

Livable Oakville promises to “enhance” our natural, cultural, social and economic life by preserving, enhancing, and protecting the

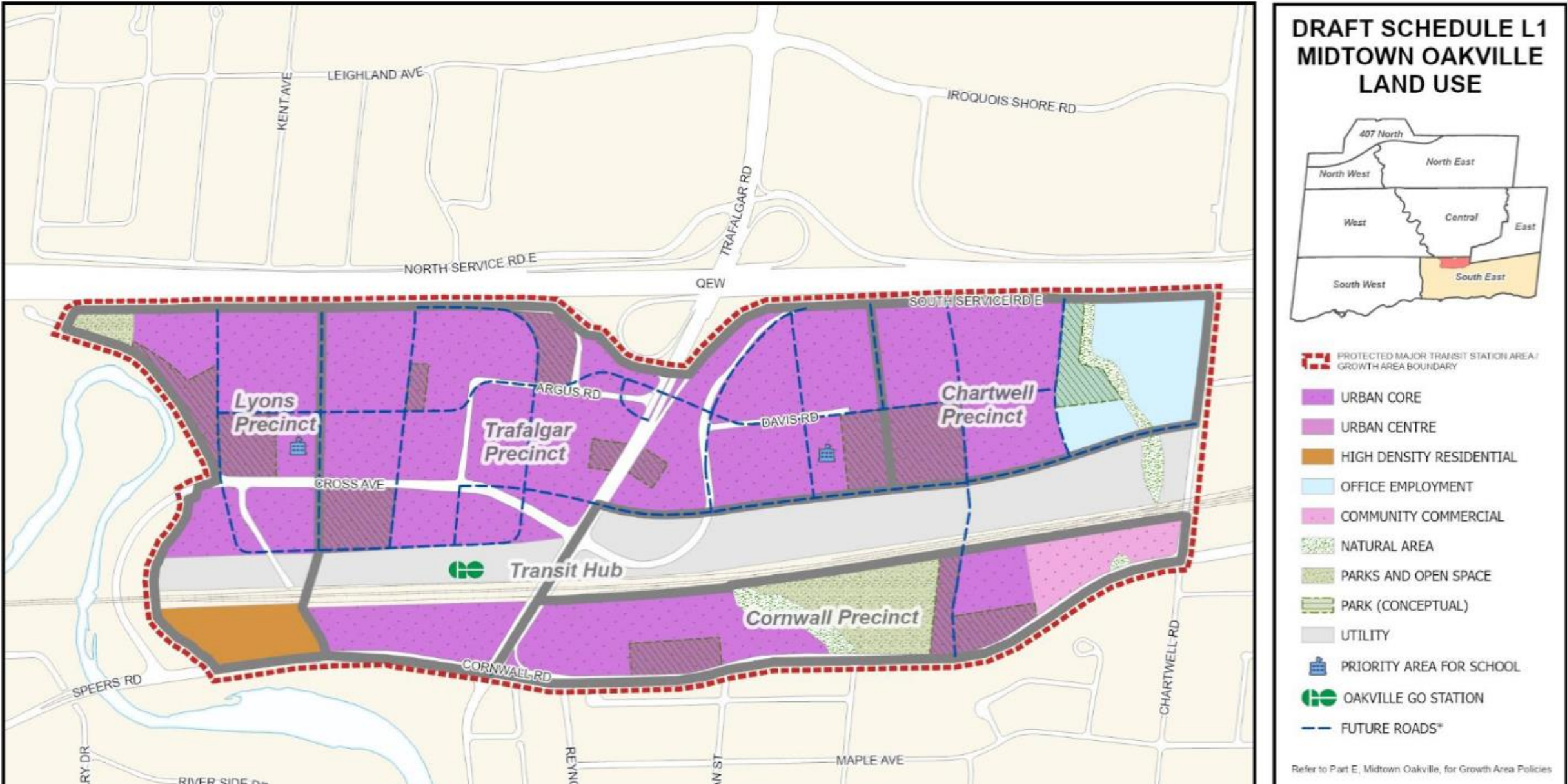
- 1) character, cultural heritage, living environment, and **sense of community of neighbourhoods**; and the
- 2) environment including the natural heritage and **waterfronts, fostering the Town’s sense of place.**

CONTRAST CORNWALL PRECINCT (Trafalgar to Chartwell) where
“Development shall be **compatible with the residential neighbourhood south of Cornwall**” and “Commercial areas and **active parkland will serve the needs of residents and workers in ... the surrounding area,**” and the
CHARTWELL PRECINCT (north of CORNWALL PRECINCT) with its “**transition from urban mixed-use development to less intense development.**”

COMPARE with the LYONS PRECINCT (bordering the northern community from the Sixth Line to Oakville Place) which “will evolve into a highly compact mixed use and transit-oriented community” **(with NO deference to, or even acknowledgement of, the adjacent residential neighbourhoods)**

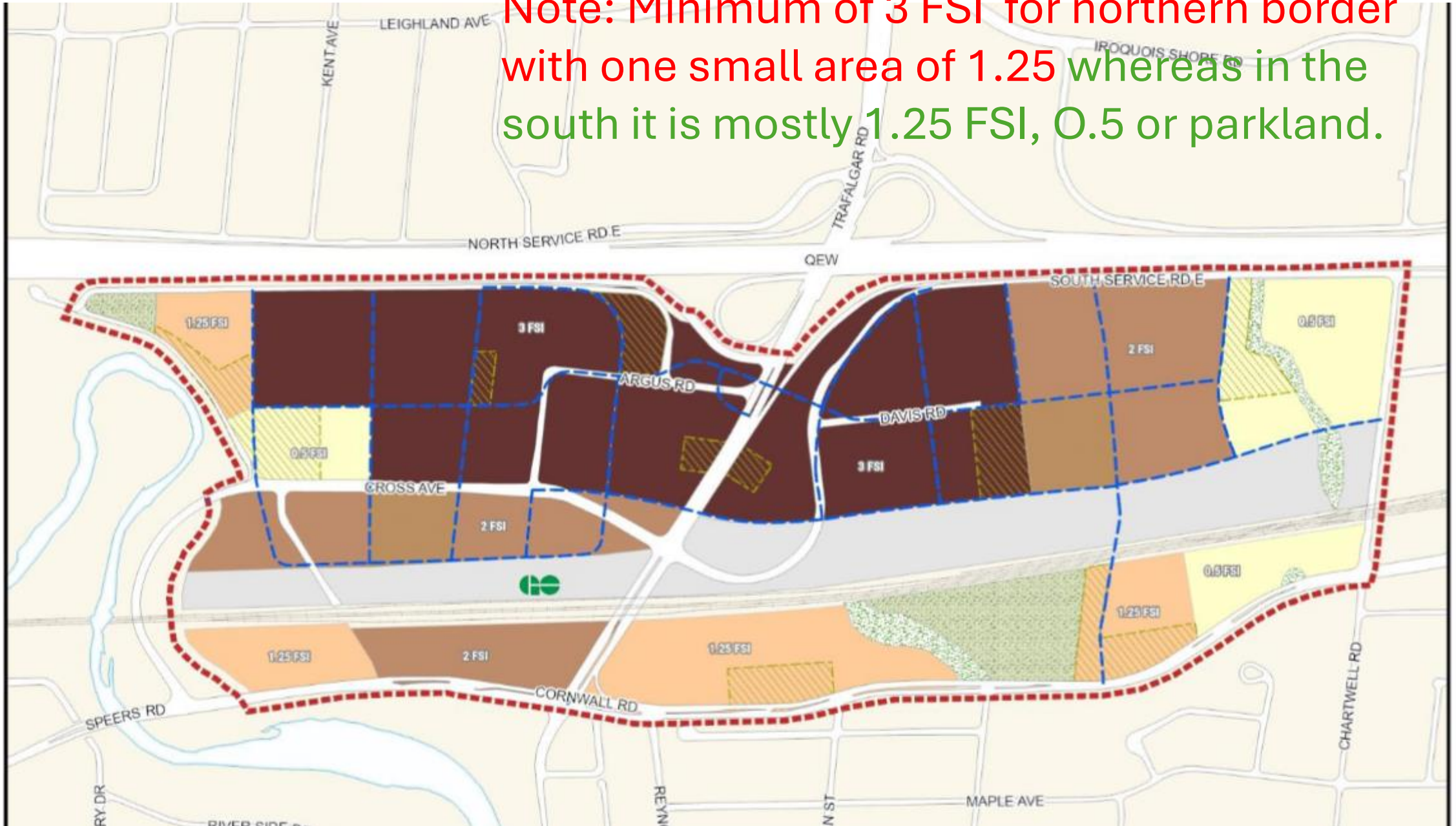
Schedule L1 Land Use

The North is bordered by the Lyons Precinct, the South by Cornwall and Chartwell.



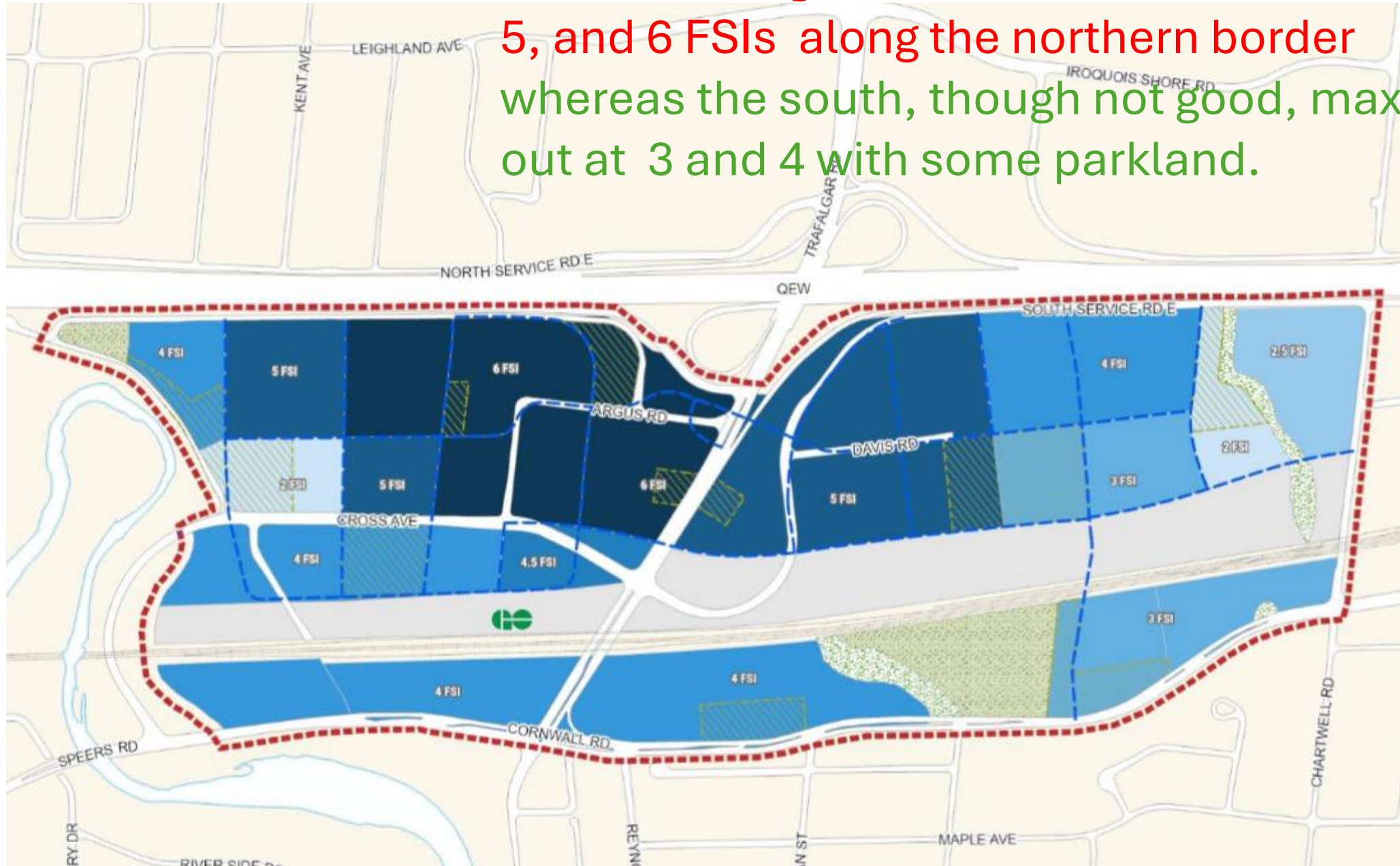
Schedule L2 Minimum Density

Note: Minimum of 3 FSI for northern border with one small area of 1.25 whereas in the south it is mostly 1.25 FSI, 0.5 or parkland.



Schedule L3 Maximum Density

Note: Here it gets worse with maximums of 4, 5, and 6 FSIs along the northern border whereas the south, though not good, maxes out at 3 and 4 with some parkland.





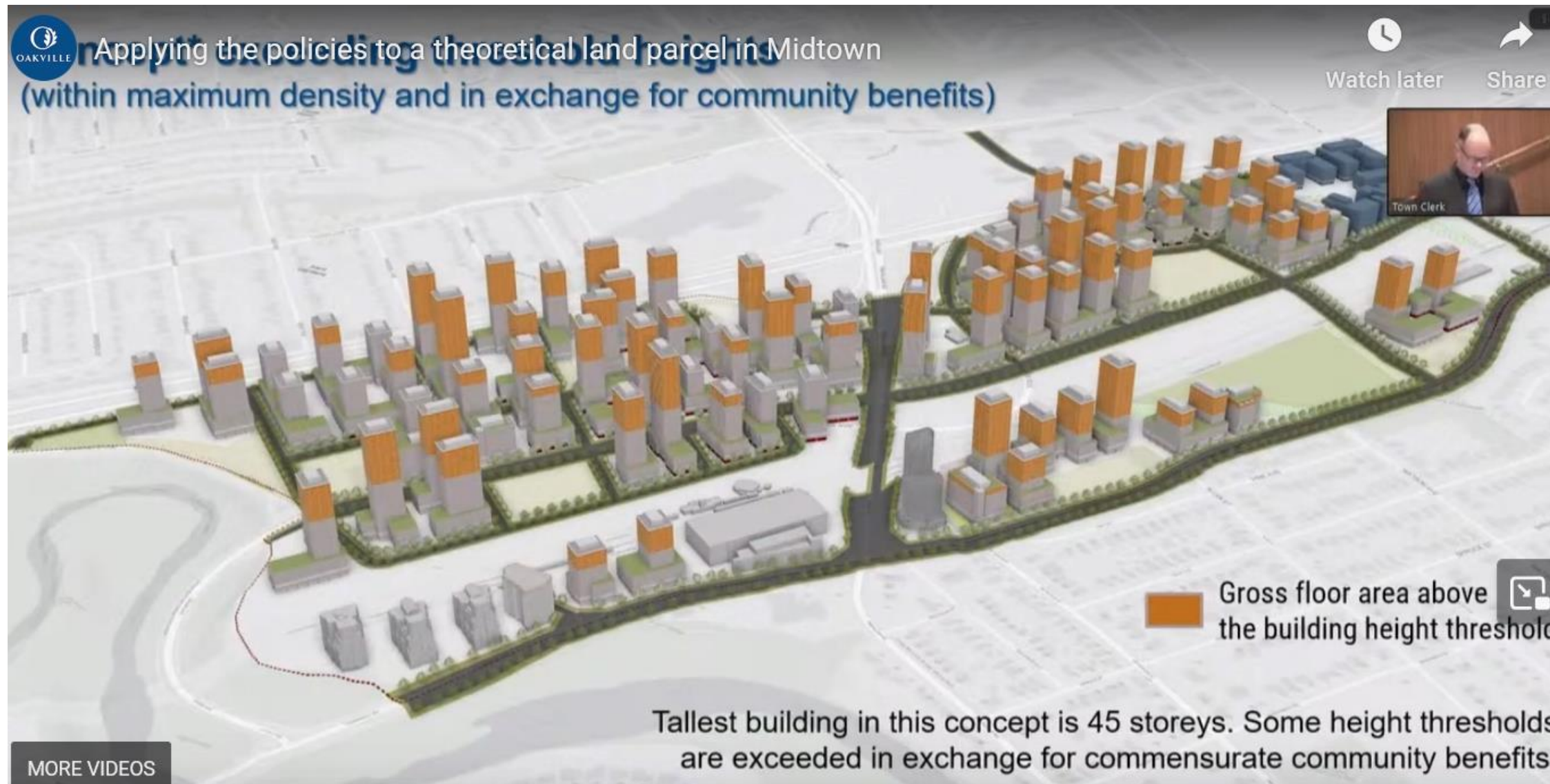
Applying the policies to a theoretical land parcel in Midtown (within maximum density and in exchange for community benefits)



Watch later



Share



Tallest building in this concept is 45 storeys. Some height thresholds are exceeded in exchange for commensurate community benefits.

MORE VIDEOS



A Glimpse of the Northern Residential Neighbourhoods

Kent Gardens
-known for its
very large lots
and mature
canopy



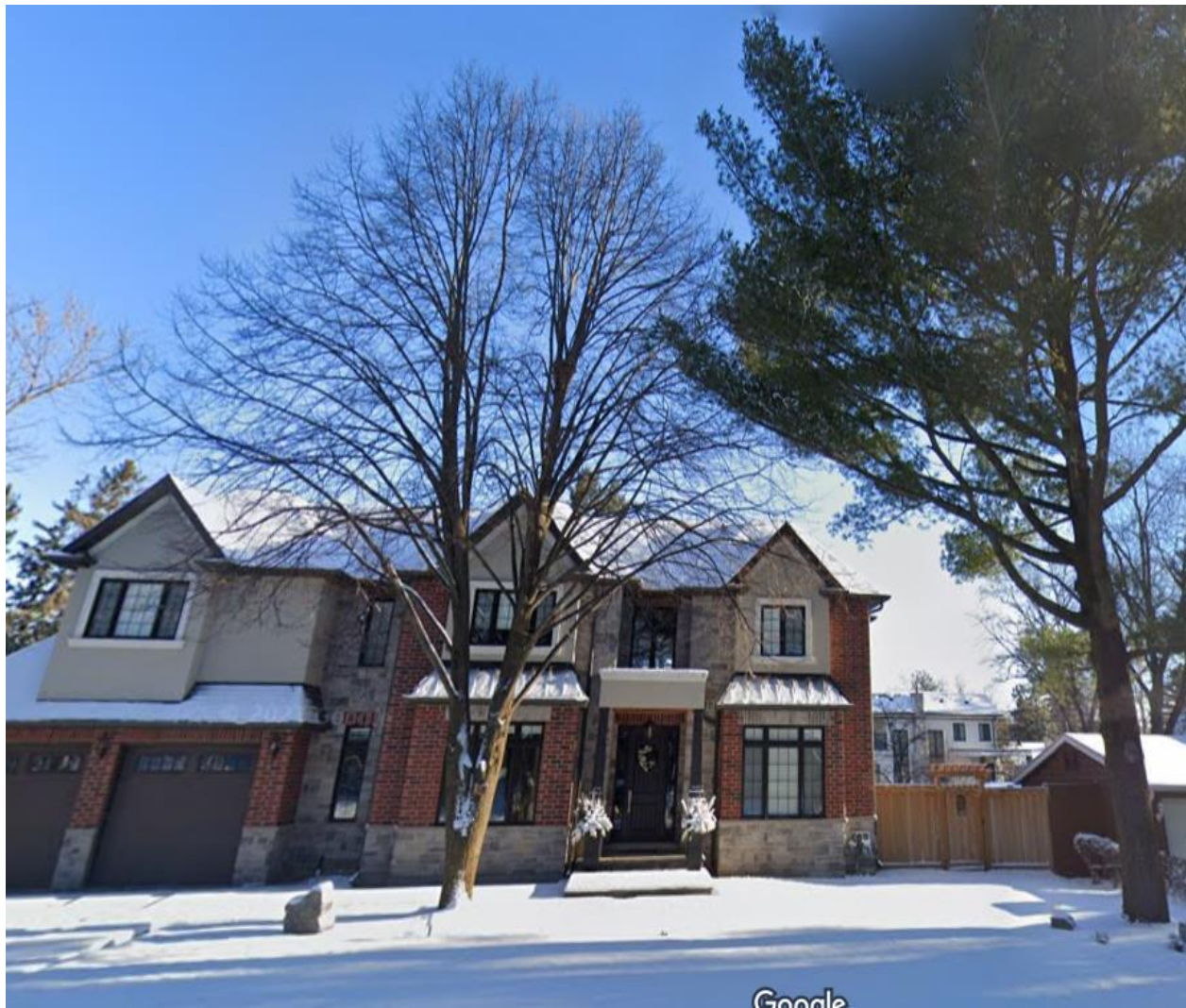


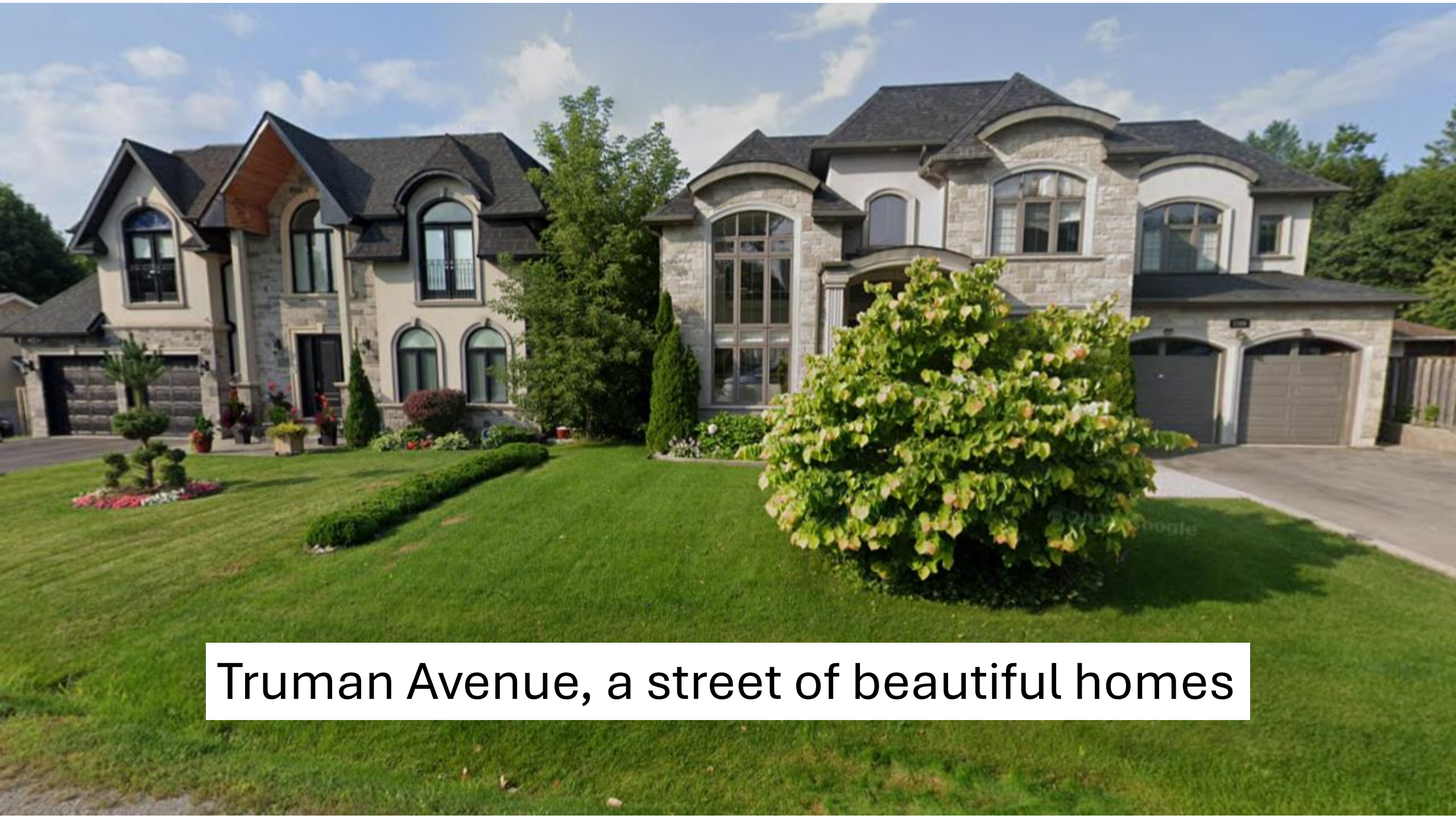
West to East

Typical Homes
on Bermorda &
Germorda



More on Bermorda and Germorda



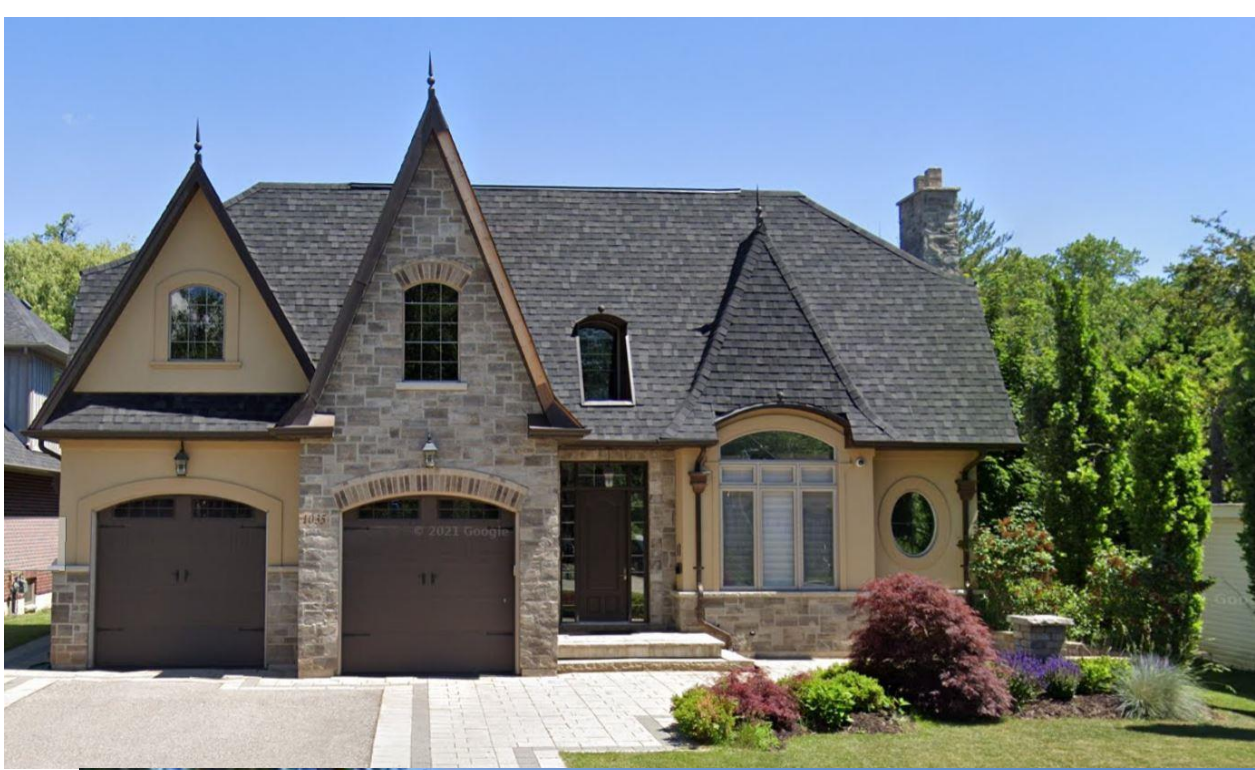


Truman Avenue, a street of beautiful homes



More
Gracious Homes
on Truman

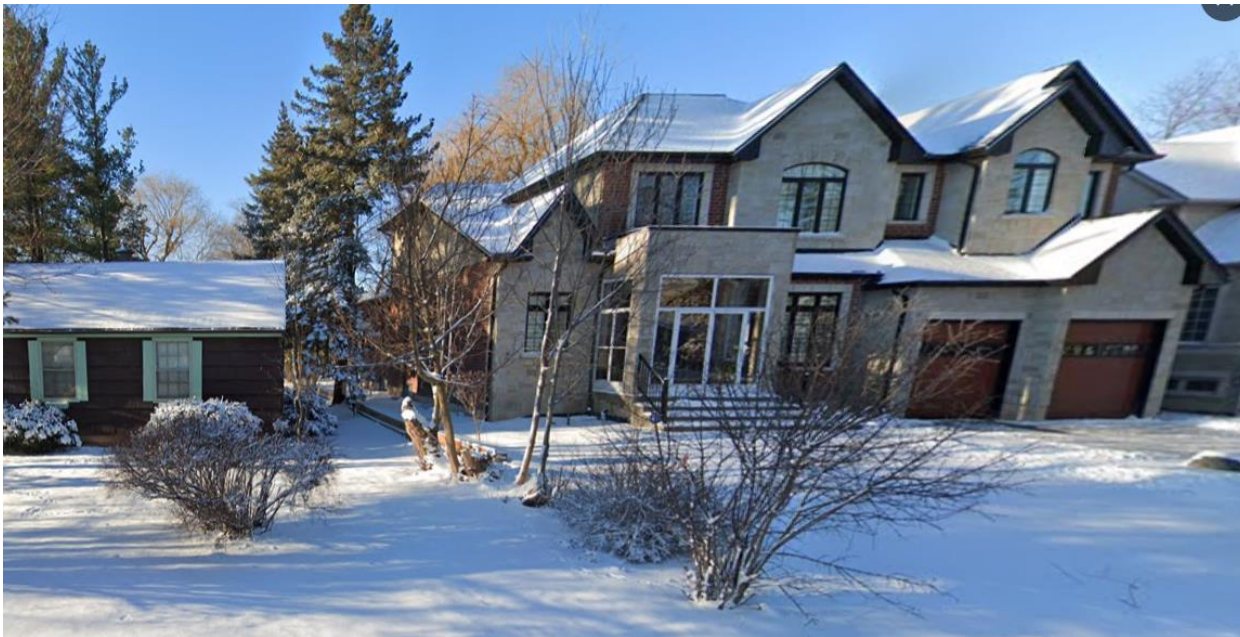




And
Still
More



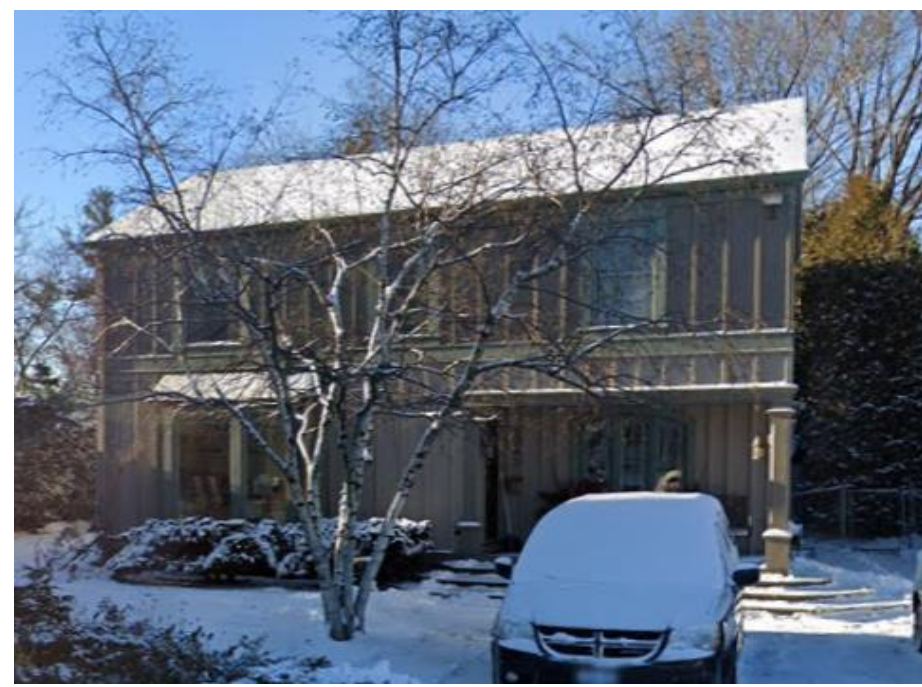
Some of Kent's Gracious Homes





LUXURY and HERITAGE Stand SIDE by SIDE

Kent's well
maintained &
renovated
75-year-old
Victory homes
are still occupied
by original
families - 4
generations



Ranch Bungalows on Churchill and Family Homes on Pearson, Well Suited to the Large Lots





More Family Homes on Robarts and Pearson





Connecting the
Neighbourhood -
Leighland Avenue

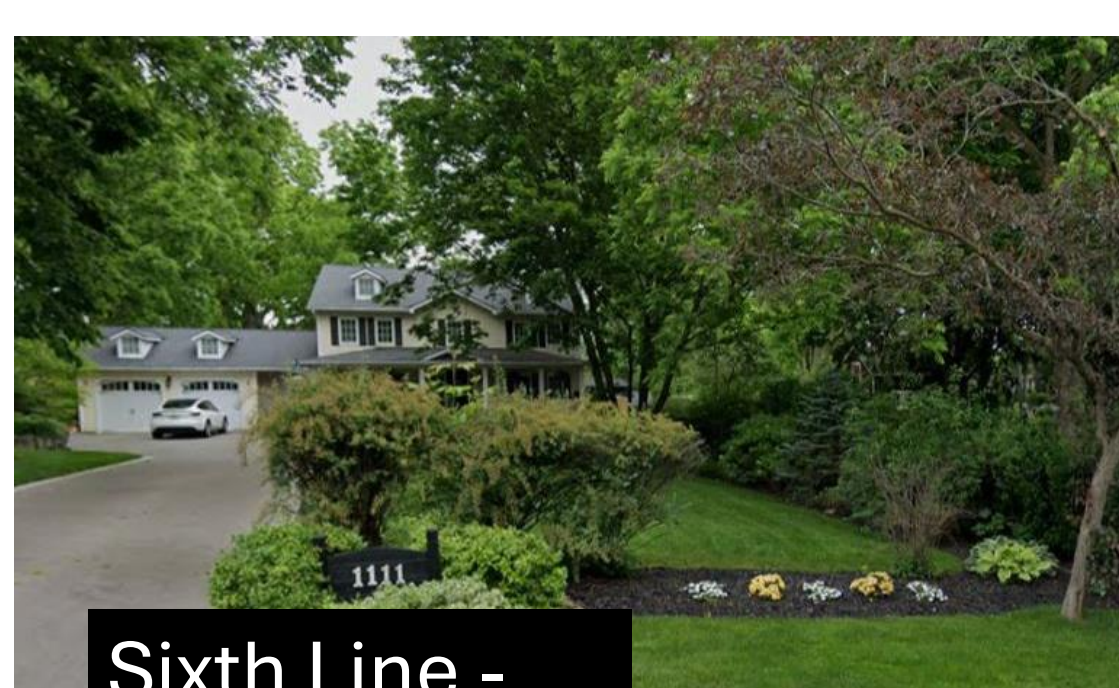


Adjacent Sixth Line Neighbourhood - right up the cycle path

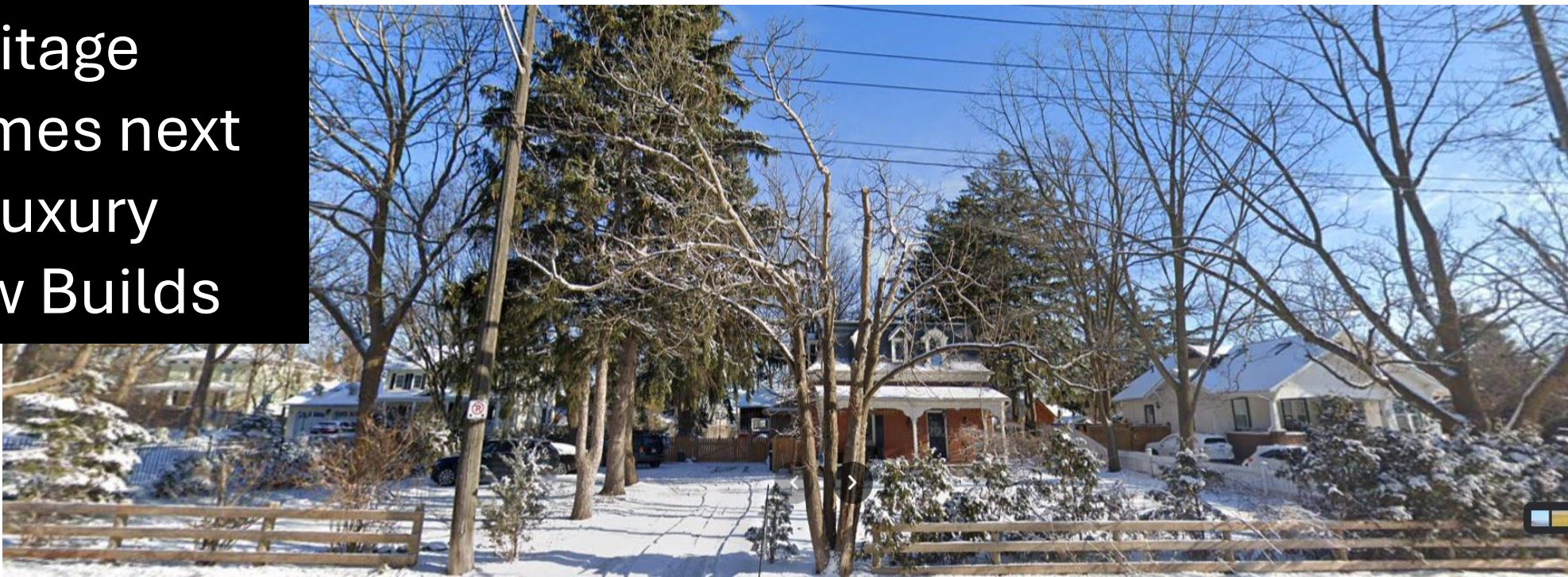


Heritage Homes
and Gracious
Family Homes





Sixth Line -
Heritage
Homes next
to Luxury
New Builds



Homes overlooking the Ridge





Ridge Road and the Canopied Entrance to Castle Green

View of the lake from the Ridge



Shadow Study for Distrikt Developments, 217-227 Cross and 571-587 Argus



April 21st - 8:00 am



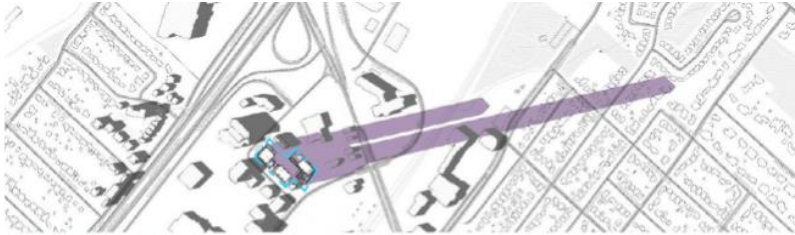
June 21st - 7:00 am



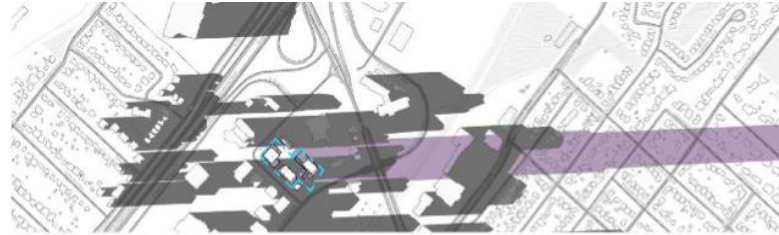
September 21st - 8:00 am



September 21st - 9:00 am



September 21st - 6:00 pm



September 21st - 7:00 pm

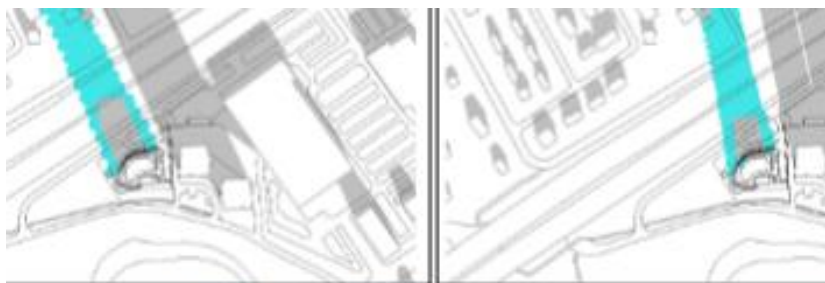
Shadow Study for MGM Development, 627 Lyon's Lane



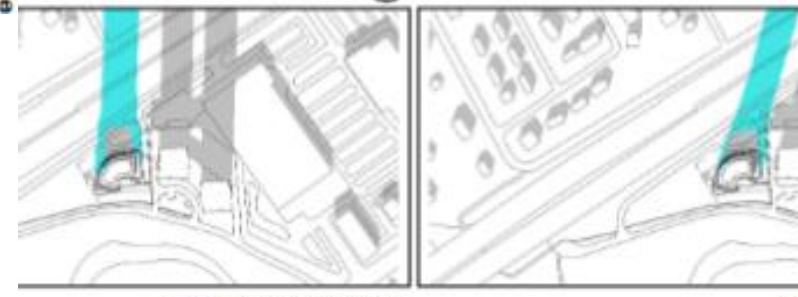
April 21 07:56 am 01



September 21 02



December 21 10:18 am 03



December 21 12:18 pm 04

LONG
SHADOWS

Transportation Impact Summary
For 217-227 Cross, 571-587 Argus, 627 Lyons Lane

Deficiencies primarily along **Trafalgar** corridor

- **expected to persist,**
- **capacity constraints will persist**
- **high levels of congestion.**

Remediation- **not likely**

If Lyons Lane is closed, South Service at Argus would experience **considerable delay and congestion.**

Recommendation: Provide education on walking, cycling, and transit

For **new** residents, a **welcome** package outlining transit, cycling...

What about current residents?

Noise Study Summaries

217-227 Cross, 571-587 and 590 Argus

Primary: traffic, QEW, Trafalgar, and Cross; Secondary: rail
Noise exceeds criteria day and night.

Detailed studies recommended as development proceeds.

Warnings recommended to inform future residents.

What about current residents?

Air Quality and Land Use Compatibility

217-227 Cross and 571-587 Argus

Lands in proximity may be incompatible with Proposed Development.

Air quality - benzoapyrene predicted to exceed criteria.

Recommendation - improve indoor air quality. What about outdoors?

Based on Phase One, a Phase Two ESA is required to assess soil and groundwater conditions.

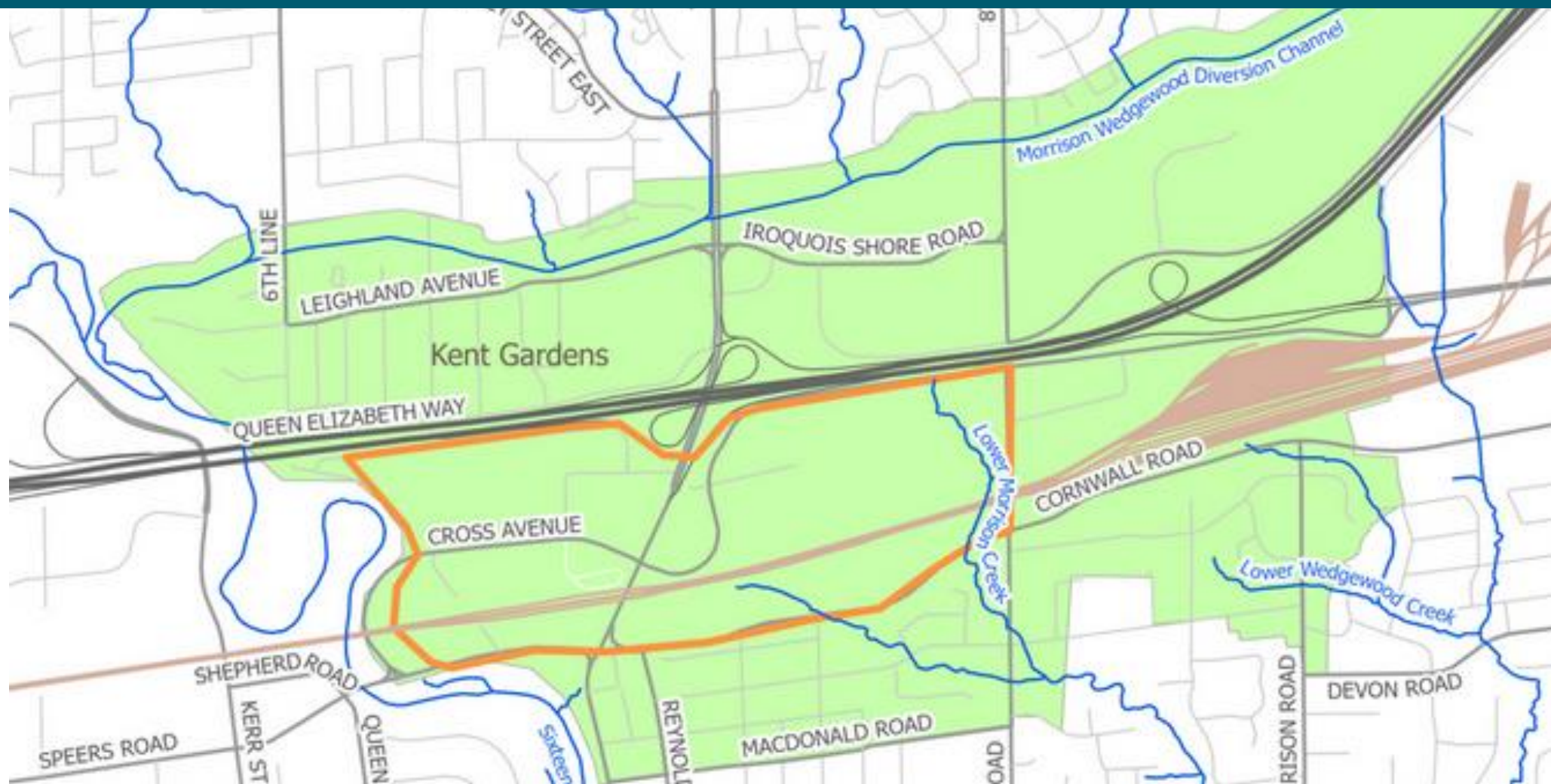
Current “Connection” to Northern Neighbours

- No inviting trail
- Maintenance and graffiti issues



- Berm that could invite encampments

Flood Hazard Mapping Study: Sixteen Mile Creek to Lower Morrison Creek



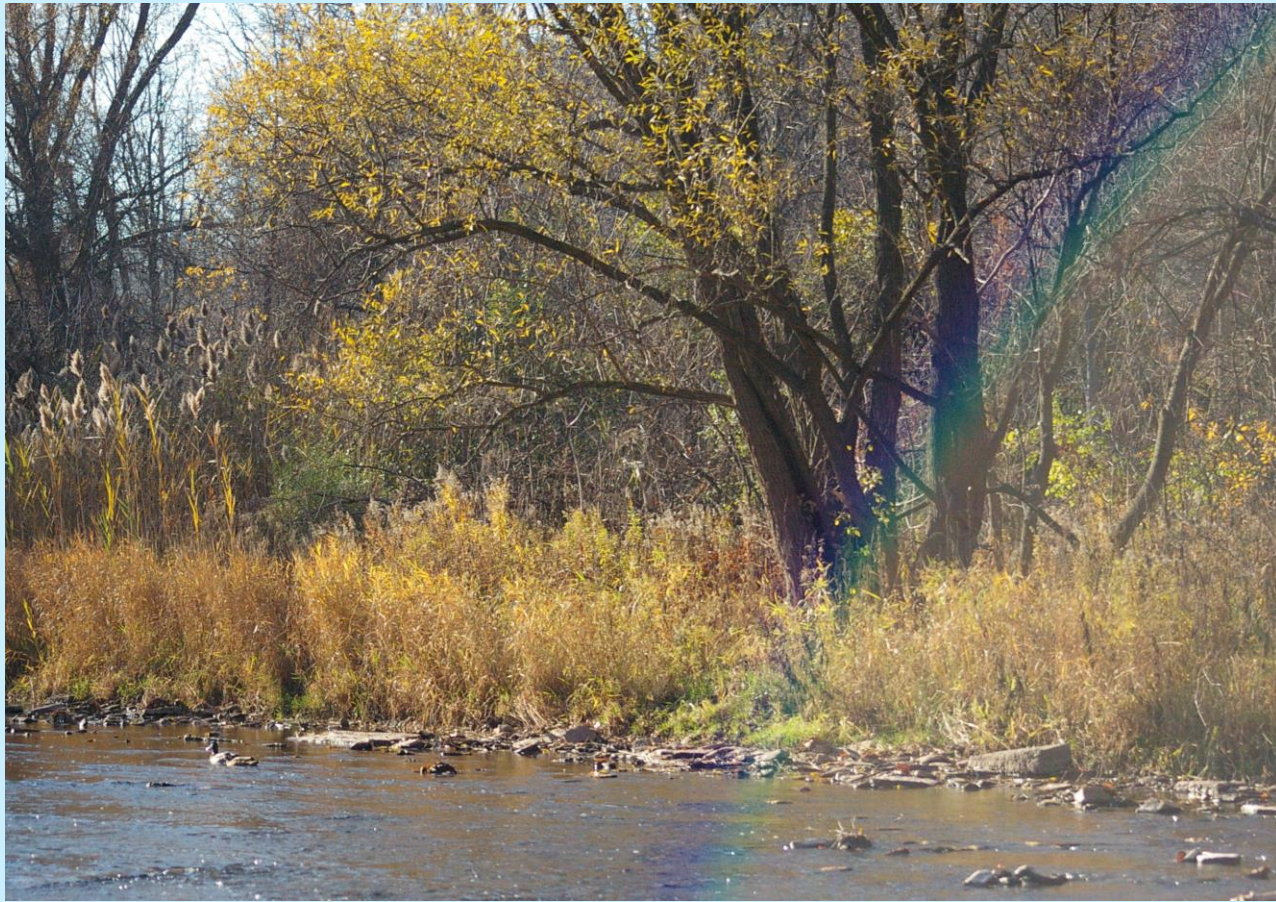
Flood Hazard Mapping Study: Sixteen Mile Creek to Lower Morrison Creek



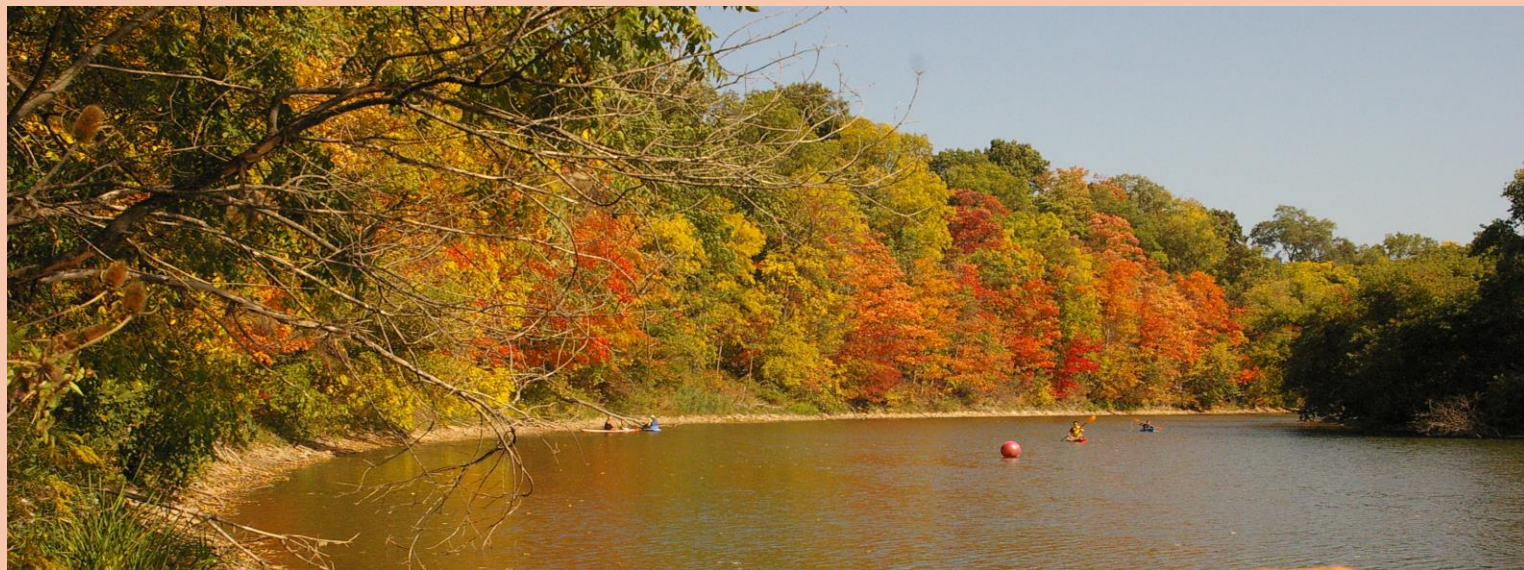
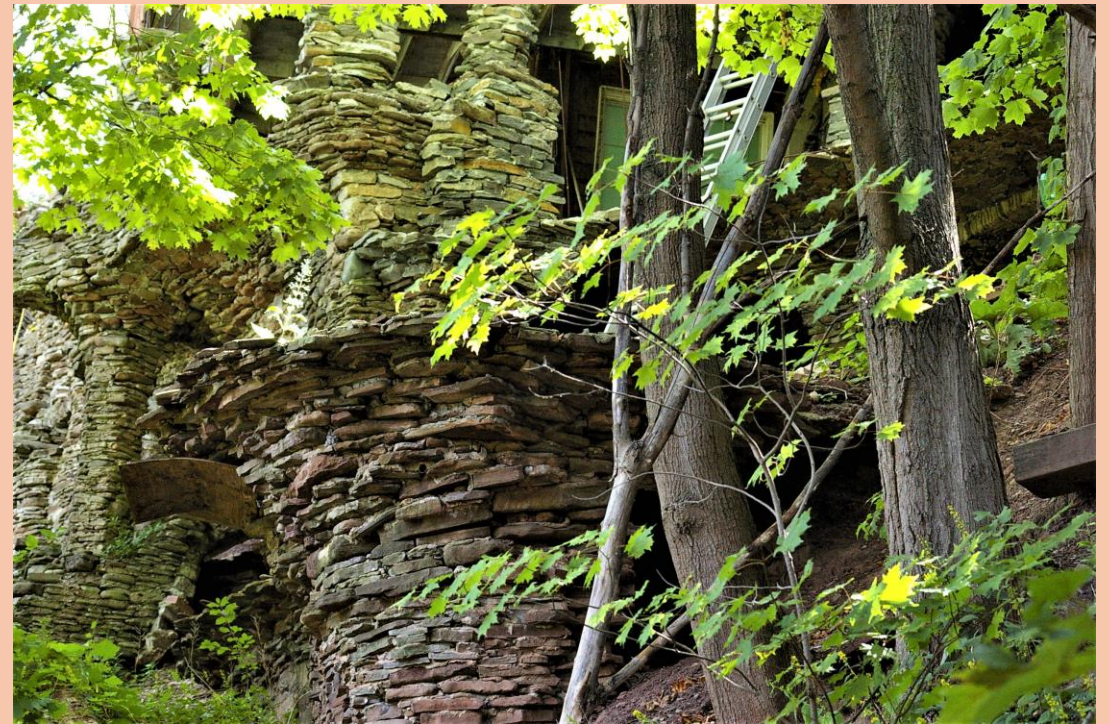
A formal engagement session for this Flood Hazard Mapping study occurred on **October 24, 2024**. An additional engagement session to present the result of the study is anticipated in spring 2025.

This information also supports municipal emergency management planning, flood mitigation and infrastructure

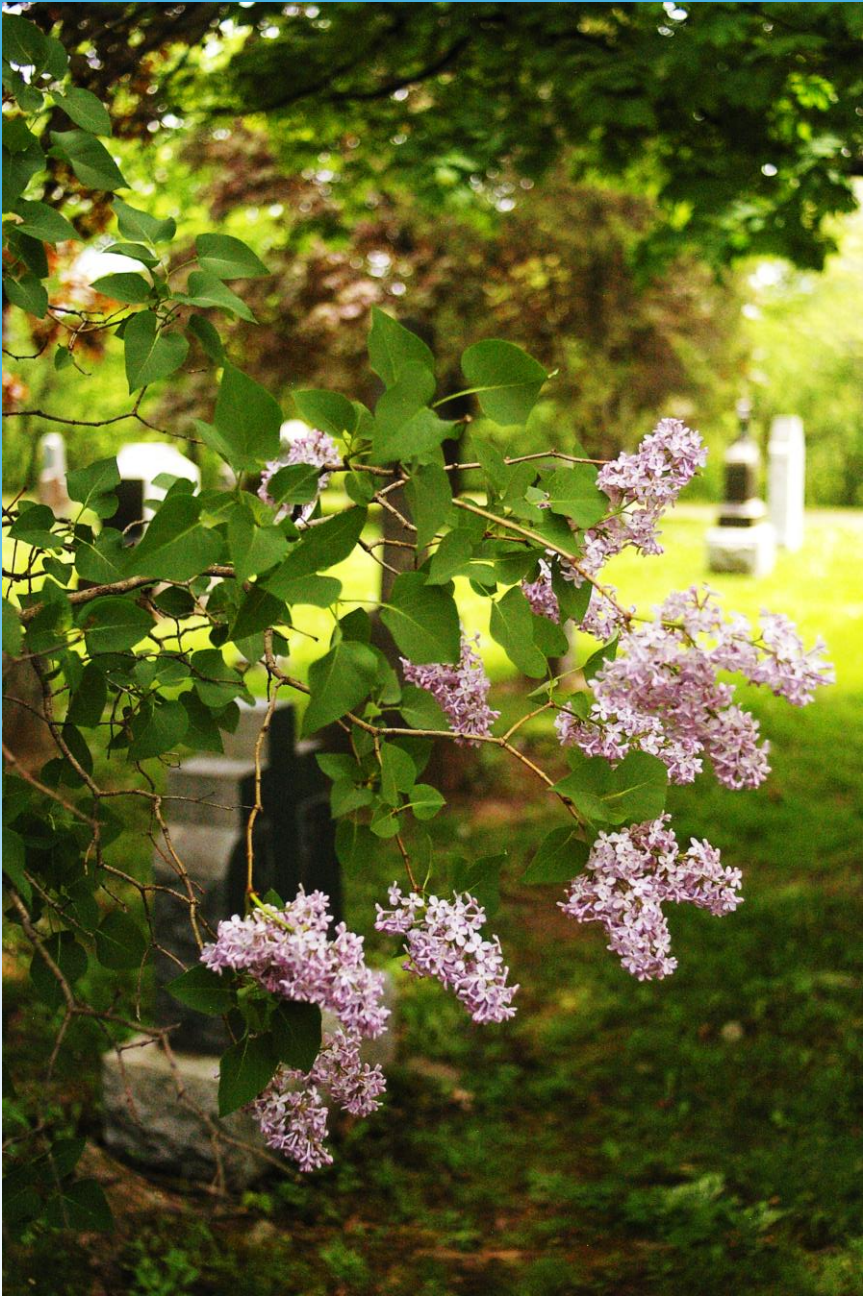
What Makes Mldtown Distinctive







Spectacular Scenery and
Historical Treasures



A Midtown for All Seasons



Brightwater Port Credit, a neighbourhood full of character and charm.

Steeped in a rich history as a trading post along the shores of Lake Ontario and the Credit River, Port Credit is a vibrant part of Mississauga. As a waterfront destination for residents from across the GTA, this area serves as a recreational hub for visitors from across the GTA desiring an energetic lakeside atmosphere with a main street full of restaurants, patios, bars, boutiques, and lifestyle amenities.



Please, let us work together to work together

- to create a **livable Midtown** cognizant of the limited size of the Midtown island and resistant against a barrier-wall of towers that would exacerbate the existing highway-rail barrier?
- to ensure that there is **compatibility** and **connections** with all of Midtown's **neighbours, north and south**, on which it will depend for tax monies, schools, community centres, emergency and hospital services, churches, and even shopping?
- to be **stewards of our inheritance of the 16 Mile Creek** which connects all of Oakville, that gives us our IDENTITY, and is an environmental gift for cleaning our air and making Oakville a destination for permanent residents and visitors
- Thank you, and good night.