



Livable Oakville seeks to ensure environmental sustainability, cultural vibrancy, economic prosperity and social well-being are incorporated into growth and development through:

- 1) the availability and accessibility of a wide range of housing, jobs and community resources to meet the diverse needs of the community through all stages of life; and
- 2) choices for mobility by linking people and places with a sustainable transportation network consisting of roads, transit, and walking/cycling trails.

IS MIDTOWN OFFERING A WIDE RANGE OF HOUSING?

The OPA says that developments with 20 units or more shall provide 35% of them with 2 or more bedrooms. **It's not enough.** Toronto condos aren't selling. The greatest excess of the unsold 11,000 units are the small, single bedroom-bachelors which have increased by 50% over 2023. Toronto has tried to address the shortage of family friendly units asking that 25% of new condos have multiple bedrooms, but developers have not complied. People are looking for family friendly units, not the small units developers have proposed for 65% of Midtown. These might be good for investors wanting to flip units - which will raise prices and make housing even more unaffordable - but not for people who want homes to build their lives.

Brian Hagood (architect): “Land acknowledgement tokenism should be replaced with genuine community-building” *National Post*, 4 /10/24

“...an architecture of increasing alienation. Instead of living beside your neighbours, you are placed high in the sky, where finding your way down to the life of the street below (or schools and emergency services) can be a time-consuming ordeal. Meanwhile, your options for connecting to the outdoors are confined to small windows and tiny balconies, usually left unutilized because of the fear such heights naturally provoke. To the surrounding community, your massive building casts long shadows and is dressed anonymously in plain walls of glass and metal, presenting no discernible face or meaningful way to distinguish one home from the next. While this kind of architecture might facilitate a good way to comparison shop for housing units, it does little to create a sense of home or neighbourhood.”

Mr. Hagood pleads for more humane developments.



45 storeys does not make for a livable Oakville. The physical effect of tower architecture & development on surrounding neighbourhoods threatens **increasing alienation** between Midtown residents and their neighbours in North and South Oakville, and even among themselves in Midtown.

Escalating Heights Bring Escalating Costs, Alienation, and Mental Health Problems



Hagood makes clear that tall towers fail to address the needs of a sustainable population, providing mostly small apartments high above the street that are “more suitable as investment properties than homes for families.” Despite frenzied construction, no meaningful reduction in cost materializes.” These costs and alienation do nothing to alleviate the rise in mental health problems, PTSD, the Loneliness Epidemic, and the Homelessness Crisis



- Youth unemployment hit 14%, more than double the national rate of 6.3%,
- Participation rates of 65% for young men, about 3% less than women.
- Few chances for experience, limited networks, huge debts from years of education that didn't give them the right skills
- Huge barriers to finding jobs and places to begin a life which leads to mental and other health challenges
- How is Oakville and the country to succeed if upcoming generations have no hope of finding place to live where they can start families and contribute to building healthy communities in a country struggling in terms of economic growth and social health.

May 2024

Expensive bachelor condos, high in the sky, are not the answer.

Children and Youth Mental Health in Canada

- **39,801** children and youth aged 5 to 24 were **hospitalized** for mental health disorders in 2019. Physical problems because of less fitness and increasing obesity are also a rising problem.
- Proportion of hospitalizations for mental health disorders increased from 21% in 2019 to **23% in 2020**
- Nearly **1 in 4 hospitalizations** for youth caused by mental health conditions.
- 2020 - **Kids Help Phone reported twice** as many interactions
- **Increase in mood and anxiety medication** for youth with 6,071 per 100,000 in 2016 and 7,372 in 2020.
- Poor social supports; increased exposure to media/social media; less physical activity; less time in school and extracurriculars; fewer positive childhood experiences (e.g., parks, play). **Dense urban centres with insufficient play space and community centres make social media even more attractive and physical activity less safe and available.**

- (Canadian Institute for Health Information)-





Oakville Public & Separate Elementary Schools



Schools

The plans for schools and spaces for children and youth to play are completely insufficient.

Midtown students could spend at least a generation in portables, then only to find themselves in disadvantaged circumstances.

No places to play, exercise, or even walk safely to schools.

This is not the future I want for my children. Would you?



Transportation and Mobility

Ironically for a plan called “Mid” “Town”, it is largely looked at in isolation from the rest of the Town. Let’s look at the second point I wanted to raise from Livable Oakville, **“choices for mobility linking people and places through a sustainable transportation network consisting of roads, transit, and walking and cycling trails.”**

The Midtown messaging on transportation and mobility is very confusing. In Midtown, public transit and active transportation is supposed to predominate and it is hoped that “parking associated with development will progressively diminish.” But this avoids a serious look at the number of cars parked every day, from all over the area, in the Oakville Go Station, and the planned Trafalgar Precinct Offices bringing in even more vehicles.

GO Parking
Car Filled Northern Lot
October 25, 2024



GO Parking
Car Filled Southern Lot
October 25, 2024
No Bikes

Transportation and Mobility

Most importantly, it does not address the traffic through this area, the heart of the arterial connections between North and South Oakville along Trafalgar, and East-West along the QEW, Cross, and Cornwall. Add 2,500 people per hectare and what will we have?

I must commute to my job at a school in east Mississauga. There is no reasonable public transit alternative. I would need parking and usable roads in Midtown.

Many of friends work from home. They need more room for living and working than a cramped 600 sq ft condo could provide.

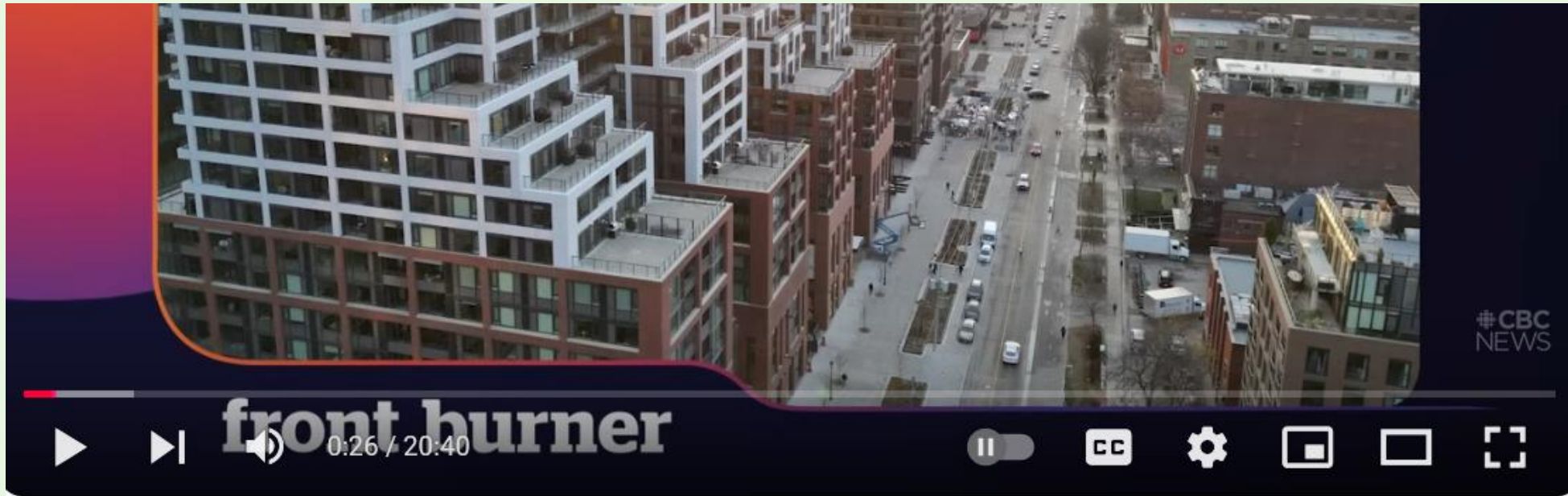
Learning from the OPA that less space is needed per employee in an urbanized setting (30 sq. metres), and that each resident is allotted 50 sq metres for home use makes it sound even less humane and more like a hamster wheel.

Financial Consequences

The One, Sam Mizrahi and Jenny Coco's luxury condo project in Toronto, put into Receivership with \$1.6-billion in debt.

A Recent August 2024 Headline

“More than 25 Ontario housing developers saw projects go bust this year — a higher number than the province has seen in years”



Why are so many Toronto condos sitting empty? | Front Burner



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After years of housing shortages and skyrocketing rents, why are so many condos in big cities like Toronto sitting empty with no buyers in sight?

Toronto

117 homebuyers out millions, as Ontario builder admits to selling homes without legal approvals



Saloni Bhugra · CBC News · Posted: Oct 22, 2024 4:00 AM EDT | Last Updated: October 22



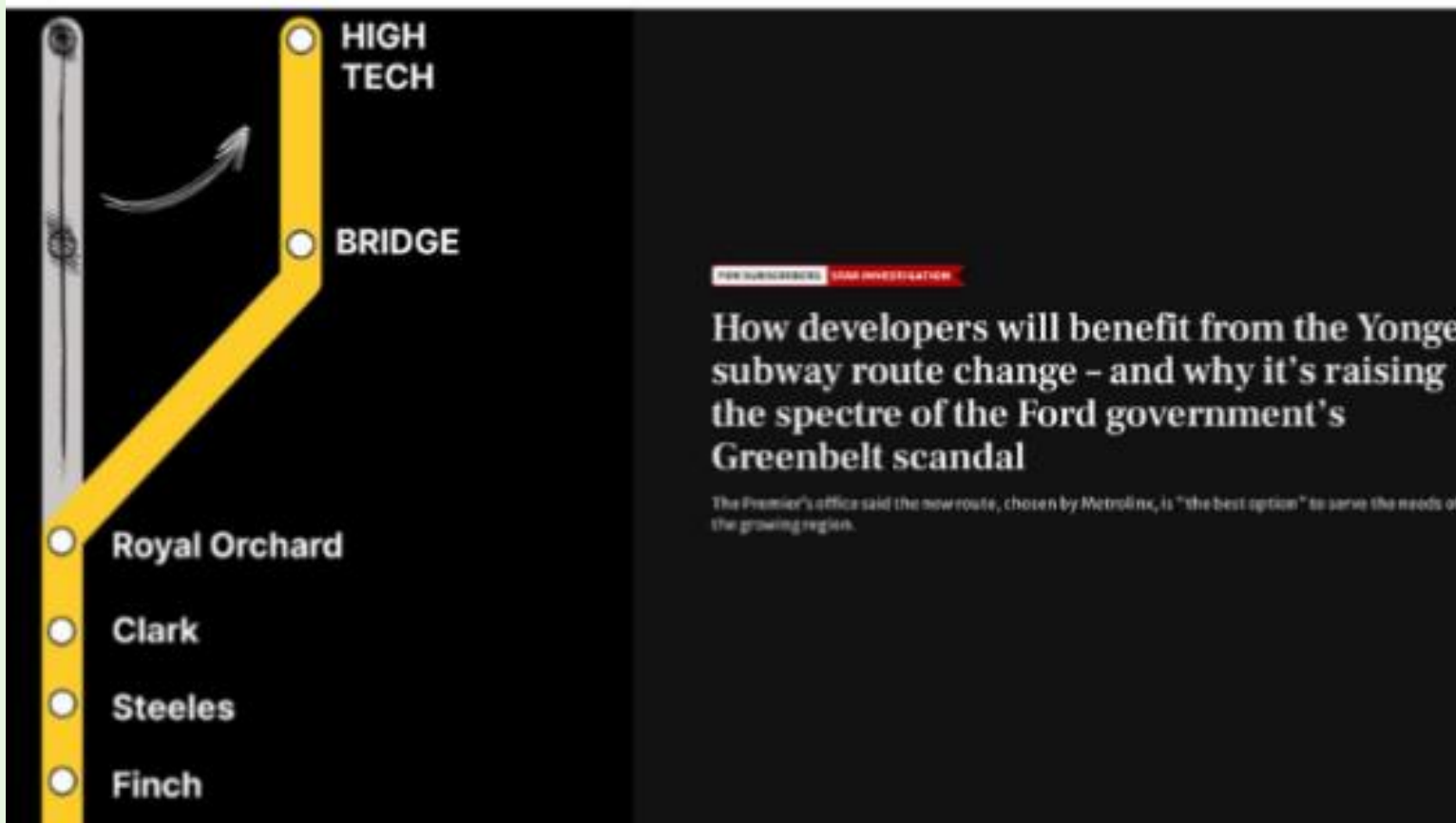
Rayyan Shahid and his wife, who are expecting their first child next month, were looking forward to moving into their dream family home at the Clearview project near Wasaga Beach next year. He says he was 'devastated' to hear about the builder entering receivership. (Submitted by Rayyan Shahid)

Potential for Personal Bankruptcy as a Deceived Home Buyer And as a Taxpayer

In the long term, it will be my generation and my children's who will ultimately be faced with the tax bills for the required infrastructure, the transportation network, water and wastewater services, stormwater management especially given the flood hazards, acquisition of parks and open spaces and maintenance of them knowing that the life cycle of urban parks is limited,

In the short term, what about just buying groceries in Midtown?

Landowners are encouraged to enter into agreements to coordinate the provision of urban format grocery stores within mixed use buildings. What does this mean for affordability?



Sept. 21, 2024 article
in Toronto Star,
By Sheila Wang

With TOC designation, developers proposed to build about 18,000 additional condo units than they would've been able to before the province stepped in. The planned development was met with immediate pushback from Richmond Hill and Markham councils

Last week, *Halton Hills Today* reported on new 53-hectare development in Georgetown

“This town needs more affordable housing ... and the only way to get it now is through this medium density”

“Average people with average jobs need a home.”

Proposed 53-hectare Development in Georgetown for average people with average jobs.



Proposed 53-hectare Development in Georgetown will include

- low-density housing on the edge adjacent to the existing neighbourhood of single and semi-detached homes;
- medium-density on the main part of the lands featuring various styles of townhouses and apartments no taller than six storeys;
- a commercial/mixed use area to support the daily needs of the surrounding community;
- and three parks along with a trail system within the greenbelt lands and a multi-use path

“This town needs more affordable housing - that’s not subsidized housing - and the only way to get it now is through this medium density.

Average people with average jobs need a home.”

To sum up, I respectfully ask that you look again at better achieving availability and accessibility of a wide range of housing, jobs and community resources to meet the diverse needs of the community members like me and my generation through gentle medium density with more green space, and

That there be more choices for mobility by linking people and places with a transportation system that includes workable roads, and a sustainable financial plan that can make it all work without dividing the haves from the have-nots

**I
WANT
A
BACK
YARD**

Please Plan For IWABYs

For young people, families,
children, newcomers, and
all who want to build a
healthy Oakville community
and a successful Canada.

THANK YOU!