

We Love Oakville's Input On The TOC Motion

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Logos of all WLO Member Organizations

WLO Does Not Support The TOC

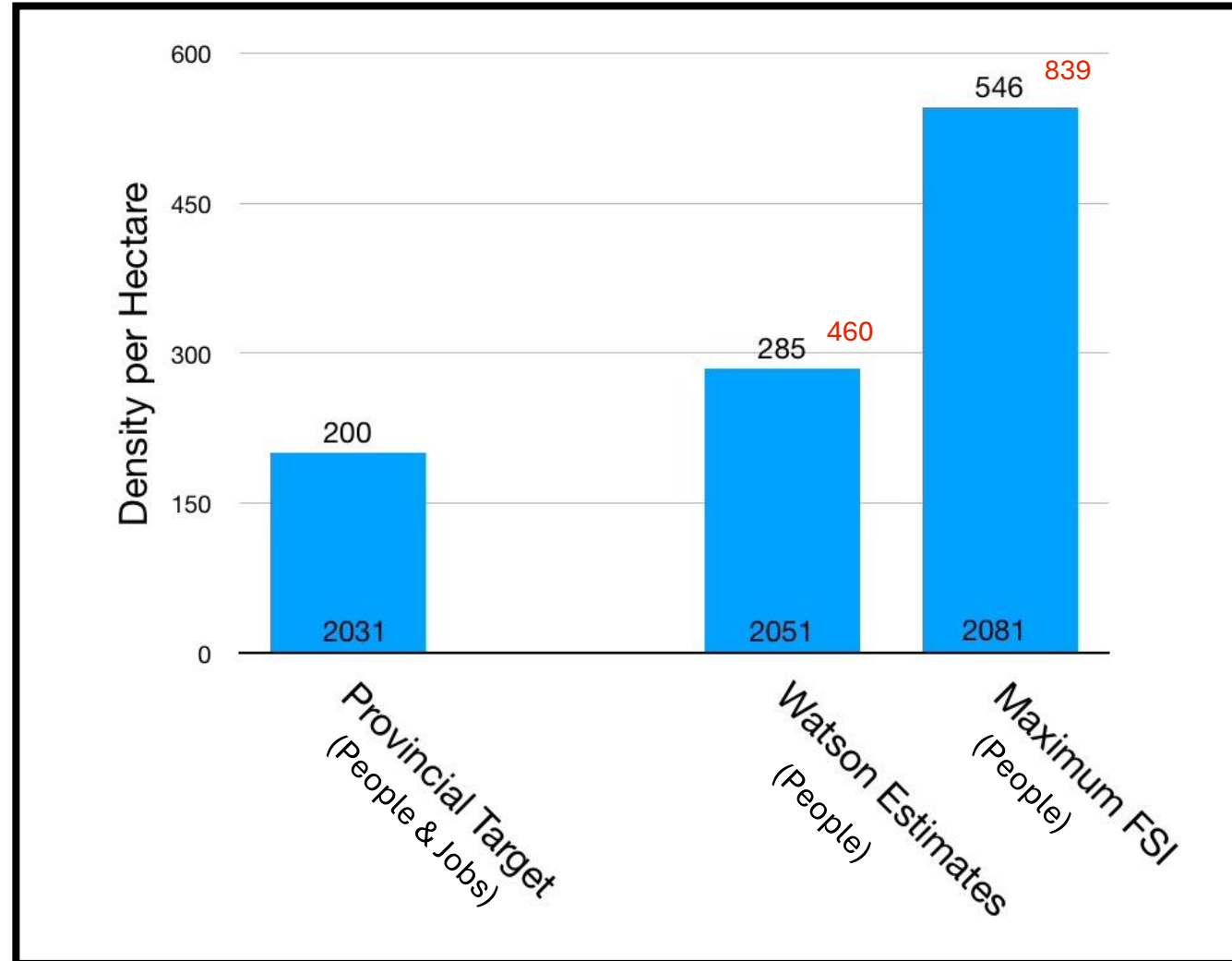
- On December 12th WLO wrote to Premier Ford, Ministers Calandra, Surma and Crawford expressing our serious concerns with the proposed TOC.
- WLO's concerns are summarized in an appendix at the end of this presentation.
- WLO's position on the TOC is consistent with staff's Dec 19th report on the proposed TOC.
- These reports and further information can be found on www.weloveoakville.org

WLO supports the draft OPA But no exceptions or carveouts

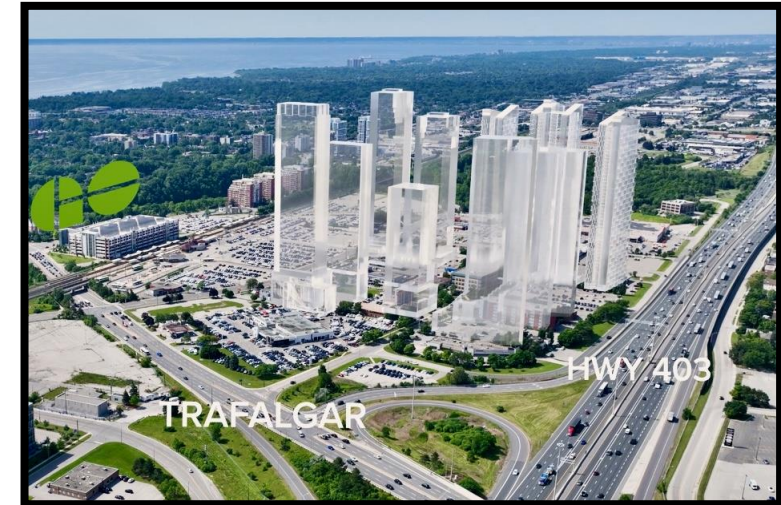
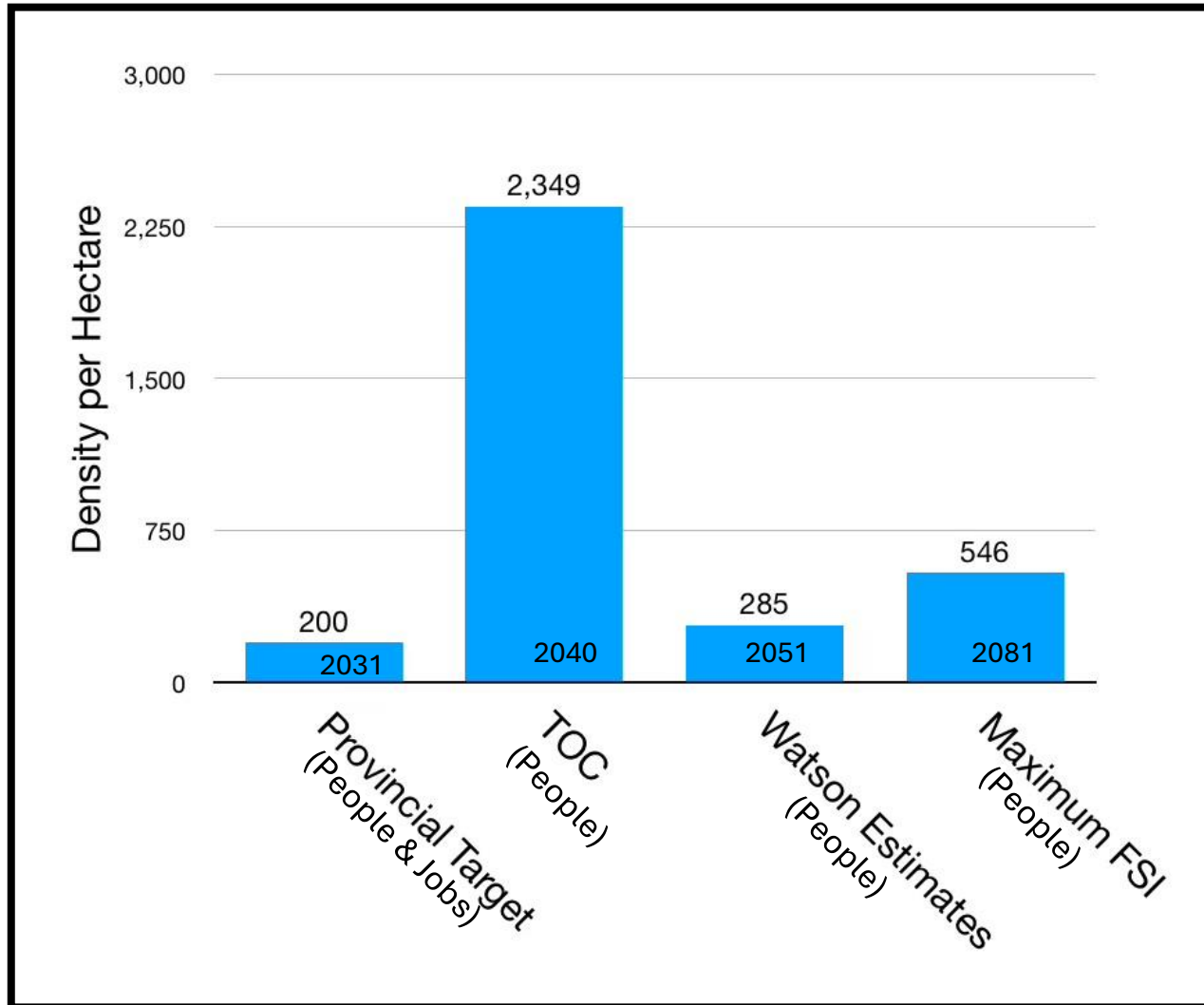
- We understand the Province's authority
But we must speak truth to power.
- The principle of comprehensive planning for all of midtown should not be compromised.
- Permitting exceptions and carveouts will:
 - set precedents and create an un level playing field for developers
 - Undermine funding strategies necessary for infrastructure and amenities
 - Promote piecemeal planning, which will undermine and destroy the OPA.

- Council must make a clear and unambiguous commitment that the OPA sets the planning policies and parameters for all of Midtown.
- No “carve-outs” for the TOC, or anybody else.

Density: A The Critical Issue



Now let's add the TOC



	TOC Proposal
Year	2037-40
Number Of Units	6,908
People Per Unit	1.7
People	11,744
Number of hectares	5
People density	2,349

A Key Question

Planning Staff Report

“Overall, the TOC proposal appears as a private development proposal with very little to no community benefit for either the Town or the Province.”

So who is
benefiting
from the TOC?

Guess who?

Incremental

Units awarded by TOC
6,908 Units

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Applications Filed
6,302 Units

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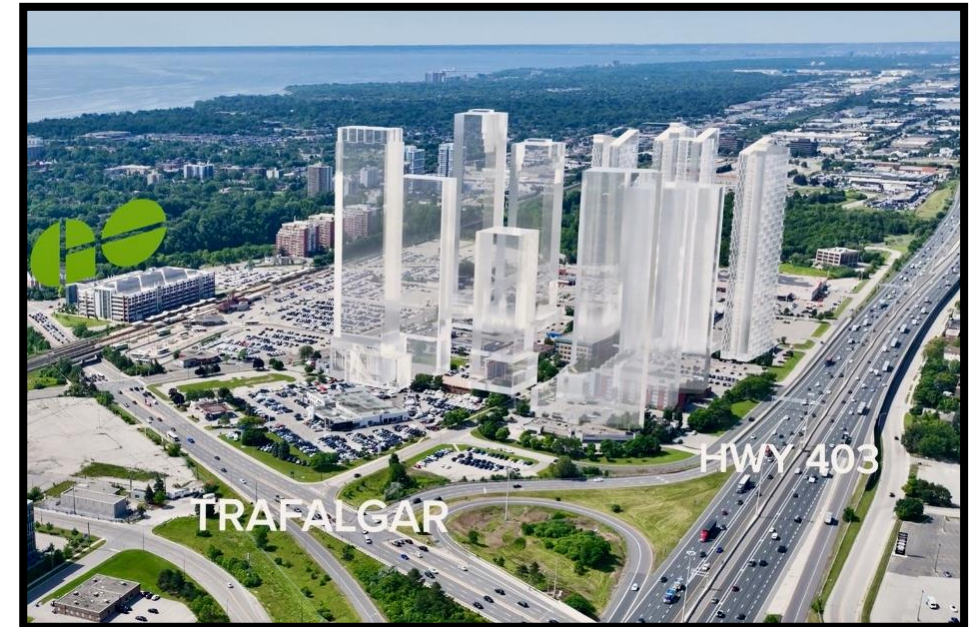
Additional Units
606 Units

Selling Price \$500K
\$300 million

Selling Price \$800K
\$500 million

Overall

11 Towers, 9,908 Units



Selling Price \$500K
\$3.5 Billion

Selling Price \$800K
\$5.5 Billion

George Niblock

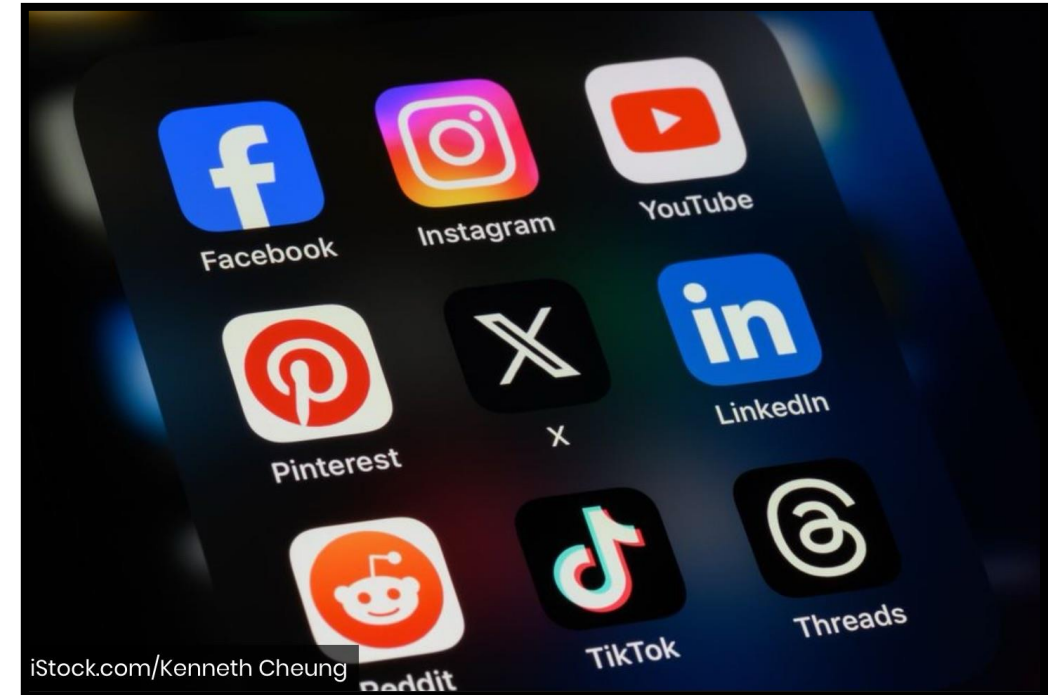
The Information Sessions

- TOC assessment letter sent
- Participation in information sessions
- Limited IO presence, mostly Distrikt consultants and sales people.
- No real listening, nobody capturing feedback or taking notes.
- Demonstrations
- Tick the box exercise, with little if any substance.



Individual Communications

- 3,500+ letters sent to Premier, Ministers Calandra, Surma and Crawford
- Active in social media, thousands of texts sent with only one response-
- Premier Ford “the Mayor has endorsed the proposal”.
- Mayor has corrected this mis information, but we need a strong council response and leadership.



Frustration is building

- No public support for TOC.
- This process is destroying public trust.
- “Tick the box” Information sessions is building cynicism (the fix is in).
- Looks a lot like Greenbelt 2.0
- WLO raising funds and will take action.



Summary

- WLO does not support the proposed TOC
- WLO does however support the draft OPA which we believe will both:
 - Meet and exceed the province's growth objectives and requirements; and
 - Meet the objectives of the TOC program.

WLO asks Council to unanimously approve this motion, pass the draft OPA, and clearly communicate it's position

Conclusion

- Oakville's Midtown OPA is the BOLD WIN-WIN solution to exceed the provincial mandate for Midtown and create a livable community rather than extreme-density as proposed by Distrikt and the TOC.
- We need a collaborative approach to implementation of this solution involving residents, staff, all of council and the province to make this work.
- We need your leadership.
- Let's work together and finish the job.

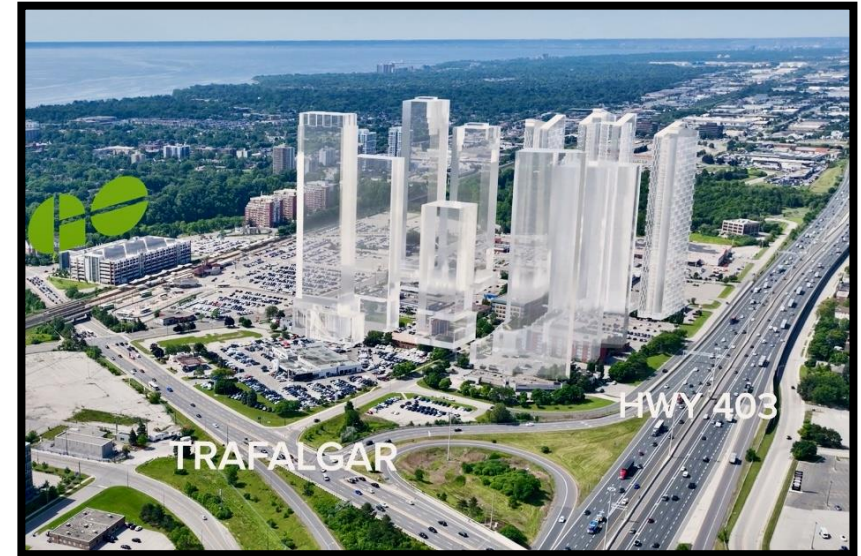
Appendix

WLO's Top Ten Concerns With The TOC

Note: WLO's letter to Premier Ford, Ministers Calandra, Surma and Crawford; the Oakville planning staff report and further information can be found on www.weloveoakville.org

The TOC Makes No Sense

1. Midtown is a complex site that requires bold and comprehensive planning for its development which the draft OPA provides.
2. The root cause of this unacceptable proposal is a seriously flawed process driven by self interests and a total lack of transparency.
3. Distrikt is one of 54 landowners in Midtown and the only one that is receiving preferential treatment, which results in them receiving huge financial benefits.
4. The TOC is trying to impose an unacceptable level of hyper density that will prevent the development of a livable community. Creates an untenable precedent.
5. The level of density in the proposed TOC of 2,349 people per hectare is not only unacceptable, it is more than 12 times provincial targets.



Oakville Planning Staff Report

“Overall, the TOC proposal *appears as a private development proposal with very little to no community benefit for either the Town or the Province.*”

The TOC Makes No Sense

6. The configuration of 66% studio and one bedroom units is focused on investors and not the needs of families and people looking for a long-term home. Affordable housing is not addressed.
7. Midtown doesn't have the transportation infrastructure to support this proposed exponential population growth, especially when we consider the projected growth in areas adjacent to Midtown.
8. Midtown has no public park land and the proposed solution is for people to play and recreate somewhere else. We suspect the same flawed strategy will be used for schooling.
9. TOC suggests environmental sustainability will only be "promoted", and doesn't commit Distrikt to do anything beyond minimum regulatory compliance.
10. People will only inhabit this unliveable Midtown if they are unable to take advantage of other choices. These 11 towers could then become Midtown's tombstones and future taxpayers will pay a large price to fix our bad planning decisions.

High Rise Towers ... Could Become



High Rise Tombstones