

Dear Mayor Burton and Oakville Town Council:

Oakville needs to pass an Official Plan Amendment (OPA) for Midtown in order to maintain control over how Midtown is developed to 2051 and beyond. We support an OPA that delivers on a livable, complete community for Midtown. A lot of work has been done but we believe the plan needs substantive changes to get it right. The draft OPA contains serious, unresolved issues that do not live up to the promise of Livable Oakville.

OUR CONCERNS:

1. Why does the OPA propose to fit the equivalent population of North Oakville (**80,000+ people**) into Midtown which is **LESS THAN ½ a SQUARE KILOMETRE?**

We believe the proposed population density for midtown is wrong. Potentially 4x the provincially mandated 200 people and jobs per hectare. This is too high for such a small area (only 43 Hectares of developable land).

2. Will allowing 45 storey towers really solve the housing affordability crisis?

We don't believe that tall towers will result in more affordable housing because the market sets pricing and developers don't build unless there is sufficient demand to make a profit.

3. Will Midtown be a desirable place to live or will it be a place you need to leave to access everyday necessities?

We do not see how this plan will provide a livable, complete community for its residents.

4. What effect will this **hyper-density** have on day-to-day life in Oakville?

We believe it will make life for all Oakville residents more difficult because of the traffic congestion through the Trafalgar Road corridor and make access to the Oakville GO Station very challenging.

5. **Who is going to pay** for all the new infrastructure needed for Midtown?

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OUR ASK:

Please direct staff to revise the Midtown OPA and address the points raised above prior to the final vote on June 24th, 2024

Marco & Jennifer Armilio



Dear Councillor,

I writing to express my opposition to the proposed OPA plan for Midtown Oakville. In my view the proposed density does not support the Town of Oakville's vision to become Canada's most liveable community. I appreciate the significant housing shortage, and the need for all communities to do their part to address this matter; however, the proposal as it now stands "is too much in too little a space". The plan should be reworked with an objective of approximately 250 ppl/ha. Also, the consequences of the development on traffic and community infrastructure must be undertaken before a final decision is taken.

Mark Rochon



Dear Mayor Burton and Oakville Town Council:

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Adriana Krizova



Dear Mayor Burton and Oakville Town Council:

We neighbors don't want or approve of this development!

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Alan Esaagoolian



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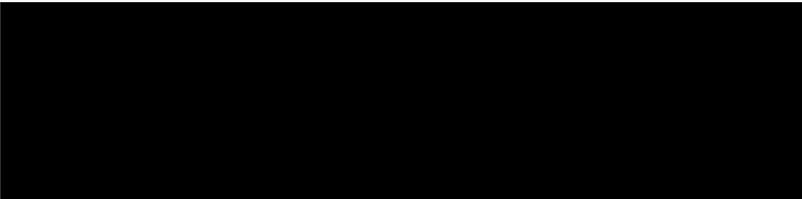
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Alecia Tanchak



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Andrea Stewart

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Sincerely,
Anne Hughes

Sent from my iPad

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Anne Philipneri



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Anureet Dhillon



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Barbara Kater



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Bilkis Master



Good afternoon Mayor Burton and Council,

I'm pleased that there has been a significant degree of consultation on Midtown Oakville.

However, I'm very surprised and disappointed that you have not taken the opportunity to learn more about the supporting data and livable precedents regarding the small 43 hectare developable land area. Assuming that the proposed buildout will create a density similar to Manhattan or more, the draft OPA is not a good urban fit, nor scalable to Oakville: transportation disconnects; traffic jams; slow movement of goods, the lifeblood of economic viability; pedestrian and bicycle movement; retail and commercial viability; built form diversity; open space; sustainability; and more.

It would appear that you have chosen to ignore or have not listened to constituents, the lifeblood of a community, including many insightful comments by the residents' associations. Instead, you have produced a draft OPA that will **not** result in an economically and socially viable community in Midtown Oakville with negative ripple effects in downtown Oakville, Midtown Oakville, the Trafalgar Rd. corridor, east, west and north Oakville.

It is assumed that the provincially mandated 2051 population and housing target was deemed to be reasonable by the province. The province will have linked this with 'Metrolinx' growth forecasts and other infrastructure forecasted needs. The Midtown draft OPA which exceeds the provincial targets puts Oakville at risk, not only from an infrastructure perspective, but financially, since the province may not contribute to funding Oakville's excess program requirements.

The residents of Oakville deserve to know why you have chosen to far exceed the provincial mandates and reasonable levels of density as ultimately, we are the ones who will pay for it - financially and socially. Why?

Your plans take all of us on a path to an **Unlivable Oakville** rather than a Livable Oakville. Is that the legacy you are looking for?

In closing, I would like to thank councilors who have provided value-added meaningful background and leadership on this seminal initiative. I look forward to you right-sizing the Midtown Oakville OPA.

Thank you.

Best regards,

Bill McCreery
Oakville

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Bohdan Soltys



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- We want demonstrated commitment to fighting climate change with Green Development standards and policies that require solar green roofs, solar capture equipment, rainwater capture and re-use, bird friendly, timber frame construction and more!

Please, take steps immediately to correct the flaws in the proposed Official Plan Amendment.

Sincerely,
Carol B. Mason

Dear Members of Council and Town Staff:

I have lived (and worked) in Oakville for over 50 years. It is a most distinct and very special Town unrivalled by any other enclave in the GTA. It is the responsibility of all residents and officials who are the current conservators of our community to preserve its unique status. I am following the growth plans for Oakville and specifically Midtown Oakville plans and would like to express my concerns including requested actions. I support responsible growth. I support the provincially mandated growth numbers to 2051. This is the biggest development Oakville has ever seen with building heights we have never seen before. We need to ensure our plan is compatible with the size of land available and ensures the livability people deserve.

I have serious concerns with the options that have been presented to date and the trajectory of the Midtown Official Plan Amendment (OPA). The following are items that I see as essential to a successful outcome for the OPA:

- I would like to see multiple options presented on January 30th via three-dimensional renderings with a clear explanation of height and density, public realm amenities, and road networks.
- I would like to see options that meet but do not exceed the 2051 provincially mandated growth numbers; and options that optimize the livability of the land available for development in Midtown.
- I would like to see options that keep building heights to an average of 20 storeys in Midtown with a maximum population density in any sq. km not to exceed 20,000 per sq. km.
- I would like to see an integration of a variety of “missing middle” building styles, such as mid-rise and 5-6-story mansion blocks.
- The transition area from single-family residential to the south of Cornwall Road must be considered. This means significantly lower building heights south of the train tracks. Taller buildings should be located to the north, along the QEW corridor
- I understand the need to accommodate population growth to 2051 and beyond. To ensure responsible growth, this should be clearly delineated as growth that would be permitted by way of an amendment to the current plan later. This will allow time for planning of other potential growth areas within Oakville eg. Speers Road, Bronte GO, Oakville Place, and Town Hall.
- I would like to see a comprehensive, overall depiction of how all our growth areas will work together to accommodate population growth in a sustainable, liveable way.
- The OPA must show how Oakville will provide affordable housing and by what measure this is defined.
- The OPA must address Green Building and Green Energy plans for Midtown.
- The OPA should demonstrate the use of all municipal tools available to us to ensure we optimize opportunities for energy reduction, stormwater, and grey-water strategies.

The Ontario Land Tribunal states that Oakville is required to optimize land use, not maximize it. I agree and believe that the Official Plan Amendment should reflect this approach.

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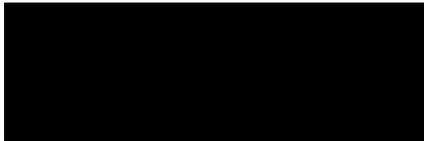
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Oakville was once a beautiful special town. Why is everything done to destroy this dear spot?

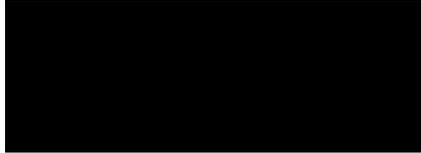
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Carola Koitz



Subject: Subject: Midtown Plan Needs Less Density Dear Mayor Burton and Council, I am NOT IN FAVOUR of the proposed OPA plan for Midtown. We want a complete community - one that reflects a mix of built form that includes low rise multi-unit, and mid-rise constr...

Carola Koitz



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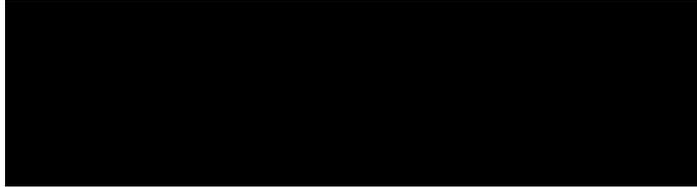
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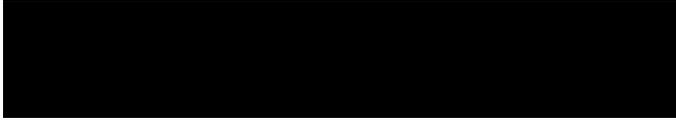
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Carolyn Taylor



Dear Mayor Burton and Oakville Town Council:

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César Lampo



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Charlotte Jeneway



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Christie Shewchuk



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Clara Greco



Dear Mayor Burton and Oakville Town Council:

In addition to all of the logical arguments you have been hearing from others regarding the midtown development, we are concerned about our already diminishing ability to safely exit our driveway (which is across from the MacLachlan school). It used to be that the traffic coming south was the only hindrance we faced. Often we have to travel south to go north. Now, the traffic coming north is almost as bad. Often, at rush hour, the northbound traffic backs up past Lawson Street.

Building out Midtown will make our issues worse. As this project progresses, it is important that traffic flow to the downtown portion of Trafalgar is improved.

Sincerely,

David & Marlene Sculati



Now the boilerplate:

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David Chen



Subject: Midtown Plan Needs Less Density

Dear Mayor Burton and Council,

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Sincerely,
(Your Name) Deb Nield

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Dennis Manzanares



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Oakville resident

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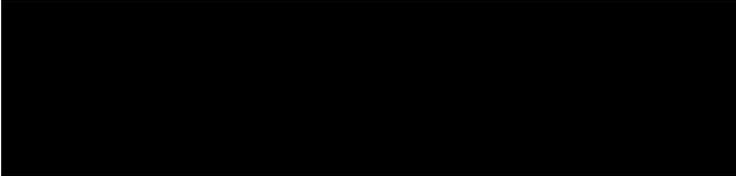
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Don Truong



Dear Mayor and Councillors

I am NOT IN FAVOUR of the proposed OPA plan for Midtown because it does not create a livable area consistent with the vision for Oakville. Please rework the plan to a target of 250 ppl/ha and conduct a traffic study. In that way, Midtown will be a pleasant place to live, will not create untold traffic congestion, will not have environmentally unfriendly tall buildings and will be a place that is truly Oakville - a great livable town.

Sincerely

Donna Doherty Lozon



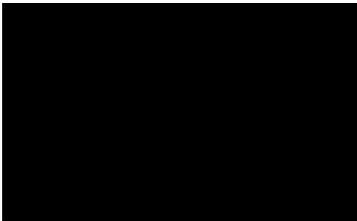
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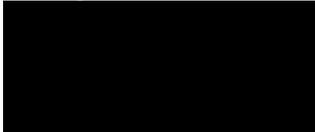
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Sincerely,

Dr. Robert Carley

I am writing in advance of your meeting on April 22 to add my voice in objection to the proposed plans for Midtown. The scale and density of what is proposed is completely unnecessary and will have huge negative implications not only on traffic and other infrastructure, but also fails to consider the context of and impact on surrounding neighbourhoods. You have an opportunity to guide this OPA now. Please send it back for further revision or we won't have "a livable town" for years to come.

Ed Frackowiak



Dear Mayor Burton and Oakville Town Council:

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Eleanor McMullin



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Elizabeth Galloway



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Emily Stockman



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Evelyn Van dijk



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Fred McMullin



Dear Mayor Burton and Oakville Town Council:

We don't want this development!!

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Gabriela Moreno Ruiz



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Jacqueline Kaufman, [REDACTED]

[REDACTED]

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Gracia Gu



Subject: Midtown Plan Needs Less Density

Dear Mayor Burton and Council,

I am NOT IN FAVOUR of the proposed OPA plan for Midtown.

- We want a complete community - one that reflects a mix of built form that includes low rise multi-unit, and mid-rise construction to encourage raising families and housing seniors.
- We want a density level and population plan that reflects the genuine size of Midtown - 43 ha.
- We want demonstrated commitment to fighting climate change with Green Development standards and policies that require solar green roofs, solar capture equipment, rainwater capture and re-use, bird friendly, timber frame construction and more!

Please, take steps immediately to correct the flaws in the proposed Official Plan Amendment.

Sincerely,
(Your Name) Greg Lyons