

Notice of Motion Dec 16, 2024

Janet Haslett-Theall

Dave Gittings

Council Motion: Midtown TOC Development Proposal and Official Plan Amendment (OPA)

Whereas:

1. Town Council and staff have conducted extensive assessments and public engagement to establish a responsible vision for Midtown's growth, supported by expert market analysis and Town Planning staff.
2. Public feedback consistently supports reasonable growth while expressing concerns over excessive density and insufficient parkland.
3. The provincially imposed Transit-Oriented Community (TOC) development process undermines local planning authority, contrary to Minister Calandra and the Premier's stated importance of local planning
4. The TOC proposal significantly exceeds provincial density targets, with 2,350 people and jobs per hectare—10 times the minimum requirement—and increases units beyond initial applications without addressing community concerns.
5. The TOC proposal diverges from the draft OPA and sets a dangerous precedent by prioritizing mega-density over balanced and sustainable development.
6. Oakville continues to meet provincial housing goals and growth requirements through proactive planning, including the draft OPA, and supports community benefits and livability.
7. Recent provincial-imposed confidentiality (now lifted) has limited Council's ability to discuss the TOC proposal, fostering public mistrust regarding the Mayor and Council's stance on the plan.
8. The Premier is stating the “ The Mayor has endorsed the plan”
9. Transparent communication and alignment with the draft OPA are essential to protect Oakville's vision for a compact, complete, and livable Midtown.

Therefore, be it resolved that:

1. Council does not endorse or approve the TOC proposal.
2. The TOC proposal is inconsistent with Council's input on the draft OPA and must be integrated into the OPA to ensure a unified planning approach for Midtown.
3. Council requests the Mayor publicly clarify whether he has endorsed the TOC proposal and disclose any commitments made to the Province or developer (Distrikt).
4. Council reaffirms its commitment to an OPA for Midtown that achieves provincial density targets while prioritizing local needs, livability, and sustainable growth.