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# A Call to Action: Ensuring Oakville’s Voice is Heard on the Midtown TOC

Midtown Oakville is at a crossroads. The Province of Ontario is **continuing work on a Transit-Oriented Community (TOC) proposal** for the 4.9 hectares across from the Oakville GO Station — a proposal that could significantly alter the scale, character, and livability of our community for generations.

**Important:** The revised TOC plan has **not been released publicly**. Town staff have reviewed it under confidentiality, and the Local Advisory Committee has **not yet been rescheduled**.

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## November 17 Council Meeting: Why It Matters

On **November 17**, Town Council will consider a [motion](#) which requests the Mayor urgently convene a meeting with:

- **Hon. Todd McCarthy**, Minister of Infrastructure
- **Hon. Rob Flack**, Minister of Housing
- **Hon. Stephen Crawford**
- **MPP Effie Triantafilopoulos**
- Council representatives and senior Town Planning staff

### Background

- The Province of Ontario is advancing a Transit-Oriented Community (TOC) proposal for Midtown Oakville that would substantially increase density and intensity of development within this strategic growth area. Midtown is geographically constrained and dependent on infrastructure upgrades that must align with any growth plans.
- While the Town supports transit-supportive intensification consistent with its Official Plan, the proposal under consideration raises serious concerns regarding infrastructure capacity, mobility, livability, and the balance of development within the community.
- Council’s previous engagement with the Province did not allow for meaningful discussion, and Minister McCarthy now holds responsibility for the TOC file. Given the magnitude and long-term implications of this project, Council considers direct, detailed dialogue essential to ensure the Province fully understands Midtown’s local context before advancing any changes to planning or development frameworks.
- This motion seeks to convey the Town’s concerns clearly and constructively, request a meeting of urgency and substance, and emphasize the need for the Province to work collaboratively with the Town to ensure growth proceeds responsibly, in accordance with Oakville’s Official Plan and sound planning principles.

**Both Minister McCarthy and Minister Flack are new** to these responsibilities and this is Oakville’s opportunity to **ensure they fully understand the Midtown vision** and the serious implications of a TOC before any final decisions are made.

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## What’s at Stake

The Province’s draft TOC concept could allow:

- **6,900 housing units** (11 towers, ~13,800 residents)
- On just **4.9 hectares** of land

Without supporting infrastructure—roads, transit, schools, and parks—this level of density will:

- **Overwhelm traffic:** Trafalgar, Cross Avenue, Cornwall, and QEW interchanges are already near capacity, with projected delays up to 8 minutes exiting the QEW
- **Concentrate density excessively**, is counter to the Provincial Planning Statement’s call for balanced, complete communities
- **Limits future growth** of surrounding lands due to one developer’s land use permissions; housing gets slower not faster

- The surrounding land developments are an integral part of providing parks, school lands, community spaces.
- Infrastructure will be strained and there will be implications for the taxpayer.
- The future home buyer will choose other areas that are truly liveable.

Oakville supports transit-oriented growth, but it must be **responsible, balanced, and aligned** with our Official Plan. [\*\*READ WHAT INDUSTRY EXPERTS SAY ABOUT THE TOC\*\*](#)

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## Let’s Get Back to the Table

We need a **real conversation** about the serious implications of excessive density on the TOC lands **before any final decisions are made**. Let’s help the Ministers make an informed decision for Oakville.

Only together can we get it right.

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## Why Your Voice Matters

**Change happens when communities show up. Your presence at the November 17 Council meeting sends a clear message that** residents expect Council to engage fully with all levels of government to achieve a more balanced and responsible Transit Oriented Community Plan.

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By engaging, you are helping us convey:

- **Midtown must grow responsibly**
- **Local Planning needs to be respected**

Support our advocacy that Midtown’s growth must be **responsible, balanced, and reflect our community’s vision** — for you, your children, and your grandchildren.