# Midtown Oakville Growth Area Review: Preliminary Directions

Following are the 2018 preliminary policy directions for the Midtown Oakville Growth Area Review (now grouped by theme).

### **General / Accommodating Growth**

- 1. Review the growth area boundaries with attention given to the Council adopted Urban Structure (OPA 15).
- Review recent development applications that have occurred, are underway, and/or did not proceed within the growth areas and identify any policy challenges or opportunities.
- 3. Consider ongoing LPAT (formerly OMB) hearings and lands under appeal.
- 4. Explore opportunities for additional growth and development in appropriate locations (within the growth area).
- 5. Revise policy language with regard to "minimum densities" for further alignment with the Growth Plan and consistency throughout the Official Plan.
- 6. Explore opportunities to streamline growth area policies and remove policy duplication and policies which are not consistent with other growth areas.

#### **Community Design**

- 7. Explore opportunities to better realize the concept of 'complete communities'.
- 8. Explore opportunities to better integrate and align the objectives of approved strategy documents and/or plans within the official plan (e.g., streetscape plans, parking strategies).
- 9. Explore opportunities to enhance 'place-making' opportunities including the introduction of new or revised urban design policies, schedules, and accompanying urban design direction. Place-making opportunities may include identification of view sheds, pedestrian connections, urban squares, and other design elements which build upon community building.
- 10. Explore opportunities for enhanced streetscapes along key streets, including the consideration and location of utilities.
- 11. Explore criteria for the requirement for commercial uses on the ground floor facing certain streets, and providing flexibility for ground floor uses on some streets within the mixed use designations.

#### **Land Uses**

- 12. Explore public service facility needs and if the existing policy framework appropriate captures this.
- 13. Explore strategies for determining and encouraging an appropriate mix of employment uses within the growth areas.

#### <u>Transportation and Parking</u>

- 14. Update policies as necessary to identify (implement) new Active Transportation Plan.
- 15. Explore strategies and/or policies to enable and right-size local roads including, as the case may be: managing surplus rights-of-way, ownership of un-assumed roads, or obtaining identified new local roads.
- 16. Explore policy framework regarding the transfer of height and density within developments to accommodate future local road improvements.
- 17. Explore locations for future transit infrastructure (e.g., transit terminals), including development and air-rights over community facilities.
- 18. Explore parking requirements and any "right-sizing", as necessary.

## **Implementation**

- 19. Explore land consolidation policies and/or strategies.
- 20. Explore opportunities which work to enable development and redevelopment, including available financial tools or programs.
- 21. Explore enhanced, revised or new bonusing frameworks, as applicable. Include the identification of community benefits tailored to each growth area (e.g., Palermo Village currently does not have a prioritized listing of bonusing improvements).
- 22. Explore partnerships with agencies (e.g., Metrolinx) to enable transit-supportive development.