



## REPORT

### Planning and Development Council

Meeting Date: July 11, 2022

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**FROM:** Community Development Commission

**DATE:** July 5, 2022

**SUBJECT:** Midtown Implementation Project Delivery

**LOCATION:** Midtown Oakville

**WARD:** Ward 3

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#### RECOMMENDATION:

1. That the report Midtown Implementation Project Delivery dated July 5, 2022, be received.
2. That staff proceed with the project delivery model as outlined in this report.
3. That a capital project be created for Midtown Implementation in the amount of \$2.5 million to be funded from Growth Studies development charges (\$1.25 million) and capital reserve (\$1.25 million).

#### KEY FACTS:

The following are key points for consideration with respect to this report:

- Midtown has been identified as a growth area since the mid-1980s, and became the town's Urban Growth Centre in 2006.
- Midtown is central to the Town's urban structure and essential in preserving agricultural land, protecting natural areas and preserving established neighbourhoods.
- Midtown will be an economic engine in Oakville for the foreseeable future.
- Fragmented ownership, infrastructure features, multiple governmental jurisdiction, scale and cost of required infrastructure and importance of successful progression of the area as a fixture in the Town's capacity for accommodating future growth make implementation complex and in need of innovative approach.

- Midtown implementation will require significant resources for coordination, project planning and project delivery that exceeds staff capacity.
- Using a project management firm with access to expertise in all the required disciplines to work along side staff is the most efficient way of delivering an achievable implementation plan for Midtown.
- Staff are recommending that the Town proceed with a Request for Qualifications to identify firms that have the breadth of experience and expertise to proceed in developing a detailed implementation and workplan for Midtown.
- Council approval is needed to proceed with the project direction and procurement process.

**BACKGROUND:**

On June 7, 2022 Council held a public meeting with respect to the Midtown Official Plan Amendment that proposes to establish the policy framework for this important Urban Growth Area centred around Oakville GO station and connected by present and future transit corridors to the other Growth Areas in Bronte GO and Uptown.

Midtown is a complex planning area with fragmented ownership, multiple levels of government jurisdiction and responsibility, public infrastructure, major transit and vehicle transportation corridors and green infrastructure. The delivery of infrastructure requires a wide array of expertise and resourcing that is not available within existing Town staff.

**COMMENT/OPTIONS:**

Delivering the necessary infrastructure to implement the Midtown vision requires a wide range of skills and abilities than are typically procured on a project by project basis. Retaining a single firm with the ability to mobilize skills and expertise will significantly decrease the time in delivering all the required elements of Midtown.

A Request for Qualifications will be issued to prequalify firms or consortia that have the ability and expertise to deliver all the necessary components for implementation that staff are not resourced, either with time or expertise, to deliver. A Request for Proposals would follow to qualified firms from which price and strength of expertise would be evaluated. The expectation is that the selected firm would, component by component, identify and deliver the necessary studies or assignments to make Midtown, from a municipal service perspective, ready for development.

To implement Midtown, Oakville will be seeking a firm or consortia that can provide overall project coordination to implement Midtown, including project definition /

scoping, project design, project liaison and project planning. At a minimum, areas of expertise should include expertise to:

- Identify and Complete studies to implement the transportation plan
- Identify and Complete studies to implement storm, wastewater and water infrastructure (including Functional Servicing Plan)
- Identify and Complete planning and urban design studies, parks design
- Functional pedestrian/transit plan
- Support to Region/Oakville infrastructure coordination committee
- Support for key stakeholder relations/lobbyist (developers, community, Metrolinx, MTO)
- Provide Land owner coordination and advice on development agreements
- External Communications support
- Parks design
- Land valuation
- Land use planning

In practice, the Town would also retain a third party is hired to provide additional independent expertise to review the proposals and to provide advice and guidance to the municipality. This is also intended to provide an added measure of risk mitigation and ensure that the proposed scope of work and associated costs are fair, reasonable and necessary.

Staff have estimated a funding envelope of \$2.5M to cover the scope of the various components of Midtown implementation. Funds are expended as needed. The upset limit for these components is \$2.5M.

**CONSIDERATIONS:**

**(A) PUBLIC**

N/A

**(B) FINANCIAL**

As an urban growth centre, the work to implement Midtown is growth-related and will be funded by development over time. The Midtown Implementation capital project will be funded with \$1.25 million in development charges (DCs), with the remaining \$1.25 million from capital reserve. The capital reserve funding is an interim measure, as consideration for additional DCs on a town-wide, regional and area-specific basis for the implementation of Midtown is anticipated in the future.

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

Midtown implementation will involve most departments in the Town. A coordinated effort is required. The proposed delivery model will facilitate this coordination.

**(D) CORPORATE STRATEGIC GOALS**

This report addresses the corporate strategic goal(s) to:

- Be the most livable town in Canada, and
- Improve the town's multi-modal transportation network to support effective movement of people and goods.

**(E) CLIMATE CHANGE/ACTION**

Successful Midtown implementation is critical to mitigating impacts of climate change as a way to preserve agriculture and natural areas, reduce dependency on the automobile and introduce new ways of infrastructure delivery with mitigating climate impacts as a priority.

Recommended and Submitted by:  
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Commissioner, Community Development

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Commissioner, Community Infrastructure