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**May 23, 2023**

**Special Planning and Council Meeting**

**Public Meeting Item 4.1**

**Town Initiated OPA**

**Midtown Oakville Urban Growth Centre**

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# ***Town-initiated Official Plan Amendment – Midtown Oakville Urban Growth Centre***

## **Agenda Discussion**

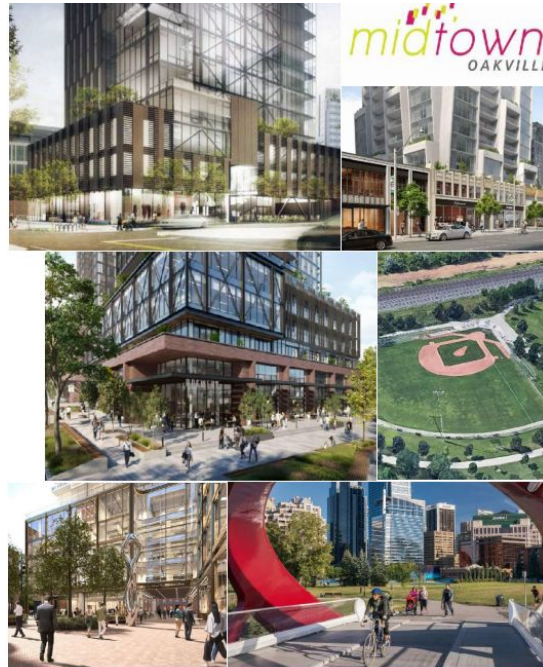
- **Self Sufficient Urban Community**
- **Midtown Oakville Development Applications**
- **Floor Space Index**
- **Maximum Building Heights**
- **Inclusionary Zoning**
- **Midtown Urban Forest Canopy Within Blocks**
- **Road Alignment**
- **Questions**

# Town-initiated Official Plan Amendment – Midtown Oakville Urban Growth Centre

## Vision

Midtown Oakville is being planned to be an **urban community** where people are able to live, work, and play in walkable, mixed use neighbourhoods, connected to the rest of Oakville by pedestrian, cycling, transit and street networks.

It is to be a **self-sufficient urban community** with tall buildings, open spaces, recreational and retail amenities.



# Midtown Oakville Development Applications

## MIDTOWN OAKVILLE Development Applications

Dev / Owner	Height: (Storeys)	Units	F.S.I.	Density	Comm/Retail	Office	People	Esti. Jobs
A FCHT Holdings	19 and 14 stys.	317	~ 4.3	?	960 sq. metres	0	583	26
B 23117511 Ont. Inc.	12	154	na	?	0	0	283	0
C 915643 Ont. Inc.	20, 12, and 12	552	na	?	3,045	0	1,016	82
D MGM Development	27	281	4.5	?	0	0	517	0
E Distrikt Development	58, 50, and 44 six-storey podium	1,606	11.9	?	2,014	3,891	2,955	187
F Oak Argus Cross LP	58, 49, and 44	1,748	13.2	?	2,816	2,269	3,216	161
G Can-China Real Cap. Inc.	26 and 12 storeys 4-storey podium	252	13.1	?	579	289	464	23
<b>Total to Date (Approved and Under Review)</b>		<b>4,910</b>			<b>9,414</b>	<b>6,449</b>	<b>6,034</b>	<b>479</b>
<b>Midtown Oakville Plan by 2031</b>							<b>13,400</b>	<b>7,200</b>
							(65%)	(35%)



# Floor Space Index (FSI)

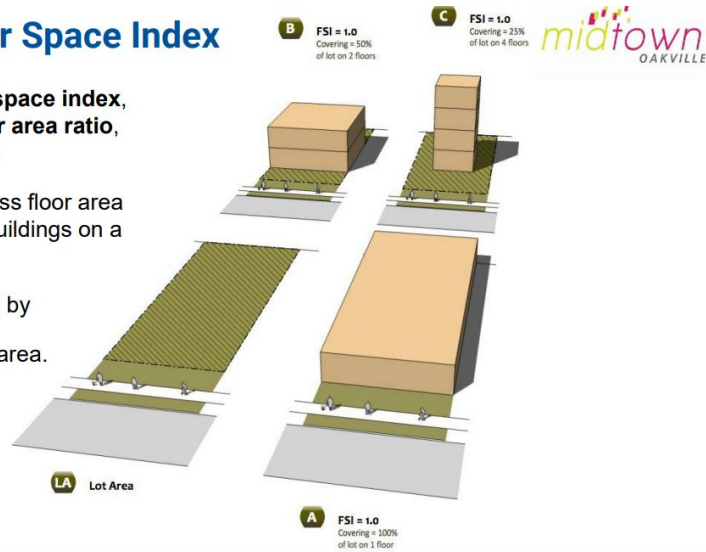
## Floor Space Index

Floor space index, or floor area ratio, means

the gross floor area of all buildings on a lot

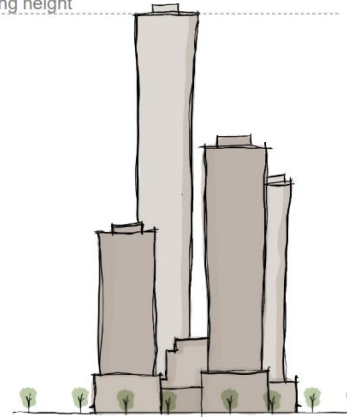
divided by

the lot area.

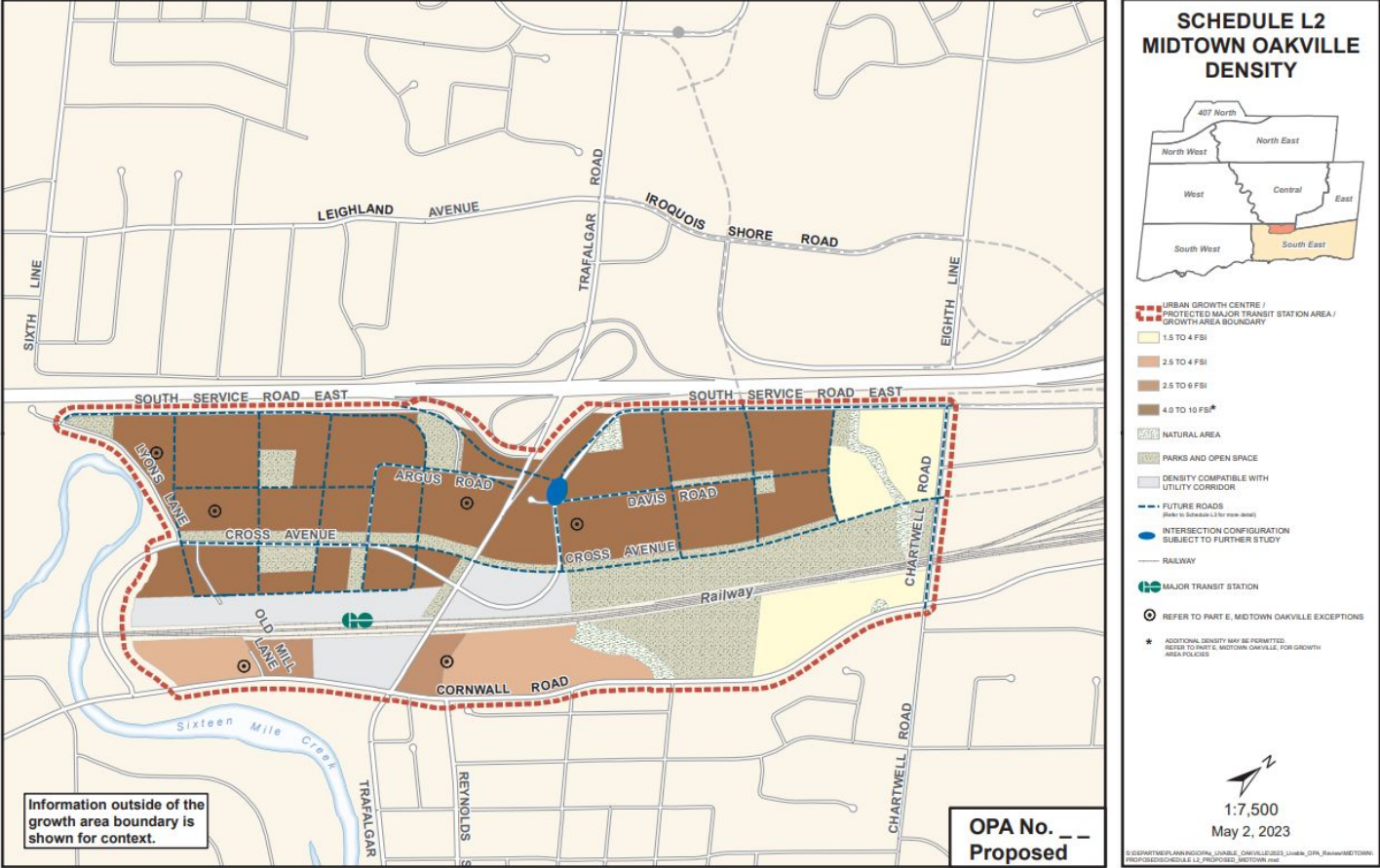


## Maximum Building Height for a Single Tower

maximum building height



# Maximum Building Heights





# Inclusionary Zoning

- Inclusionary Zoning (IZ) is a tool to **require** the inclusion of **affordable housing units** within buildings.
- Units will be **maintained as affordable** housing units **over time**.
- The *Planning Act* inclusionary zoning for **protected major transit station areas** like Midtown.
- Town Council must first adopt **enabling** general official plan **policies**.
- Those policies need to be based on an **assessment report** (by either the Town or Region).

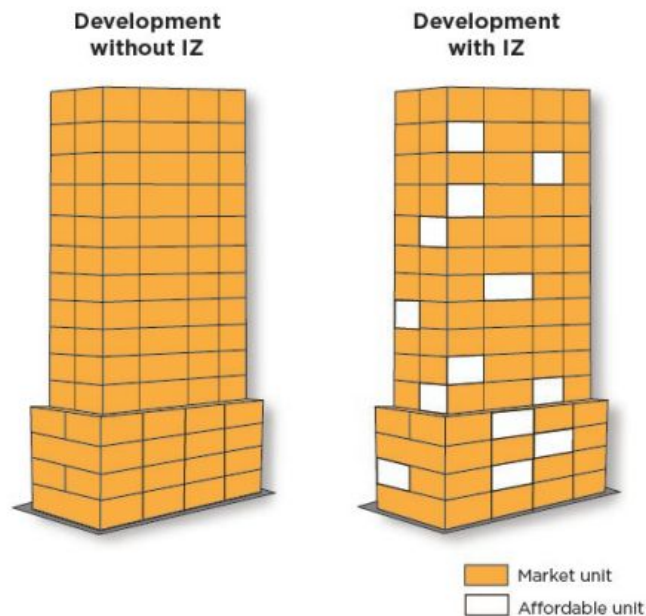


Image Source: City of Mississauga

# *Midtown Urban Forest Canopy Within Blocks*

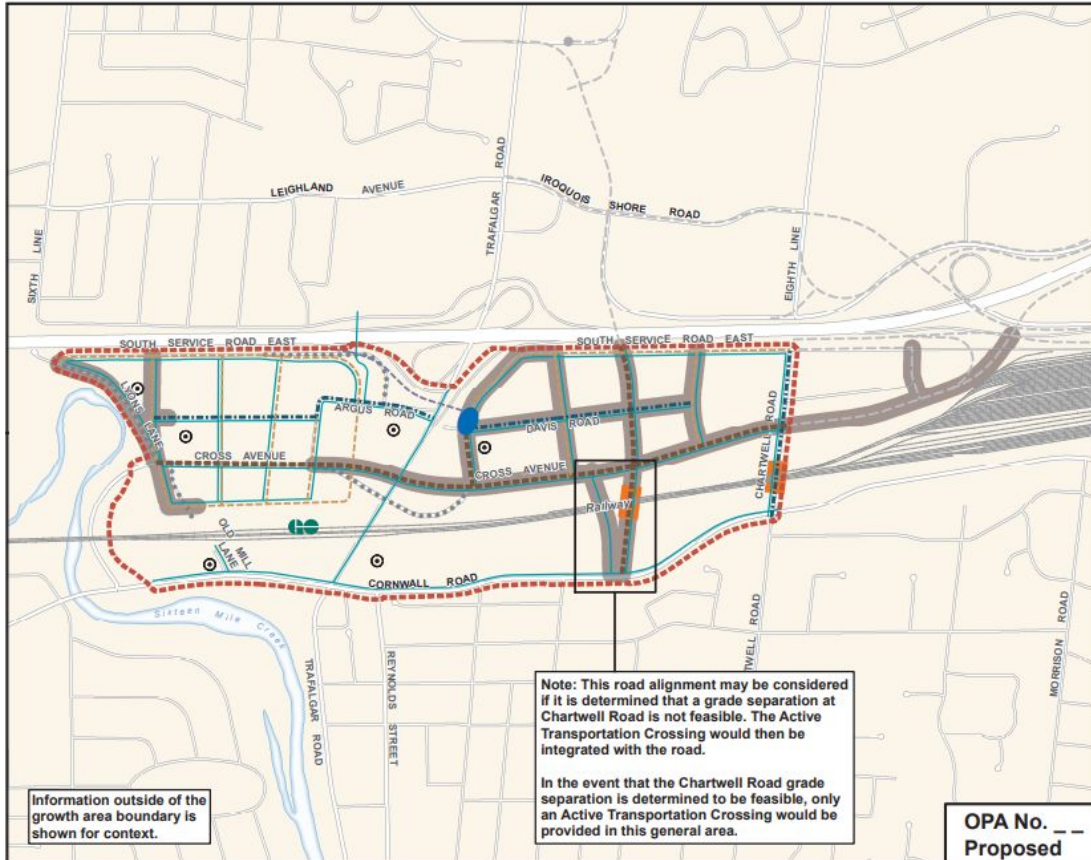


**CONCEPTUAL – FOR ILLUSTRATIVE PURPOSES ONLY**

**Green roofs and/or amenity space “should be” provided on the roof of any building base or above-grade parking structure where the rooftop will be visible from nearby tall buildings. The wording should be modified from should be to SHALL BE.**



# Road Alignment



Information outside of the growth area boundary is shown for context.

Note: This road alignment may be considered if it is determined that a grade separation at Chartwell Road is not feasible. The Active Transportation Crossing would then be integrated with the road.

In the event that the Chartwell Road grade separation is determined to be feasible, only an Active Transportation Crossing would be provided in this general area.

OPA No. --  
Proposed

### SCHEDULE L3 MIDTOWN OAKVILLE TRANSPORTATION NETWORK

- URBAN GROWTH CENTRE / PROTECTED MAJOR TRANSIT STATION AREA / GROWTH AREA BOUNDARY
- EXISTING ROAD NETWORK
- FUTURE 35m ARTERIAL
- FUTURE 26m COLLECTOR
- FUTURE 22m LOCAL ROAD
- FUTURE RAMP
- FUTURE ACTIVE TRANSPORTATION FACILITY
- FINAL ROAD ALIGNMENT SUBJECT TO FURTHER STUDY
- ROAD PROPOSED TO BE ABANDONED
- INTERSECTION CONFIGURATION SUBJECT TO FURTHER STUDY
- FUTURE RAILWAY GRADE SEPARATION
- RAILWAY
- MAJOR TRANSIT STATION
- REFER TO PART 6, MIDTOWN OAKVILLE FOR GROWTH AREA POLICIES
- REFER TO PART 6, MIDTOWN OAKVILLE EXCEPTIONS

1:9,000  
May 2, 2023

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MIDTOWN OAKVILLE TRANSPORTATION NETWORK L3, PROPOSED, 20230502

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Urban Growth Centre***

Questions?