



REPORT

Planning and Development Council

Meeting Date: June 26, 2023

FROM: Planning Services Department

DATE: June 13, 2023

SUBJECT: **Committee of the Whole for Midtown Oakville - June 26, 2023.**

LOCATION: Town-Wide

WARD: Town-wide

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RECOMMENDATION:

1. That the Committee of the Whole meetings be considered for the purpose of deliberating on the Midtown Oakville Official Plan Amendment in accordance with section 5.6 of the Procedure By-law 2020-011.
2. That the Committee of the Whole be guided by the process and approach outlined in the report titled "*Committee of the Whole for Midtown Oakville - June 26, 2023.*"

KEY FACTS:

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

- A Committee of the Whole for Midtown Oakville is to be established in accordance with the recommendation adopted by Council at the May 23, 2023, Special Planning and Development Council Meeting.
- The purpose of the Committee is to deliberate on the proposed town-initiated Midtown Oakville Official Plan Amendment.
- The members of the Committee shall consist of the Mayor and all Members of Council.
- This report presents the recommended meeting schedule and topics to be covered by the Committee, as well as public engagement strategies and communications.
- The work of the Committee will be supported by town staff and the consultant team responsible for the Midtown Implementation Program.

- It is anticipated that the Committee shall report back to Council by Q4 2023 followed by a recommended Midtown Oakville Official Plan Amendment to establish the land use policy framework in the Livable Oakville Official Plan.

BACKGROUND:

At the Special Planning and Development Council meeting of May 23, 2023, Council hosted a statutory public meeting on the town-initiated proposed Midtown Oakville Official Plan Amendment (OPA).

The purpose of the Midtown Oakville OPA is to implement the findings of the Midtown Oakville Growth Area Review by updating the land use policies and mapping related to Midtown Oakville, the town's Urban Growth Centre and Protected Major Transit Station Area to the year 2051. The Midtown Oakville Growth Area Review has been underway since January 2018, and this was the third statutory public meeting held on the proposed town-initiated Midtown Oakville OPA.

Midtown Oakville is a key part of the town's Urban Structure that was approved by Council in September 2017. Located at the intersection of several of the town's existing and planned high-priority transit corridors, adjacent to a provincial highway corridor, containing the second busiest GO transit station in the GO network, capable of providing key linkages for the town's active transportation network, Midtown Oakville is well-positioned to accommodate significant intensification and growth for Oakville moving forward.

Interest and engagement on Midtown Oakville have been growing throughout the study process. The public meeting on the proposed town-initiated Midtown Oakville OPA presented at the Special Planning and Development Council meeting of May 23, 2023, recognized 18 delegates, numerous written submissions and over 200 in-person attendees.

Recently, two private development applications in the Midtown area have been appealed with the outcome being determined through an Ontario Land Tribunal Hearing (OLT). These appeals do not impact the work program and process described in this report.

At the conclusion of the meeting, Council adopted a recommendation to establish a Committee of the Whole to deliberate on the proposed Midtown Oakville OPA with timing for a report back to Council by Q4 2023. The [minutes of the meeting](#) may be viewed at Oakville.ca and an excerpt is attached in Appendix A.

The Committee of the Whole for Midtown Oakville is to be established in accordance with section 5.6 of the Procedure By-Law 2020-011. An excerpt from the by-law is attached in Appendix B.

COMMENT/OPTIONS:

Purpose and Scope

The purpose of the Committee of the Whole for Midtown Oakville will be to deliberate the proposed town-initiated Midtown Oakville OPA.

The Committee will be able to review the foundational components of the Growth Area Review including population forecast, land use policy, urban design direction, and implementation matters. This will be supported through submissions by external subject matter experts, best practices review, growth management, master plan coordination and infrastructure planning.

Membership

The members of the Committee of the Whole for Midtown Oakville shall consist of the Mayor and all Members of Council. The Mayor shall be the Chair of the committee but may appoint another member to act as Chair in his stead, in accordance with section 5.6 of the Procedure By-law 2020-011 (Appendix B).

Meetings

It is recommended that meetings be held on the second Tuesday of each month from 6:30 p.m. to 10:00 p.m. and running from July to December 2023. The inaugural meeting may be held on July 18, 2023.

Staff from Clerk's and Planning Services will provide support to the committee. The Committee may also rely on substantial input and consultant expertise.

In accordance with Clerk's procedures, agendas and materials shall be posted to the town agendas webpage in advance of meetings and public delegations will form a part of the meetings.

Questions and comments arising from the meetings will be carried forward and answered in full at the completion of the process as part of the committee wrap-up session.

Meeting Topics

The following broad topic areas are proposed to be covered in the meetings and generally in the order listed below.

Information and Background, information related to land use planning (i.e., population forecasting and targets), development economics, transportation and infrastructure planning etc.

Townwide Math and Midtown Oakville, including Best Planning Estimates, Midtown Oakville in the regional and local urban structure, financing and forecasting.

Vision for Midtown Oakville, including existing Livable Oakville land use policy, best practices from other major transit station areas, complete communities and timelines to achieve the Midtown Oakville vision.

Public Realm Design, including placemaking, parks and open space, green spaces and streetscapes.

Mobility and Transportation Capacity, including active transportation and connectivity, transit hub, mobility hierarchy of users, choices and safety.

Sustainability Approaches, including climate change responses, community energy planning, green building standards, tree canopy and stormwater management and low impact development.

Tools and Mechanisms to Deliver Midtown Oakville, including how do master plans fit in, implementation sequencing in terms of environmental assessments, infrastructure planning, servicing, detailed design, contract tendering and construction.

Wrap up Session, including answers to questions from previous meetings as well as report backs, possible revisions the proposed Midtown Oakville OPA and set up for the recommended OPA and Council adoption.

Communications & Public Engagement

Notice of Committee of the Whole agendas, proceedings and minutes will be provided on Oakville.ca in accordance with existing town practices. Committee of the Whole meetings are open to the public and members of the public may delegate at these meetings when registered in accordance with the Clerk's requirements. Public consultation related to the implementation is also being planned and developed in parallel to the formal Committee activities.

Midtown Implementation Program

The town has retained the services of a consultant team led by *Jacobs* for the Midtown Implementation Program that includes experts with global experience in the fields of, among other things, engineering, urban design and planning, municipal finance and forecasting and sustainability. The team will be assisting the town towards achieving the vision for Midtown Oakville by undertaking master plans, public realm design, environmental assessments, zoning by-law review and pro forma analysis, among other matters. The majority of the Midtown Implementation Program cannot be undertaken until the land use policy in the Livable Oakville Official Plan is confirmed by Council.

Some initial work has begun on the Midtown Implementation Program; however, that effort will now be redirected to assisting town staff with completing the land use policy exercise such that Midtown Oakville OPA can be adopted. Following that, the implementation components can be finalized. The Midtown Implementation Program was scheduled to take approximately two years to complete following adoption of the Midtown Oakville OPA.

CONSIDERATIONS:

(A) PUBLIC

No public considerations were required for this report.

(B) FINANCIAL

This report has financial considerations including the requirement for staff support from the Clerk's department, Planning Services department and other town departments as appropriate. The consultant team responsible for the Midtown Implementation Program will also require additional financial support to work with the committee and these funds have been requested at the June 19, 2023 Council meeting.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The Clerk's department will provide administrative support to the committee as well as other town departments as required.

(D) CORPORATE STRATEGIC GOALS

This report addresses the corporate strategic goal to be the most livable town in Canada.

(E) CLIMATE CHANGE/ACTION

Climate change related matters will be reviewed as part of the Committee proceedings, and result in updated land use policies in the Midtown Oakville Official Plan Amendment.

APPENDICES:

Appendix A – May 23, 2023, Special PDC Minutes – Excerpt

Appendix B – Procedure By-law Excerpt

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