



REPORT

Midtown Oakville

Meeting Date: August 24, 2023

FROM: Planning Services Department

DATE: August 15, 2023

SUBJECT: Road to Midtown - Implementation Framework

LOCATION: Midtown Oakville

WARD: Town-wide

Page 1

RECOMMENDATION

That the report entitled “Road to Midtown – Implementation Framework” be received for information.

KEY FACTS

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

- The Official Plan Amendment for Midtown is being redrawn through a comprehensive program of engagement with key stakeholders and guided by the Committee of the Whole – Midtown Oakville
- The ambitious work program to complete the Committee’s work will be presented at the August 24, 2023 meeting of the Committee
- A tool to track and address issues has been developed, which is intended to be dynamic and updated regularly throughout the process
- The draft Town-wide Joint Best Planning Estimates, including estimates for Midtown, were presented to Council on August 15, 2023 and are consistent with the Province’s targets for housing and major transit station areas (MTSA)
- The Estimates serve as the basis for infrastructure planning that the Town and Region are undergoing as part of the Midtown Implementation Program

- *Jacobs* consulting team has now been retained to develop an Official Plan Amendment through the work of the Committee of the Whole, public engagement and technical analysis. This is in addition to the implementation program which they were initially engaged to complete. The Implementation programs delivers a series of key implementation tools – mainly an infrastructure plan, an update to *Designing Midtown*, a public realm master plan, a transportation master plan for Midtown, a community energy plan and a capital plan among several other deliverables.
- The Midtown program developed by *Jacobs* will take the Committee and the community through a four phased community building program that will define the community – its character, look and feel, major public elements. The program will enable the Committee to define the items like densities and distribution of population and employment to 2051.

BACKGROUND

The Committee of the Whole – Midtown Oakville inaugural meeting in July 2023 identified a number of matters, in addition to the matters identified in the resolution from the [Special Planning and Development Council meeting of May 23, 2023](#), which the Committee would like to review. These matters included understanding how Midtown compares to other GTA Urban Growth Centres, ensuring Best Practices were employed in the Midtown community.

There were a number of distinct matters such as identifying appropriate space for the public realm, considering issues around economic and market conditions, and better understanding how Floor Space Index translates to population forecasts, among many others. There were also questions raised relating to phasing and implementation of future development, and ensuring the public could delegate on all of these matters.

The *Jacobs* team is assisting town staff in providing more background and analysis link June 26 report to the forthcoming Official Plan Amendment (OPA) which is anticipated by late Q4 2023, or early Q1 2024.

Fundamental to developing the implementation plan for Midtown is the need to define the anticipated population and employment over the next 30 years. Town staff has been working with Halton Region to create the population and employment forecast for the entirety of the town and allocating those estimates to the town's Strategic Growth Areas, as directed by the Urban Structure. These estimates are the forecasted amount of people and jobs for which hard and soft infrastructure must be planned.

COMMENTS

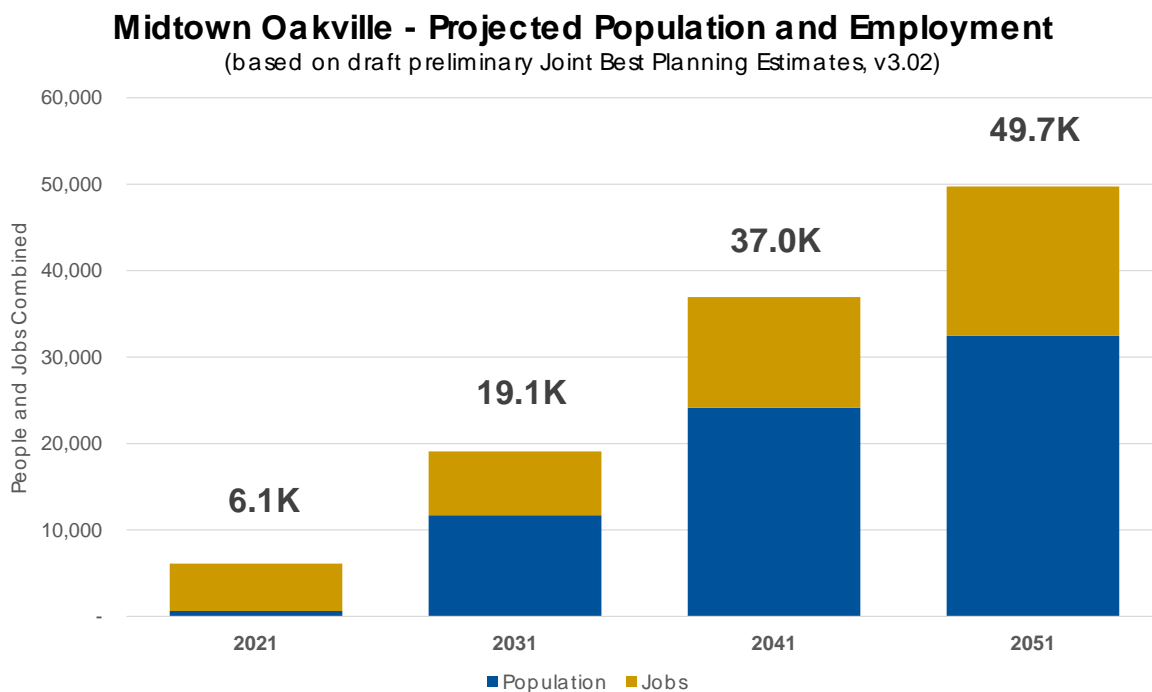
Population & Employment Forecast

The *Jacobs* team is assisting the town through the Midtown program. This means utilising the forecasted population and employment as the foundation from which to create infrastructure plans, master plans and financial analysis.

As identified through *Joint Best Planning Estimate* report presented to Council on 15 August, 2023, the population and employment forecast for Midtown over the next three decades is:

	2031	2041	2051
Population	11710	24140	32472
Employment	7376	12801	17268
Total	19086	36941	49740

The following chart identified how future growth is being expected:



As the town’s Urban Growth Centre, Midtown is expected to have the highest concentration of future population and employment growth in the town, and is being design, and planned, with that intent. Of the town’s future growth, Midtown is slated to take 14% of the town’s total population growth, and 12% of the employment growth.

The Midtown program developed by *Jacobs* will take the Committee and the community through a four phased community building program that will define the community – its character, look and feel, major public elements. The program will enable the Committee to define the items like densities and distribution of population and employment to 2051.

Midtown Program

Staff and the *Jacobs* team are tracking the list of items raised by Committee of the Whole at its meeting in July 2023. Over the course of the next several meetings, these items will be discussed with the Committee such that findings and recommendations can be built into the forthcoming OPA for Midtown.

As well, the *Jacobs* team will outline the public engagement plan being created to keep both Council and the public informed of various implementation components being undertaken.

Appendix 1 to this report provides a table with a list of matters and issues that have been raised by the public and Council which will be answered through the Committee of the Whole process. This is intended to be a dynamic document that will be updated and available to the public with new questions and answers added as the process unfolds.

CONSIDERATIONS

(A) PUBLIC

The material to be presented at the Committee of the Whole will identify an interactive engagement program with the public that will assist the Committee in its consideration throughout the program.

(B) FINANCIAL

None applicable to this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The Midtown OPA and Implementation project involves co-ordination among numerous town departments.

(D) CORPORATE STRATEGIC GOALS

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

(E) CLIMATE CHANGE / ACTION

The Midtown program has multiple elements to support climate action. The intensification within our urban boundaries to accommodate growth, the

walkable nature of the future community and increased reliance on transit are but a few of the benefits. At the community level the consultant team will provide a future presentation and overview on the Community Energy Plan which is a key component of the Midtown Implementation project.

Submitted by:
Gabriel A.R. Charles, MCIP, RPP
Director – Planning Services

Appendices:

APPENDIX A – Midtown Issue Tracking