



Challenging today.
Reinventing tomorrow.

Midtown Oakville

Council Committee of the Whole #2 – August 24, 2023



Purpose of Today's Session

- **Present a methodology and process for directing and managing growth in Midtown**
 1. **Setting the Stage:**
 - An overview of the GGH, Provincial growth and what it means for Midtown Oakville
 - Opportunities that growth in Midtown can provide
 2. Overview of new OPA process and understanding the work in each of four phases of work
 3. Public Engagement Framework for the Midtown OPA
 4. Integration of the Midtown Implementation Program (work phases beyond the OPA)
- **Next steps**

Setting the State: Understanding the GGH

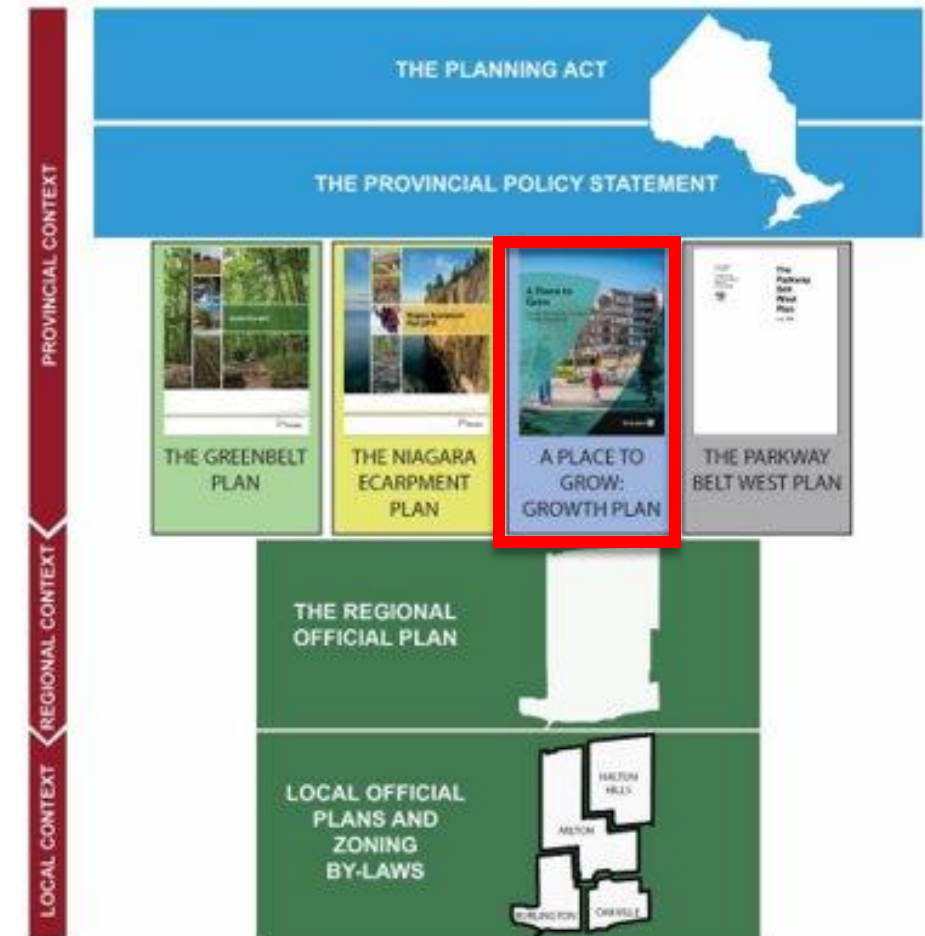
- The Greater Golden Horseshoe (GGH) is one of the fastest-growing urban regions in North America.
- Its population is forecast to increase from 9.5 million to 14.9 million by 2051
- It is a destination of choice for people and businesses relocating from other parts of Canada and around the globe because of the high quality of life and the economic opportunities afforded here.
- The region's competitive advantage is its highly-educated workforce and uniquely multicultural population, - a significant advantage in our knowledge-based economy.



Source 1: California – Watsonville annual strawberry festival Source 2: Kansas – Lawrence, Brown Bag Concert Source 3: Calgary – University working spaces Source 4: Eindhoven – Hi-Tech campus

Setting the State: Provincial Growth Directives

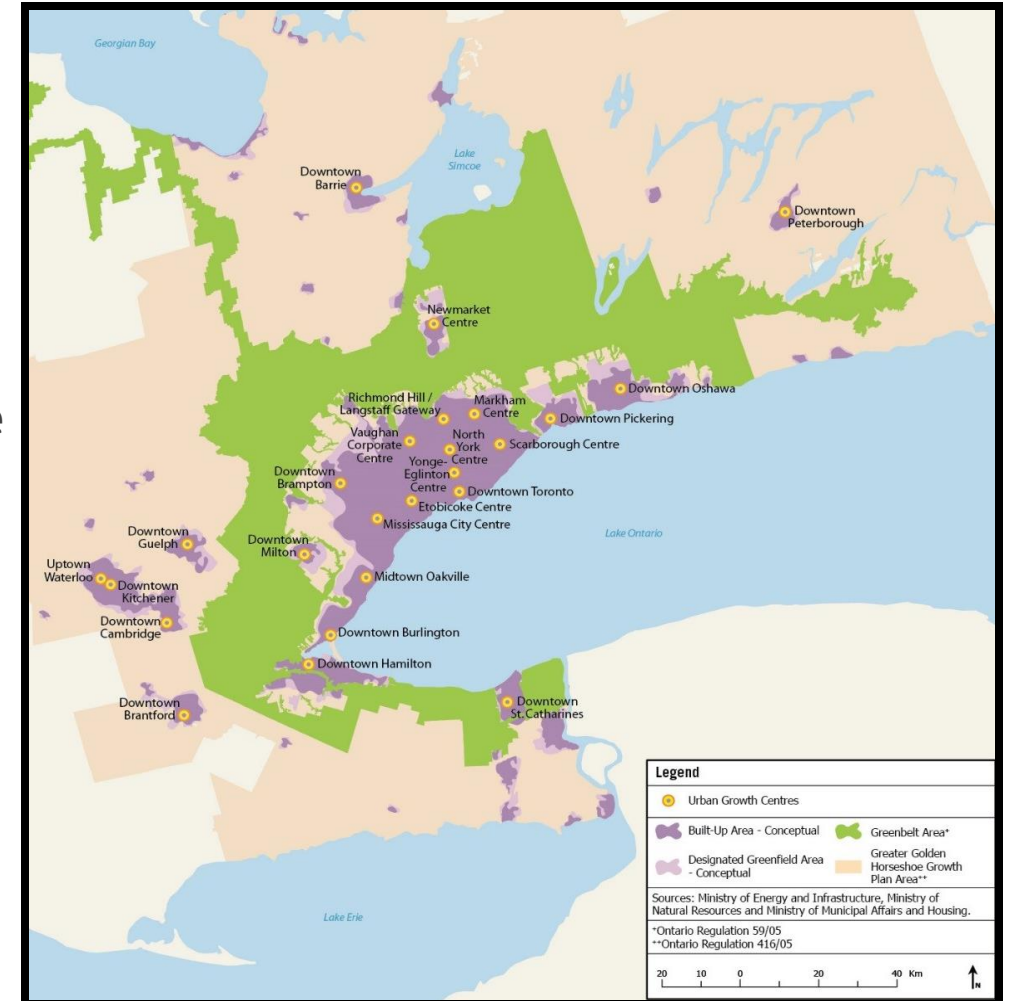
- In 2006, the Province of Ontario established the Growth Plan for the GGH.
- The Growth Plan's purpose is to prevent "urban sprawl," by.....
 - Directing new growth to existing built areas
 - Promoting intensification
 - And, building compact, transit-supportive communities



Source: Halton Region - Integrated Growth Management Strategy Regional Urban Structure Discussion Paper

Setting the Stage: Midtown is a UGC

- Midtown is identified as 1 of 25 Urban Growth Centres (UGCs)
- Urban growth centres will be planned...
 1. as focal areas for investment in institutional and region-wide public services, and commercial, recreational, cultural and entertainment uses
 2. to accommodate and support major transit infrastructure
 3. to serve as high density major employment centres that will attract provincially, nationally or internationally significant employment uses
 4. to accommodate a significant share of population and employment growth.



Source: Province of Ontario – 25 Urban Growth Centres identified in Schedule 4 of the Growth Plan for the Greater Golden Horseshoe, 2006

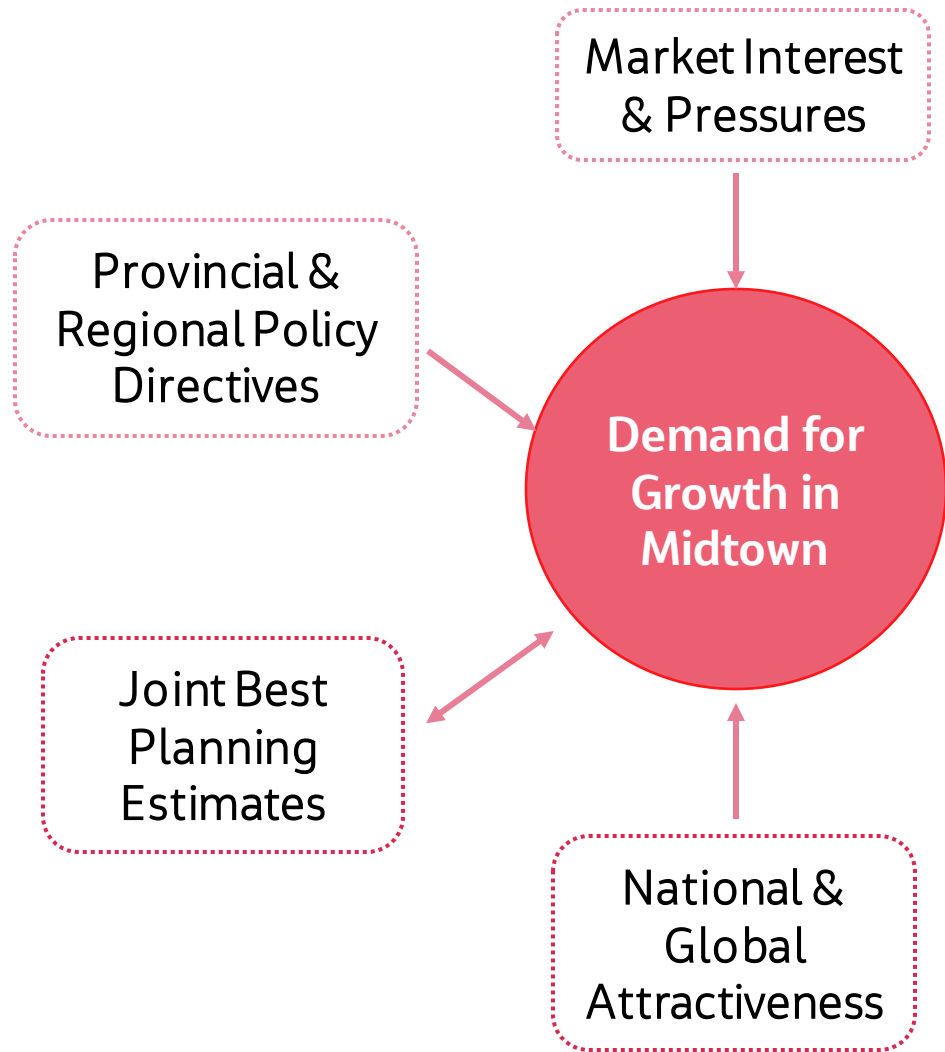
What This Means for Midtown Oakville

- It is a significant Community Building Opportunity
- Fulfills the Town of Oakville Council Strategic Plan Vision and Mission
- Enables Midtown to provide a range of important benefits:
 - People and pedestrian oriented urban centre
 - Essential new amenities
 - Walkable neighbourhoods and districts
 - Interconnected transportation network
 - New housing choices
 - Thriving education and employment uses
 - Unique placemaking
 - Improved servicing infrastructure (at a lower cost per person)

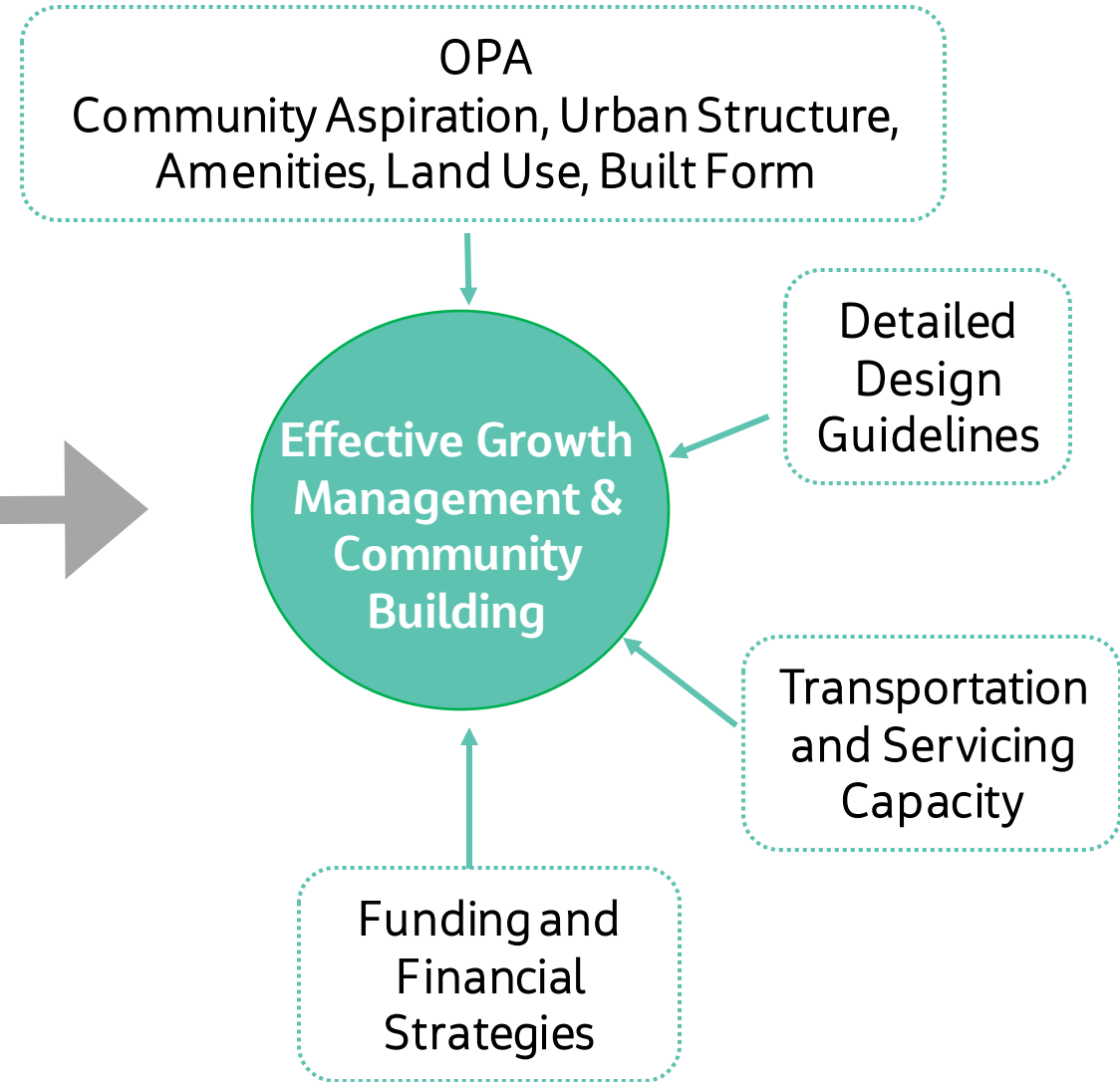


Source: Town of Oakville Council Strategic Plan and 2023-2026 Action Plan

External Growth Factors



Municipal Tools & Strategies



Midtown needs a new OPA Program to effectively manage and direct Growth

A new Official Plan Amendment program is needed for Midtown Oakville that will result in the completion and finalization of the OPA as the **Banner OPA Program....**

Within which, many of the most important elements of the Midtown implementation program can be completed in parallel to the OPA, including:

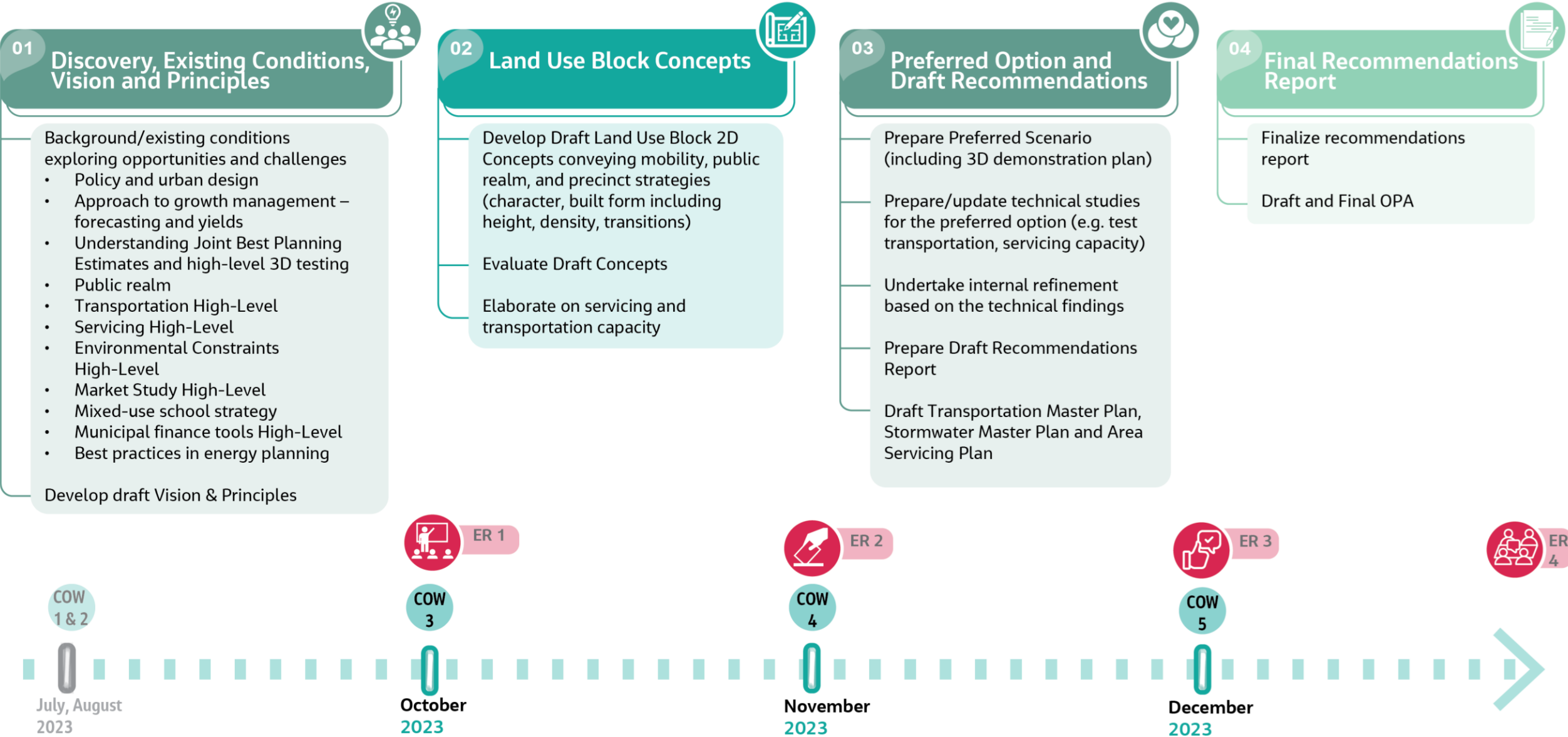
- Built form Testing
- Designing Midtown
- Public Realm Master Plan
- Transportation Master Plan
- Servicing Master Plan

This will result in a fully integrated and comprehensive OPA that has been fully vetted and tested with the broad community and will result in a robust and defensible policy framework.

The Midtown OPA program has many benefits..... including....

- A recognition that we are building a new OPA, and engaging the community in the look, feel and aspirations for how Midtown should evolve.
- Virtually all the key Midtown Implementation elements can move forward at the same time as the OPA, with some, immediately following the OPA.
- The community, Council, developers, landowners, staff and members of the public will have an opportunity to fully engage on all aspects of the OPA.

Official Plan Amendment Process for Midtown



Midtown OPA – Phase 1a

- **Phase 1a – a range of existing conditions memos** highlighting opportunities and constraints from all the various project disciplines to gain a complete understanding of existing conditions.
- These technical inputs will be used to inform the first round of broad based community consultation, providing the community an opportunity to gain valuable information and ask pertinent questions related to key technical findings

- Policy and urban design
- Approach to growth management – forecasting and yields
- Understanding Joint Best Planning Estimates and high-level 3D testing
- Public realm
- Transportation High-Level
- Servicing High-Level
- Environmental Constraints
- Market Study High-Level
- Mixed-use school strategy
- Municipal finance tools High-Level
- Best practices in energy planning

01

Discovery, Existing Conditions, Vision and Principles



August
September
October



Midtown OPA – Phase 1b

- **Phase 1b – JBPE and Built form 3D testing** to determine a working number for ppl and jobs/hectare and resultant height and density. Early ballpark testing will be refined in Phase 3 through development of the preferred scenario. In phase one, this is a technical and iterative process requiring math, design and excel charts
- These technical inputs will be used to inform the first round of broad based community consultation

- Understanding Joint Best Planning Estimates and high-level 3D testing

01

Discovery, Existing Conditions,
Vision and Principles



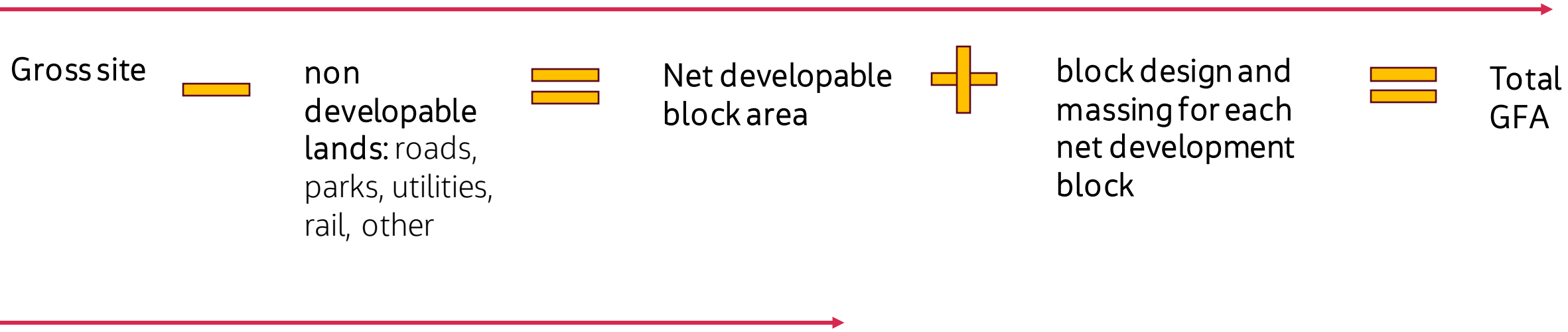
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Midtown OPA – Phase 1b



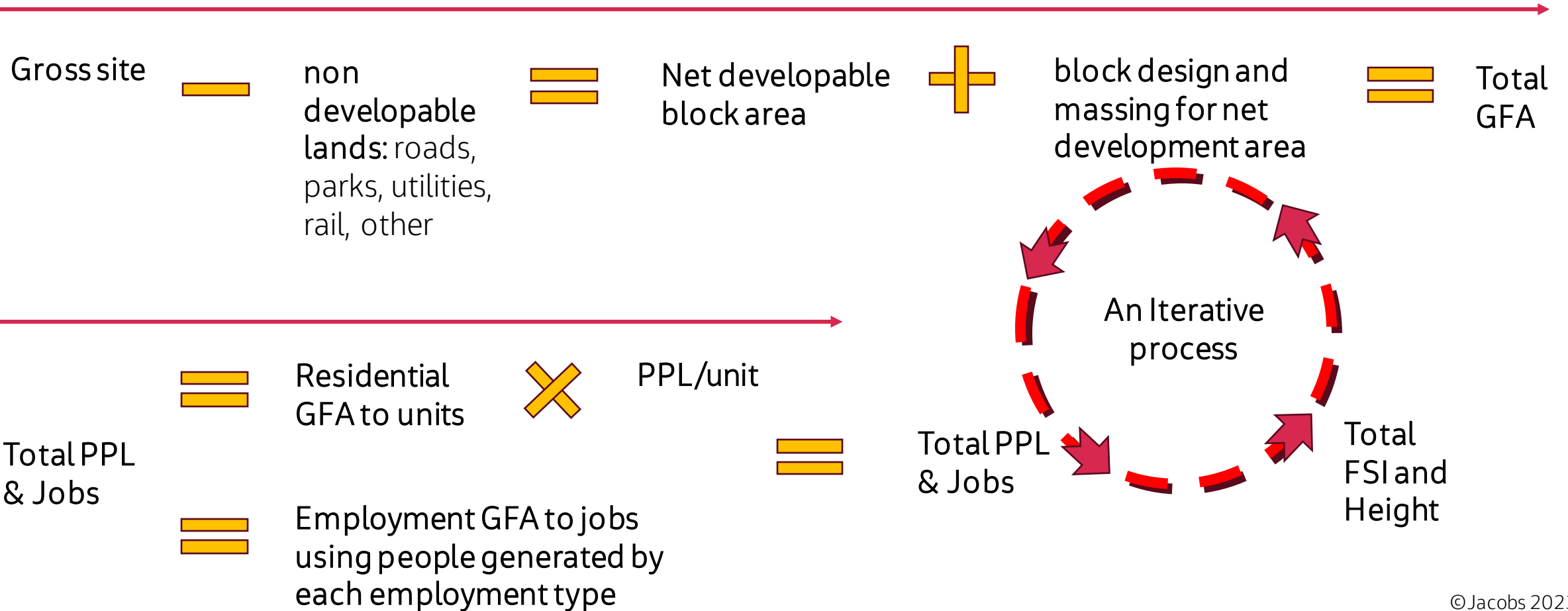
The Methodology for Density



Midtown OPA – Phase 1b



The Methodology for PPL and Jobs



Midtown OPA – Phase 1b

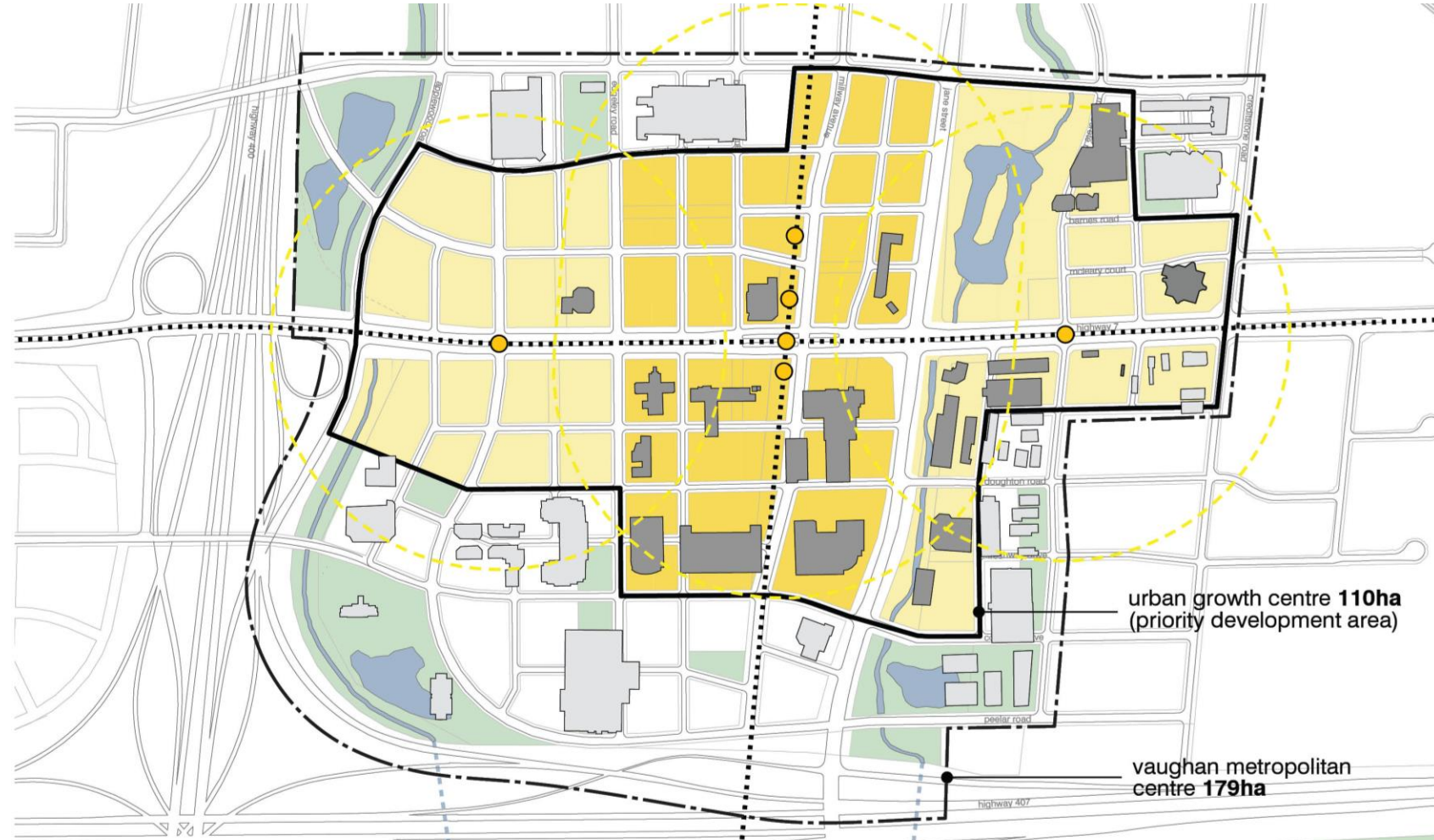
01 Discovery, Existing Conditions, Vision and Principles



August
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2031 VMC Forecasts:

- 12,000 units
- 25,000 residents
- 11,500 jobs
- 204 people & jobs / ha



Midtown OPA – Phase 1b

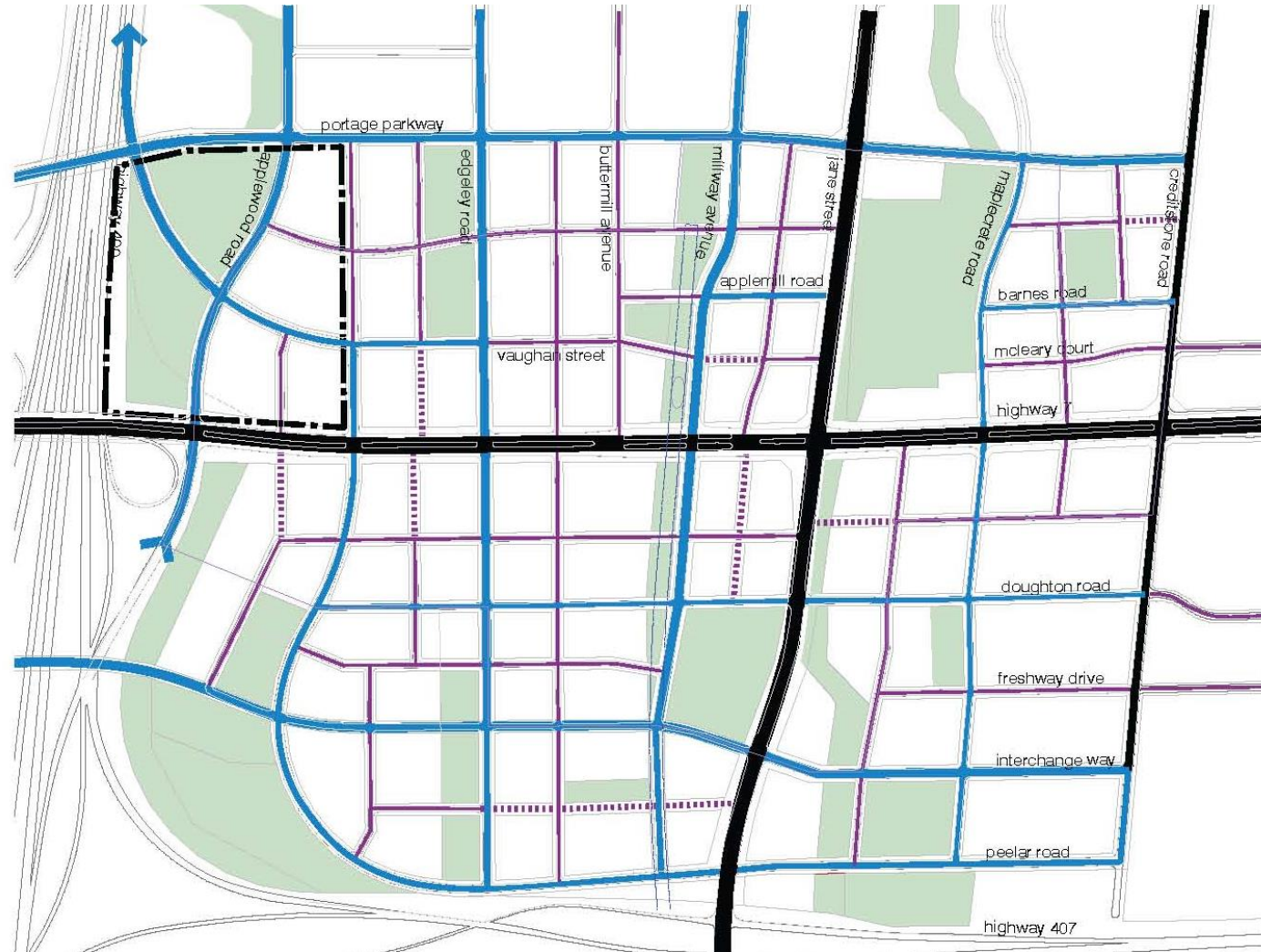
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Discovery, Existing Conditions, Vision and Principles



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Roadways were removed from the calculation of net developable lands



SCHEDULE C > STREET NETWORK

LEGEND

- arterials (54m+ row)
- minor arterial (33m row)
- major collectors and special collector (28-33m row)
- minor collectors (23-26m row)
- local streets (20-22m row)
- local street or mews (20m row)
- special study area A (see Policy 4.3.9)
- major parks and open spaces

Midtown OPA – Phase 1b

Parks and major open spaces were also removed

01

Discovery, Existing Conditions, Vision and Principles



August
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SCHEDULE E > MAJOR PARKS AND OPEN SPACES

LEGEND

- environmental open spaces
- neighbourhood parks
- public squares
- mews or local street
- * parkland associated with environmental open spaces



Midtown OPA – Phase 1b

01

Discovery, Existing Conditions,
Vision and Principles



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Simple massing is designed and calculated on a block-by-block basis to generate an overall density (FSI and height) and determine alignment with ppl and job forecasts

- Phase 1b – JBPE and Built form 3D will be refined in Phase 3. Other inputs include transportation and servicing impacts, final roadway and open space components, public and landowner inputs, and precinct and design characteristics.

Midtown OPA – Phase 1c

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Discovery, Existing Conditions,
Vision and Principles



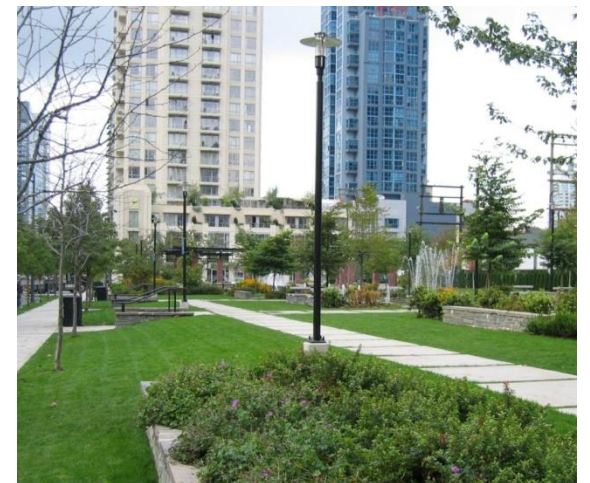
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- Phase 1c – Draft Vision and Principles integrating community building principles from the draft OPA, as well new directions for built form, sustainability, resiliency, placemaking and others.

Develop draft Vision & Principles

Key Principles

- A distinct centre with unique character areas
- Complete communities
- A variety of employment uses
- A major institution
- Optimize transit investments
- Fine-grain grid of streets
- Generous, remarkable open space system
- Prominent natural features and functions
- Green infrastructure and green buildings
- A focus on place-making & High-quality design
- Best practices in sustainability and resilience



Midtown OPA – Phase 2:

02

Land Use Block Concepts



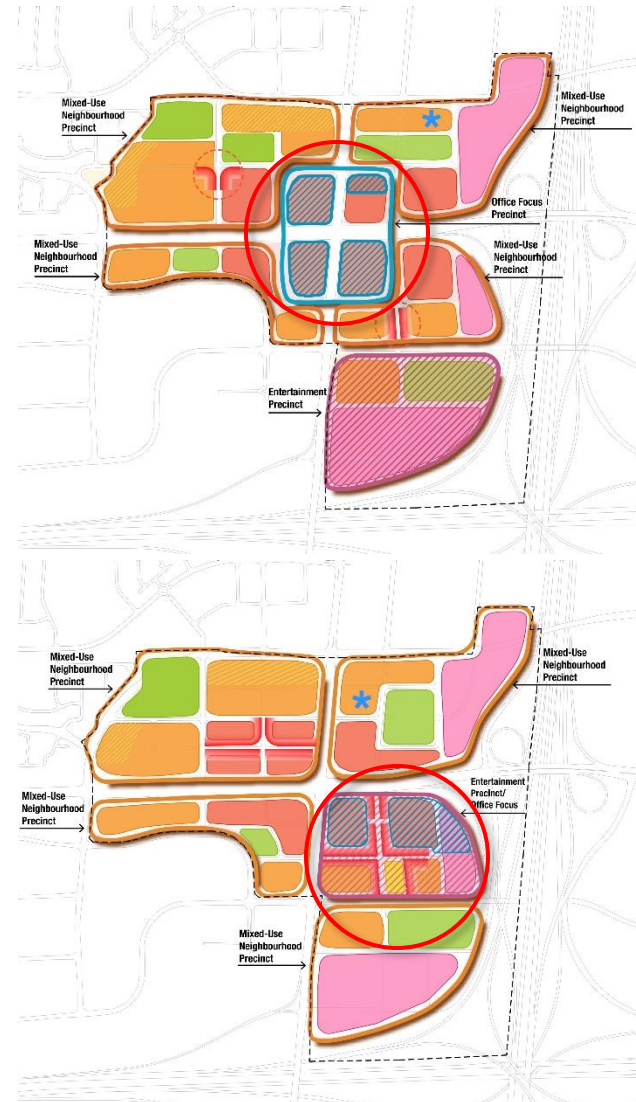
October
November

- **Phase 2 – Draft 2D Land use Block Concepts** conveying public realm, precinct strategies and built form characteristics.
- These concepts will inform the second round of broad based community consultation. Participants will gain valuable information, ask questions, review and evaluate the concepts against the refined vision & principles.

Develop Draft Land Use Block 2D Concepts conveying mobility, public realm, and precinct strategies (character, built form including height, density, transitions)

Evaluate Draft Concepts

Elaborate on servicing and transportation capacity



Role of the Centre:

Develop a significant commercial, cultural, and entertainment destination building on current assets to strengthen the local economy.

Each Scenario takes a different approach to expressing this role for Weston 7 in Vaughan's urban structure.

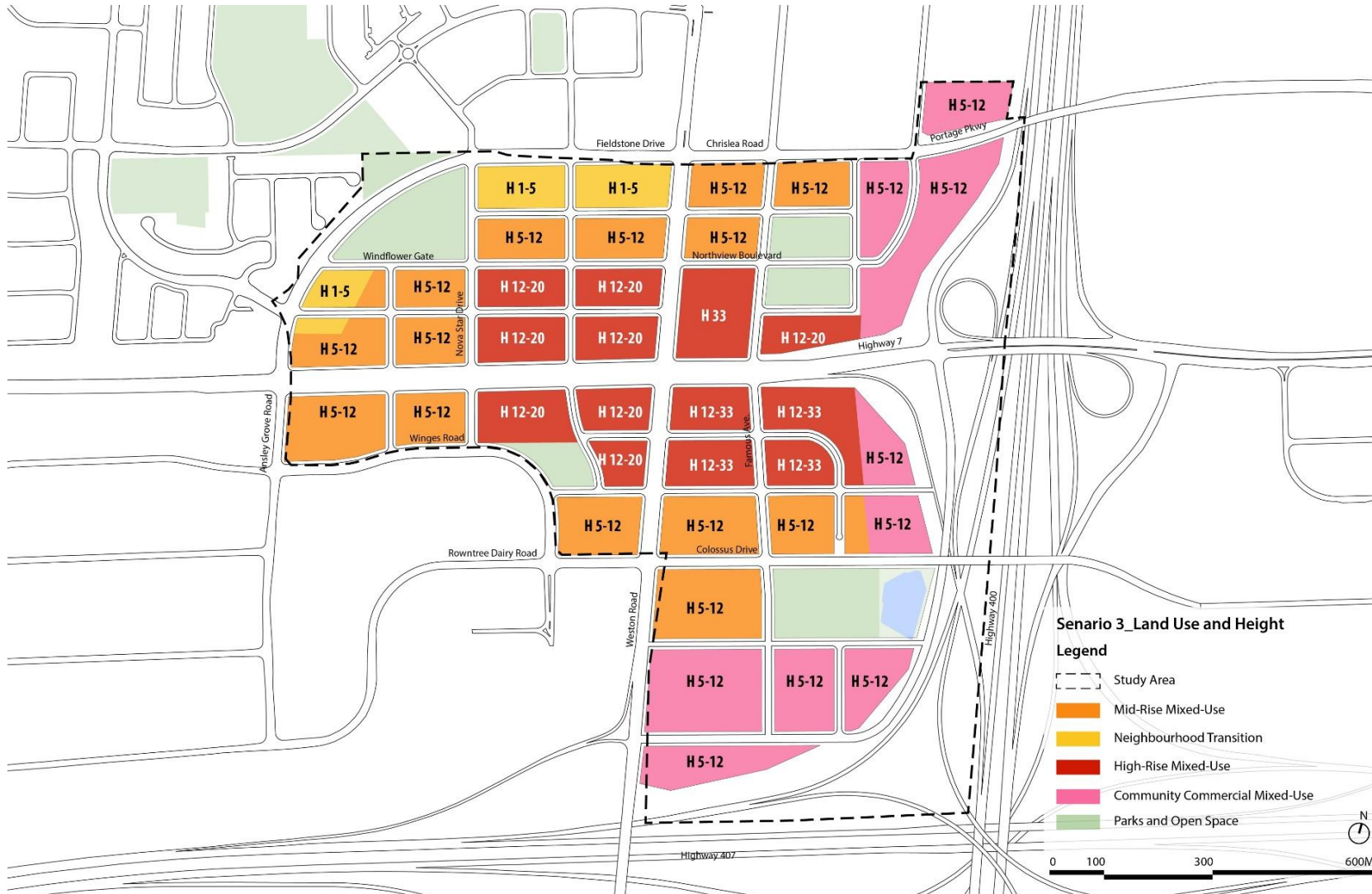
Midtown OPA – Phase 2:

02

Land Use Block Concepts



October
November



Land use and density can be expressed on a block-by-block basis generating an overall density and ppl and jobs numbers.

Servicing and transportation inputs will help refine a preferred concept.

Community and public input around the multiple choices for each scenario will help to generate an understanding of the mix of ideal characteristics to include in the preferred scenario.

Midtown OPA – Phase 3:

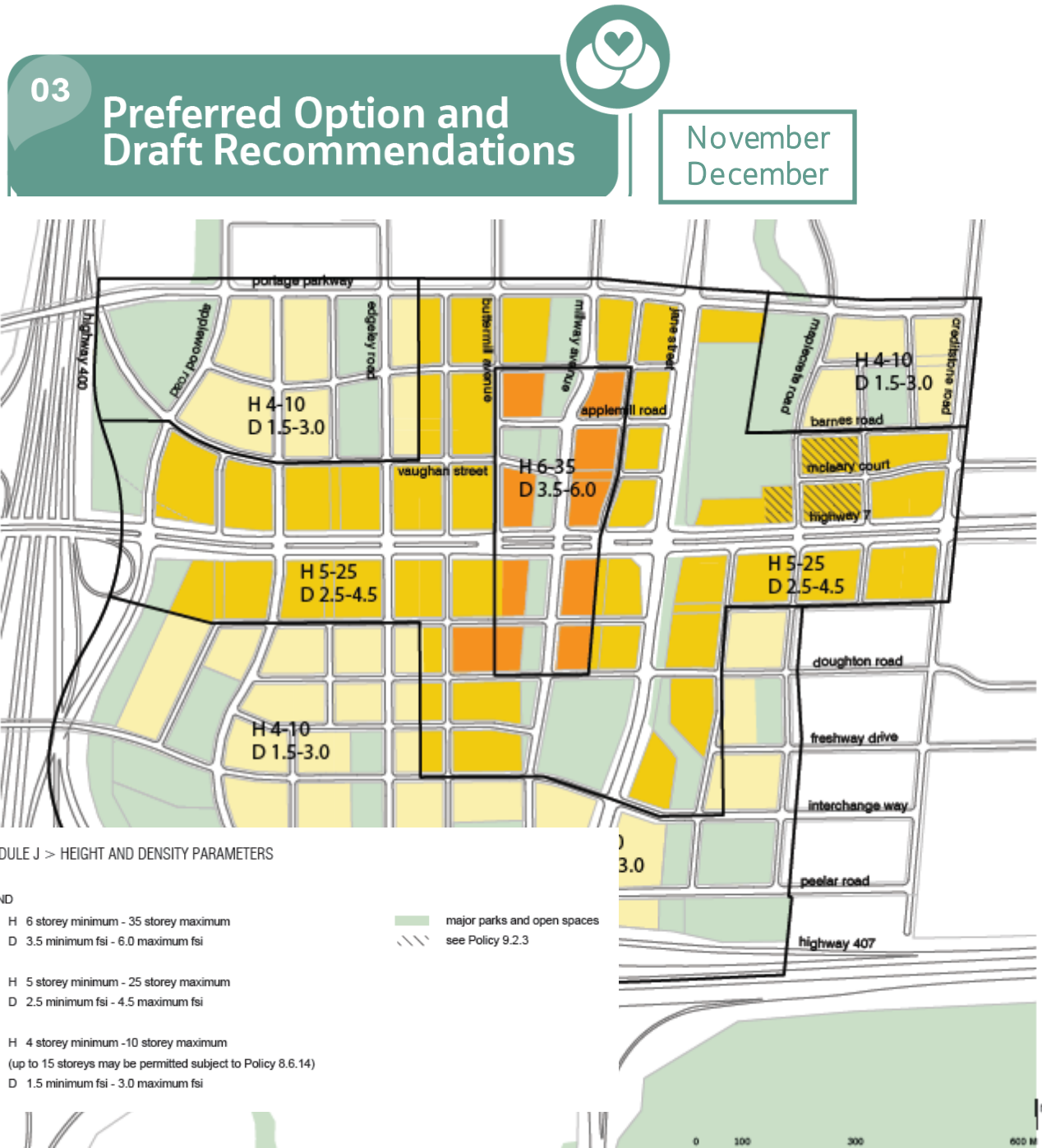
- **Phase 3 – Preferred Option and Draft recommendation** will convey mobility, public realm, precinct strategies and built form characteristics through a 3D demonstration plan, refined through final technical analysis.
- The preferred Option will inform the third round of broad based community consultation.

Prepare Preferred Scenario (including 3D demonstration plan)

Undertake internal refinement based on the technical findings

Prepare Draft Recommendations Report

Draft Transportation Master Plan, Stormwater Master Plan and Area Servicing Plan



Midtown OPA – Phase 3:

03 Preferred Option and Draft Recommendations



November
December



VMC Example Demonstration Model 2031 and 2051

Midtown OPA – Phase 4:

- **Phase 4 – Final Recommendations Report and Draft and Final OPA** will integrate technical inputs and address all areas of a comprehensive and defensible OPA

Finalize recommendations report

Draft and Final OPA

04

Final Recommendations Report



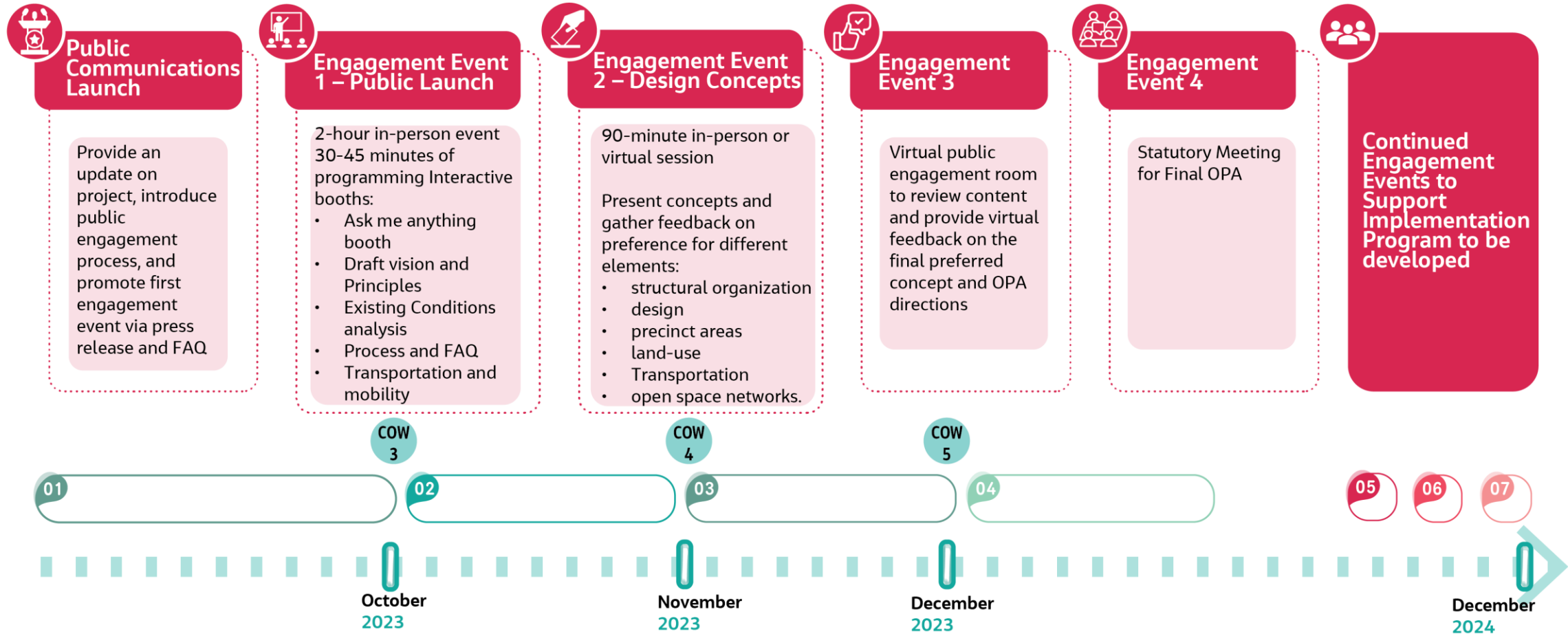
January

Key recommendation and OPA policy will address, among other topics.....

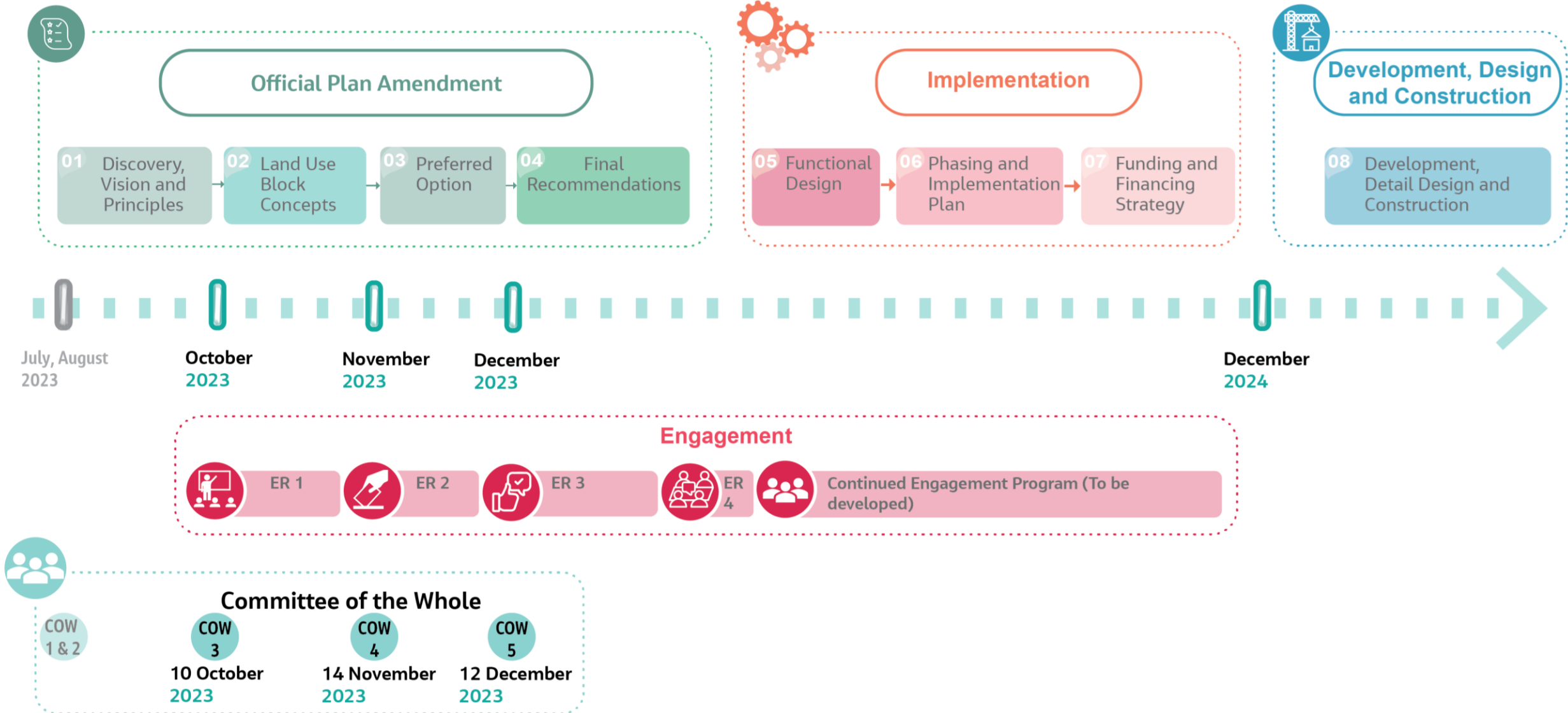
- The role, function and Character of the UGC
- Complete neighbourhoods and diverse housing choice
- A variety of employment uses
- Adequate Provisions for parks, open spaces and civic spaces
- The Optimization of transit investments
- Mobility and the public realm
- Health wellness, biodiversity, resilience
- Green infrastructure and green buildings
- placemaking & High-quality design
- Implementation, funding and finance mechanisms
- Partnerships in making the UGC a success

OPA Public Engagement Framework

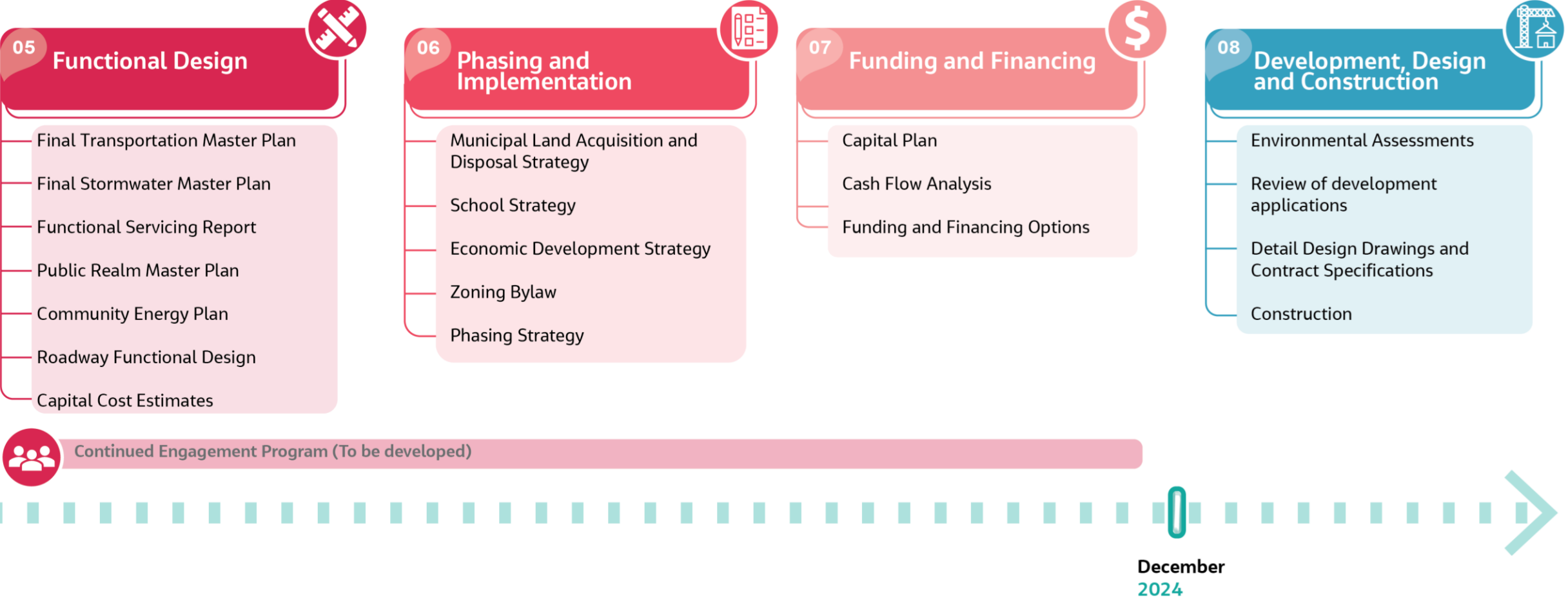
- Public input is a key piece of all technical work being completed, various engagement activities are planned through 2023 and 2024.



Integrated Midtown Implementation Program



Integrated Midtown Implementation Program



Addressing Committee of the Whole Questions



- Attached issue tracking list for topics outside of these themes

Next Committee of the Whole Meeting #3 - Agenda (DRAFT)

1. Purpose of Session
2. Existing Conditions, Opportunities and Constraints
3. Place-based Vision and Guiding Principles
4. Approach to Growth Management (Outcomes of Preliminary Testing)
5. Next Committee of the Whole Meeting

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