

#	Item	Date of Meeting	Question / Issue	Status / Explanation
1	Public Consultation and engagement	Special P&D May 23, 2023	Comprehensive public consultations, information sharing and review by external subject matter experts on the proposed OPA including urban design, public realm, park space, community building, transportation plan and development density.	The Midtown Oakville Implementation Program, supported by external subject matter experts, includes a robust public engagement, ongoing communications and stakeholder liaison plan to integrate a range of perspectives from the public, Indigenous communities, stakeholders, and landowners and developers.
			Can we have workshops with the public (outside of council / Midtown Oakville Committee of the Whole (COW))?	Yes, this tactic will be incorporated as part of the public/stakeholder engagement plan for both the Midtown Oakville Official Plan Amendment (OPA) development and Midtown Oakville Implementation Program.
		CofW#2 – August 24 2023	Issues Tracking Form. How will this be updated and shared? Document names are not the same. Issues Tracking Sheet well received.	The central live issues tracking form has been created and available on the website at www.oakville.ca/midtown . This will be updated and posted on a regular basis (prior to each CofW meeting).
		CofW#2 – August 24 2023	Label external examples to ensure public is aware this is an external project / example.	A series of examples are provided in the CofW meetings. These will be labelled by community.
		CofW #2 – August 24 2023	A request to ensure residents and businesses north of QEW are notified about the Midtown OPA.	A public Engagement Plan is being developed for the Midtown OPA to establish the communication strategy. A channel will be developed to address non-resident association members.
		CofW#2 – August 24 2023	Can extra meetings be provided, or is there agreement that we cannot go past December 23?	Midtown CofW meetings are scheduled to the end of December 23. If extra meetings are required, they will be scheduled as appropriate.

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2	Best Planning Practices and Planning Tools	<p>Special P&D May 23, 2023</p> <p>CofW #2 – August 24 2023</p> <p>CofW #2 – August 24 2023</p> <p>CofW#1 – July 18, 2023 / CofW #2 Follow Up</p>	<p>A review of best planning practices for Major Transit Station Areas (MTSA) across the Greater Toronto and Hamilton Area (GTHA) and any other relevant urban planning precedents.</p> <p>The public does not understand what we can do as the town. The expectation is that we can just ask for a community centre and developers will have to provide.</p> <p>Review Development Permit process.</p> <p>Review Secondary Plans – why are these not being used like Vaughan?</p> <p>Why are precincts not important; how would they benefit Midtown Oakville? Is there a thought that there would be / could be different precincts in Midtown Oakville?</p>	<p>Upcoming meetings of the Midtown Oakville Committee of the Whole will provide discussions and presentations on best practices and comparator Urban Growth Centres, and the rationale within the context of provincial policy changes, community liveability, and an evolving economic landscape.</p> <p>This will be explained through future meetings where the team can illustrate provincial policy, legal responsibilities, capital planning and fiscal analysis.</p> <p>The Official Plan contains official plan policies to enable a Development Permit Process. This will be evaluated through the Official Plan process, with engagement, and addressed in the final report.</p> <p>The Growth Area Review for Midtown Oakville was effectively a Secondary Plan exercise but not titled as such. This same process has been undertaken for each Growth Area Reviews (e.g. Bronte Go MTSA, Palermo, Hospital District). Official Plans are reviewed on a regular basis. The current Midtown OPA is a review of existing policies, and, will be reviewed again to update.</p> <p>Distinct precincts exist in the in-effect land use policies for Midtown Oakville. Precincts are evident in the draft OPA but are not labelled as such. The rail corridor and Trafalgar Road provide natural</p>

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		CofW#2 – August 24 2023	A Livable Oakville – how do you ensure that a liveable Oakville is maintained through the Midtown OPA and work?	<p>boundaries between districts (or precincts) without the need to use distinguishing labels. Precinct strategies are about capturing a unique character of a place with a unique set of uses. There is a desire to build different “places” that are recognizable. Precinct strategies are essentially different types of mixed use neighbourhoods – they will be explored as part of the Midtown Oakville Implementation Program through block plan design work in Phase 2. The consultant team will be examining different arrangements of precinct areas – e.g., Midtown Oakville as a cultural versus employment destination – and will bring these concepts out for public input.</p> <p>The Town has Liveable Oakville Plan, a guiding document for Town planning. This Plan sets the foundation for Town principles and will evolve to guide and accommodate the Midtown Urban Growth Centre. The Midtown Oakville OPA will be integrated with the Liveable Oakville Plan, and the general principles of liveability, will continue to apply to the development review process.</p>
		CofW#2 – August 24 2023	Maintaining an Oakville Context.	<p>The Oakville context will be evaluated through the various engagement sessions, as well as, reflected in the Town approved documents and decisions. Midtown will be a new part of the Town and will have its own character established through the Midtown planning work. This work will be</p>

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				integrated with the surrounding neighbourhoods for an evolving Oakville context which respects its past, as well as, plans for the future. Midtown will be a new neighbourhood. Additional analysis will be provided in future about the target market profile.
3	Climate Change	Special P&D May 23, 2023	Options to embed in the OPA mandatory climate change initiatives for the area.	The Midtown Oakville Implementation Program scope includes a Community Energy Plan where climate change initiatives will be recommended, while appropriate policies will be incorporated into the OPA.
4	Community Master Plan and Phasing	Special P&D May 23, 2023	A review of a potential comprehensive Community Master Plan for the entire Midtown Oakville area, to include phasing options.	Various Midtown Oakville master plans and a phasing plan will be developed. This work will inform policies to be incorporated into the OPA and provide guidance for the implementation of Midtown Oakville in the future.
5	Town-wide Growth Forecast	Special P&D May 23, 2023 CofW #2 - August 24 2023	A review and analysis of Midtown Oakville and the Town's six growth nodes population forecasts, including the methodology, which will assist in determining the achievement of the Town's population and employment growth by 2051, and understanding future capacity and impact assessments.	The Town-wide joint best planning estimates (JBPEs) developed in collaboration with the Region of Halton were presented to Council on August 15, 2023. JBPE's are used for infrastructure planning. The Town and Consulting team will review PPU calculations with the Region of Halton and will report back.

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6	Other Plans integration	Special P&D May 23, 2023 COW #1 – July 18, 2023	Consideration of the Parks, Recreation, Library Master Plan, and Transportation Master plans currently underway and the Parks Plan to be reviewed in Q4 and how these integral plans will support a vibrant livable Midtown. Planning for public and emergency services may be different than existing planning frameworks in the town - how are these being accounted for?	The Midtown Oakville OPA process is a policy document that will not address public and emergency services in detail. The planning of public and emergency services will align with ongoing updates to the town-wide master plans (Fire; Parks, Recreation and Library Facilities; Transportation), and other plans such as the Transit 5 Year Service Plan.
7	Stakeholders	Special P&D May 23, 2023 CofW#2, August 24 2023	An understanding of the required infrastructure timing and the Province, Metrolinx and stakeholder commitment. Discussion about school sites and ensuring they are integrated (and funded) into Midtown.	Response will be provided on a later date.
8	Timeline of presentations	COW #1 – July 18, 2023 CofW #2 – August 24 2023	Provide presentations ahead of time to allow council and public review/comments and deputations. Provide presentations ahead of time to review prior to long weekend.	Materials (staff reports and / or presentations) will be provided ahead of time prior to each Midtown Oakville COW meeting to the extent this is possible The presentation material will be posted ahead of the meeting.
9	Developers' frameworks and guidance	COW #1 – July 18, 2023	How can we work with developers to deliver the vision?	The team is responsible for delivering a series of implementation tools as part of the Program Management Plan for the Midtown Oakville Implementation Program.

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		CofW #2 – August 24	Will a separate meeting be held with the developer industry?	<p>This includes a robust public engagement, ongoing communications and stakeholder liaison plan to integrate a range of perspectives from the public, Indigenous communities, stakeholders, and landowners and developers.</p> <p>An overview of public and stakeholder engagement was provided at the second COW meeting on August 24, 2023.</p> <p>An industry stakeholder meeting was held on September 20, 2023 led by the Consulting Team for engagement.</p>
10	Road Trip	COW #1 – July 18, 2023	Road trip to other areas of Oakville and other Greater Toronto and Hamilton Area (GTHA) Urban Growth Centre (UGC) communities to see challenges with growth, and promising practices that could be used in Midtown Oakville.	<p>A proposed schedule of communities (Oakville and within the GTHA) is being assessed.</p> <p>A proposed schedule will be shared with Council in late summer/fall 2023 to confirm availability and logistics.</p>
11	Transition of transit areas	COW #1 – July 18, 2023	Ability to transform transit areas - crossing two major arterials from the west – and ensure liveability?	This issue will be examined within the context of upcoming COW meetings on best practices and precedents, with further opportunities for discussion through the planned public engagement sessions.
12	Third Party Review	COW #1 – July 18, 2023	Third party review and impact assessment What is the role of the consultant, are they the third party reviewer?	Jacobs is not a third party reviewer. Impact assessment is done from different lenses through various studies and will be shown in various stages of the Midtown Oakville OPA and implementation program process.

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13	Road map	CofW#1 – July 18, 2023 CofW #2 – August 24 2023	When will we see a road map of where we are going, and will we be able to see how each of the items in the Council resolution are being dealt with in the road map?	The roadmap for the Midtown Oakville OPA development and Midtown Implementation Program was presented at the second Midtown Oakville COW meeting on August 24, 2023.
14	COW meeting format	CofW#1 – July 18, 2023	How are we going to have the Council meetings in more of a workshop format?	<p>The COW meeting format allows the committee to discuss and work through detailed matters with the project team. Where some issues require more in-depth discussion, separate meetings can be identified.</p> <p>As well, the project team is developing the public engagement program which will allow opportunities for the public and Council to dive into various matters associated with the Midtown Oakville implementation program.</p> <p>Each phase of the work plan will include public engagement activities. Specific engagements include: a public engagement event (online and in person) is planned in October. Land use concepts will be presented to the public in November followed by a third engagement meeting prior to the final statutory public meeting planned in the new year.</p>
15	Town Staff and Project Team Roles	CofW #1 – July 18 2023	What is the role of staff?	Staff and the consultant team are working collaboratively to deliver the Midtown Oakville Program.

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		CofW #2 – August 2024	What is the role of the consulting team and who is in charge?	The consultant team is responsible for delivering on a series of implementation tools and is responsible for complementing and building on work already undertaken by Town staff on the Midtown Oakville OPA through additional public engagement and technical analysis. Senior Management updates the CAO on a regular basis. The consultant’s report to the Town as the lead of the Midtown OPA and the Midtown Implementation Program.
16	Density	CofW#2 – August 24 2023	<p>Are we giving away our leverage to get some benefits by coming in so high at 10 FSI?</p> <p>Is there potential for phasing, but also could we not start out low and revise in a couple of years?</p> <p>Continued discussion about density calculation and people per unit calculations.</p>	<p>Upcoming meetings of the Midtown Oakville COW will provide discussions and presentations on best practices and comparator Urban Growth Centres, built form tools (including FSI) that have been utilized, and the rationale within the context of provincial policy changes, community liveability, and an evolving economic landscape.</p> <p>Midtown will take decades to develop, and the phasing of infrastructure (roads, pipes, parks) will be phased to coincide with that gradual development.</p> <p>The <i>Planning Act</i> required regular reviews and updates of the entire Official Plan. This will be scheduled to update the policies for each of the Strategic Growth Areas to ensure the areas are developing as intended, but also to respond to changes in provincial plans, policies and legislation.</p>

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				<p>Upcoming meetings of the Midtown Oakville COW will provide discussions and presentations on phasing and implementation considerations and options, based on precedents, best practices and an evolving policy and economic landscape.</p> <p>Technical analysis and feedback through public and stakeholder engagement will inform implementation and phasing policies in the Midtown Oakville OPA.</p>
17	Active Development Applications		The public does not understand that applications are proceeding despite the work that is being done now with Council.	<p>A municipality cannot simply refuse to receive a development application while a planning exercise or land use review is underway. The applications must respond to the in-effect land use and Official Plan policy when the application is made.</p> <p>Council and staff have not made any decisions or recommendations on the applications, they are still being reviewed by the town and public agencies.</p>
18	Parkland	CofW#2 – August 24 2023	How is parkland acquired, and, what is the process to build parkland in Midtown. Should parkland be acquired sooner rather than later?	Midtown Parkland will be reviewed as part of Town’s Public Realm Master Plan, and, form part of the Midtown Implementation Program. There is a process for parkland acquisition, and, this will be updated through the Midtown work. Over time, The Town will be in a position to acquire parkland and to build through a consultation process.

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19	Parking	CofW#2 – August 24 2023	Concern about the scale of development and overflow parking to neighbourhoods.	Parking is regulated through the zoning bylaw. The Midtown OPA will introduce parking policies for future zoning bylaw implementation based on a Parking Strategy (both executed through the Midtown Implementation Program).
20	Engineering and Infrastructure	CofW #2 – August 24 2023	<p>Concern about not having infrastructure plan with financing in place soon, and, impact to development.</p> <p>Is there a master environmental assessment looking at Midtown? Seems piece meal looking at individual roads.</p>	<p>The Town reviews infrastructure requirements through the annual Capital Budget process and works closely with the Region to ensure an infrastructure plan is maintained. The Midtown OPA process sets up a seven-phase implementation program which includes a series of defined tasks such as Master Plans, Functional Plans (with capital cost estimates), and Detailed Design Phase and detailed Phasing and Funding Strategies. An Implementation Plan that will identify the future servicing requirements to be coordinated with the capital budget process (finance strategy) and detailed development design. The Implementation Program is a two-year process and will take many years to build out.</p> <p>There is an overall Midtown Transportation Master Plan (TMP), Stormwater Master Plan, and Area Servicing plan to address transportation, stormwater, water, and sanitary capacity and impacts. It covered the entire area of Midtown as well as adjacent connects. The Midtown TMP will cover the first two phases of the environmental assessment process, and future works will review individual</p>

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			What happens if there is a conflict with the EA and Town policy?	<p>roadways in greater detail. These plans will then provide the basis for detailed design. This is a lengthy process and just starting.</p> <p>The intent of the Master Planning works described above is to avoid any major conflicts between the EA and the Town Policy, the consultant consortium team is working collaboratively across both streams to ensure alignment.</p>
21	Resources	CofW #2 – August 24 2023	A slow start. Some concern about ability to complete work program. Skeptical of Q4 2023 completion. What can public / Council do to lobby Provincial Government to advance the plan?	A work program has been established with a roadmap provided at the second CofW meeting to complete the work program by Q4 2023.
22	Housing	CofW # 2 – August 24 2023	<p>How do you plan and design for family housing.</p> <p>What is missing middle housing, and, can it be in Midtown? Like stacked townhouses. Create opportunities. Look at Liberty Village.</p>	<p>Midtown is an Urban Growth Centre planned for the highest densities. Family housing options will be reviewed as part of the policy work. There may be opportunities to integrate a range of housing types in Midtown, as well as, bedroom targets. The public realm master plan can also consider this user group. The consulting team will review this in greater detail as well as policies to encourage more family friendly building designs/amenities.</p> <p>A range of housing options will be looked at. There may be opportunities to add some missing middle housing into the policy recommendations. At present, there are not any local incentives for apartment</p>

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			<p>Are there any incentives for rental housing? How do you get more apartment rental housing in Midtown?</p>	<p>construction. This could be evaluated as part of a “Community Improvement Plan”. Other tools will be helpful in facilitating purpose-built rentals such as effective zoning bylaws and development charge phasing (already in place).</p>