



REPORT

Midtown Oakville

Meeting Date: November 14, 2023

FROM: Planning Services Department

DATE: November 1, 2023

SUBJECT: Midtown Program – Land Use Block Concepts

LOCATION: Midtown Oakville

WARD: Town-wide

RECOMMENDATION

That the report entitled “Midtown Program – Land Use Block Concepts” be received for information.

KEY FACTS

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

- An updated Committee of the Whole – Midtown Oakville tracking tool is attached to this report (Appendix 1) and is available on the Town’s website: www.oakville.ca/midtown. The updated tool reflects progress since the Committee of the Whole – Midtown Oakville meeting #3.
- The consulting team – *Jacobs* – continues to update the Midtown Oakville Official Plan Amendment (OPA) as well as the key implementation tools based on analysis and consultation input received to date, including a review of the existing conditions, constraints and opportunities, and meetings with residents’ associations (September 12), developers and landowners (September 20), key stakeholders (October 4 & 5), and Public Information Centre #1 (October 25).
- Committee of the Whole meeting #4 on November 14 will provide:
 - a status update on the Midtown Program (end of Phase 2); and
 - an overview of draft land use block concepts and best practices to illustrate potential structuring elements that will inform Phase 3 (development of a preferred option).

BACKGROUND

Since the initial Committee of the Whole meeting on July 18, 2023, progress has been made on the various matters that the Committee requested the consulting team and town staff to explore (see Appendix 1).

The consulting team has worked through the OPA and implementation program and will provide an update on the work completed to date – including public and stakeholder engagements, draft land use block concepts, and the impacts on servicing, mobility, public realm, precinct strategies and built form.

COMMENT

Draft Land Use Block Concepts

The consulting team has developed draft land use blocks in 2D form to convey the arrangement of land uses, mobility options, servicing, public realm, built form (height, density and transition) and different precinct strategies. A comparative evaluation of the concepts, best practice imagery, and an assessment of potential structuring of key elements will be presented at the November 14 Committee of the Whole meeting.

Potential elements to be explored as part of the block concepts:

- distribution of employment uses,
- transportation network,
- distribution of open space network,
- clustering of different land uses,
- other unique variables (e.g., transit station, hydro corridor, connections)

Communications and Public / Stakeholder Engagement

Throughout September and October, the consulting team met with residents' associations, developer and landowner groups, conducted key stakeholder interviews, and held the first Public Information Centre (PIC).

There continues to be public and stakeholder engagement planned throughout November 2023, including a Technical Advisory Committee (TAC) meeting with the school boards, the next public information centre, online engagements, developer and landowner meetings, and Committee of the Whole meeting #5 on December 12.

Next Steps

The December 12 Committee of the Whole meeting will include a summary of input from public and stakeholder engagements (September – November) and an overview

of the preferred option, including refinements and emerging policy directions, to be developed in Phase 3 of the Midtown Program.

CONSIDERATIONS

(A) PUBLIC

The town has hosted three statutory public meetings, and several workshops and public open houses on the Midtown OPA. Committee of the Whole meetings are open to public delegations. The public may submit comments on the draft OPA up until the time Council makes a decision on the matter.

(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) COUNCIL STRATEGIC PRIORITIES

This report addresses the council strategic priority with respect to accountable government by providing Council and the public with detailed information on the Midtown Oakville OPA and implementation program, and the funding/financial implications associated with various options and emerging policy directions.

(E) CLIMATE CHANGE / ACTION

The Midtown consultant team will provide a future presentation and overview on the Community Energy Plan which is a key component of the Midtown Implementation project.

APPENDICES

Appendix 1 – Issues Tracking List

Submitted by:

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