



REPORT

Midtown Oakville

Meeting Date: December 12, 2023

FROM: Planning Services Department

DATE: December 1, 2023

SUBJECT: Midtown Program – Planning Policy Tools

LOCATION: Midtown Oakville

WARD: Town-wide

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RECOMMENDATION:

That the report entitled “Midtown Program – Planning Policy Tools” be received for information.

KEY FACTS:

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

- The Committee of the Whole meeting #5 on December 12th will provide:
 - An update on the Midtown Official Plan Amendment (OPA) process;
 - A summary of feedback received through November engagements; and
 - An overview of the planning tools available to the town in shaping various elements of Midtown Oakville, in response to questions and issues raised at Committee of the Whole meetings #1 – 4.

- 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 last Committee of the Whole – Midtown Oakville meeting #4 in November.

BACKGROUND:

Since the initial Committee of the Whole meeting on July 18, 2023, the consulting team – *Jacobs* – has continued to work through the OPA and implementation program. Between September and the end of November, more than eight engagements with the public, technical experts, developers, landowners, and

Residents Associations have taken place to discuss draft land use block concepts, and the impacts on servicing, mobility, public realm, precinct strategies and built form.

The Committee of the Whole meeting #4 on November 14th discussed three draft land use block scenarios to convey the arrangement of land uses, mobility options, servicing, public realm, heights, densities and transition, and different precinct strategies. The three land use block scenarios were consulted on throughout late November through Public Information Centres, Technical Advisory Committee meetings, Residents Association meetings, and landowner/developer meetings.

Throughout the Midtown Committee of the Whole process, the consultant team and town staff have been tracking comments and questions from Council and members of the public. An updated tracking tool is attached to this report (Appendix 1) and is posted to the Midtown Oakville website in advance of each meeting.

COMMENT/OPTIONS:

Ontario's Planning Toolbox: Putting the Midtown OPA into Context

The December 12th meeting will position the Midtown Oakville OPA within the broader provincial planning context, providing an overview of the key laws, policies and implementation tools municipalities have at their disposal to shape their communities.

The overview will discuss the division of legislative powers (federal, provincial and municipal), and Ontario's land use planning framework which includes:

- Legislation (e.g., *Planning Act*, *Places to Grow Act*, *Development Charges Act*).
- Provincial policies (e.g., Provincial Policy Statement (PPS), Growth Plan).
- Region of Halton Official Plan;
- Town of Oakville Land Use Controls (e.g., Livable Oakville Official Plan, Parkland Dedication By-Law, Site Plan Control By-Law, etc.);
- Planning approvals (e.g., Official Plan Amendments, etc.); and
- Urban Design Guidelines (provide guidance for built form and public realm).

The land use planning framework identifies the planning tools (policies and implementation) available to the town to address topics that include:

- Permitted land uses and supporting a range of housing types and affordability;
- Parkland dedication and acquisition;
- Community facilities (including schools) and retail in mixed use buildings;
- Regulating heights and densities through built form policies and tools;
- Transportation (roads, transit, active transportation, parking management);

- Servicing, phasing, and costing; and
- Climate change and sustainability.

Communications and Public / Stakeholder Engagement

Throughout November, the consultant team has engaged the public, technical experts, landowners, and developers. An overview of feedback received thus far will be provided at the Committee of the Whole meeting.

Next Steps

The preferred concept for Midtown Oakville will continue to be refined based on input from the public, Council, and key stakeholders, and will be brought forward to the Committee of the Whole meeting #6 on January 30, 2024. The draft Midtown OPA reflecting the preferred concept will follow in Q1 2024.

CONSIDERATIONS:

(A) PUBLIC

The town has hosted three statutory public meetings, and several workshops, public information centres, and technical advisory committee meetings on the Midtown OPA. Committee of the Whole meetings – of which there have been four to date 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 (updated as of November 15, 2023)

Submitted by:

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