

# **Growth Planning & Management: Town of Oakville & Midtown Oakville**

Midtown Committee of the Whole  
January 30, 2024

# **The Task at Hand – Oakville’s role**

## **The Town of Oakville’s responsibilities are to:**

- Align our local Official Plan with Provincial policies and directions to ensure conformity and consistency.
- Plan for future job and population growth over the long-term, to ensure:
  - Coordination and provision of necessary services and infrastructure to accommodate growth; and
  - Responsible management of land uses, development, and servicing infrastructure for long-term sustainability.
- Implement and monitor the Town’s Official Plan, and make necessary adjustments based on trends, changing circumstances and priorities (i.e., the 5-year Municipal Comprehensive Review process).

## **The purpose of the Midtown Oakville Official Plan Amendment (OPA) is to:**

- create a strategic policy framework document that describes how this area will grow over time;
- inform the sizing and capacity of future infrastructure (i.e., water, wastewater, transit, etc.); and
- contribute to how the Town will achieve its climate change goals and greenhouse gas emission targets;

Ultimately guiding the development and evolution of a new livable, complete community in Oakville over the long-term.

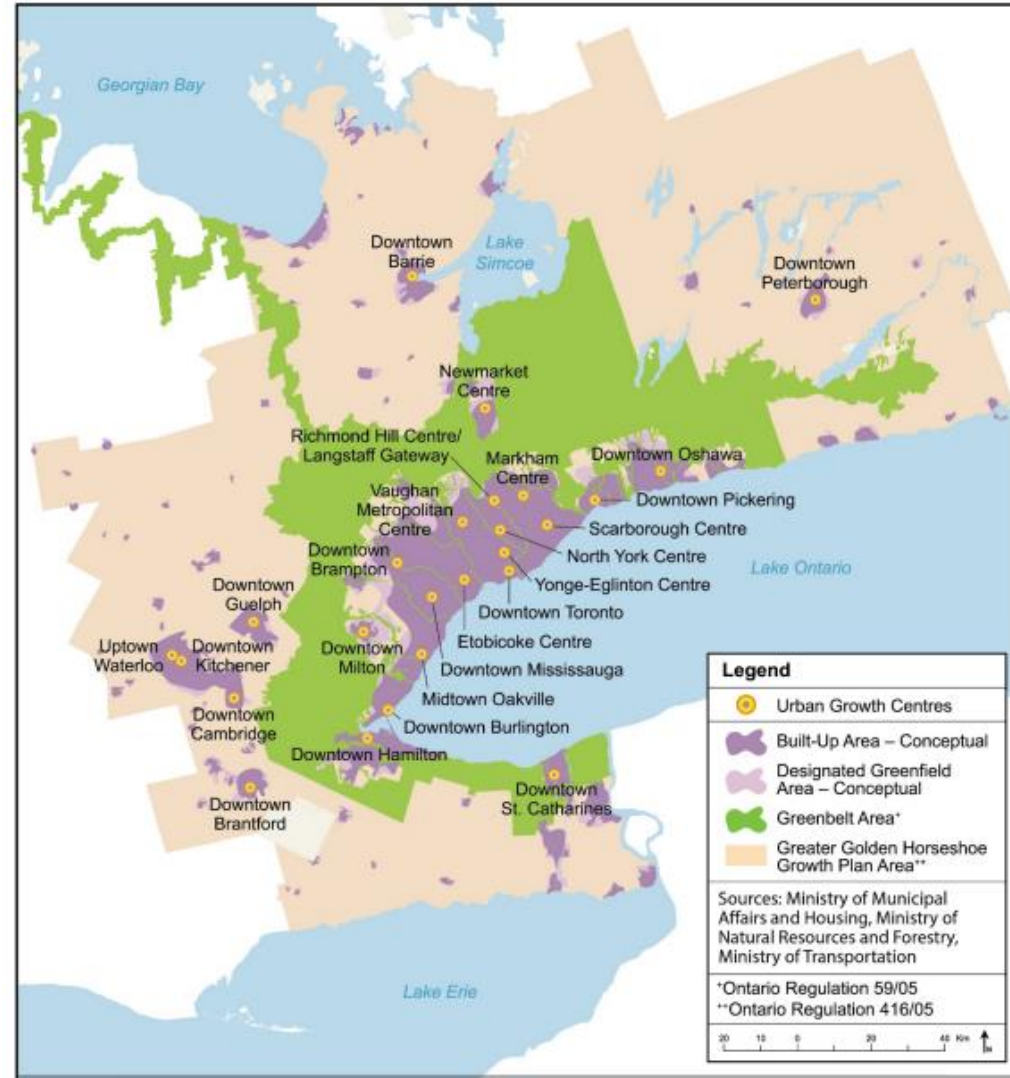
# Diverging Discourse & Common Ground

- Engagement on the policy vision for Midtown Oakville has been ongoing for many years – most recently through the 2021, 2022 and 2023 draft Midtown OPA engagement processes.
- Since the Midtown Oakville Committee of the Whole process was established with the first meeting in July 2023, ongoing and iterative engagements have been hosted through the Consultant Team's tailored and accelerated Midtown OPA process.
- The engagements have resulted in a range of diverse, differing interests, ranging from a desire to see no growth, some growth, to a desire to see significant growth and change.
- The emerging policy directions of the OPA seek to find a **balance of interests** that represent good planning in the interests of the public.

# Current (In Effect) Provincial Policy Direction for Midtown Oakville

Midtown Oakville was designated by the Province as one of 25 **Urban Growth Centres (UGC)** in the 2006 Growth Plan for the Greater Golden Horseshoe. UGCs are to be planned:

1. as **focal areas for investment** in institutional and region-wide public services, 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; and
4. To accommodate a **significant share of population and employment growth**.



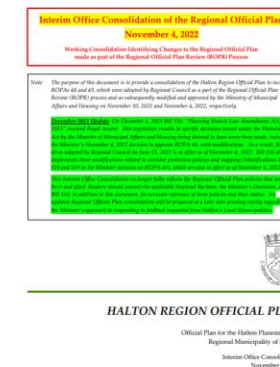
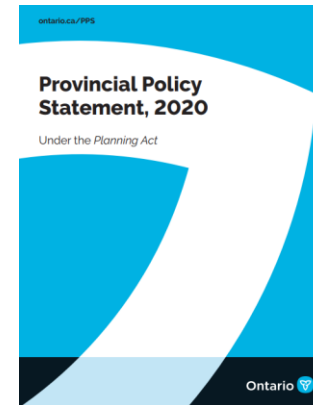
Schedule 4 – Urban Growth Centres, A Place to Grow: Growth Plan for the Great Golden Horseshoe, 2020.



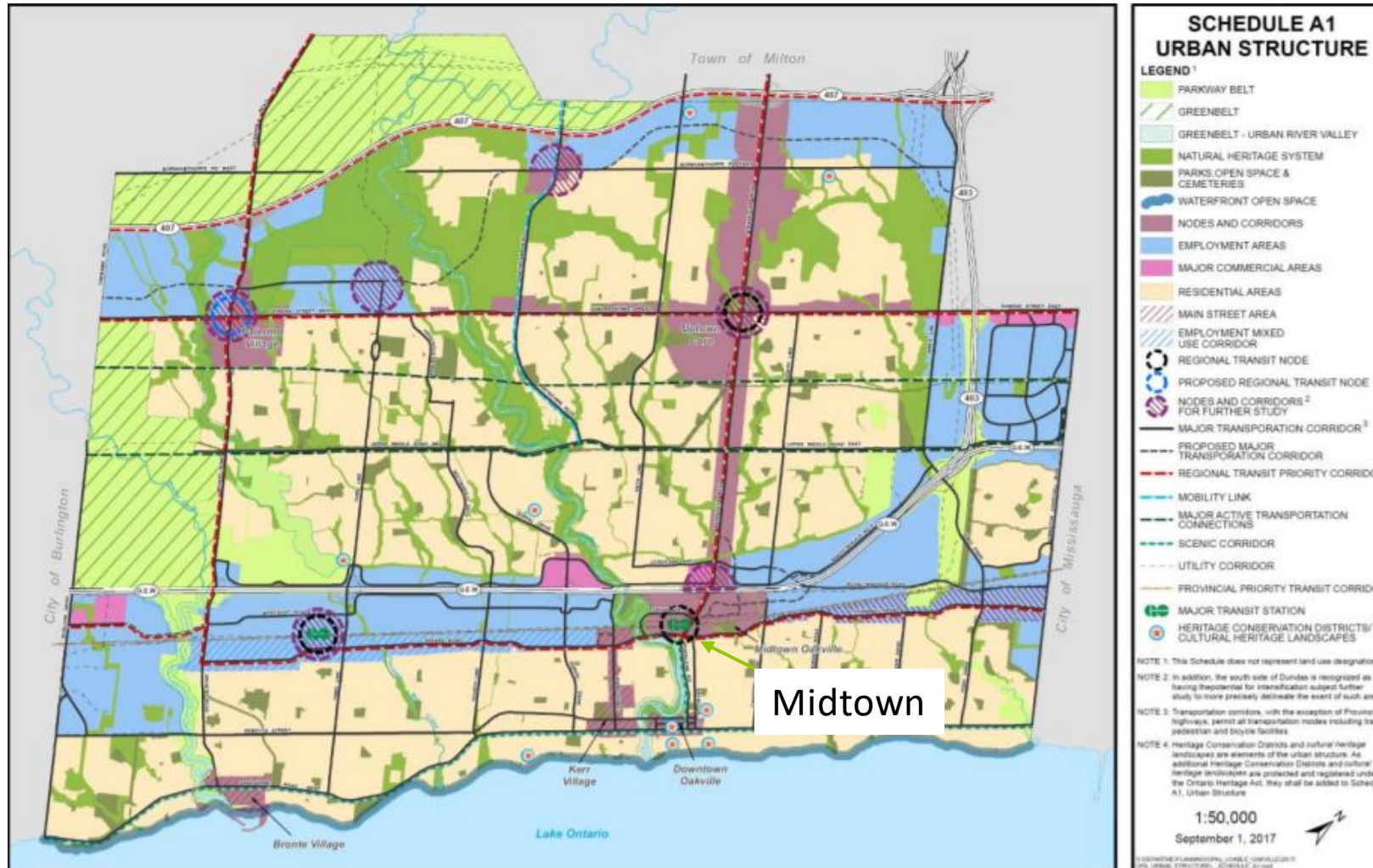
# Current Local Policy Direction: Midtown Growth Planning & Management

Livable Oakville (section 20) set out **how growth in Midtown should be managed over the long-term**, consistent with provincial policy and in conformity with provincial and regional plans, by:

- promoting and enabling the **evolution of Midtown** as an **urban growth centre** and the Town's primary Strategic Growth Area;
- ensuring development occurs gradually over the long-term, **coordinated with** provision of **infrastructure**; and
- ensuring a **minimum** gross density of **200 people and jobs per hectare** by 2031 (*Growth Plan*); and



# Town Urban Structure





# Oakville's Growth Management Plan: Town Urban Structure

The JBPEs are an **output** from land use planning processes and previous Council decisions, including Council leadership in unanimously passing motions recommending forecasted growth be directed to **existing settlement areas** – in Oakville, to a network of **Nodes & Corridors** supported by **higher order transit**.



The JBPEs allocate **~72%** of Oakville's future population growth & **~53%** of future job growth between 2021 – 2051 to the town's **Strategic Growth Areas (SGAs)**.

Midtown Oakville, as an Urban Growth Centre (UGC), Major Transit Station Area (MTSA), and the Town's **primary SGA**, is planned to accommodate a significant portion of that growth (~14% of the Town's future population growth and ~12% of the job growth to 2051+).

# Oakville Growth Management Plan: Joint Best Planning Estimates (2021 – 2051+)

- Municipalities are required by the *Planning Act* to review/update their Official Plan every 5 years.
- Since the Region and Town's Official Plan Reviews were initiated there have been numerous changes to provincial policy, including increasing the **growth minimum** for Halton to **1.1M people & 500,000 jobs** and extending the minimum planning horizon to **2051**.
- The Joint Best Planning Estimates have been modelled on the substantially changed provincial planning framework, to serve as basis for the region's infrastructure master planning.

Joint Best Planning Estimates (2021-51) Midtown Oakville (Urban Growth Centre)					103 Ha
Year	People	Jobs	P+J	P+J/gross area	
2031	11,710	6,780	18,490	178.5	
2041	24,142	13,531	37,673	363.8	
2051+	32,468	17,998	50,466	487.3	



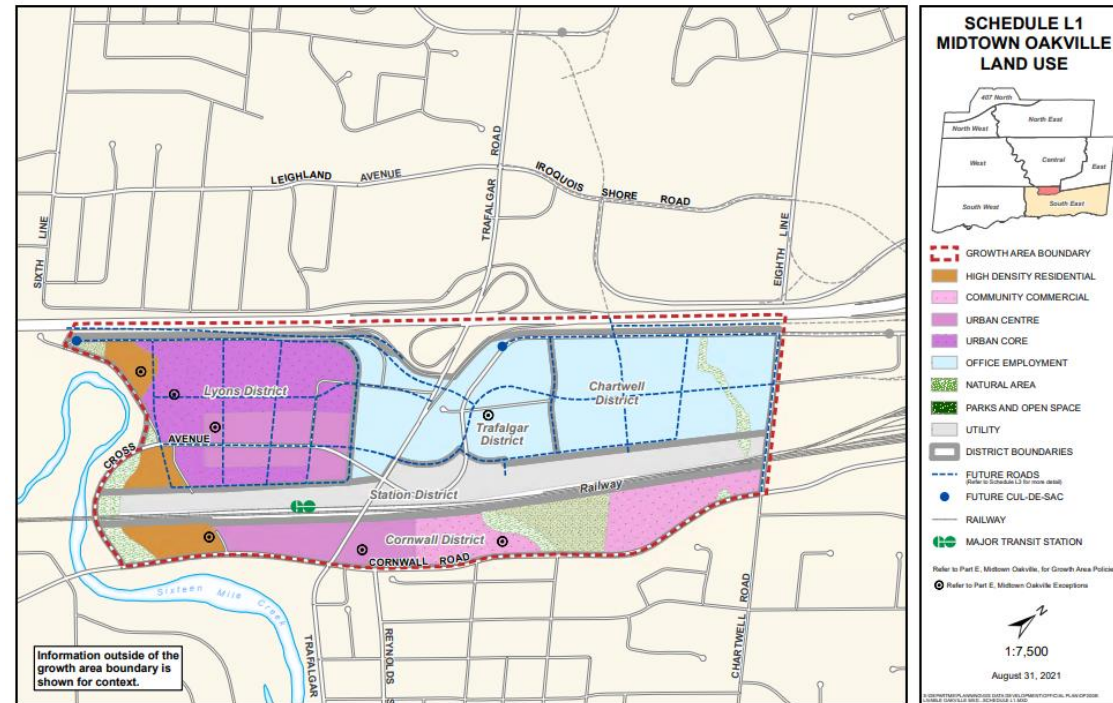
## The Joint Best Planning Estimates (JBPEs) are:

- **an output** of higher-level comprehensive land use planning processes;
- **growth forecasts (or estimates)** across a geographic area, over a time horizon;
- **a planning tool**, used to identify where and when development is to take place and to aid municipalities in planning **complete communities** that include a range of housing, employment, servicing, amenities, and infrastructure to support growth.

# In Effect Official Plan policy: Midtown Land Use

Livable Oakville (**section 20**) sets out the Town's in-effect **policies** for how lands in Midtown should be planned for and used over the long-term, to create a ***transit-supportive, mixed use urban community***. Together with **Schedule L1**, the in-effect policy framework includes:

- Creating ***transit-supportive development*** by ensuring the entire area is developed as a pedestrian-oriented environment focused on access to/from transit;
- Promoting a ***compact urban form*** with **higher density** and higher intensity land uses; and
- Creating a **complete community** by providing for a mix of residential, commercial, employment, civic, institutional, cultural, recreational & public open space uses.

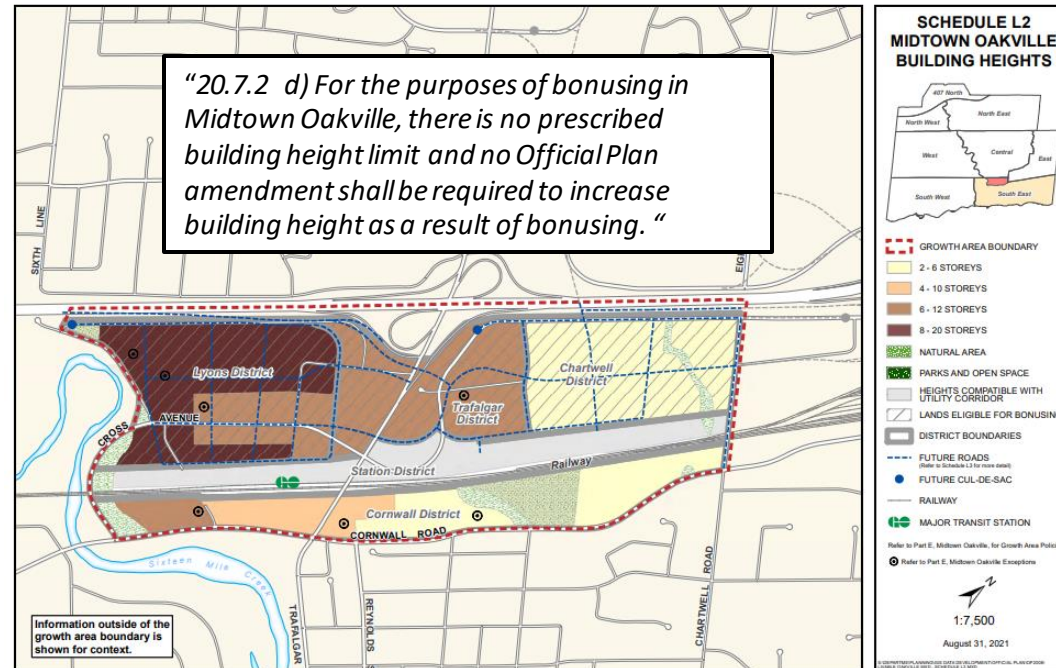




# In Effect Official Plan Policy: Midtown Heights, Exception Policies & Bonusing

Section 20 of Livable Oakville also includes policy direction on **building heights, exception policies & opportunities for increased building heights**, as summarized below:

- **Minimum & maximum heights** shall be permitted in accordance with Schedule L2 and section 20 Livable Oakville policies:
- **Current permissions:** up to **20** storeys & **26** storeys in select areas (599 Lyons Lane), as per Midtown Exceptions policies.
- **Additional heights** may be considered in accordance with **applicable bonusing\*** policies.



\*Bonusing under section 37 of the *Planning Act* was replaced with the Community Benefits Charge (CBC) regime through Bill 108, the *More Homes, More Choices Act, 2019* (introduced CBC regime); and Bill 197, the *COVID-19 Economic Recovery Act, 2020* (expanded on and clarified the CBC regime through Bill 108 receiving Royal Assent July 21, 2020).

# Midtown Heights and Community Benefit Charge

- Under Section 37, additional height could be negotiated for “community benefits” such as a day care, public art or community space
- Community Benefit Charge replaces Section 37
  - Municipality collects money to pay for any community benefit
- The scope for the appropriate height and density beyond the existing permitted 20 storeys must be determined in accordance with good planning for an MTSA and Urban Growth Centre

# Why Plan for Growth to 2051 and Beyond?

The JBPEs support the Town's Urban Structure as the enduring, long-term growth management plan that will continue to accommodate responsible growth to the Town.

Regardless of whether population and employment growth in the JBPEs are achieved by 2051 or afterwards, **planning for growth beyond 2051 is critical to:**



- Demonstrate economies of scale necessary for inter-governmental collaboration & long-term capital investments in infrastructure;
- Ensure the appropriate level of infrastructure & servicing is in place to accommodate planned growth over the long term;



- Respond to short- and long-term demographic & economic trends (local, regional, national & international);



- Respond to market forces & evolving provincial policy anticipated to yield in increases to the Town's development pipeline; and
- Ensure development of complete communities with a range and mix of housing, employment, community services and amenities.



# Updating Midtown Oakville’s existing policy framework to meet the needs of the future

Unchanged elements of the vision for Midtown Oakville, established through the Growth Plan (2006) and the Town’s in-effect Official Plan include developing Midtown Oakville as a:

Vibrant, **mixed-use** community, comprised of **high density development**, to support the development and redevelopment of Midtown as a transit-supportive, pedestrian-oriented area.

Building on an existing vision by emphasizing elements of livability including:

<ul style="list-style-type: none"><li>• <b>Complete Streets</b>, to strengthen the pedestrian-oriented focus of Midtown</li></ul>	<ul style="list-style-type: none"><li>• <b>Precincts</b>, to provide a distinct sense of place</li></ul>	<ul style="list-style-type: none"><li>• A variety of connected <b>public spaces</b></li></ul>
<ul style="list-style-type: none"><li>• A mix of <b>Housing Types &amp; Tenures</b> for all stages of life</li></ul>	<ul style="list-style-type: none"><li>• <b>Climate change</b> and sustainability components</li></ul>	<ul style="list-style-type: none"><li>• <b>Social connection</b>, health and well-being</li></ul>

# meetmidtown

## Council Committee of the Whole (COW) # 6

January 30, 2024

# Agenda

## meet**mid**town

- **Part 1: Introduction**

- Where we are in the process
- Work to-date

- **Part 2: Directions for the Proposed Concept**

- Midtown's part in Oakville's long-term growth strategy
- What we heard from the engagement

- **Part 3: The Proposed Concept and its Elements**

- Concept overview
- Livability strategies
- Additional policy directions

- **Part 4: Estimated Growth Over Time**

- 2031, 2041, 2051
- Long-term vision
- Next steps

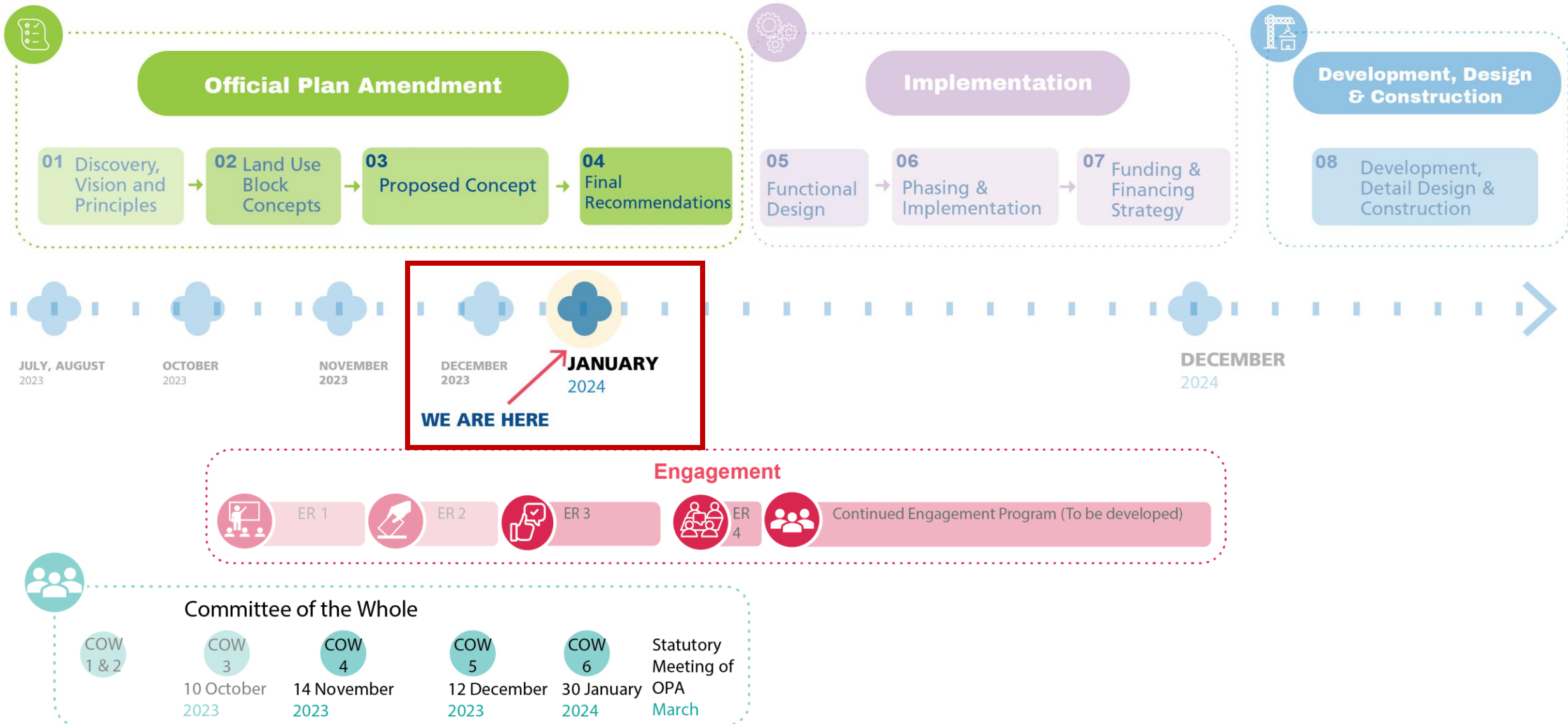
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## **Part 1: Introduction**

Where we are in the OPA process

Work completed to-date

# Where We Are in the OPA Process



# COW Meetings to Date

1. **COW #1 – Jul 18:** High-level visioning and outline of implementation program and engagement plan
2. **COW #2 – Aug 24:** Description of the OPA process and refined Engagement Plan
3. **COW #3 – Oct 10:** Description of the existing conditions of Midtown and how these conditions are relevant to the OPA
4. **COW #4 – Nov 14:** Presentation of three 2D Concept Plans
5. **COW #5 – Dec 12:** Presentation of Planning Framework and Purpose of the OPA

# Consultations to Date

1. **Sep 12:** Residents Association information meeting
2. **Sep 20:** Developer and Landowner information meeting
3. **Oct 5-6:** One-on-one Landowner Meetings
4. **Oct 25:** Public Information Centre (PIC) Meeting #1
5. **Nov 24-29:** Public Information Centre (PIC) Meeting #2:
6. **Nov 29** – Technical Advisory Committee (TAC) and Developers Meetings
7. **Various Partner and Stakeholder Topic Specific Meetings**
  - **Halton Region, Metrolinx, HDSB/HCDSB, Conservation Halton, MTO, and Developers**

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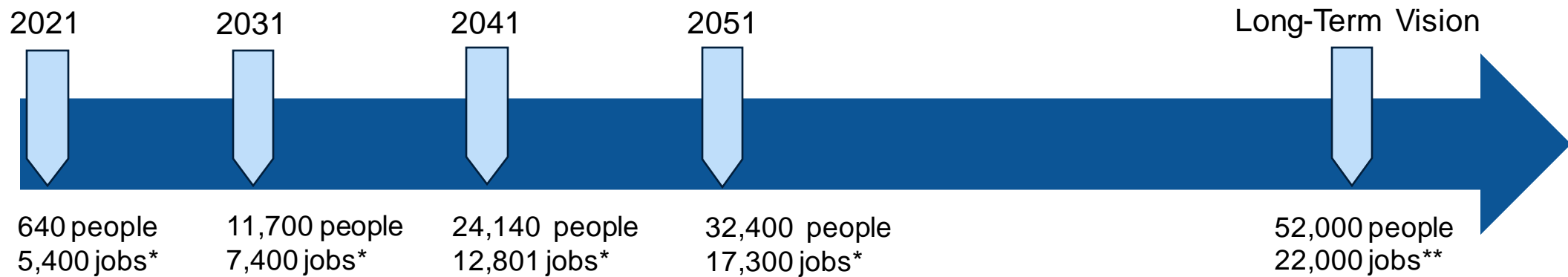
## **Part 2: Directions for the Proposed Concept**

**Midtown's part in Oakville's long-term  
growth strategy**

**What we heard from consultations with  
the public, developers, and the Technical  
Advisory Committee (TAC)**



# The Midtown OPA will meet short term growth projections and plan for Midtown's long-term evolution



- **Midtown is part of Oakville and the Region's overall long-term growth strategy**
  - **Oakville's** population is expected to double to **444,000** people by 2051
  - The **Greater Toronto and Hamilton Area (GTHA)** will be home to **over 11.1 million** people by 2051
- Midtown, along with other SGAs, will play a critical role in successfully accommodating future growth

\* Town and Region Join Best Planning Estimates

\*\* Long-term estimated population and jobs based on the emerging Midtown OPA policy directions

# The Midtown OPA will frame the future of Oakville's primary Strategic Growth Area

- The outcome of the OPA process will be planning policy that creates an updated planning framework to guide future development in Oakville's premier Strategic Growth Area
- With members of the council, the community, and stakeholders, we have:
  - Discussed a **bold vision** for Midtown
  - Developed **land use concepts**
  - Gathered broad-based **feedback**
- Today we start the process of seeking feedback on
  - Emerging proposed scenario
  - Demonstration concept
  - Key policy directions to define a unique and **livable** Midtown



# The OPA will be the foundation for other policies and guidelines that will shape Midtown

- **The OPA shaped in this process will inform**
  - **Servicing** – Infrastructure for water and wastewater will be planned with the region for the long-term population and job estimates
  - **Transportation** – The OPA is being coordinated with the Oakville Transportation Master Plan which is refining road, transit, and active transportation networks for Midtown and adjacent communities to create an equitable, accessible, and connected transportation system
  - **Community Amenities** – The Town will continue to monitor the need for additional community amenities as the Midtown population grows and evolves
  - **Urban Design** – Urban Design Guidelines will be developed to further direct how high-density development, including tall buildings, can be best designed and related to the public realm
  - **Regulatory Approach** – A new Zoning By-law or Community Planning Permit System (CPPS) to implement the directions of the OPA in finer detail
- The OPA will be the **foundation** for how the Town **monitors and tracks growth and change** over the coming decades to **ensure critical community and civil infrastructure and transportation** improvements are planned to support growth

# Phase 2 of the Midtown OPA workplan involved testing various elements for consideration

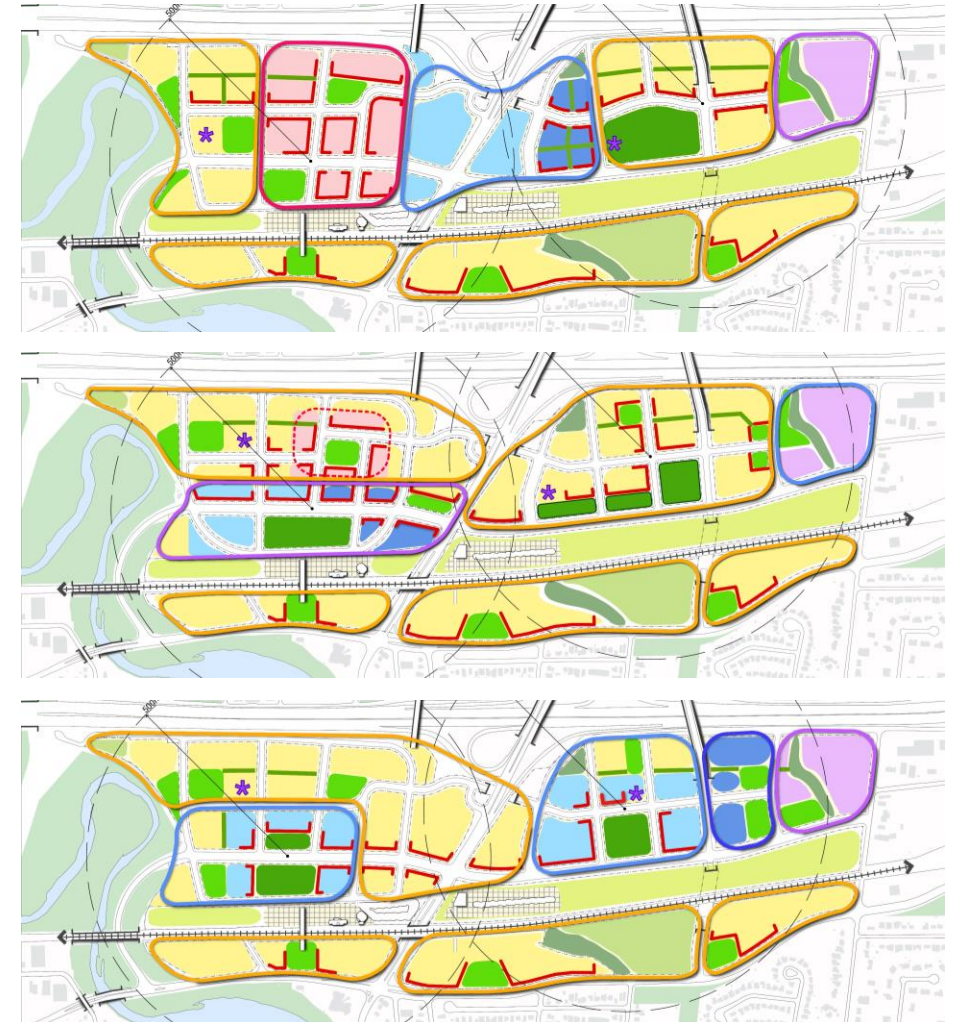
The purpose was to:

Test the location, configuration, and arrangement of primary OPA elements including:

- Land use precincts
- Density
- parks and open spaces
- Street and block network
- Retail frontages and main streets

Test the location and arrangement of supporting OPA elements including:

- Mid block connections
- Active transportation networks
- Transit networks
- Community Facilities and Schools





# The three concepts were intentionally different to test likes and dislikes

## A. Trafalgar Central Employment Focus

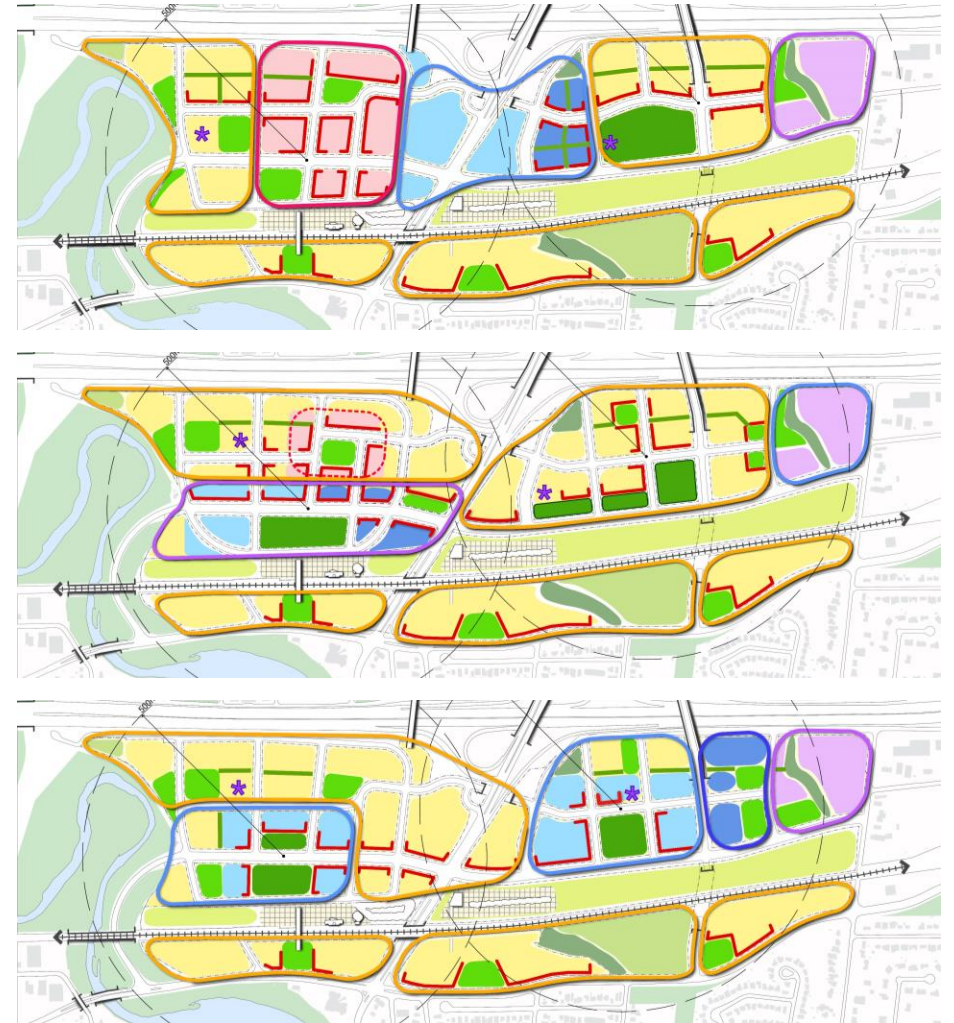
- Most diverse land use mix
- Centralized office focus
- Greatest amount of retail/shopping
- Retail focus along Argus/Davis
- Largest civic space

## B. West Office/Educational Focus

- Moderately diverse land use mix
- Singular office node in west
- Moderate amount of retail, with retail nodes
- Retail focus along Cross Ave and into neighbourhood precincts
- Multiple civic spaces

## C. Two Employment Centres

- Least diverse land use mix
- Two office nodes
- Least amount of retail
- Retail focus along Cross Ave and at civic parks
- Multiple civic spaces



# The three concepts were presented to various Oakville stakeholders

- Concepts were presented to:
  - The **Public** at three (3) Public Information Centre (PIC) Sessions on Nov 24, 28, and 29
  - The **Developers and Landowners** at one (1) meeting on Nov 29
  - The **Technical Advisory Committee (TAC)** at one (1) meeting on Nov 29
- The **public** provided specific comments on elements that they liked, disliked, or felt were missing, as well as generally identifying the characteristics of a proposed scenario
- **Developers** provided feedback regarding development considerations and implications to their landholdings
- The **TAC** provided feedback on how the concepts might impact their role in Midtown

# What we heard from the Public

## Frequent likes

- **Focused arts, culture and retail district** along the Argus and Davis
- **Diversity of land uses**
- **Pedestrian-oriented** main streets and general **walkability**
- Creation of a **central downtown-like destination** (the Office precinct)
- **Transit** accessibility (GO train)
- **Pairing** of offices with higher educational uses

## Frequent concerns

- **Height and density too high**
- Concern regarding increased **traffic and congestion**
- **Shadowing** on low-density residential areas
- Office and higher-education zone may be **far from existing transit station**
- **Not enough** interconnected green spaces and **open parks**
- Lack of a **pedestrian bridge** in areas considered difficult to cross (Trafalgar, Cross, rail)

# What we heard from Developers/Landowners

## Frequent likes

- Overall pleased to see **progress** and **concept directions**
- **Densities** headed in the right direction i.e. **higher** densities more consistent with other UGC areas
- Supportive of a **dispersed parkland strategy** replacing the promenade
- Positive response to the **removal northern off-ramp**

## Frequent concerns

- **Height** and **density too low** relative to other UGC area and previous draft Midtown OPA (i.e. **10 FSI, 60+ storeys**)
- Clarity regarding limits to height and FSI instead of just one or the other
- Cautioned regarding the viability and extent of delivering **non-residential uses** including office, higher-education, and retail
- Referenced the importance of **timely delivery of infrastructure** needed to support development
- Concerns with the amount of **parkland** and **roads** reducing development capability



# **What we heard from the Technical Advisory Committee (TAC)**

## **Technical / planning issues raised by TAC:**

- **CN Rail**: Requesting removing sensitive uses (i.e. residential) from within the 300m Federally regulated buffer from their shunting yard
- **Metrolinx**: Requested higher permitted densities on their lands (up to 10 FSI in line with May 2023 OPA), and expressed an interest in urban development instead of parkland on their southern property
- **School Boards**: Identified the need for three (3) new schools to accommodate the anticipated population.
- **Conservation Authority**: Requested that the OPA include policies requiring the assessment and mitigation of flooding hazards, including spills, where relevant

**Considering the range of diverse feedback received, the resulting proposed concept simply cannot satisfy all the various and, at times, competing interests.**

**The proposed concept seeks to achieve a plan that reflects a reasonable balance of the interests and represents good planning by:**

- Responding to and conforming to **provincial policy direction**
- Reflecting the **vision and principles established** for Midtown
- Providing sustainable direction for **long term growth and evolution**

**We are beginning the process of hearing your feedback on the  
Proposed Concept tonight.**

**meetmidtown**

## **Part 3: The Proposed Concept and its Elements**

**Concept overview**

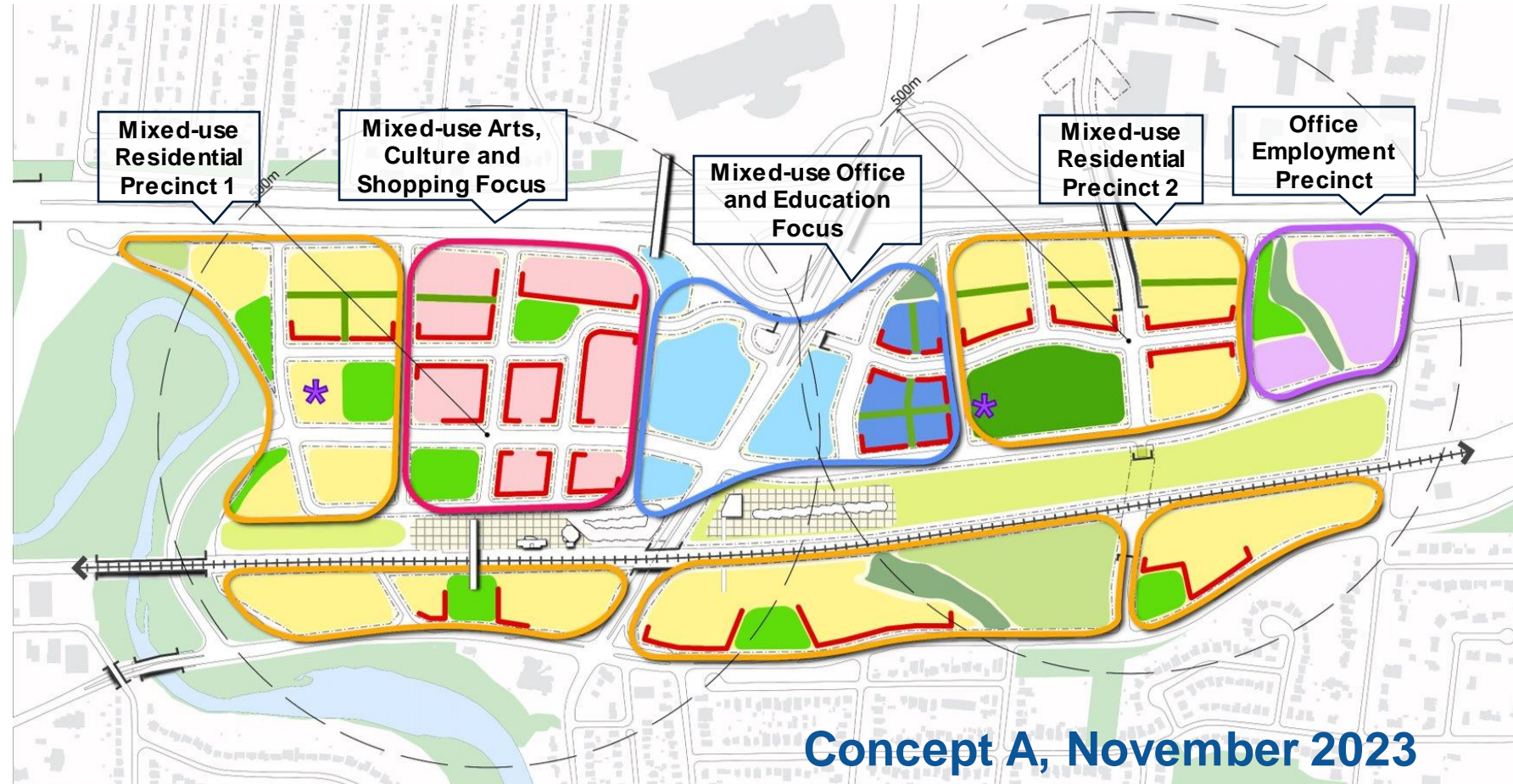
**Six livability strategies and policy  
directions**

**Additional policy directions**

# Based on diverse feedback, the proposed concept is largely based on Concept A with some key changes

## Key elements include:

- Central office and higher education component with access to GO Station
- The large arts, cultural and shopping district
- Intimate pedestrian-friendly main streets on Argus/Davis
- A well dispersed park system



Concept A, November 2023



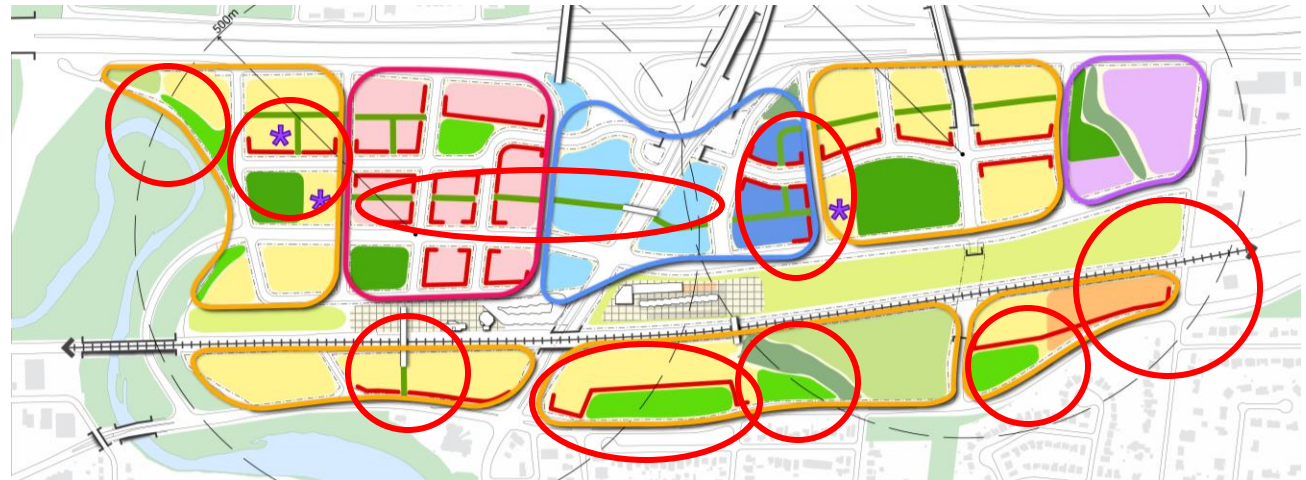
# Key adjustments made include:

1. A commercial designation in the Cornwall/Chartwell area replaces sensitive residential uses and is consistent with the **required 300m CN railyard safety setback**
2. Changes to **park size and location** within southern Cornwall precinct and western neighbourhood
3. Changes and additions to the locations and number of schools
4. Changes and additions to **mid-block connections** within the Education/Employment precinct, and the Arts Culture and Shopping precinct
5. Changes and adjustments to the **active transportation network**
6. Changes to **height and density**

## Concept A



## The Proposed Concept

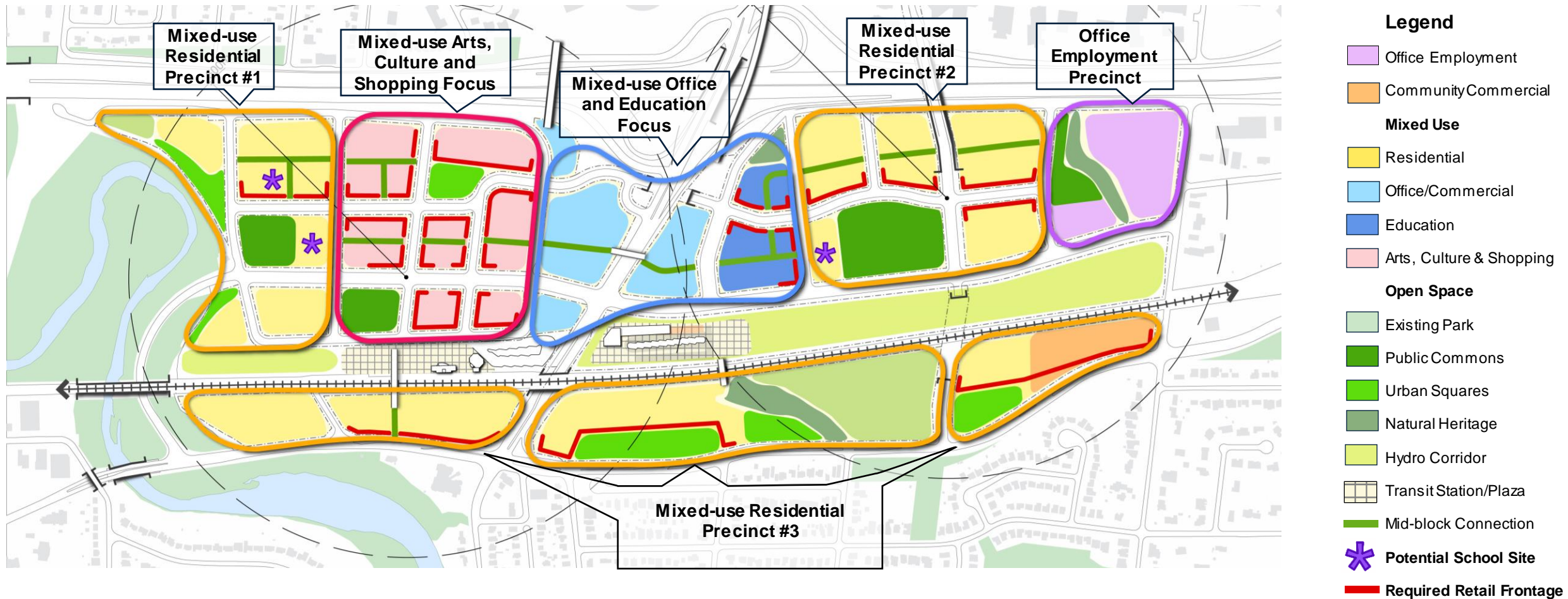


# **We want to focus your feedback on following OPA elements:**

- A. The Proposed Concept:** Showing the Underlying Theory of the emerging OPA
- B. The Demonstration Plan:** Showing Built Form and Public Realm Relationships
- C. Axonometric Drawings:** Showing 3D Characteristics
- D. Six Livability Strategies:** Key Strategies Integrated into the OPA
- E. Key Policy Directions:** Direction for Implementation of Key Strategies

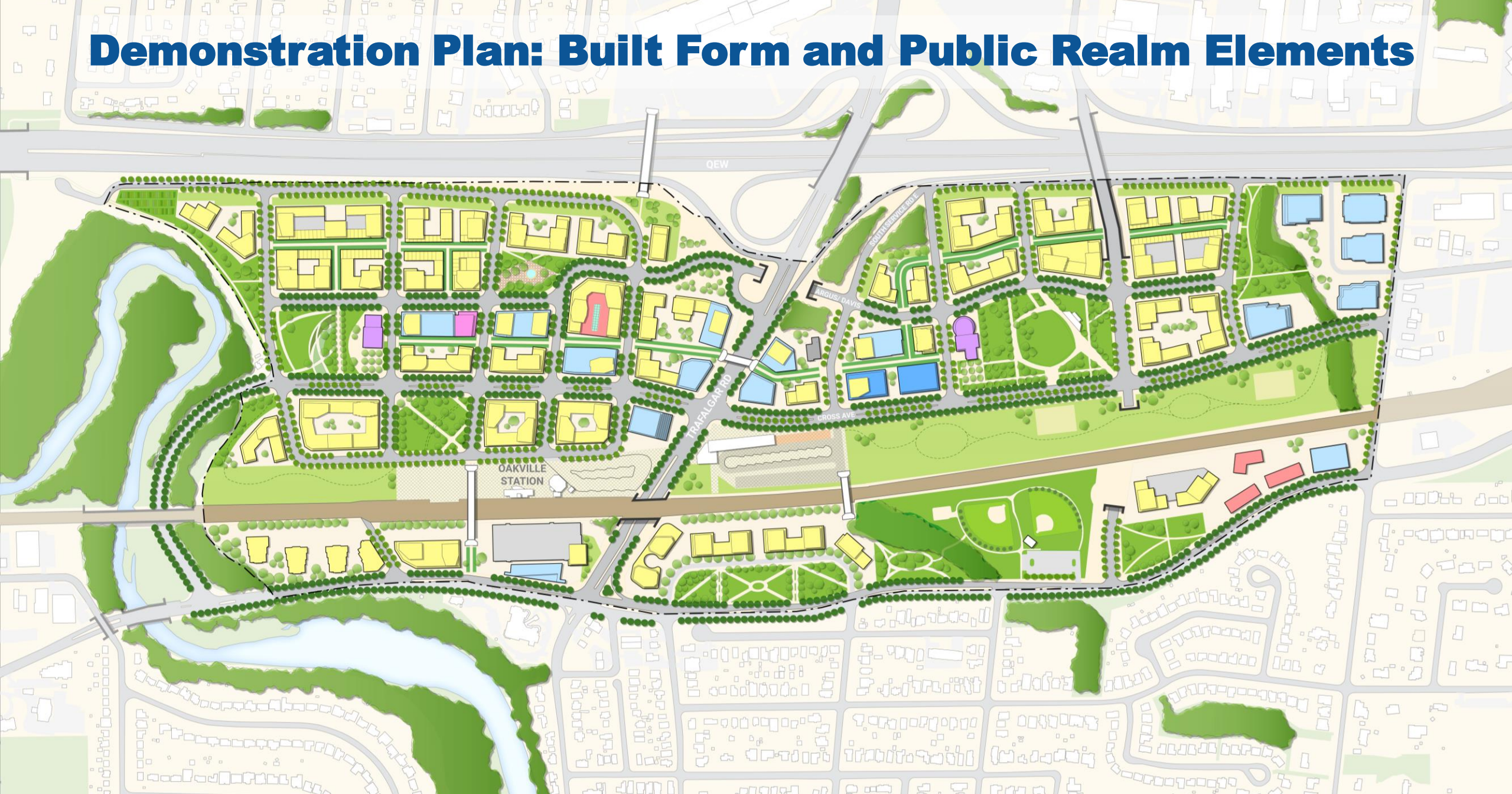
**Feedback will be utilized to refine the proposed concept and develop the draft OPA.**

# The Proposed Concept: the Underlying Theory of the OPA



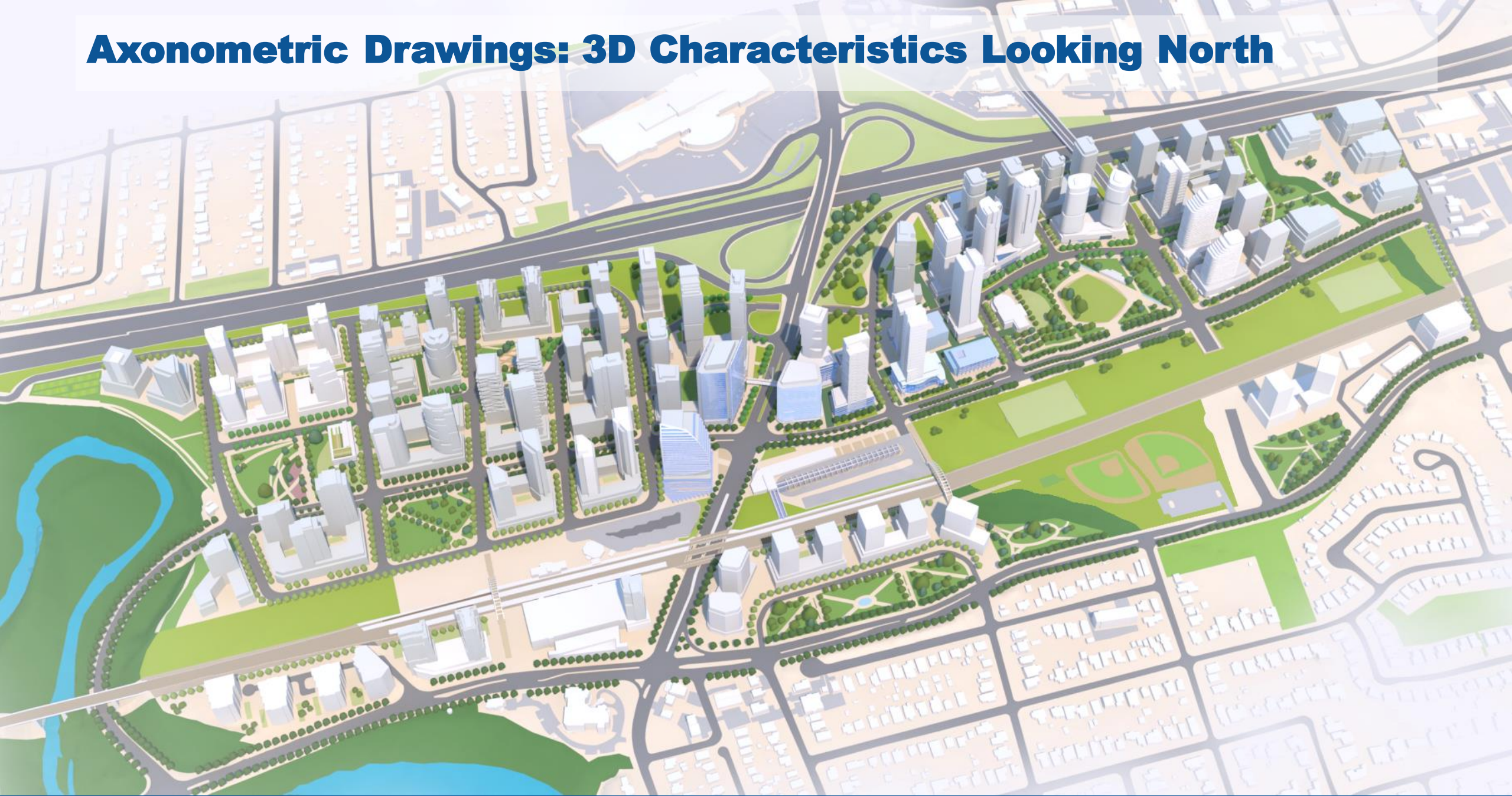


# Demonstration Plan: Built Form and Public Realm Elements





# Axonometric Drawings: 3D Characteristics Looking North



# Livability Strategies and Key Policy Directions

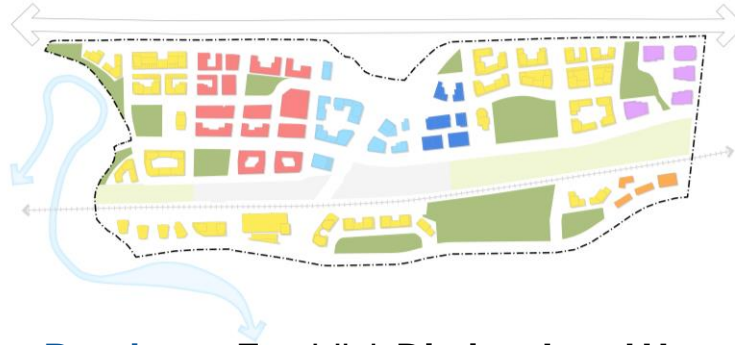
- The intention of the OPA is to shape and enable growth in a way that **focuses on the “quality of life”** offered to residents and visitors.
- Key city-building strategies have been used to enhance **livability** ...  
OR... the degree to which a community includes **all** the components necessary for residents and visitors to succeed and prosper.
- Integrating these strategies will ensure that people living in, working in, and visiting Midtown will experience an exciting and welcoming complete environment where they can **thrive**.



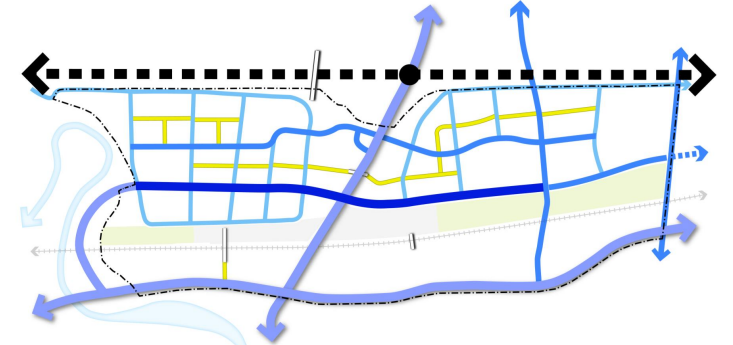
# Six Livability Strategies



**Housing:** Incorporate a Base Residential Permission to **Create New Housing Opportunities**



**Precincts:** Establish **Distinct Land Use Precincts** to Support a True Mixed-Use Community



**Mobility:** Develop a **Fine-Grain Block Structure** to Support Multi-Modal Movement



**Open Spaces:** Build **Signature Parks, Open Spaces and Connections** for Living and Recreating



**Height and Density:** Organize **Height, Density** to Support Land Use Complexity and Transition



**Destinations:** Activate **High Streets and, Arts, Culture and Shopping Areas and Community Amenities**

# 1. Base Residential Permission

## How will a base residential permission contribute to livability?

- A base residential permission will enable **a range of housing types and tenures**, helping increase **housing supply**
- A critical mass of people is necessary to support a **viable, safe, vibrant, and thriving** urban environment
- Residential uses across the majority of Midtown will **ensure the existing and planned investment in public transit can be optimized**



# 1. Base Residential Permission

## Key policy directions include:

- Permitting and accommodating a range and **mix of market and non-market housing options**, including affordable and attainable options in a range of **unit sizes and bedroom types**
- Alignment with any in-force **Oakville Housing Strategy and Action Plan**, and any Oakville **Housing Needs Assessments**, including unit size guidance
- Supporting **innovative housing solutions** including rental, ownership, rent-to-own, co-op housing, affordable, assisted, independent living, and housing that serves a vulnerable population
- Establishing **alternative development standards for affordable housing**, to minimize the cost of housing. For example, reducing parking requirements.
- **Utilizing Town-owned surplus land** for the development of affordable housing, among other priority public uses

## 2. Create Distinct Land Use Precincts

### How will precincts contribute to livability?

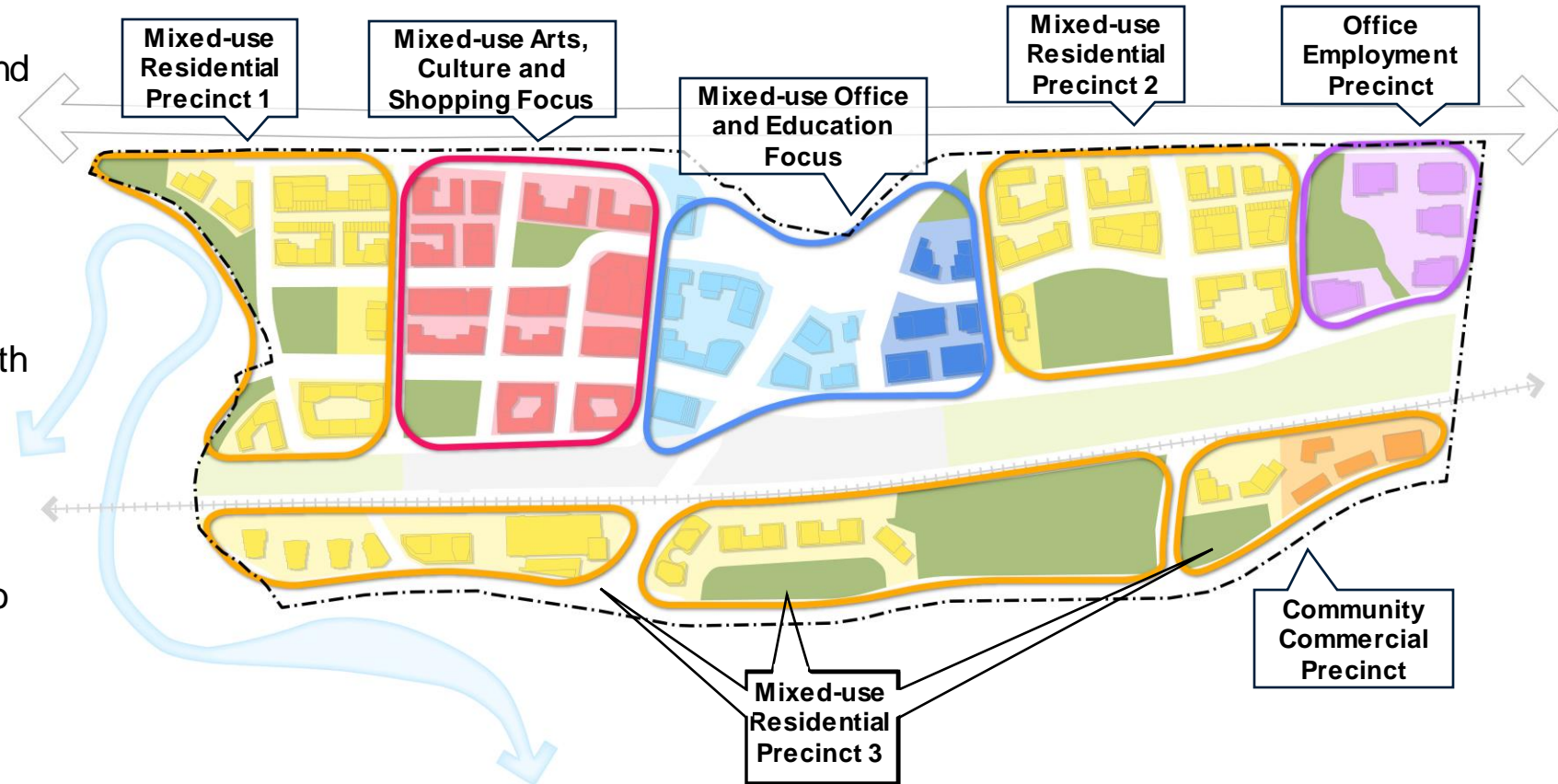
- A range of precincts will create a **complete community** by encouraging distinct mixed use character supporting living, working, recreating, and leisure activities
- A complete community will create a diverse range of living and working **opportunities**, and **enhance vibrancy** and **convenience** for residents and visitors





## 2. Create Distinct Land Use Precincts

- The most complex land use precincts are located in the centre of Midtown and will reinforce a unique sense of arrival to mixed-use office employment and post-secondary opportunities
- The neighbourhood precincts are located in the east, west, and south with the arts, culture and shopping focus close to transit and employment uses.
- Commercial retail and office employment precincts in the far east to add a buffer to the CN railyard
- This land use structure will create a **thriving** urban area, achieving a balance between busy urban mixed-use places and quieter places for living



## 2. Distinct Land Use Precincts:

**The mixed-use office and post-secondary precincts will create a distinct sense of arrival into Midtown**





## 2. Distinct Land Use Precincts:

**Office uses, together with Post Secondary Institutional uses can encourage innovation and ready the next generation to succeed**



JP Morgan Chase Plaza, Houston TX  
Source: HOK

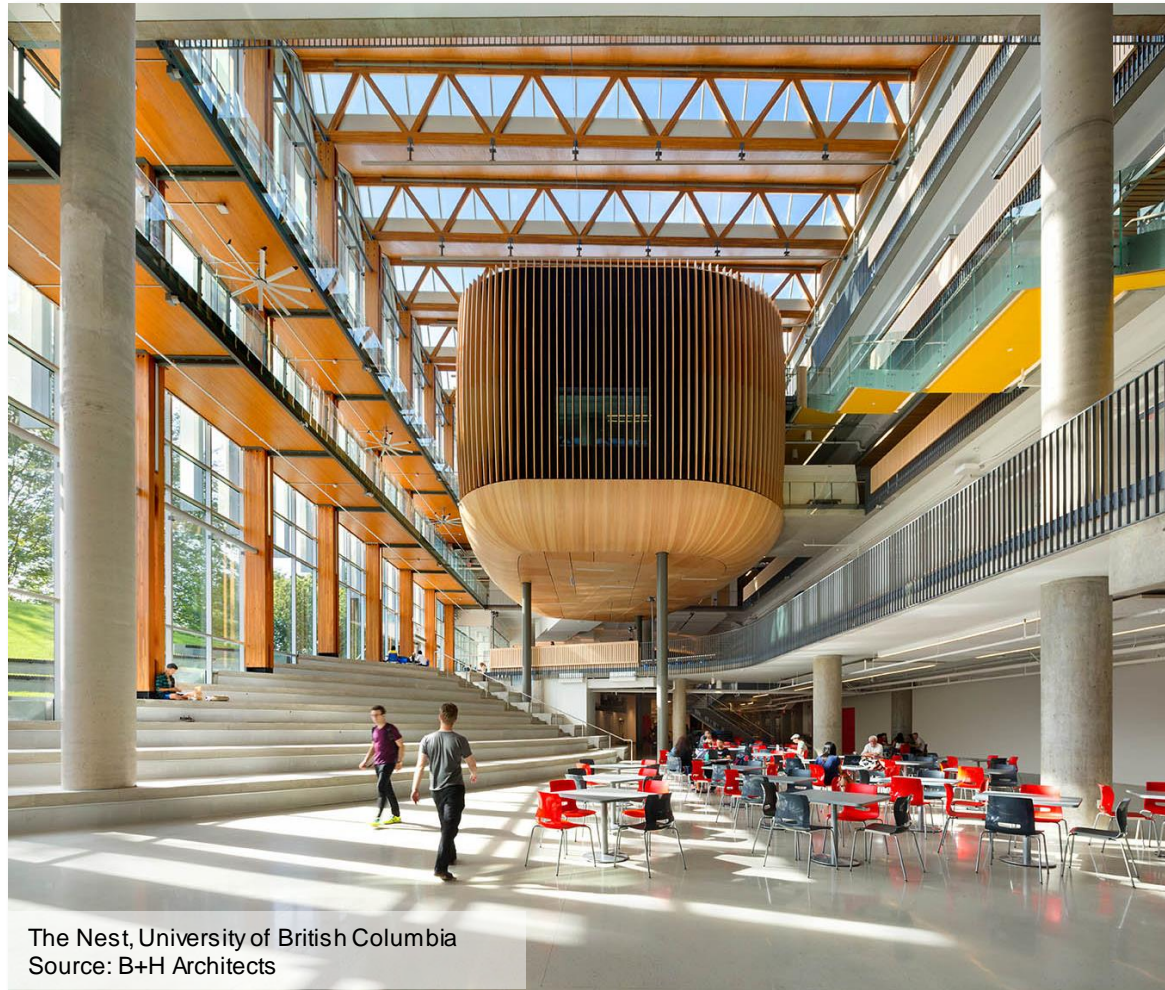


Kendal Square, Cambridge MA  
Source: Albert Večerka/Esto



## 2. Distinct Land Use Precincts:

**Post secondary institutional uses will bring a young population to invigorate the community and many may choose to live in Midtown**





## **2. Distinct Land Use Precincts:**

**A range of built form  
typologies are  
integrated to create  
livable and interesting  
housing and  
employment  
opportunities**



## 2. Create Distinct Land Use Precincts

### Key Policy directions include:

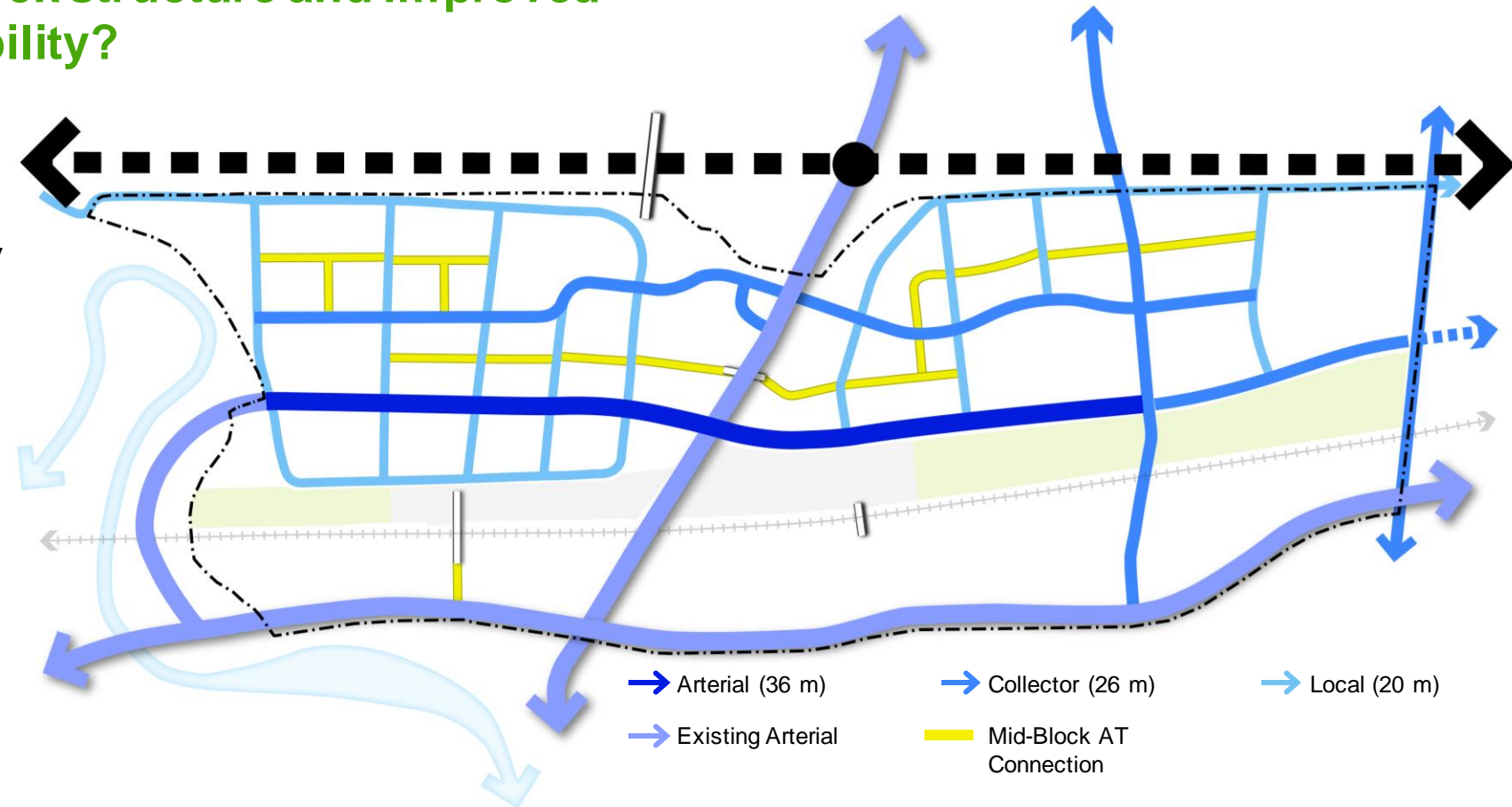
- Contributing to a **complete community** by:
  - Encouraging **unique mixed-use character areas** which will include focuses on residential, arts and entertainment, office and post-secondary education, in addition to retail and office use areas
  - Establishing **minimum directions for non-residential** employment generating uses within precincts, particularly in the precincts with the most complex land use expectations and greatest height and density
  - **Ensuring permitted uses** serve both the immediate neighbourhoods and the wider community to enable residents to access goods and services for **all their daily needs**
- Encouraging **distinct** character areas that create **compelling urban places** which will support the long-term **economic development strategy** for Midtown.



# 3. A Fine-Grain Block Structure to Support Multi-Modal Movement

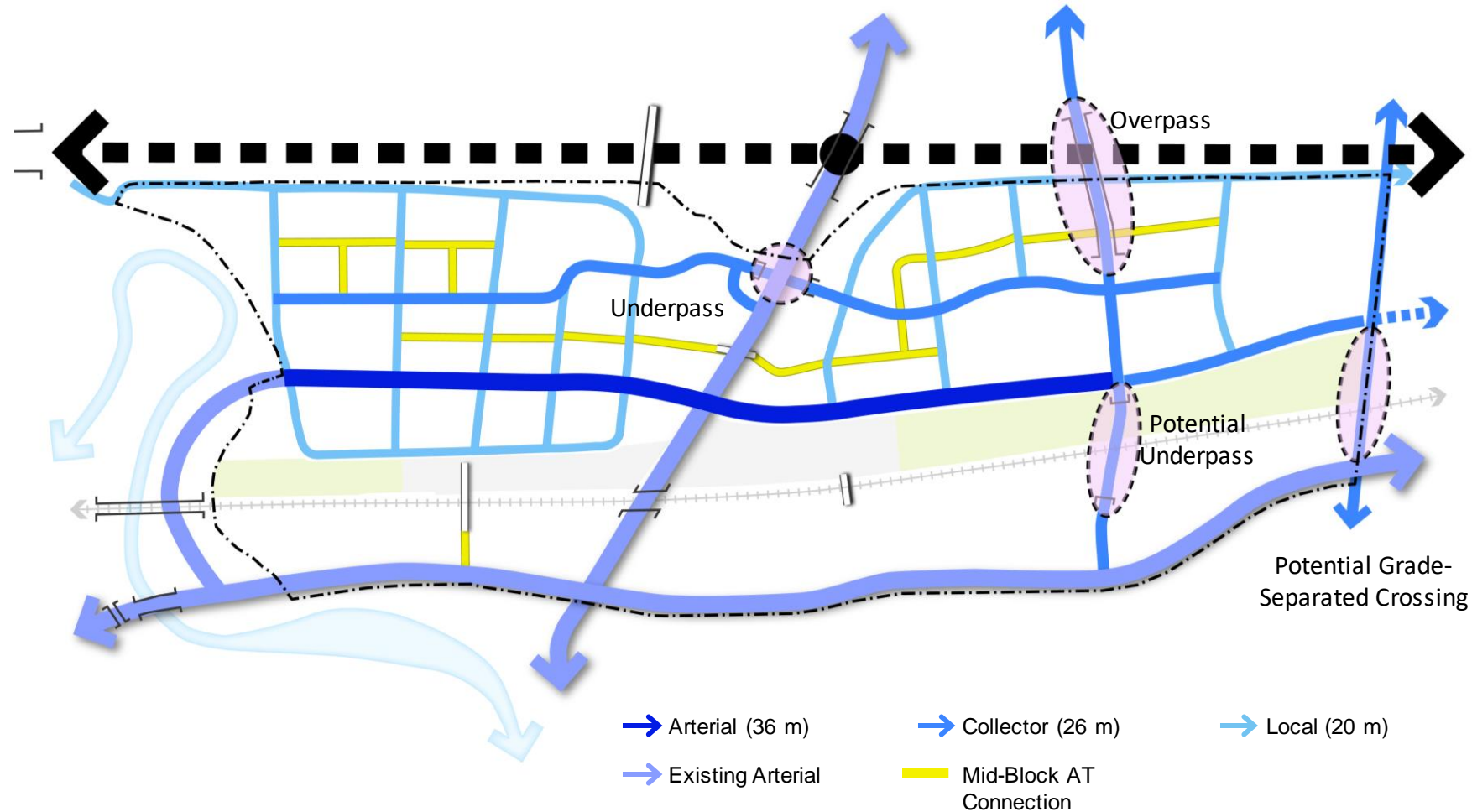
How does an improved block structure and improved mobility contribute to livability?

- Providing sustainable, equitable, and accessible transportation options are key components of **livability** and providing choices for movement
- Midtown will have an integrated and connected multi-modal network that will support pedestrian, transit, vehicular, and cycling movement



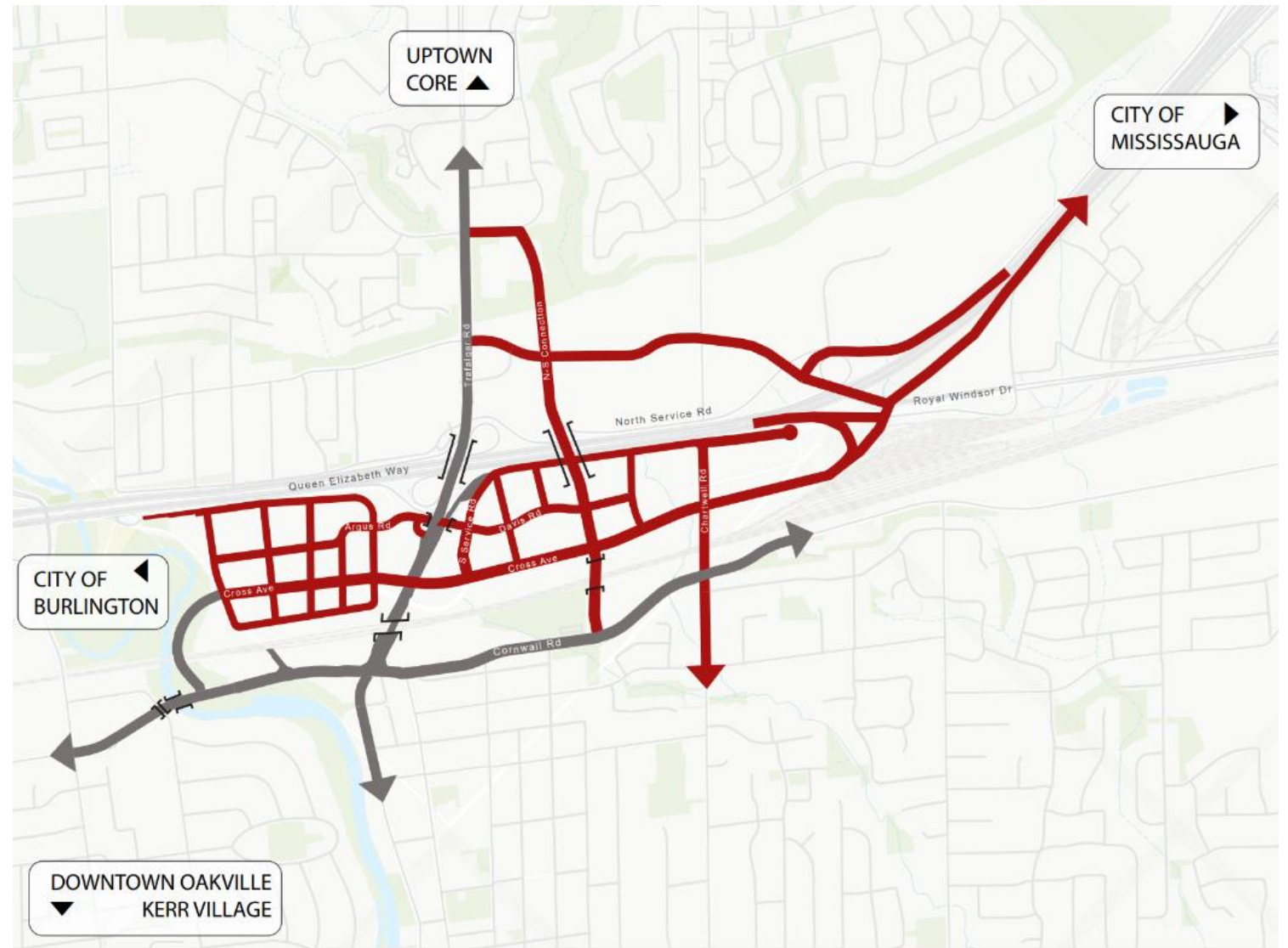
### 3. A Fine-Grain Block Structure: A Variety of Street Widths and New Bridge Crossings Support Multi-Modal Movement

- A diverse range of street widths, character, and design will contribute to unique placemaking while enhancing connectivity throughout Midtown
- A new north-south connection over the QEW will provide transit priority and additional north-south traffic capacity



### 3. Connections to Regional Network

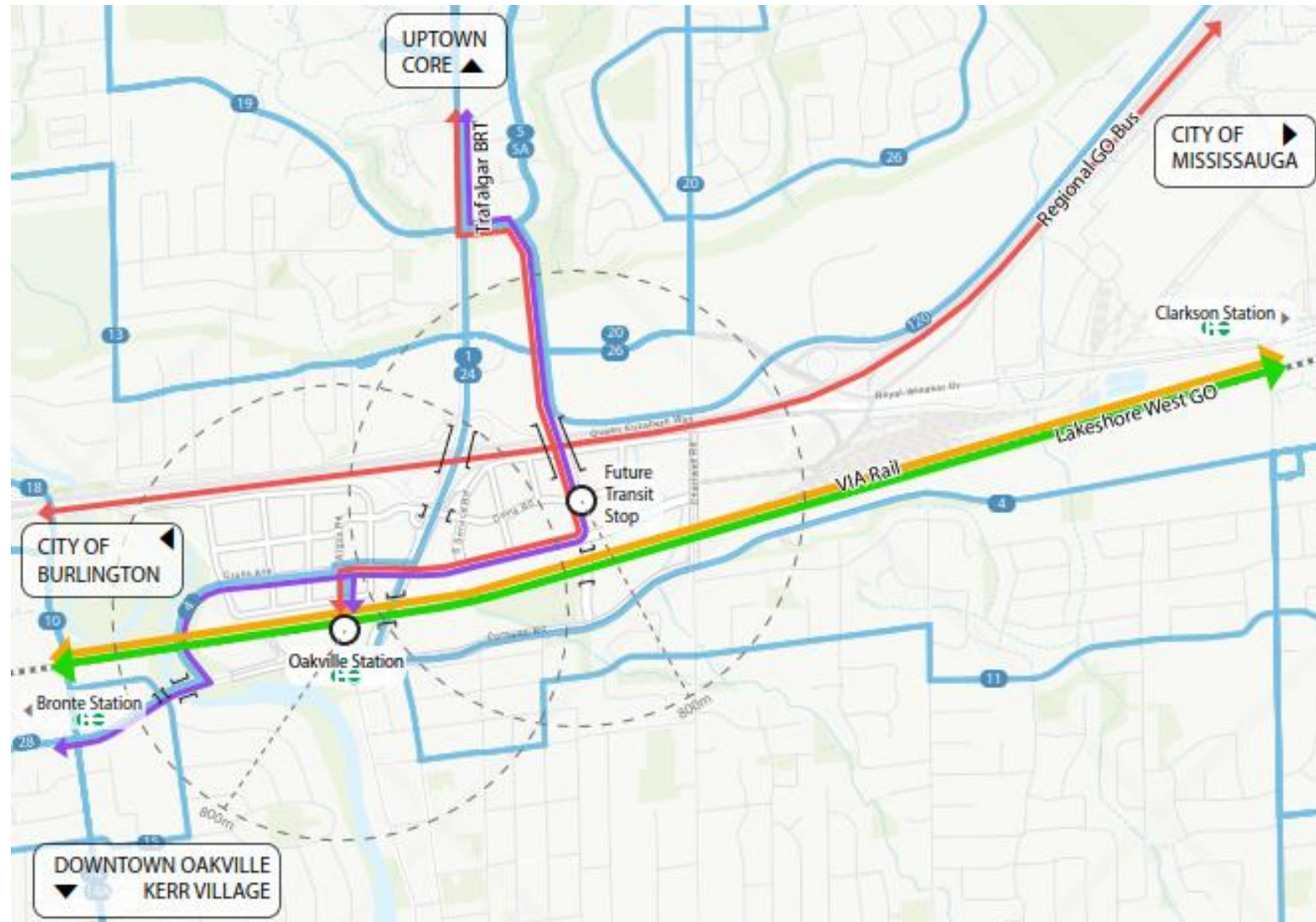
- Mobility options will be needed not only to support connections within Midtown but also to Town-wide and Regional destinations
- Additional opportunities to access the QEW and connect to Trafalgar will be further studied for timing and feasibility





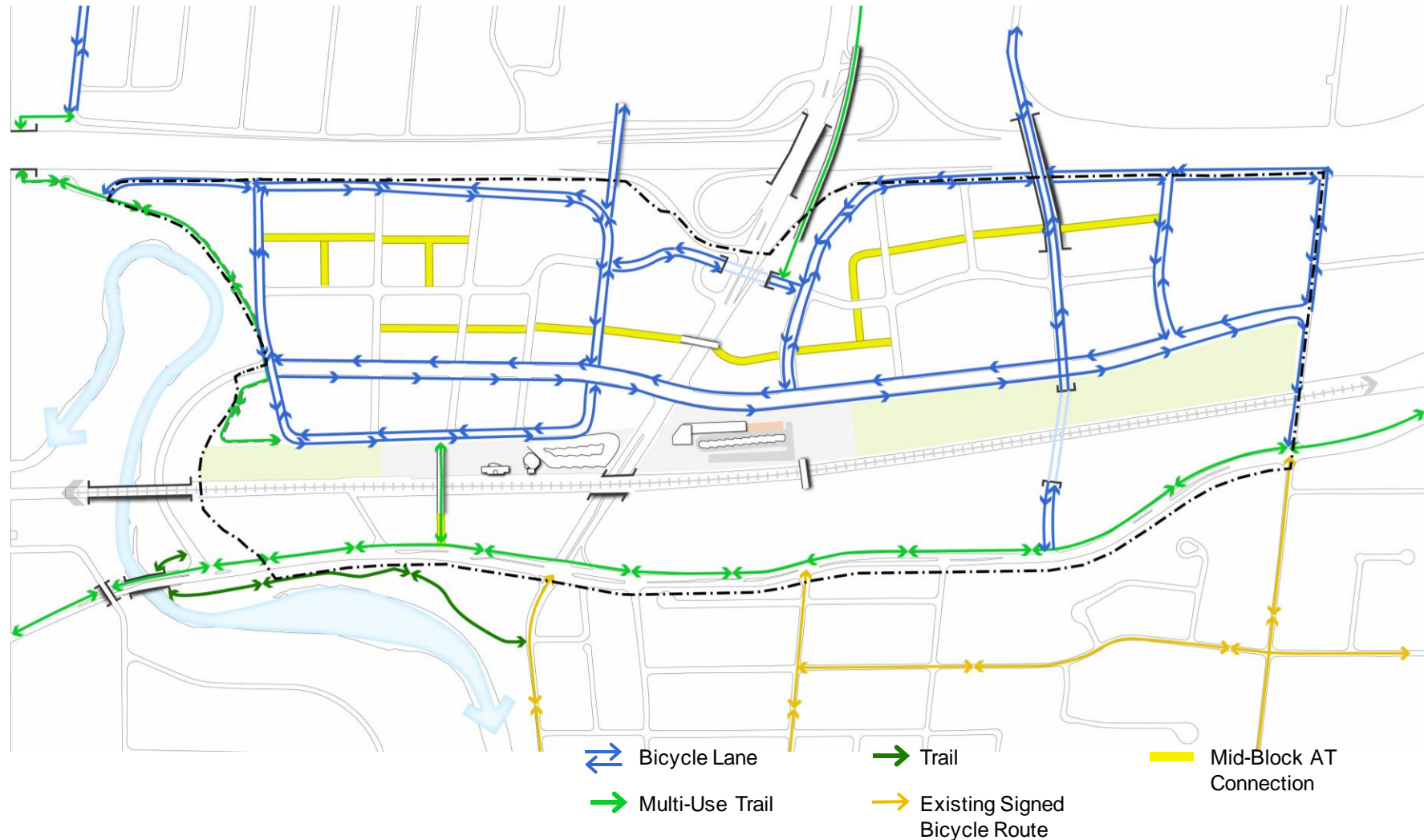
### 3. A Fine-Grain Block Structure: Transit Access

- Transit is key to Town and Regional mobility
- Future expansion to this hub and connecting routes is expected to include:
  - Trafalgar BRT/LRT
  - GO Expansion with electrified 15-minute all-day service
  - Transit priority to and from station in Midtown
  - Protection for future transit facilities on east side of Trafalgar

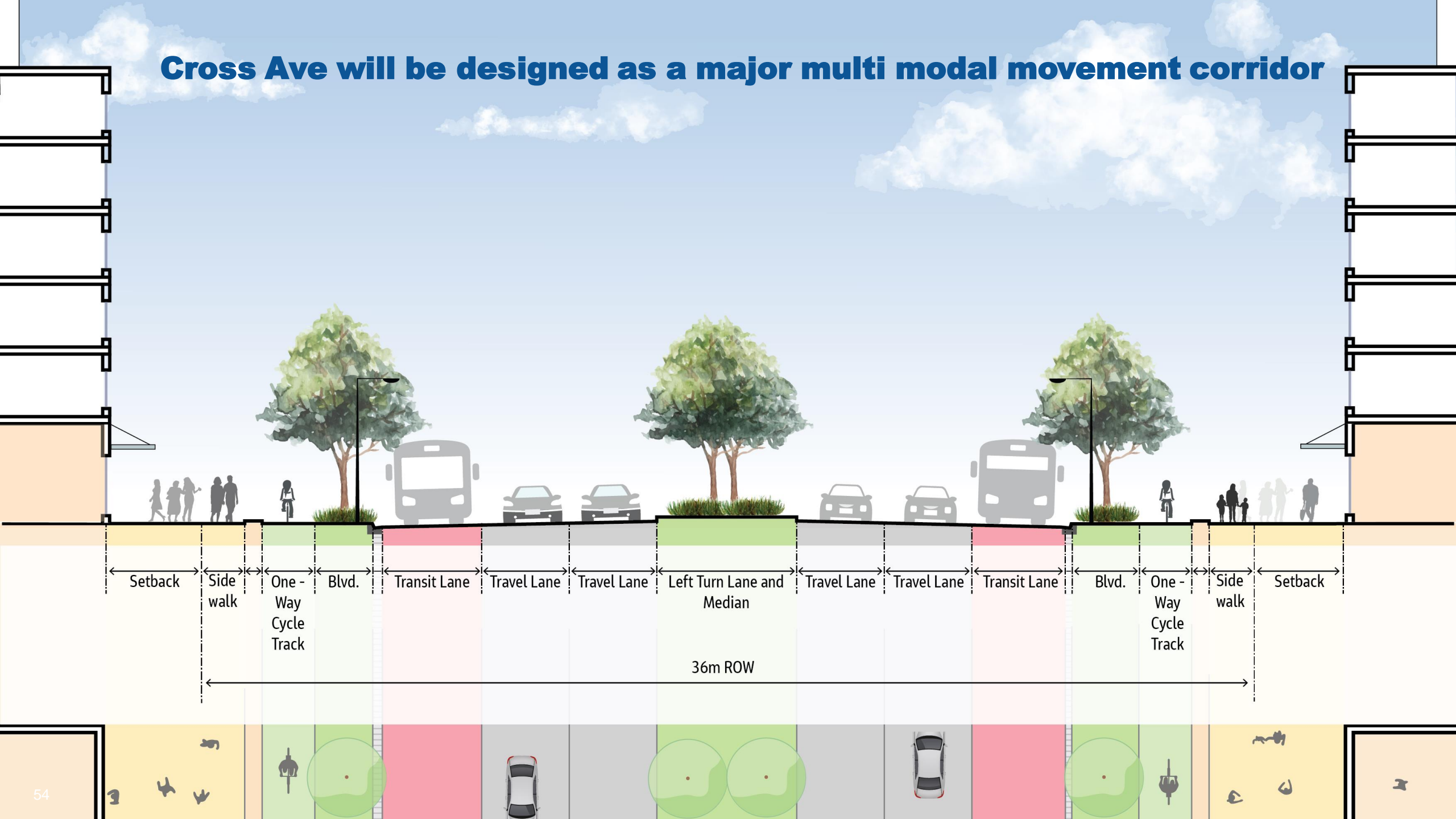


### 3. A Fine-Grain Block Structure: Active Transportation Routes

- Year-round active transportation opportunities will promote good health and exercise
- Active transportation loops can be used both for transportation and for recreation
- The network includes **streets, trails, cycle routes, and mid-block connections**
- Timing, alignments, and feasibility will be reviewed further in the Midtown Transportation Plan

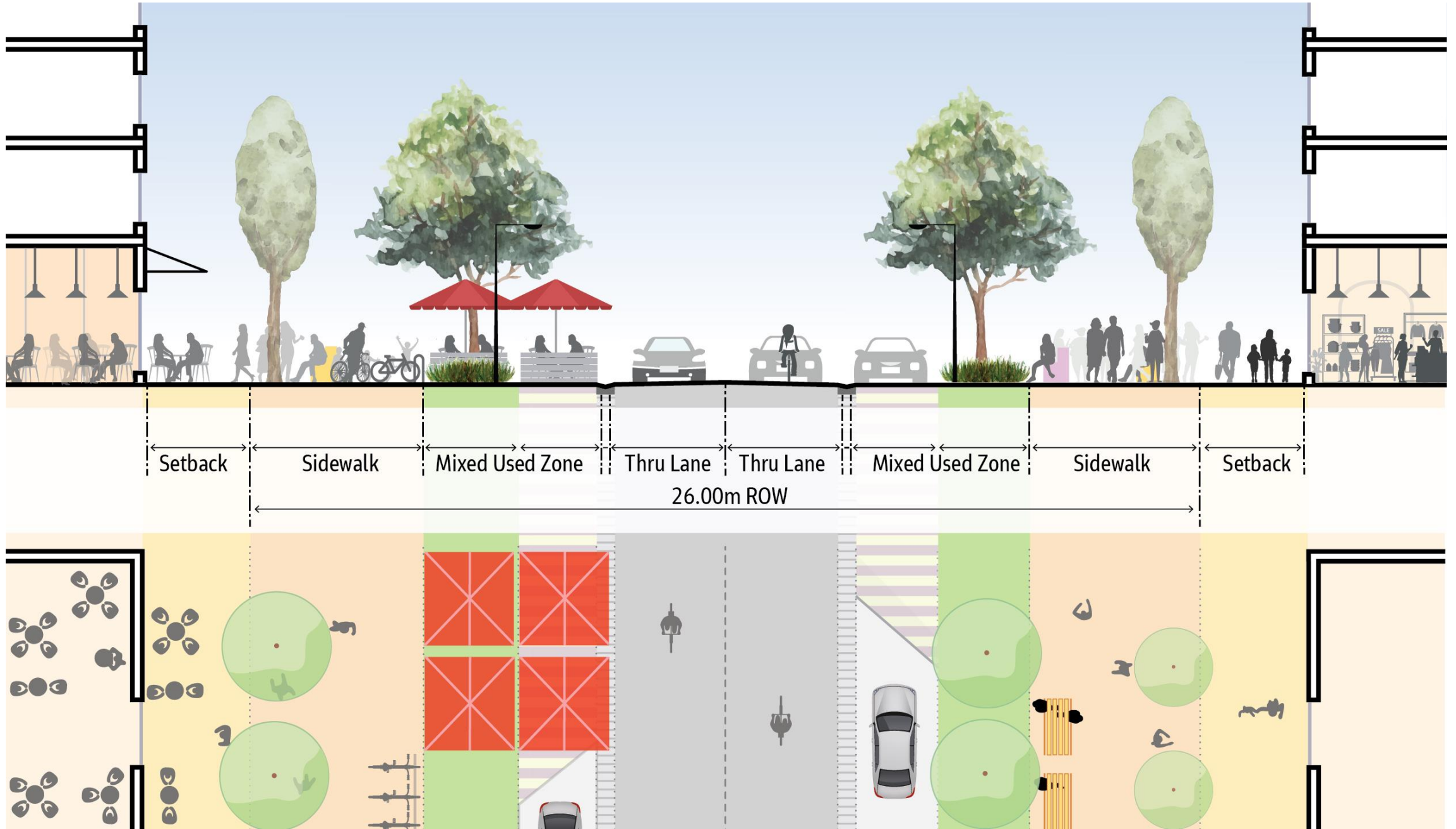


# Cross Ave will be designed as a major multi modal movement corridor





# Argus and Davis will be designed as a pedestrian-oriented main street



### 3. A Fine-Grain Block Structure to Support Multi-Modal Movement

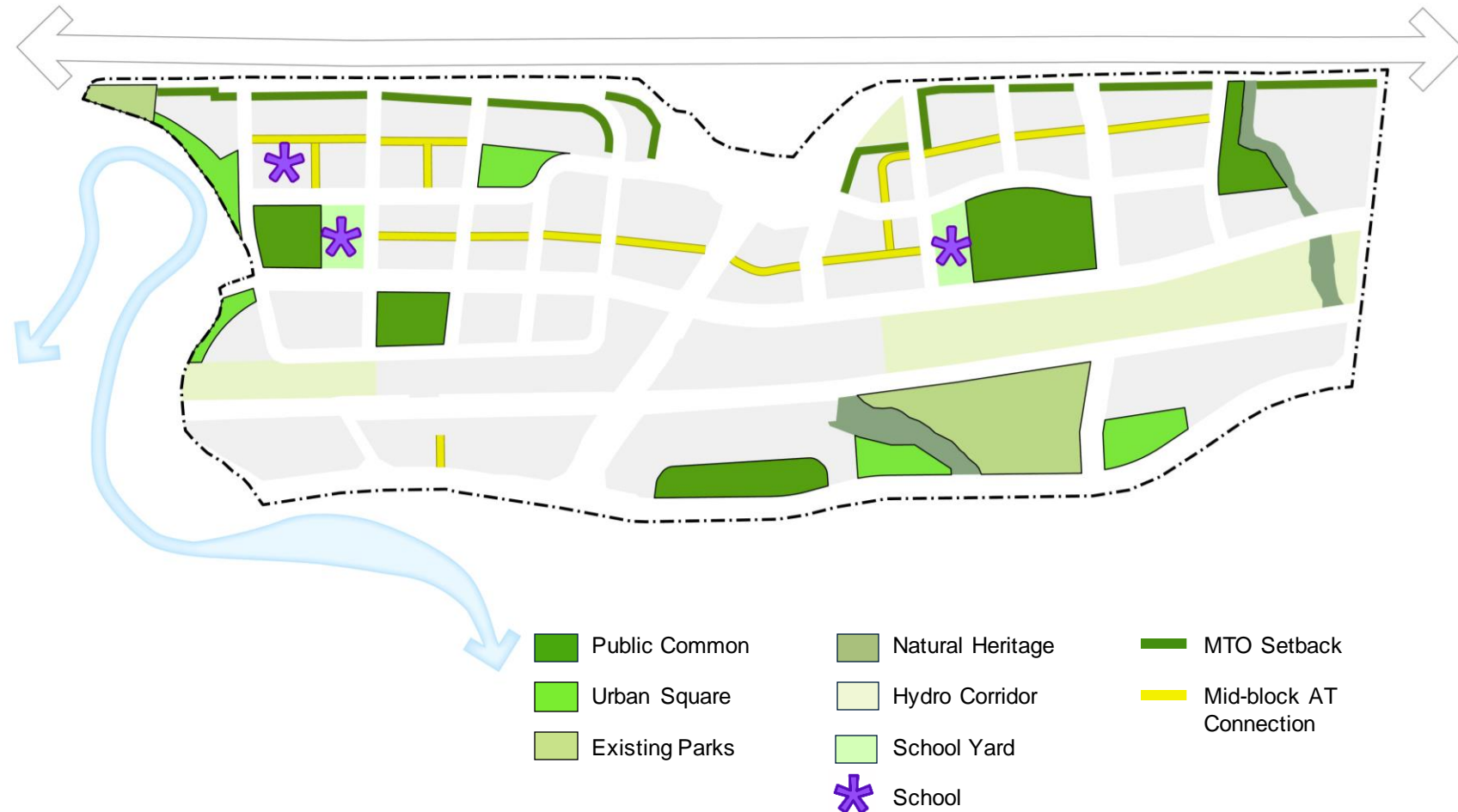
#### Key Policy directions include:

- Providing the framework for a **complete street network**, including a comprehensive fine grain grid of streets, new under and overpasses, and the realignment and extension of existing roads
- Providing the appropriate rights-of-way for the street network to permit a **walkable, transit-oriented, cycling-friendly, and successful transportation** network
- Integrating **transit infrastructure with cycling and walking routes** to improve mobility
- Establishing **expectations for travel demand management (TDM) strategies** for new development to influence future travel behaviors
- Reinforcing the **alignment of growth with the necessary infrastructure** to support it over time
- **Utilizing Holding Provisions** to align development with the implementation of required infrastructure

# 4. Build Signature Open Spaces and Connections

## How will open spaces and connections contribute to livability?

- Green spaces are essential for **livability**.
- Green spaces create opportunities for recreation, community gatherings, and access to nature
- Approximately 12 hectares of parks and green spaces are envisioned for Midtown, creating substantial opportunities for recreation





## 4. Build Signature Open Spaces and Connections: A Network of Open Space





## 4. Build Signature Open Spaces and Connections: A Network of Open Space

- Each new park creates an opportunity for **public realm design** which can enhance the **character** and **usability** of various precincts and places
- New **midblock connections** will link key open space destinations and provide off-street opportunities to move around
- A network of well designed **streetscapes** will complete the open space network and help **green Midtown**





## 4. Build Signature Open Spaces and Connections:

A diverse range of parks will function as the outdoor living room for the community



Garden City Park, Richmond  
Source: space2place design inc.

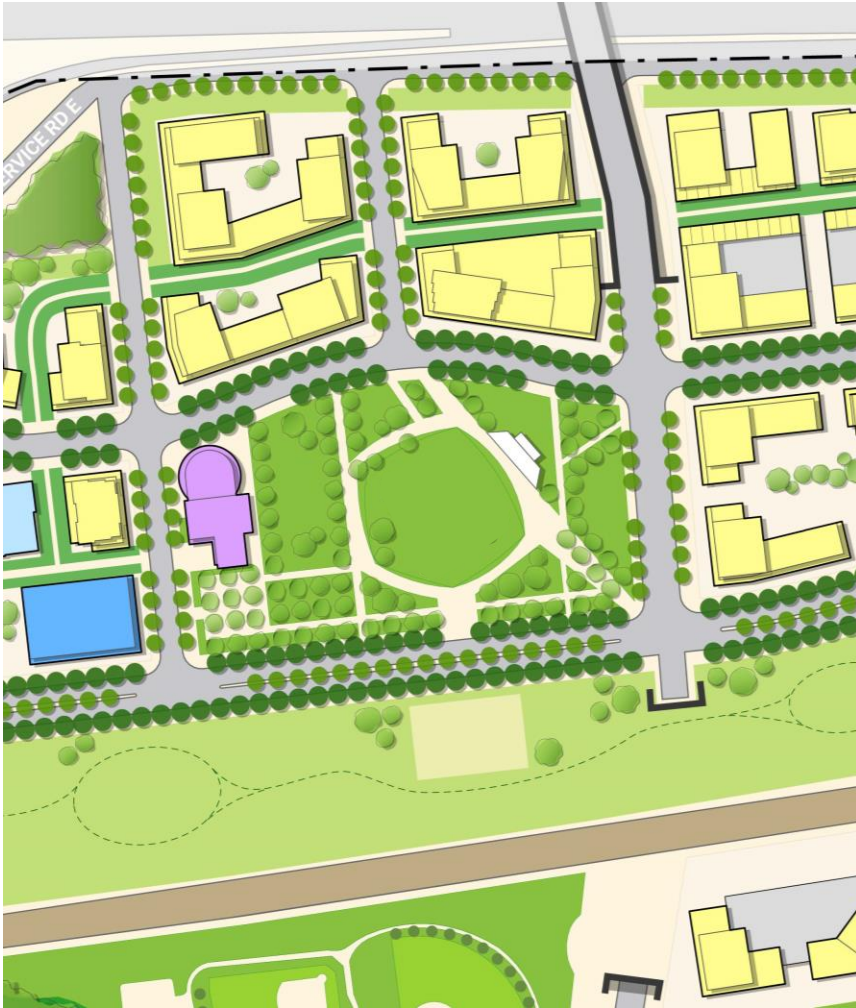


Emery Barnes Park, Vancouver  
Source: Klaus Johansson



## 4. Build Signature Open Spaces and Connections:

**The Public Common and school site can be designed with a winter skating rink and summer amphitheater to create a focus for civic life**



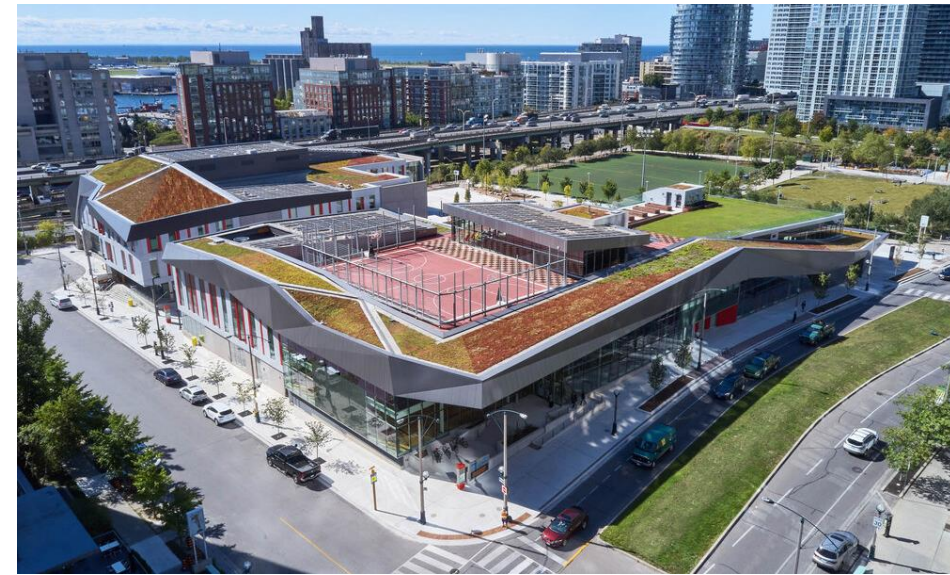


# 4. Signature Open Spaces:

The Public Common can accommodate a range of important community program elements



Kendal Square, Cambridge MA



Canoe Landing Campus School, Toronto



The Scioto Mile, Columbus, OH



Kendal Square, Cambridge MA



# 4. Build Signature Open Space and Connections

## Key Policy directions include:

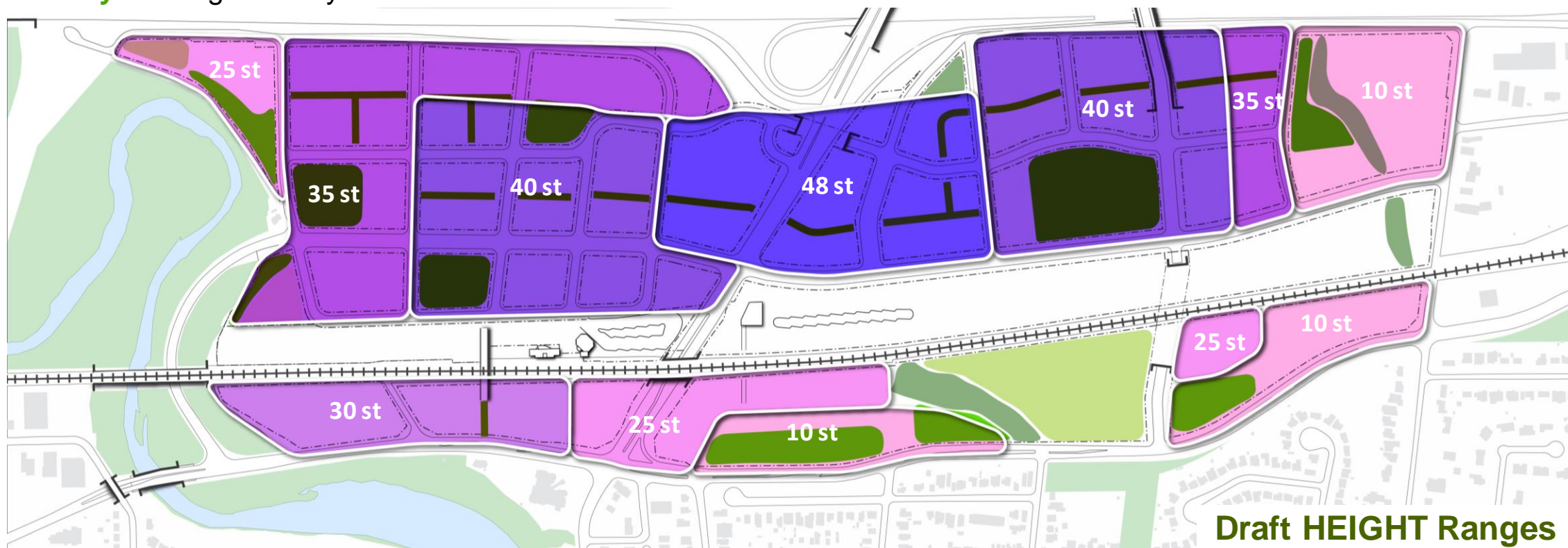
- Establishing a **comprehensive parks open space system** through parkland dedication and acquisition.
- **Enhancing the open space network with Privately-Owned Public Open Spaces (POPS)**
- **Protecting and enhance existing natural** heritage areas and parks including Sixteen Mile Creek and Cornwall Road park.
- Identifying **a range of parks and open spaces in each precinct** to create community gathering spaces, areas for both passive and active recreation, and to provide a connection with nature all which contribute to **community health and wellbeing**
- To create **a hierarchy of open spaces, parks, and active trails** based on size, function and population to be served, aligned with to the Town's Parks Plan.
- Introduce **flexible mid-block connections** as a structuring element of the public realm to increase **pedestrian mobility** and **block porosity**
- Seeking to establish a **minimum number of hours of sunlight** to be achieved in future parks to preserve their utility
- **Protecting natural heritage and ecological areas**, while also promoting **increased biodiversity** and **green infrastructure** within development areas
- Promoting **passive recreation uses within the utility corridor**
- **Utilizing Town-owned surplus land** for the development of parks and open space, among other priority public uses



# 5. Organize Height and Density to Support Land Use Complexity and Transition

How will height and density organization contribute to livability?

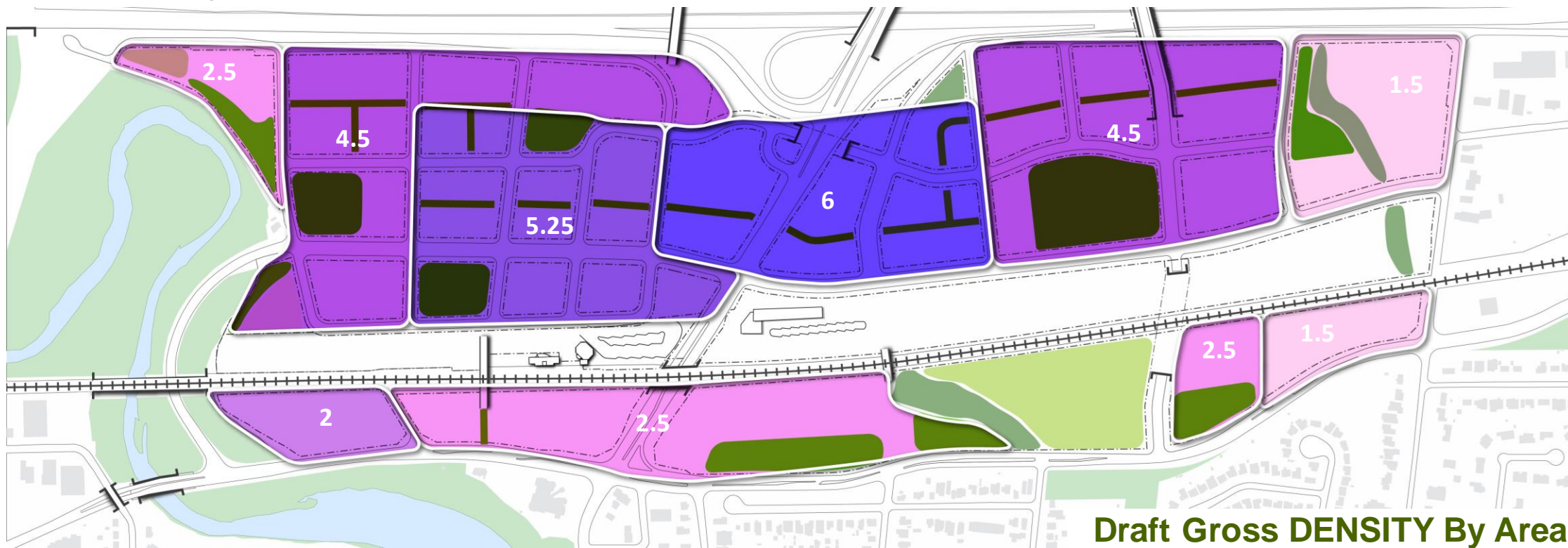
The OPA will strategically organize height and density to support land use complexity and create a **great place to live** while providing adequate **privacy** and preserving **sunshine** and **sky views** – all of which are key characteristics of **livability** in a high-density district



# 5. Organize Height and Density to Support Land Use Complexity and Transition

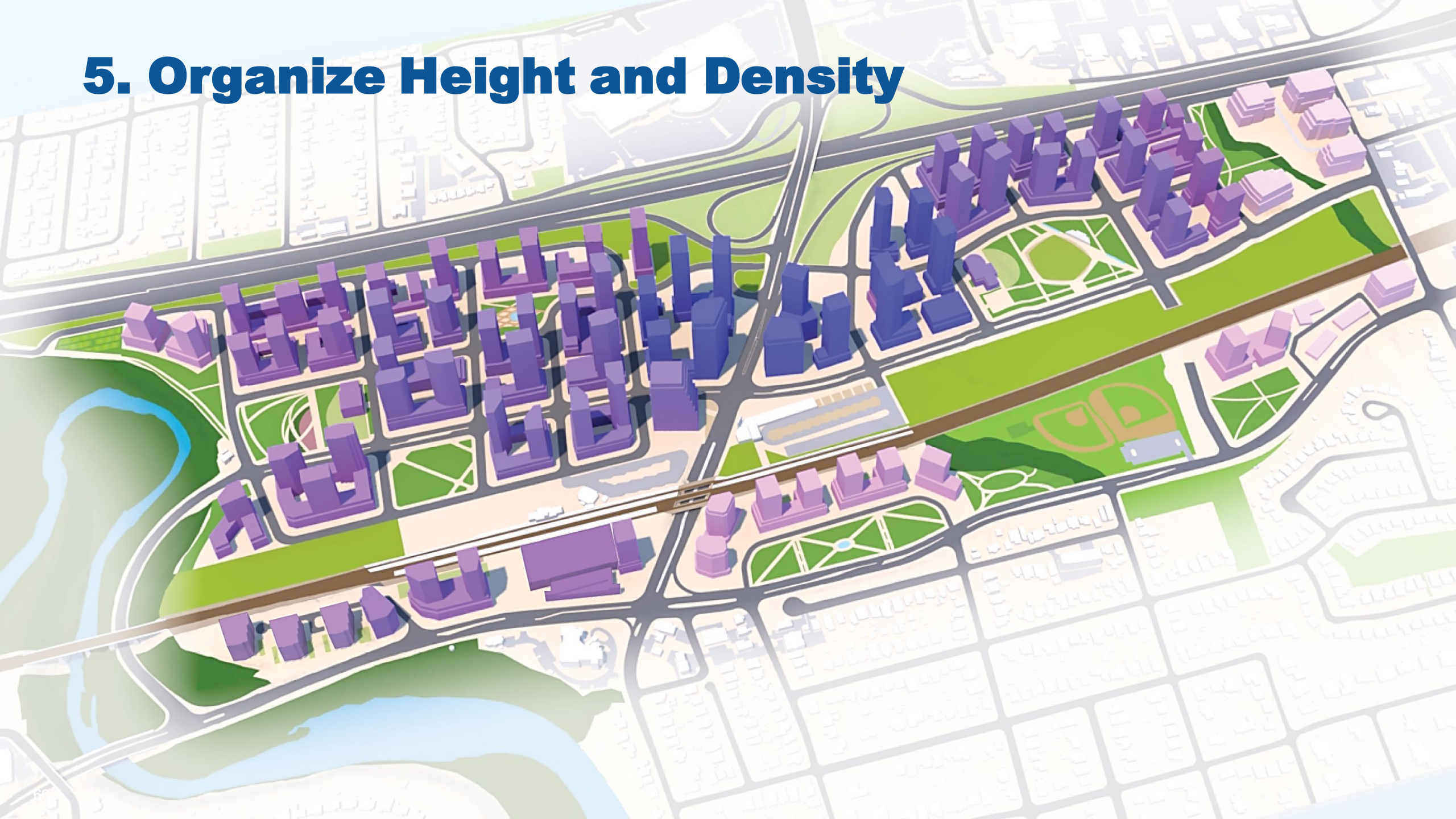
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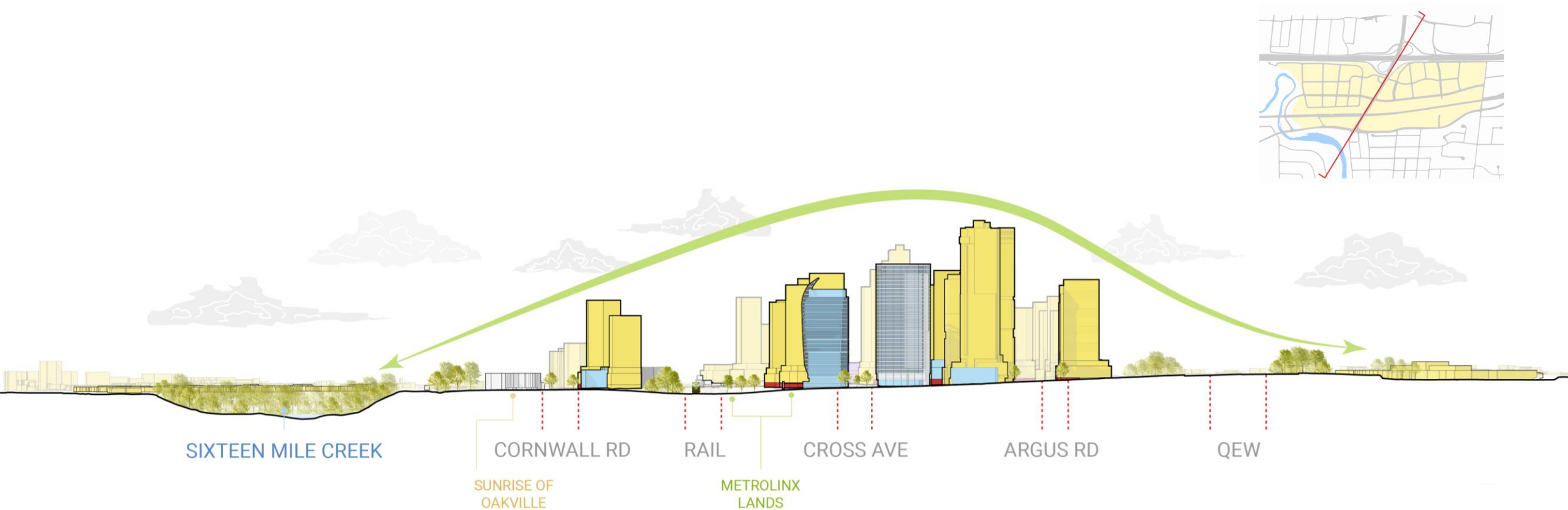
## 5. Organize Height and Density





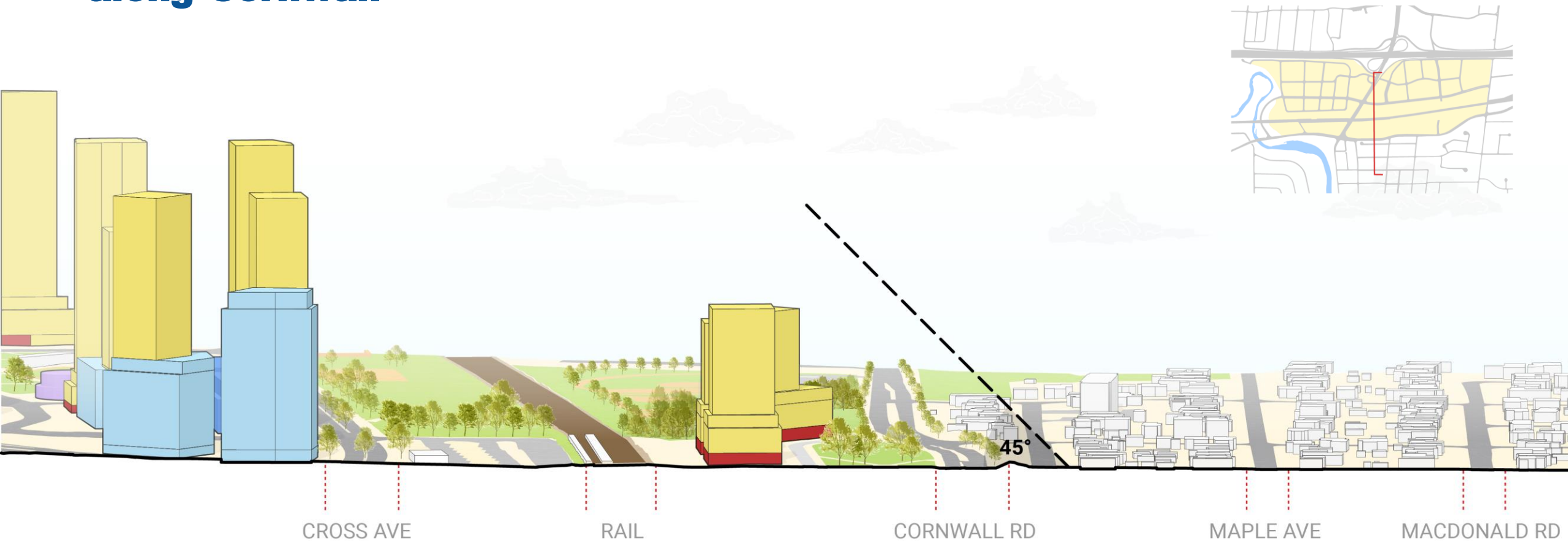
## 5. Organize Height and Density:

Height and Density have been carefully designed to create an appropriate transition to the low density neighbourhoods north of the QEW by minimizing shadow impacts



## 5. Organize Height and Density:

**Height and Density have been carefully designed to create an appropriate transition to the low density neighbourhoods to the south along Cornwall**



## 5. Organize Height and Density:

**Height and Density have been carefully designed to create an appropriate transition to the low density neighbourhoods to the south along Cornwall**



The Cornwall Road interface is nearly 70% parks and open space



# 5. Organize Height and Density to Support Land Use Complexity and Achieve Transition

## Key Policy directions include:

- Focus new population growth around existing and future **transit investments**, **efficiently using lands** within the existing urban boundary
- Strategically locating **height and density peaks within the centre** of Midtown, to maximize views, reduce shadow impacts for existing and future residents and create transition to surrounding neighbourhoods
- **Allocating lower heights and densities along the perimeter** of Midtown, to **provide a transition** down to the existing low-rise neighbourhoods
- Supporting **greater densities and heights in the precincts with the most complex land use mix** expectations
- **Incentivizing the achievement of non-residential development objectives** through GFA exemptions, exceptions for additional height up to a cap and/or flexibility in design standards.
- Encourage **built form standards such as a maximum floor plate area** for residential towers of approximately 750 sq m to maximize sky view and mitigate the impacts of shadows on surrounding areas
- Establish a minimum **30-metre tower separation** distance to ensure adequate sunlight penetration and spacing between tower elements

## 6. Activate Key Destinations: High Streets, Arts, Culture and Shopping Districts and Community Amenities

How will these new  
uses contribute to  
livability?

- The **unique urban form and mix of uses** will make Midtown an **exciting destination** – improving the **livability** of the broader community as well as future residents
- **Community uses** like schools and community centres will provide social services and opportunities for civic interaction





## 6. Activate Key Destinations:

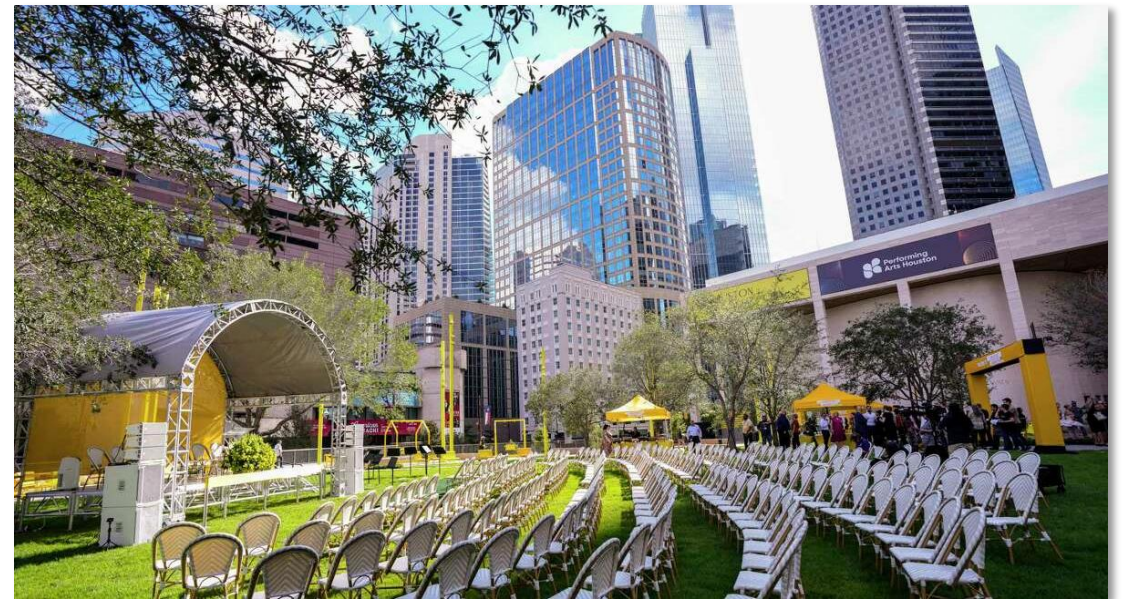
### High Streets, Arts, Culture and Shopping Districts and Community Amenities



Queen Street East, Toronto, Source: Leslieville BIA



Sydney, Australia Source: Concrete Playground Pty Ltd



Lynn Wyatt Square for the Performing Arts, Houston TX Source: Houston Chronicles



## 6. Activate Key Destinations: High Streets, Arts, Culture and Shopping Districts and Community Amenities

### Key policy directions include:

- Encouraging entertainment, arts, and cultural uses to create a vibrant destination to support the neighbourhood and attract visitors
- Creating retail opportunities and new intimate and well-articulated main streets which are pedestrian-friendly and welcoming and draw year-round visitors and activity
- Establishing minimum requirements for active at grade uses for Primary Main Streets and Retail Frontage areas to achieve community vibrancy
- Directing above-grade parking areas to include active, urban-edges
- Accommodating large-format retail uses in urban forms as part Midtown's retail landscape
- Identifying opportunities to coordinate the delivery of community services and facilities, including schools, with development to meet the needs of Midtown as it grows.
- Promoting school locations adjacent to parks and open spaces, and exploring more urban school forms

# Other OPA Policy Directions

Additional policies will address a range of topics, with the intention of creating a great place to live, visit, and enjoy including:

- **Sustainability**, including district energy and future green building standards
- **Stormwater management**, related to managing risks associated with flooding hazards
- Coordination of **servicing infrastructure** with development
- **Block Planning** considerations to ensure development appropriately considers the planned context
- **Urban Design** considerations including the achievement of a pedestrian-scaled street wall and other components to ensure a beautiful and functional urban experience in Midtown
- **Implementation**, including coordinating various strategies across sectors to deliver the community services and infrastructure to support the planned growth and change
- **Landowners' Agreement / Cost-Sharing** to ensure that the costs associated with development, (ie. parkland, parking, infrastructure and servicing, are distributed in a fair and equitable manner among landowners)
- **Monitoring** to track the success of the plan and evaluate development activity (residential units, affordable housing, housing tenure, non-residential uses, parkland etc.), transportation modal share, sustainability initiatives, and the delivery of supportive community services and infrastructure

meetmidtown

## Part 4: Estimated Growth Over Time

2031

2041

2051

Long-Term Vision



Growth is subject to many factors including market health, interest rates, landowner willingness, immigration, global stability, among other factors.

Municipalities use growth estimates to effectively plan for needed infrastructure, servicing, and community amenities (schools, medical facilities, cultural, and libraries etc.), which is coordinated with growth.

The following images show growth estimates over several time horizons demonstrating how Midtown could evolve over time.

# 2031 Horizon

13,000 people

7,000 jobs





# 2041 Horizon

25,000 people

13,000 jobs





# 2051 Horizon

33,000 people

16,000 jobs





# Long-term Vision/Horizon

52,000 people

22,000 jobs

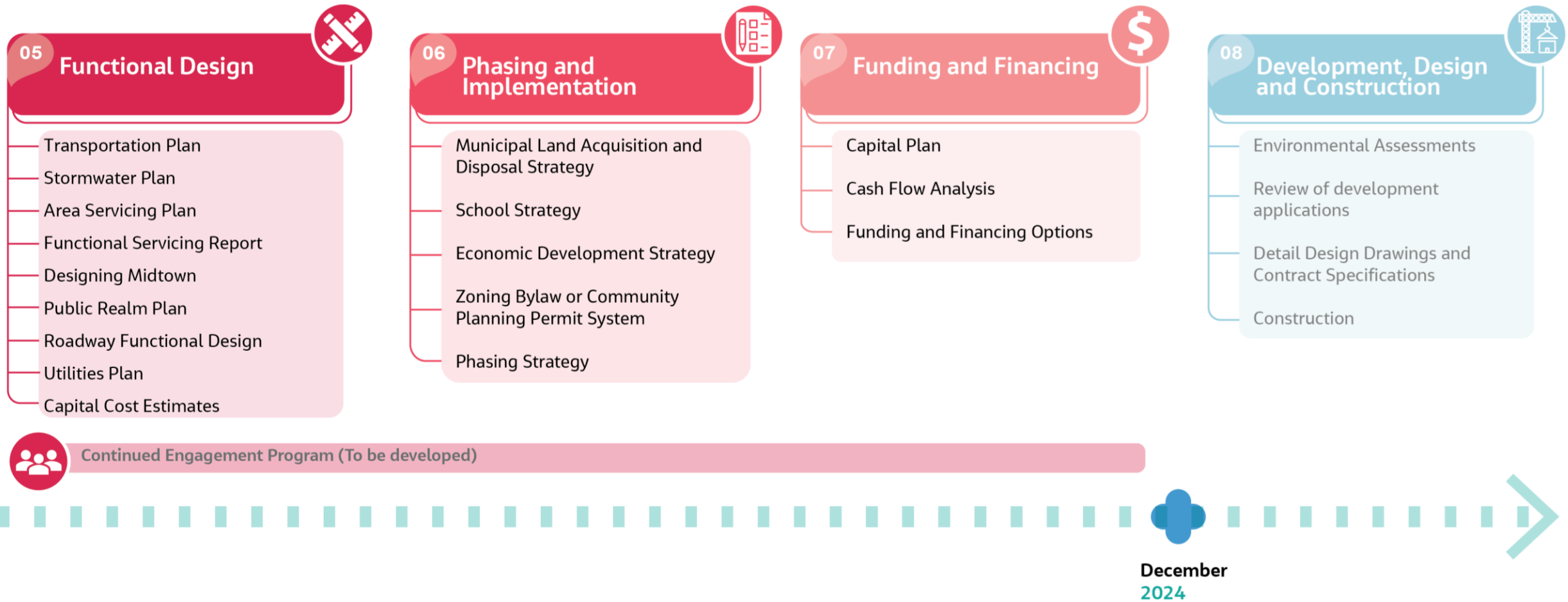


# Next Steps

- Feedback will be collected on the proposed concept and materials shared today
  - Developers – Feb 5<sup>th</sup> + individual sessions
  - Technical Advisory Committee – Feb 6<sup>th</sup> + individual sessions
  - Public Information Centre – Feb 15<sup>th</sup>
- Refinements and a draft OPA will be posted in early April
- Draft OPA Public Statutory Meeting - late April
- Further refinements and final OPA Public Statutory Council Meeting – May/June



# Implementation Phases (5-7)



**Questions?**