

**Midtown Oakville Committee of the Whole (January 30-31, 2024):
Consolidation of Issues (Councillors & Public Delegations)**

GENERAL QUESTIONS

1. What were the commonalities among all parties (public, stakeholders)?
 - a. How do we proceed to a public statutory meeting and bridge the gap in knowledge?
 - b. What are the ramifications if we cannot bridge the gap and proceed to a public statutory meeting with a draft OPA for Midtown? What is the discourse for landowners?
2. With respect to the public statutory meeting on the draft OPA, is there a timeline/clock that starts for Council to make a decision?
3. Request to set up permanent community panel to provide input on development of Midtown.
4. Will a summary of all public input / stakeholder be available & posted?
 - a. Request to provide a map of lands owned by the Town.
5. How is “good planning” defined?
6. Define “optimized” versus “maximization” of land.
7. What is the mandated provincial minimum population/jobs for Midtown Oakville? Is there a provincially mandated minimum for 2051 for Midtown Oakville?

HEIGHTS / DENSITIES

8. What factors have led to the planning of the proposed densities in the concept?
9. Are tall towers a requirement needed now as a result of decades of sprawl / low density development in Oakville? Are tall towers a necessity at this point? There are opportunities to design attractive tall towers with good urban design.
10. Review distribution of density / across Midtown in context of provincial density requirements.
11. When will we receive new options with a maximum 4 FSI by the railway tracks to the North and 2 FSI on Cornwall East, and the output of density that would result.
12. With the constraints of 2031 minimum of 20,600 people and jobs, and the 2051 forecasts, can you provide options that distribute population primarily in the growth nodes more consistently with available land mass and more human-scale built form?
13. Are the storeys in the preferred concept true maximums or are there exemptions that enable more heights or developable area?

DEVELOPABLE LAND

14. Further to the questions raised by delegations on January 30 regarding clarity around the amount of developable area in Midtown (43 ha v. 67 ha), provide the calculations on actual developable land in Midtown.
15. How many hectares are available for development after accounting for roads, parks, sidewalks, schools, etc.?

ALTERNATE APPROACHES

16. Request to see other models / approaches beyond tall towers.
17. Request to meet with the OMG group (town and staff) – how will public feedback on this alternate option be gathered / consolidated?
18. How would the “Copenhagen approach” fit for Midtown Oakville.

PARKS / OPEN SPACE & CLIMATE / SUSTAINABILITY

19. How can we ensure improved (naturalized) connectivity of the 3 hectare park?
20. Do we have enough surface parking for people visiting the parks in Midtown?
21. Importance of also accounting for dog parks with the increased populations.
22. Request for information on the climate change implications of the consultant’s plan.
23. Consideration of land swaps to spread some of the density across Town to facilitate more parks in Midtown and mitigate some traffic congestion in Midtown in accessing parks.
24. Financial Analyses are outstanding with respect to the parks/open spaces / land acquisition.
25. 6-10 storeys most environmentally friendly built form – to be considered for Midtown.

COMMUNITY AMENITIES / COMPLETE COMMUNITIES

26. Need to plan for a complete community, and a high quality of life.
 1. Did not see playgrounds represented on the preferred concept.
 2. Highlighted school site needs over the planning time horizon.
 3. Concern with health care facilities (securing medical facilities in area)
 4. Lack of integration of Midtown with the rest of Town outlined in concept.

5. Anticipate bottleneck of traffic with parents travelling out of Midtown to access recreation / parks / services outside of the area during rush hour (limited transit)
27. Can you provide the methodology for school allocations for the Town and Midtown?
28. What and how have the implications of the loss of the medical building been considered? How can we ensure this important service continues throughout construction?

RETAIL/CULTURAL AMENITIES

29. How do we create strategies and policies to achieve / implement the retail and cultural amenities and spaces envisioned for Midtown?
 1. Is there a Plan B for when there is a shift in the retail market?
 2. How will OPA reflect/respond to challenges in the office market & enable nimbleness?
 3. Need to talk to retailers to develop retail / cultural policies. Perhaps have retail experts come to provide analysis / advice direct to Council and the public.
 4. Potential of identifying / creating 1-2 retail focused / pedestrian oriented streets
 5. What is the risk that landowners will seek conversions from employment to residential?
30. Re-imagine the mall / re-imagine the plaza for infill development (2-4 storeys).
 1. Re-imagine the mall at Oakville Place close to Midtown Oakville (no auto need / ability to access community amenities, existing retail and service commercial).

URBAN DESIGN/BUILT FORM

31. Will urban design guidelines be embedded in the OPA? Will they be standards or guidelines?
32. Potential for “Grand Boulevard” concept for human-scaled densification.
33. Preferred concept did not reflect landmarks that make Oakville and Midtown distinctive. Tall towers are not distinctive gateway elements for Oakville or Midtown Oakville. The unique characteristics: lake, harbour, tree canopy, history of transportation town (port to Ford), Glen Abbey, Sixteen Mile Creek.

COMMUNITY PLANNING PERMITS SYSTEM (CPPS)

34. Explore options for utilising CPPS including potentially incorporating into the OPA.
35. Requested training/workshop on CPPS.
36. Request Council direct staff to use consultants to implement CPPS if staff require the services to do so. Will we use the CPPS to incorporate affordable housing policies into the Midtown Oakville OPA (or leave up to developer)? CPPS to ensure schools and community benefits provided?

HOUSING/AFFORDABILITY

37. What are the limits in terms of providing affordable housing through the OPA or ZBA?
38. Clarification on what PPU is most appropriate to use given changing demographics to ensure the required services and infrastructure are in place.

TRANSPORTATION / ACTIVE TRANSPORTATION

39. Want to see more true / full pedestrian-only spaces in Midtown in preferred concepts.
40. When will the Active Transportation Master Plan connections be prioritized?
41. Concerns with 6 lane road (need more pedestrian-oriented streets, narrower roadways).
42. Draft Transportation Master Plan for Midtown – noted in past C of W meetings – outstanding item/critical to planning the Midtown Oakville Draft OPA.
 - a. Do we have a sense of the transportation capacity and impacts anticipated?
43. Signalized intersections and traffic around Midtown – recommended roundabouts (different approaches in other jurisdictions) as a potential solution for Midtown traffic congestion.
44. The proposed transportation network does not connect Midtown to rest of Town – integration of Midtown (both hard and soft infrastructure and services) is critical.
45. If nothing changes with Metrolinx/they do not extend the platform, how it will affect the Plan for Midtown Oakville’s transportation network proposed? How will no Metrolinx plans to relocate the bus terminal / no funding associated address GO train congestion?
46. Transitional parking policies: As Metrolinx has requested higher densities on their lands north of the railway tracks, and urban development rather than parkland on their property south of the railway tracks, when combined with development applications requesting a reduced parking standard of 0.5 of a space per unit, a transitional parking policy is required to satisfy the current need for parking while preparing for a reduction in private automobile use over time.

FINANCIAL / COST IMPLICATIONS / PHASING

47. Can the town / consultants expand on “other funding sources” available to fund Midtown?
Concern with changes to Development Charges (DCs) through Bill 23.
48. Suggestion for policies around cost-sharing among Midtown landowners, and clarity on intent/purpose of a landowners’ cost-sharing group.

49. What tools and phasing strategies are available so services and amenities are in place to ensure a complete community during the phases of development over the decades?
50. Servicing for Midtown (water/wastewater) and the cost associated with the plans? Timing / length of time for the area servicing.
51. No funding/financial implications for Midtown Oakville contained in staff report. Please clarify for the public what is paid for by the taxpayers, what is paid for by developers, and what is paid for by Metrolinx and the province? Request Council direct town staff to provide financial implications for Midtown Oakville.