

Midtown Committee of the Whole

Introduction

January 30, 2024

Rick Snidal CMGRA

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Jim Goodfellow CMGRA

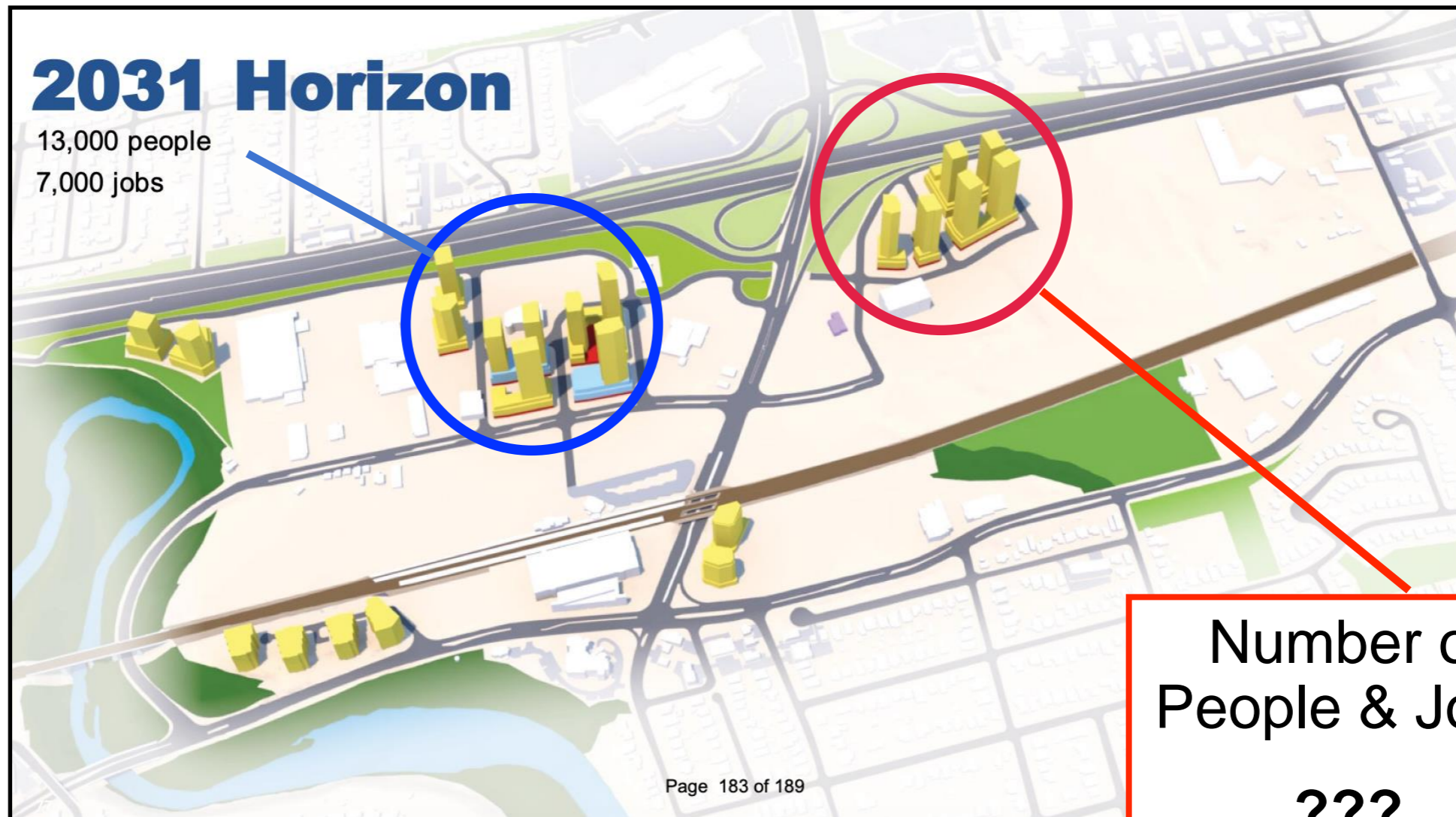
The Planning Horizons

	2021 Actual	2031 Provincial Target	2031 Jacobs Estimates	2051 Jacobs Estimates	Long Term Jacobs Estimates
Number of Residents	639	13,390	13,000	33,000	52,000
Number of Jobs	5,459	7,210	7,000	16,000	22,000
Total Number of People	6,098	20,600	20,000	49,000	74,000
Density Using Gross Area (103 ha)	59	200	194	476	718
Density Using Developable Area (43ha)	142	479	465	1,140	1,721

- The Three Horizons charts are helpful. Enhance the focus is on 2021-31
- Suggest two OPA goals for 2031
 - Attain the provincial targets with reasonable heights and densities
 - Put in place the infrastructure foundation for 2032-51
- Horizon 2032 - 2051
 - OPA Policies and targets updated and refined based on experience

2031 Horizon

What principles are shaping this 2031 vision of Midtown?



GO Train Congestion

Provincial Non Cooperation?

Jan 22 Planning Dept Report

- “Metrolinx has no plans to extend the platforms over Trafalgar Road and there is no funding associated with this proposal.”
- “Nor does Metrolinx have plans to relocate the bus terminal to the hydro corridor lands east of Trafalgar Road – there is no funding associated with this, and these lands are not owned by Metrolinx.”
- “Furthermore, the bus terminal location would lengthen the walk time for bus to rail transfers risking a poor customer experience. “

JBPE PEOPLE GROWTH 2021-31	
Trafalgar Urban Core S	14,526
Trafalgar Corridor	1,290
North Oakville	23,170
Sub Total	38,986
Midtown	13,000
Total	51,986

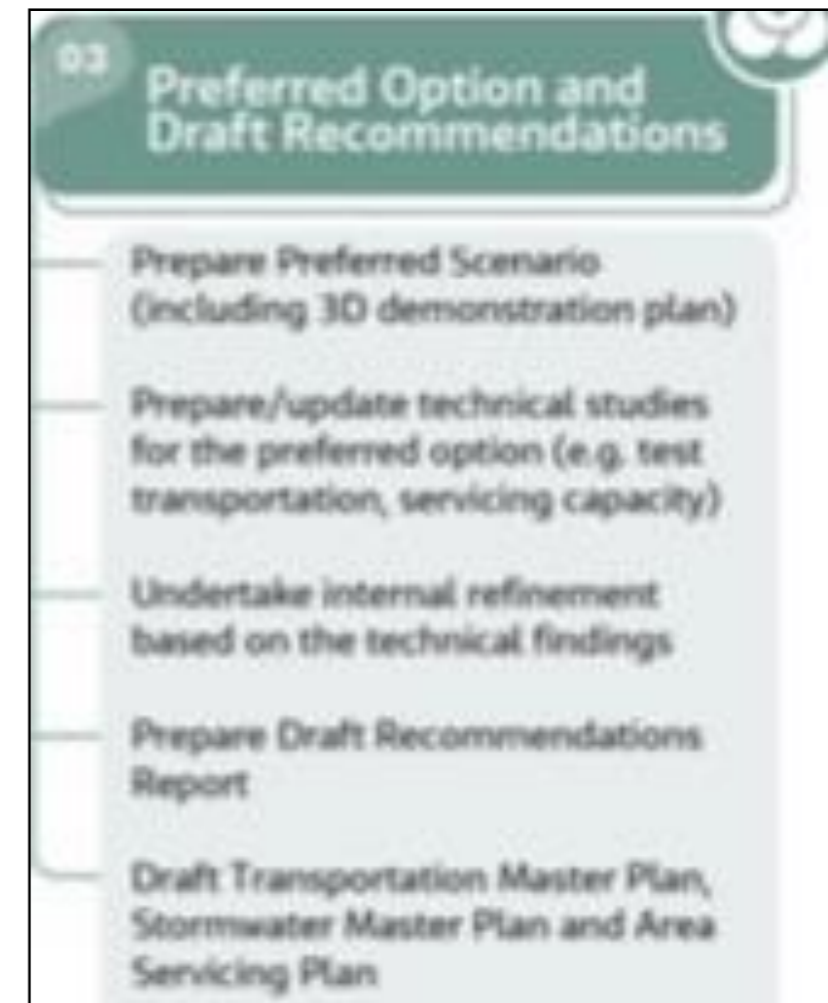
Transportation Planning Is Critical

Draft Transportation Plan Due In December - Still Outstanding

Presentation Jan 30

Presentations
Aug, Oct & Nov

- “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”



Integrated or Isolated

(Within Midtown And With The Rest Oakville)

- Integrating infrastructure is essential
 - Streets, roads and connection to QEW
 - Oakville Transit
 - GO Train and VIA
 - Pedestrian and bicycle pathways, lanes and overpasses
- Social, cultural, religious and sporting networks (eg hockey)
- Key Question: will Midtown be integrated into the Oakville community or isolated?

Once Again: No Financial Analysis

Example: Parks & Green Spaces

Jan 30 Presentation

- “Approximately 12 hectares of parks and green spaces are envisioned for Midtown, creating substantial opportunities for recreation”
- Questions
 - Is the 12ha out of the 43ha of developable land??
 - How much will this cost?
 - How will it be funded?
 - What is our tax exposure?

Jan 23 Planning Dept Report

“Bill 23 reduced the maximum alternative rate of parkland dedication by half for land conveyance and cash-in-lieu; and capped parkland dedication requirements in circumstances where the alternative rate is used to: 10% of the value of the land (if the land proposed for development is 5 ha or less); and 15% of the value of the land (if the land proposed for redevelopment is greater than 5 ha).”

Funding/Financial Implications

January 23 Report From The Planning Services Dept.



(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.

- We are not just residents. We are also investors. So:
 - How much will all this cost?
 - How will it be funded?
 - What is our tax exposure?

Retail In Midtown

(Includes Restaurants, Entertainment, Fitness, Cinema etc)

- Grocery, drugstore & household necessities is essential
- Dynamic retail beyond essentials could make Midtown a destination centre
- The death of bricks and mortar retailing has been greatly exaggerated
- Creating a compelling retail experience is the key ingredient
- Retail may be the biggest potential for creating jobs in Midtown
- Challenges
 - Vision and priority (is retail a “must do” or a “nice to do”)
 - Leadership
 - Risk appetite
 - Developer attitudes
 - Multiple landlords
 - Impact on other retail centres
 - Funding (incentives, subsidies, seed money etc.)