



REPORT

Council

Meeting Date: April 29, 2024

FROM: Community Development Commission

DATE: April 23, 2024

SUBJECT: Midtown OPA – Additional Consultancy and Budget Increase

LOCATION: Midtown Oakville

WARD: Town-wide

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RECOMMENDATION

That the 2024 capital budget be amended to add \$350,000 to project 63102202 Midtown Implementation for the Additional Work required by the Special Council Petition, to be funded from the Capital Reserve.

KEY FACTS

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

- Council petitioned for a Special Council meeting on June 3, 2024, with direction to staff to provide additional information to help inform Council’s decision on the proposed Midtown Official Plan Amendment.
- Additional work will be required on an expedited timeframe and additional funding of \$350,000 will be required to complete the work, with the assistance of the Jacobs’ consultant consortium alongside staff.
- The additional funding will provide the opportunity for staff to respond to the petition.
- A subsequent Official Plan amendment would require additional time to prepare and would benefit from Council’s direction on June 3, 2024.
- It is anticipated that a draft Official Plan Amendment could be completed by mid July allowing for proper notice for a statutory public meeting in mid August.

BACKGROUND

In July 2022, Council approved \$2.5M to initiate the Midtown Implementation Program supported by a consultant consortium to provide overall project coordination and deliver all the necessary studies or assignments for the implementation of Midtown. *Jacobs* was retained as the lead consultant with number of subconsultant/professional firms that provide expertise in land use planning, urban design and public realm, transportation, servicing, communications, land valuation, climate, infrastructure implementation and funding analysis. The Implementation Program is to deliver a series of key implementation tools – mainly an infrastructure plan, an update to Designing Midtown, a public realm master plan, a transportation master plan for Midtown, a community energy plan and a capital plan among several other deliverables.

Subsequently, in May 2023 Special Council Public meeting “Town-initiated Official Plan Amendment – Midtown Oakville Urban Growth Centre”, Council provided direction that the Midtown draft OPA be reviewed by Committee of the Whole. *Jacobs* consulting team was retained to develop an Official Plan Amendment through the work of the Committee of the Whole (COW), public engagement and technical analysis. This is in addition to the Implementation Program which they were initially engaged to complete.

The project 63102202 Midtown Implementation was created and currently has a total budget of \$4,054,000 based on the following:

- In 2022, Council approved \$2.5M to initiate the Midtown Implementation Program.
- In May 23, 2023, \$200,000 was added to support the COW process
- Further, through the 2024 budget process, \$895,100 was added to support additional work related to OPA finalization and Midtown implementation program up to December 2023.
- Subsequently, an additional \$350,000 was added to support the extension of the OPA finalization work from January to June 2024.

Since the first Committee of the Whole meeting on July 18, 2023, the consulting team – *Jacobs* – has continued to work through a new Midtown Oakville Official Plan Amendment (OPA) and implementation program.

On April 2, 2024, the Draft Official Plan Amendment (OPA) for Midtown Oakville was released for public review. The purpose of the draft OPA is to update the land use policies for Midtown Oakville in the Livable Oakville Plan (Official Plan) to the year 2051, and to create a framework that will guide the creation of a connected and mixed-used urban destination and community that serves the entire town. Further, the OPA provides the policy direction that will shape Midtown and will inform servicing, transportation, community amenities, sustainability initiatives, urban design, and

zoning regulations. The statutory public meeting was hosted by Planning and Development Council on April 22, 2024. At that meeting, a petition to hold a special Council meeting on June 3, 2024, was announced. The petition is attached as Appendix A and directs staff to undertake “Additional Work” to be considered by Council on June 3, 2024.

COMMENT

The “Additional Work” is to be available in a Council agenda as early as May 23, 2024 if feasible, or May 30, 2024. The “Additional Work” will generally consist of:

- Revised Midtown land use concept with a population of 35,000 people and jobs including FSI and height details.
- Revised draft OPA policies regarding built form, climate action, inclusive zoning, community permit planning, and community amenities.
- Phasing plan for parks and AT coincident with development.
- Transportation / Mobility report comparing proposed OPA and the reduced population including phasing plan.
- Financial report with infrastructure costs and distribution of funding sources.

The *Jacobs’* team provides the necessary expertise in all of the required disciplines to work alongside staff to complete the Additional Work required by the Special Council Petition. The work to date, planned work to be completed through the Implementation Program and this Additional Work are integrated, therefore it is efficient to use the same consultant team to ensure the work is completed expeditiously.

The Additional Work is estimated to be \$350,000. Staff recommend that the 2024 capital budget be amended to add \$350,000 to project 63102202 Midtown Implementation for the Additional Work required by the Special Council Petition and that the amount be funded from the Capital Reserve. Staff will work within this funding envelope to award to Jacobs the Additional Work as required.

The preparation of a draft Official Plan Amendment could not be completed for the June 3, 2024 meeting and the preparation of the amendment would benefit from Council’s consideration in early June. It is anticipated that following the June meeting, staff would prepare a draft amendment in time for notice in mid July and a statutory public meeting in mid August.

CONSIDERATIONS

(A) PUBLIC

The Additional Work to be considered at the special Council will be available to Council and the public as early as May 23, 2024 if feasible or alternatively on May 30, 2024.

(B) FINANCIAL

The Additional Work of \$350,000 will be funded from the Capital Reserve.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The Midtown OPA and Implementation project involves co-ordination among numerous town departments.

(D) CORPORATE STRATEGIC GOALS

This report addresses the corporate strategic goal to be the most liveable town in Canada.

(E) CLIMATE CHANGE / ACTION

The Midtown program has multiple elements to support climate action. The intensification within our urban boundaries to accommodate growth, the walkable nature of the future community and increased reliance on transit are but a few of the benefits. At the community level the consultant team will provide a future presentation and overview on the Community Energy Plan which is a key component of the Midtown Implementation project.

Submitted by:

Neil Garbe, PLE, MCIP, RPP

Commissioner, Community Development Commission

APPENDIX A –Special Petition of Council - Midtown