



OAKVILLE

## REPORT

### Planning and Development Council

Meeting Date: July 8, 2024

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**FROM:** Planning and Development Department

**DATE:** July 2, 2024

**SUBJECT:** **Midtown Transit Oriented Communities Update**

**LOCATION:** Midtown Oakville

**WARD:** Ward 3

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#### RECOMMENDATION

1. That the report titled *Midtown: Transit-Oriented Communities Program update*, dated July 2, 2024, be received for information.
2. That staff be authorised to execute any single-source agreements necessary to secure external expertise for the purpose of undertaking the Transit-Oriented Communities program with the Ministry of Infrastructure.

#### KEY FACTS

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

- The Province of Ontario, through the Ministry of Infrastructure, has a Transit-Oriented Communities (TOC) Program which intends to build mixed-use communities within short distance of transit stations.
- The Province has identified Midtown as a candidate site for a TOC.
- The TOC program has, up until now, typically been located at subway stations in Toronto. Midtown Oakville would be one of the first GO Transit stations outside of Toronto in the program.
- The Ministry of Infrastructure is targeting the end of Summer 2024 to determine the viability of the program.

## **BACKGROUND**

In May 2024, the TOC Division of the Ministry of Infrastructure provided the CAO with a letter that noted a potential TOC project was being explored for the Town. The letter is attached as Appendix 'A'.

Although Midtown is not specified in the letter, the CAO sought clarity from the Ministry, and it was confirmed that the area around the Oakville GO station was being considered, including lands subject to development applications and appeals by Distrikt Developments Inc.

The Ministry of Infrastructure has indicated that it is extending the TOC program to GO locations; however, the Bronte GO MTSA is not been considered at this time since there are no interested builders proceeding. Further, no other locations in Oakville are under consideration.

At this time, staff have not formally met with the Ministry of Infrastructure to discuss details of the program, however, it has been noted that the Ministry would like to have some certainty on the viability of the program by the end of Summer 2024. No formal agreements have been executed by staff, and there remain several matters still to determine with the Ministry.

## **COMMENTS**

It is still early in the stages of defining the TOC program for Midtown, including program scope, participants, land holdings and outcomes. The Ministry has noted that Halton Region will also be a participant with the town.

An initial meeting between Town and Ministry officials has been scheduled for July 8, 2024, and biweekly meetings to discuss thereafter. These meetings are expected to allow the Town to better understand the process, expectations and outcomes. In accordance with the Town's Delegation by-law, the CAO and Clerk executed a "Mutual Confidentiality Agreement and Non-Disclosure Agreement" on July 5, 2024, which is required by the Ministry to ensure non-disclosure of confidential information.

The main thrust of the TOC program is to facilitate new housing at, or in proximity to, transit stations. To that end, the Province will lead negotiations with third-party builders at TOC sites, and consider Oakville's and the Region's input. The intent, to staff's understanding, is to create a TOC proposal that will either be reflected in municipal planning documents – such as the Official Plan and/or Zoning By-law, or result in a Minister's Zoning Order. The end goal is ultimately to be able to deliver housing faster.

The Province has also noted that an engagement process will be part of the TOC program which will allow at least one opportunity for public input. These opportunities may include engagement with community stakeholder representatives, a public meeting or other engagement platforms, as determined by the Ministry.

Staff will provide further clarity to Council on the TOC program where feasible, and as more information becomes available. Some information may not be publicly available where it is governed by the confidentiality agreement.

## **CONSIDERATIONS**

### **(A) PUBLIC**

The public will be advised of opportunities to participate in the TOC program.

### **(B) FINANCIAL**

None at this time; however, there may be opportunity to recover some costs relating to the review of zoning submissions. Staff are still working through estimating the potential budget requirement for the TOC process, including the retention of external expertise. When additional information is available, this will be provided to Council.

It is likely that there will be a need to secure external expertise to assist in the TOC program process, and it is recommended that staff be given authorisation to single-source those resources where appropriate.

### **(C) IMPACT ON OTHER DEPARTMENTS & USERS**

The TOC program will require staff resources from across the organisation which will be co-ordinated.

### **(D) COUNCIL STRATEGIC PRIORITIES**

This report addresses Council's strategic priority/priorities: Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

### **(E) CLIMATE CHANGE/ACTION**

Climate change and sustainability measures will be promoted throughout the TOC program.

## **APPENDICES**

Appendix 'A' – Province's Letter to Town re: TOC Program

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