



Midtown Oakville Draft Official Plan Amendment

~September 2024 version~

Committee of the Whole Workshop

October 10, 2024

Purpose and Outline

- To provide Council with an overview of the September 2024 draft OPA.

Presentation Outline:

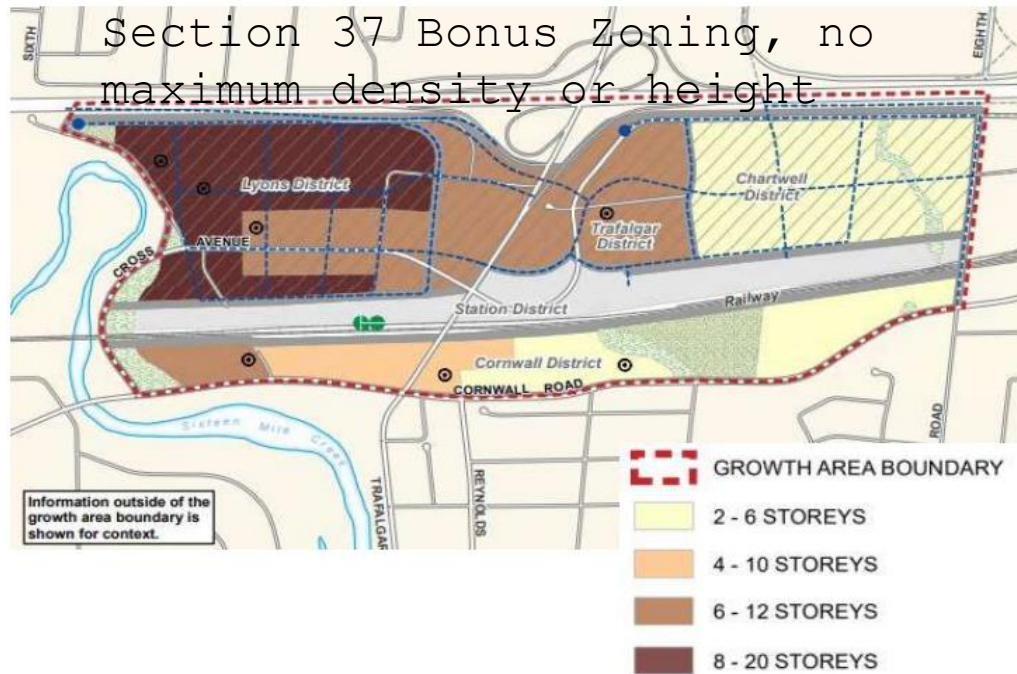
- Introduction
- Community Building
- Midtown Oakville draft OPA
- Next Steps



Current context and built form.

Midtown OP (2010) and Design Guidelines (2013)

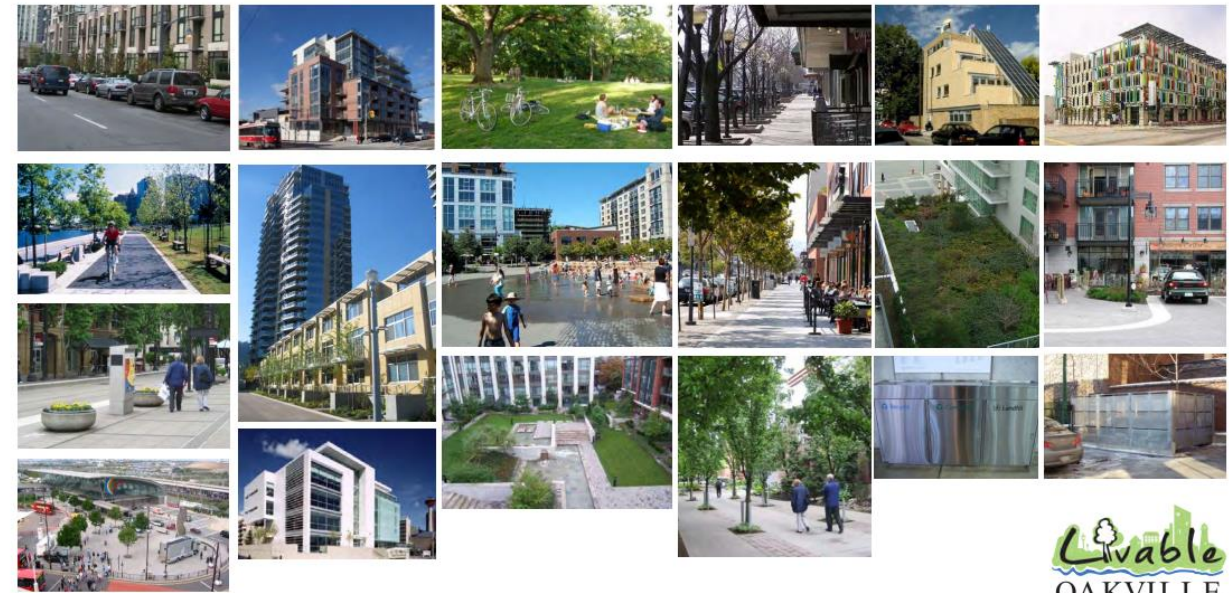
- OP conforms with Growth Plan for the Greater Golden Horseshoe, 2006
- As-of-right height 6 - 20 storeys depending on location, with permission for more via Section 37 Bonus Zoning, no maximum density or height

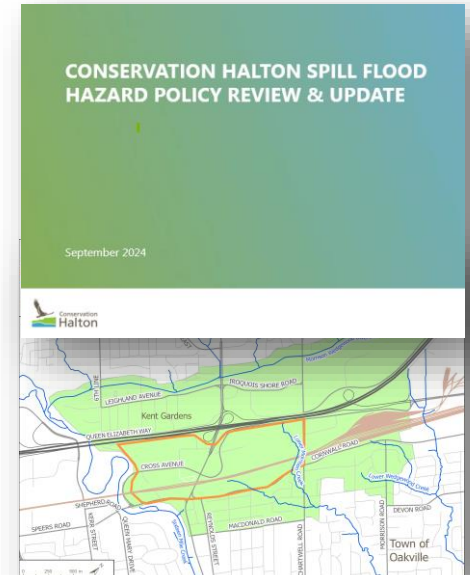
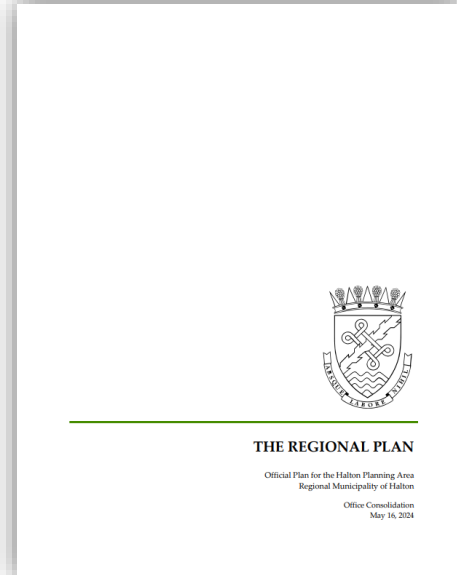
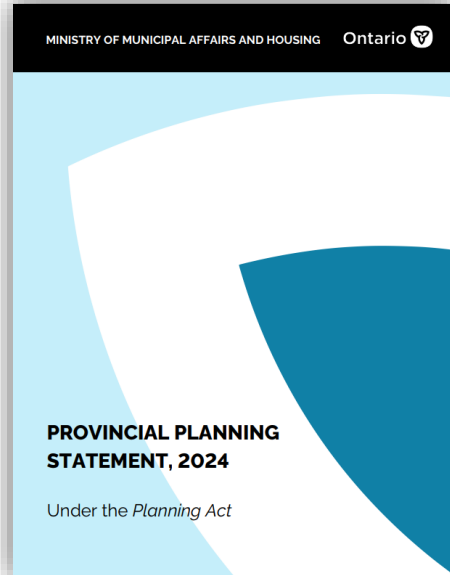
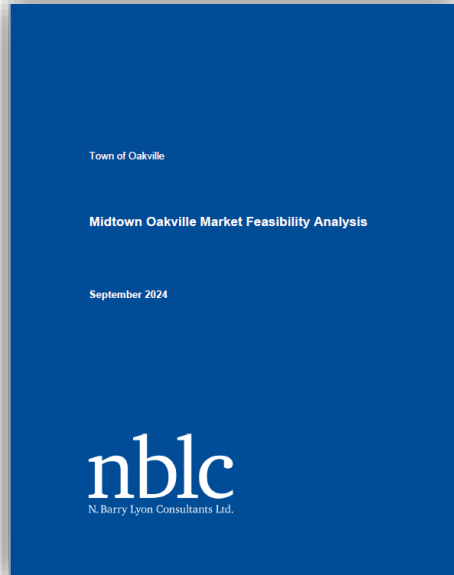


Design guidelines implement 2010 OP policies - contemplate building 20+ storeys, as well as mid-rise buildings.

Designing Midtown Oakville

September 2013

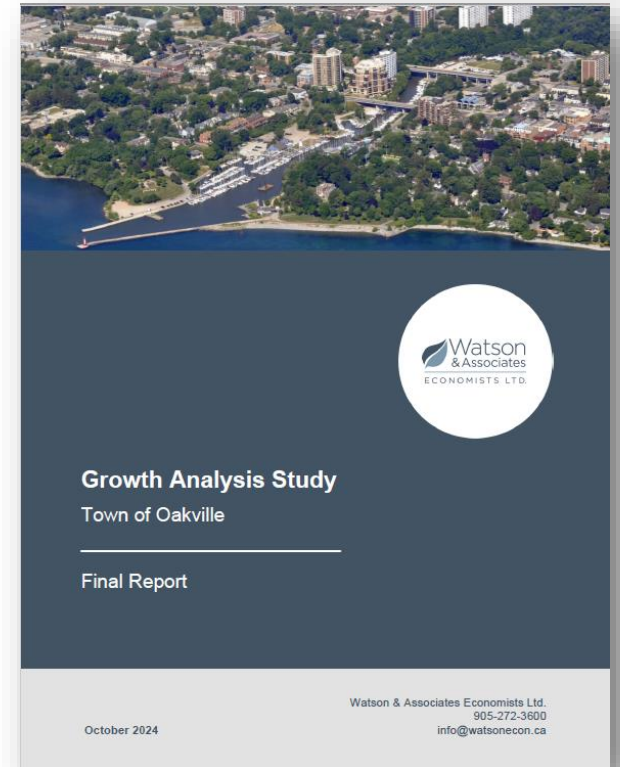




NEW INFORMATION

Growth Projection Analysis*

- JBPE population and job forecast for Town is **not** likely to be realized by 2051.
- Based on economic and demographic analysis, Watson estimates Townwide forecasts of **388,000 residents and 190,600 jobs**.
- Conservative estimates for Midtown Oakville are a total of 29,900 residents and jobs combined by 2051.



Source: Watson and Associates, Oct. 2024

*The full report will be made available along with staff report for the October 29, 2024 Special Planning and Development Council Meeting.

Market Analysis*

- Market trends will evolve – the OPA work needs to consider the long term and respond to market trends.
- Initial phases of development will be challenging – town will need to incentivize development to achieve more amenities and services.
- Office market remains soft for the near future.
- At-grade retail is working well in Oakville, where there is existing population and jobs to support it.



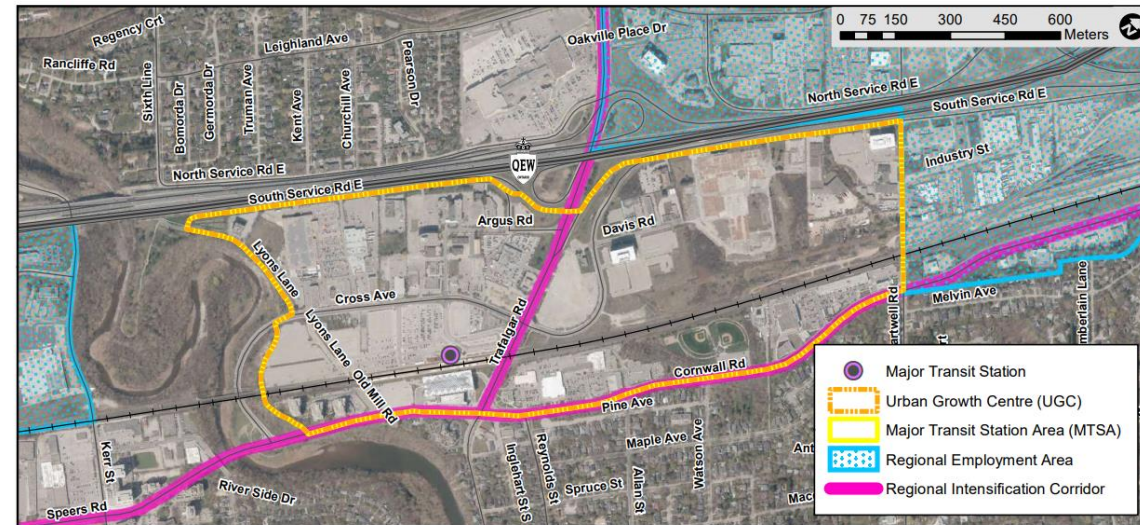
Source: NBLC, Sept. 2024

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Provincial and Regional Policy*

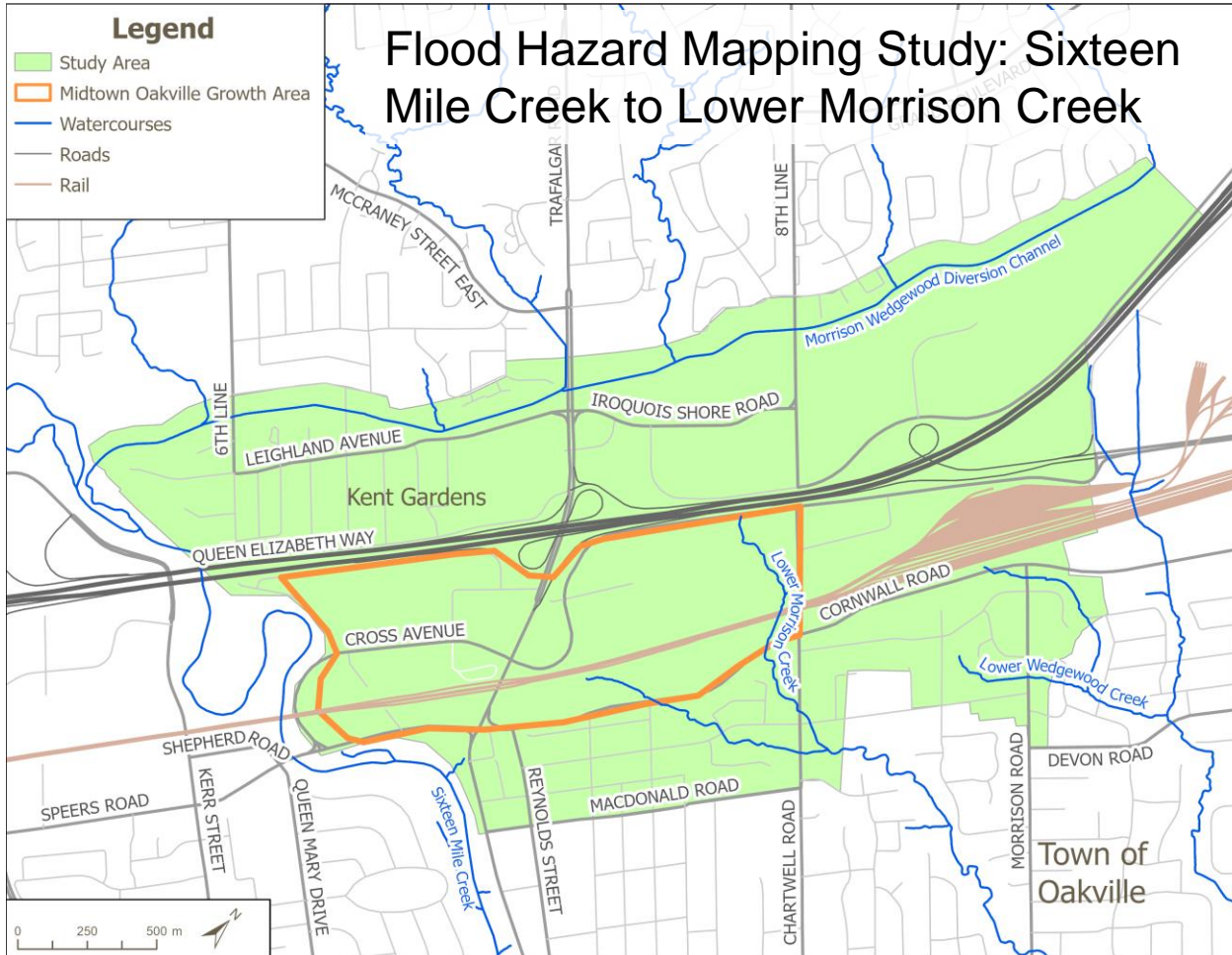
- Provincial Planning Statement, 2024 (in effect as of Oct. 20, 2024)
 - Plan strategic growth areas (SGA) beyond a 30-year planning horizon.
 - Plan SGAs to be the focus of growth and development, accommodating significant population and employment growth, and as a focal area for education, commerce, recreation, and culture, that accommodates and supports a transit network through compact built form.
 - Plan major transit station areas to achieve density of development beyond the minimum required to support transit investment.
- Region of Halton (ROPA 49) Minister approved Protected MTSA target and boundary for Midtown
- The whole of the Regional Official Plan is now deemed the Town's Official Plan as it relates to Oakville


Map 6a - Midtown Oakville GO UGC/MTSA



Targets: minimum of 200 residents and jobs/ha. by 2031, ~65% residents, ~35% jobs

Spill Flood Hazard* Policy and Mapping



 Conservation Halton

September 2024

REPORT TO: Conservation Halton Board
REPORT NO: # CHB 05 24 05
FROM: Kellie McCormack, Director, Planning & Regulations/Strategic Initiatives & Partnerships
DATE: September 19, 2024
SUBJECT: Spill Flood Hazard Policy Review and Update

Recommendation

THAT the Conservation Halton Board endorses the “Draft Spill Flood Hazard Policies” and supporting “Draft Conservation Halton Spill Flood Hazard Policy: Technical Companion Document” for public release and engagement. ✓

Proposing a risk-based approach, consistent with Provincial Planning Statement, 2024. Final CH policies to be released following consultation on policies and guidance material in Q1 - 2025.

See: [Public Notices and Engagement - Conservation Halton](#)

* Spill Flood Hazard means a spill or portion of a spill that could be unsafe for development activity.

What does this New OPA do?

The updated official plan policies provide clear vision for Midtown Oakville, and certainty for development industry and public.

**Apply Community
Planning Permit
System**

**Up-Designate
Land Use**

**Permit Flexible
Built Form**

**Diversify Modes
Transportation**

**Integrate Amenities
with Development**

**Manage Risk of
*Spill Flood Hazard***



COMMUNITY BUILDING

Community Building Tools

Community building involves consideration of many matters:



Infrastructure



Transit



Roads/
Sidewalks



Trails/
Cycling



Parks



Buildings ALL
Types



Nature



History



Events

Broad Purpose tools:

- Official Plan
- Zoning by-law
- Community Planning Permit System
- Site Plan
- Subdivision/Consent
- Community Improvement Plan

Special Purpose Tools:

- Development Charges (public infrastructure and services)
- Parkland Dedication (park and recreation)
- Community Benefits Charge (public infrastructure and services not covered by DC or Parkland)
- Education Act (schools)
- Inclusionary Zoning (affordable housing)

The Community Planning Permit System (CPPPS)

Streamlines development and builds community by replacing the zoning by-law within a CPP Area, and authorizing issuance of development permits in conformity with the Community Planning Permit By-law.



A single **by-law** to control land use.



A single permit **application**.

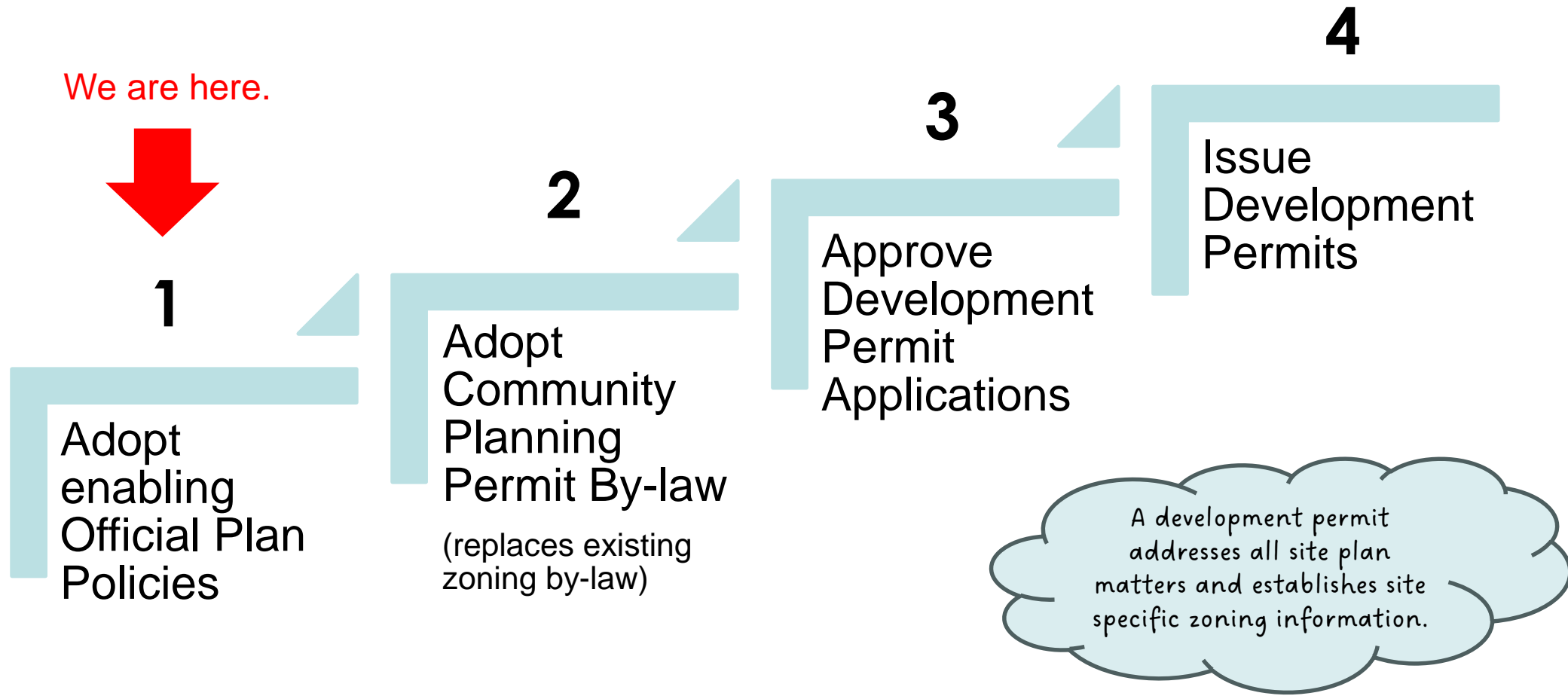


Permit approvals may be subject to **variances, criteria or conditions** provided in by-law.

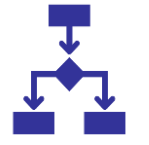


One approval authority issues the **permit**.

How is the Community Planning Permit System implemented?



Proposed CPPS Enabling policies



Theme	Draft Policy
LOCATION	Midtown Oakville is a CPPA area, policy 28.15 (i)
AUTHORITY	Enable delegation to staff or committee, as set out in CPP by-law, policy 28.15.5
PURPOSE	Alternative to zoning to implement official plan goals, objectives and policies, policy 28.15.2 and 28.15.4 . See also Section 20 Midtown , policies 20.1 Goals, 20.2 Objectives, etc.
DECISION MAKING CRITERIA	Recognize that criteria is provided in OP general and area specific policies. By-law may also include additional criteria that is more specific to guide decision making that is in accordance with OP goals and objectives, policy 28.15.6 . See also Section 20 Midtown policies.
CONDITIONS	Conditions include everything identified in O. Reg. plus conditions identified in general and area specific official plan policies, policies 28.15.7 – 28.15.12 . See also Section 20 Midtown policies.
COMPLETE APPLICATION	Town may require additional material as part of a complete application, policies 28.19.3 and 28.19.19 .
AFFORDABLE HOUSING	[Await HNA, adopt as a separate OPA.]

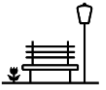
Achieving Community Objectives through a CPPS



Coordinating Development with Infrastructure Service Delivery



Establishing Public Service Facilities



Establishing Park Facilities



Achieving Mixed-use Targets within Development



Achieving Housing/Affordable Housing Targets



Realizing Sustainability Measures



Protecting Natural Heritage and Prohibiting Development in Key Areas



Realizing Desired Urban Design Elements



MIDTOWN OAKVILLE

Implemented via a Community Planning Permit System

Midtown Oakville DRAFT OPA Contents

Midtown Specific Policies

- 20. Preamble
- 20.1 Goal
- 20.2 Objectives
- 20.3 Development Concept
- 20.4 Land Use Policies
 - General
 - Designation Specific
- 20.5 Functional Policies
 - Urban Design and Built Form
 - Mobility
 - Stormwater Management
 - Spill Flood Hazard and Hazardous Lands*
 - Sustainability
- 20.6 Implementation
 - Monitoring
 - Implementation Measures
 - Phasing/Transition
 - Landowner Agreements/Cost Sharing

- Design Guidelines
- Public Realm
- Parks and Open Space
- Utilities
- Site Density
- Building Height
- Tall Buildings
- Midrise Buildings
- Building Setbacks
- Building Orientation
- Green Roofs
- Block Design

- Transportation
- Active Transportation
- Mid-block Connections
- Parking

Townwide Policies

- 8.11.5 Re: Rail Yards and Rail Corridors
- 8.12.4 Re: Provincial Highway
- 28.15 Community Planning Permit System
- 28.16.2 Community Improvement
- 28.19 Re: Pre-Consultation and Complete Application
- 28.19.3 (i) Area Design Plans
- 28.19.3 (j) Transportation Demand Management
- Glossary

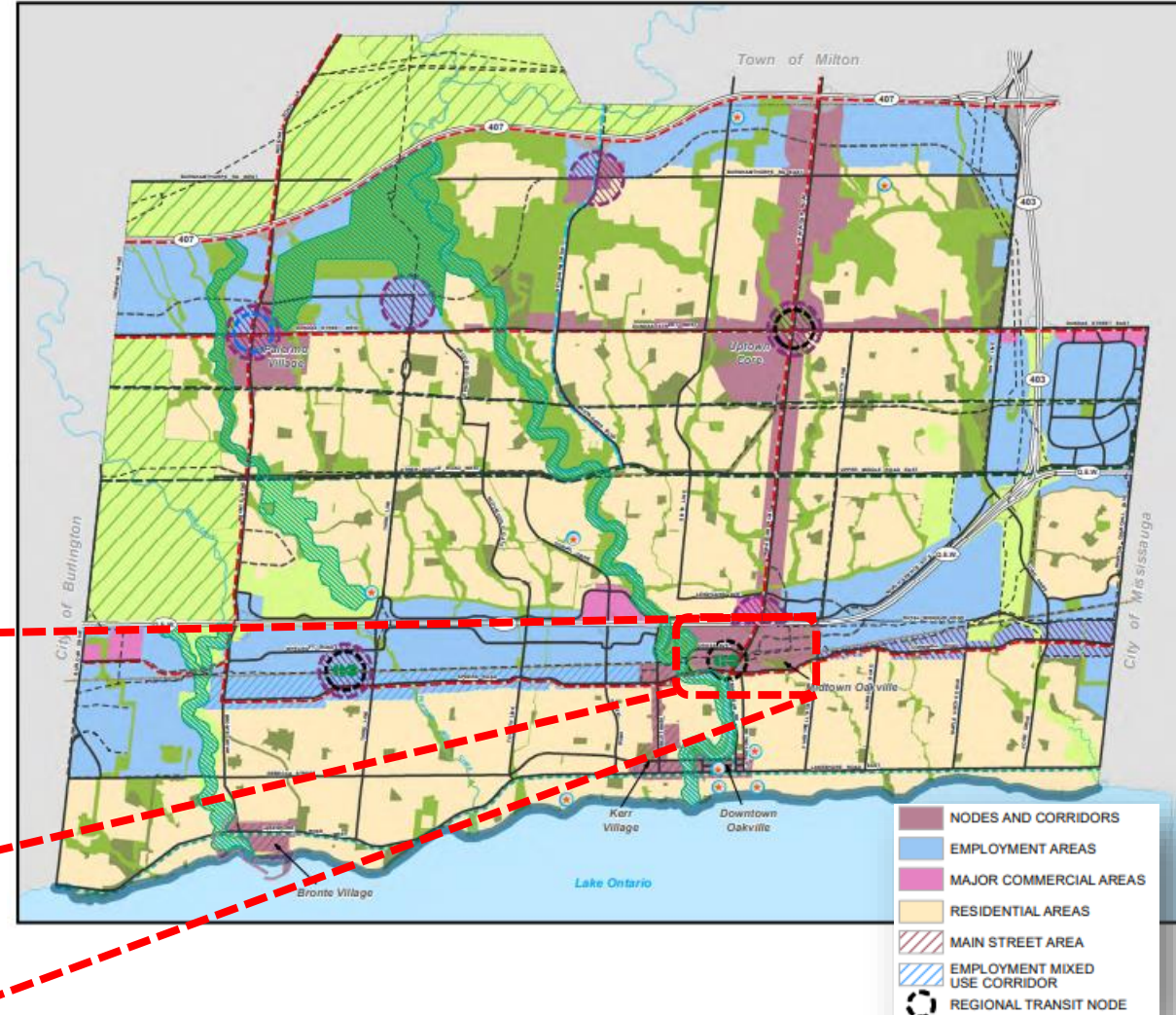
Midtown Specific Figure and Schedules

- Schedule L1: Land Use
- Schedule L2: Minimum Density
- Schedule L3: Maximum Density
- Schedule L4: Height Thresholds
- Schedule L5: Transportation
- Schedule L6: Active Transportation
- Figure E1: Active Frontage

Midtown Oakville Vision

Livable Oakville Schedule A1 Urban Structure

- Oakville's primary strategic growth area.
- An area planned to evolve into a vibrant, mixed-use, compact, complete urban community served by transit and active transportation facilities.



Goal and Objectives

Goal:

Midtown is the **leading** Strategic Growth Area within the Town. Leveraging multi-modal transit and transportation system, with access to natural heritage, regional scale commercial, institutional, recreational and office facilities, Midtown will accommodate significant residential and employment growth in a dynamic urban setting.

Objectives:

- Create a transit supportive community via built form
- Create a vibrant and complete community via mix of uses and human scale
- Achieve Midtown goals in a timely manner via meeting 200 r&j/ha target by 2031, through monitoring and provision of infrastructure.



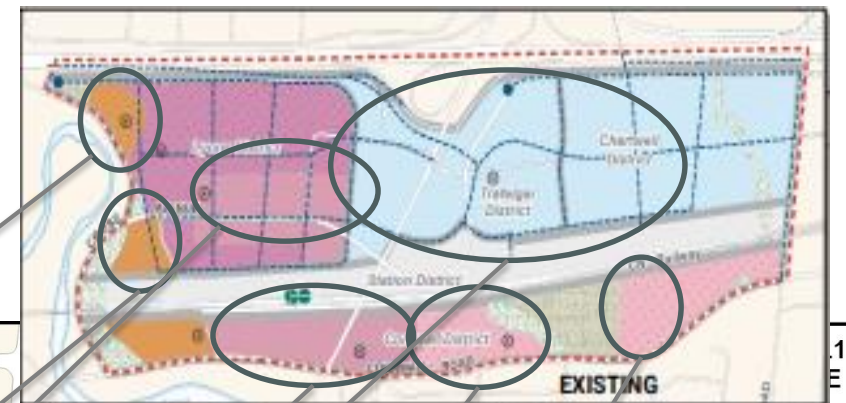
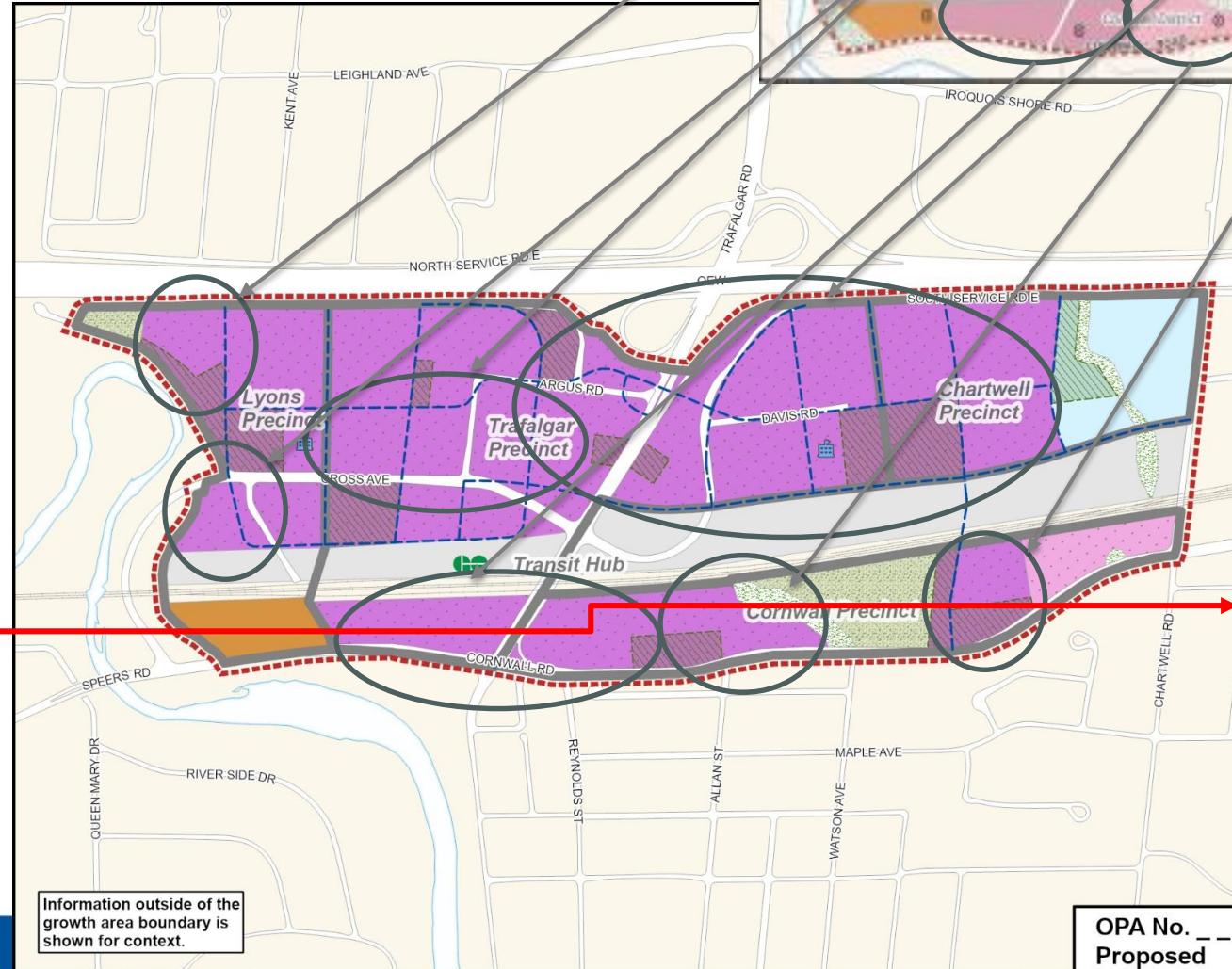
Land Use & Precincts

Current
OP

Convert:

- From *High-Density Residential* to *Urban Core*
- From *Urban Centre* to *Urban Core*
- From *Office Employment* to *Urban Core*
- From *Community Commercial* to *Urban Core*

Add: Conceptual **Park & Open Space**



LAND USE

- PROTECTED MAJOR TRANSIT STATION AREA / GROWTH AREA BOUNDARY
- URBAN CORE
- URBAN CENTRE
- HIGH DENSITY RESIDENTIAL
- OFFICE EMPLOYMENT
- COMMUNITY COMMERCIAL
- NATURAL AREA
- PARK AND OPEN SPACE
- PARK (CONCEPTUAL)**
- OPEN
- PRIORITY AREA FOR SCHOOL
- OAKVILLE GO STATION
- FUTURE ROADS*

Refer to Part E, Midtown Oakville, for Growth Area Policies

*REFER TO SCHEDULE L5 FOR MORE DETAIL.

1:6,600
SEPTEMBER 2024

OPA No. --
Proposed

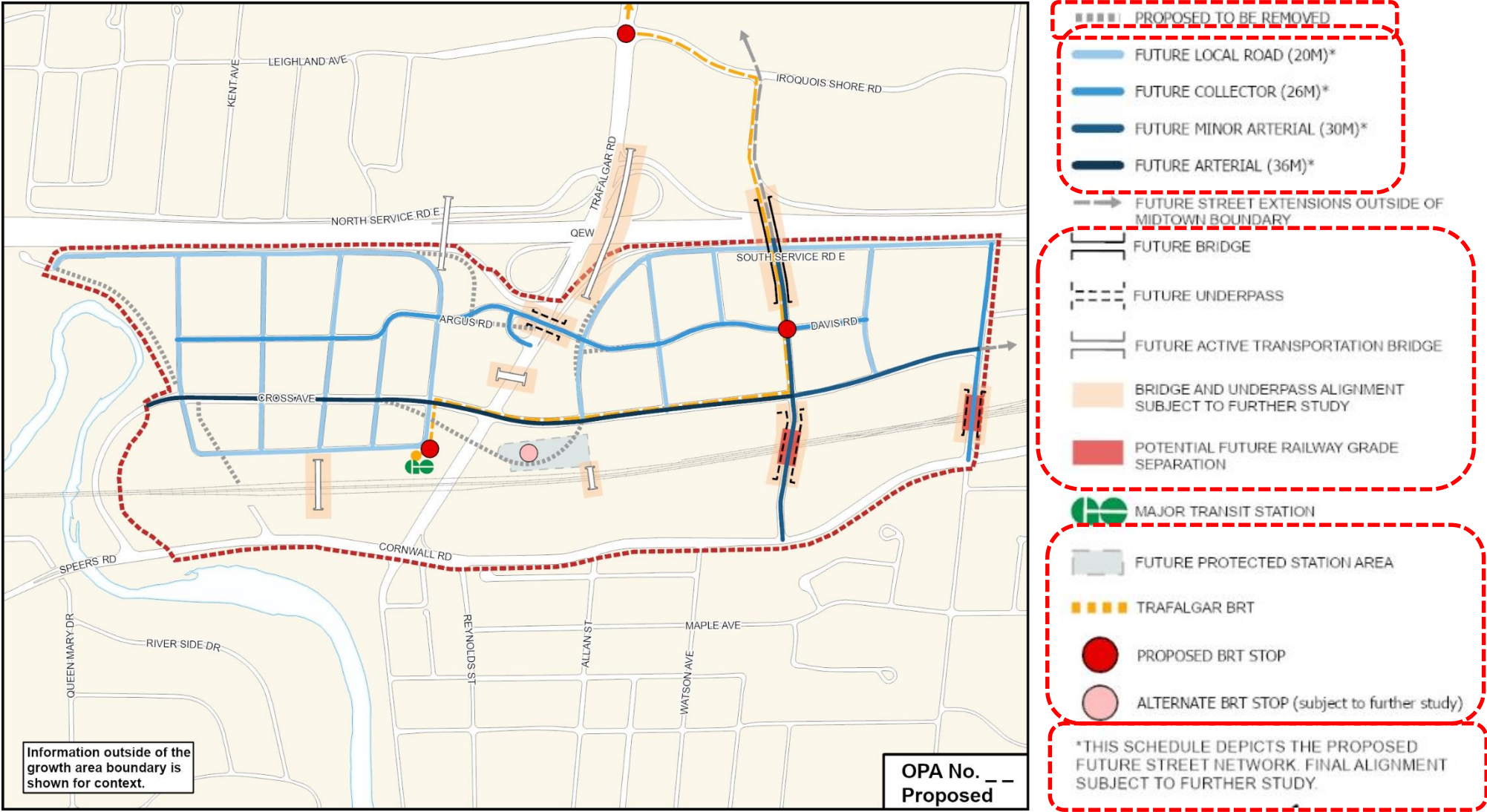
Information outside of the growth area boundary is shown for context.

Mobility in and beyond Midtown

- Streets and trails are used to provide connections and support travel within and beyond Midtown.
- Streets also create walkable development blocks for buildings, parkland and open space.
- Identified rights-of-way widths ensure that multiple modes of travel may be accommodated to support walking, cycling, transit and auto use.
- Provision of parking is:
 - preferred to occur below grade,
 - above grade parking structures are permitted (provided they have active frontages where they abut public realm),
 - at grade parking for limited uses and provided it occurs in the rear or side yard of a building.

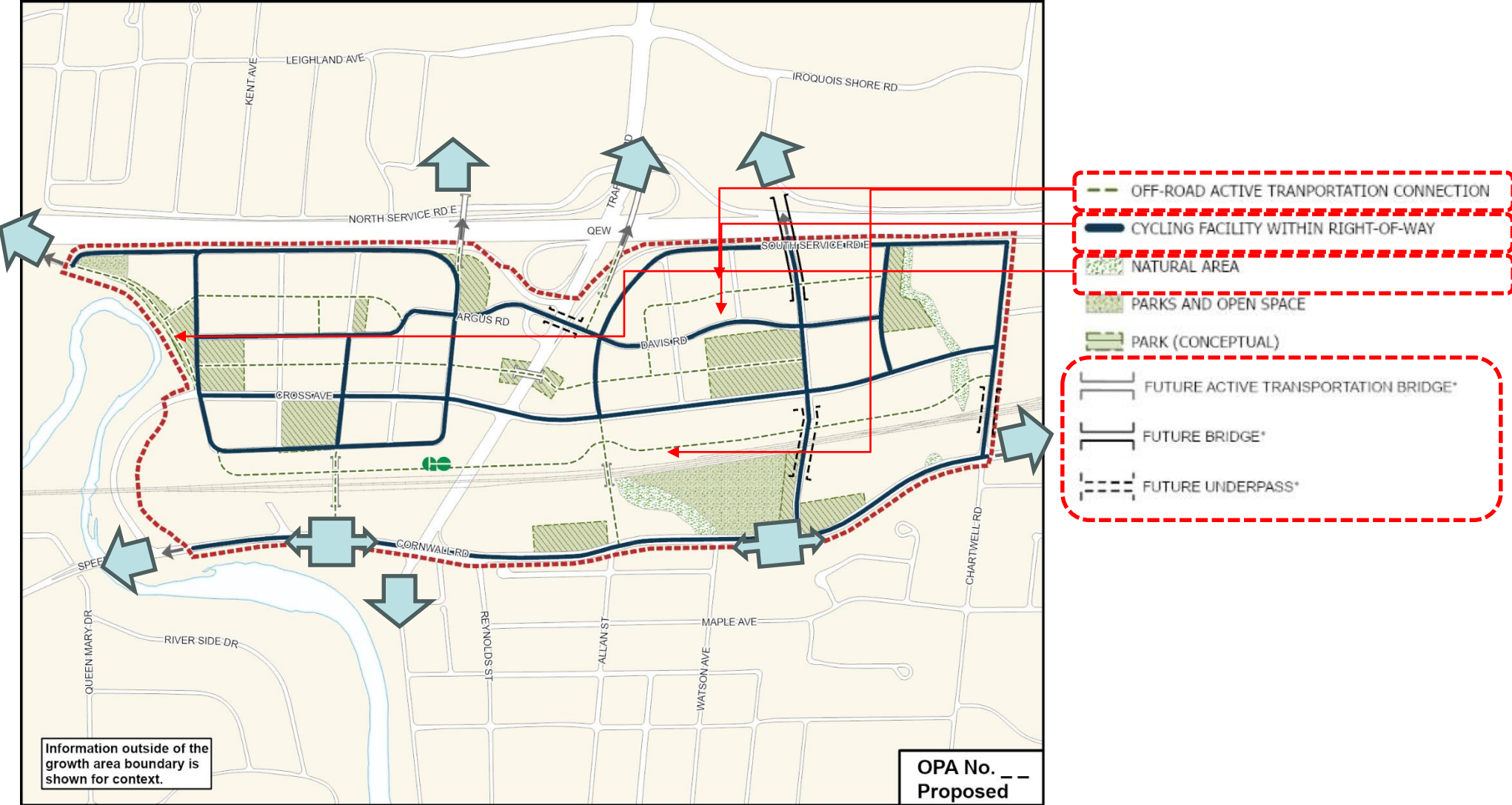


Schedule L5 Transportation Network



*See Appendix for proposed ROW cross sections.

Schedule L6 Active Transportation



Coordinating Development with Infrastructure Service Delivery



- As a condition of development permit, the Town is able to secure lands and/or funds to support the implementation of the mobility networks conceptually shown on Schedules L5 and L6.
- These types conditions would also apply to sub-surface infrastructure, i.e. water, waste-water and stormwater facilities.
- The calculation of gross floor area available for development includes any lands that would be dedicated to the Town for public purpose (i.e. streets and parkland).

The maximum GFA permitted on a site

=

Total site area (including lands to be dedicated)

X

The maximum permitted FSI

Public Service Facilities

- *Public Service Facilities*

“lands, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. *Public service facilities* do not include *infrastructure*.”

- Permitted in all land use designations.
- Encouraged to be integrated with development, visible and easy to access.
- Schools:
 - encouraged to co-locate with public parkland, and integrated with development,
 - required to consult schoolboards prior to complete application,
 - Schedule L1 identifies priority areas for future school sites.



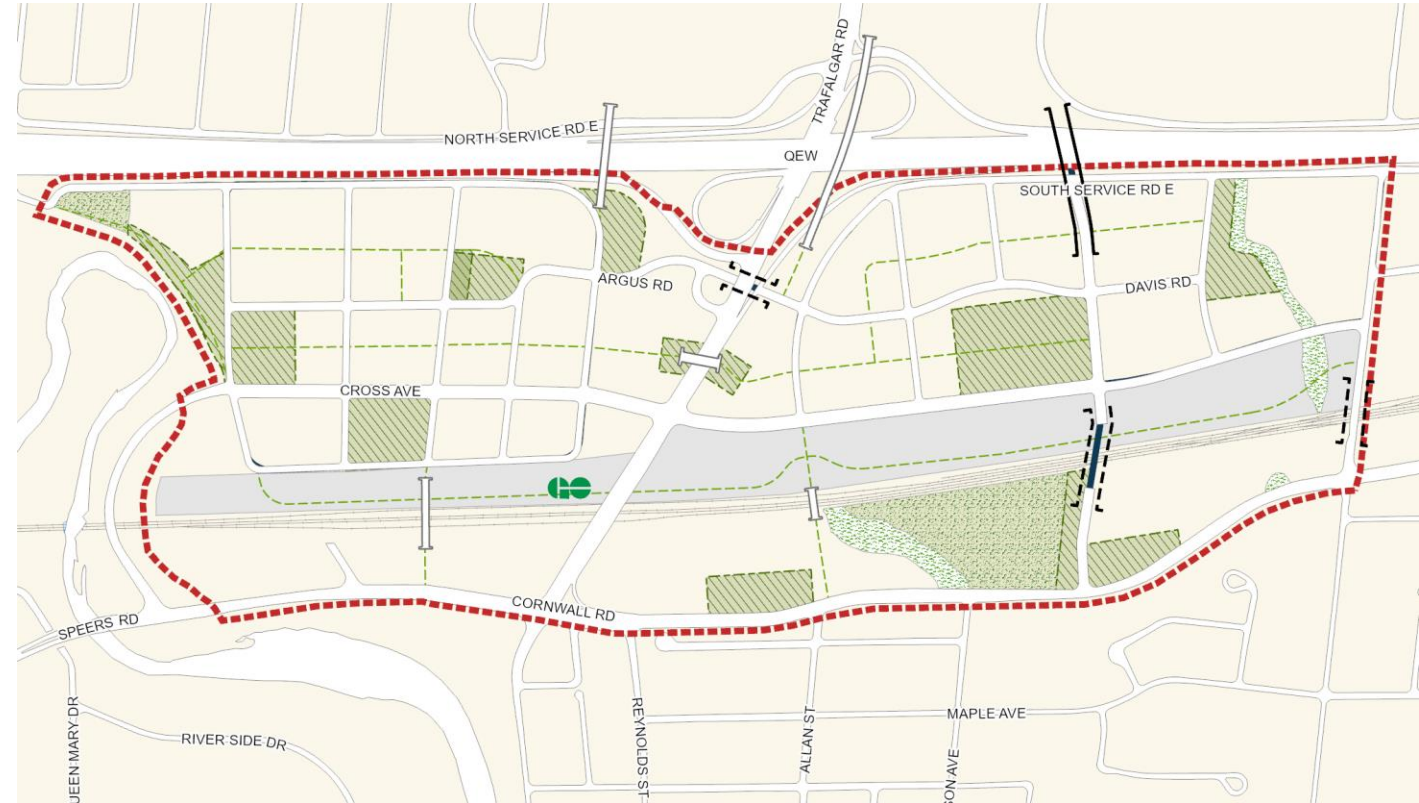
Establishing Public Service Facilities



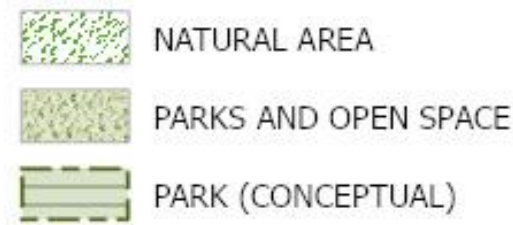
- The CPP by-law would identify public service facilities as permitted uses within all developable areas of Midtown.
- Provision of land or building area for public service facilities may be a condition of development permit approval or issuance.
- Location and building treatment of such facilities may be addressed as part of development permit approval.
- Provision of public service facility may be a community benefit.

Parkland

- Schedule L1 conceptually designates land for Park and Open Space
 - approximately 12 ha of existing and future park land is designated.
- Future park sites are intended for Public Common or Urban Square, programming will be determined via the Parks Plan, as amended.



Excerpt of Schedule 1: Land Use



Establishing Park Facilities



- CPP By-law may:
 - Require parkland as condition of development permit approval and issuance, in accordance with the Town's Parkland Dedication By-law
 - Town may accept **additional** land for public park as a community benefit.



Mix of Use Policies



Theme	Direction
Required at grade	Required within urban core, fronting a public street, to create vibrant streets.
Minimum % of “active frontage”	Minimum of 70% of street frontage that must be “active” (i.e. non-residential uses) on certain streets to promote walkability.
Minimum % of overall GFA	Within Urban Core designation, requires at least 18% of GFA to be non-residential, %-age may be reduced with justification.
Public facilities	Encourages public facilities to be integrated within development for efficient use of land.
Existing Use	Requires replacement of existing gross leasable floor area to maintain and increase jobs. Expansions to existing uses are permitted, subject to not precluding long term infrastructure and realization of overall Midtown vision and policies.
Integrated or Stand Alone	Non-residential use may be integrated with development or in a stand-alone building, to provide flexibility.
May be phased in	New non-residential GFA may be phased-in to provide flexibility and recognize market trends.

Achieving Mixed-use Targets within Development



- Minimum requirements established in the OP inform conditions of development permit approval and issuance.
- Policies permit exemptions or reductions from minimum standards related to the provision of non-residential uses, without an OPA.
 - This discretion can be built into the community planning permit by-law.



Housing Policies

- Residential development is required to be in buildings averaging 5 storeys or greater
- Encourage non-market housing, special needs, affordable housing and rental housing
- Permit mix of housing forms and tenure
- Multi-unit buildings, require accommodating range of households via unit size and on-site amenities
- A multi-unit building with 20+ units is required to provide a minimum of 35% of the units with 2 or more bedrooms
- Abide by inclusionary zoning by-law (when in effect)



Achieving Housing/Affordable Housing Targets



- Provision of unit mix and appropriate amenity space will be conditions of development, per OP policies.
- Provision of affordable housing will be a condition of development, per the IZ provisions of the CPP by-law.
- Town may accept **additional** affordable housing units as a community benefit.

Sustainability

- Policies build on existing Chapter 10 policies of Official Plan
- Policies identify means of achieving energy efficiency and better climate change resilience.
- As part of a complete application, the applicant may be required to identify tactics proposed to meet and exceed official plan sustainable development policy.

Green roofs / photovoltaic cells



Permeable paving materials



Secure sustainable streetscape improvements



Realizing Sustainability Measures



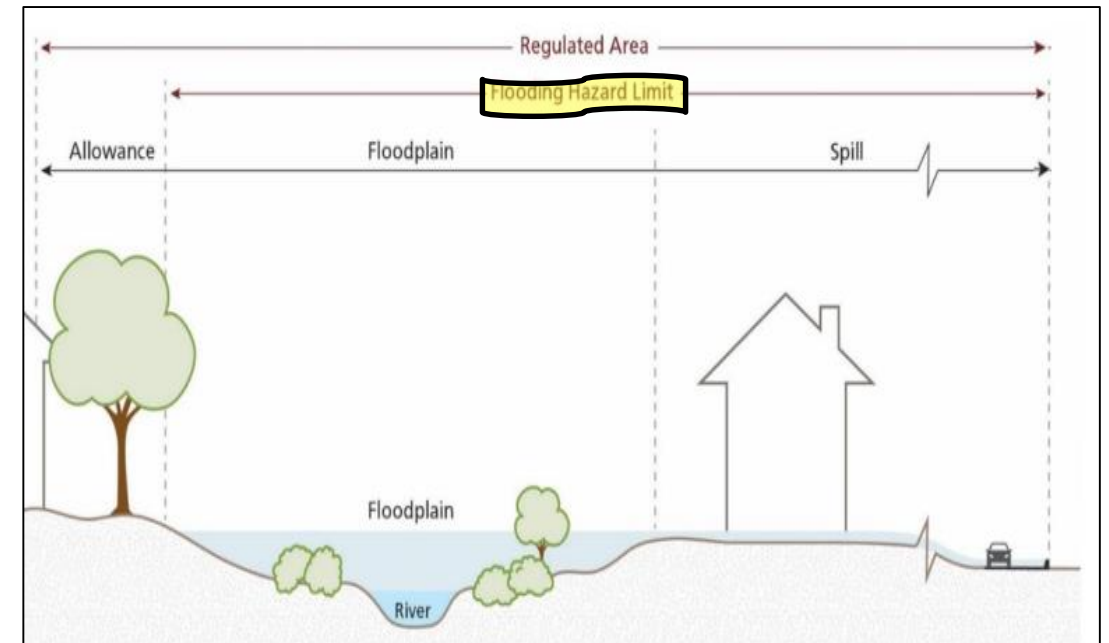
- Proposed sustainable development tactics noted in the complete application may be required as a condition of development permit approval or issuance.
 - Tactics include: renewable energy facilities, green roofs, trees, bird-friendly design, geothermal facilities, district energy/heating/cooling facilities/connections, etc.
- Town may accept **certain** sustainable development elements as a community benefit.



Natural Heritage and Natural Hazards

- OPA land use schedule includes lands designated “Natural Area”
 - Existing official plan policies apply to those areas
- OPA introduces new CH Board endorsed policies to address emerging information from Conservation Halton regarding a potential spill flood hazard.
 - Permit development while mitigating risk, and
 - Do not increase/reduce downstream flood hazard spill.

[See also CH Spill-Flood-Hazard-Update-and-Review-Presentation-1.mp4](#)



MNRF definition of “spill” area, [River & Stream Systems: Flooding Hazard Limit \(scrca.on.ca\)](#).

Protecting Natural Heritage and Prohibiting Development in Key Areas



- CPP by-law establishes development and non-development zones, in accordance with the land use schedule.
- Permitted and prohibited land use will be identified in accordance with land use policies.
- Development permit approval and issuance may be on condition of completing studies and/or monitoring to ensure risk mitigation and natural heritage protection are addressed.

Urban Design and Built Form

Proposed policies provide design principles and establish building envelopes by addressing:

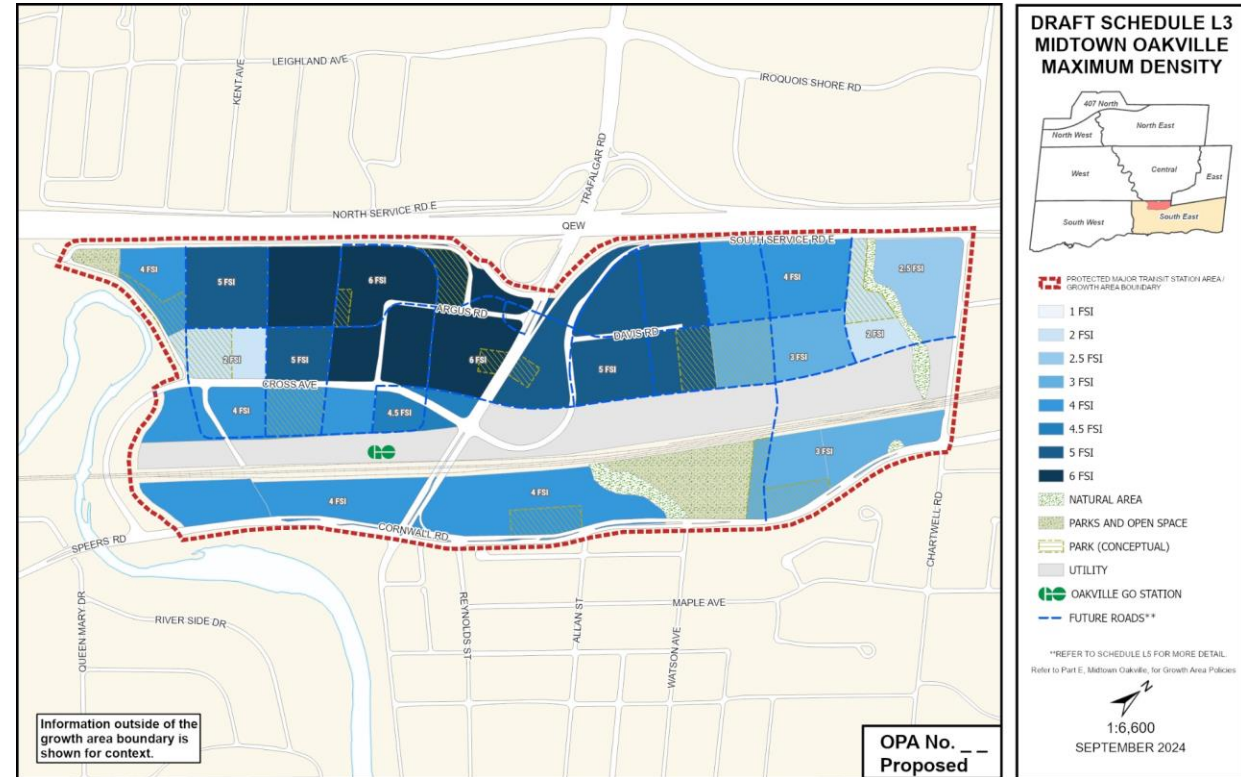
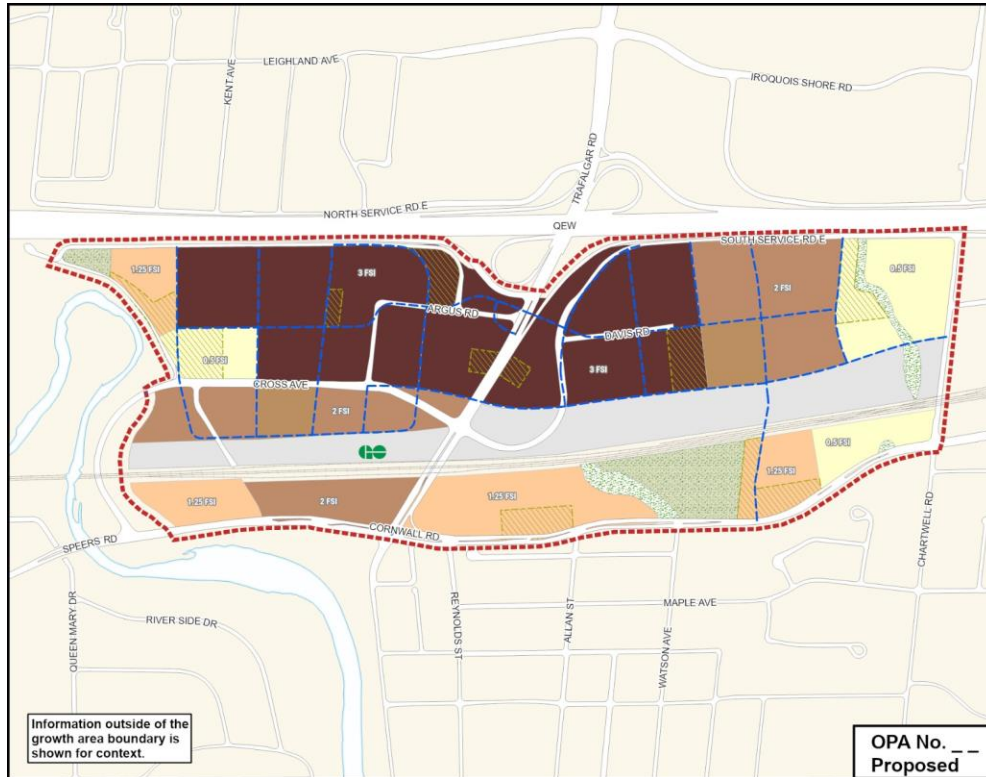
- **Design Guidelines**
- **Public Realm**
- **Parks and Open Space**
- **Utilities**
- **Site Density**
Schedule L2 – Minimum Density
Schedule L3 – Maximum Density
- **Building Height**
Schedule L4 – Building Height Threshold
- **Tall Buildings**
- **Midrise Buildings**
- **Building Setbacks**
- **Building Orientation**
- **Green Roofs**
- **Block Design**



Urban Design and Built Form - Site Density

Schedule L2: **Minimum Density**
Ranges from 0.5 – 3 FSI

Schedule L3: **Maximum Density**
Ranges from 1.0 – 6 FSI



To achieve transit supportive objectives and objective of 200 people and jobs per hectare.

To inform infrastructure planning and land values across Midtown.

Building Height Thresholds – Schedule L4

Minimum Height

2 storeys within Office Employment and Community Commercial areas
5 storeys everywhere else, exemptions are permitted for public service facilities.

Threshold Height

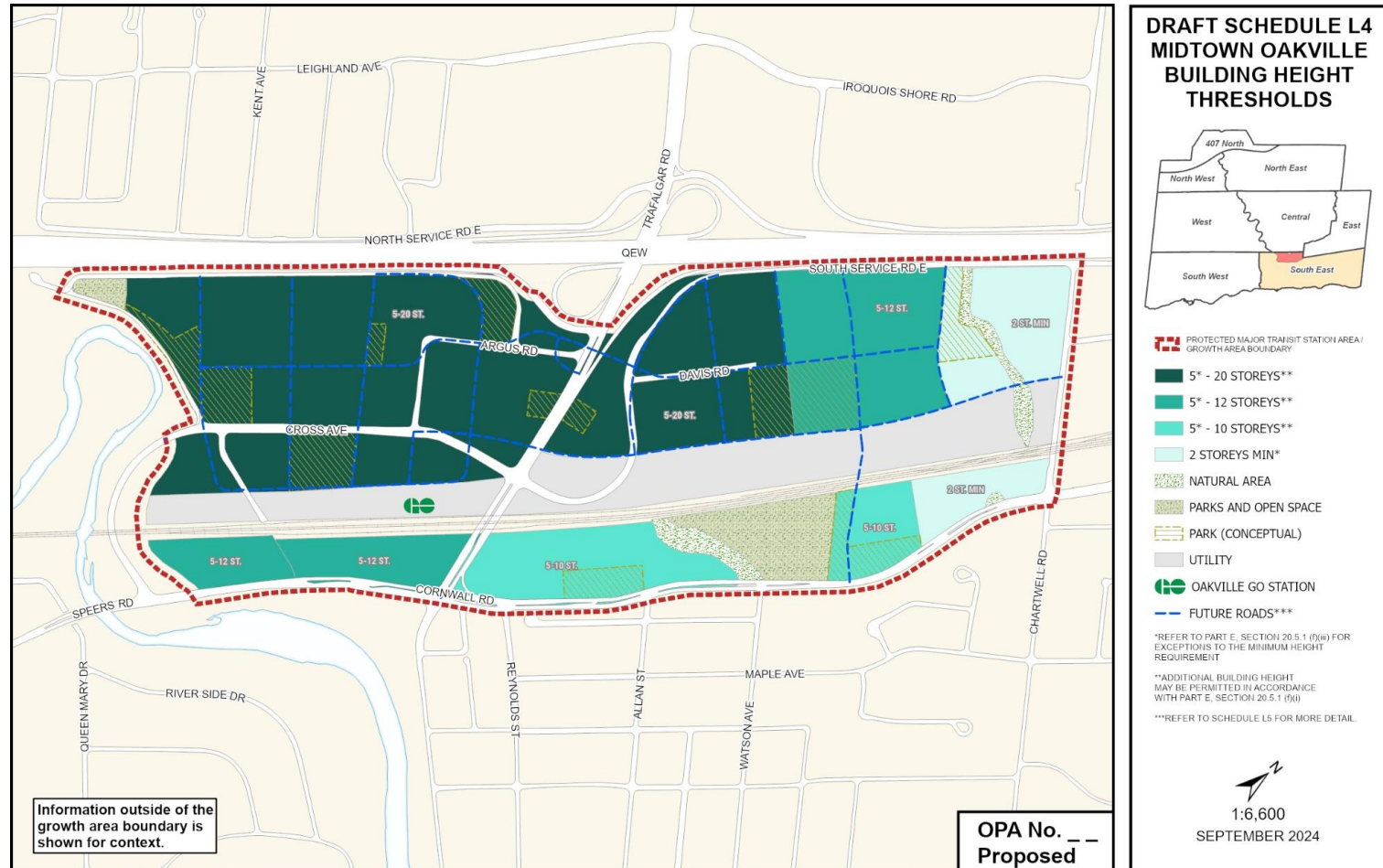
10 – 20 storeys depending on location.

- No threshold for lands designated Office Employment and Community Commercial

Maximum Height

Above threshold, however:

- Can not exceed maximum density identified for development site, and
- Is subject to provision of a community benefit. (See policy 28.15)



Applying the policies to a theoretical land parcel in Midtown

Parcel size:
31,962 square metres (3.2 ha)

Land use: **URBAN CORE**
Max. Density: **6.0 FSI**
Min. Density: **3.0 FSI**



Applying the policies to a theoretical land parcel in Midtown

Parcel size:

31,962 square metres (3.2 ha)

x **6.0** maximum **Floor Space Index (FSI)**

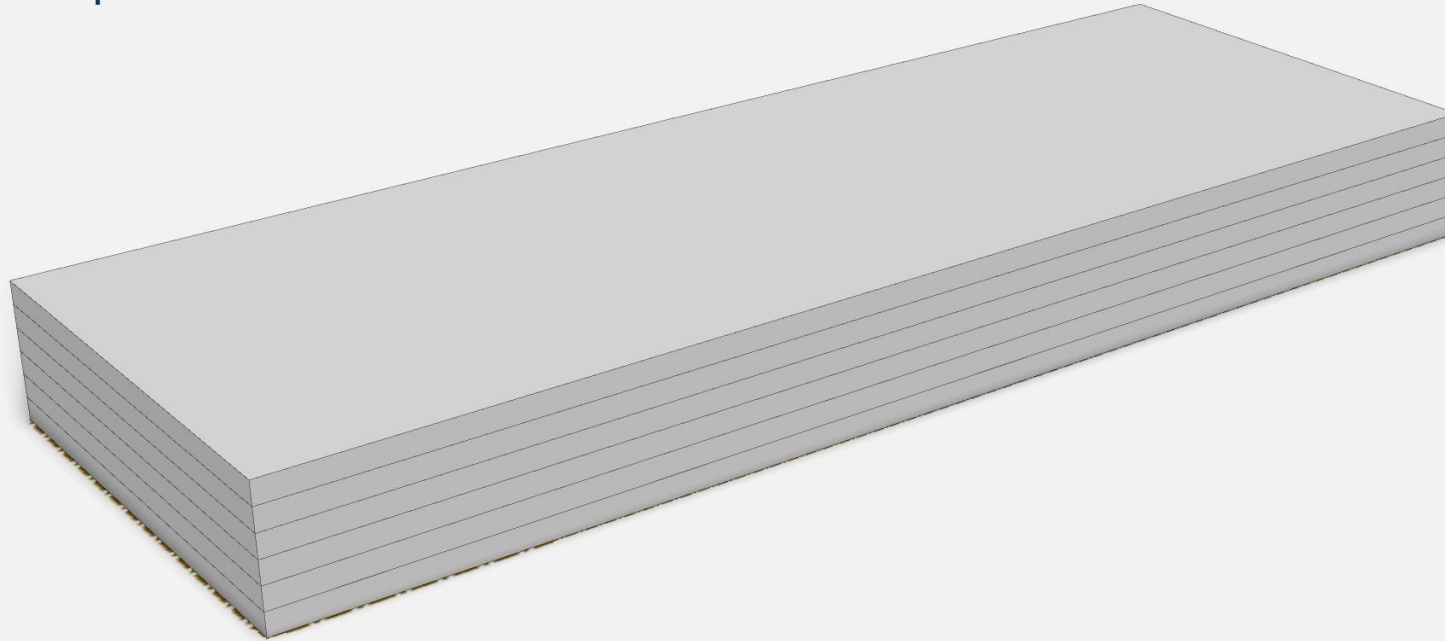
= **191,772** square metres of maximum **Gross Floor Area**

Land use: **URBAN CORE**

Max. Density: **6.0 FSI**

Min. Density: **3.0 FSI**

Max. GFA: **191,772 sqm**



Applying the policies to a theoretical land parcel in Midtown

Parcel size:

31,962 square metres (3.2 ha)

x **3.0 Floor Space Index (FSI)**

= **95,886** square metres of minimum **Gross Floor Area**

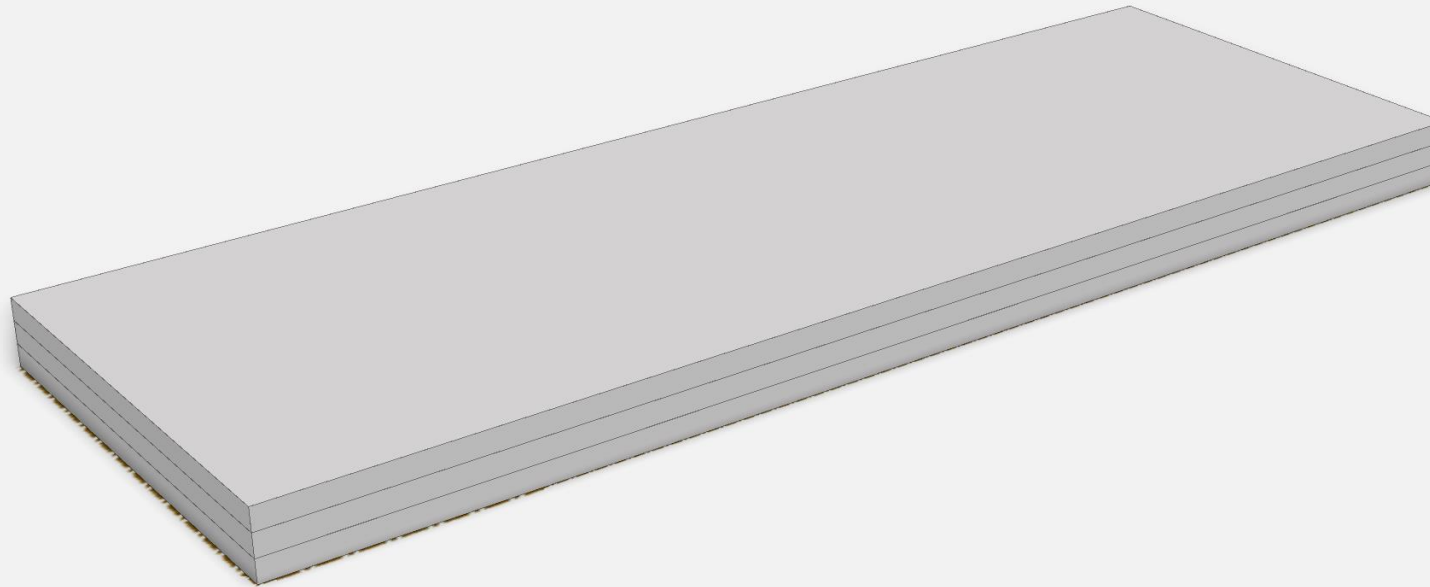
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Min. Density: **3.0 FSI**

Max. GFA: **191,772 sqm**

Min. GFA: **95,886 sqm**



Applying the policies to a theoretical land parcel in Midtown

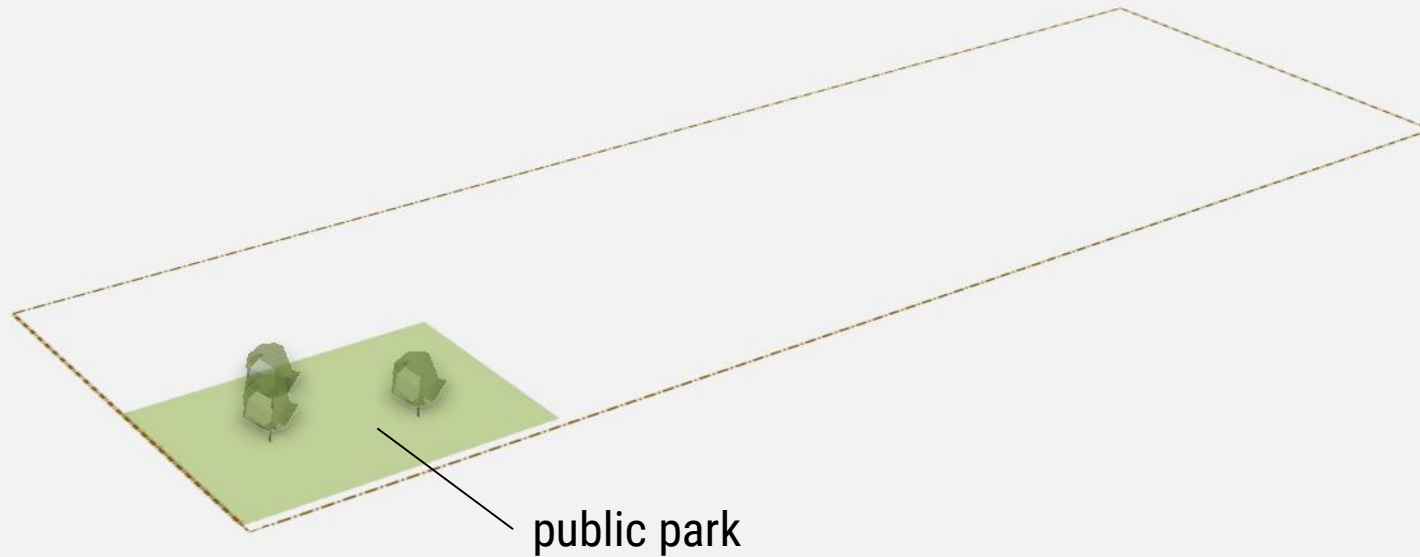
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Applying the policies to a theoretical land parcel in Midtown

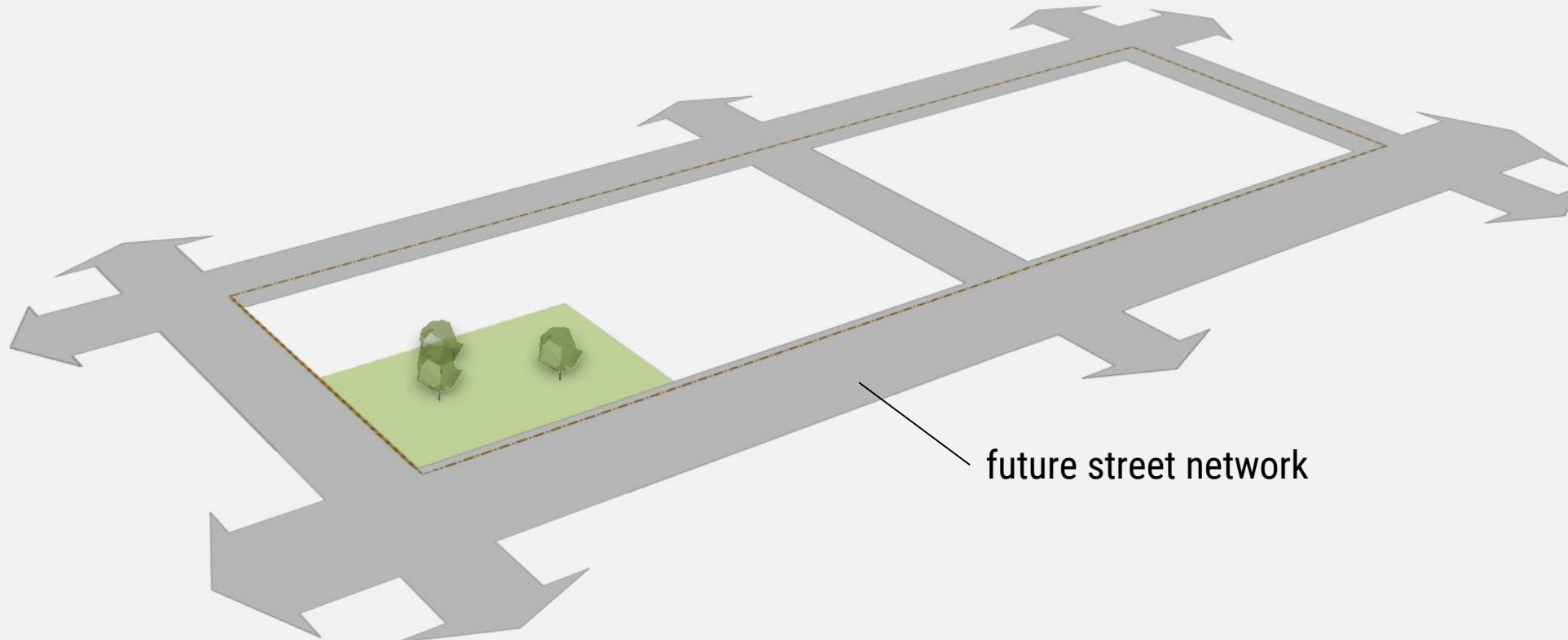
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Applying the policies to a theoretical land parcel in Midtown

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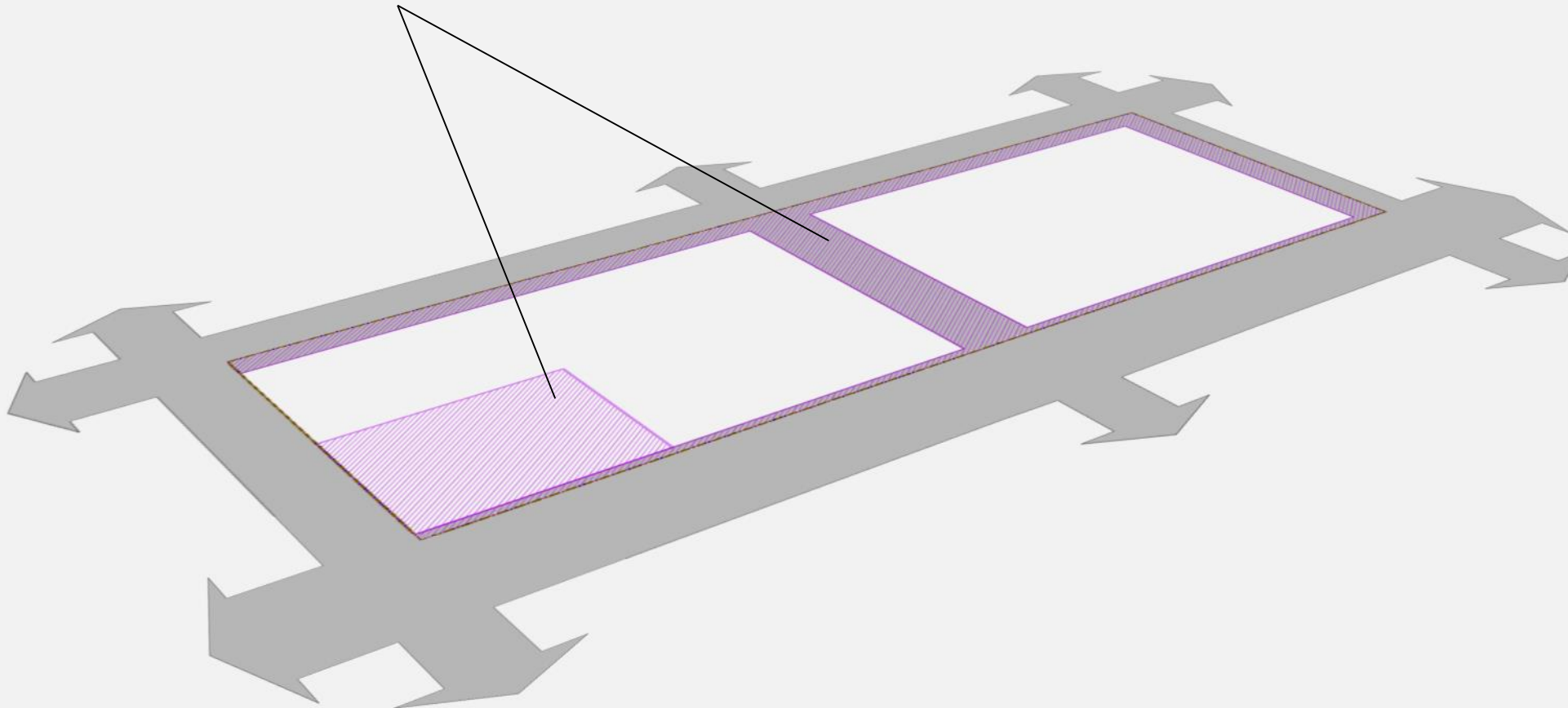
Max. Density: **6.0 FSI**

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Lands to be conveyed to the Town



Applying the policies to a theoretical land parcel in Midtown

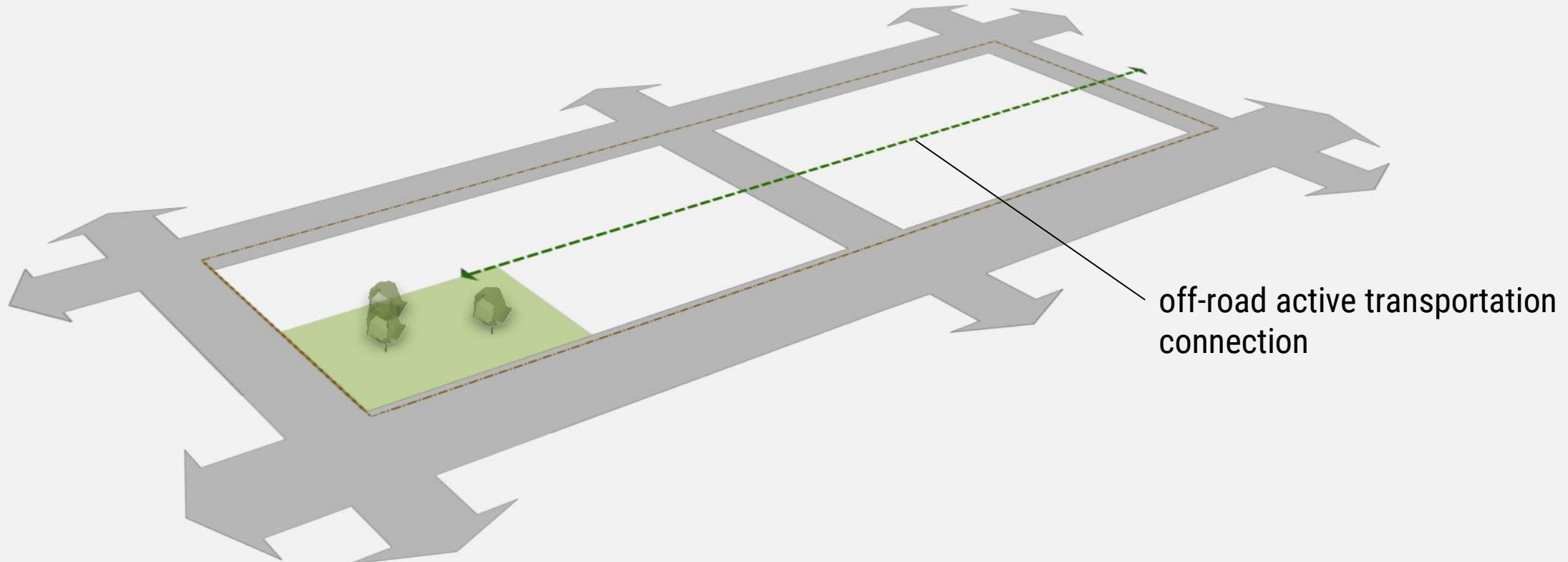
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Applying the policies to a theoretical land parcel in Midtown

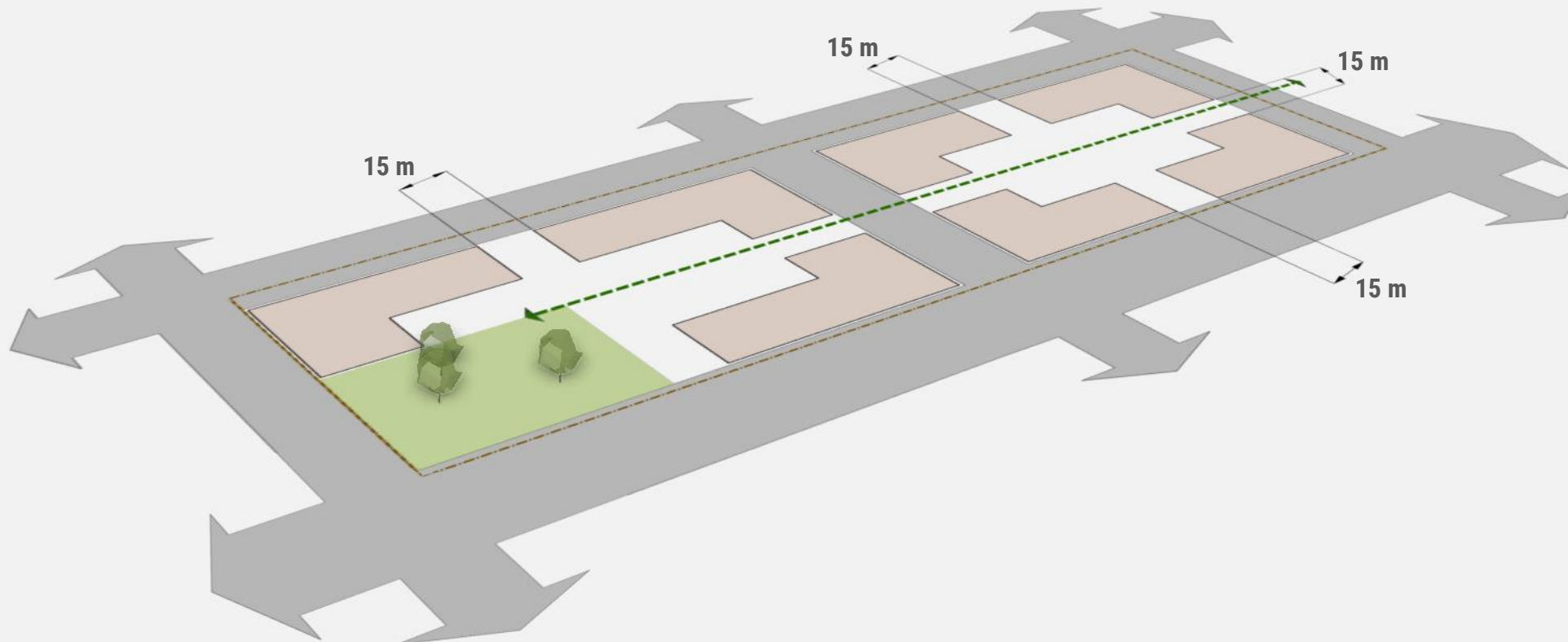
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Max. Density: **6.0 FSI**

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Max. GFA: **191,772 sqm**

Min. GFA: **95,886 sqm**



Applying the policies to a theoretical land parcel in Midtown

Land use: **URBAN CORE**

Max. Density: **6.0 FSI**

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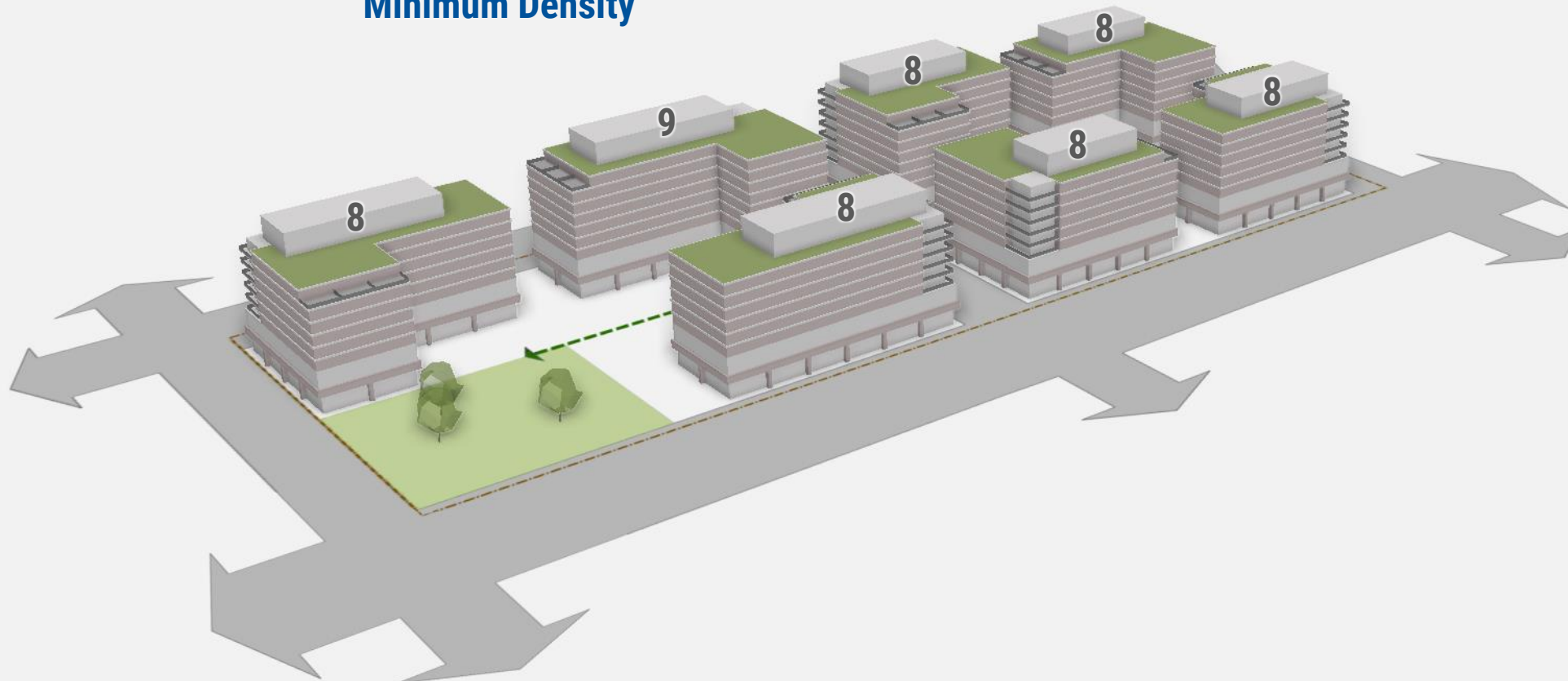
Max. GFA: **191,772 sqm**

Min. GFA: **95,886 sqm**

GFA of concept shown:

96,769 sqm

Minimum Density



Applying the policies to a theoretical land parcel in Midtown

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Max. Density: **6.0 FSI**

Min. Density: **3.0 FSI**

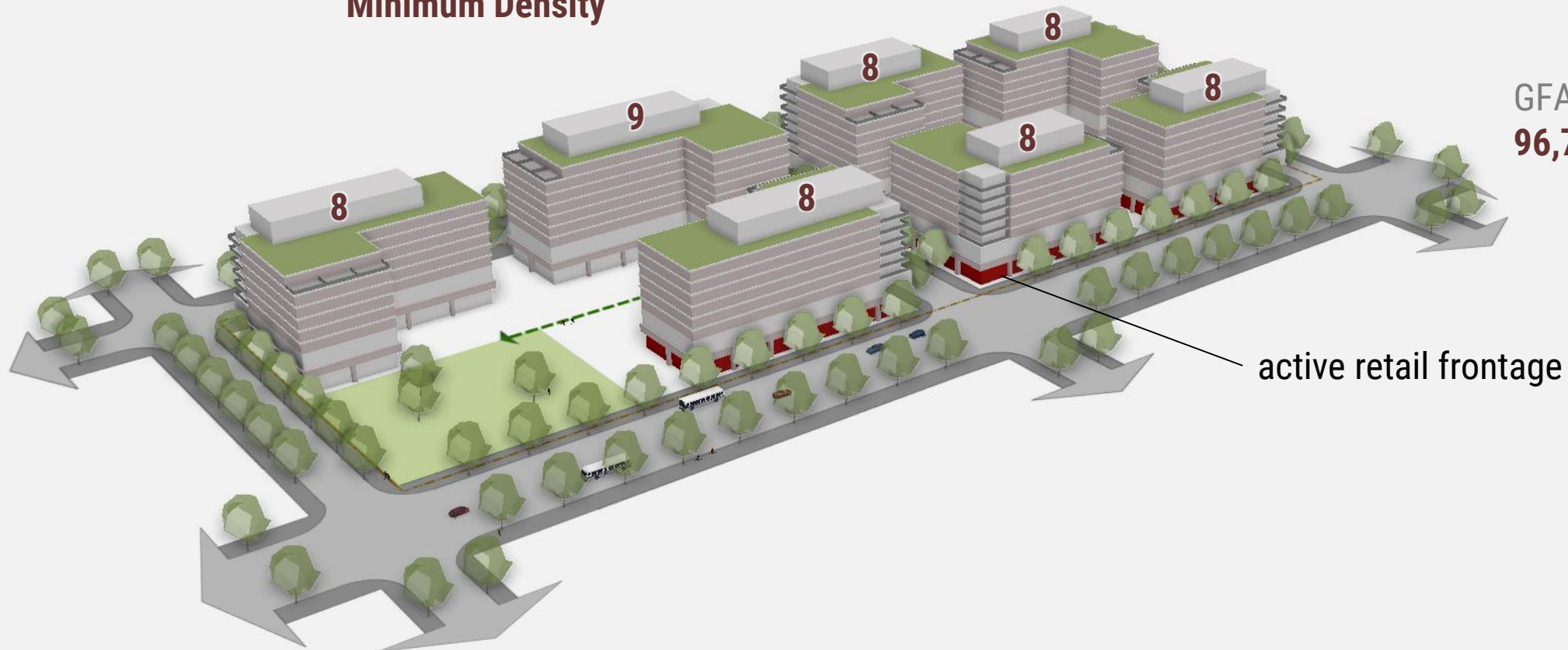
Max. GFA: **191,772 sqm**

Min. GFA: **95,886 sqm**

GFA of concept shown:

96,769 sqm

Minimum Density



active retail frontage

Applying the policies to a theoretical land parcel in Midtown

Maximum Density



Land use: **URBAN CORE**

Max. Density: **6.0 FSI**

Min. Density: **3.0 FSI**

Max. GFA: **191,772 sqm**

Min. GFA: **95,886 sqm**

GFA of concept shown:

191,089 sqm

Applying the policies to a theoretical land parcel in Midtown

Maximum Density



Land use: **URBAN CORE**

Max. Density: **6.0 FSI**

Min. Density: **3.0 FSI**


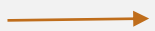
Max. GFA: **191,772 sqm**

Min. GFA: **95,886 sqm**

GFA of concept shown:

191,089 sqm

Height Threshold: **20 storeys**

 Gross floor area above the building height threshold  **50,250 sqm**

Proposed Community Benefits (Policy 28.15)

OPA identifies matters presently in OP in relation to Section 37 Bonusing:

28.15.11 The facilities, services, and matters that may be provided by operation of these provisions include, but are not limited to, the following, and may be further specified in the by-law .

- a) **public transit** infrastructure, facilities, services and improved pedestrian access to public transit;
- b) public parking;
- c) **affordable housing** for a wide array of socio-economic groups;
- d) conservation and preservation of cultural heritage resources;
- e) protection and/or enhancement of natural features and functions;
- f) **public service facilities** and improvements to such centres and/or facilities;
- g) **parkland and improvements to parks;**
- h) day care centres;
- i) **public art;**
- j) integration of office uses in mixed use developments;
- k) **green buildings;** and,
- l) other local improvements that contribute to the achievement of the Town's building, landscape and urban form objectives as set out in this Plan and supporting documents.

28.15.12 Area Specific Benefits

a) **Midtown Oakville**

In addition to the benefits listed above, the following are additional benefits that may be considered:

- i. **grade separated** pedestrian and cycling **facilities** across the QEW, railway tracks or Trafalgar Road;
- ii. **community facilities** such as a creative centre, including studio, office, exhibition, performance and retail space, and a library;
- iii. improved local **transit facilities** and **transit user amenities;** and
- iv. contributions towards a **district/renewable heating/cooling/energy system.**

Realizing Desired Urban Design Elements



- Evaluation of development permit applications includes addressing building exterior appearance and treatment, as well as sustainable development elements.

CPP by-law may:

- Include minimum and maximum standards as proposed in OP policies
- Include provisions informed by town guidelines (i.e. urban design)
- Include criteria regarding exemptions from or alterations to standards, based on policy direction in OP, including OP policy 29.4.2
“Minor variations from numerical requirements in this Plan may be permitted without a Plan amendment, provided the general intent of this Plan is maintained.”
- Provide conditions related to permitting threshold height to be exceeded in exchange for facilities/services/matters.



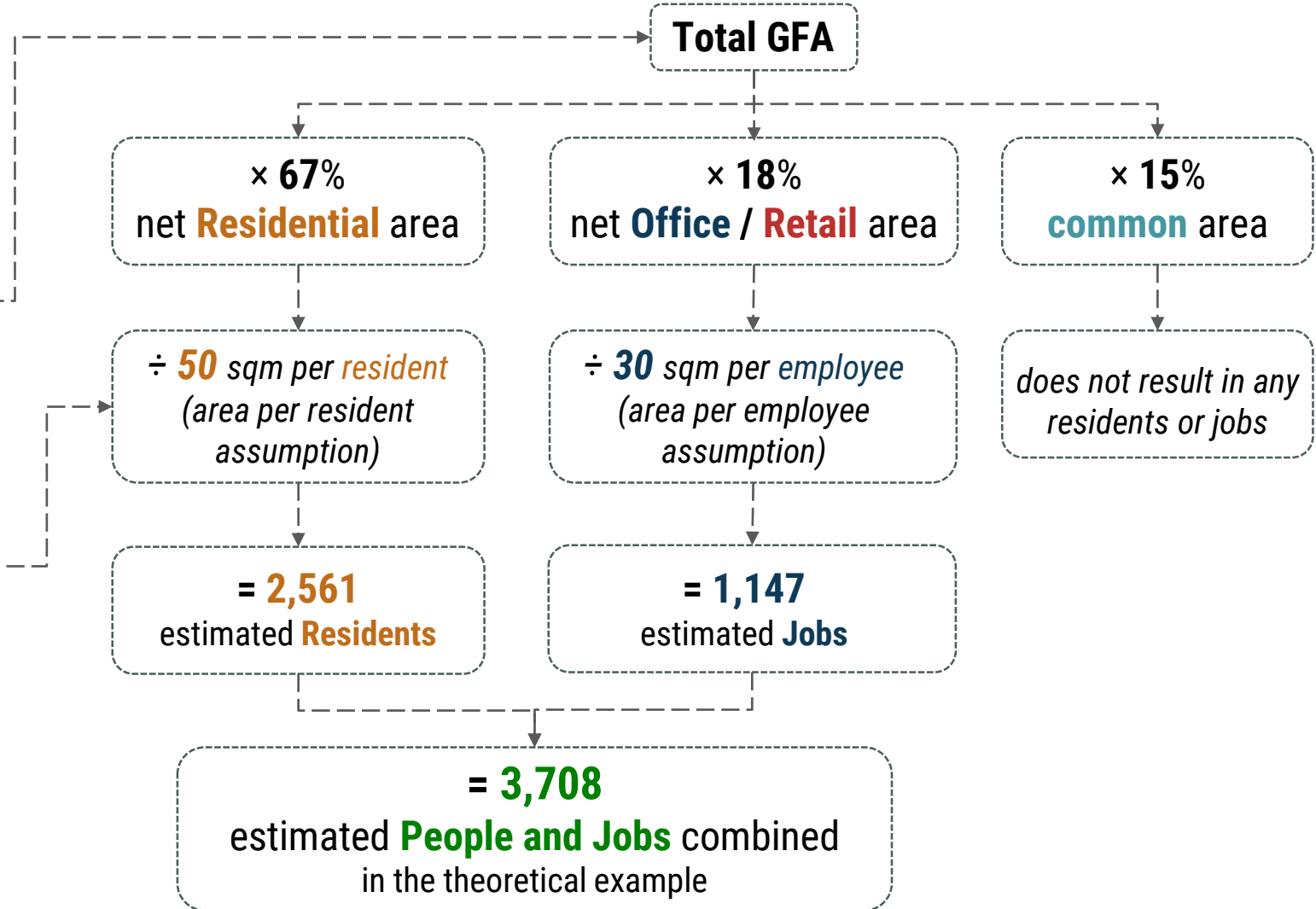
POSSIBLE YIELDS AND CONCEPTS

People & Jobs is estimated from total Gross Floor Area



incorporates factors including:

- unit mix
- unit size
- persons per unit for respective sizes



Density, Height and Bonusing working together... potential yields and community benefit

YIELD	~ Residents	~Jobs	~ People & Jobs	~ GFA in sq. m.
@ Minimum FSI	18,125	7,200	25,325	1.3M
@ Threshold Height* (not achieving maximum GFA)	34,230	16,290	50,520	2.6M
@ Maximum FSI*	36,035	16,850	52,885	2.7M

126,000 sq. m

Based on a potential development scenario, the Town could leverage community benefits for approximately the equivalent to 12.6 ha. of land, **at a community benefit value yet to be determined.**

Concept* within Threshold Heights



Tallest building in this concept is 20 storeys, no height thresholds are exceeded.

*This is one of many possible scenarios illustrating potential development where height thresholds are not exceeded, and maximum FSIs are not achieved.

Concept* exceeding threshold heights (within maximum density and in exchange for community benefits)



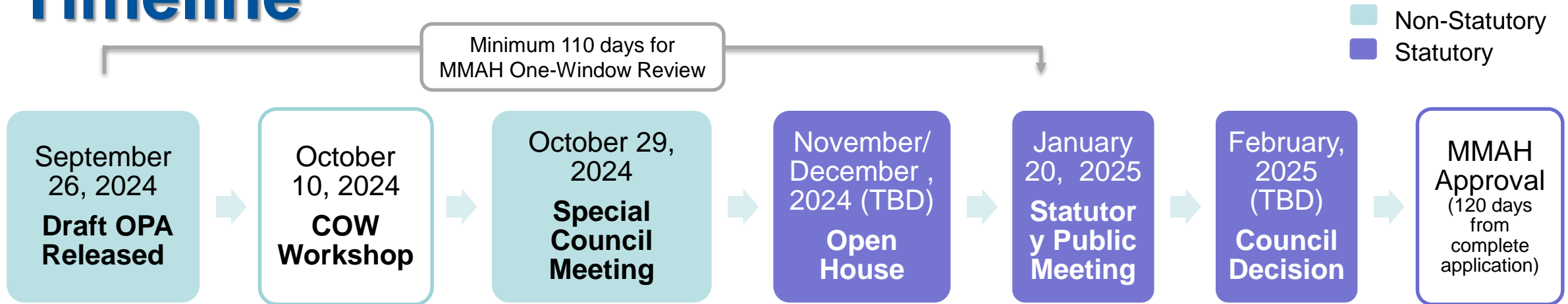
Tallest building in this concept is 45 storeys. Some height thresholds are exceeded in exchange for commensurate community benefits.

*This is one of many possible scenarios illustrating potential development where height thresholds are exceeded, without exceeding maximum FSI.

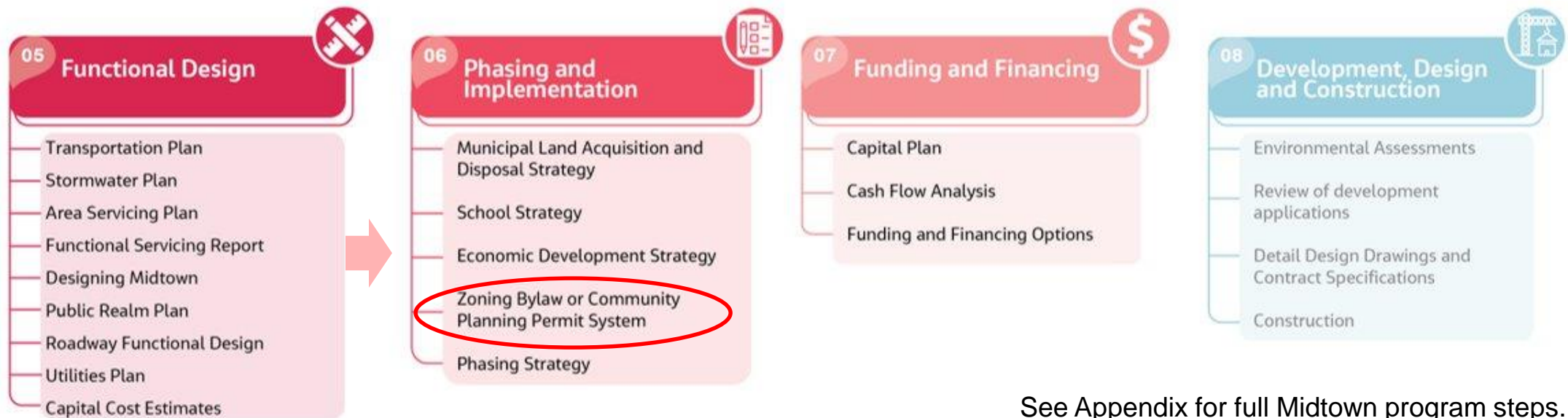


NEXT STEPS FOR MIDTOWN

Timeline



Midtown Program Phases 5 - 8



Thank you.

APPENDIX

Community Planning Permit System is subject to appeal/motion at the OLT



Ontario Land Tribunal

CPPS Implementation	Ontario Land Tribunal Involvement
Enabling OPA	Enabling policies are subject to appeal*
CPPS By-law	<ul style="list-style-type: none"> • Passing of by-law is subject to appeal* • Private applications to amend can be made <u>after 5-years</u> of by-law coming into effect*
Development Permit Application	<ul style="list-style-type: none"> • Applicant or Town make seek direction from OLT regarding complete application. • Applicant may appeal non-decision (after 45 days of complete application). • Applicant may appeal decision on application (within 20 days of notice)
Development Permit Issuance	Applicant may seek direction from OLT re: conditions being met.

CPPS By-law use in Ontario

In effect:

- Township of Lake of Bays (townshipwide, as of 2021; shoreline since 2006)
- Town of Carleton Place (townwide, as of 2008)
- Town of Ganonoque (townwide, as of 2011)
- City of Brampton (Main Street North, as of 2015)
- Town of Innisfil (shore-line area, as of 2017)
- Town of Huntsville (townwide, as of 2022)

Draft/Adopted CPPS OPA/By-law

- City of Toronto (citywide, OPA 258 appeal adjourned at OLT)
- Town of Niagara-on-the-Lake (townwide, draft By-law since March 2020)
- City of Burlington (in MTSAAs, OPA and by-law to go Council in Q2-2024)
 - see: [Major Transit Station Areas | Get Involved Burlington](#)
 - [Adopted OPA](#)
 - [CPPS By-law](#) (under further development)

Underway:

- Town of Ajax (study)
- Town of Blue Mountains (study)
- Town of Innisfil (townwide, study)
- King Township (study)
- City of Markham (study)
- City of Peterborough (study)
- City of Richmond Hill (study)
- City of Ottawa (study, for Kanata North Economic District as a pilot)
- City of Waterloo (study for strategic growth areas)
- Town of Saugeen Shores (study)

Contents of CPPS By-law

Implement Mandatory OP Policies

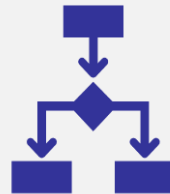


Location



Scope of Approval Authority

Implement Optional OP Policies



Criteria



Conditions



Affordable Housing (IZ) within PMTSA

Incorporate Zoning Provisions



Permitted Uses



Prohibited Uses



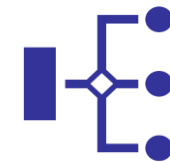
Standards

Variance Permission



Range of Variation

Administrative Matters



Class of Development



Application Exemption



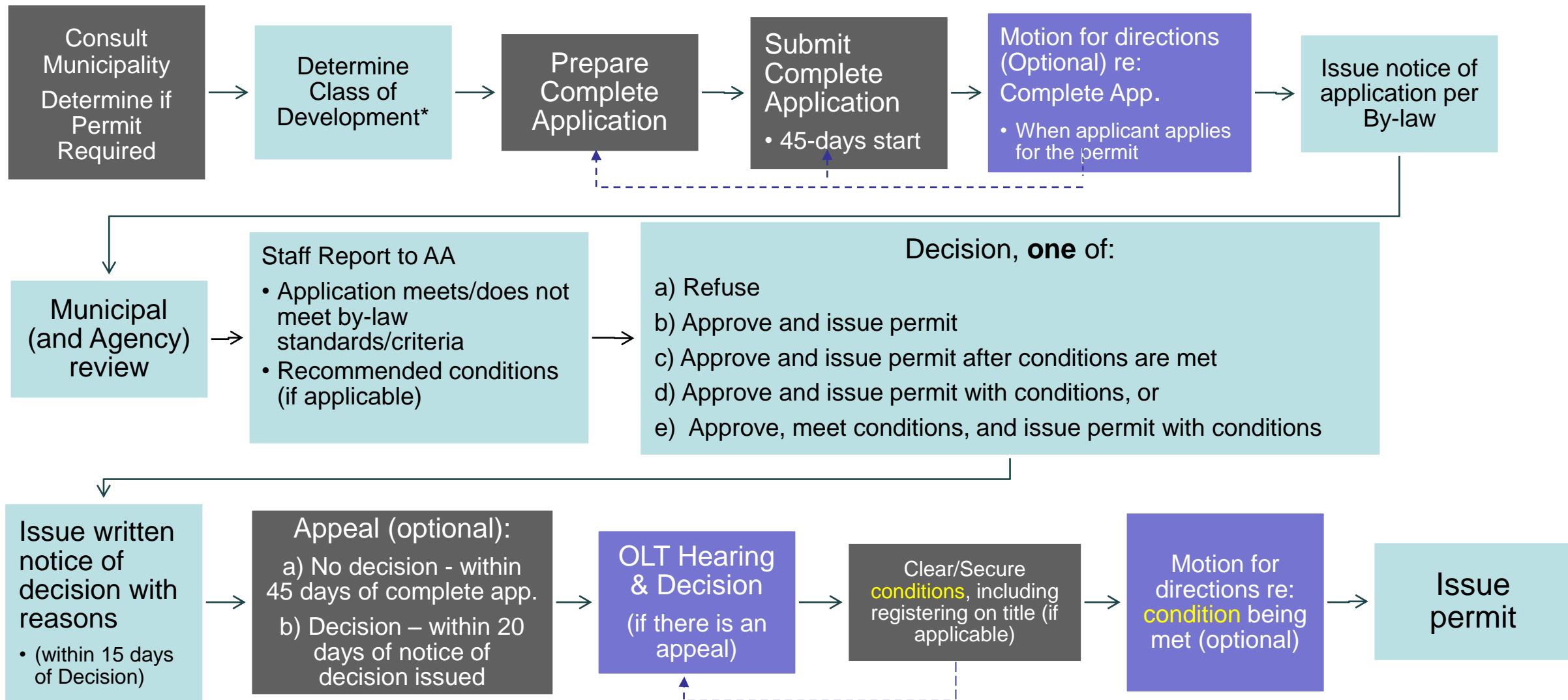
Procedures for review and change of permit



Notification Procedure

Implement community building official plan policies.

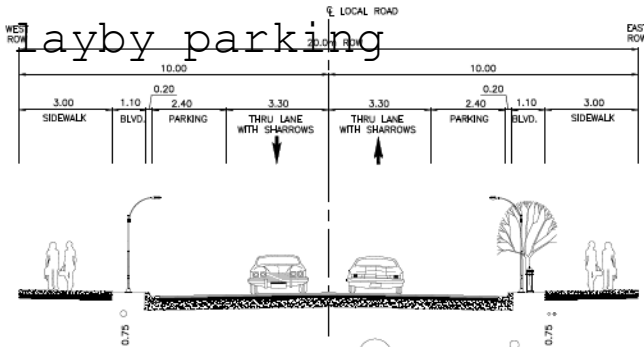
Process to approve a CPPS permit application



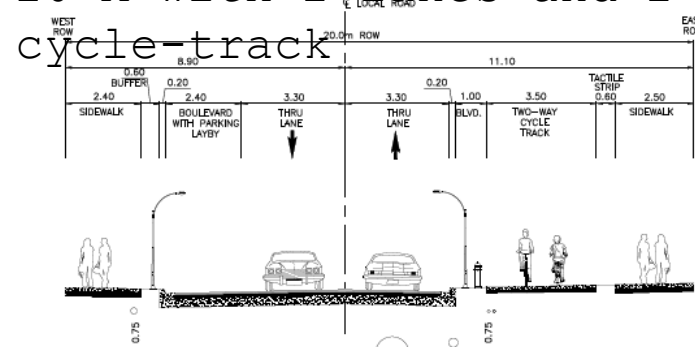
Street Cross Sections [DRAFT]

Pedestrian and Cycle Priority

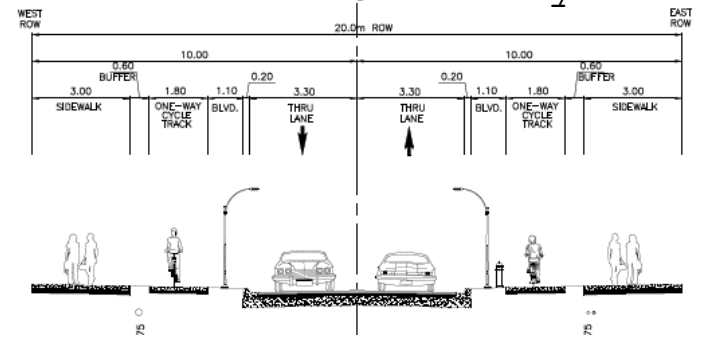
20 M with 2 lanes and layby parking



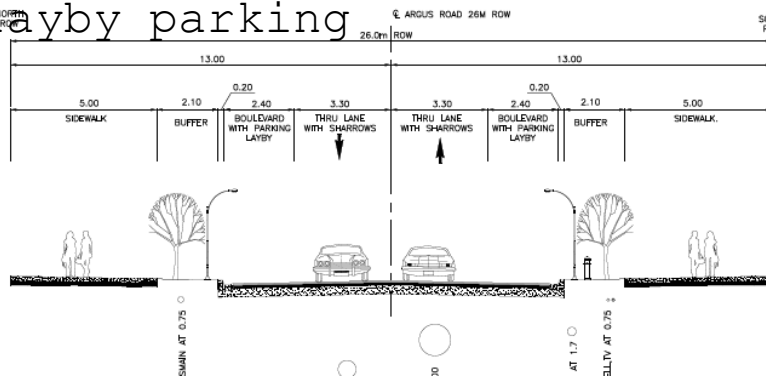
20 M with 2 lanes and 2-way cycle-track



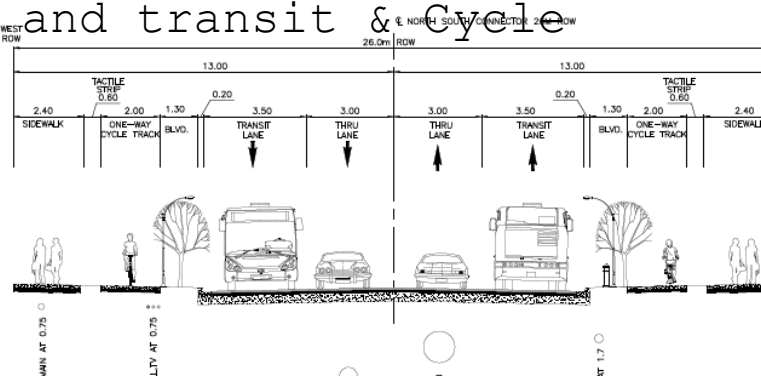
20 M with 2 lanes cycle



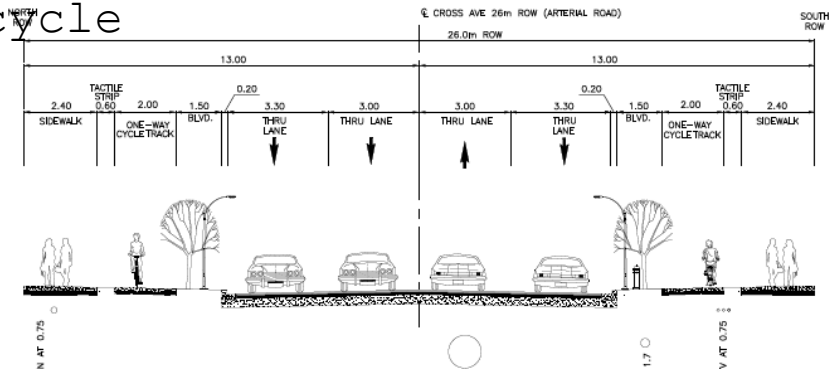
26 M with 2 lanes and layby parking



26 M with 2 lanes and transit & cycle

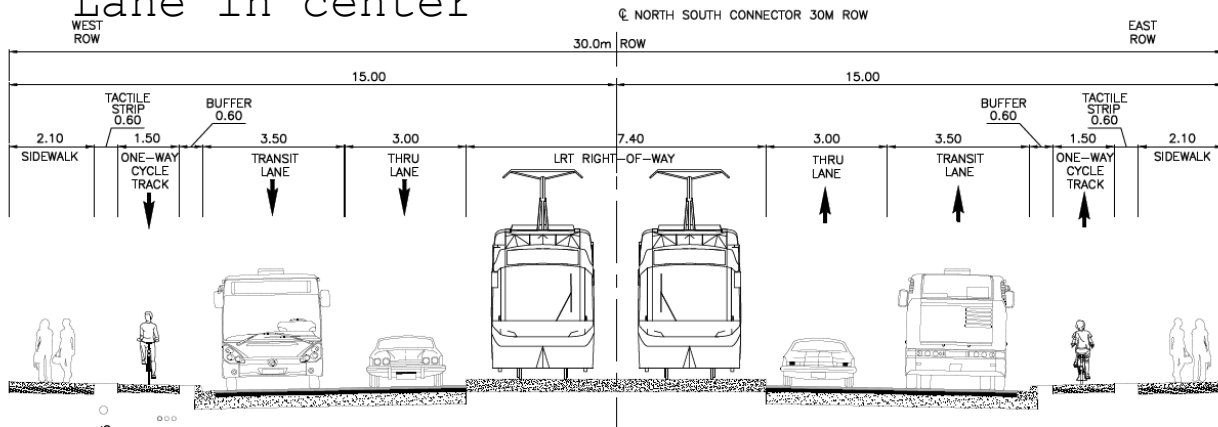


26 M with 4 lanes and cycle

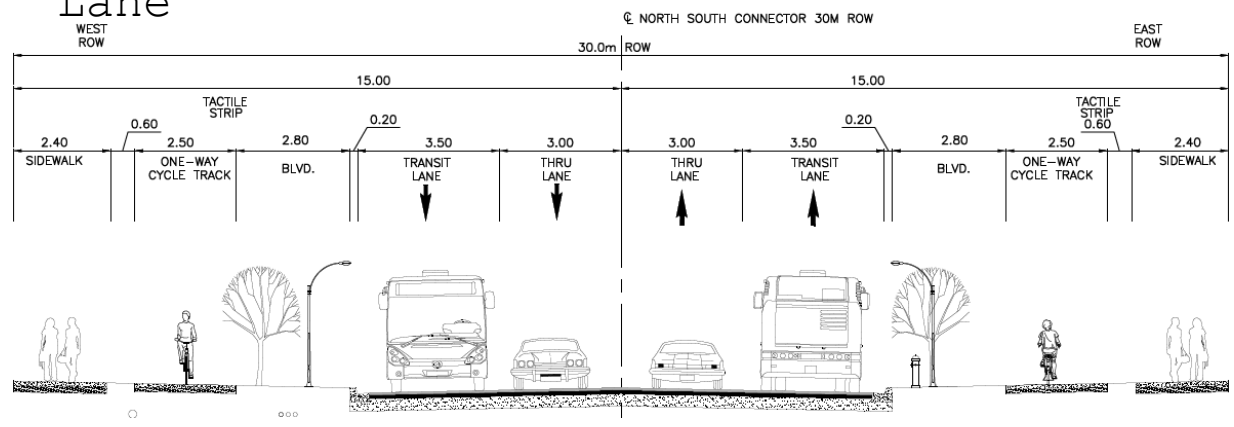


Street Cross Sections [DRAFT]

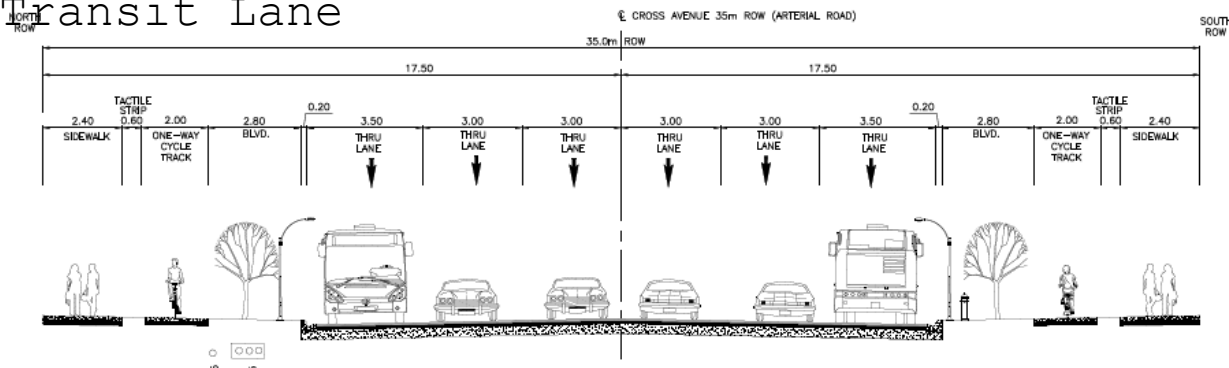
30 M with dedicated Transit Lane in center



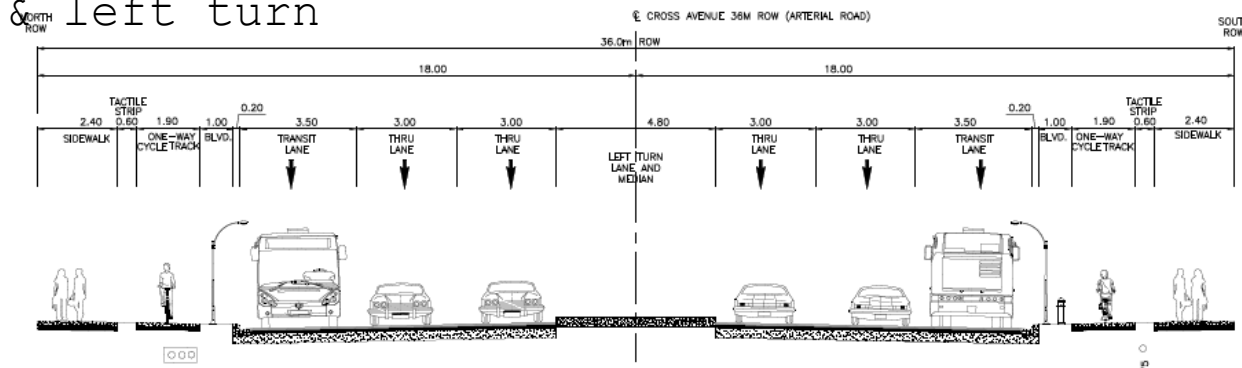
30 M with Curbside Transit Lane



35 M with Curbside Transit Lane



36 M with Curbside Transit Lane & left turn



Midtown Growth Scenario Assumptions

The following are some of the assumptions used to inform possible development outcomes based on assigned density and proposed policies of the OPA:

Land

- Gross area (103 ha.)
- Net developable area (65.1 ha.)
- Land for employment uses only (7.3 ha.)
- Land area for future public realm (future streets, parks) (22.3 ha.)
- Building coverage on lot (40% - 65%)

Residents & Jobs

- Ratio of 65 residents:35 jobs
- GFA per resident (~ 50 sq. m.)*
- GFA per job (~ 30 sq. m.)
- GFA for common area (15% for mixed use areas, 20% for non-res, areas)

Built Form

- Building footprint (1800 sq. m. on average)
- Tower footprint (750 sq. m. on average)
- Proportion of non-res GFA in mixed use areas (18% on average, within Urban Core)
- Podium height (maximum 6 storeys)

*50 sq. m. per resident accounts for a variety of unit types and sizes, and takes into consideration opportunity for amenity space within a building.

Midtown Oakville Program

