

An aerial photograph of a suburban area in Oakville, Ontario. A yellow line outlines a specific geographic area in the center of the image, which is the focus of the plan amendment. The area includes residential streets, some commercial buildings, and a park area with a river or stream. The text is overlaid on this map.

Midtown Oakville Draft Official Plan Amendment

~September 2024 version~

Special Council Meeting
October 29, 2024

Purpose and Outline

- To provide an overview of the staff report regarding the September 2024 draft OPA for Midtown Oakville and enabling Community Planning Permit System policies.

Presentation Outline:

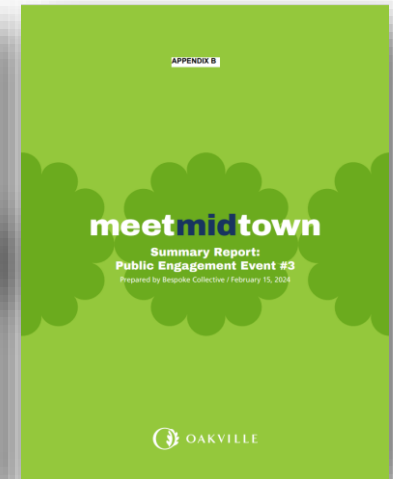
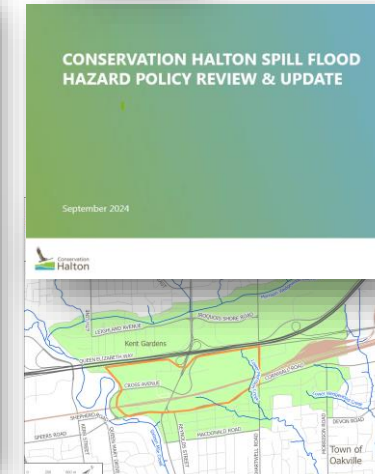
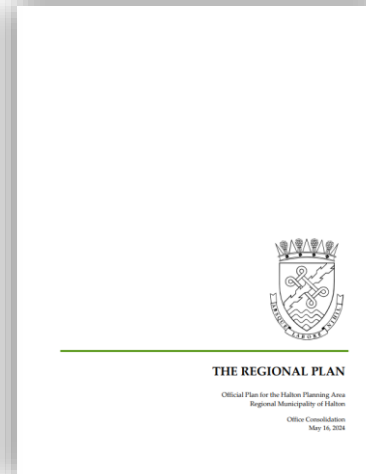
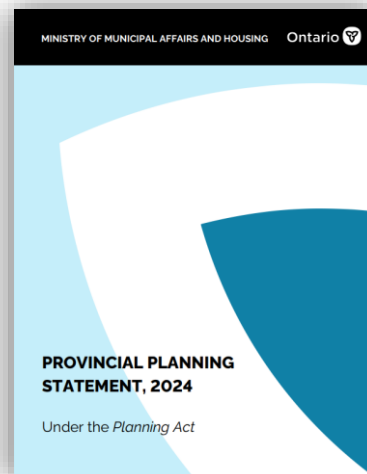
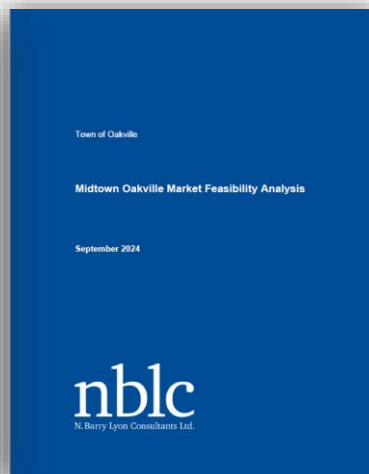
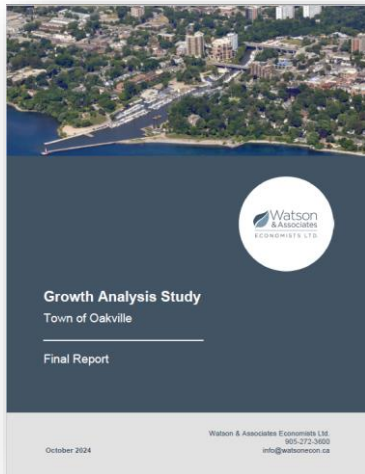
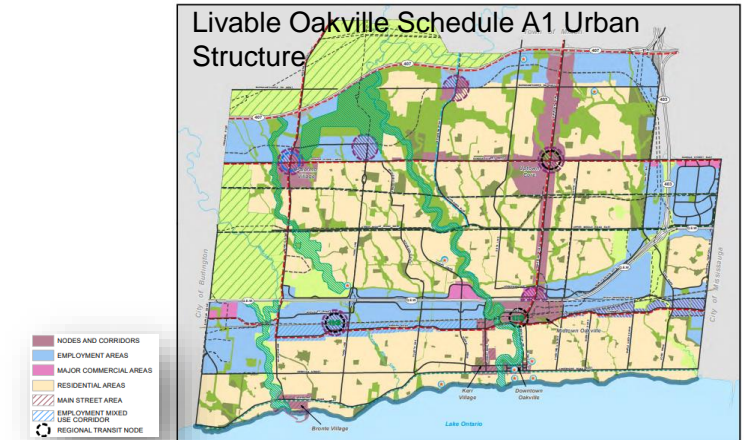
- Proposal
- Planning Analysis
- Next Steps & Recommendation



Current context and built form.

Draft OPA is informed by many inputs..

- Town's urban structure
- New information regarding growth and market trends
- New Provincial and Regional policy direction
- Conservation Halton Spill Flood Hazard study
- Public Input



What does this draft OPA do?

The draft 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**

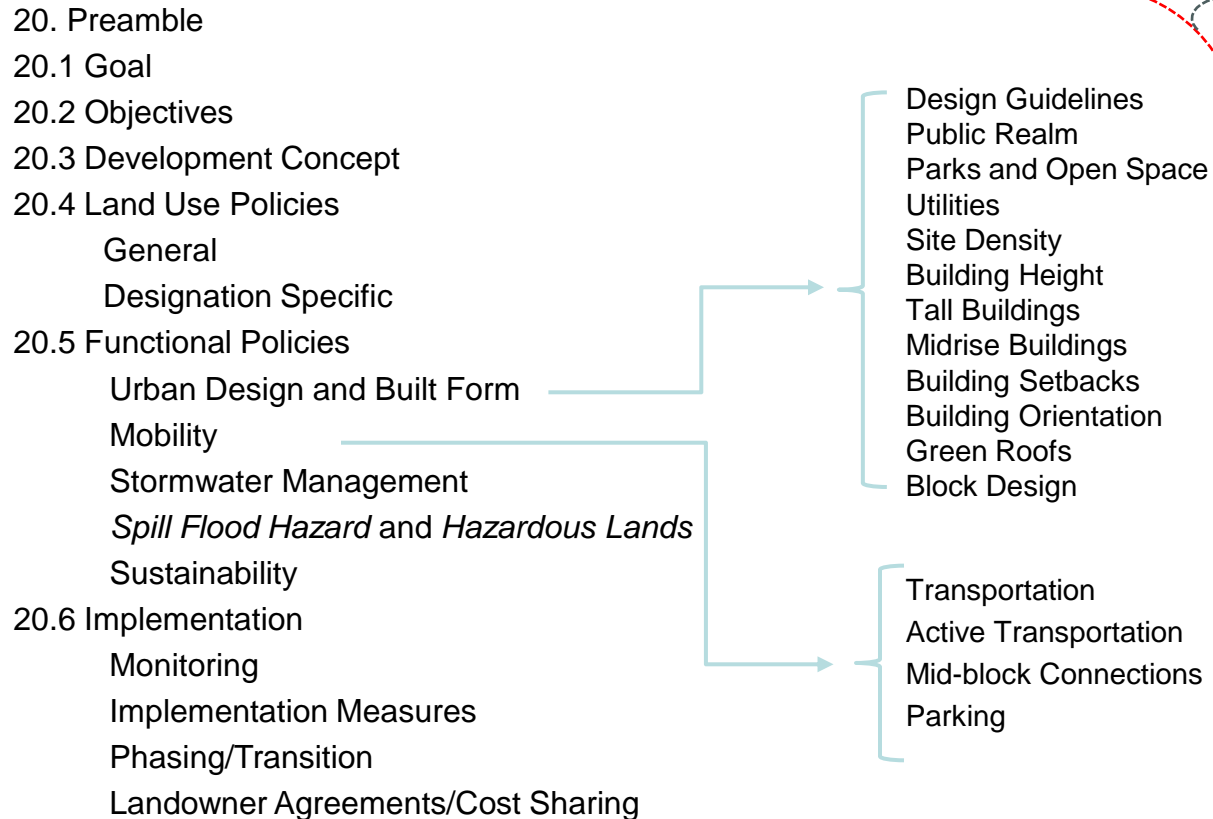
**Diversify Modes
Transportation**

**Integrate Amenities
with Development**

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

Midtown Oakville DRAFT OPA Contents

Midtown Specific Policies



Townwide Policies

- 8.11.5 Re: Rail Yards and Rail Corridors
- 8.12.4 Re: Provincial Highway

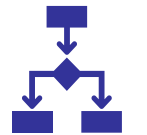
28.15 Community Planning Permit System

- 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

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.]

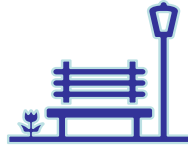
Range of CPPS Condition Types



Per s. 40 cash in lieu of required parking



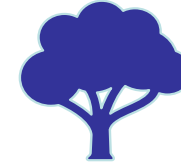
Per s. 41 conditions in relation site plan control (i.e. road widening, walkway, fences, easements, agreements)



Per s. 42 parkland dedication



A condition that is related to site alteration



A condition that is related to the removal or restoration of vegetation.



A condition that is related to **ongoing monitoring and/or security** related to

- public health and safety, or
- the natural environment.



A condition that is related to provision of community benefit in exchange for height and/or density which may be within minimum and maximum standard or outside of variation from standards. By-law must establish proportional relationship.



Enter in to and Register Agreement on title



- Holding of development permit issuance
- Lapsing of permit approval
- Temporary use permission



Payment in lieu of a matter otherwise required



Condition equivalent to that which is provided in CBC by-law



Inclusionary Zoning Conditions



Types of conditions listed in O. Reg. 173/16

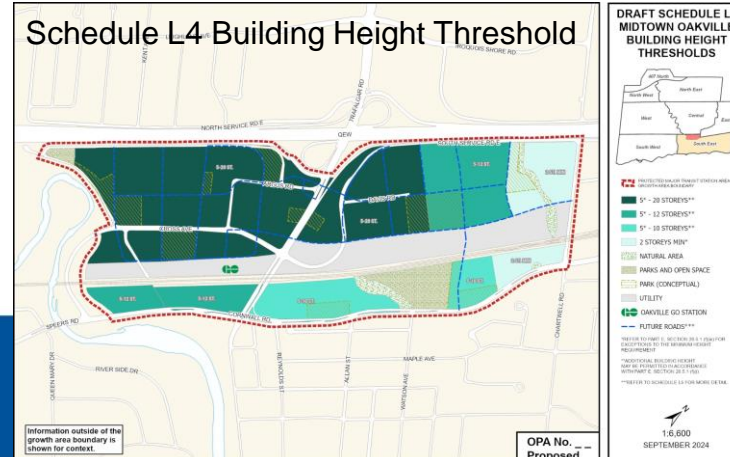


Additional conditions listed in policy.

Land Use



Figure E1 – Active Frontage

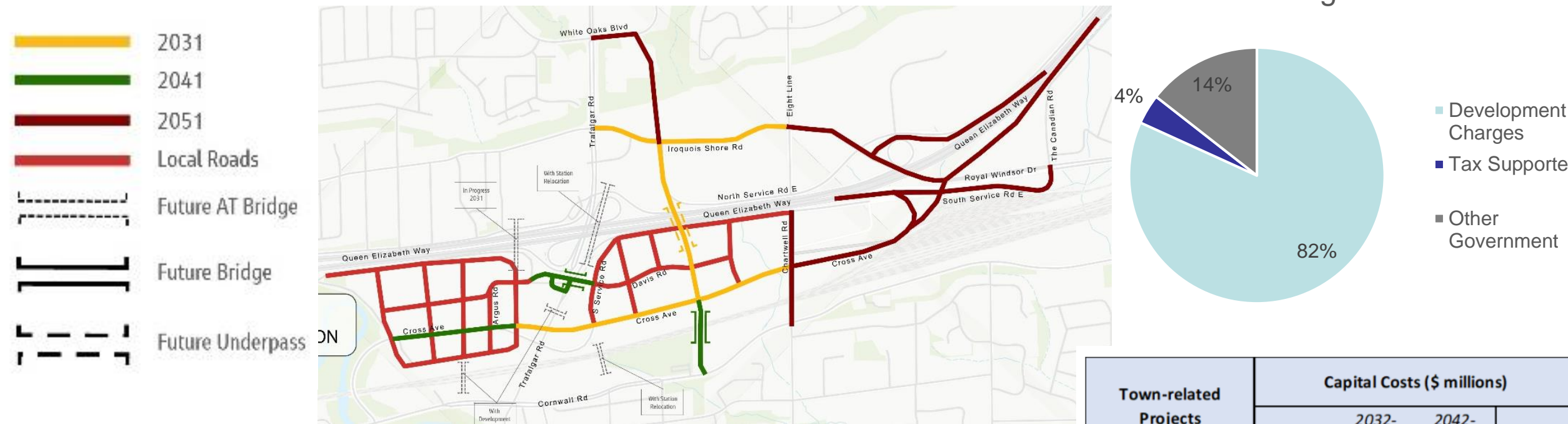


Theoretical example of applying proposed “bonussing” policy



Infrastructure Phasing

- OP Schedules identify required infrastructure
- OP policies require development to be coordinated with provision of infrastructure.
- Capital budget and master planning ensure Town initiatives are properly financed, timed and executed.
- Landowner agreements address private infrastructure implementation and coordination.



Preliminary phasing of transportation network, subject to further study.

Town-related Projects	Capital Costs (\$ millions)			
	to 2031	2032-2041	2042-2051	Total
Transportation	\$ 148	\$ 78	\$ 109	\$ 335
Park Development	\$ 16	\$ 26	\$ 35	\$ 77
Emergency Services	\$ 22	\$ 17		\$ 38
Total	\$ 186	\$ 121	\$ 144	\$ 450

Planning Analysis & Evaluation

The draft OPA implements required provisions of the *Planning Act*, is consistent with the Provincial Planning Statement, 2024, and conforms with the Regional of Halton Official Plan (now the Town's Official Plan).



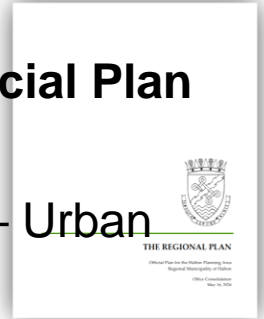
Planning Act

- Section 2 – regard for provincial interest and Council decision
- Section 3 – consistent with provincial policy statements
- Section 16 – Protected Major Transit Station Areas
- Section 70.2 and Ontario Regulation 173/06- - Community Planning Permit System



Provincial Planning Statement, 2024

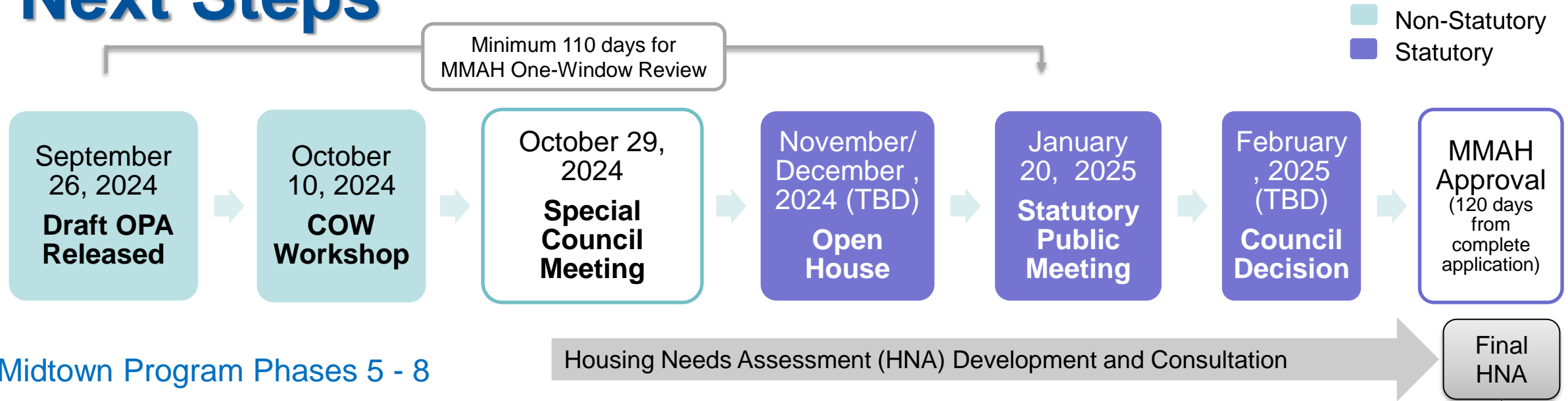
- Chapter 2 – Building Homes, Sustaining Strong and Competitive Communities
- Chapter 3 – Infrastructure and Facilities
- Chapter 4 – Wise Use and Management of Resources
- Chapter 5 – Protecting Public Health and Safety
- Chapter 6 - Implementation



Region of Halton Official Plan

- Regional Structure – Urban Growth Centre
- Protected Major Transit Station Area – boundary & targets
- Area Specific Plan Requirements – transit supportive, compact, complete community

Next Steps



Recommendations

1. That comments from Council and the public with respect to the draft Town initiated Official Plan Amendment for Midtown Oakville and enabling policies for the Community Planning Permit System (Appendix A) be received.
2. That the Town Clerk provide a copy of this staff report to the Ministry of Municipal Affairs and Housing, Central Municipal Services Office, Planning Branch for information.

Concept* within Threshold Heights



Thank you.



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