

REPORT

Council

Meeting Date: November 18, 2024

FROM: Planning and Development Department

DATE: November 18, 2024

SUBJECT: Midtown Transit Oriented Community Update

LOCATION: Midtown Oakville

WARD: Ward 3

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RECOMMENDATION:

That the report entitled “Midtown Transit Oriented Community Update” dated November 18, 2024 from the Planning & Development Department, be received for information

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 four specific sites within the Midtown area as candidate site for a TOC.
- The province released the [Oakville TOC – Transit-Oriented Community](#) on November 14, 2024 and it is publicly available.
- The town will review and prepare consolidated comments by mid-December, but timelines are ultimately up to the province. All town comments will be reported to Council and available to the public on the town’s website.
- The province with Distrikt Developments intend to hold a public engagement process; the province notes on their website ([Oakville | EngageIO](#)) that further information on the community engagement process can be found here www.oakvilletoc.ca , including December 10th (virtual engagement session and survey) and December 12th (in-person engagement session).
- The Provincial Transit-oriented communities (TOC) program is separate and distinct from the town’s Midtown OPA process which covers all of the area of Midtown, south of QEW/Highway 403 and north of Cornwall, between Sixteen

Mile Creek and Chartwell Road. Information regarding the town's draft Midtown OPA, including the November 27 public open house can be found here: [Midtown Oakville Growth Area Review](#).

BACKGROUND:

The Provincial transit-oriented communities (TOC) program is aimed at developing mixed-use communities near transit stations. Midtown Oakville has been identified by the province as a potential TOC and is one of the first GO Transit stations outside of Toronto in the program.

On May 31, 2024, the Ministry of Infrastructure informed the town ([via letter](#)) that TOC projects would be explored within the municipality and key principles for governance would be established along with next steps for engagement between the province, municipality and region.

The letter outlined the roles and responsibilities of the province, municipality and region. The province, through Infrastructure Ontario, leads the work to define the basic parameters for TOC proposals. They define which sites or areas of Midtown are in or out of scope. The province is responsible for all negotiations with third party building/private sector partners and may approve any development proposal.

Included in the municipal and regional roles and responsibilities are to:

- treat the TOC proposal with priority to ensure that the committed project delivery schedules are met
- engage with the province in a manner consistent with the timelines determined through the process for reviewing and commenting on the provincial TOC proposals and undertake and prioritize all applicable municipal/regional-led permitting processes related to the provincial TOC proposals
- initiate any amendments that may be required to applicable planning documents or policies to reflect changes to density and land uses for the identified TOC sites
- ensure that municipal/regional utility and service upgrades necessary to enable TOCs are implemented
- work with the province to seek and receive public input through the engagement process

On [July 8, 2024](#), Planning and Development Committee was presented with an update on the Midtown TOC. This report confirmed the area under consideration as the area around the Oakville GO station, including lands subject to development applications and appeals by Distrikt Developments Inc. At the time of that report, staff had not yet met with the Ministry of Infrastructure to discuss details of the program. A non-disclosure agreement was signed on July 5, 2024, as required by

the Ministry. Since then, town staff have held discussions with the Ministry and a working group and steering table has been established. Town Council has received regular confidential updates on those discussions.

COMMENT/OPTIONS:

On November 14, 2024, the town received the [Midtown TOC proposal](#), also publicly available [online](#), from Infrastructure Ontario. Additional information on Oakville's TOC can be found on the [Infrastructure Ontario website](#). The sites subject to the TOC are shown below in Figure 1. The submission does not appear to include all full studies. Staff are reviewing the proposal and circulating to agencies for their comments.

Figure 1: Sites subject to the Oakville Transit Oriented Community



The town is working on a consolidated response to the province by mid-December and will be shared with Council and the public on the town's website.

The province with Distrikt Developments intend to engage with the public on the TOC. The province notes on their website ([Oakville | EngageIO](#)) that further

information on the community engagement process can be found here www.oakvilletoc.ca, including December 10th (virtual engagement session and survey) and December 12th (in-person engagement session). Residents are encouraged to check back to the IO website for any further details on the engagement program.

Residents wishing to stay up to date with the province's work on the Oakville TOC should subscribe for notices provided on their website. Comments can also be provided directly on the [Oakville TOC website](#). It is important to note that the Town of Oakville is not leading the engagement efforts. Comments from the public should be directed to Infrastructure Ontario and Distrikt Developments.

The Midtown OPA is on-going which covers all of the lands within Midtown. Public engagement on this program can be found [here](#). The TOC program and the Midtown OPA are two distinct programs.

CONSIDERATIONS:

(A) PUBLIC

The public will be advised of opportunities to participate in the TOC program through Infrastructure Ontario and Distrikt Developments.

(B) FINANCIAL

The province acknowledged in their May 31st letter to the town that funding for additional municipal resources, subject to provincial approval and the provincial funding appropriation process, may be needed for the municipality to be able to operationalize the commitments.

(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

Not applicable. TOC is a provincial initiative.

(E) CLIMATE CHANGE/ACTION

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

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