



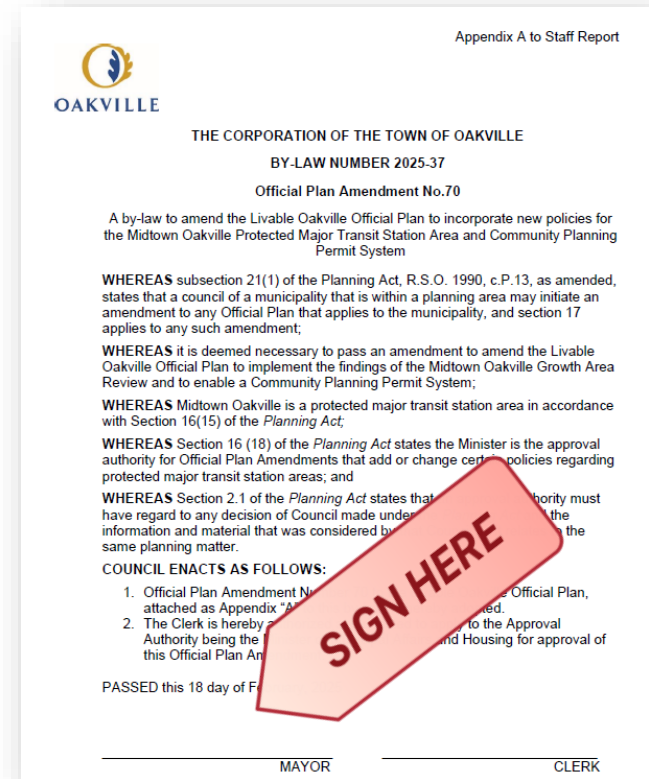
Midtown Oakville **Recommended Official Plan Amendment**

~ OPA 70 ~

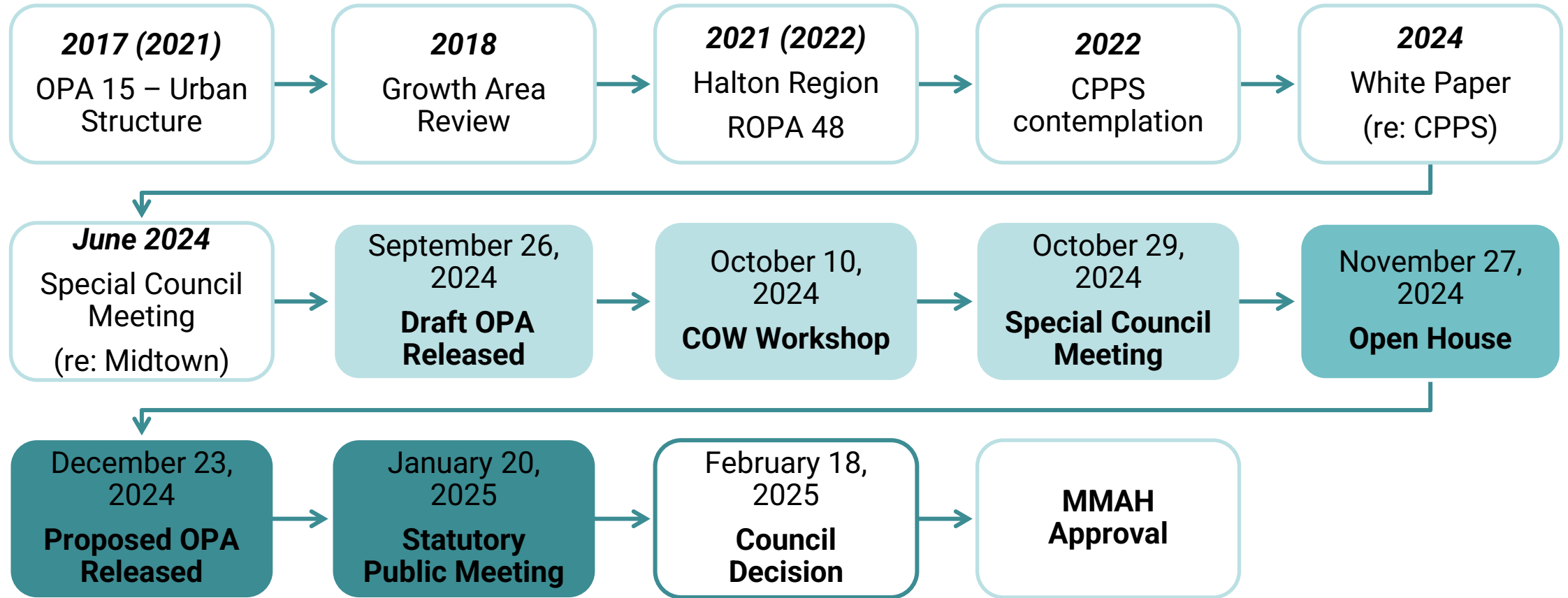
Planning and Development Council Meeting
February 18, 2025
Item 7.1

Agenda Item 7.1 Recommendations

1. That Council adopt the proposed town-initiated Official Plan Amendment (OPA 70) that guides development in Midtown Oakville and provides town-wide policies regarding related matters including the use of a Community Planning Permit System.
2. That By-law 2025-37, a by-law to adopt OPA 70 to the *Livable Oakville Plan*, be passed.
3. That notice of Council's decision to adopt OPA 70 reflect that Council has fully considered all written and oral submissions relating to this matter and that those comments have been appropriately addressed.
4. That staff prepare the prescribed record and submit OPA 70 to the Minister of Municipal Affairs and Housing for approval.



BACKGROUND: Our OPA Development Journey



We are here!

THE OPA: Recommended OPA Contents

Town-wide Policies and Schedules

- 8.11 Transportation, Rail
- 8.12. Transportation, Provincial Highway
- 10.13 Sustainability, Hazard Lands

28.15 Implementation, Community Planning Permit System

- 28.16.2 Implementation, Community Improvement
- 28.19 Implementation , Pre-Consultation and Complete Application
- 29.5 Interpretation, Glossary

- Schedule A1 – Urban Structure
- Schedule B – Natural Features and Hazards
- Schedule C – Transportation Plan
- Schedule D – Active Transportation Plan
- Schedule G – South East Land Use

Midtown Specific Policies and Figures

- 20. Preamble
 - 20.1 Goal
 - 20.2 Objectives
 - 20.3 Development Concept and Figure E1
 - 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
 - Community Planning Permit By-law
 - Monitoring
 - Implementation Measures
 - Phasing/Transition
 - Landowner Agreements/Cost Sharing
 - Community Benefits

Midtown Specific Schedules

- Schedule L1: Land Use
- Schedule L2: Minimum Density
- Schedule L3: Maximum Density
- Schedule L4: Building Height Thresholds
- Schedule L5: Transportation Network
- Schedule L6: Active Transportation

Changes to the OPA since the Proposed Draft (Dec. 2024)

Sections are modified:

- For clarity and brevity;
- To respond to requests from MMAH;
- To respond to comments received from the public, including landowners, to clarify intent or operation of a policy direction; and
- To more clearly express that development in Midtown is implemented using the community planning permit system.



Recommended OPA is aligned with Provincial, Regional, and Town planning direction.

The recommended **OPA continues to:**

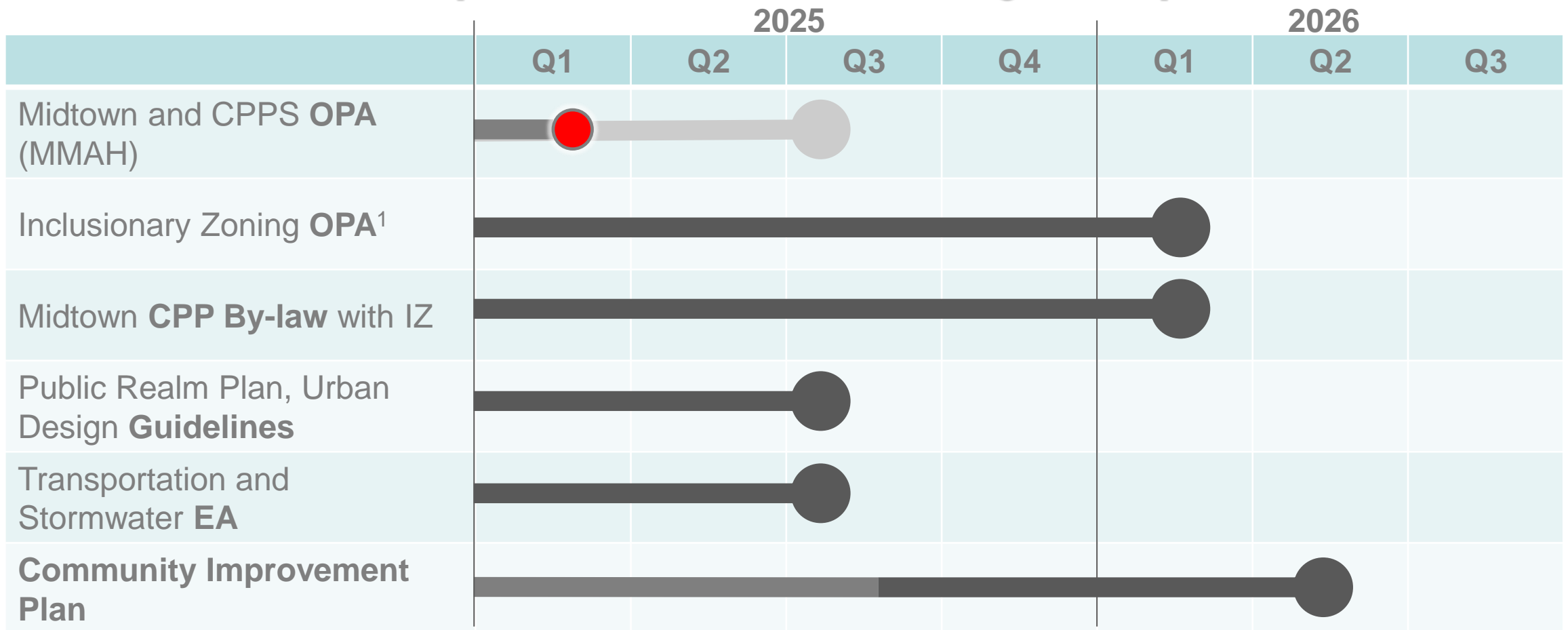
- have regard for matters of **Provincial Interest**;
- implement relevant provisions of the *Planning Act* (i.e. Protected Major Transit Station Area and Community Planning Permit System);
- be consistent with the **Provincial Planning Statement, 2024**;
- conform with the **Halton Region Official Plan**;
- align with the *Livable Oakville Plan*; and
- implement the Minister of Infrastructure's **transit oriented communities objectives**.



Response to January 20, 2025 Council Minute Questions

- Sustainability Measures
- Public Parkland
- Midtown Transportation Plan and Town-wide Transportation Master Plan
- Midtown Planning Horizon¹
- Community Planning Permit System Implementation
- Holding Provisions
- Housing
- Landowner Groups and Agreements

NEXT STEPS: Midtown Oakville Implementation – matters for additional public consultation and target completion



NOTE: Other Functional Design and Phasing and Implementation work are technical matters to support the review of development applications and implementation infrastructure implementation for which public consultation is not required.

CONCLUSION: Adoption of the OPA...

- Implements Council strategic priorities;
- Implements the Town's Urban Structure;
- Advances the Town's efforts to fulfill its housing pledge; and
- Constitutes Council's position on how Midtown is expected to develop through the provision of various infrastructure and new development, in partnership with area landowners.

