

Midtown Oakville Growth Area Review: Preliminary Directions

Following are the 2018 preliminary policy directions for the Midtown Oakville Growth Area Review (now grouped by theme).

General / Accommodating Growth

1. Review the growth area boundaries with attention given to the Council adopted Urban Structure (OPA 15).
2. Review recent development applications that have occurred, are underway, and/or did not proceed within the growth areas and identify any policy challenges or opportunities.
3. Consider ongoing LPAT (formerly OMB) hearings and lands under appeal.
4. Explore opportunities for additional growth and development in appropriate locations (within the growth area).
5. Revise policy language with regard to “minimum densities” for further alignment with the Growth Plan and consistency throughout the Official Plan.
6. Explore opportunities to streamline growth area policies and remove policy duplication and policies which are not consistent with other growth areas.

Community Design

7. Explore opportunities to better realize the concept of ‘complete communities’.
8. Explore opportunities to better integrate and align the objectives of approved strategy documents and/or plans within the official plan (e.g., streetscape plans, parking strategies).
9. Explore opportunities to enhance ‘place-making’ opportunities including the introduction of new or revised urban design policies, schedules, and accompanying urban design direction. Place-making opportunities may include identification of view sheds, pedestrian connections, urban squares, and other design elements which build upon community building.
10. Explore opportunities for enhanced streetscapes along key streets, including the consideration and location of utilities.
11. Explore criteria for the requirement for commercial uses on the ground floor facing certain streets, and providing flexibility for ground floor uses on some streets within the mixed use designations.

Land Uses

12. Explore public service facility needs and if the existing policy framework appropriate captures this.
13. Explore strategies for determining and encouraging an appropriate mix of employment uses within the growth areas.

Transportation and Parking

14. Update policies as necessary to identify (implement) new Active Transportation Plan.
15. Explore strategies and/or policies to enable and right-size local roads including, as the case may be: managing surplus rights-of-way, ownership of un-assumed roads, or obtaining identified new local roads.
16. Explore policy framework regarding the transfer of height and density within developments to accommodate future local road improvements.
17. Explore locations for future transit infrastructure (e.g., transit terminals), including development and air-rights over community facilities.
18. Explore parking requirements and any “right-sizing”, as necessary.

Implementation

19. Explore land consolidation policies and/or strategies.
20. Explore opportunities which work to enable development and redevelopment, including available financial tools or programs.
21. Explore enhanced, revised or new bonusing frameworks, as applicable. Include the identification of community benefits tailored to each growth area (e.g., Palermo Village currently does not have a prioritized listing of bonusing improvements).
22. Explore partnerships with agencies (e.g., Metrolinx) to enable transit-supportive development.