Midtown Oakville

Residents Associations Meeting September 12, 2023



Today's Session

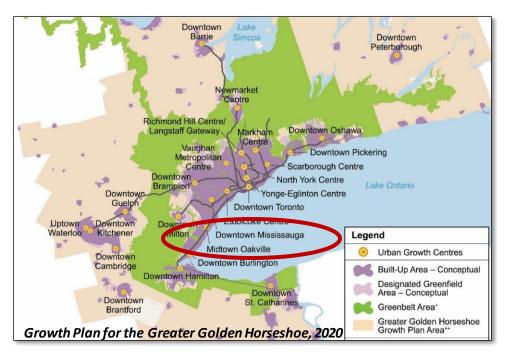
- To introduce the Midtown Official Plan Amendment Process to you
- To share the project purpose and timing
- To answer your questions and hear your thoughts about Midtown

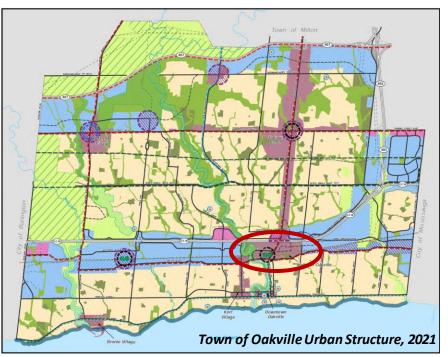
Agenda

- 1. Why Grow in Midtown?
- 2. The Midtown Process
- 3. Process Q and A
- 4. Listening and Next Steps

Why Grow in Midtown?

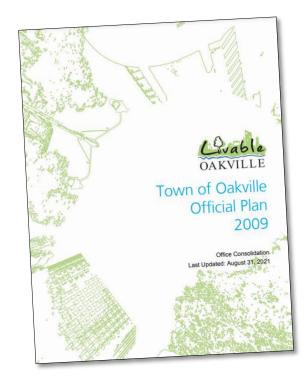
- Midtown is part of the Province, Region and Town's approach to accommodating future growth.
- It is a key part of the Town's planned Urban Structure.
- It is a place where greater density development is encouraged, along with higher order transit investments.
- It is a place expected to become a connected, complete community supporting the Region's growth over the long term.





What This Means for Midtown Oakville

- The Town must plan for Midtown to meet Provincial policy direction and prepare itself to best position future growth.
- Town is in a process to create Official Plan policy that can help achieve a range of important benefits through Midtown's growth over time including:
 - A people and pedestrian oriented urban centre
 - Essential new amenities
 - Walkable neighbourhoods and districts
 - Interconnected transportation network
 - New housing choices
 - Thriving education and employment uses
 - Unique placemaking
 - Improved servicing infrastructure



Developing the Midtown Official Plan Amendment

Discovery, Existing Conditions, Vision and Principles

Background/existing conditions exploring opportunities and challenges

- · Policy and urban design
- Approach to growth management forecasting and yields
- Understanding Joint Best Planning Estimates and high-level 3D testing
- Public realm

July, August

2023

- Transportation High-Level
- · Servicing High-Level
- Environmental Constraints High-Level
- Market Study High-Level
- Mixed-use school strategy
- · Municipal finance tools High-Level
- · Best practices in energy planning

Develop draft Vision & Principles

Land Use Block Concepts

Develop Draft Land Use Block 2D Concepts conveying mobility, public realm, and precinct strategies (character, built form including height, density, transitions)

Evaluate Draft Concepts

Elaborate on servicing and transportation capacity

Preferred Option and Draft Recommendations

Prepare Preferred Scenario (including 3D demonstration plan)

Prepare/update technical studies for the preferred option (e.g. test transportation, servicing capacity)

Undertake internal refinement based on the technical findings

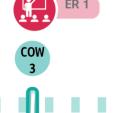
Prepare Draft Recommendations Report

Draft Transportation Master Plan, Stormwater Master Plan and Area Servicing Plan Final Recommendations Report

Finalize recommendations report

Draft and Final OPA

We are



















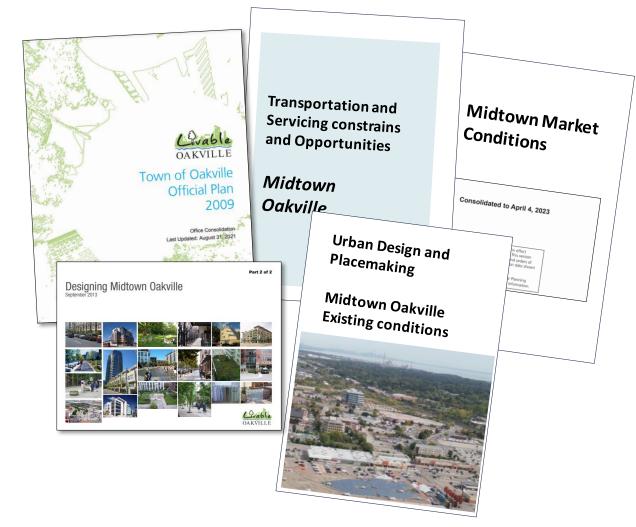
November 2023

December 2023

Midtown OPA – Phase 1a

Phase 1a – Prepare a range of existing conditions memos

Document existing conditions and highlight constraints and opportunities



Midtown OPA – Phase 1b

Phase 1b – Understand the future population and job estimate, prepare 3D testing of built form

- Understand the future expected population for Midtown, according to projections prepared by the Region
- Visualize future growth in conceptual built forms
- Prepare simple massing on a block-by-block basis to generate an overall density (floor space index and height) and determine alignment with future population and job estimates



Massing example from the Vaughan Metropolitical Centre OPA/Secondary Plan Process

Midtown OPA – Phase 1c

Phase 1c - Develop Draft Vision and Principles

- Prepare and confirm the vision and development principles for Midtown
- Integrate community building principles from existing policy direction for Midtown, as well new directions for built form, sustainability, resiliency, placemaking and others.





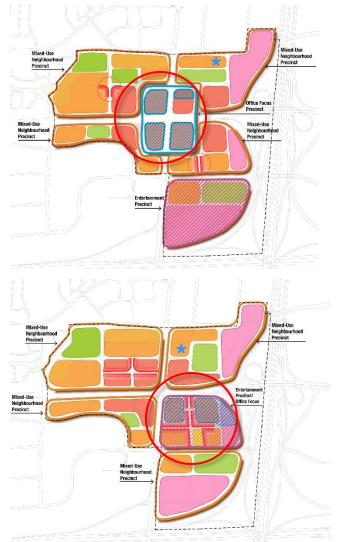


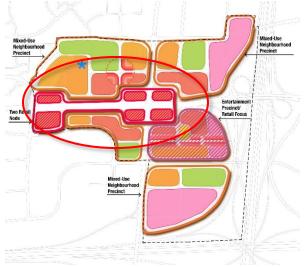


Midtown OPA – Phase 2

Prepare Phase 2 – Draft 2D Land use Block Concepts

 Describe public realm, precinct strategies and built form characteristics of the Midtown area





Example of Scenario Development from Weston 7 in Vaughan

Midtown OPA - Phase 3

Phase 3 – Preferred Option and Draft recommendation

Convey mobility, public realm, precinct strategies and built form characteristics through a 3D demonstration plan, refined through final technical analysis.

The preferred option will become the basis for policy direction



^{*}Image used is an example from the Vaughan Metropolitical Centre OPA/Secondary Plan Process

Midtown OPA – Phase 4

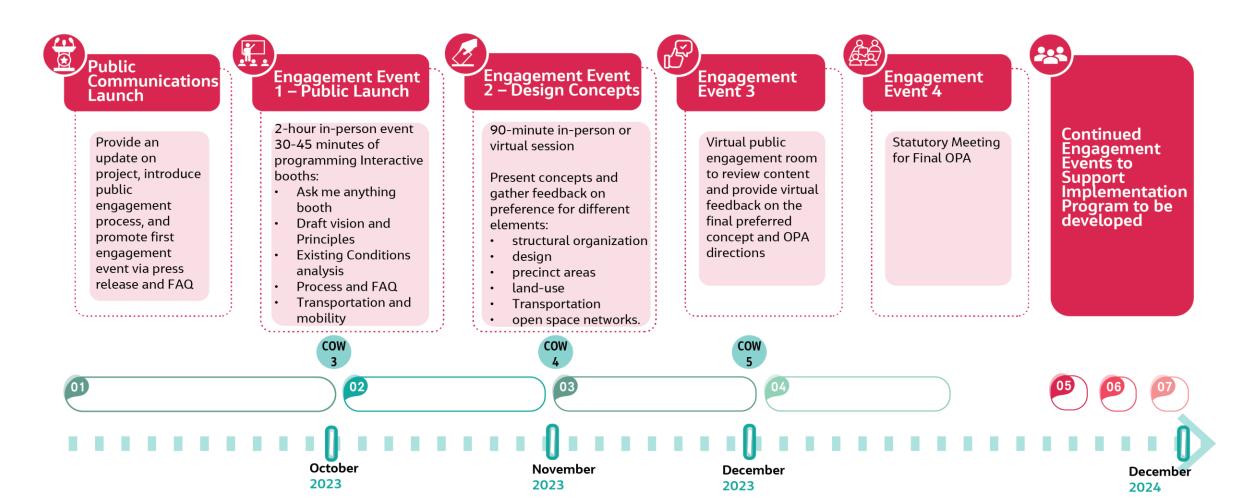
Phase 4 – Final Recommendations Report and Draft and Final OPA

- Translate the preferred option into policy direction
- Integrate technical inputs and address all areas of a comprehensive OPA

Key recommendation and OPA policy will address, among other topics......

- The role, function and Character of the UGC
- Complete neighbourhoods and diverse housing choice
- A variety of employment uses
- Adequate Provisions for parks, open spaces and civic spaces
- TheoOptimization of transit investments
- Mobility and the public realm
- Heath wellness, biodiversity, resilience
- Green infrastructure and green buildings
- placemaking & Hhgh-quality design
- Implementation, funding and finance mechanisms
- Partnerships in making the UGC a success

OPA Public Engagement Framework



Questions on the OPA purpose and process?

Questions

- What key contextual information needs to inform this Midtown Oakville initiative?
- What are your thoughts or value-adding ideas regarding the process as it's been described?
- What are your aspirations for Midtown Oakville and its contribution to a vibrant future for the Town as a whole?
- What other constructive points would you like to share with the team?

Next Steps

- Finalize existing conditions memos
- Undertake initial 3D testing of future population and employment numbers (to be further refined in Phase 2 and 3)
- Develop draft vision and principles through broad-based consultation
- Prepare to present Phase 1 findings at Committee of the Whole #3 and Public
 Open House in late October.