

# meetmidtown

## Council Committee of the Whole (COW) # 5

December 12, 2023

## Agenda

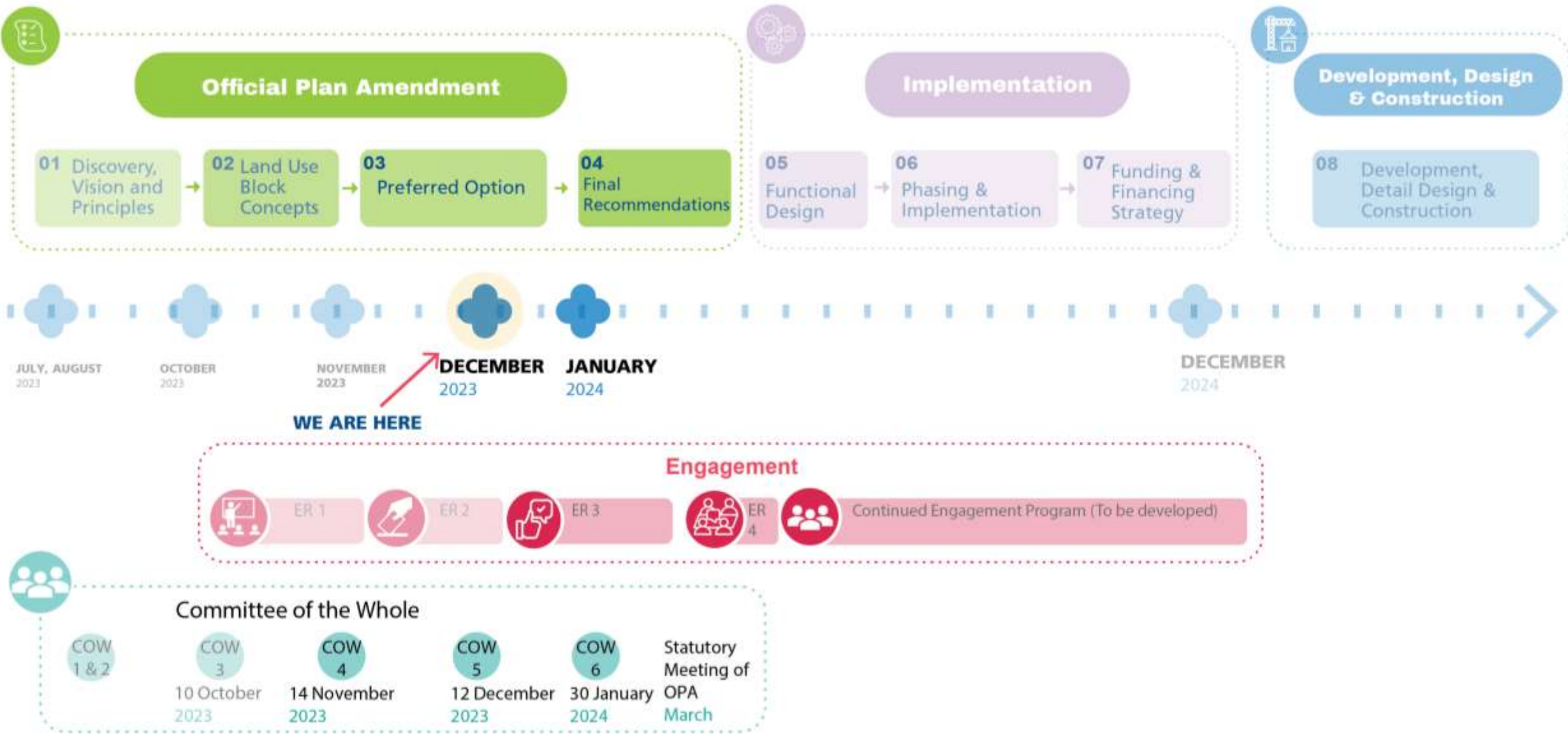
- **Where We Are**
  - Where are in the OPA process
  - Work done to date
- **Planning Toolbox Discussion**
  - Putting the Midtown OPA into the larger development process context



# Work Done to Date – Meetings

- **COW Meetings:**
  1. **COW #1 – Jul 18:** High-level visioning and outline of implementation program and engagement plan
  2. **COW #2 – Aug 24:** Description of the OPA process and refined Engagement Plan
  3. **COW #3 – Oct 10:** Description of the existing conditions of Midtown and how these conditions are relevant to the OPA
  4. **COW #4 – Nov 14:** Presentation of three 2D Concept Plans
- **Public Consultations**
  1. **Sep 12:** Residents Association information meeting
  2. **Sep 20:** Developer and Landowner information meeting
  3. **Oct 5-6:** One-on-one Landowner Meetings
  4. **Oct 25:** Public Information Centre (PIC) Meeting #1
  5. **Nov 24-29:** Public Information Centre (PIC) Meeting #2:
    1. **Nov 24<sup>th</sup> – afternoon**
    2. **Nov 28<sup>th</sup> – afternoon**
    3. **Nov 29<sup>th</sup> – evening**
  6. **Nov 29 – TAC and Developers Meetings**

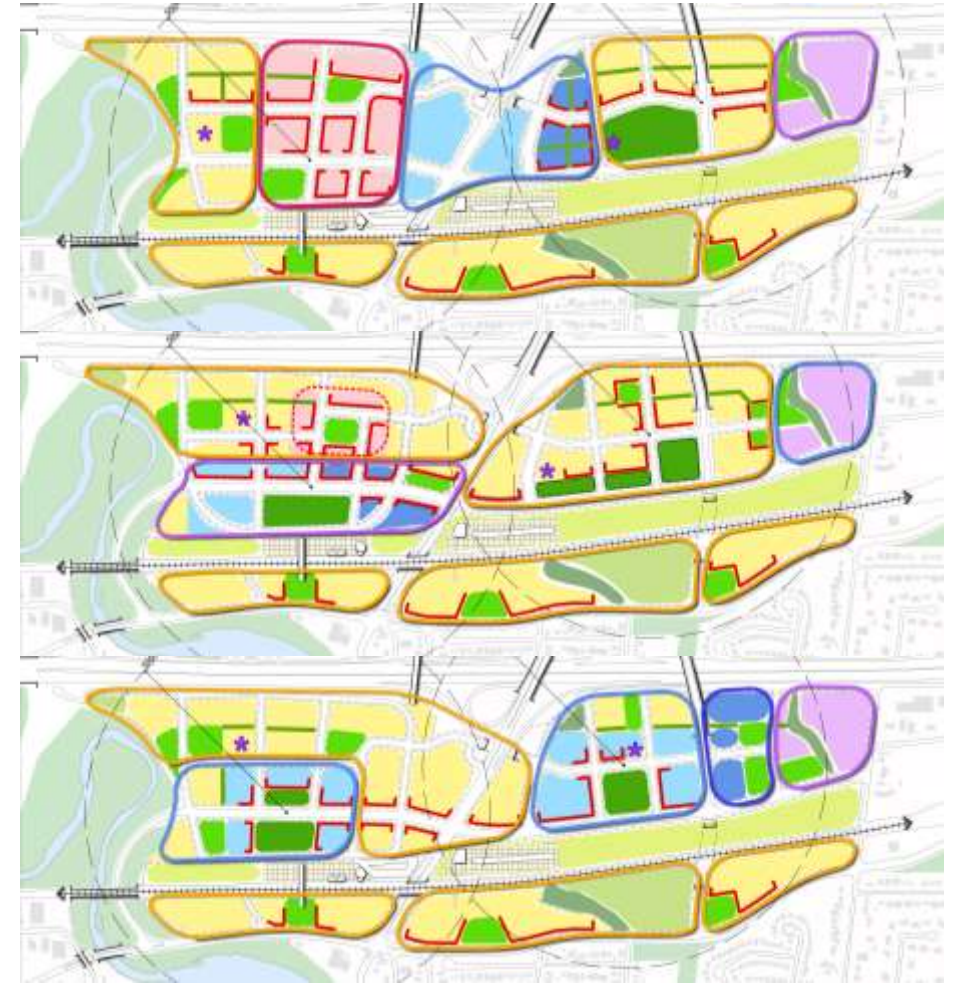
# Where We Are





# Recap of Public Information Centre #2

- Engaged residents on three land-use block concepts
- Intent was to gather likes and dislikes of each in smaller roundtable discussions
- A voting for the preferred was held, purpose was to identify why a concept was preferred and look for opportunities to combine elements



Of the three concepts, which do you most prefer?  
Each person can select one response with a sticker.

Concept A	Concept B
vote here	vote here
Why?	Why?

Concept C	Concept D
vote here	vote here
Why?	Why?

What would you combine from each concept to create a preferred concept?

# Recap of Public Information Centre #2

- 117 people participated in the workshops (out of 181 registrants)
- 49% of total attendees are first time attendees who have never been to a Midtown consultation
- 14 people have contributed so far to the online survey, which remains open until December 15th, 2023
- The event reached residents in all five Oakville postal code areas:
  - Oakville Northeast (L6J): 30% (35)
  - Oakville North (L6H): 15% (18)
  - Oakville West (L6M): 5.9% (7)
  - Oakville East (L6K): 6.8% (8)
  - Oakville South (L6L): 4.2% (5)
  - Attendees who chose not to respond: 31.6% (37)



# Recap of Public Information Centre #2

- The community workshops are now completed and we are circulating an online survey version, which people can respond to until December 15th, 2023.
- There were 96 votes documented at the community workshops, which breaks down as follows:
  - Concept A received 51% of the votes
  - Concept B received 21% of the votes
  - Concept C received 14.5% of the votes
  - None received 13.5% of the votes
- Once the online survey closes we will synthesize both the survey and workshop data, update the voting tabulation and identify key issues for both workshop attendees and survey respondents.





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## **Ontario's Planning Toolbox:**

Putting the Midtown OPA into  
the larger development  
process context



# What are the key functions of municipal planning?

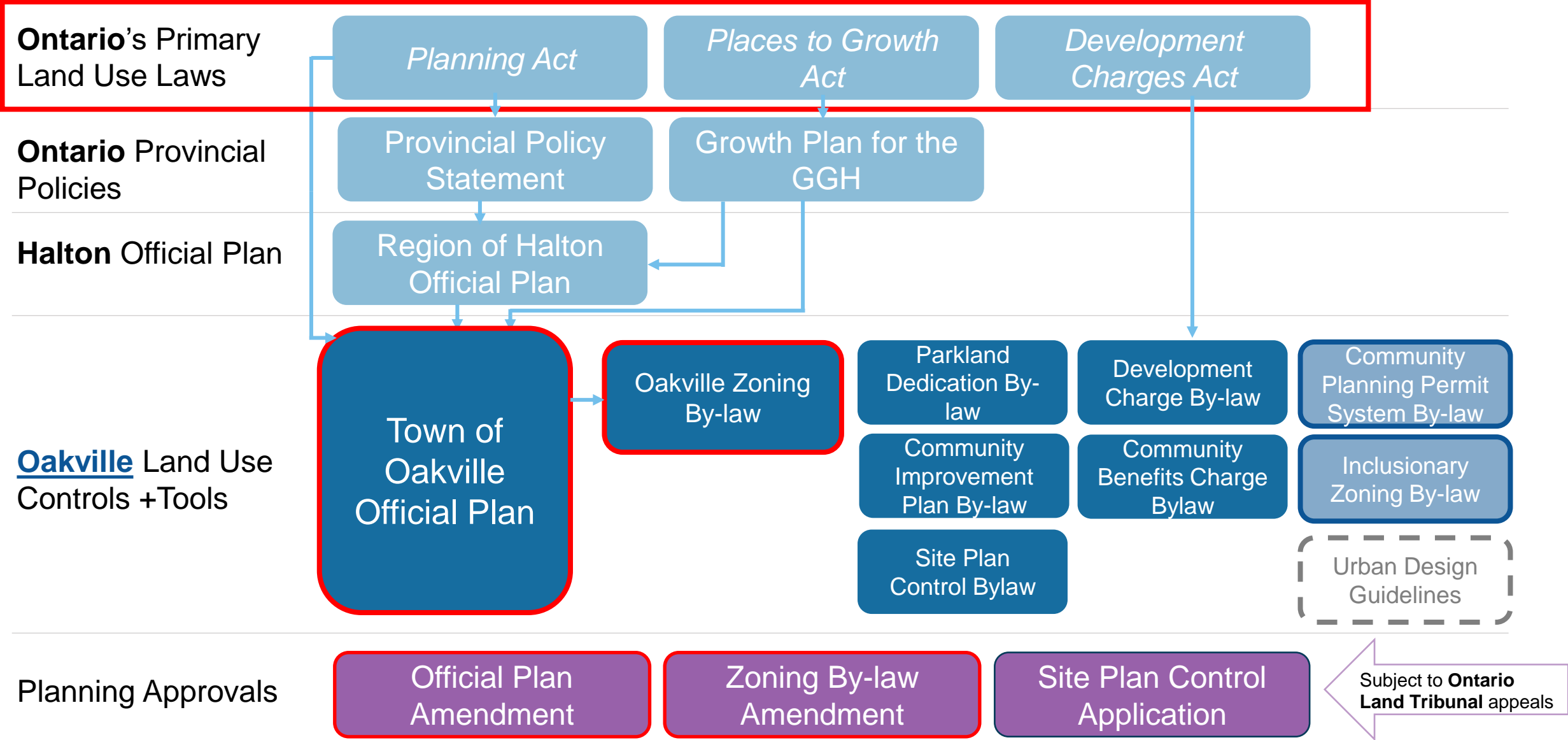
Town planning staff, or consultants hired by the Town, primarily :

Write and update policies, by-laws, guidelines and standards that guide development

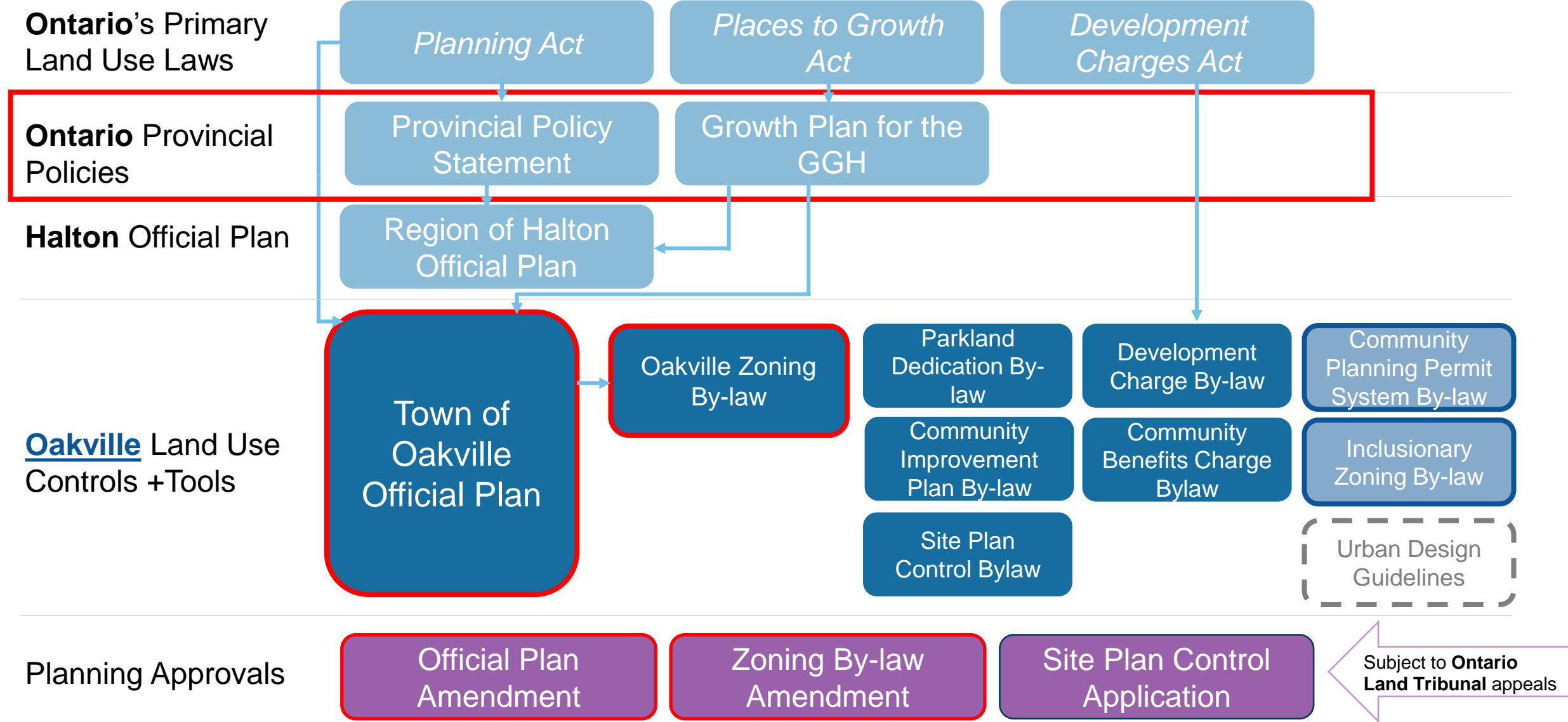
Process, review and comment on development applications made to the Town

- Staff (or consultant) recommendations on these matters are **brought forward to Town Council for decisions.**
- The recommendations made are done **within the context of Ontario's land use planning framework.**
- The framework establishes parameters and processes for how the Town manages land use overall, and **gives the Town control over certain elements** of the land development process.
- Developing **new Official Plan policies**, such as those currently underway for Midtown, **is one process in the Town's control.**
- **Other related processes that the Town controls** will also be part of shaping Midtown's future as a whole. Some are Town initiated- like new policy and plan development, and some are initiated by external actors -- like development applications.

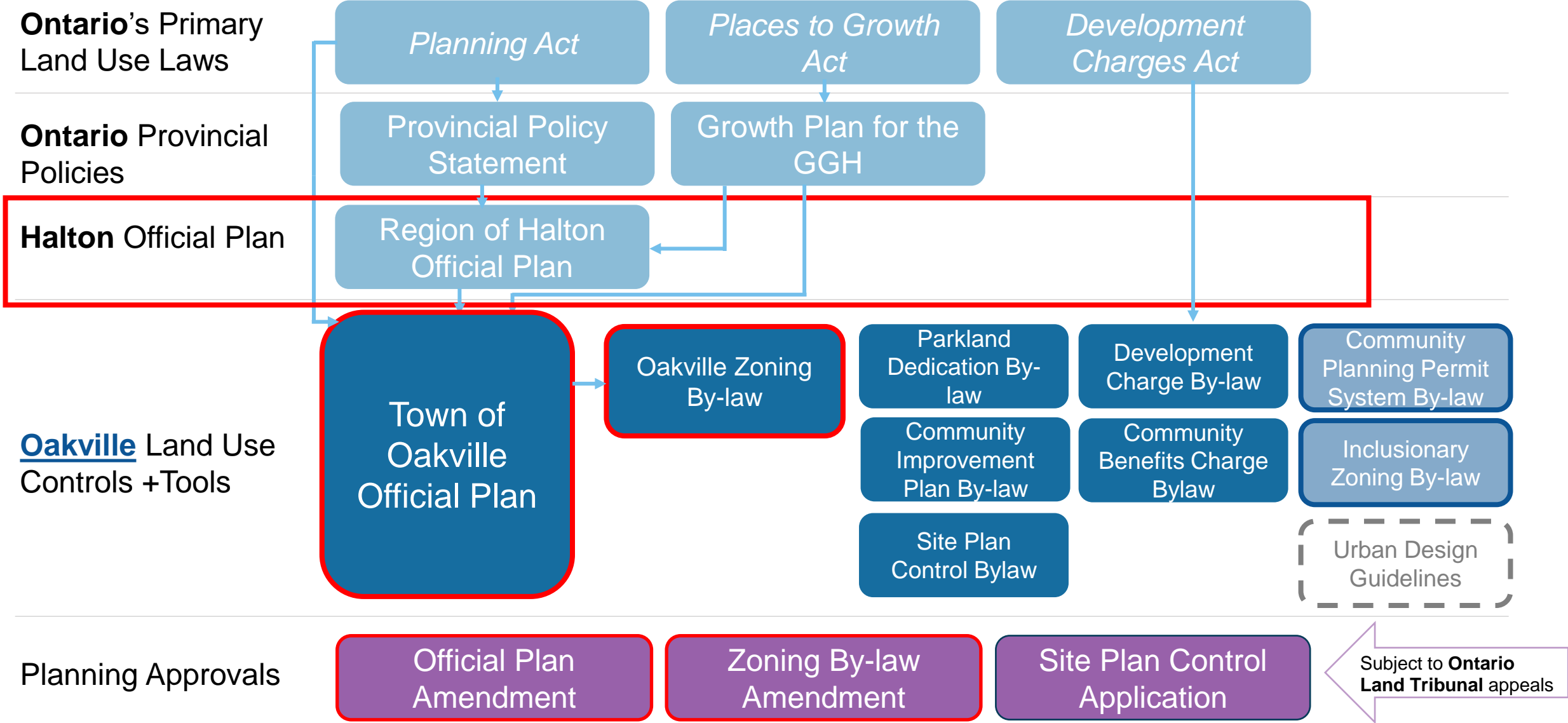
# Land Use Planning Framework



# Land Use Planning Framework

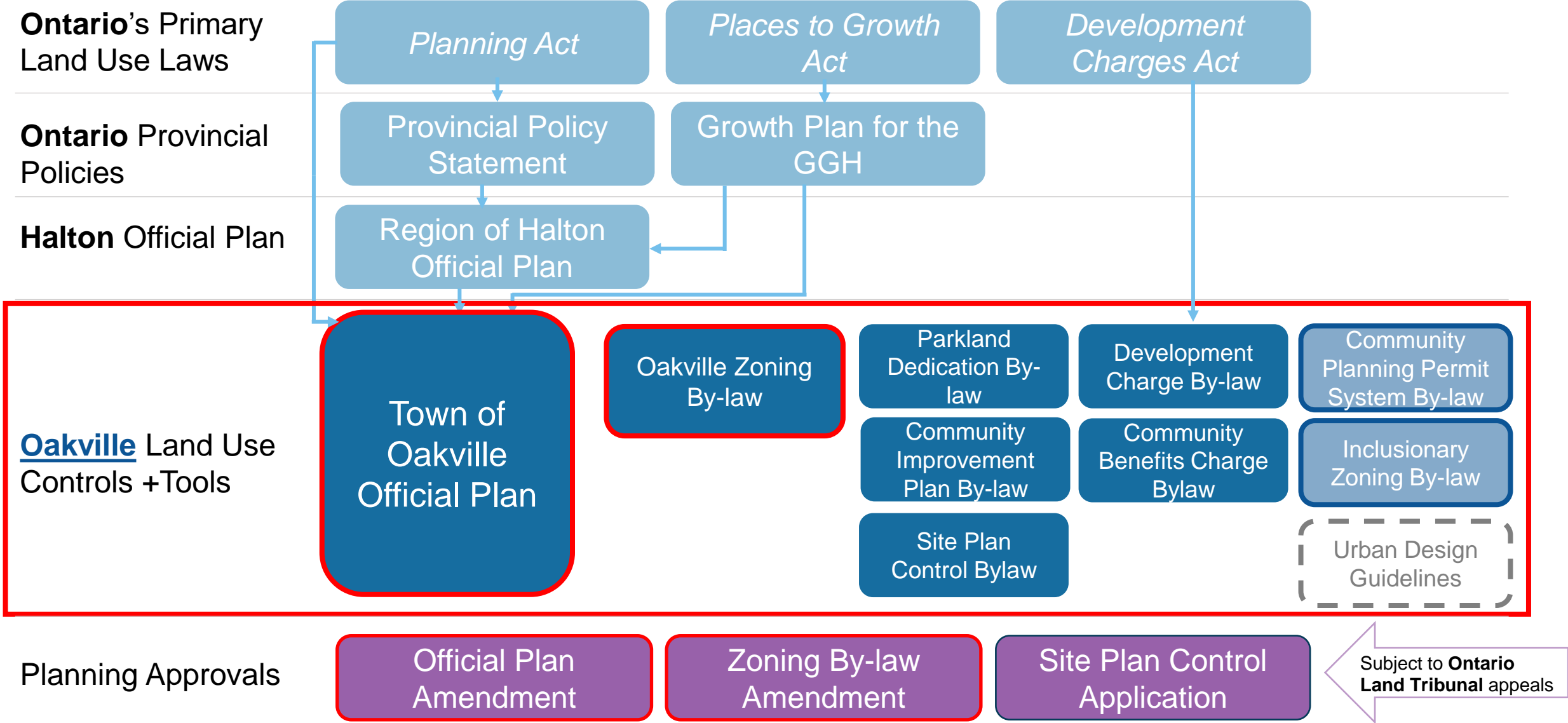


# Land Use Planning Framework





# Land Use Planning Framework



# Land Use Planning Framework

**Ontario's Primary Land Use Laws**



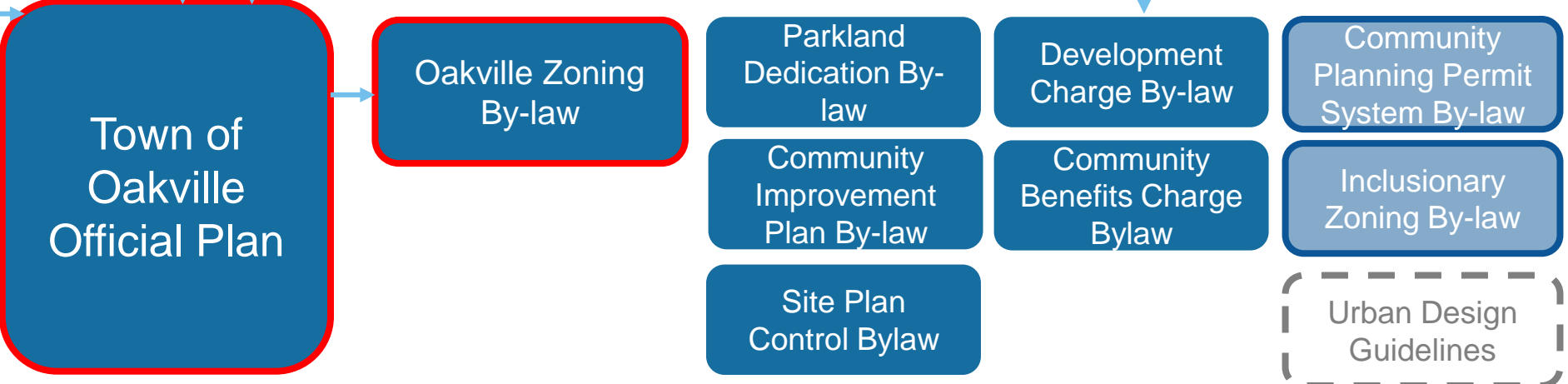
**Ontario Provincial Policies**



**Halton Official Plan**



**Oakville Land Use Controls + Tools**



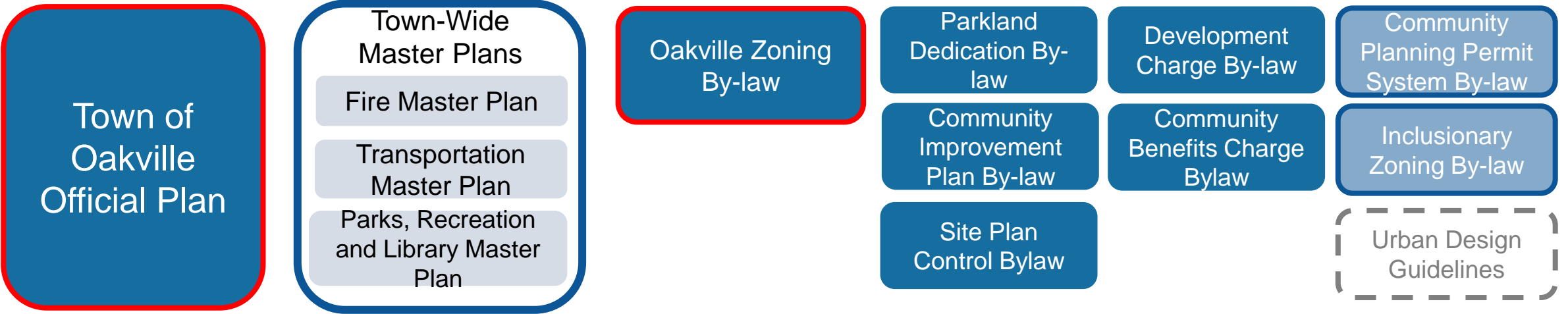
**Planning Approvals**



Subject to **Ontario Land Tribunal** appeals

# Planning Framework Elements within the Town's control

- Oakville **creates and enacts the Official Plan** the primary tool to guide land use and manage growth
- **The Official Plan directions influence various Town-wide Master Plans** which are used to direct certain services the Town delivers
- The Town prepares **various by-laws related to land development processes**, as enabled in the Planning Act
- The Town **uses its land use policies, guidelines and by laws in the Planning Approvals process**, including requesting changes to applications to ensure compliance with the Town's land use policies



**Planning Approvals**



# The directions in the Official Plan inform other Town and Region Processes

- The Official Plan (**OP**), including the Official Plan Amendment (**OPA**) update for Midtown provides clarity and direction for land use that is the basis of many other planning efforts to serve residents including:

## Regional Integrated Master Plan

For transportation, water and wastewater

## Town-wide Master Plans

for Transportation, Parks, Recreation & Libraries, and Fire

## Ancillary services provided by Town, Region, and other authorities

(i.e schools, hospitals, emergency services, etc.)

Informs



What Development Charges will be used for & Other Funding Processes

- **The OP is reviewed and updated at least every five (5) years**, which may result in updates to these other planning efforts to align with the OP directions.
- The **public sector partners** who manage these plans and public services **are included in our ongoing stakeholder outreach** to inform them of our directions and get their feedback



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## **How the Planning Toolbox can shape Midtown**

**What will the OPA do and what  
role to other processes play?**

# Topics of Interest

Land Use

Parks and Open Space

Retail

Built Form

Sustainability

Transportation and Transit

Height and Density

Public Realm

Servicing

Affordable Housing

Schools

Financing

Housing Unit Mix

Community Facilities

# Land Use

Will landowners be required to re-develop their lands?

Will housing be provided in all focus areas?

What will happen to existing uses? When will new uses happen?



## The Official Plan Amendment Can:

- **Guide the permitted uses** throughout Midtown
- Establish what **mix** of residential, office, educational, cultural and retail uses are envisioned for midtown.
- Speak to **enabling new uses as well as allow existing uses** until they are ready to redevelop.

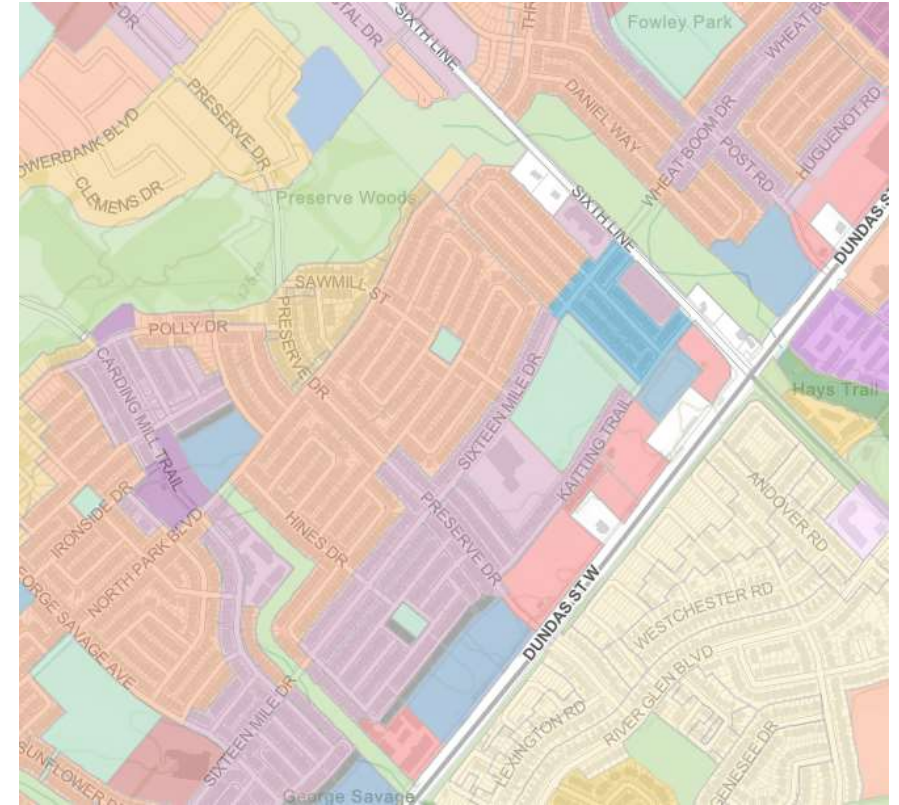
# Land Use

Future work of the Midtown Implementation Program will add more detail to how land uses are controlled

## Future Work of the Midtown Oakville Implementation Program

### Midtown Zoning By-law

- The Town will create a **Zoning By-law** to implement the directions of the OPA and provide detailed **permitted uses**, as well as various building standards like heights, setbacks, stepbacks, parking requirements, amenity space requirements, etc.



Source: Oakville Interactive Zoning By-law maps

## Related Tools or Processes

### Development Applications

- **Through future development applications** applicants may seek to amend the OP and Zoning By-Law.
- The Town will **assess applications based on all the in-force policies and guidelines, including land use policies**, and make recommendations to Council for approval or refusal.



# Built Form

What will  
Midtown look  
like?

What will the  
shadow impacts  
be?

- The Official Plan Amendment Can:

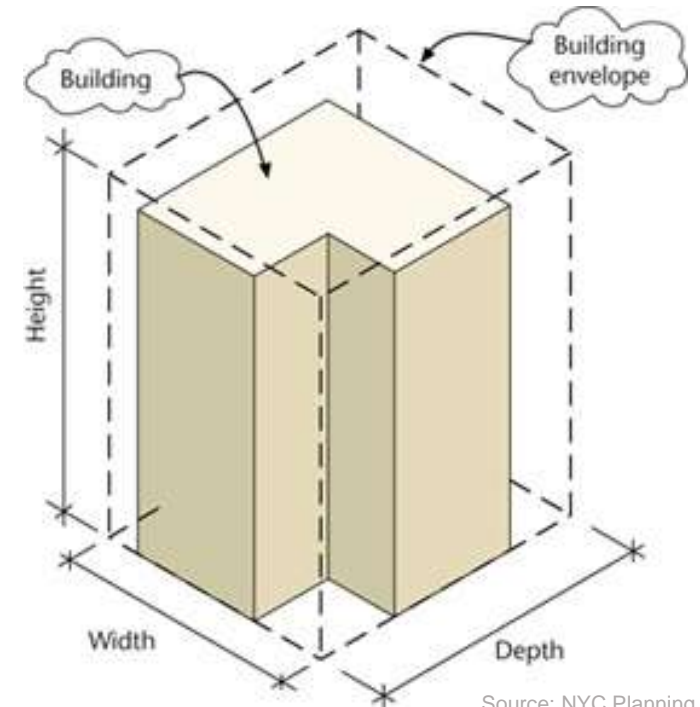
- Include **built form expectations** required for development (e.g. podium heights, building types, direction to support a pedestrian environment etc.)
- Build on various existing OP policies such as those that require development to **minimize the impacts of development on local micro-climate (e.g. shadows, wind)**
- Build on various existing OP policies that **establish what studies are required** (e.g. Shadow Studies, Wind Studies, Urban Design studies, and Planning Rationales) **to demonstrate appropriate built form considerations**



Demonstration of tower separation  
Source: Urban Design Manual, Oakville

# Built Form

Future work of the Midtown Implementation Program will provide more specific built form direction for Midtown



Source: NYC Planning Glossary

## Future Work of the Midtown Oakville Implementation Program

<p><b>Midtown Zoning By-law</b></p>	<ul style="list-style-type: none"> <li>The Town will create a Zoning By-law to implement the directions of the OPA and provide standards to shape built form including heights, setbacks, setbacks, etc</li> </ul>
<p><b>Designing Midtown</b></p>	<ul style="list-style-type: none"> <li>The Town will create Urban Design Guidelines for Midtown to further shape how built form is expressed including directions for site design, building design, public realm and streetscapes.</li> </ul>

## Related Tools or Processes



- **Through future development applications** applicants may seek to amend the Zoning By-law and create site-specific standards for a proposal.
- The Town will **assess applications based on all the in-force policies and guidelines, including built form policies**, and make recommendations to Council for approval or refusal.

# Height and Density

How tall will the buildings be?

Will all buildings be the same height?

- The Official Plan Amendment Can:

- Speak to **height and density requirements, transition**, provide **direction on where the highest density should be located**
- Build on various existing OP policies that **establish what studies are required** (e.g. Servicing Studies, Traffic Studies, Urban Design studies, and Planning Rationales) **to demonstrate appropriate height and density**



Mimico, Etobicoke  
Source: Life West



# Height and Density

Future work of the Midtown Implementation Program will include additional direction on height and density

## Future Work of the Midtown Oakville Implementation Program

### Midtown Zoning By-law

- The Town will create a Zoning By-law to implement the directions of the OPA. Zoning will provide height and density direction and related standards at a more granular level of detail.

### Designing Midtown

- The Town will create Urban Design Guidelines which include direction on how high density development, including tall buildings, can be best designed, and directions to improve how buildings relate to the public realm



Yaletown, Vancouver  
Source: Tripadvisor

## Related Tools or Processes

Development Applications

- Through **future development applications** applicants may seek to amend the Official Plan or Zoning By law.
- The Town will assess applications **based on all the in-force policies and guidelines, including height and density direction**, and make recommendations to Council.



# Affordable Housing

How can the Town  
achieve housing  
affordability?

- **Inclusionary Zoning (IZ) is one method to secure affordable housing. Implementation of IZ requires additional processes beyond the OPA.**
- **The Official Plan Amendment Can:**
  - **Encourage a range and mix of housing types and tenure, including non-market housing (e.g. affordable housing)**
  - **Support altered development standards (e.g. reduced parking requirements) for affordable housing planning approvals**
  - **Enable Inclusionary Zoning (IZ) policies in Midtown**



Over 800 affordable units proposed, Quayside Toronto  
Source: Quayside Impact Limited Partnership

# Affordable Housing

Affordable Housing is a Town-wide issue.

Other related processes can improve affordability across the Town

## Related Tools or Processes

Inclusionary Zoning By-law

- An IZ By-law could be implemented, subject to a required Assessment Report, **to require affordable housing in Protected Major Transit Areas**

Rental Housing Protection By-law and Demolition Control By-law

- This new by-law was passed in July 2023 **to preserve existing rental housing**, which is typically more affordable than **new** rental housing

Development Applications +CBC

- **Community Benefits Charge** contributions may include affordable housing through development applications

Housing Strategy & Action Plan

- This draft strategy outlines ways to **improve housing-related policies, regulations, and programs**, to deliver the housing Oakville needs. **It recommends strengthening OP policies and enabling IZ**

Town of Oakville | Housing Strategy and Action Plan

### Housing Outcomes

The draft Housing Strategy and Action Plan is intended to achieve positive housing outcomes. Five key positive outcomes are anticipated.

- Increased housing supply – more homes built.
- Accelerated housing delivery – more homes faster.
- Improved affordability – more homes people can afford.
- Enhanced housing choice – more types of homes people need.
- Development of complete communities – a place to call home with the services people need.

Town of Oakville Housing Strategy and Action Plan Housing Outcomes

# Housing Unit Mix

How can you make housing suitable for families?

How can the Town ensure there are larger units in high-rises for families?

- The Official Plan Amendment Can

- **Encourage a range and mix of housing types and tenure**, including larger-sized units and housing types to meet the needs of people in all stages of life



Hicks Street Residences, New York  
Source: Toronto Growing Up Guidelines

# Housing Unit Mix

Housing Unit Mix is Town-wide topic.

Other related processes can influence housing mix across the Town

## Related Tools or Processes

Housing Strategy & Action Plan

- A draft strategy that outlines ways to **improve housing-related policies, regulations, and programs**, to deliver the housing Oakville needs. Recommendations of this Strategy include calling for new OP policies related to **requiring minimum family-sized units based on a Housing Needs Assessment**.

Rental Housing Protection By-law and Demolition Control By-law

- This new bylaw was passed in July 2023 to **preserve existing rental housing**, which is typically more affordable than **new rental housing**



Mills Toy Management House, Melbourne Australia  
Source: Toronto Growing Up Guidelines



# Parks and Open Space

Will there be public parks in Midtown?  
What will they look like?

How can the Town make sure there is adequate parkland?

Does the Town own all future parkland sites?

- The Official Plan Amendment Can:

- **Establish a vision for Midtown's parks and public realm network**, and provide guidance on the distinguishing characteristics of the parks
- Include schedules to **identify potential locations for future parks and open spaces**



Emery Barnes Park, Vancouver. Source: Klaus Johansson



# Parks and Open Space

Future work of the Midtown Implementation strategy will add more detail to what parks and open spaces look like and how they are acquired.

## Future Work of the Midtown Oakville Implementation Program

Midtown Parks and Public Realm Masterplan	- Will provide design guidance for proposed Midtown Parks
Midtown Municipal Land Acquisition Strategy	- Will define an approach to acquiring land in Midtown beyond what can be achieved through development



Garden City Park, Richmond BC; Source: space2place design inc.

## Related Tools or Processes



The Town is updating its by-law related to parkland dedication



The Town is updating this Master Plan to guide the role and function of these spaces.



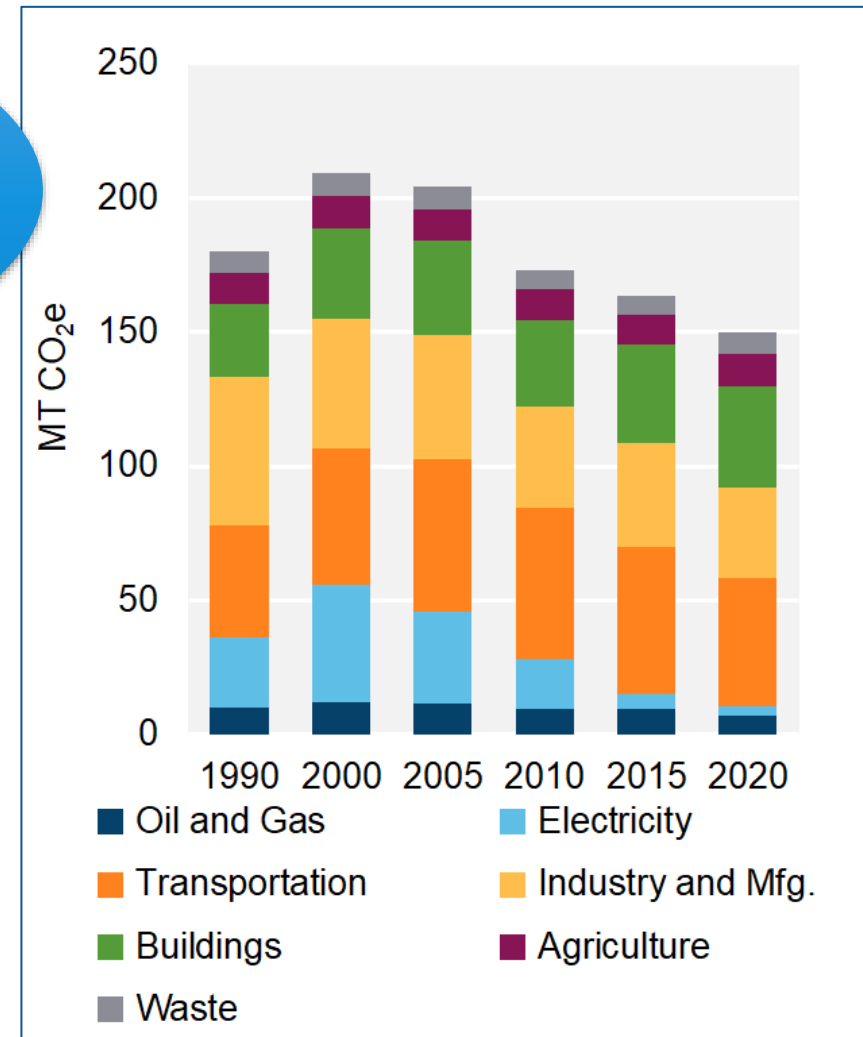
Through future development applications the Town can require parkland dedication and receive DCs + CBCs which could be used towards parks and open space improvements

# Sustainability

How can high-density development help the environment?

- The Official Plan Amendment Can:

- Support sustainability by promoting:
  - **Reduced transportation and building-related GHG emissions:** the OPA will promote highest densities and mixed-use permissions near transit to reduce automobile dependency. The OPA will promote sustainable design and will result in high-density homes which will cause less GHG than equivalent houses.
  - **Reduced destruction of Ontario's farmland and natural habitats:** The OPA will direct growth into an already built-up area, bringing growth and vibrancy to an urban context away from farmland and natural heritage systems
- Build on **various existing OP policies that seek to protect urban natural heritage systems**, such as Sixteen Mile Creek



GHG emissions in Ontario by sector. Transportation, which includes personal vehicle use, was Ontario's main GHG emission source in 2020.

Source: Environment and Climate Change Canada – National Inventory Report

# Sustainability

Future work of the Midtown Implementation Program will contribute to how sustainable development is encouraged in Midtown

## Future Work of the Midtown Oakville Implementation Program

Midtown Community Energy Plan	- Will review feasibility of district energy concepts to meet the goals of the Town's Community Energy Strategy within Midtown
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Green roof atop ESRI Canada, photo by Scott Source: Torrance Landscape Architect Ltd.

## Related Tools or Processes



Through future **site plan applications** the Town can comment on sustainable design elements of buildings



The **Town's existing strategy** provides goals, objectives and priority projects to reduce energy costs and GHG emissions across sectors



# Public Realm

What will living and walking around in Midtown feel like?

- The Official Plan Amendment Can:
- **Build on existing OP policies** and provide direction with regards to public realm elements, including **encouraging trees and landscaping, public art, gathering spaces, and streetscape requirements**
- **Require specific areas to have active streetscape** (i.e. retail along Main Streets) or **support the public realm in other ways.**



Jazz Festival, Yaletown Vancouver  
Source: TripAdvisor



Bonaventure Gateway, Montreal  
Source: Jaume Plensa

# Public Realm

Future work of the Midtown Implementation Program will define how elements of the public realm are designed

## Future Work of the Midtown Oakville Implementation Program

Midtown Parks and Public Realm Plan	- A companion plan to the OPA with design guidance on parks, open spaces, and public realm
Designing Midtown	- High-level urban design direction to reinforce the OPA including public realm guidance
Midtown Transportation Plan	- Will describe street rights of way and set parameters for the public realm within Midtowns' Streetscape



Public realm, Montreal  
Source: Alex Mather

## Related Tools or Processes



- **Through future development applications** the Town can request changes to a proposal's contributions to the public realm, and reinforce the Town's policy and guideline direction
- Through future development applications **the Town can receive CBCs** which could be used for **public realm improvements**

# Schools

Will there be new schools to accommodate students?

When will the new schools be built?

- Development of new schools is undertaken by school boards (HDSB/HDCSB)
- The Official Plan Amendment Can:
  - **Permit the development of new schools** and **identify potential school locations** to be confirmed through ongoing work with school boards
  - Reflect policy directions **developed in consultation with the school boards**
  - Build on various existing OP policies that require **Community Services and Facilities Studies** to be prepared as part of development applications



Crosstown Elementary School, Vancouver  
Source: Francl Architecture



# Schools

Detailed planning for schools will be undertaken by the School Boards.

Future work of the Midtown Implementation Program will include a mixed-use school strategy.

## Future Work of the Midtown Oakville Implementation Program

### Mixed-Use Schools Strategy

- Precedent analysis and best practice review of schools within mixed-use buildings, including key considerations



Interior of a classroom, Source: REMI Network

## Related Tools or Processes



- **School Boards** assess the need for new schools through a Long-Term Accommodate Plan (LTAP) and based on the results of the assessment, make applications to the Ontario Ministry of Education for new schools

# Community Facilities (e.g. libraries, childcare)

What kinds of services do people need, and will they be available?

- The Town **monitors community needs** as growth occurs.
- The Official Plan Amendment Can:
  - Establish **priority locations** for large-scale community facilities such as libraries or recreational centres
  - Establish **the importance of providing a full range of community facilities** to meet the needs of the population
  - Recommend **mixed-use integration of community service facilities** so they are conveniently located near where people live
  - Build on various existing OP policies that require **Community Services and Facilities Studies** to be prepared as part of development applications



East Bayside Childcare Facility  
Source: Waterfront Toronto, Michael van Leur Photography

# Community Facilities

(e.g. libraries, rec centers, daycare)

The OPA content is being coordinated with community service providers including Fire Services and Halton Healthcare. Their long-term planning takes direction from the OPA.

Future Community Facilities will be planned for and delivered by the public sector or in partnership with private development.



Fort York Public Library Source: KPMB Architects

## Related Tools or Processes

### Parks, Library & Recreation Master Plan

- The Town is defining specific **park, library and recreation needs** through a new master plan

### Fire Master Plan

- The Town **regularly updates its Fire Master Plan** to plan for future emergency service in growing areas

### Halton Regional Services

- **Halton Healthcare** manages and plans for new regional health services like hospitals.
- **Halton Regional Police** manage a **comprehensive** master facility plan

### Development Applications DCs +CBC

- Through **development applications** the Town collects development charges which **collect funds for various town-wide services including parks and rec and libraries**
- Through **development applications** the Town can receive CBCs which could be used towards **in-kind or contributions for community facilities**



# Retail

How will vibrant retail streets be created?

What does “vibrant” mean in relation to retail?

- The Official Plan Amendment Can:

- Speak to the **importance of retail environments**, and include urban design considerations to guide retail built-form and its relationship to an active public realm
- Describe **desired character of areas** within Midtown, including the retail character expected to develop
- **Establish areas where retail is required or encouraged** to reinforce the vision for Midtown



Manulife Centre, Toronto. Source: Manulife Centre



Marine Gateway, Vancouver. Source: BCCondos&Homes

# Retail

Future work of the Midtown Implementation Program will contribute to defining Midtown's future retail environment.

## Future Work of the Midtown Oakville Implementation Program

### Designing Midtown

- Design guidelines can guide direct components of retail, including glazing, public realm contributions, and design

### Midtown Zoning By-law

- The Town will create a Zoning By-law to reinforce the directions of the OPA and could include requirements for street level retail, including amount, size of stores, and some form requirements and setbacks



Gare de l'est and Crowsnest Theatre, Toronto – Restaurant and theatre in condo podium. Source: Gar de l'est Brasserie

## Related Tools or Processes

### Development Applications

- The Town will assess future applications **based on all the in-force policy and guidelines, including policies and guidelines related to retail**, and make recommendations to Council

# Transportation and Transit

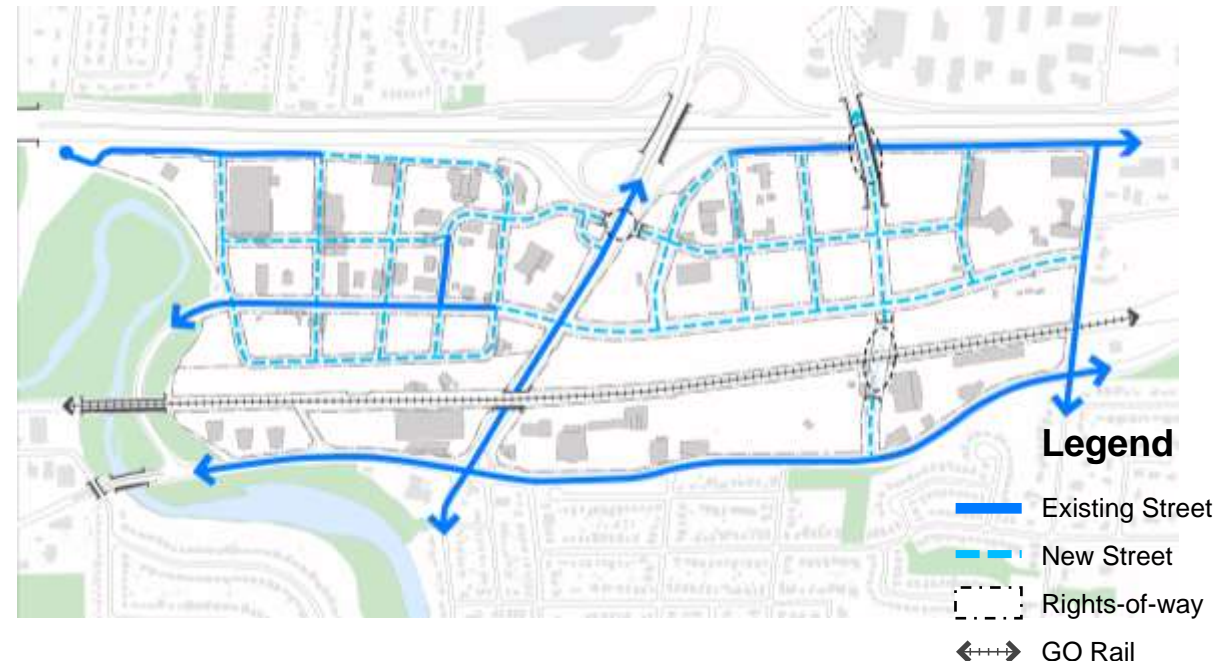
Will I be able to drive through Midtown?

Will there be additional transit to support this new community?

How wide will the sidewalks be?

## The Official Plan Amendment Can:

- Lay out the **long-term transportation vision and network plan**, including road network and active transportation routes, in relevant schedules and policies
- **Accommodate movement of all kinds** in Midtown, including the development of cycling infrastructure
- Build on various existing OP policies that **require transportation studies** to be prepared as part of development applications





# Transportation and Transit

The OPA content is being coordinated with transportation study. Future work of the Midtown Implementation Program will provide more detail for Midtown’s transportation network and its implementation.



Metrolinx 2041 Plan Map 5 showing BRT along Trafalgar, Bus Priority along Cornwall and 15 min all-day two-way service on Lakeshore West GO  
Source: Metrolinx 2041 Regional Transportation Plane

Future Work of the Midtown Oakville Implementation Program	
Midtown Transportation Plan	<ul style="list-style-type: none"> <li>- Reviewing and refining Midtown’s auto, transit, and active transportation networks for Midtown and adjacent communities</li> </ul>
Midtown Zoning By-law	<ul style="list-style-type: none"> <li>• The Town will create a Zoning By-law for Midtown which can include detailed parking requirements, including cycling parking</li> </ul>

## Related Tools or Processes



- Guides the management and development of the Region's transportation systems
- Meet the needs of the community now and in the future



- Plan to build walkable, cycle/transit-friendly neighbourhoods integrated with accessible transportation choices for all residents



- Through **development applications** new roads **will be dedicated to the Town**. The Town will also **collect development charges** for various town-wide services including transit and roads

# Servicing

Will there be sufficient water and wastewater capacity?

What about flooding and spill impacts?

- The Official Plan Amendment Can:

- Lay out the **long-term land-use permissions** which is used to inform servicing planning
- **Provide guidance on rights-of-way for servicing infrastructure**
- Build on various existing OP policies that **require alignment of developments with phased infrastructure delivery, limit downstream impacts**, preparation of functional servicing studies as part of development application, and that **restrict development in areas with natural hazards**



Source: Conservation Halton

# Servicing

The OPA content is being coordinated with a servicing study. Future work of the Midtown Implementation Program will provide more detail for Midtown’s servicing strategy and its implementation.

## Future Work of the Midtown Oakville Implementation Program

<p><b>Area Servicing Plan</b></p>	<ul style="list-style-type: none"> <li>- Plan for water and wastewater servicing to connect individual development blocks to Regional services</li> <li>- Outline local infrastructure required for proposed development yields</li> <li>- Costing and allocation of capacity to each block</li> </ul>
<p><b>Midtown Stormwater Plan</b></p>	<ul style="list-style-type: none"> <li>- Infrastructure to address stormwater management throughout the Midtown area</li> </ul>



Source: Halton Integrated Master Plan project Update

## Related Tools or Processes



- Guides the management and development of the Region's water, and wastewater systems;
- Meets the needs of the community now and in the future.



- Through **development applications** applicants require functional servicing reports. Developers will create some local infrastructure through their application and/or landowner groups. The Town will also **collect development charges** for various town-wide services including servicing infrastructure

# Financing

How will all this be paid for?

- **Cost and financing is not directly addressed within an Official Plan Amendment. The Midtown Oakville Implementation Program includes financial studies.**
- **The Official Plan Amendment Can:**
  - **Include directions that result in the need for new infrastructure or land acquisition to realize Midtown's vision.**



Source: Flaticon



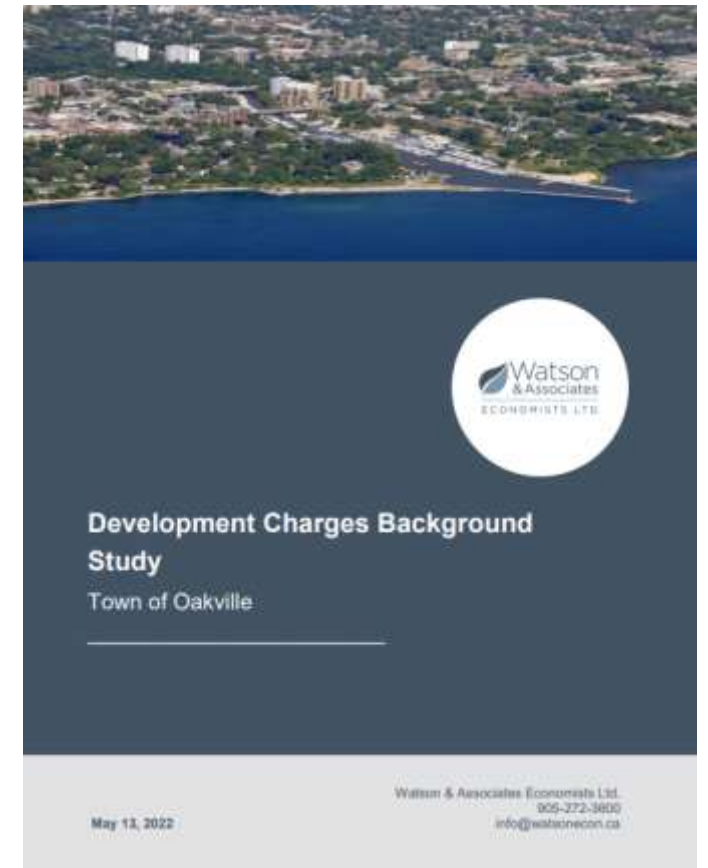
# Financing

Future work of the Midtown Implementation Program will provide more detail on how the vision will be financed.

## Future Work of the Midtown Oakville Implementation Program

### Midtown Funding and Financing Strategy

- Identify cost of municipal infrastructure and amenities identified through the implementation program
- Identify funding tools or financing strategies to achieve proposed infrastructure
- May require additional public and private partnerships
- Recommend updates to existing funding tools or propose new tools for adoption by the Town



## Related Tools or Processes

### Development Charges By-Law

- Updates to Development Charges (DC) By-law based on proposed growth and infrastructure defined through the implementation program

### Development Applications +DCs

- Through **development applications** will also **collect development charges** for various town-wide services including serving infrastructure, roads, transit and other services.



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## **Upcoming Engagements and Next Steps**

# Upcoming Engagement

- **COW #6 – Jan 30<sup>th</sup>, 2024**
- **Phase 3 Engagement – Jan 31<sup>st</sup>, 2024 – Feb 9<sup>th</sup>, 2024**
  1. Technical Advisory Committee Meeting #3
  2. Developer Stakeholder Meeting #3
  3. One-on-one meetings with relevant stakeholders
  4. Public Information Centre #3
- **Phase 4**
  - Posting of Draft OPA
  - Draft OPA to Council (Statutory Meeting)
  - Final OPA to Council

# Next-Steps

Major Streams of upcoming engagement work

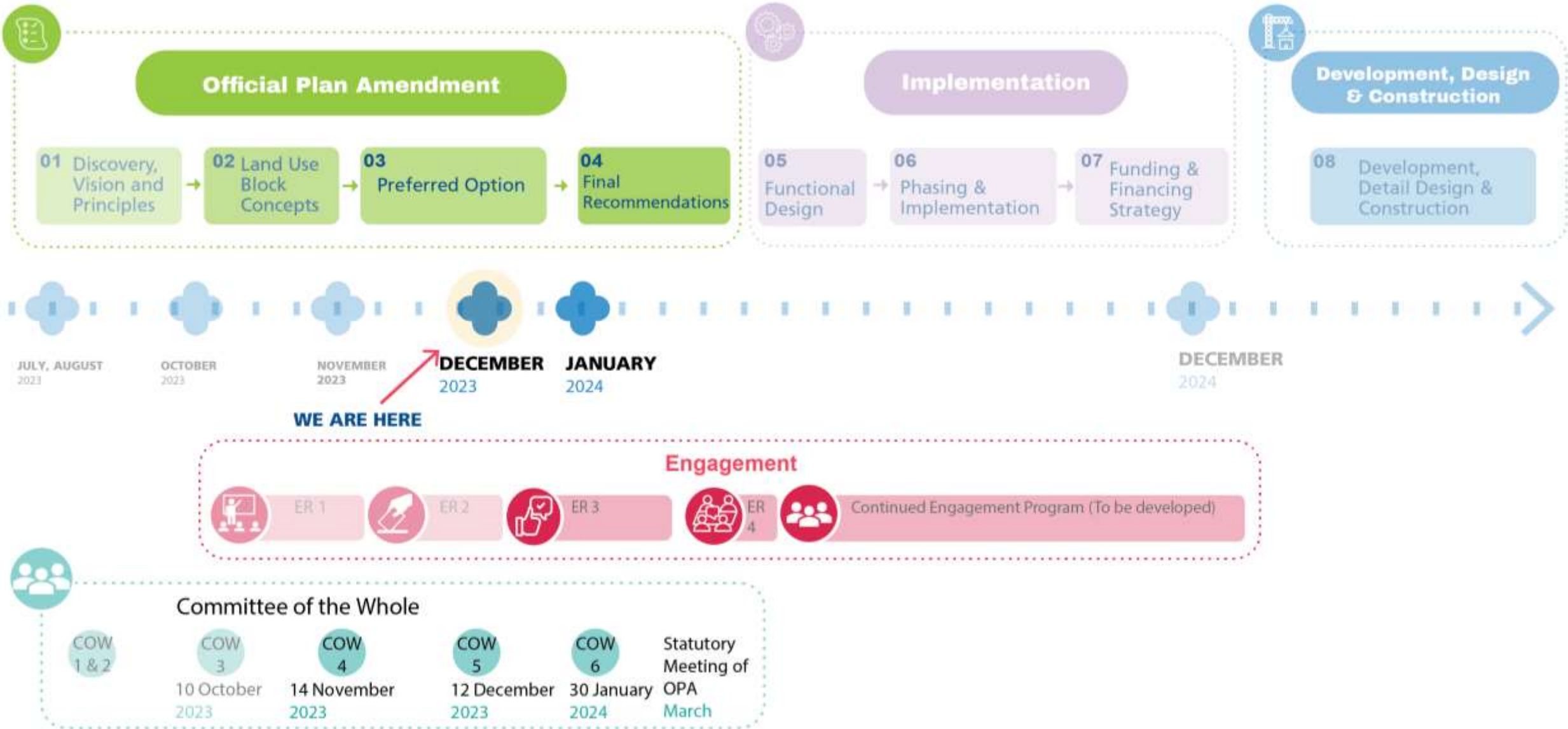
**1. What We Heard Report:** Summary of engagement efforts for PIC #2

**2. Preferred land-use concept**

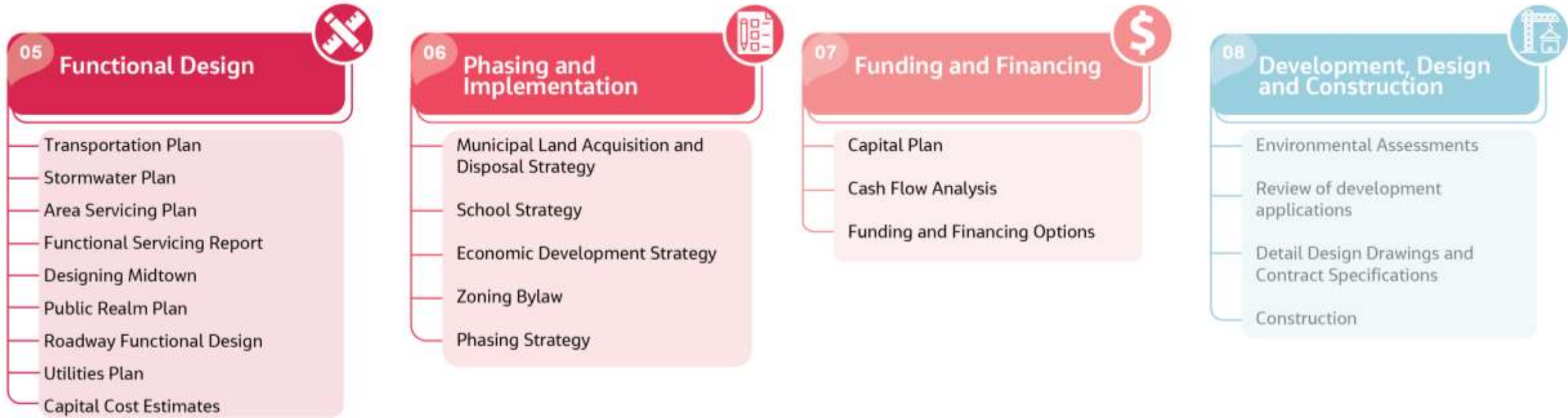
- Amalgamation of three concepts, based on feedback from members of the public, stakeholders, council, and town staff
- 3-D demonstration of what buildings may look like based on the land-use concept
- Policy directions aligned with concept

**3. Refinements to OPA concept based on Phase 3 Feedback**

# Program Phases



# Implementation Phases (5-7)



Continued Engagement Program (To be developed)



December  
2024



**meetmidtown**

**Questions?**