

meetmidtown

Public Information Centre #3

February 15, 2024

Tonight's Structure

1. Presentation (45 minutes)
2. Activities & Booths with Project Team (75 minutes)



Agenda

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- **Part 1: Introduction**

- Where We Are in the Process
- Purpose of Today

- **Part 2: Midtown's Role in Oakville**

- Midtown's Growth Expectations
- Determining the Land Base
- Visualizing Growth
- People and Job Estimates & Key Assumptions
- Planning Beyond 2051

- **Part 3: What We Heard**

- Consultations Completed To-Date
- Phase 1 – Engagement Responses
- Phase 2 – Engagement Responses

- **Part 4: Proposed Concept**

- Proposed Concept
- Livability Strategies Employed
- Visualizing Growth Over Time Horizons

- **Part 5: Next Steps**

- Key Dates
- Implementation Program Phases
- Introduction to Engagement Activities Today

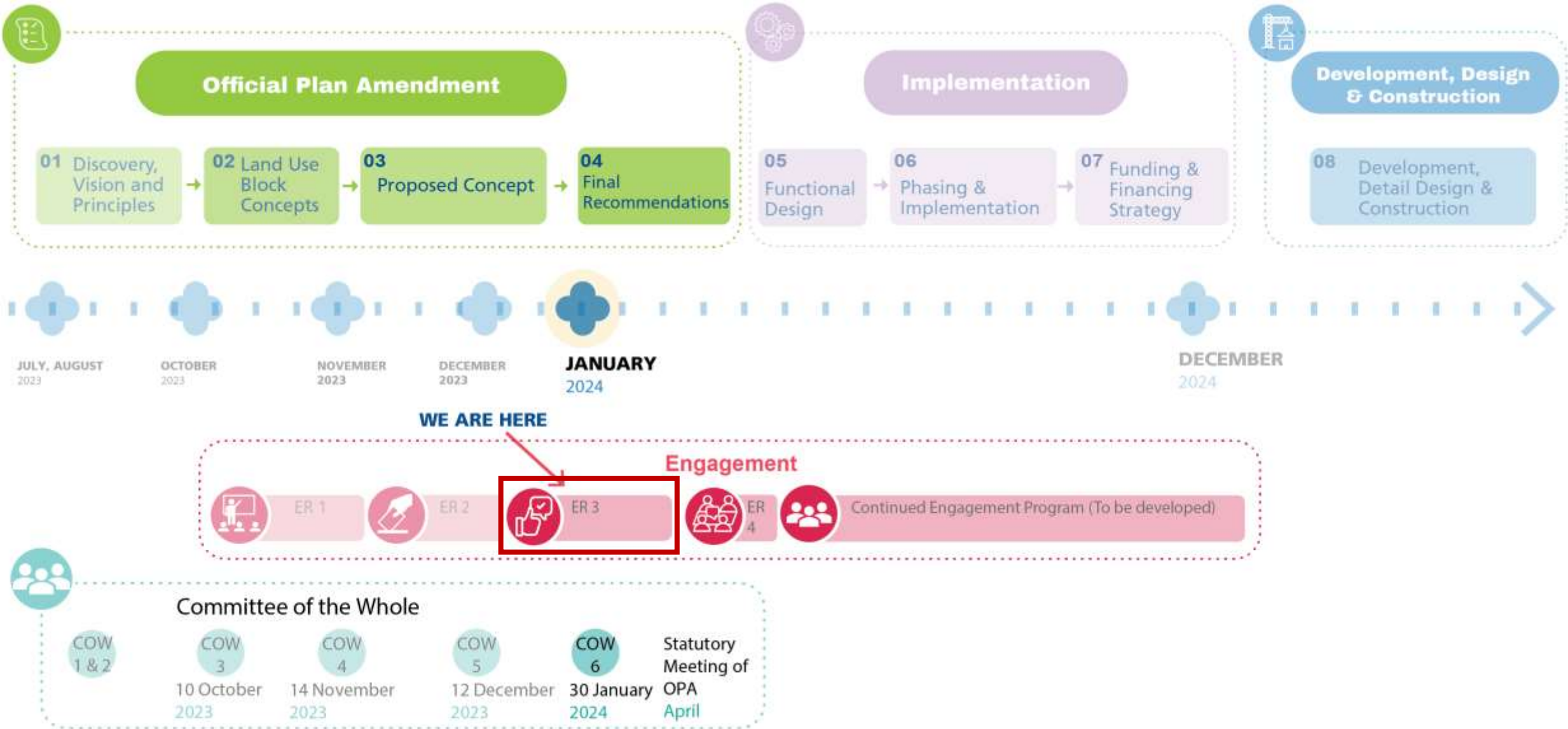
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Part 1: Introduction

Where We Are in the Process

Purpose of Today

Where We Are in the OPA Process



Purpose

The Purpose of the Midtown Official Plan Amendment ...

Is to create a strategic document that describes

- how this area will grow over time,
- informs the sizing/capacity of future infrastructure,
- contributes to how the Town will achieve its climate change goals and greenhouse gas emission targets and
- guides the development and evolution of a new livable community in Oakville.



Purpose

The Town's Responsibility regarding the OPA is to:

- Align the local Official Plan with Provincial policies and directions
- Plan for future job and population growth
- Coordinate the provision of necessary services and infrastructure with anticipated growth
- Responsibly manage land uses, development, and infrastructure for long-term sustainability
- Implement and monitor the Plan, and make necessary adjustments based on trends and changing circumstances and priorities (ie. 5-Year Municipal Comprehensive Review Process)

Today's Purpose:

Town Staff and the Consultant Team are here to discuss livability strategies used to plan and manage expected growth while following Regional and Provincial direction. Town staff and the consultant team are looking for public input on the proposed policy directions, which will inform the drafted OPA policies and schedules.

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Part 2: Midtown's Role in Oakville

Midtown's Growth Expectations

Determining the Land Base

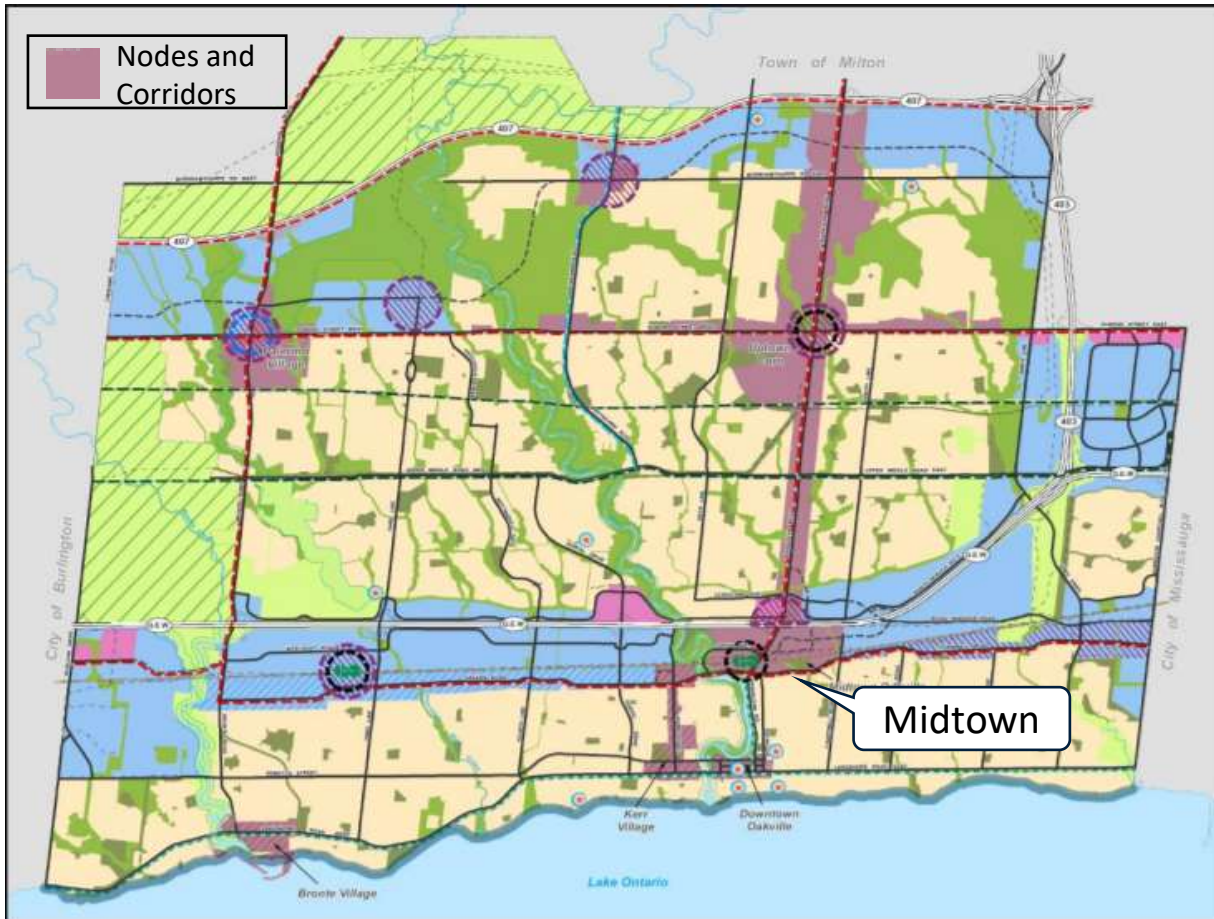
Visualizing Growth

**People and Job Estimates & Key
Assumptions**

Planning Beyond 2051

Midtown's Growth Expectations

Why must Oakville grow and where will it go?



Oakville Official Plan: Schedule A1 Urban Structure

Midtown is:

- an **Urban Growth Centre**;
- a **Major Transit Station Area**; and,
- Trafalgar Road is a **Regional Intensification Corridor**

Therefore, it is a primary **Strategic Growth Area** within Oakville and the Region.

- The Province sets growth expectations that must be planned for – **Halton Region - 1.1 million people + 500,000 jobs by 2051**
- Town and Halton Region together estimate the proportion of growth allocated to **Oakville - 444,000 people + 213,000 jobs by 2051.**
- Growth is distributed across the Town according to Oakville's Urban Structure to Strategic Growth Areas. This structure has been in-force since **2017.**

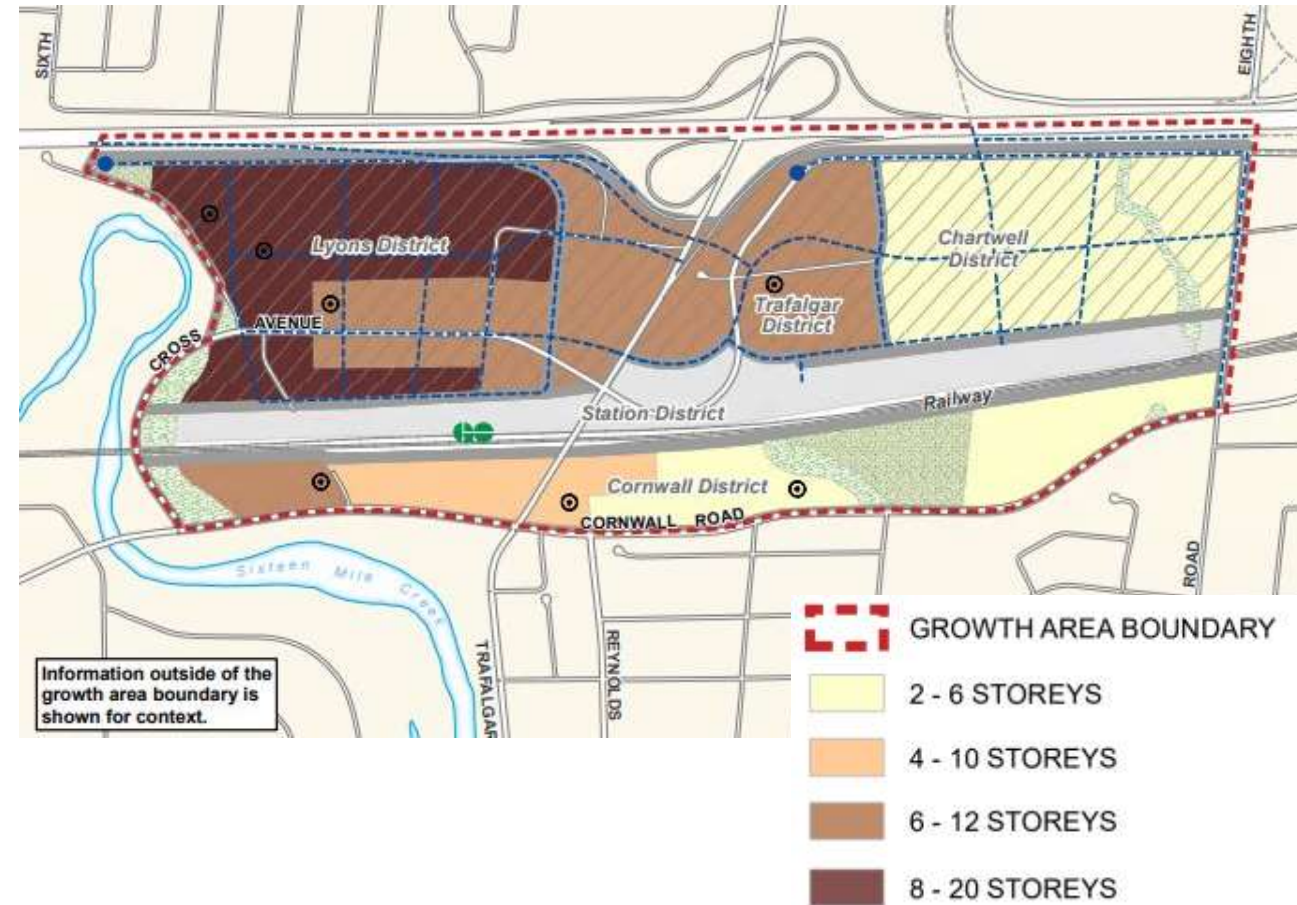
Midtown's Growth Expectations

Does the Town have a current plan for Midtown?

Yes, but the existing Official Plan policies for Midtown are out of date.

Midtown policies must be updated to:

- Align with the Regional Official Plan
- Align with the Provincial Growth Plan
- Enable tools towards affordable housing (ie. inclusionary zoning and community planning permit system)
- Incorporate a fine-grained street network
- Include an updated approach to employment uses
- Account for height and density changes due to the removal of density bonusing and new community benefits charge.



Midtown's Growth Expectations

What does growth mean in Midtown?

Midtown includes 140 parcels and approximately 50 landowners

Planning for Midtown must:

- Accommodate the JBPE 2051 growth estimates
 - **32,000 people**
 - **17, 000 Jobs**

and

- Plan beyond 2051 (longer term) to accommodate and effectively plan for the cost of servicing and community infrastructure



Growth is not just about the JBPE numbers. It is also about meeting Provincial and Regional policy directions and creating a great liveable place.

Midtown's Growth Expectations

To create a great livable place ...

Growth in Midtown Must:

- Be a compact and mixed-use area
- Serve as a high-density employment centre
- Optimize investment in higher order transit
- Enable housing supply to meet market demands
- Plan for schools, community uses and parks to serve the future population



JP Morgan Chase Plaza, Houston TX
Source: HOK



The Nest, University of British Columbia
Source: B+H Architects



Canoe Landing Campus School, Toronto
Source: ZAS Architects + Interiors

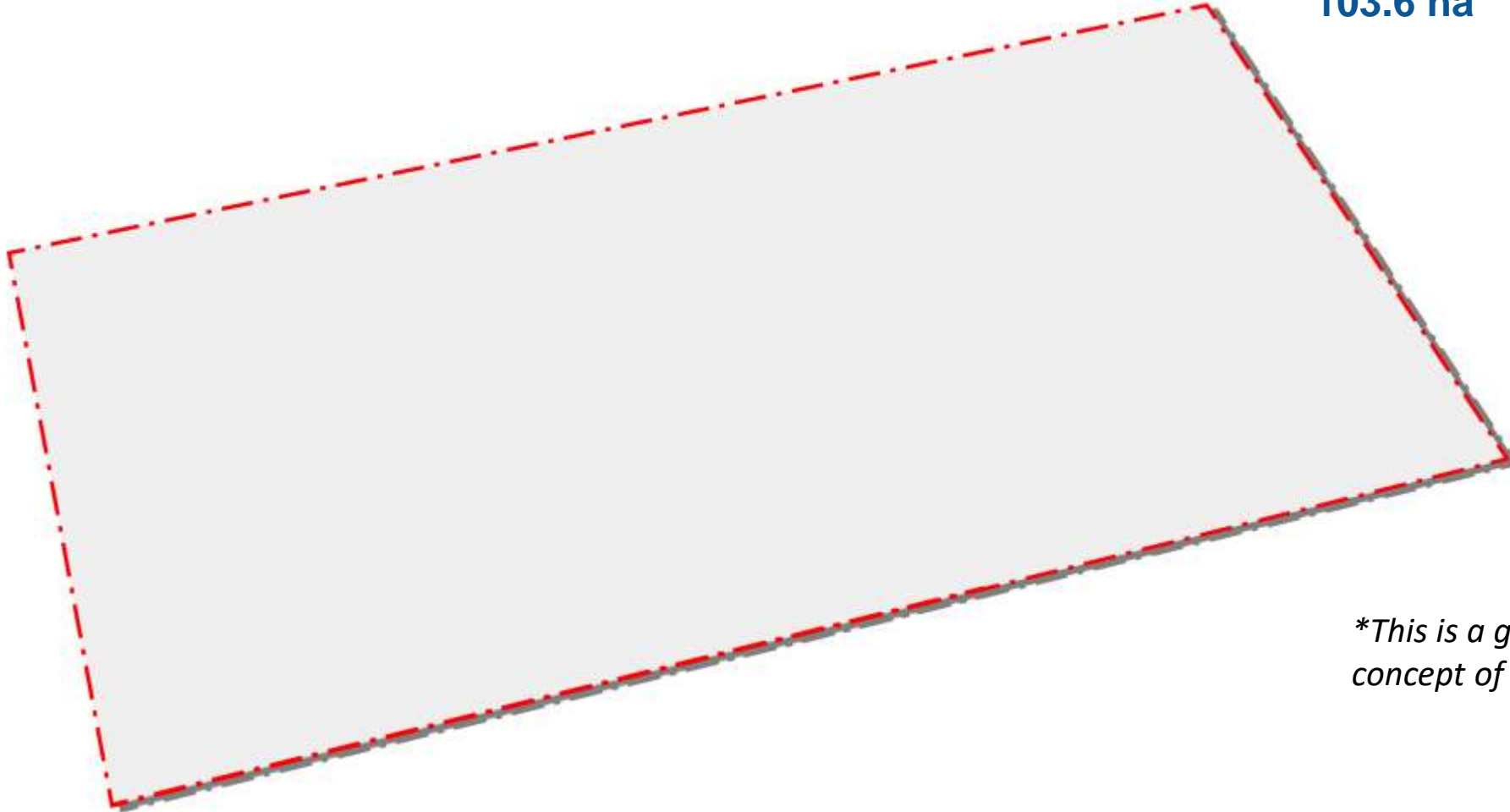


Emery Barnes Park, Vancouver
Source: Klaus Johansson

Visualizing Growth in Midtown

How big is the study area?

Midtown is
103.6 ha

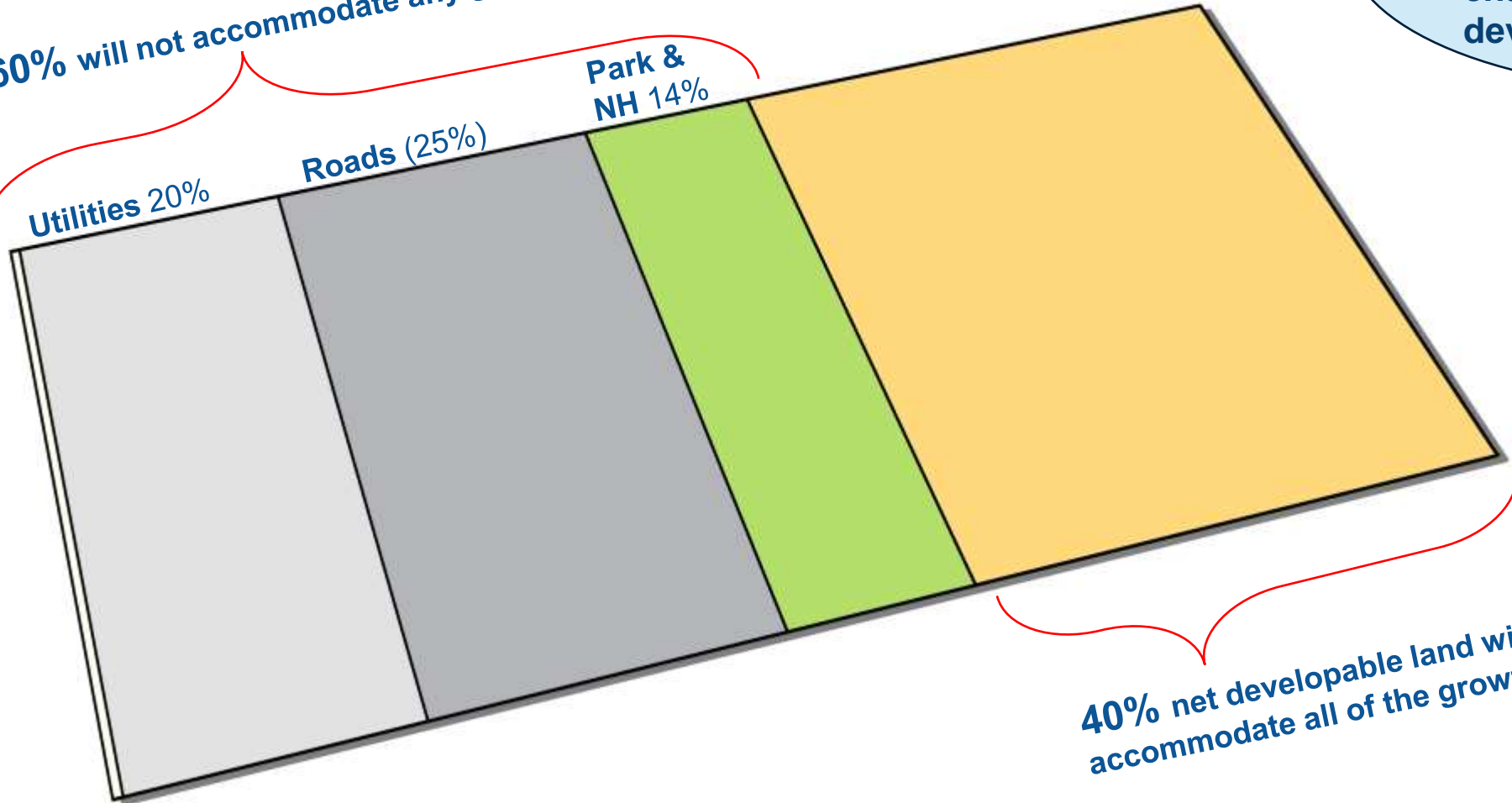


**This is a graphic depiction of the concept of growth in Midtown*

Visualizing Growth In midtown

What elements make up the future land base?

60% will not accommodate any growth

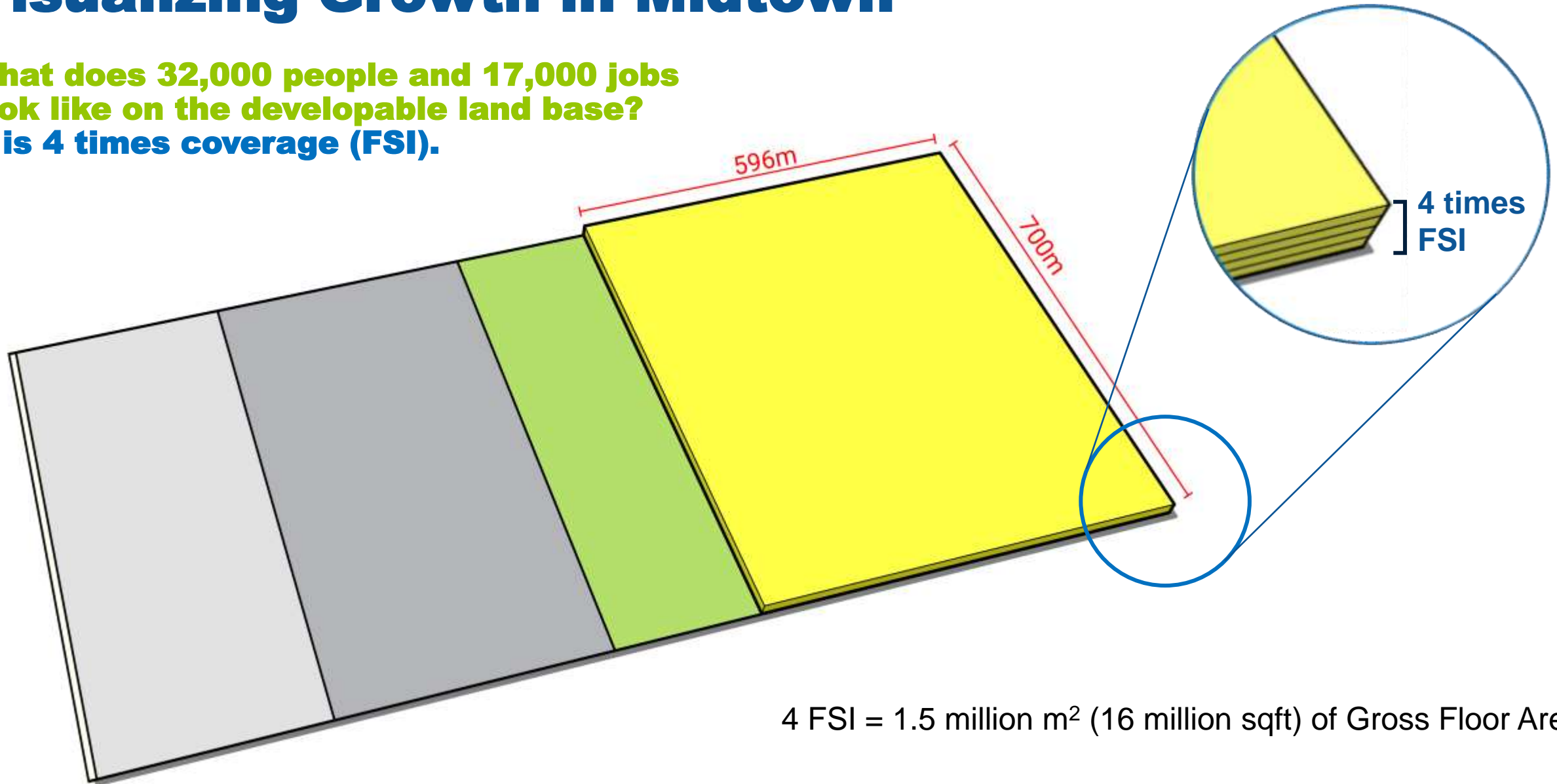


40% net developable land will accommodate all of the growth

Roads, parks and schools are an output of the proposed concept, changes may impact non-developable land areas

Visualizing Growth in Midtown

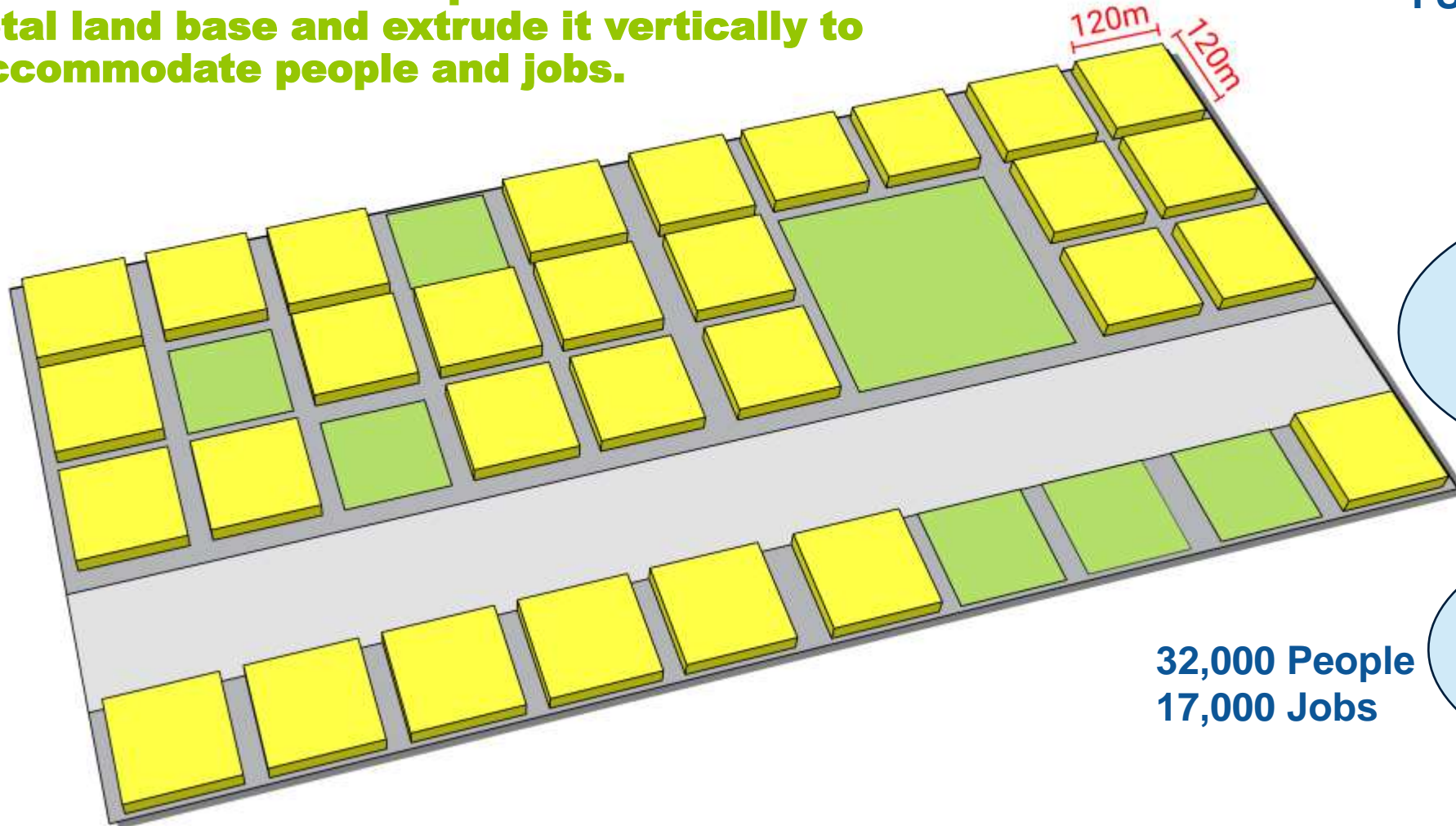
What does 32,000 people and 17,000 jobs look like on the developable land base?
It is 4 times coverage (FSI).



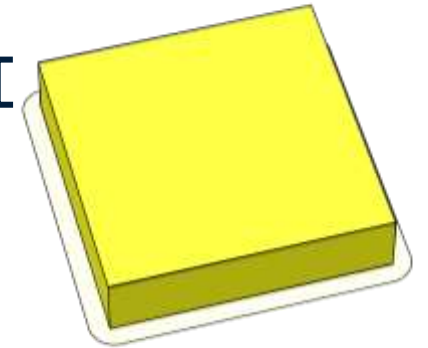
4 FSI = 1.5 million m² (16 million sqft) of Gross Floor Area

Visualizing Growth in Midtown

In planning for growth, we distribute streets, parks, utilities and net development areas across the total land base and extrude it vertically to accommodate people and jobs.



4 times
FSI

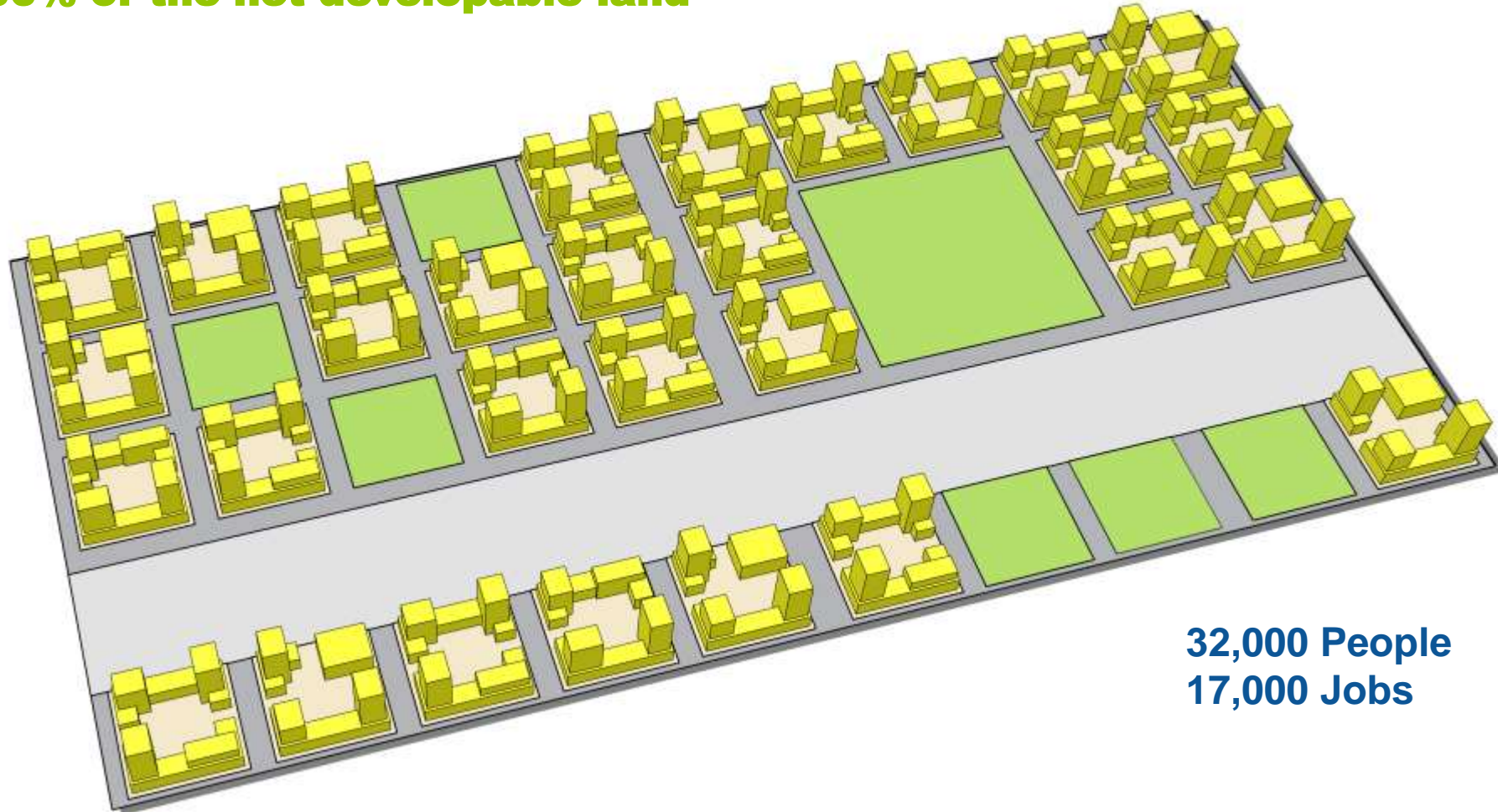


This is not a dwelling unit or a place of employment, it is just volume representing people and jobs

To turn this into a real depiction of growth, we need to change the volume into a real buildings

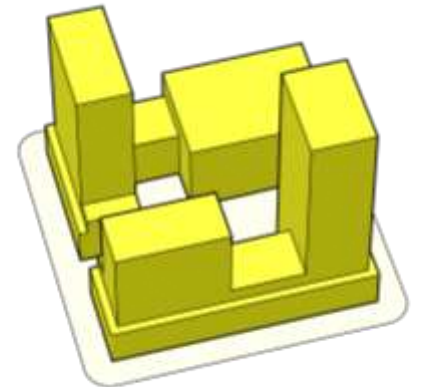
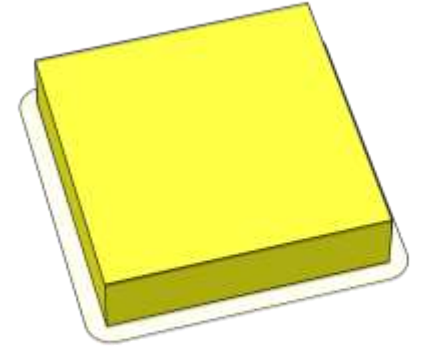
Visualizing Growth Theory

To become a real concept, we convert people and jobs volume into livable buildings. Here, buildings are shown on 100% of the net developable land



32,000 People
17,000 Jobs

Ppl and job
volume



buildings

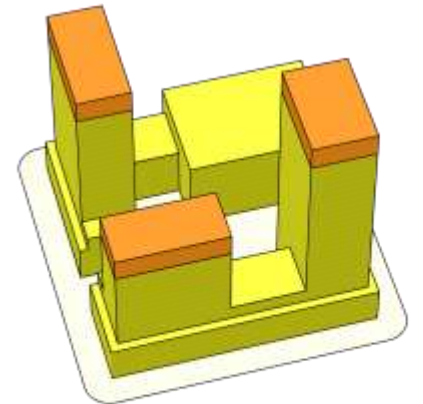
Visualizing Growth in Midtown

BUT ... we know that some of the net developable land base will not be developed by 2051. There will be undeveloped holes in the urban fabric and therefore, to meet the 2051 growth targets, height and density needs to increase. Here, buildings are shown on approximately 70% of the net developable land



If we distribute the same number of people and jobs over a smaller land base, both height and density need to increase

32,000 People
17,000 Jobs



Visualizing Growth in Midtown to 2051

32,000 people

17,000 jobs



- Approximately 70% of the net developable land is developed
- Height ranges from 3 to 48 stories

Why do we Plan Beyond 2051

Planning beyond 2051 is necessary to:

- Coordinate inter-governmental collaboration on long-term capital investments in infrastructure;
- Accommodate infrastructure and servicing over the long term, not just 30 years;
- Respond to short and long-term demographic & economic trends (local, regional, national and international);
- Respond to market forces and development trends; and
- Ensure development of a complete high-density community that will complement the dominant low-density built form that exists.



Long-term Vision Concept Plan Could Achieve

52,000 people + 22,000 jobs

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Part 3: What We Heard

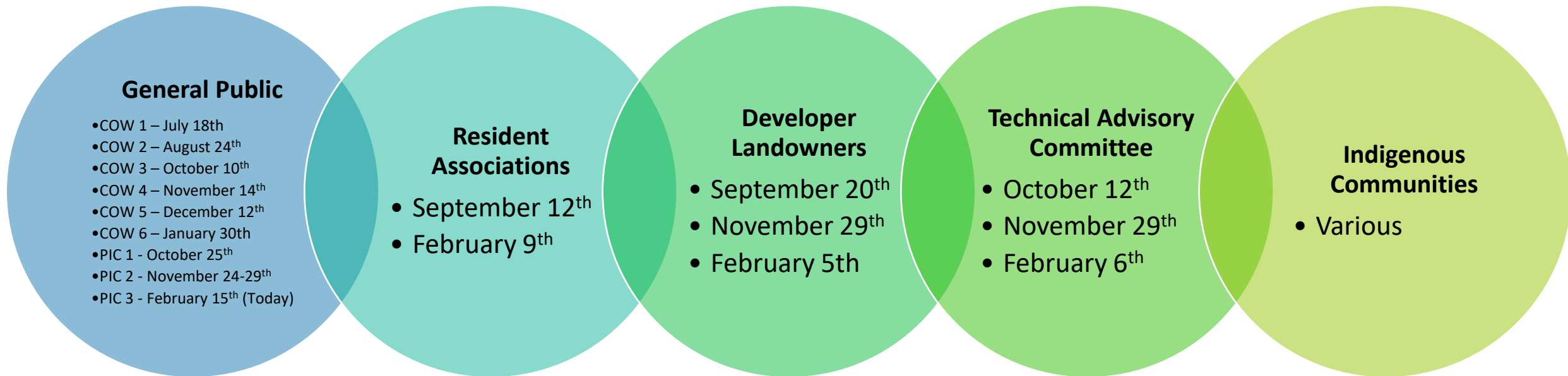
Consultations Completed To-Date

Phase 1 - Engagement Responses

Phase 2 – Engagement Responses

Consultations To-Date

Consultations generated input used to develop a vision and principles for Midtown and provided feedback on three conceptual scenarios for how Midtown could grow and evolve.



Phase 1 Established a vision for Midtown

A place that offers...

Opportunities for people of all ages and abilities to conveniently access **most** of the necessities for daily living, including a **mix of jobs, local stores and services**, a full **range of housing, transportation options** and **public service amenities**, and outdoor recreational opportunities including **parks and open spaces**.

Complete communities are **age-friendly** and in Midtown, this will translate into a **vibrant, high-density, mixed use, transit supportive, pedestrian oriented urban environment with high quality urban places and destinations**.

As a complete community, Midtown will be **integrated into the broader Oakville community**, with access to regional services and amenities (ie. Oakville Trafalgar Memorial Hospital and Centre for Performing Arts).

Phase 1 also created design principles and objectives for Midtown

TOPIC	INTENT
Mobility	Develop a connected road and mobility network that supports multi-modal circulation and choice of movement
Road Network	Develop a road network that allocates elements of the public realm to best support pedestrians, cyclists, and street-level shopping environments while supporting active transportation.
Built Form	Promote a compact urban form that supports a human-scaled street wall supporting higher density development through point tower elements creating a distinct skyline and sky views.
Parks and Open Spaces	Establish a connected network of parks and open spaces with a distinct character, role and function for each element.
Height and Density	Allocate the greatest height and density to areas with the most complex land use mix.
Livability	Provide housing, employment opportunities, and a range of destinations that can support a vibrant and livable urban environment for people of all life-cycle stages.

Phase 2 created scenarios to test OPA elements

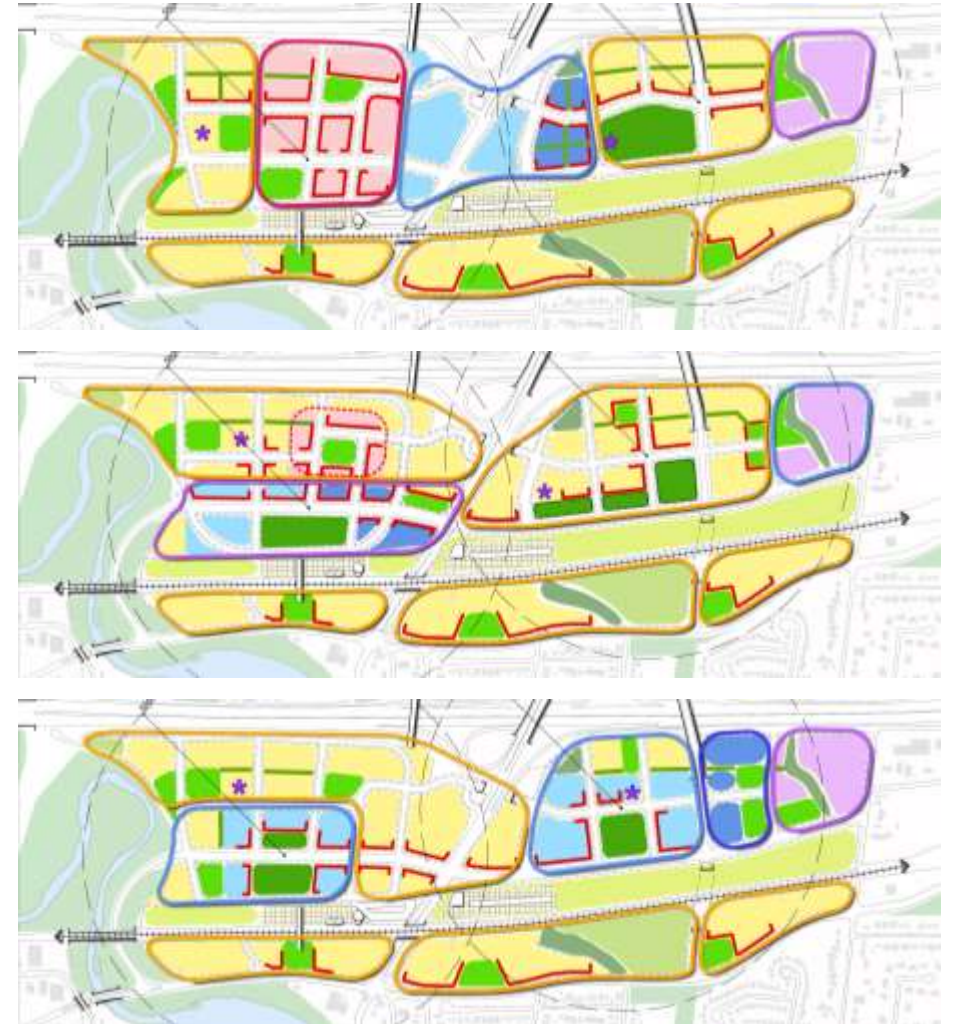
The purpose was to:

Test the location, configuration, and arrangement of primary OPA elements including:

- Land use precincts
- Density
- parks and open spaces
- Street and block network
- Retail frontages and main streets

Test the location and arrangement of supporting OPA elements including:

- Mid block connections
- Active transportation networks
- Transit networks
- Community Facilities and Schools



Phase 2 Results – What we heard from the Public

Frequent likes

- **Focused arts, culture and retail district** along the Argus and Davis
- **Diversity of land uses**
- **Pedestrian-oriented** main streets and general **walkability**
- Creation of a **central downtown-like destination** (the Office precinct)
- **Transit** accessibility (GO train)
- **Pairing** of offices with higher educational uses

Frequent concerns

- **Height and density too high**
- Concern regarding increased **traffic and congestion**
- **Shadowing** on low-density residential areas
- Office and higher-education zone may be **far from existing transit station**
- **Not enough** interconnected green spaces and **open parks**
- Lack of a **pedestrian bridge** in areas considered difficult to cross (Trafalgar, Cross, rail)

Phase 2 Results – What we heard from Landowners

Frequent likes

- Overall pleased to see **progress** and **concept directions**
- **Densities** headed in the right direction i.e. **higher** densities more consistent with other UGC areas
- Supportive of a **dispersed parkland strategy** replacing the promenade
- Positive response to the **removal northern off-ramp**

Frequent concerns

- **Height** and **density too low** relative to other UGC area and previous draft Midtown OPA (i.e. **10 FSI, 60+ storeys**)
- Clarity regarding limits to height and FSI instead of just one or the other
- Cautioned regarding the viability and extent of delivering **non-residential uses** including office, higher-education, and retail
- Referenced the importance of **timely delivery of infrastructure** needed to support development
- Concerns with the amount of **parkland** and **roads** reducing development capability

Phase 2 Results – What we heard from TAC

Technical / planning issues raised by the Technical Advisory Committee:

- **CN Rail** - Requesting removing sensitive uses (i.e. residential) from within the 300m Federally regulated buffer from their shunting yard.
- **Metrolinx** - Requested higher permitted densities on their lands (up to 10 FSI in line with May 2023 OPA) and expressed an interest in urban development instead of parkland on their southern property.
- **School Boards** - Identified the need for three (3) new schools to accommodate the anticipated population.
- **Conservation Authority** - Requested that the OPA include policies requiring the assessment and mitigation of flooding hazards, including spills, where relevant.

Considering the range of diverse feedback received, the resulting proposed concept simply cannot satisfy all the various and, at times, competing interests.

The proposed concept seeks to achieve a plan that reflects a reasonable balance of the interests and represents good planning by:

- Responding to and conforming to **provincial policy direction**
- Reflecting the **vision and principles established** for Midtown
- Providing sustainable direction for **long term growth and evolution**

Tonight is an opportunity to continue to hear your feedback on the Proposed Concept.

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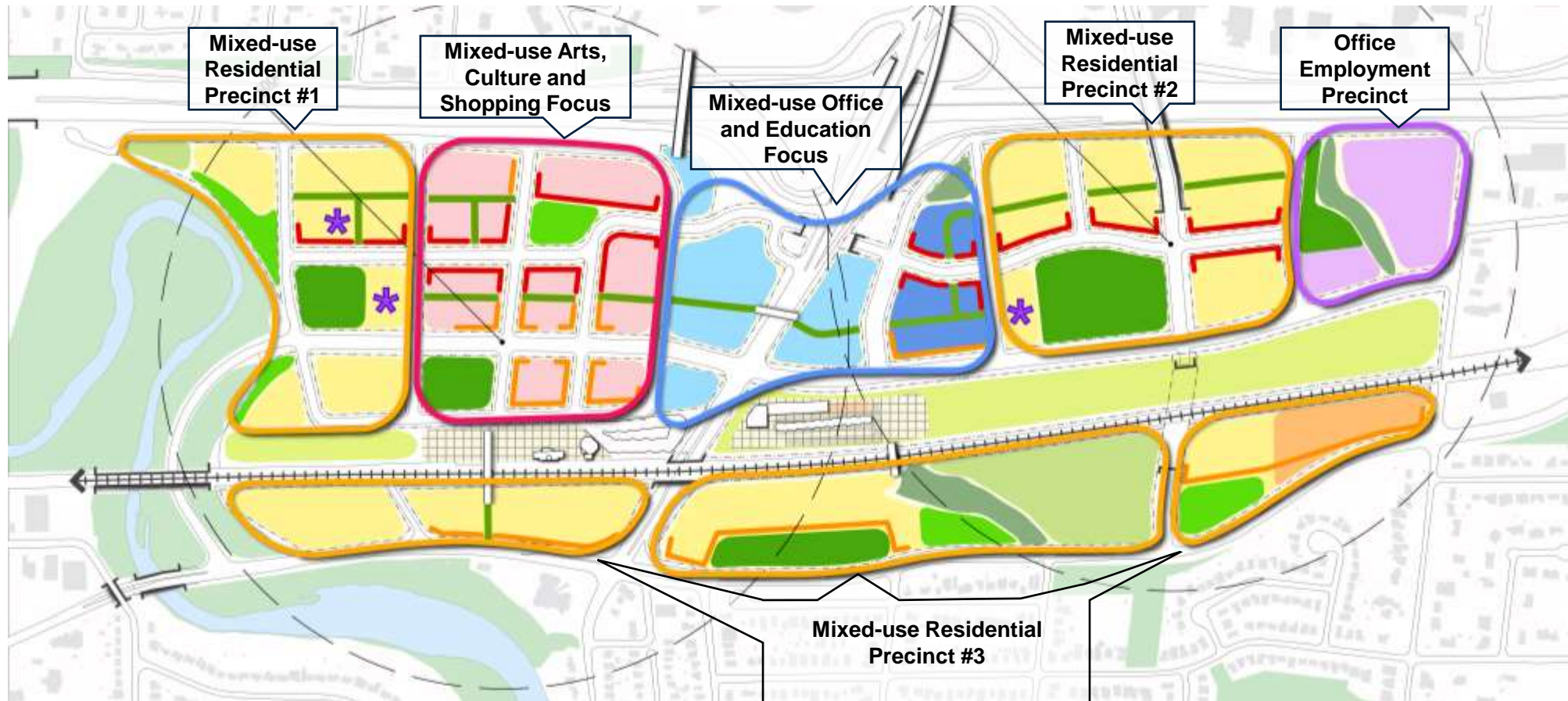
Part 4: Proposed Concept

Proposed Concept

Livability Strategies Employed &
Responding to What We Heard

Development Horizons

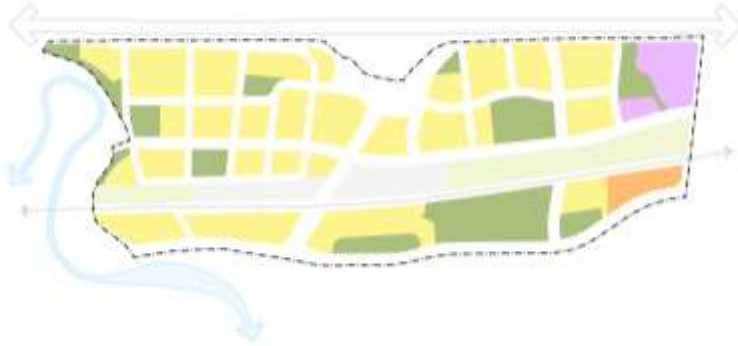
The Proposed Concept promotes a mixed use community



Legend

- Office Employment
- Community Commercial
- Mixed Use**
- Residential
- Office/Commercial
- Education
- Arts, Culture & Shopping
- Open Space**
- Existing Park
- Public Commons
- Urban Squares
- Natural Heritage
- Hydro Corridor
- Transit Station/Plaza
- Mid-block Connection
- Potential School Site
- Primary Main Street
- Secondary Retail Frontage

The Proposed Concept is based on Six Livability Strategies



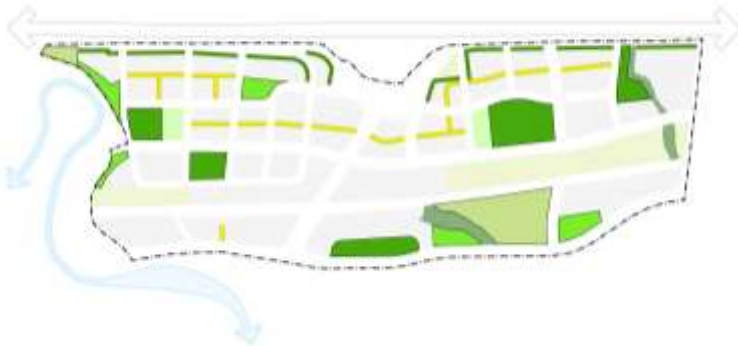
Housing: Incorporate a Base Residential Permission to **Create New Housing Opportunities**



Precincts: Establish **Distinct Land Use Precincts** to Support a True Mixed-Use Community



Mobility: Develop a **Fine-Grain Block Structure** to Support Multi-Modal Movement



Open Spaces: Build **Signature Parks, Open Spaces and Connections** for Living and Recreating



Height and Density: Organize **Height, Density** to Support Land Use Complexity and Transition



Destinations: Activate **High Streets and, Arts, Culture and Shopping Areas and Community Amenities**

1. Base Residential Permission

How will a base residential permission contribute to livability?

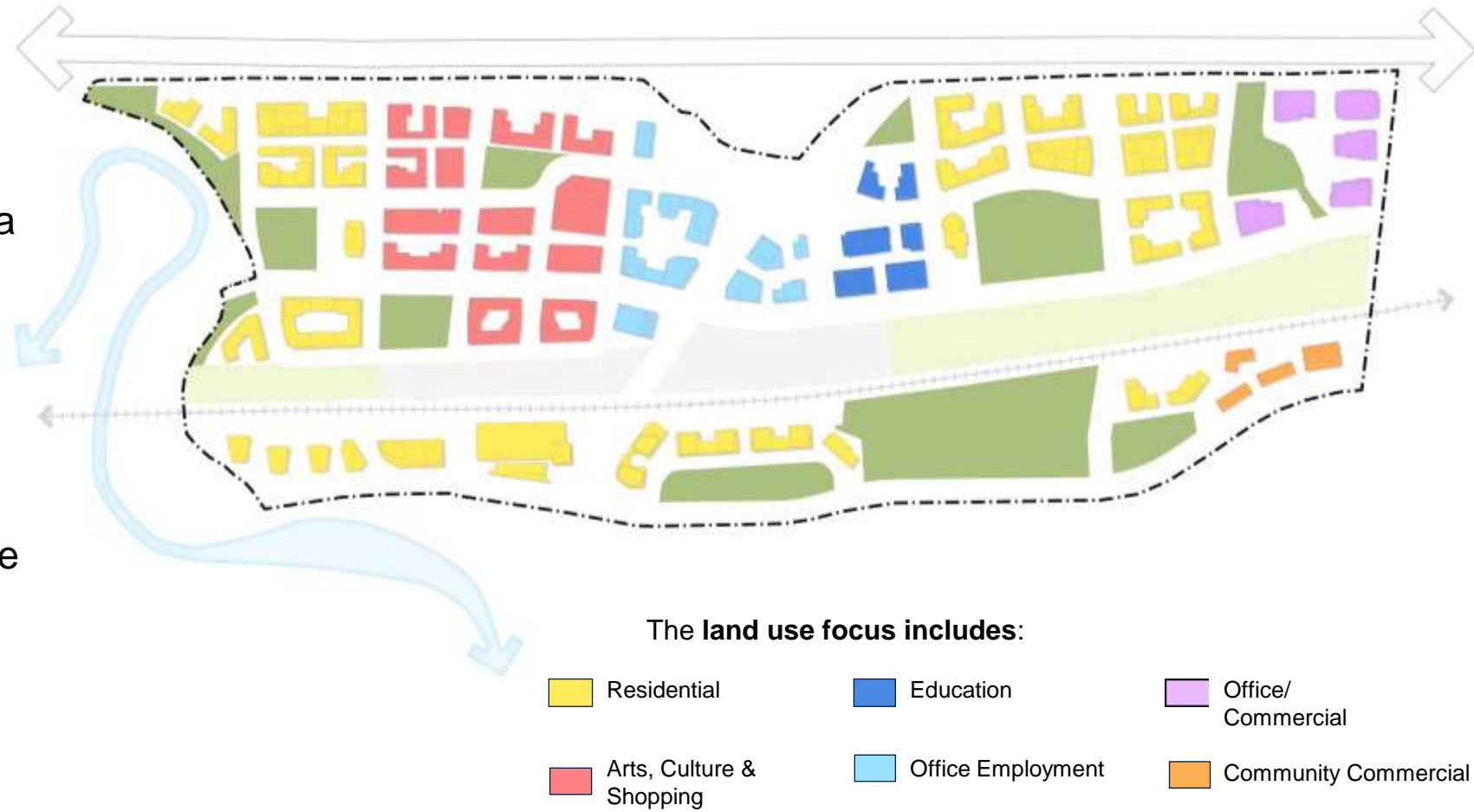
- A base residential permission will enable **a range of housing types and tenures**, helping increase housing supply
- A critical mass of people is necessary to support a **viable, safe, vibrant, and thriving** urban environment
- Residential uses across the majority of Midtown will **ensure the existing and planned investment in public transit can be optimized**



2. Create Distinct Land Use Precincts

How will precincts contribute to livability?

- A range of precincts will create a **complete community** by encouraging distinct mixed use character supporting living, working, recreating, and leisure activities
- A complete community will create a diverse range of living and working **opportunities**, and **enhance vibrancy** and **convenience** for residents and visitors



2. Distinct Land Use Precincts:

The mixed use office and post-secondary precincts will create a distinct sense of arrival into Midtown



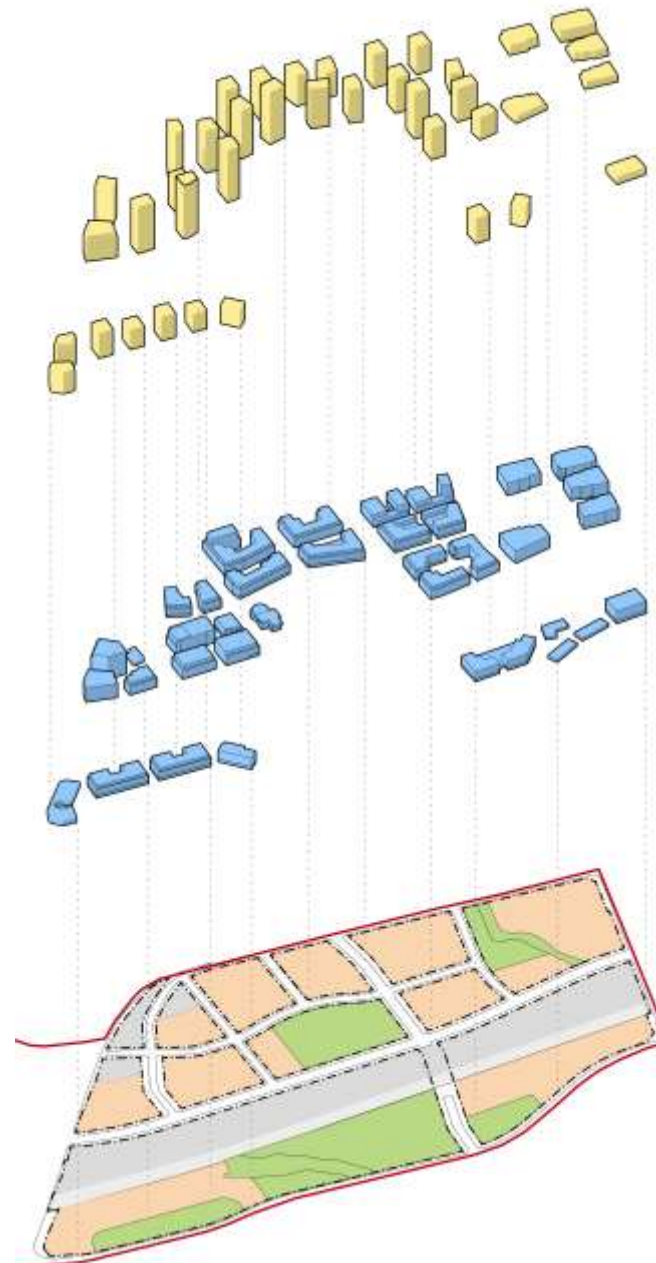
2. Distinct Land Use Precincts


A range of built form typologies are integrated to create livable and interesting housing and employment opportunities





2. Distinct Land Use Precincts

A range of residential and employment uses are situated on the net developable land base which is comprised of 43% podium (4-7 storey buildings) and 57% tower elements (up to 48 storeys).



 Tower Elements
57% of GFA (8-48 storeys)

 Mid- and Low-rise Elements
43% of GFA (7 storeys or less)

 Land Base
40% of the land base is developable land

 Parks and Open Space (12%)

 Public Roads (25%)

 Utilities, Rail, MTO, and other (21%)

*Imagery depicts the east side of Midtown

3. A Fine-Grain Block Structure to Support Multi-Modal Movement

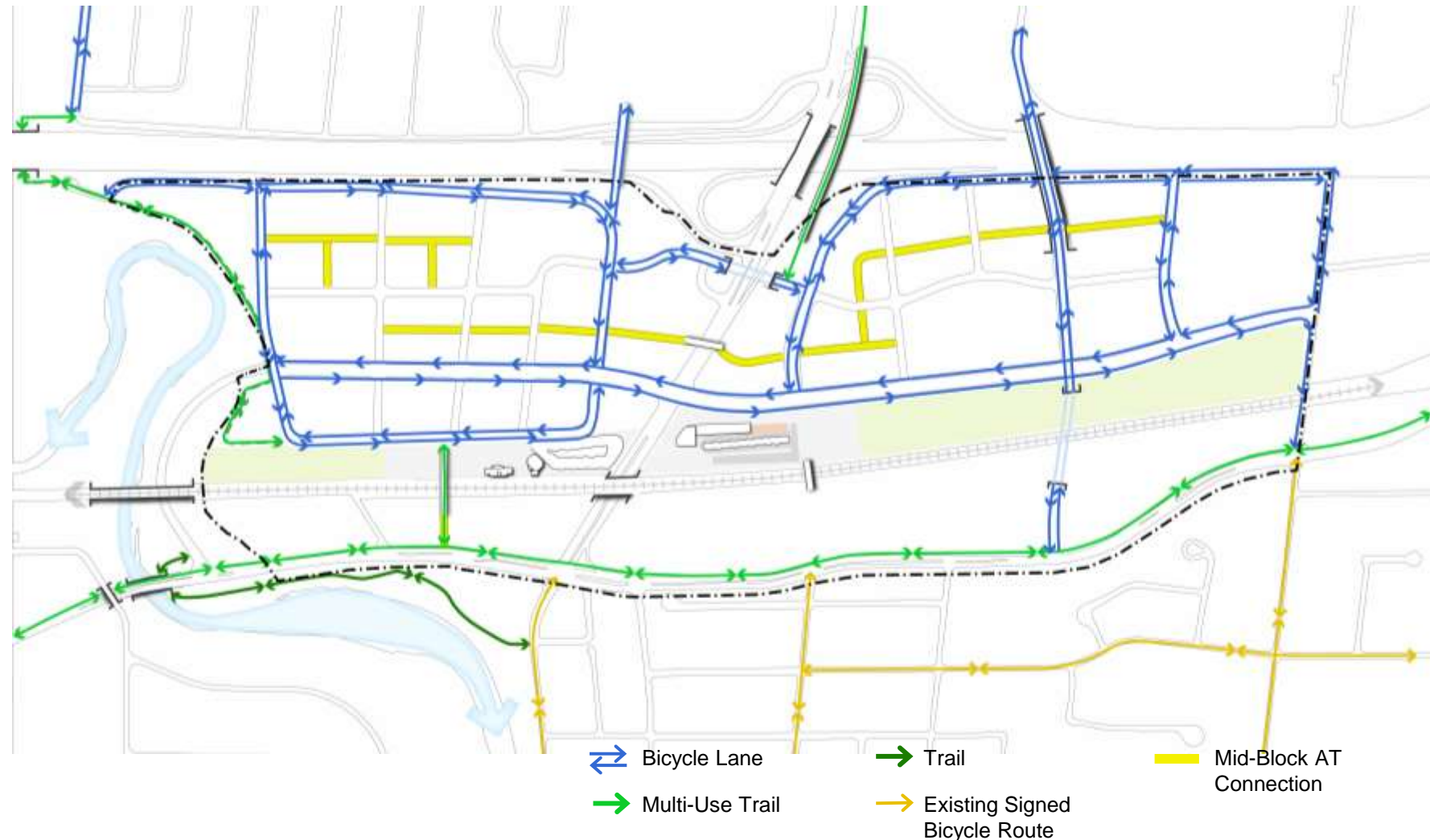
How does an improved block structure and improved mobility contribute to livability?

- Providing sustainable, equitable, and accessible transportation options are key components of **livability** and providing choices for movement
- Midtown will have an integrated and connected multi-modal network that will support pedestrian, transit, vehicular, and cycling movement



3. A Fine-Grain Block Structure: Active Transportation Routes

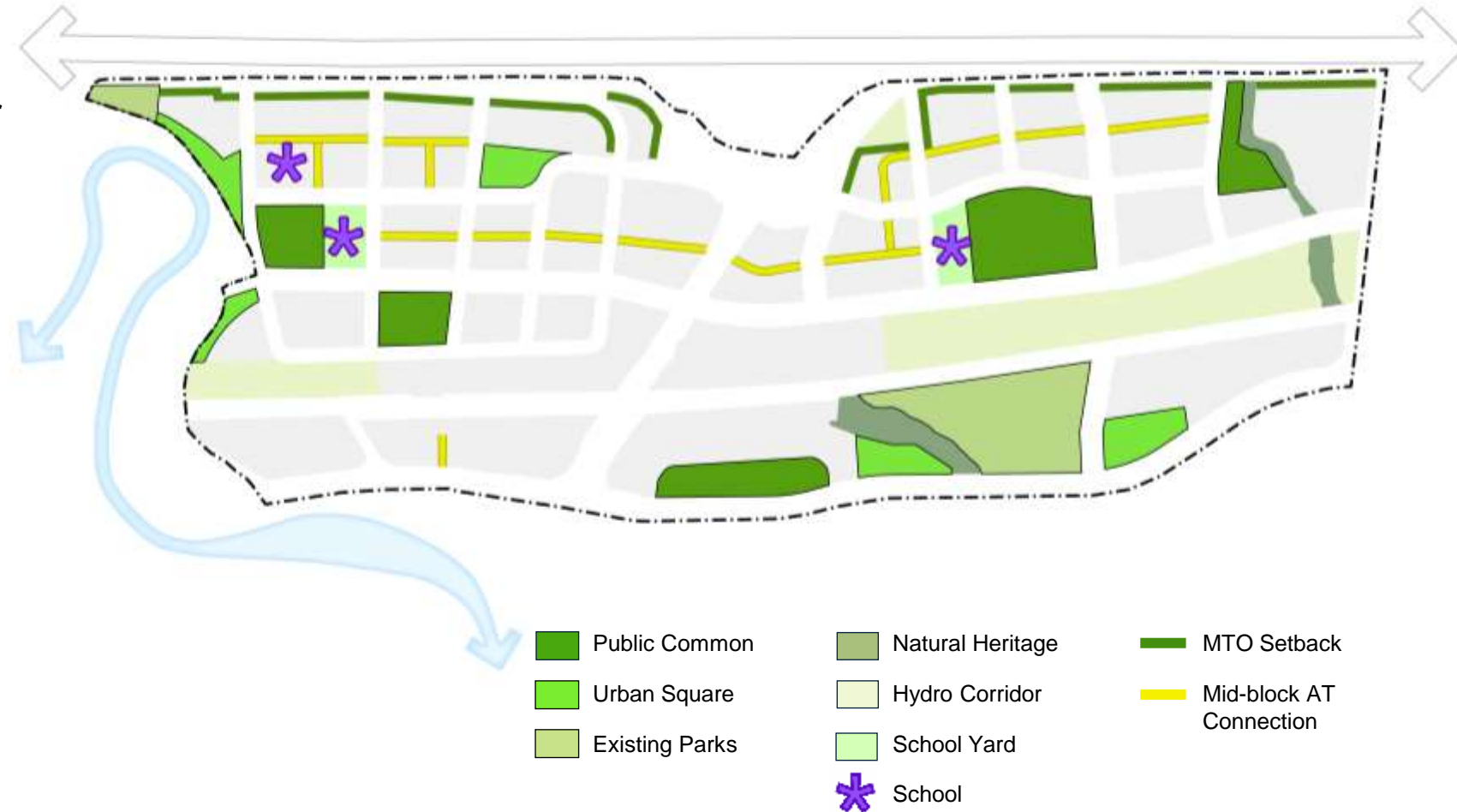
- Year-round active transportation opportunities will promote good health and exercise
- Active transportation loops can be used both for transportation and for recreation
- The network includes **streets, trails, cycle routes, and mid-block connections**
- Timing, alignments, and feasibility will be reviewed further in the Midtown Transportation Plan



4. Build Signature Open Spaces and Connections

How will open spaces and connections contribute to livability?

- Green spaces are essential for **livability**.
- Green spaces create opportunities for recreation, community gatherings, and access to nature
- Approximately 12 hectares of parks and green spaces are envisioned for Midtown, creating substantial opportunities for recreation



4. Build Signature Open Spaces and Connections: A Network of Open Space



4. Build Signature Open Spaces and Connections:

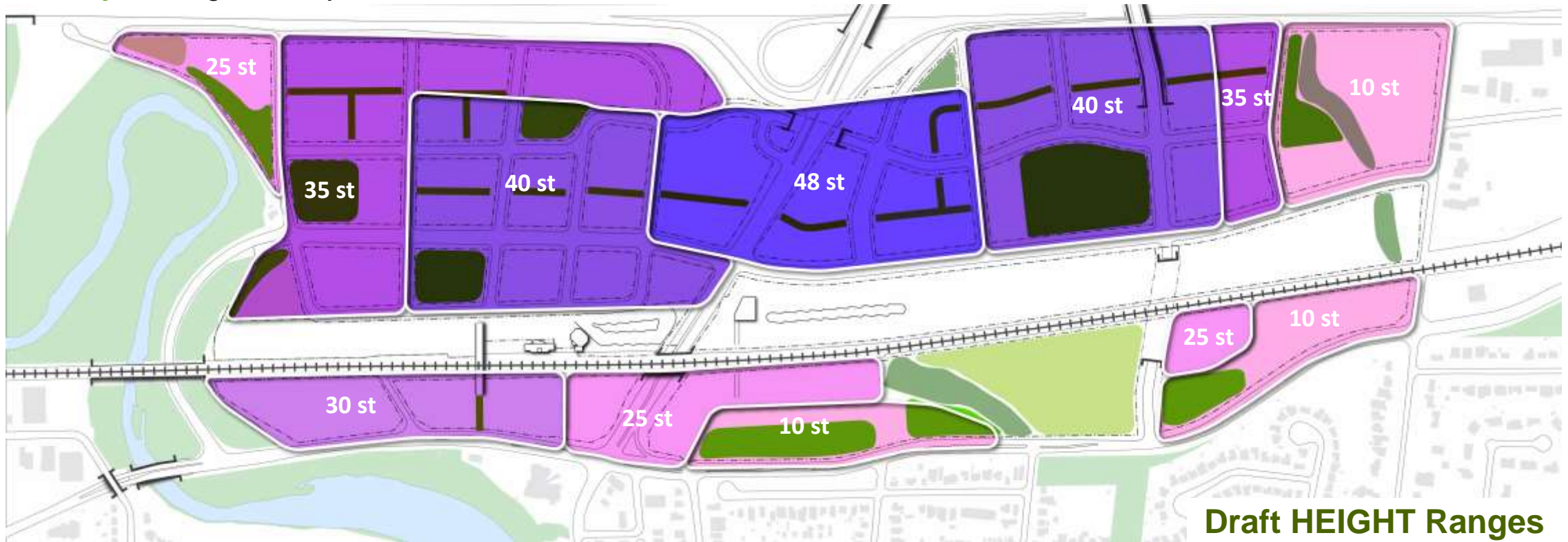
The Public Common and school site can be designed with a winter skating rink and summer amphitheater to create a focus for civic life



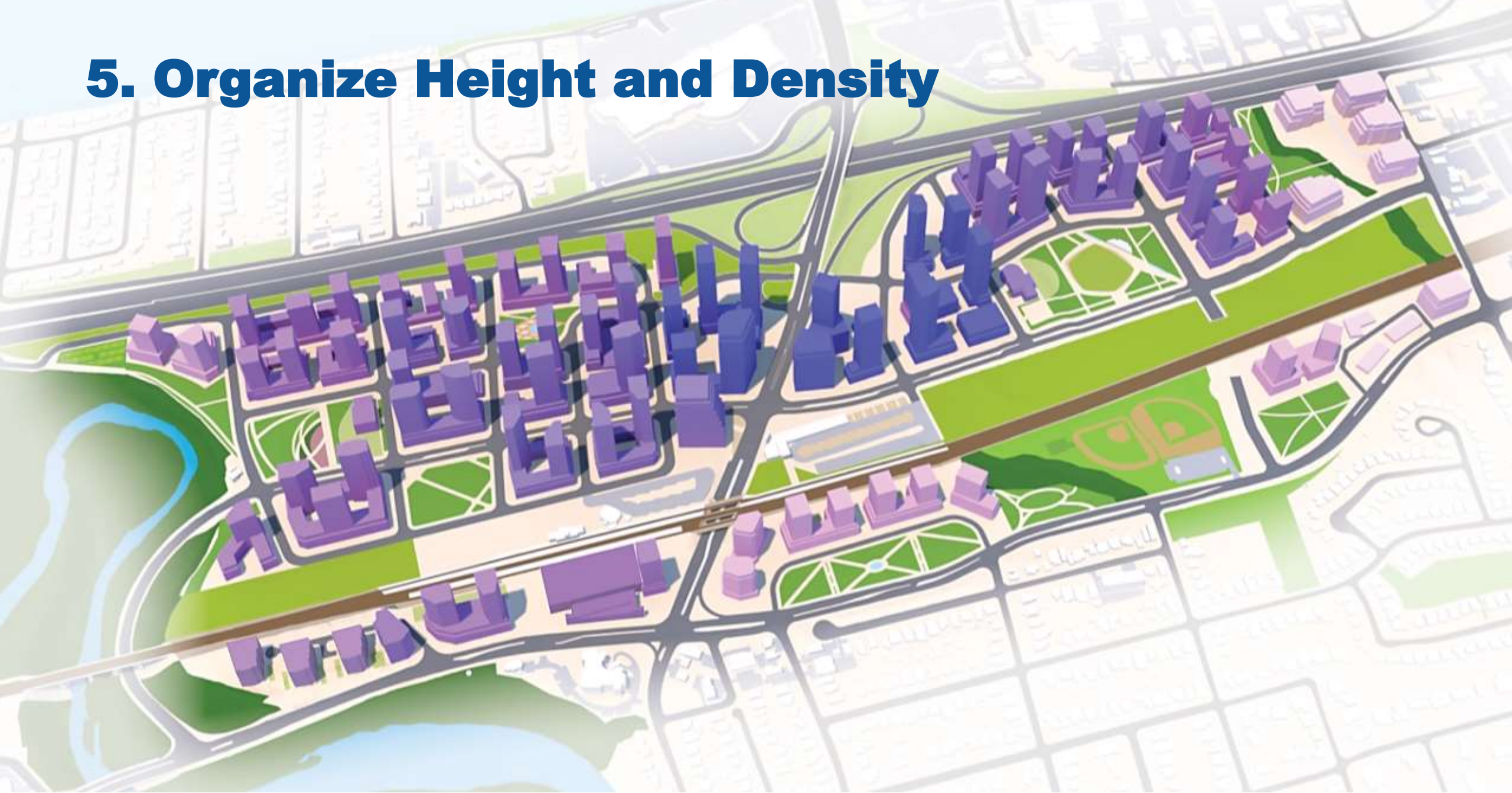
5. Organize Height and Density to Support Land Use Complexity and Transition

How will height and density organization contribute to livability?

The OPA will strategically organize height and density to support land use complexity and create a **great place to live** while providing adequate **privacy** and preserving **sunshine** and **sky views** – all of which are key characteristics of **livability** in a high-density district

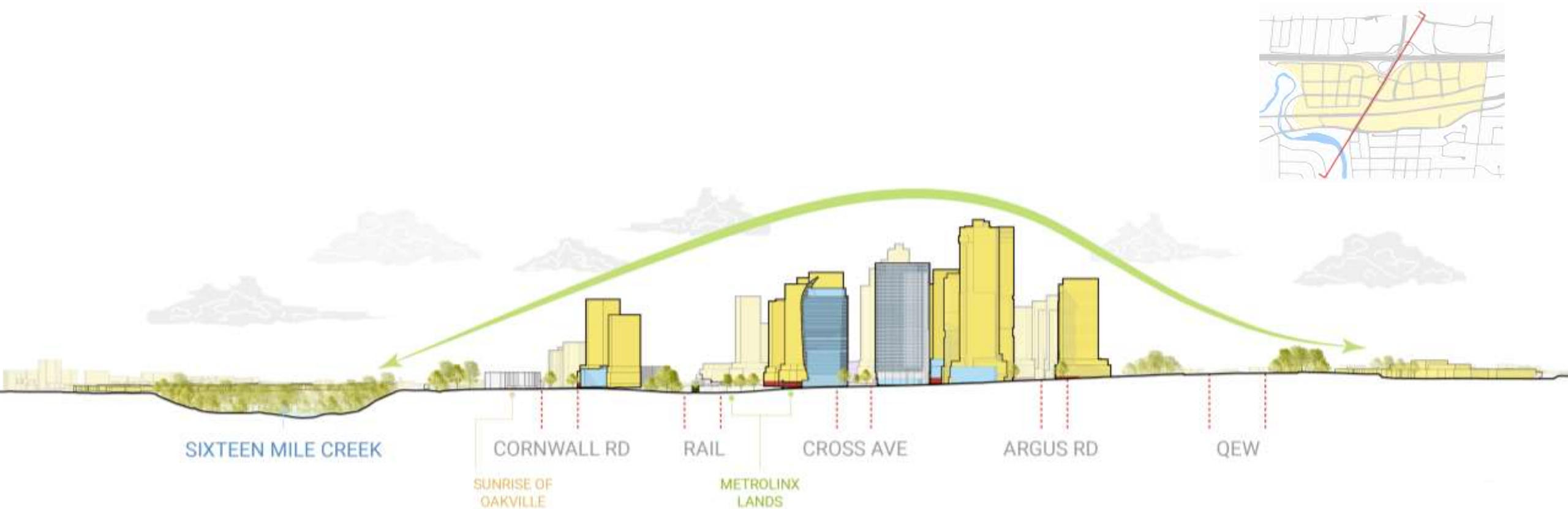


5. Organize Height and Density



5. Organize Height and Density:

Height and Density have been carefully designed to create an appropriate transition to the low density neighbourhoods north of the QEW by minimizing shadow impacts



6. Activate Key Destinations: High Streets, Arts, Culture and Shopping Districts and Community Amenities

How will these new uses contribute to livability?

- The **unique urban form and mix of uses** will make Midtown an **exciting destination** – improving the **livability** of the broader community as well as future residents
- **Community uses** like schools and community centres will provide social services and opportunities for civic interaction



2051 Horizon

32,000 people

17,000 jobs



Long-term Vision View North

52,000 people

22,000 jobs



Long-term Vision View South

52,000 people

22,000 jobs



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Part 5: Next Steps

Key Dates

Implementation Phases

**Introduction to Engagement Activities
Today**

Key Dates

- Feedback will be collected on the proposed concept and materials shared today
- Special Council Meeting – February 27th
- Refinements and a draft OPA will be posted in early April
- Draft OPA Public Statutory Meeting - late April
- Further refinements and final OPA Public Statutory Council Meeting – June

Implementation Phases (5-7)



Public Engagement Booths

1. Project, Process & Policies
2. Height and Density
3. Housing
4. Precincts & Destinations
5. Mobility
6. Open Spaces

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**Join us at the 6
Booths for More
Information
1hr 15min**