

Special Meeting of Council June 3, 2024

Moved by Councillor Duddeck Seconded by Councillor Knoll

1. That the report entitled "Midtown Oakville Considerations" be received for information.
2. That staff consider the following comments as provided by Council and the public, and report back on the plan for Midtown:
 - A. If population and density is lowered in Midtown, what are the implications to the rest of the Town (i.e. infrastructure), and how will that affect the town's finances?
 - B. Undertake market analysis to understand implications to population and job numbers, what are the trends, feasibility, anticipated growth, absorption rate, and how population correlates to employment.
 - C. Consider varying building heights in the capped concept.
 - D. Illustrate how the JBPEs distribute population and jobs across the municipality - compare Strategic Growth Areas to established areas - break down between the minimum population and the forecasted population.
 - E. What would the minimum height and density be in order to achieve the benefits of using a Community Planning Permit System?
 - F. With the TOC program, does it include multi-bedroom, rental opportunities, and can the province identify historical and current sales data relative to different demographics?
 - G. Identify whether Bill 185 changes how municipalities can define what is "affordable" housing?
 - H. What are the implications to delivering infrastructure and the cost if the population does not materialise as forecasted?
 - I. What are the implications to trying to accelerate the town's review of the suitability of a CPPS?
 - J. Ensure the public is aware of how Infrastructure Ontario's TOC process will be undertaken.
 - K. Identify how jobs can be delivered, without relying on them only being within a mixed-use building (i.e. in a building's podium).
 - L. Provide both a planning and a legal report on what may be approvable if the Province does not approve Midtown with a ceiling of 35,000 people and jobs.
 - M. On Transportation:
 - i. what percentage of people living in midtown will be assumed to have a vehicle?
 - ii. how will parking be evaluated - based on minimums or maximums?
 - iii. what are the assumptions for demographics, and winter use, that will support active transportation and reduced vehicle use?
 - iv. is there analysis on the number of vehicle trips per person that also includes deliveries?
 - v. what is analysis on the potential congestion on the QEW and arterials roads, adjacent municipalities?
 - vi. detail the timing of proposed infrastructure improvements, including timing of local road construction.
 - vii. has there been any analysis to support a north-south road parallel to Trafalgar on the west side of Midtown?
 - N. Establish what investment in local transit is needed to achieve connectivity and frequency to support Midtown.
 - O. Illustrate an option that includes height variations, including human-scale development.
 - P. Include options to reduce the road widths, and ways to make active transportation viable.