

## Midtown Committee of the Whole Issues List - January 30,31 2024

- Further to the questions raised by delegate on January 30 regarding the developable area of Midtown (43 Ha. vs. 67 Ha), provide the calculations on actual developable land in Midtown.
- Clarification on what PPU is most appropriate to use given changing demographics and people per household, ensuring that we are not underestimating the population and can ensure that the required services/infrastructure are in place.
- Required training/workshop for Council on Community Permit Planning System, and benefit of having CPPS embedding into the Midtown OPA.
- Given the number of decades that will be required to complete Midtown, what tools / phasing strategies are available so that services / amenities are in place to ensure as complete a community as possible during development.
- Greater clarity on the intent and purpose of the Landowners cost sharing group?
- How is good planning defined?
- As Metrolinx has requested higher permitted densities on their lands North of the RR tracks and urban development rather than parkland on their property South of the RR tracks – when combined with development applications requesting a reduced parking standard of .5 of a space per unit, a transitional parking policy is required to satisfy the current need for parking while being prepared for a reduction in private car use.
- Are the storeys the consultant has stated truly maximums, or are there exemptions that give more height or developable land area being proposed?
- When will the ATMP connections be prioritized?
- Define what is Optimal land use versus Maximization in use of the land?
- What are the limits in terms of the provision of affordable housing within the current zoning or OPA?
- What factors have led to the planning of four times the Provincial minimum density
- Given the move to working from home and the resulting reduction in the need for office space, how will the required number of jobs required by the provincial government be achieved? Is it possible that the province or landowners will approve/ seek conversion from employment to residential? What repercussions could this cause?
- When can we receive new options with different built form with a maximum 4 FS1 by the tracks to the north and 2 FSI on Cornwall East, and the resulting output of density?
- The OMG presentation highlighted a community plan that resonates as Oakville. When will staff convene a discussion to determine how this vision can be achieved? How will public feedback on this option be gathered?

- Within the constraints of 2031 development of 20,600 people and jobs and the Oakville population requirement to 2051, provide us with options that distribute population primarily in the growth nodes more consistent with land mass available and built form that is more human scale.
- Information on the climate change implications of the consultant's plan.
- What and how have the implications of the loss of the medical building been considered and how can we ensure this important service continues through construction?
- Will the urban design guidelines be embedded in the OPA? Are they standards or guidelines?
- Please clarify for the public what is paid for by the current taxpayer, what is paid for by developers and what is paid for by the Province or Metrolinx?
- Provide a map of lands owned by the Town.