

Midtown Oakville

Residents Associations Meeting
September 12, 2023



Today's Session

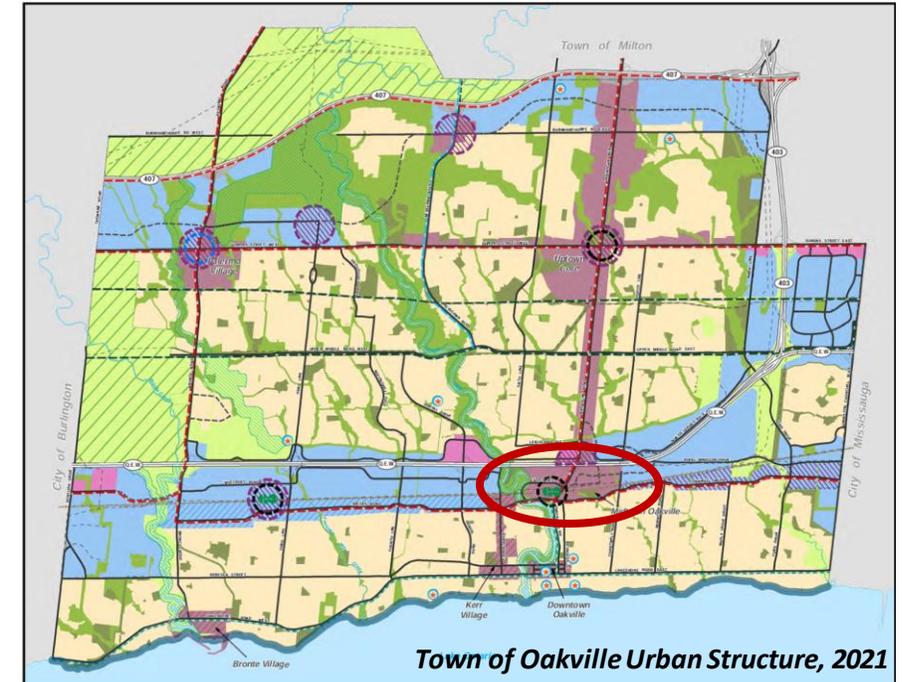
- To introduce the Midtown Official Plan Amendment Process to you
- To share the project purpose and timing
- To answer your questions and hear your thoughts about Midtown

Agenda

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

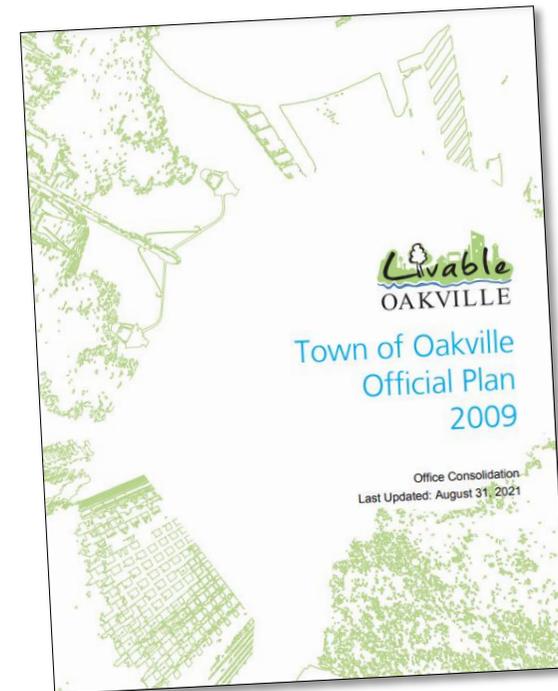
Why Grow in Midtown?

- 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.

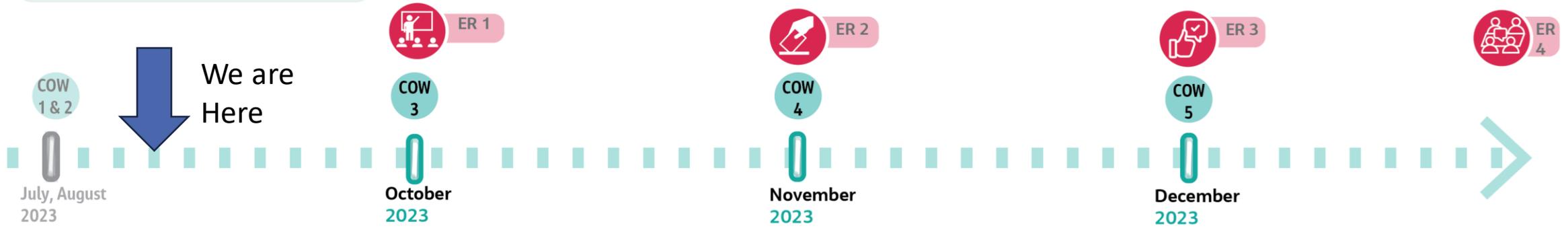
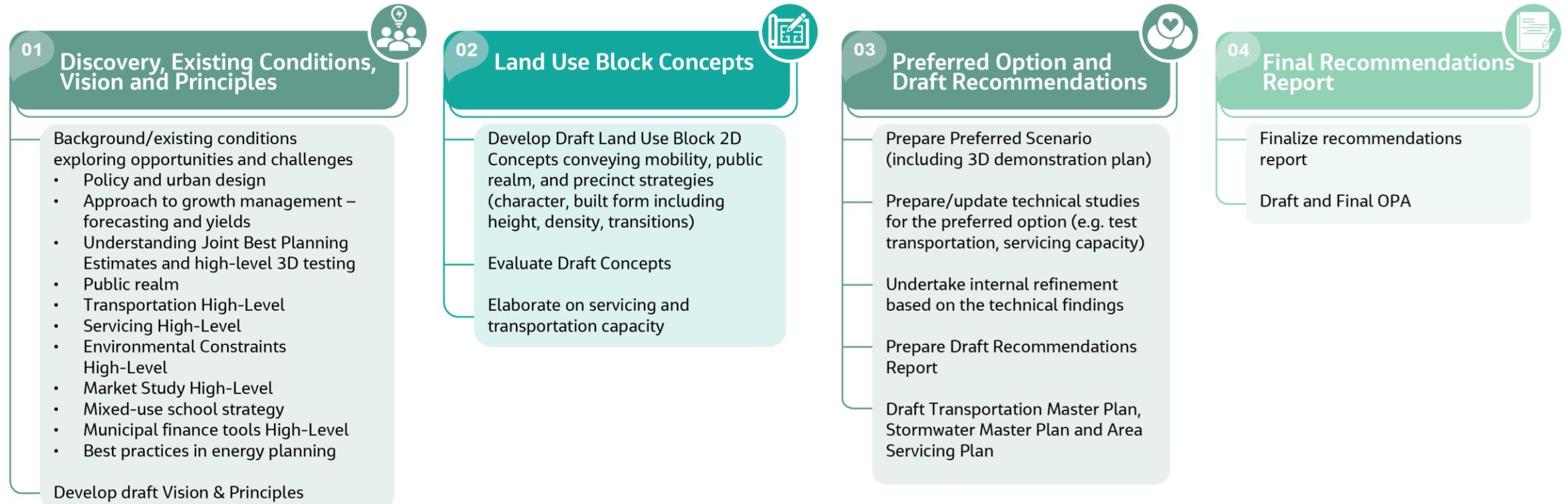


What This Means for Midtown Oakville

- **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



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 Metropolitan Centre OPA/Secondary Plan Process

Midtown OPA – Phase 1c

Phase 1c – Develop Draft Vision and Principles

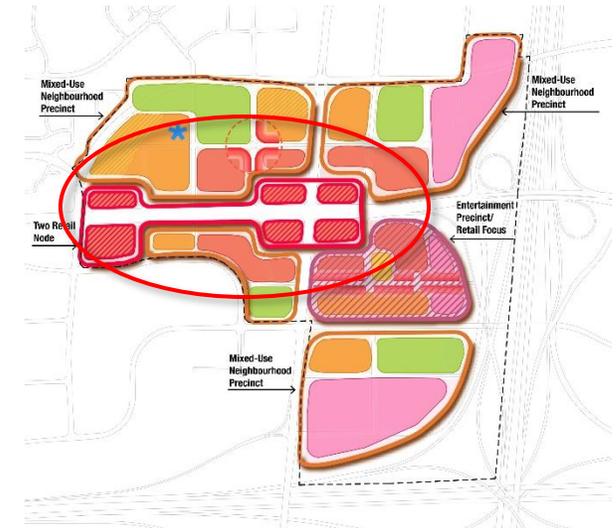
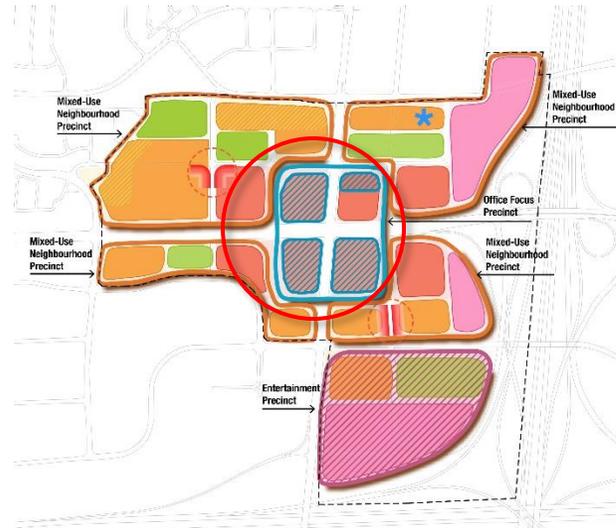
- Prepare and confirm the vision and development principles for Midtown
- Integrate community building principles from existing policy direction for Midtown, as well new directions for built form, sustainability, resiliency, placemaking and others.



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 Metropolitan Centre OPA/Secondary Plan Process*

Vaughn Metropolitan Centre Example
Demonstration Model 2051

Midtown OPA – Phase 4

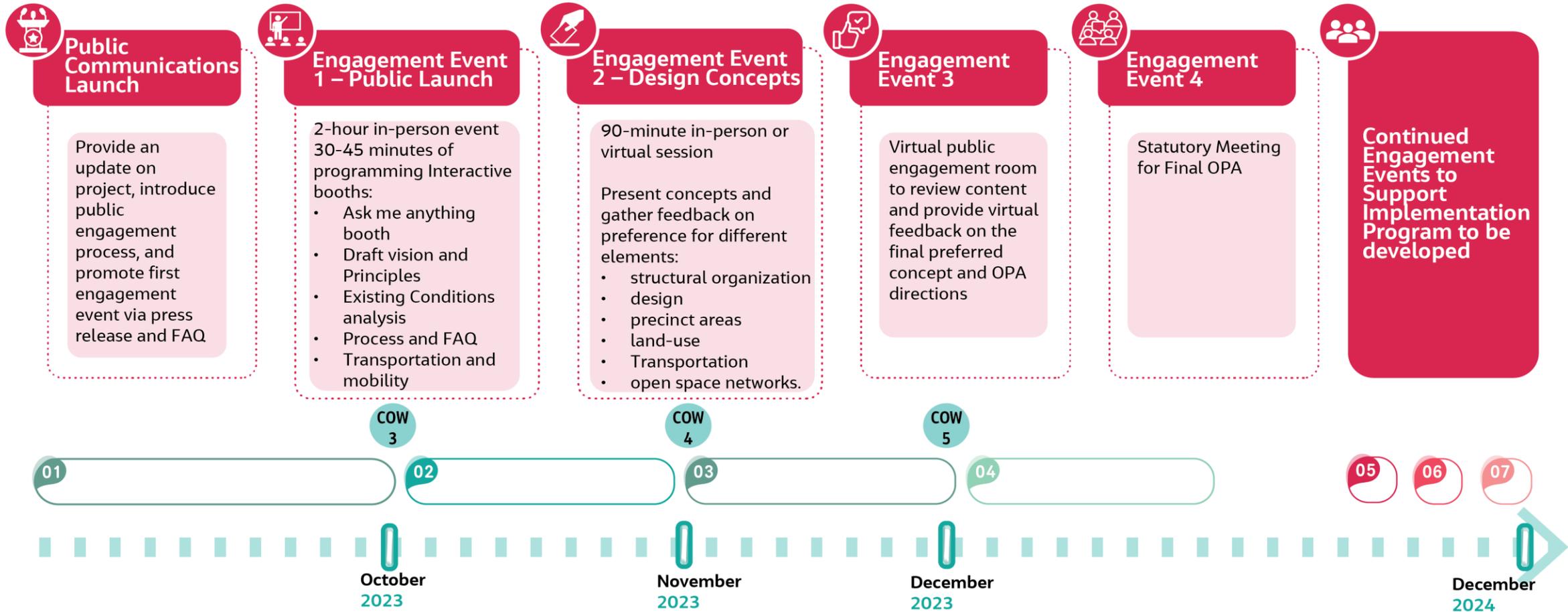
Phase 4 – Final Recommendations Report and Draft and Final OPA

- 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
- The Optimization of transit investments
- Mobility and the public realm
- Health wellness, biodiversity, resilience
- Green infrastructure and green buildings
- placemaking & High-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.