

# meet**mid**town

## Community Workshops

November 24, 28, 29, 2023

# Agenda

## 90 MIN COMMUNITY WORKSHOP

1. Introductions (5 MIN)
2. Background Presentation (15 MIN)
3. Icebreaker & Breakout Groups (5 MIN)
4. Concept A: Activity (15 MIN)
5. Concept B: Activity (15 MIN)
6. Concept C: Activity (15 MIN)
7. Shareback & Wrap-up (20 MIN)



# meetmidtown

## Goals For Today

- Share the latest information
- Convene an engaging series of community workshops
- Listen and gather community input on each of the concepts for Midtown, Oakville
- Reach a wider range of community members by travelling to different sites

# Workshop Format

- Breakout groups focused on each concept
- Hands-on, conversational and activity based
- Sheridan student scribes and activity worksheets
- Maintain respectful space

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**What is an Official  
Plan?**

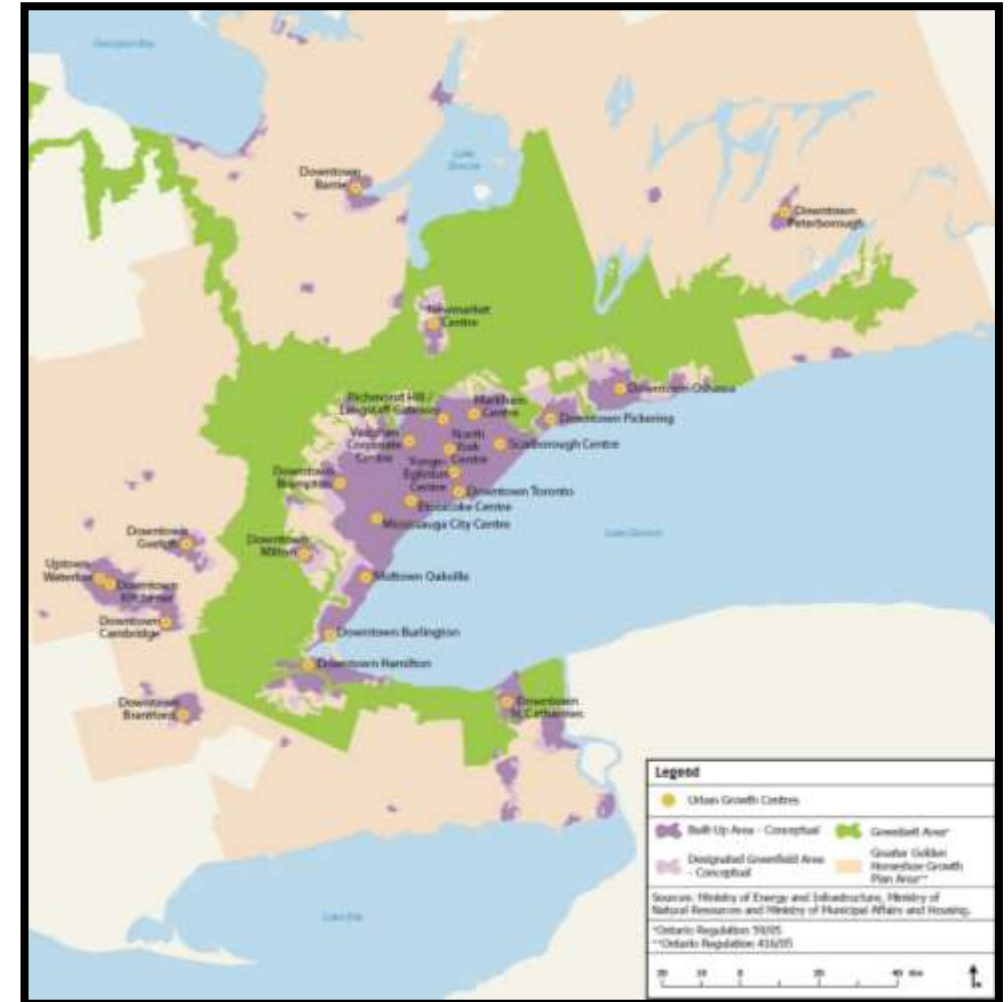
# Official Plan

- The Ontario *Planning Act* requires municipalities to prepare Official Plans which describe the following:
  - Goals, objectives and policies to manage and direct physical change and growth
  - Policies to ensure the adequate provision of affordable housing
  - Procedures for obtaining the views of the public when amending an Official Plan
- The Official Plan must conform with Provincial planning policy direction
- An Official Plan Amendment (OPA) refers to changes or updates to an Official Plan

# Provincial Direction for Midtown

Midtown Oakville is designated by the province as one of 25 Urban Growth Centres in the 2006 Growth Plan for the Greater Golden Horseshoe

- Urban growth centres will be planned...
  - as focal areas for investment in institutional and region-wide public services, and commercial, recreational, cultural and entertainment uses
  - to accommodate and support major transit infrastructure
  - to serve as high density major employment centres that will attract provincially, nationally or internationally significant employment uses
  - to accommodate a significant share of population and employment growth.



Source: Province of Ontario – 25 Urban Growth Centres identified in Schedule 4 of the Growth Plan for the Greater Golden Horseshoe, 2006

# The Official Plan aims to build community in response to external growth factors

- There are significant external factors that influence growth, including:
  - provincial policies,
  - market interests and pressures,
  - population growth, and
  - both regional and international attractiveness of an area.
- The Official Plan is the best tool that municipalities have to effectively manage this growth and intentionally build a community by including policies about:
  - community aspirations,
  - urban structure,
  - amenities,
  - land use, and
  - built form.



Emory Barnes Park, Vancouver  
Source: Klaus Johansson



# The goal of the OPA is to create new policies that can guide future development in Midtown.

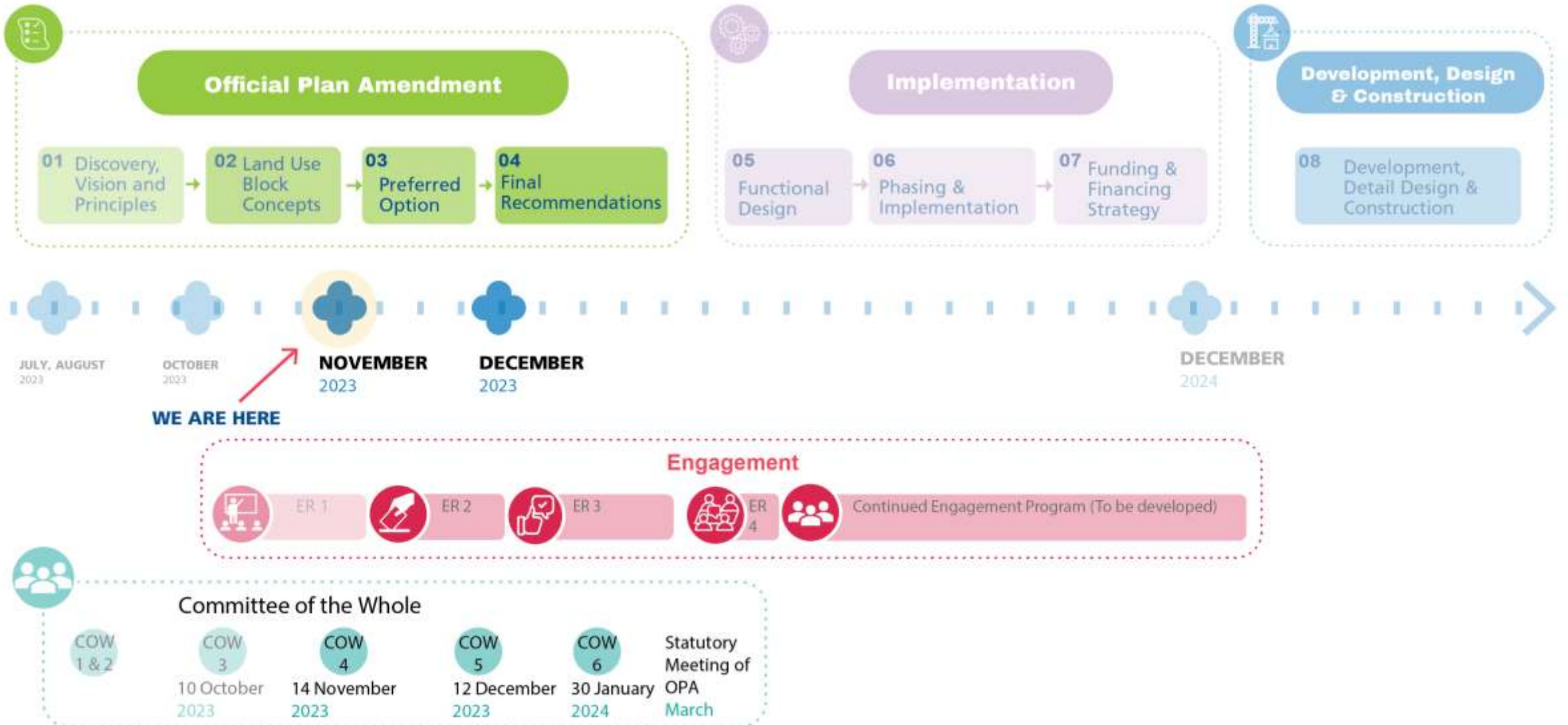
## The OPA will:

- **Permit** a broad intentions for development including:
  - land use,
  - urban design,
  - height and density,
  - housing,
  - sustainability, etc.
- Ensure growth is **coordinated** with infrastructure, transit, and community services

## The OPA will not:

- **Require** landowners to re-develop their lands
- Result in **immediate** changes throughout all of Midtown
- **Overwrite** other development Site Plan Control application processes such as access, servicing, parking or loading.

# Where We Are in the OPA Process



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**Land Use Block  
Concepts Presentation**

**We are at a unique point  
in the OPA process.**

**..... A once-in-a-  
generation opportunity  
to shape a new  
community in Oakville.**

**.....The goal is to create  
a complete mixed-use  
community.....**

**.....and focus on the  
inter-relationships of  
land use, density,  
character and  
community structure as  
the first step in defining  
the future of the  
community.**



# The vision for Midtown is to guide its evolution as a complete community...

A place that offers...

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.

Midtown will be a vibrant, high-density, mixed use, transit supportive, pedestrian oriented urban environment with high quality urban places and destinations, friendly to people of every age.

Midtown will be integrated into the broader Oakville community, with access to regional services and amenities (ie. Oakville Trafalgar Memorial Hospital and Trafalgar Park Arena).

# What is included and not included in the 2D Concepts

## What's Included:

- Land Use and Precincts;
  - Residential Focus
  - Employment/Education Focus
  - Arts, Culture and Shopping Focus
  - Single purpose Office Focus
- The Street Network;
- Parks and Open Space, including quantity;
- Community Amenities;
- Retail Streets and Focus Areas;
- Active Transportation Networks;
- Height and Density Ranges.

## What's Not Included (and will be included in Phase 5):

- Policy details and implementation tools;
- For example, the concepts do not **YET** address topics, such as:
  - Unit mix, size or affordability
  - Specific Urban Design standards
  - Detailed Road Right-of-Way Widths
  - Parking strategies
  - Development Phasing and Implementation
  - Servicing and Transportation Improvement Phasing

# Common Concept Elements

## Road Network



The road network is generally consistent with the Town initiated OPA as of 2017 and is based on the Midtown Oakville Class EA completed in 2014.

### Legend

- Existing Street
- New Street
- Rights-of-way
- GO Rail

# Common Concept Elements

## Approved Developments



We have configured the options to include approved development applications:

1. 177 and 185 Cross Ave, 580 Argus Rd
2. 320 Davis Rd
3. 70 Old Mill Lane
4. 281 and 291 Cornwall Rd

### Legend

-  Approved Building
-  Site Area



# Common Elements Underlying Land Use

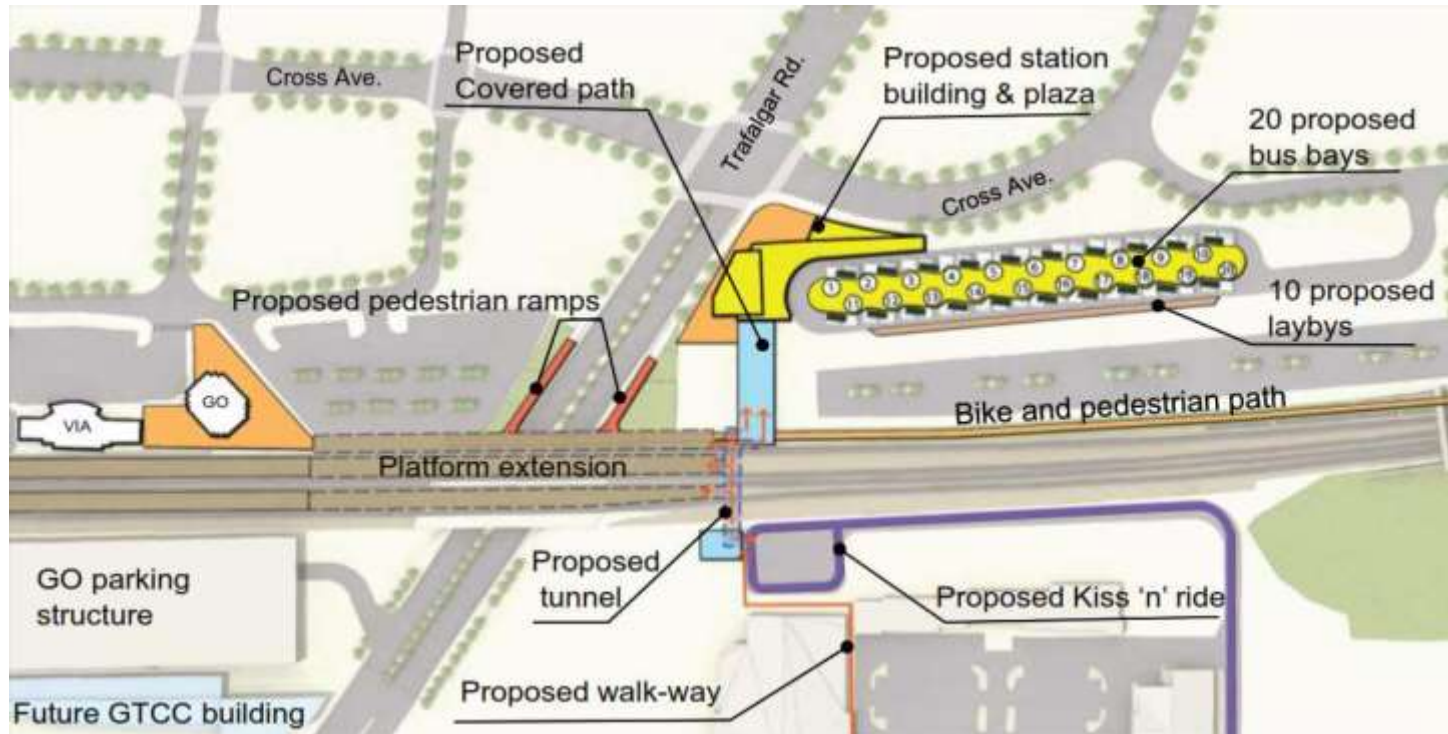


### Land Use Legend

- Residential
- Office/Commercial
- Existing Park
- Natural Heritage
- Hydro Corridor

# Common Concept Elements

## Long Term Transit Expansion and Access



*Midtown Oakville Mobility Hub Study 2012*

All options include full transit stations on both sides of Trafalgar Road as a long-term goal.

# Common Concept Elements: Population and Employment Estimates

- The concepts represent a **comprehensive policy intention** for the long-term evolution of Midtown and result in people and job numbers which exceed the 2051 estimate.
- Each of the concepts results in approximately the same people and job output.
- Each of the concepts accommodate the population projected to 2051 which is 32,000 people and 17,000 jobs. The concepts result in approximately 62,000 people and 19,000 jobs, representing the achievement of the full policy intent.

# Common Concept Elements

## Active Transportation



### Legend

- Mid-block Connection
- Bike-way
- Multi Use Trail
- Trail
- Existing Signed Bicycle Route

# Unique Concept Elements:

Unique concept elements will help shape a unique look, feel and character for each concept.

These include:

- Location and character of neighbourhood precincts
- Location and arrangement of non-residential uses such as:
  - Office focus
  - Education focus
  - Retail, culture, and shopping areas/districts
  - Focused areas for civic, community uses, and schools
- Parks and open space network type and location
  - Neighbourhood parks
  - Civic parks
  - Mid-block connections
  - Location and arrangement of height and density

# Three Concepts at a Glance

## A. Trafalgar Central Employment Focus

- Most diverse land use mix
- Centralized office focus
- Greatest amount of retail/shopping
- Retail focus along Argus/Davis
- Largest civic space

## B. West Office/Educational Focus

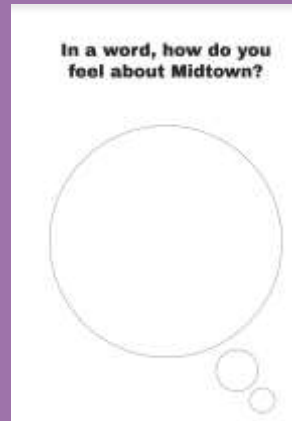
- Moderately diverse land use mix
- Singular office node in west
- Moderate amount of retail, with retail nodes
- Retail focus along Cross Ave and into neighbourhood precincts
- Multiple civic spaces

## C. Two Employment Centres

- Least diverse land use mix
- Two office nodes
- Least amount of retail
- Retail focus along Cross Ave and at civic parks
- Multiple civic spaces



# Icebreaker Activity:





**Concept A  
Activity (15 min)**



# Activity Format

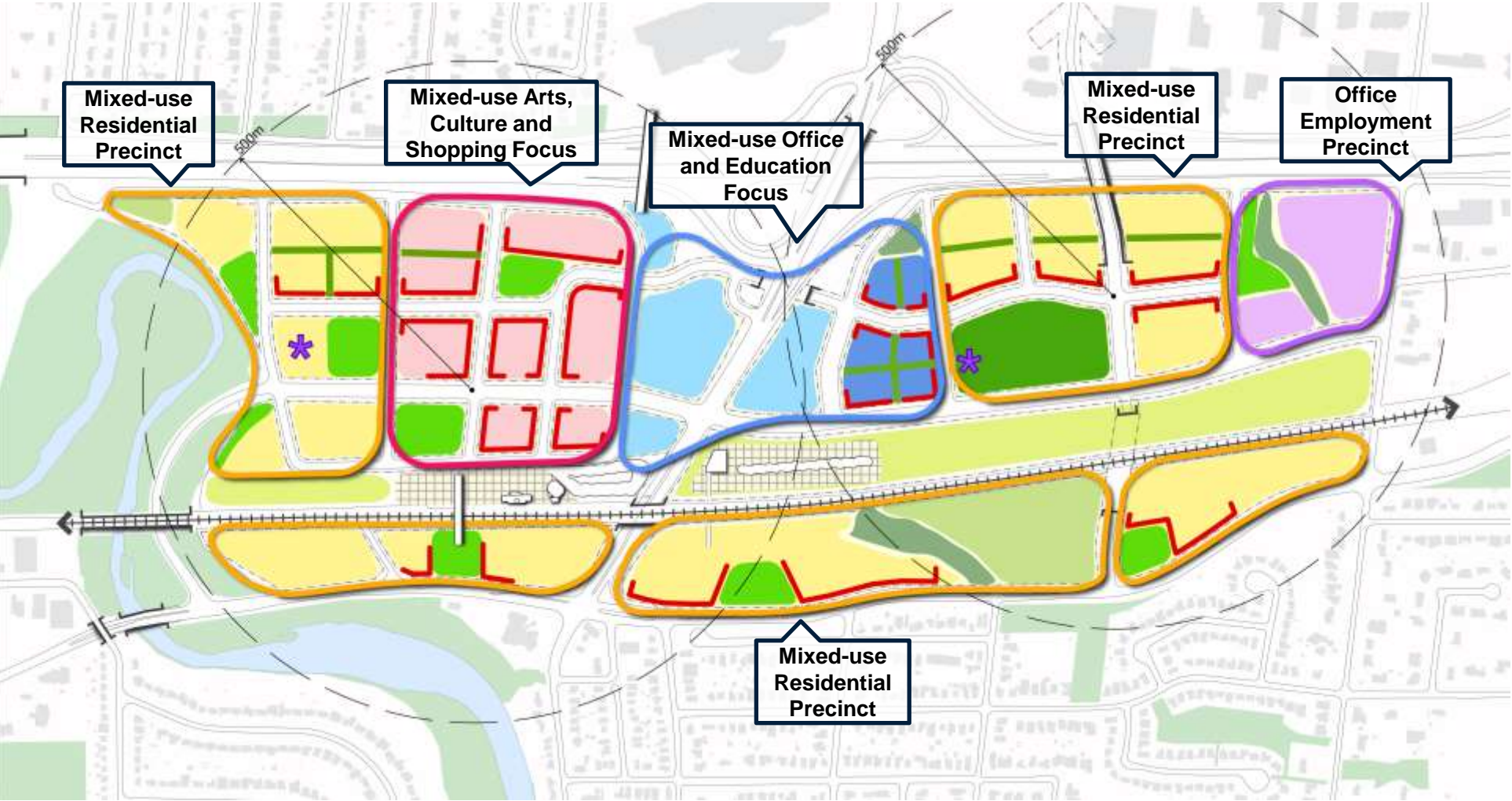
For each concept we discuss:

- Likes
- Dislikes
- Additional comments

<p><b>What do you like about Concept A?</b></p>  <p>Table number: _____</p>	<p><b>What do you dislike about Concept A?</b></p>  <p>Table number: _____</p>
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# Concept A: Trafalgar Central Employment Focus

## with Arts, Culture and Shopping Focus in the West



- Legend**
- Office Employment
  - Mixed Use**
    - Residential
    - Office/Commercial
    - Education
    - Arts, Culture & Shopping
  - Open Space**
    - Existing Park
    - Community Park
    - Neighborhood Park
    - Natural Heritage
    - Hydro Corridor
  - Transit Station/Plaza
  - Mid-block Connection
  - Potential School Site
  - Required Retail Frontage

# Concept A: Precedent Imagery

## Arts Culture and Shopping Focus



Stephen Avenue, Calgary AB  
Source: Calgary Journal



Lynn Wyatt Square for the Performing Arts, Houston TX  
Source: Houston Chronicles

## Residential Neighbourhoods & Parks and Open Space



Garden City Park, Richmond  
Source: space2place design inc.



Emery Barnes Park, Vancouver  
Source: Klaus Johansson

## Office & Education Focus



Kendal Square, Cambridge MA  
Source: The Boston Globe



Kendal Square, Cambridge MA  
Source: kendalcenter.com

## Intimate Main Street Focus



Queen Street East, Toronto  
Source: Leslieville BI



Sydney, Australia  
Source: Concrete Playground Pty Ltd

## Office Employment



Pancras Square, London UK  
Source: Shadbolt.co.uk



Caribbean Business Park, Melbourne, Australia  
Source: Peter Ryan Architects

# Concept A Unique Places:

## Parks & Open Space, Active Transportation, Retail and, Community Use

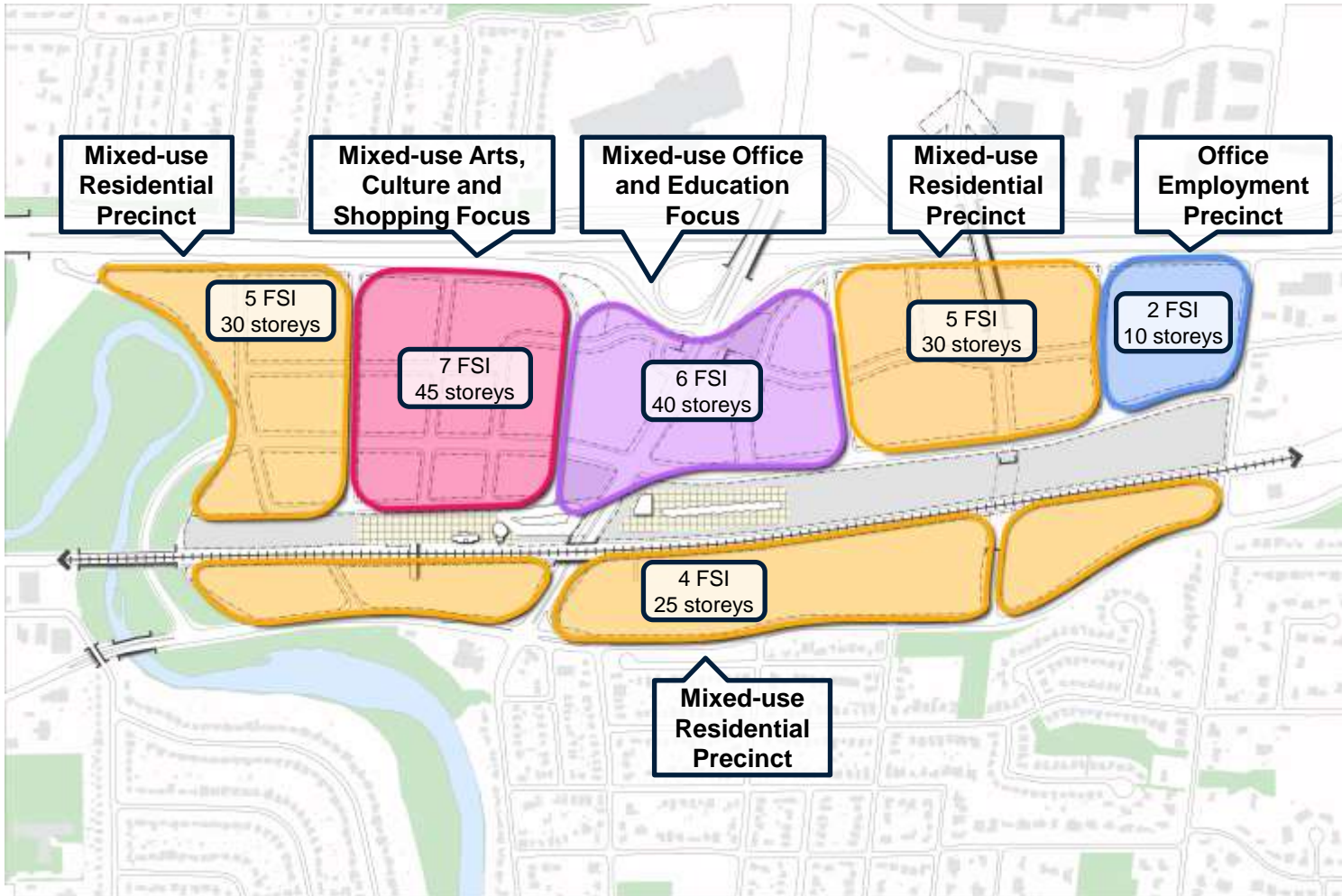


### Legend

- Arts, Culture & Shopping
- Open Space**
- Existing Park
- Community Park
- Neighborhood Park
- Natural Heritage
- Hydro Corridor
- Transit Station/Plaza
- Community**
- C Potential Community Use
- \* Potential School Site
- Retail Focus**
- Primary Main Street
- Retail Frontage
- Active Transportation**
- Mid-block Connection
- Bike-way
- Multi Use Trail
- Trail
- Existing Signed Bicycle Route
- Temporary Street Closure
- All-way Pedestrian Crossing

Community Park	3.0 ha
Neighbourhood Park	5.3 ha
Existing Park	3.9 ha
<b>Total</b>	<b>12.2 ha</b>

# Concept A: Height & Density

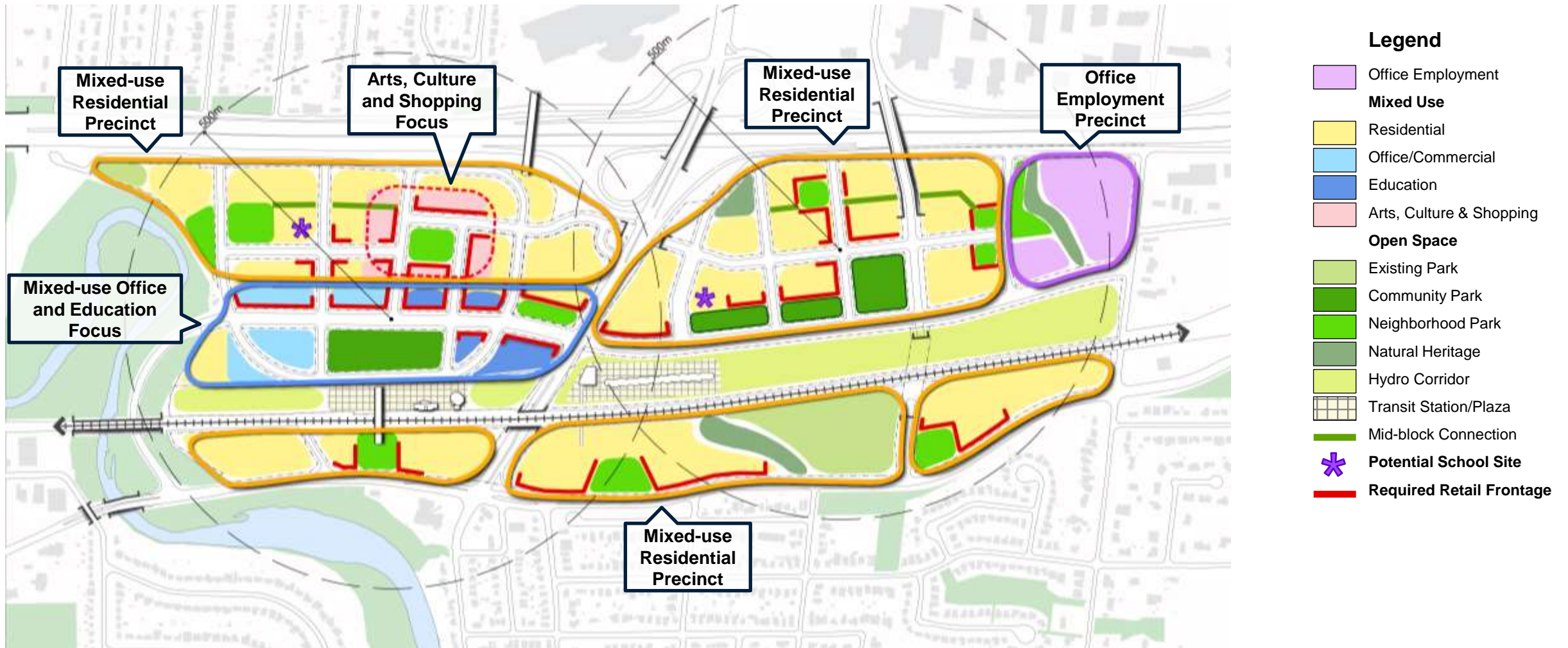


- Concept A includes densities of between 2 to 7 FSI and approximate height ranges between 10 to 45 storeys.

Long-term (2051 and beyond) people and job estimate:	
People	61,000
Jobs	18,000
People and Jobs	79,000

**Concept B  
Activity (15 min)**

# Concept B: West Office/Educational Campus Focus with a Mixed-Use Neighborhood to the West



# Concept B: Precedent Imagery

## Arts Culture and Shopping Focus



Place Des Arts, Montreal  
Source: MTL Blog



King William, Hamilton  
Source: Ryan Moran

## Residential Neighbourhoods & Parks and Open Space



Yaletown, Vancouver (from David Lam Park)  
Source: Cheng Feng Chiang



Maggie Daley Park, Chicago IL  
Source: Chicago Architecture Centre

## Office & Education Focus



Salesforce Transit Centre and Park, San Francisco  
Source: Salesforce Transit Centre



Salesforce Transit Centre and Park, San Francisco  
Source: Salesforce Transit Centre

## Cross Ave as Main St



Yonge St, Toronto  
Source: Arcadis IBI Group



Richmond Road, Ottawa  
Source: Ottawa Tourism

## Office Employment



Chiswick Business Park, London UK  
Source: Stanhope PLC



Chiswick Business Park, London UK  
Source: John Robertson Architects



# Concept B Unique Places:

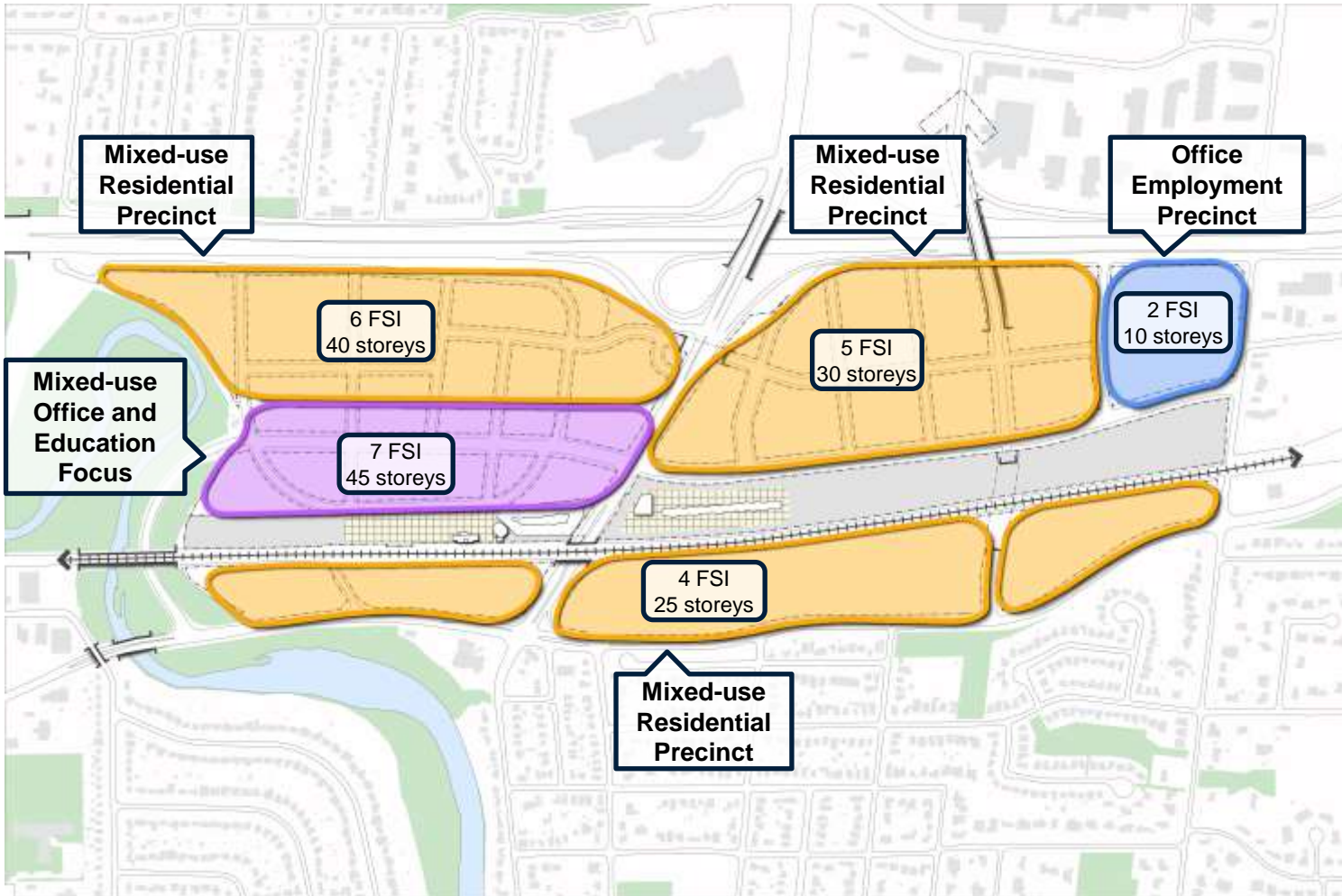
Parks & Open Space, Active Transportation, Retail and, Community Use



## Legend

- Arts, Culture & Shopping
- Open Space**
- Existing Park
- Community Park
- Neighbourhood Park
- Natural Heritage
- Hydro Corridor
- Transit Station/Plaza
- Community**
- C Potential Community Use
- \* Potential School Site
- Retail Focus**
- Primary Main Street
- Retail Frontage
- Active Transportation**
- Mid-block Connection
- Bike-way
- Multi Use Trail
- Trail
- Existing Signed Bicycle Route
- Temporary Street Closure
- All-way Pedestrian Crossing

# Concept B: Height & Density



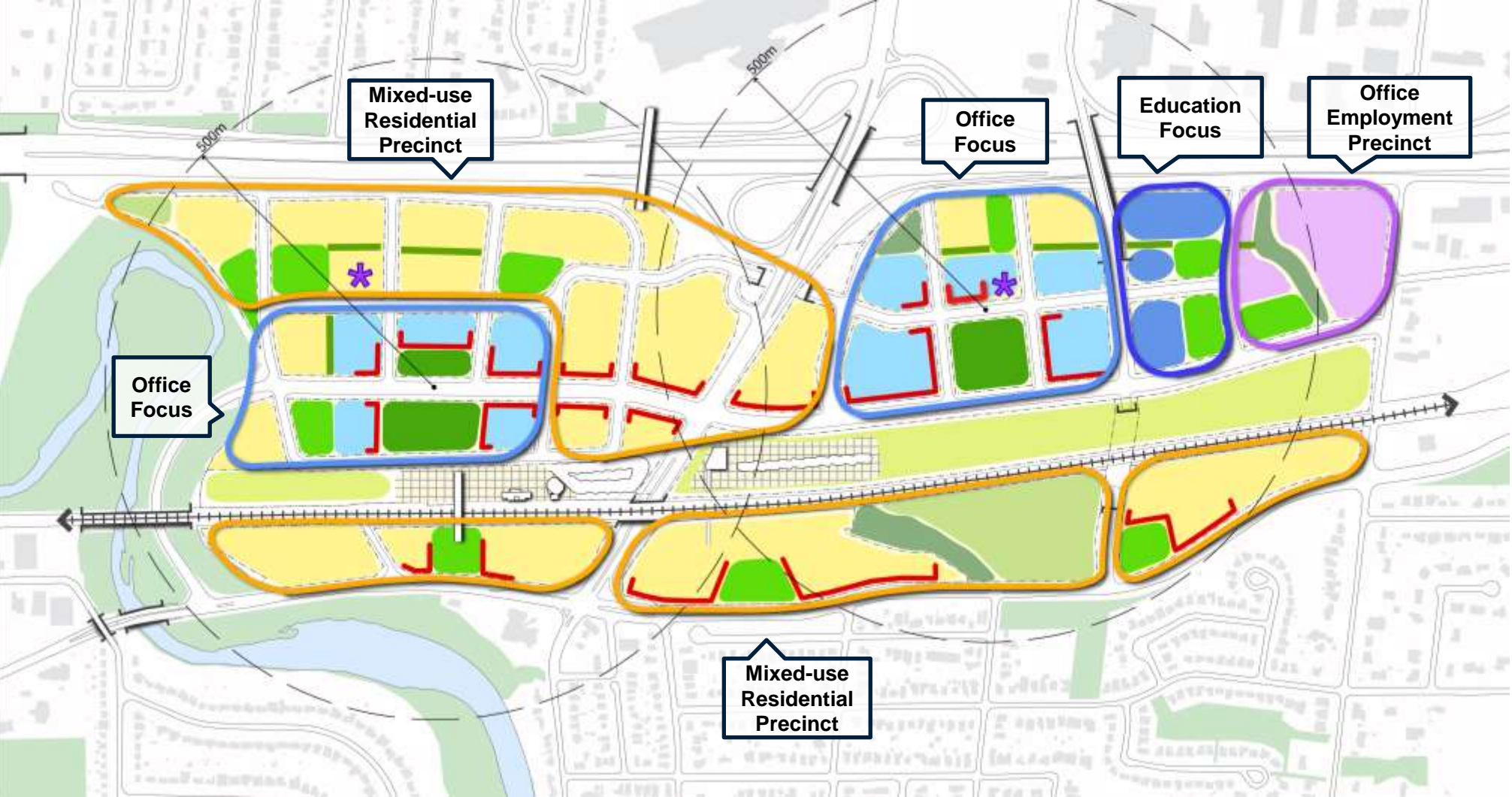
- Concept B includes densities of between 2 to 7 FSI and approximate height ranges between 10 to 45 storeys

Long-term (2051 and beyond) people and job estimate:	
People	62,000
Jobs	18,000
People and Jobs	80,000

**Concept C  
Activity (15 min)**

# Concept C: Two Employment Centres

## Built Around two Primary Civic Spaces



### Legend

- Office Employment
- Mixed Use**
- Residential
- Office/Commercial
- Education
- Open Space**
- Existing Park
- Community Park
- Neighborhood Park
- Natural Heritage
- Hydro Corridor
- Transit Station/Plaza
- Mid-block Connection
- Potential School Site
- Required Retail Frontage

# Concept C: Precedent Imagery

Educational Focus



George Brown Waterfront Campus, Toronto  
Source: Architectural Record



University of Toronto Mississauga  
Source: Perkins&Will

Residential Neighbourhoods  
& Parks and Open Space



Canoe Landing, Toronto  
Source: Canadian Architect



Shenzen, China  
Source: World Landscape Architect

Office Focus with Civic  
Spaces



Jubilee Park in Canary Wharf, London UK  
Source: Creating A Sense of Place



s̓b̓aq̓alxen̓am ts̓'exwts̓'áxwi? Rainbow Park, Vancouver  
Source: Dialog

Cross Ave as Main St



Yonge St, Toronto  
Source: Arcadis IBI Group



Richmond Road, Ottawa  
Source: Ottawa Tourism

Office Employment



Preston Square, Ottawa  
Source: Ruhland & Associates Ltd



Biuro University Business Park, Warsaw  
Source: OfficeFinder Poland

# Concept C Unique Places:

Parks & Open Space, Active Transportation, Retail and, Community Use



## Legend

### Open Space

- Existing Park
- Community Park
- Neighbourhood Park
- Natural Heritage
- Hydro Corridor
- Transit Station/Plaza

### Community

- Potential Community Use
- Potential School Site

### Retail Focus

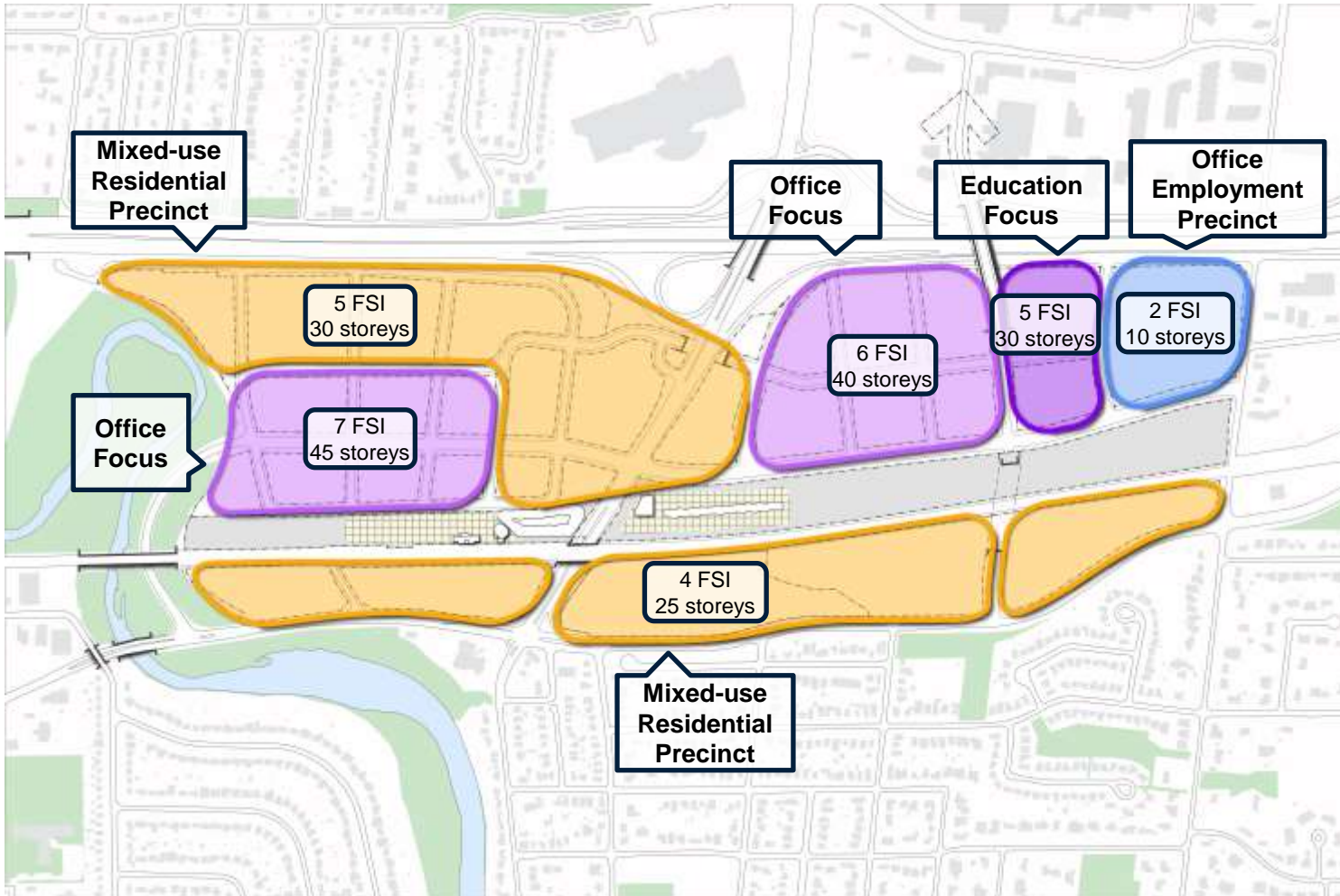
- Primary Main Street
- Retail Frontage

### Active Transportation

- Mid-block Connection
- Bike-way
- Multi Use Trail
- Trail
- Existing Signed Bicycle Route
- Temporary Street Closure
- All-way Pedestrian Crossing

# Concept C:

## Height & Density



- Concept C includes densities of between 2 to 7 FSI and approximate height ranges between 10 to 45 storeys

Long-term (2051 and beyond) people and job estimate:	
People	60,000
Jobs	19,000
People and Jobs	79,000

**Shareback Activity  
Activity (15 min)**



# Activity Format

For this shareback:

- Concept A: most prefer
- Concept B: most prefer
- Concept C: most prefer
- What would you combine?
- Other comments

Concept A	Concept B
vote here	vote here
Why?	Why?
Concept C	None
vote here	vote here
Why?	Why?

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

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

**Next Steps and  
Wrap Up**

# Next Steps Moving from 2D Concepts to a Preferred Concept

- Evaluating and discussing the options is an important first step in defining the characteristics of a preferred scenario.
- Through the activities and discussions today we will better understand your likes and dislikes.
- With your feedback we will develop a preferred concept and share for further refinement early in the New Year.
- The preferred scenario will likely be a composite of elements of all three scenarios.