

#	Item	Date of Meeting	Question / Issue	Status / Explanation
1	Public Consultation and engagement	Special P&D May 23, 2023	Comprehensive public consultations, information sharing and review by external subject matter experts on the proposed OPA including urban design, public realm, park space, community building, transportation plan and development density.	The Midtown Oakville Implementation Program, supported by external subject matter experts, includes a robust public engagement, ongoing communications and stakeholder liaison plan to integrate a range of perspectives from the public, Indigenous communities, stakeholders, and landowners and developers.
			Can we have workshops with the public (outside of council / Midtown Oakville Committee of the Whole (CofW))?	This tactic has been incorporated as part of the public/stakeholder engagement plan for both the Midtown Oakville Official Plan Amendment (OPA) development and Midtown Oakville Implementation Program.
		CofW #2 – August 24, 2023	Issues Tracking Form. How will this be updated and shared? Document names are not the same. Issues Tracking Sheet well received.	The central live issues tracking form has been created and available on the website at www.oakville.ca/midtown . This has been updated and posted on a regular basis (prior to each CofW meeting).
		CofW #2 – August 24, 2023	Label external examples to ensure public is aware this is an external project / example.	A series of examples have been provided in the CofW meetings to-date. These will be labelled by community.
		CofW #2 – August 24, 2023	A request to ensure residents and businesses north of QEW are notified about the Midtown OPA.	A public Engagement Plan has been developed, with a range of tools to provide notification to residents and businesses townwide.
		CofW #2 – August 24, 2023	Can extra meetings be provided, or is there agreement that we cannot go past December 23?	The Midtown CofW meetings will conclude on January 30, 2024 with the 6 th and final COW meeting. The preferred concept for Midtown will continue to be refined based on Phase 3 engagement input.

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2	Best Planning Practices and Planning Tools	<p>Special P&D May 23, 2023</p> <p>CofW #2 – August 24, 2023</p> <p>CofW #3 – October 10, 2023</p> <p>CofW #5 – December 12, 2023</p> <p>CofW #4 – November 14, 2023</p>	<p>A review of best planning practices for Major Transit Station Areas (MTSA) across the Greater Toronto and Hamilton Area (GTHA) and any other relevant urban planning precedents.</p> <p>The public does not understand what we can do as the Town. The expectation is that we can just ask for a community centre and developers will have to provide.</p> <p>Review Community Planning Permit System process.</p> <p>Review promising practices / information from municipalities that include Pickering, Vaughan, and Burlington. Topics:</p> <ul style="list-style-type: none"> • Community Planning Permit System • Cycling infrastructure • Planning for MTSA's • Inclusionary Zoning (IZ) • Estimated price per unit (PPU) <p>Reiterated interest in hearing more about tools to achieve greater housing affordability, vibrant at-grade retail in mixed use buildings, schools, and community amenities.</p> <p>Requested the assumptions used by the consultant team to calculate PPU.</p>	<p>The Midtown Oakville Committee of the Whole (CofW) meetings to-date have provided discussions and presentations on best practices and comparator Urban Growth Centres (UGCs), and the rationale within the context of provincial policy changes, community liveability, and an evolving economic landscape.</p> <p>This was discussed at CofW #5 on December 12th; the team outlined the planning laws, policies, and implementation tools that the town has to influence and shape Midtown.</p> <p>The Official Plan contains policies to enable a range of planning tools, including a Development Permit System (land use planning tool available to municipalities through the <i>Planning Act</i>; first introduced in 2007; reintroduced as a “Community Planning Permit System” through O. Reg. 173/16). This will be evaluated through the Midtown Oakville process, with engagement and addressed in the final report, as well as through the town’s ongoing Official Plan Review.</p> <p>CofW #5 on December 12th provided an overview of the planning tools available to address issues raised, including housing options and affordability, parkland, and retail in mixed use buildings.</p> <p>The consultant team provided an overview of the PPU assumptions as part of CofW #3 on October 10th and CofW #4 on</p>

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		<p>CofW #2 – August 24, 2023</p> <p>CofW# 1 – July 18, 2023 / CofW #2 Follow Up</p>	<p>Review Secondary Plans – why are these not being used like Vaughan?</p> <p>Why are precincts not important; how would they benefit Midtown Oakville? Is there a thought that there would be / could be different precincts in Midtown Oakville?</p>	<p>November 14th. Please see the presentation material on the project website for more information.</p> <p>The Growth Area Review for Midtown Oakville was effectively a Secondary Plan exercise but not titled as such. This same process has been undertaken for other Oakville Growth Area Reviews (e.g., Bronte GO MTSA, Palermo, Hospital District, etc.). Official Plans are reviewed on a regular basis. The current Midtown Oakville OPA process is a review of existing policies and will be reviewed again to update.</p> <p>Distinct precincts exist in the in-effect land use policies and schedules for Midtown Oakville. Precincts are evident in the draft OPA but are not labelled as such. The rail corridor and Trafalgar Road provide natural boundaries between districts (or precincts) without the need to use distinguishing labels. Precinct strategies are about capturing a unique character of a place with a unique set of uses. There is a desire to build different “places” that are recognizable.</p> <p>Precinct strategies are essentially different types of mixed-use neighbourhoods – they will continue to be explored as part of the Midtown block plan design work. Three distinct concepts were presented at CofW #4 on November 14th. A preferred land use block concept and policy directions – based on feedback received to-date - is</p>

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		<p>CofW #2 – August 24, 2023</p> <p>CofW #2 – August 24 2023</p>	<p>A Livable Oakville – how do you ensure that a liveable Oakville is maintained through the Midtown OPA and work?</p> <p>Maintaining an Oakville Context.</p>	<p>being presented at the final CofW meeting (CofW #6) on January 30, 2024. This preferred concept will be further consulted on and refined through Phase 3 engagement with the public, technical stakeholders, developers, and landowners throughout January 31 – February 9, 2024, to inform Phase 4 recommendations.</p> <p>The Town has the Liveable Oakville Plan, a guiding document for Town planning. This Plan sets the foundation for Town principles and will evolve to guide and accommodate the Midtown Urban Growth Centre. The Midtown Oakville OPA will be integrated with the Liveable Oakville Plan, and the general principles of liveability, will continue to apply to the development review process.</p> <p>The Oakville context will be evaluated through the various engagement sessions, as well as, reflected in the Town approved documents and decisions. Midtown will be a new part of the Town and will have its own character established through the Midtown planning work. This work will be integrated with the surrounding neighbourhoods for an evolving Oakville context which respects its past, as well as plans for the future. Midtown will be a new neighbourhood. An overview of market trends and analysis that will be considered in the development of Midtown Oakville was provided at the October 10th CofW meeting. Additional market analysis will be used to inform the development strategy</p>

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		CofW #5 – December 12, 2023	What are the risks and ramifications if we do not align the Midtown Oakville OPA with provincial and regional directions?	<p>and municipal land acquisition and disposal strategy following Phases 4 and 5 of the Midtown Oakville Implementation Program.</p> <p>The Provincial Growth directions and Regional Official plan have both set forth expectations for the level of density expected in Midtown. While recent changes in Provincial Growth directions have increased the population and density targets, the Town's existing OPA for Midtown also has set expectations for Midtown to be a dense urban growth centre, albeit at a lower density in line with previous directions.</p> <p>If an OPA is not in conformance with updated Provincial Growth directions and the Regional Official Plan, it can be a significant risk for the Municipality. Municipalities in Ontario are inherently under the jurisdiction of the Province with powers granted through the <i>Municipal Act</i>. If the Midtown OPA does not conform with Provincial directions as required by the <i>Planning Act</i>, it would not be defensible at the Ontario Land Tribunal (OLT).</p> <p>Expectations for the level of density within Midtown based on Provincial and Regional policies have resulted in market demands and land values that align with those levels of density. If those densities are not permitted within the Midtown based on OPA policies and zoning by-laws, it is likely that some landowners or developers will look for other avenues to achieve the level</p>

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				<p>of density desired through challenging the Midtown OPA, their own OPA, and/or zoning by-law amendments.</p> <p>The potential risks/ramifications include:</p> <ul style="list-style-type: none"> • Legal cost and time: Appeals to OLT take time and resources for a municipality to navigate through the legal process. Each appeal could take years to resolve and would require significant resources to deal with. • Subsequent appeals: should some initial appeals then be successful, the Town would then be in an even weaker position as other landowners or developers in Midtown would likely seek similar amendments given the likelihood of success at the OLT through appeals. Generally, if several appeals to OLT are successful, Municipalities look to update their Official Plan or zoning by-law to better reflect development interests and avoid future appeals. • Ministerial Zoning Orders (MZOs): Through the <i>Planning Act</i>, the Province also can override municipal planning using a Ministerial Zoning Order (MZO). Although used in limited circumstances, there is also a risk outside of OLT appeals that an MZO could be used to allow specific developments to proceed without being in conformance with the Midtown OPA, particularly if it better reflected Provincial Growth directions.

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				<p>It is important to remember that not only does the OPA set forth a desired vision for how Midtown will develop, but it also provides a basis for a range of other infrastructure and services planning. When developments which don't conform to the OPA are allowed to proceed through OLT appeals or MZO's, it means that the vision described in the OPA is no longer reflective of the developments that are then occurring. This often leads to under planning of infrastructure or services which would typically reflect the OPA land use policies. It should also be noted that the JBPEs is a forecast that generally assumes the OPA will be in conformance with Provincial directions given that it is a requirement of the <i>Planning Act</i>.</p>
3	Climate Change	<p>Special P&D May 23, 2023</p> <p>CofW #4 – November 14, 2023</p> <p>CofW #5 - December 12, 2023</p>	<p>Options to embed in the OPA mandatory climate change initiatives for the area.</p> <p>Delegate concern about tall buildings contributing to greater GHG emissions.</p> <p>Concern about GHG emissions was reiterated at the December 12th meeting.</p>	<p>The Midtown Oakville Implementation Program scope includes a strong focus on climate change and sustainability.</p> <p>The Implementation Phase of the Midtown Program (Phase 5) will involve development of a Community Energy Plan to address climate change and sustainability in Midtown.</p> <p>The December 12th CofW meeting provided further details on how a compact, high density, mixed use community can support the town's sustainability goals.</p>

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			<p>How will Midtown Oakville impact the environment and be sustainable?</p>	<p>The December 12th CofW presentation clarified that the Midtown OPA can support sustainability by promoting:</p> <ul style="list-style-type: none"> • Reduced transportation and building-related GHG emissions by promoting high density and mixed-use permissions near transit to reduce auto dependency; and • Reduced sprawl onto Ontario’s farmland and natural areas by directing growth into already built-up settlement areas. <p>The December 12th CofW outlined that the future work of the Midtown Implementation Program (Phases 5 – 8) will contribute to how sustainable development will be encouraged throughout Midtown. This will include development of a Midtown Community Energy Plan.</p> <p>Canada, and specifically the Greater Toronto Area is a globally attractive place to live with significant economic opportunities. As a result, the population is growing rapidly and there has been a worsening housing crisis over the past two decades. This has resulted in an undersupply of housing and higher costs across the region. As growth continues, managing growth sustainably is key to helping tackle both our housing crisis and climate crisis.</p> <p>Focusing development and growth in higher density urban areas provide several key environmental benefits when</p>

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				<p>compared with lower density areas on a per person basis including:</p> <ul style="list-style-type: none"> • Urban Sprawl <ul style="list-style-type: none"> ○ Lower density growth requires much more land to accommodate the same number of people and jobs, ○ Limiting urban sprawl and expansion of urban boundaries reduce the loss of farmland and natural areas beyond those boundaries. • Reduced automobile reliance <ul style="list-style-type: none"> ○ The transport sector accounts for the second highest percentage of greenhouse gas emissions in Canada (22%), with a significant portion as a result of personal vehicles, ○ Decrease trip lengths by placing more people, jobs, and amenities in closer proximity allowing trips to be made by walking, cycling, and other micro-mobility options, ○ Cost effectively provides higher order and high-quality transit services to concentrated areas of people and jobs. • Energy efficiency <ul style="list-style-type: none"> ○ High density buildings can be more efficient, particularly for heating and cooling, as less space is required for each individual and larger scale energy efficient systems can be used,

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				<ul style="list-style-type: none"> ○ Cost effectively implement energy efficiency systems area-wide such as district energy, ○ Municipal policies can help ensure new buildings are meeting energy efficiency requirements.
4	Community Master Plan and Phasing	<p>Special P&D May 23, 2023</p> <p>CofW #4 – November 14, 2023</p> <p>CofW #5 – December 12, 2023</p>	<p>A review of a potential comprehensive Community Master Plan for the entire Midtown Oakville area, to include phasing options.</p> <p>Concern with phasing of development in Midtown Oakville and potential gaps in provision of the community services and amenities needed for a complete community.</p> <p>Request for a risk management plan and details on costs associated with Midtown Oakville, and the phasing of the three scenarios presented at the 4th CofW meeting on November 14.</p> <p>How will Midtown be phased? How will the planning tools enable a phased approach to ensure viability?</p>	<p>The Midtown OPA is an early step in the growth and development of Midtown. Various Midtown Oakville implementation plans, including a phasing plan are being developed.</p> <p>Development and redevelopment occur in pieces, based on a range of factors including market conditions. The OPA does not control market conditions; it sets up a framework of policies to guide and shape future development and redevelopment applications in Midtown.</p> <p>Refer to responses to Issue Tracker Items #4 (immediately above), #7, #16 and #20 for details on how Midtown will be phased.</p> <p>The CofW #5 meeting on December 12th provided context on a range of planning tools that can be used to address planning, costing, phasing and implementation of elements that include but are not limited to lands acquisition (parkland); community</p>

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				facilities; transit; servicing and financing (to be addressed through Phases 5 – 8 of the Midtown Implementation Program’s financial studies).
5	Town-wide Growth Forecast	<p>Special P&D May 23, 2023</p> <p>CofW #2 - August 24, 2023</p> <p>CofW #5 – December 12, 2023</p>	<p>A review and analysis of Midtown Oakville and the Town’s six growth nodes population forecasts, including the methodology, which will assist in determining the achievement of the Town’s population and employment growth by 2051, and understanding future capacity and impact assessments.</p> <p>How are the Joint Best Planning Estimates (JBPEs) applied in practice when a development application in Midtown is submitted? Does the town require a certain percentage of employment be accommodated in a building?</p>	<p>The Town-wide joint best planning estimates (JBPEs), developed in collaboration with the Region of Halton, were presented to Town Council on August 15, 2023. JBPEs are used to inform infrastructure planning. The town and consulting team reviewed PPU calculations with the Region of Halton and provided a verbal update at the October 10th CofW meeting.</p> <p>A verbal response was provided at CofW #5 on December 12th, reiterating that the August 15, 2023 JBPEs Staff Report articulates where the employment is to be accommodated. In Midtown, the employment will be primarily retail and office in mixed use developments.</p> <p>The Midtown OPA will establish policies to guide land use permissions in Midtown – this includes policies for the types of employment the town wishes to encourage in developments in Midtown Oakville, in alignment with the JBPEs, which are based on provincial planning horizon minimums.</p> <p>Policies will guide the types of employment the town wishes to see in Midtown however employment is also subject to a number of external factors (e.g., land availability,</p>

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			<p>Why is it necessary to plan beyond the 2051 JBPEs or the established Places to Grow minimums of 2031?</p>	<p>market forces, interest rates, etc.) outside the direct control of the municipality.</p> <p>The JBPEs are a reflection of Provincial Growth directions and policies; further details can be found here: August 15, 2023 Council meeting. The JBPEs are a forecast of development in Midtown by 2051, reflecting the targets/minimums set forth by the province.</p> <p>Midtown has a lot of developable parcels of land, individual landowners will ultimately choose when they will move forward with their development. While we have some understanding of near-term development goals, long-term development timing will vary. However, what is known is that Midtown will not be fully developed by 2051 given that some parcels may be more difficult/unsuitable to redevelop in the near-term.</p> <p>The Provincial Growth Plan and Provincial Policy statement set expectations for housing targets by 2051 within Halton Region/Oakville and requires service planning for the very long term. The goal of the OPA is to set policies that shape growth for all of Midtown, even for parcels of land that may not be developed by 2051. By establishing policies for all of Midtown and understanding the resultant yields, it guides development within Midtown with a vision for the entire area. It also allows long-term planning for other infrastructure and</p>

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		CofW #4 – November 14, 2023	Request for the assumptions that we used to determine the PPU's.	<p>services provided by the Town and other agencies.</p> <p>Additional details on PPU assumptions as requested were provided at CofW #3 on October 10th and CofW #4 on November 14th.</p>
6	Other Plans integration	<p>Special P&D May 23, 2023</p> <p>CofW #1 – July 18, 2023</p>	<p>Consideration of the Parks, Recreation, Library Plan, and Transportation Plan currently underway and the Parks Plan to be reviewed in Q4 and how these integral plans will support a vibrant livable Midtown.</p> <p>Planning for public and emergency services may be different than existing planning frameworks in the town - how are these being accounted for?</p>	<p>The Midtown Oakville OPA process is a policy document that will not address public and emergency services in detail.</p> <p>The planning of public and emergency services will align with ongoing updates to town-wide plans (Fire; Parks, Recreation and Library Facilities; Transportation), and other plans such as the Transit 5 Year Service Plan.</p>
7	Stakeholders	<p>Special P&D May 23, 2023</p> <p>CofW #2, August 24, 2023</p>	<p>An understanding of the required infrastructure timing and the Province, Metrolinx and stakeholder commitment.</p> <p>What can public / Council do to lobby Provincial Government to advance the plan?</p> <p>Discussion about school sites and ensuring they are integrated (and funded) into Midtown.</p>	<p>The October 10th CofW meeting provided an overview of existing conditions, key constraints and opportunities, and next steps related to key topics that included municipal servicing infrastructure. A full overview of the division of federal, provincial, and municipal powers, and the planning tools available to address key topics including, but not limited to infrastructure and inter-governmental collaboration was discussed at CofW #5 on December 12th.</p> <p>Next steps for municipal servicing infrastructure includes developing an Area Service Plan and Functional Service Plan</p>

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		CofW #4 – November 14, 2023	Reiterated interest in understanding Metrolinx role in Midtown.	<p>that aligns with the road rights-of-way and provides adequate service to proposed land use in Phase 5 of the Midtown Oakville Implementation Program. Phasing of the servicing to each development block will be determined in Phase 6, and funding/financing in Phase 7.</p> <p>The Midtown Oakville OPA will set a framework for accommodating schools in Midtown in consultation with the school boards. Consideration will be given to policy that encourages taller, more compact schools that maximize the utility of the land. Oakville’s North Oakville East Secondary Plan provides a precedent for a similar policy direction. Next steps will include developing a schools strategy for Midtown Oakville in Phase 5. Both school boards participate in the Technical Advisory Committee (TAC) and are involved in the Midtown Oakville OPA and the Midtown Implementation Program.</p> <p>Metrolinx continues to be a participant in the Midtown Implementation Program Technical Advisory Committee (TAC) and Developers meetings, which will continue from January 31 – February 9, 2024 in order to inform the draft Midtown OPA, to be posted publicly in early Q2 2024.</p> <p>The Midtown Oakville Transportation Plan is in the early stages of development. Key stakeholders – including Metrolinx – will be consulted and engaged in the process.</p>

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8	Timeline of presentations	CofW #1 – July 18, 2023 CofW #2 – August 24, 2023	Provide presentations ahead of time to allow council and public review/comments and deputations. Provide presentations ahead of time to review prior to long weekend.	Materials (staff reports and / or presentations) have been, and continue to be provided prior to each Midtown Oakville CofW meeting to the extent this is possible.
9	Developers' frameworks and guidance	CofW #1 – July 18, 2023 CofW #2 – August 24	How can we work with developers to deliver the vision? Will a separate meeting be held with the developer industry?	<p>The team is responsible for delivering a series of implementation tools as part of the Program Management Plan for the Midtown Oakville Implementation Program.</p> <p>This includes a robust public engagement, ongoing communications and stakeholder liaison plan to integrate a range of perspectives from the public, Indigenous communities, stakeholders, and landowners and developers.</p> <p>An overview of public and stakeholder engagement was provided at CofW #2 on August 24, 2023.</p> <p>A developer and landowner meeting was held on September 20, 2023 led by the consulting team. The second round of stakeholder engagement, which included dedicated meetings with developers and landowners took place throughout late November 2023.</p> <p>Round 3 of stakeholder engagement is scheduled to take place following the final CofW meeting on January 30, 2024, throughout January 31 – February 9, 2024.</p>

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				<p>This will be achieved by building on existing Official Plan policies, as well as providing additional policy direction regarding the public realm and streetscape requirements. The Midtown Oakville OPA can identify the long-term transportation vision and network plan, including the road network and active transportation routes in the relevant policy sections and schedules.</p> <p>The Midtown OPA is being coordinated with the transportation study. Future work of the Midtown Implementation Program will inform Midtown’s transportation network and its implementation.</p>
12	Third Party Review	CofW #1 – July 18, 2023	<p>Third party review and impact assessment</p> <p>What is the role of the consultant, are they the third party reviewer?</p>	<p>Jacobs is not a third-party reviewer. Impact assessment is done from different lenses through various studies and will be shown in various stages of the Midtown Oakville OPA and implementation program process.</p>
13	Road map	CofW #1 – July 18, 2023	<p>When will we see a road map of where we are going, and will we be able to see how each of the items in the Council resolution are being dealt with in the road map?</p>	<p>The roadmap for the Midtown Oakville OPA development and Midtown Implementation Program was presented at CofW #2 on August 24, 2023.</p> <p>CofW meetings #2 – 5 have included the roadmap of the Midtown Implementation Program (Phases 1 – 8) and the CofW process at the beginning of each CofW presentation to provide status updates.</p> <p>The Issues Tracker (appended to each staff report) records issues raised through the CofW process and responses from the consultants / town staff within the context</p>

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				<p>of the in-effect provincial policy framework and the Midtown Implementation Program’s phased work plan.</p>
14	CofW meeting format	CofW #1 – July 18, 2023	How are we going to have the Council meetings in more of a workshop format?	<p>The CofW meeting format allows the committee to discuss and work through detailed matters with the project team. Where some issues require more in-depth discussion, separate meetings can be identified.</p> <p>The Public Information Centre (PIC) meetings that took place throughout November 2023 used a workshop format, based on feedback received from the public and Council through the CofW process. These workshops allowed opportunities for the public and Council to dive into various matters associated with the Midtown Oakville implementation program.</p> <p>Each phase of the Midtown Implementation Program work plan will include public engagement activities. Phases 1 – 3 engagements included: PIC workshops throughout November 2023 for the public to discuss the three land use block concepts; an online survey to provide feedback on the land use block concepts; and a range of developer, landowner, technical advisory committee (TAC) and one-to-one stakeholder meetings.</p> <p>Following the presentation of a preferred land use block concept at the final CofW</p>

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				<p>meeting on January 30, 2024, the public and key stakeholders will be engaged again from January 31 – February 9, 2024 to inform further refinements to the preferred concept and policy directions, prior to public posting of the draft Midtown OPA and a public statutory meeting in early Q2 2024.</p>
15	Town Staff and Project Team Roles	<p>CofW #1 – July 18 2023</p> <p>CofW #2 – August 24, 2023</p>	<p>What is the role of staff?</p> <p>What is the role of the consulting team and who is in charge?</p>	<p>Staff and the consultant team are working collaboratively to deliver the Midtown Oakville Program.</p> <p>The consultant team is responsible for delivering on a series of implementation tools and is responsible for complementing and building on work already undertaken by Town staff on the Midtown Oakville OPA through additional public engagement and technical analysis. Senior Management updates the CAO on a regular basis.</p>
16	Density	CofW #2 – August 24, 2023	Are we giving away our leverage to get some benefits by coming in so high at 10 FSI?	<p>Under the former Section 37 of the <i>Planning Act</i>, municipalities could negotiate the provision of community benefits (e.g., community facilities, services) through development applications seeking an increase in height and/or density beyond that permitted by zoning by-law.</p> <p>Through Bill 197, the <i>COVID-19 Economic Recovery Act, 2020</i>, the Province replaced Section 37 Density Bonusing with a new growth-related funding tool – Community Benefits Charges (CBCs). It is a levy charged against new development that is a minimum of five (5) storeys and contains at</p>

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		CofW #3 – October 10, 2023	Is there potential for phasing, but also could we not start out low and revise in a couple of years?	<p>least ten (10) residential units, with limited exceptions. As such, the tool is no longer tied to leveraging developments seeking an increase in height and/or density.</p> <p>The Midtown OPA is an early step in the growth and development of Midtown. The density levels respond to growth direction established provincially, regionally, and by the Town of Oakville. Continued monitoring and revisions will be made in years to come to refine and update a range of policies.</p> <p>The <i>Planning Act</i> required regular reviews and updates of the entire Official Plan. This will be scheduled to update the policies for each of the Strategic Growth Areas to ensure the areas are developing as intended, but also to respond to changes in provincial plans, policies and legislation.</p>
		CofW #4 – November 14, 2023	Continued discussion about density calculation and PPU calculations.	Refer to response under Item #2 in this Issues Tracking document.
		CofW #2 – August 24, 2023	Lack of understanding of data analysis, transition and methodology used to develop the preferred approaches for Midtown. Request to see the preferred as well as alternate approaches and rationale for each.	A preferred land use concept and policy directions, based on an amalgamation of the three concepts presented at CofW #4 on November 14, 2023 and engaged on throughout November and December, will be presented at the final CofW meeting on January 30, 2024. An overview of three distinct land-use block concepts with associated technical information were presented at the CofW meeting #4 on November 14 th .

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		CofW #5 – December 12, 2023	Can density be distributed to other areas of Oakville?	<p>A technical exercise was undertaken to forecast how growth would happen throughout the forecast period of 2051. This was shared previously at the August 15th, 2023 Town of Oakville Council Meeting. Some key goals for distributing density across Oakville in the Region Official Plan Review and Integrated growth Management Strategy were:</p> <ul style="list-style-type: none"> • Minimize settlement area boundary expansion, • Direct growth to strategic growth areas, • Encourage transit-supportive, compact mixed-use development, • Protect farmland and the natural environment, • Contribute to complete communities, and • Address the climate emergency. <p>Within the context of Oakville, Midtown is a focal point for transit and where provincial investment in transit (GO RER) is greatest. It was designated as an urban growth centre by the Province in 2006 and will be the area of greatest density within the Town.</p>
		CofW #3 – October 10, 2023	<p>A spreadsheet of the calculations used to inform the Block Analysis for Midtown Oakville was requested for CofW #4</p> <p>Requested FSI minimum and maximum, informed by a sensitivity analysis.</p>	<p>It is difficult to assign an FSI on a precinct basis within a policy document, as FSI and heights will be influenced based on factors (i.e., roads) that impact densities.</p> <p>The block analysis will be further refined through the Midtown Oakville CofW and public engagement processes, including</p>

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		CofW #4 – November 14, 2023		round 3 of engagement (January 31 – February 9, 2024), which will support refinement of the preferred concept and policy directions in advance of the public posting of the draft Midtown OPA and a public statutory meeting in early Q2 2024.
17	Active Development Applications	<p>CofW #1 – July 18 2023</p> <p>CofW #4 – November 14, 2023</p> <p>CofW #5 – December 12, 2023</p>	<p>The public does not understand that applications are proceeding despite the work that is being done now with Council.</p> <p>Delegate question about active development applications in Midtown Oakville, the draft Midtown OPA presently under appeal at the OLT, and a question of how the active development applications factor into the 3 proposed scenarios presented.</p> <p>What Site Plan Applications (SPAs) have been submitted to-date in Midtown Oakville? If approved, how many residents would those developments accommodate?</p>	<p>A municipality cannot simply refuse to receive a development application while a planning exercise or land use review is underway.</p> <p>The applications must respond to the in-effect land use and Official Plan policy when the application is made.</p> <p>Council and staff have not made any decisions or recommendations on the applications, they are still being reviewed by the town and public agencies.</p> <p>A response was provided at CofW #4 on November 14th, clarifying that the development applications are evaluated upon the policy framework on the date when they applied.</p> <p>To date, the town has only received applications for Official Plan Amendments (OPAs), Zoning By-Law Amendments (ZBAs) and Plans of Subdivision in Midtown, except for the below.</p> <ul style="list-style-type: none"> One (1) Site Plan Application (SPA) has been submitted in Midtown Oakville for the subject lands at 70 Old Mill Road for a 12-storey

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				<p>residential building; the SPA and is currently under review – details are available on the town website: 70 Old Mill Road - 1614.089/02</p> <ul style="list-style-type: none"> • One (1) SPA in Midtown Oakville has been recently approved – the SPA for the subject lands at 320 Davis Road to permit the construction of an addition to the existing Davis Road Booster Station.
18	Parkland	<p>CofW #2 – August 24, 2023</p> <p>CofW #4 – November 14, 2023</p>	<p>How is parkland acquired, and what is the process to build parkland in Midtown? Should parkland be acquired sooner rather than later?</p> <p>Delegate request for Sixteen Mile Creek to be removed from Midtown presentations (not usable parkland in Midtown). Delegate requested clarity on the baseball diamonds (off Cornwall) not shown as green space on the 3 scenarios presented.</p>	<p>Midtown Parkland will be reviewed as part of the Public Realm Master Plan (to be developed in Phase 5 of the Midtown Implementation Program). There is a process for parkland acquisition, and this will be updated through the Midtown work. Over time, the Town will be in a position to acquire parkland and to build through a consultation process.</p> <p>Confirmation was provided at the November 14th CofW meeting that Sixteen Mile Creek is not being included in the parkland calculations for Midtown. The Town of Oakville’s Parks Plan 2031 and parkland dedication by-law are being updated, which will help determine the limits to the amount of parkland that can be developed in Midtown Oakville.</p> <p>Additional tactics (e.g., parkland acquisition plan) will be required. The consultant team is also engaging with Hydro One regarding the potential for recreational uses in the</p>

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		CofW #5 – December 12, 2023	How did Bill 23 impact parkland dedication?	<p>Hydro Corridor. Similar approaches have been used in other GTA projects with constraints on parkland.</p> <p>The parkland nomenclature and typologies illustrated on the 3 concepts presented at the November 14th CofW are intended to be illustrative; they are not exhaustive of the Parks Plan 2031 park typologies.</p> <p>Bill 23, the <i>More Homes Built Faster Act, 2022</i>, reduced development charges and parkland dedication obligations for most developers. Bill 23 reduced the maximum alternative rate of parkland dedication by half for land conveyance and cash-in-lieu; and capped parkland dedication requirements in circumstances where the alternative rate is used to: 10% of the value of the land (if the land proposed for development is 5 ha or less); and 15% of the value of the land (if the land proposed for redevelopment is greater than 5 ha).</p> <p>CofW #5 on December 12th provided an overview of the planning tools available to municipalities to address key issues raised, including parkland.</p>
19	Parking	CofW #2 – August 24, 2023	Concern about the scale of development and overflow parking to neighbourhoods.	Parking is regulated through the zoning bylaw. The Midtown OPA will introduce parking policies for future zoning bylaw implementation based on a Parking Strategy (both executed through the Midtown Implementation Program).

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		CofW #4 – November 14, 2023	Concern about Metrolinx land ownership and planning for parking in the 3 scenarios.	<p>A response was provided at the November 14th CofW meeting, clarifying that the town puts in place land use policies to provide direction for how lands will evolve, transition, and be used over time. This is done regardless of what is there currently, and regardless of current land ownership.</p> <p>The GO network has revealed transition in the form that parking at GO stations takes, from surface to structured parking solutions. Furthermore, Metrolinx has an air rights program, providing further opportunities for the evolution of the built form at GO stations as the demand and form of parking near transit evolves.</p>
20	Engineering and Infrastructure	CofW #2 – August 24, 2023	Concern about not having infrastructure plan with financing in place soon, and impact to development.	<p>The Town reviews infrastructure requirements through the annual Capital Budget process and works closely with the Region to ensure an infrastructure plan is maintained.</p> <p>The Midtown Implementation Plan sets up a seven-phase implementation program which includes a series of defined tasks such as Functional Plans (with capital cost estimates), and detailed Phasing and Funding Strategies.</p> <p>An Implementation Plan that will identify the future infrastructure requirements to be coordinated with the capital budget process (finance strategy) and detailed development design. The Implementation Program is a two-year process and the infrastructure will take many years to build.</p>

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		<p>Midtown Oakville PIC #1 (October 25, 2023)</p>	<p>Is there a master Environmental Assessment (EA) looking at Midtown? Will the EA and the Midtown Oakville road plan show the projected future state of different mobility options for Midtown? Seems piece meal looking at individual roads.</p> <p>What happens if there is a conflict with the EA and Town policy?</p>	<p>There is an overall Midtown Transportation Plan, Stormwater Master Plan, and Area Servicing Plan to address transportation, stormwater, water, and sanitary capacity and impacts. It covered the entire area of Midtown as well as adjacent connections. The Midtown Transportation Plan will cover the first two phases of the environmental assessment process, will provide the recommendations for future studies of individual roads where required and subsequent detailed design. This is a lengthy process and just starting.</p> <p>The Midtown Oakville plans and studies are being carried out in accordance with the Municipal Class Environmental Assessment (MCEA), approved under the Ontario <i>Environmental Assessment Act</i>. The Midtown Oakville studies will form the basis for future detailed investigations for projects that are subject to the <i>Environmental Assessment Act</i>.</p> <p>These studies will form the basis for future, detailed investigations, and will address any potential conflicts between the technical studies and OPA policies to ensure consistency.</p>
		<p>CofW #4 – November 14, 2023</p>	<p>Roads linking Midtown to the rest of Oakville – Delegate (TCRA) noted that TCRA believes Chartwell Road should be extended over the QEW to 8th Line, due to new residents and pressures on Trafalgar Road.</p>	<p>The Midtown Transportation Plan will address transportation and impacts associated with growth and development. The Plan is just beginning and will provide recommendations for future studies and/or subsequent detailed design, as warranted.</p>

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			Can a map be provided that articulates how the Midtown Oakville proposal will support investments in rapid transit across the Town (e.g., between Midtown and Uptown Core)?	The Plan will consider and will reflect how improvements to the transit and active transportation network will support improved connectivity and mobility town-wide in the fullness of time.
21	Resources	<p>CofW #2 – August 24, 2023</p> <p>CofW #5 – December 12, 2023</p>	<p>A slow start. Some concern about ability to complete work program. Skeptical of Q4 2023 completion.</p> <p>Delegate concern with progress. Expected a Midtown OPA by December 2023. Want to see action taken on areas seen as deficient:</p> <ul style="list-style-type: none"> • Public engagement • Metrolinx engagement • Best practices • Timing of required infrastructure • Provincial policy changes and how the 3 land use concepts respond • Parkland dedication • FSI (density) – how to ensure it is not “manipulated” by developers • Master Plans for Midtown • 3D models of P+J/ha by 2051 	<p>A work program has been established with a roadmap first provided at CofW #2, with status updates included in all subsequent CofW meeting materials. The draft Midtown OPA reflecting the preferred concept will follow in Q1 2024 with the public posting of the draft Midtown OPA and a public statutory meeting in early Q2 2024.</p> <p>Refer to above response for Item #21 (roadmap and overall progress on the OPA). Regarding specific concerns:</p> <ul style="list-style-type: none"> • Public Engagement: refer to response under Item #14; • Metrolinx Engagement: refer to response under Item #7; • Best Practices: refer to response under Item #2 • Timing of Infrastructure: refer to responses under Items #7 & #20 • Provincial policy changes and land use block concepts: Addressed at CofW #5 on December 12th; refer to response under Item #2 for details. • Parkland dedication: refer to response under Item #18 • FSI: refer to responses for Item #16 • Master Plans: refer to responses under Items #4 (general); #18

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				<p>(public realm master plan); #20 (stormwater master plan & Area Service Plan (ASP); #23 (financing & cost estimates for Master Plans)</p> <ul style="list-style-type: none"> • 3D Models: a 3D model of what the built form in Midtown may look like, together with policy directions, will be provided in the ‘What we Heard’ engagement summary report, in advance of the final CofW meeting on January 30, 2024. This 3D model will be reflective of the 2051 minimum planning horizon required by the provincial Growth Plan.
22	Housing	CofW # 2 – August 24, 2023	<p>How do you plan and design for family housing.</p> <p>What is missing middle housing, and can it be in Midtown? Like stacked townhouses. Create opportunities. Look at Liberty Village.</p> <p>Are there any incentives for rental housing? How do you get more apartment rental housing in Midtown?</p>	<p>Midtown Oakville is an Urban Growth Centre (UGC) planned for the highest densities. Family housing options will be reviewed as part of the OPA policy work. There may be opportunities to integrate a range of housing types in Midtown, as well as bedroom targets. The public realm master plan can also consider this user group. The consulting team will review this in greater detail as well as policies to encourage more family friendly building designs/amenities.</p> <p>A range of housing options will be looked at. There may be opportunities to add some missing middle housing into the policy recommendations. At present, there are not any local incentives for apartment construction. This could be considered as part of a Community Improvement Plan (CIP) through section 28 of the <i>Planning Act</i>. “Community Improvement Plan”.</p>

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		CofW #4 – November 14, 2023	<p>Which of the three concepts / scenarios presented on November 14th would provide the greatest amount of affordable housing?</p> <p>What tools exist that can help the town achieve housing affordability? Do any tools help generate more affordable housing than others?</p>	<p>Other tools will be helpful in facilitating purpose-built rentals such as effective zoning bylaws and development charge phasing (already in place).</p> <p>Each of the three concepts presented at CofW #4 on November 14th produce the same yield (based on the common elements, as presented at CofW #4).</p> <p>The question is about what tools municipalities have at their disposal to address affordability. One of the tools is Inclusionary Zoning (IZ), which requires a municipality to put in place an IZ policy framework to utilize this tool.</p> <p>Still evolving changes to provincial planning policy through the proposed 2023 PPS / Growth Plan, and other provincial bills still under consideration will impact the suite of tools municipalities can access.</p> <p>CofW #5 (December 12th) provided an overview of planning tools available to municipalities to address key issues, including housing affordability.</p>
		CofW #5 – December 12, 2023	What is the status of the Housing Accelerator Fund (HAF) application of the Town?	The town continues to engage with the CMHC regarding its HAF application. On December 21, 2023, Mayor Burton provided a letter to Federal Minister Fraser in response to the Minister’s request to improve the Town of Oakville’s HAF application. Discussions and considerations are ongoing.

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		CofW #5 – December 12, 2023	Councillor Elgar question to the consultant team and town staff on the definition of “Affordable Housing” to be used.	<p>A response was provided at the CofW #5 clarifying that the province is currently working on defining “affordable” and “attainable” housing through regulation. Generally, affordable is defined as no greater than 30% of an individual’s income. The Midtown Oakville OPA will continue to reflect what the current definition of “affordable” housing is within the province.</p> <p>The CofW #5 presentation on December 12th outlined tools – including Inclusionary Zoning (IZ) that could be put in place within the Midtown Oakville Major Transit Station Area (MTSA) to secure affordable units.</p>
23	Cost Estimates – Midtown Oakville OPA	<p>CofW #3 – October 10, 2023</p> <p>CofW #4 – November 14, 2023</p>	<p>What is the level of investment (broad estimate) required to deliver the Midtown Oakville OPA? We cannot wait for Phases 6 – 8 of the Midtown Oakville Implementation Program to understand the financing.</p> <p>Requests for details on costs associated with Midtown scenarios presented were requested.</p> <p>How much does land cost in Midtown Oakville? How can the Town of Oakville</p>	<p>The broad order of magnitude cost estimates associated with the Midtown Oakville OPA are informed by the plans for Midtown Oakville servicing, infrastructure, community facilities, community energy, transportation.</p> <p>Costing and financing are not directly addressed within an OPA. The Midtown Oakville OPA can include policy directions that articulate the need for new infrastructure and/or land acquisitions in order to realize the Midtown Oakville policy vision as outlined in the Midtown OPA. The Midtown Oakville Implementation Program includes financial studies. These studies will be inputs into the Midtown Oakville master plans, to be developed and refined throughout Phases 5 – 7 of the Implementation Program</p>

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		CofW #5 – December 12, 2023	<p>achieve its objectives through the Midtown Oakville OPA if it does not address financing? How much would a large park in Midtown Oakville cost today? What would be the mechanisms to finance it?</p> <p>How do we ensure that Midtown develops, and what can we do to profile the risks</p>	<p>As outlined at CofW #5 on December 12th, future work of the Midtown Oakville Implementation Program will provide additional details on how the policy vision will be financed. This will include development of a Midtown Funding and Financing Strategy, which will:</p> <ul style="list-style-type: none"> • Identify costs of municipal infrastructure and amenities identified through the Implementation Program; • Identify funding tools and/or financing strategies to achieve the required infrastructure; • Identify potential partnerships (public and private); and • Recommend updates to existing funding tools and propose new tools to be adopted by the Town. <p>Additional details regarding costing and risk management associated with the phasing of Midtown Oakville are outlined in the responses to Item #4 (Community Master Plan and Phasing). Finally, changes to provincial legislation and policies impacting Development Charges (DC) are ongoing and continue to be monitored by the Midtown Oakville Implementation Program team. Updates to the DC by-law, based on proposed growth and infrastructure requirements identified through the Implementation Program will be considered by town staff.</p> <p>The majority of Midtown Oakville is owned by private landowners. The Town does not</p>

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			<p>associated with developers who submit their applications?</p>	<p>have the ability to profile and evaluate/exclude a developer from making an application. An application is also reviewed based on its conformance with land use policies and zoning by-laws. Having strong by-laws may help improve the quality of development, but the Town does not have the ability to control when and how a landowner might choose to move forward with development. The only control the Town has would be on municipally owned lands, which is fairly limited within Midtown Oakville.</p>
24	Retail Policy / Vision	<p>CofW #4 – November 14, 2023</p> <p>CofW #5 – December 12, 2023</p> <p>CofW #5 – December 12, 2023</p>	<p>Councillor request to delegate from business community to bring forward ideas on creating vibrant retail for CofW #5 in December.</p> <p>Delegate request for definition of “vibrant community” used in relation to description of retail and commercial proposed for Midtown.</p> <p>Councillor Knoll reiterated concerns with ensuring appropriate retail is directed / encouraged in Midtown, based on past experiences with retail in Uptown Core.</p>	<p>Delegate brought forward ideas for encouraging vibrant retail in Midtown Oakville to CofW #5 on December 12th, in response to Councillor request at CofW #4.</p> <p>Key points raised by delegate included:</p> <ul style="list-style-type: none"> • Determining what type of retail is desired in Midtown Oakville; • Taking into account the changing nature of retail post-COVID-19; and • Ensuring the road network and parking can accommodate delivery drivers in support of multi-channel retailers’ needs (varied). <p>CofW #5 on December 12th provided an overview of the planning tools that can be used to create vibrant retail streets. The Midtown OPA can support the development of vibrant retail by including urban design considerations in the policies to guide retail built-form and its relationship</p>

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				<p>to an active public realm. The OPA policies can also describe the desired character of areas within Midtown (including the retail character expected to develop) and include policies that establish areas where retail is required or encouraged in Midtown.</p> <p>Beyond the OPA, future work of the Midtown Implementation Program will contribute to defining Midtown’s future retail environment. This future work includes but is not limited to design guidelines for Midtown and the Midtown Zoning By-Law, implementing tools that will reinforce the policy directions of the OPA.</p>