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Council Committee of the Whole (COW) # 4

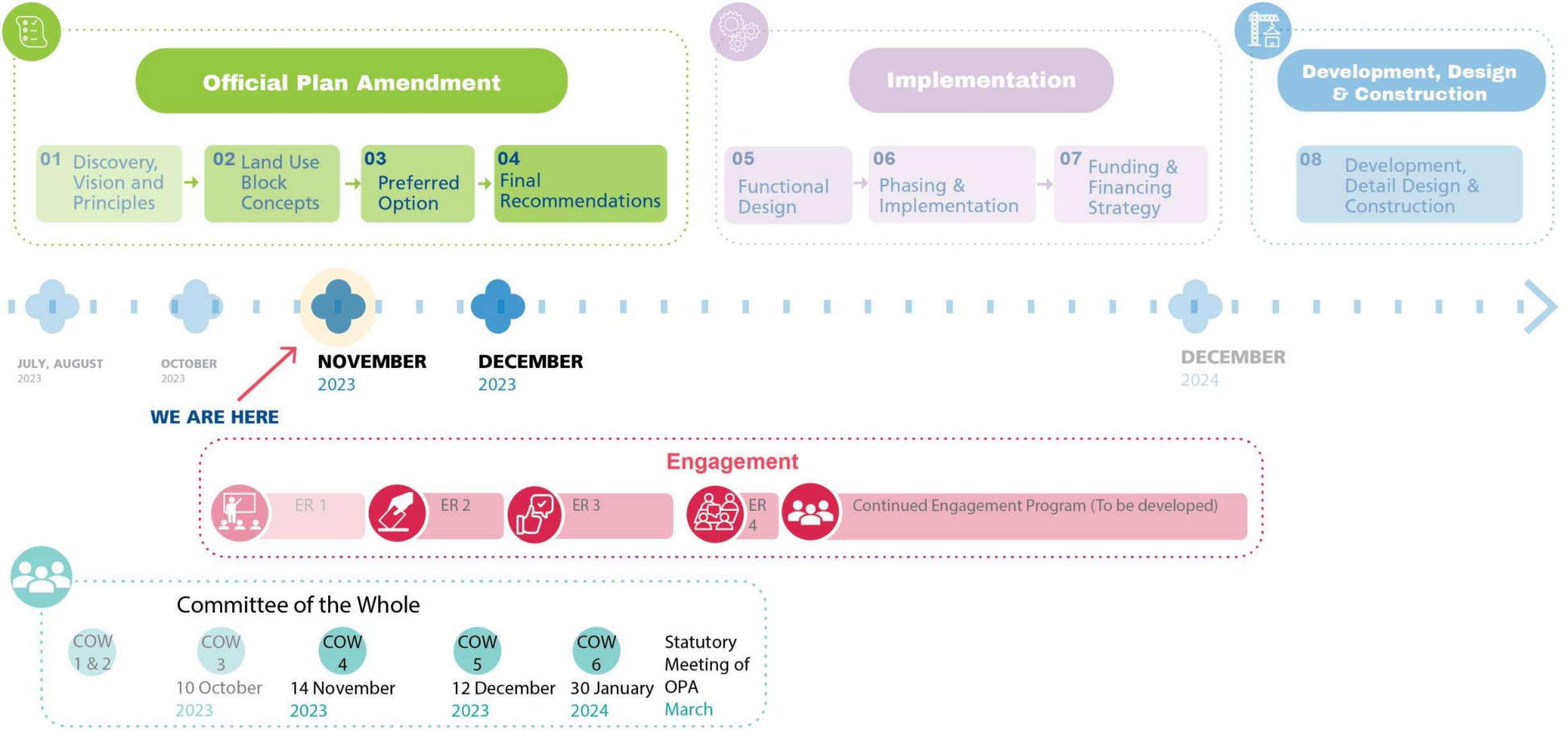
November 14, 2023

Agenda

- **Where We Are**
 - Where we are in the OPA process
 - Work done to date
- **Concept Options**
 - Setting the Stage
 - Review of three 2D Concepts
 - Concept Next Steps
- **Communication and Engagement**
 - Engagement Next Steps



Where We Are



Work Done to Date – Committee of the Whole

- **COW #1 – Jul 18:** High-level visioning and outline of implementation program and engagement plan
- **COW #2 – Aug 24:** Description of the OPA process and refined Engagement Plan
- **COW #3 – Oct 10:** Description of the existing conditions of Midtown and how these conditions are relevant to the OPA

Work Done to Date – Public and Stakeholder Engagement

- **Sep 12:** Residents Association information meeting
- **Sep 20:** Developer and Landowner information meeting
- **Oct 16:** Technical Advisory Committee Meeting #1
- **Oct 25:** Public Information Centre (PIC) Meeting #1
- **Nov 24th, 28th, 29th:** Public Information Centre (PIC) #2
- **Nov 29th** – Round 2 Stakeholder Meetings: TAC and Developer

Recap of Public Information Centre #1

Event summary information:

- Total number of attendees: 151
- 52.32% (79) are first-time attendees of a Midtown public consultation or meeting
- 86.75% (131) of attendees are Oakville residents
- The event reached residents in all five Oakville postal code areas



Recap of Public Information Centre #1

- A Q and A was held followed by four informational booths with activities and open discussion
- Areas of interest for the public include:
 - Interest in sustainable density
 - Transit, cycling, and pedestrian infrastructure
 - Traffic and congestion
 - Affordable housing
 - Architecture and design
 - Crime and safety
 - Community services such as schools, police, and fire
 - Parks and green space
 - Arts and cultural attractions
- A more detailed recap and summary report is being prepared and will be shared soon.



Phase 2

1. Developing draft land use block plan concepts in 2D form conveying mobility, public realm, and precinct strategies with high-level theories on character and built form (i.e. height, density, transition).
2. Evaluating draft land use block plan concepts using draft OPA vision and other place-based criteria with members of the Public.
3. Determining impacts of concepts on servicing and transportation.

Next Steps:

- Report back on draft findings of the above analyses



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Toward a Complete Community for Midtown

**We are at a unique place within
the Tailored Official Plan
Amendment Process...**

**We have an opportunity to define
Midtown's unique urban structure
and distinct place-making
elements.**

This is a unique once in a generation opportunity to shape a new community in Oakville. The goal is to create a complete community



What is the vision for Midtown? ... a complete community

A place that offers...

opportunities for people of all ages and abilities to conveniently access **most** of the necessities for daily living, including 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**.

Complete communities are **age-friendly** and in Midtown, this will translate into a **vibrant, high-density, mixed use, transit supportive, pedestrian oriented urban environment with high quality urban places and destinations**.

As a complete community, Midtown will be **integrated into the broader Oakville community**, with access to regional services and amenities (ie. name of Oakville hospital and arena).

The 2D Concepts Illustrate the Emerging Objectives for Midtown

TOPIC	INTENT
Mobility	Develop a connected road and mobility network that supports multi-modal circulation and choice of movement
Road Network	Develop a road network that allocates elements of the public realm to best support pedestrians, cyclists, and street-level shopping environments while supporting active transportation.
Built Form	Promote a compact urban form that supports a human-scaled street wall supporting higher density development through point tower elements creating a distinct skyline and sky views.
Parks and Open Spaces	Establish a connected network of parks and open spaces with a distinct character, role and function for each element.
Height and Density	Allocate the greatest height and density to areas with the most complex land use mix.
Livability	Provide housing, employment opportunities, and a range of destinations that can support a vibrant and livable urban environment for people of all life-cycle stages.

The 2D Concepts Illustrate the Emerging Objectives for Midtown

TOPIC	INTENT
Place-Making	Cultivate places that surprise and delight and can reinforce Midtown as a distinct community and foster a sense of belonging.
Innovation	Create office and educational districts that can support the next generation of innovators, skilled workers, and problem solvers.
High-Quality Design	Ensure a high-quality urban design reflected through built and living elements offering unique architectural and open space expression.
Transition	Provide an appropriate transition between new elements in Midtown Oakville and neighbouring areas and properties.
Investment	Facilitate public investment in transit, parks, open space, civic facilities and targeted economic development strategies.
Sustainability	Promote sustainable development practices.

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Setting the Stage for the 2D Land Use Block Concepts

What is included in the 2D Concepts and what is not included and will be completed in Phase 5.

What's Included:

- Land Use and Precincts;
 - Residential Focus
 - Employment/Education Focus
 - Arts, Culture and Shopping Focus
 - Manufacturing/Research Focus
- The Street Network;
- Parks and Open Space, including conceptual amount;
- Community Amenities;
- Retail Streets and Districts;
- Active Transportation Networks;
- Height and Density Ranges

What's Not Included:

- Various details that can be explored in policy or other planning tools
- For example, the concepts do not 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

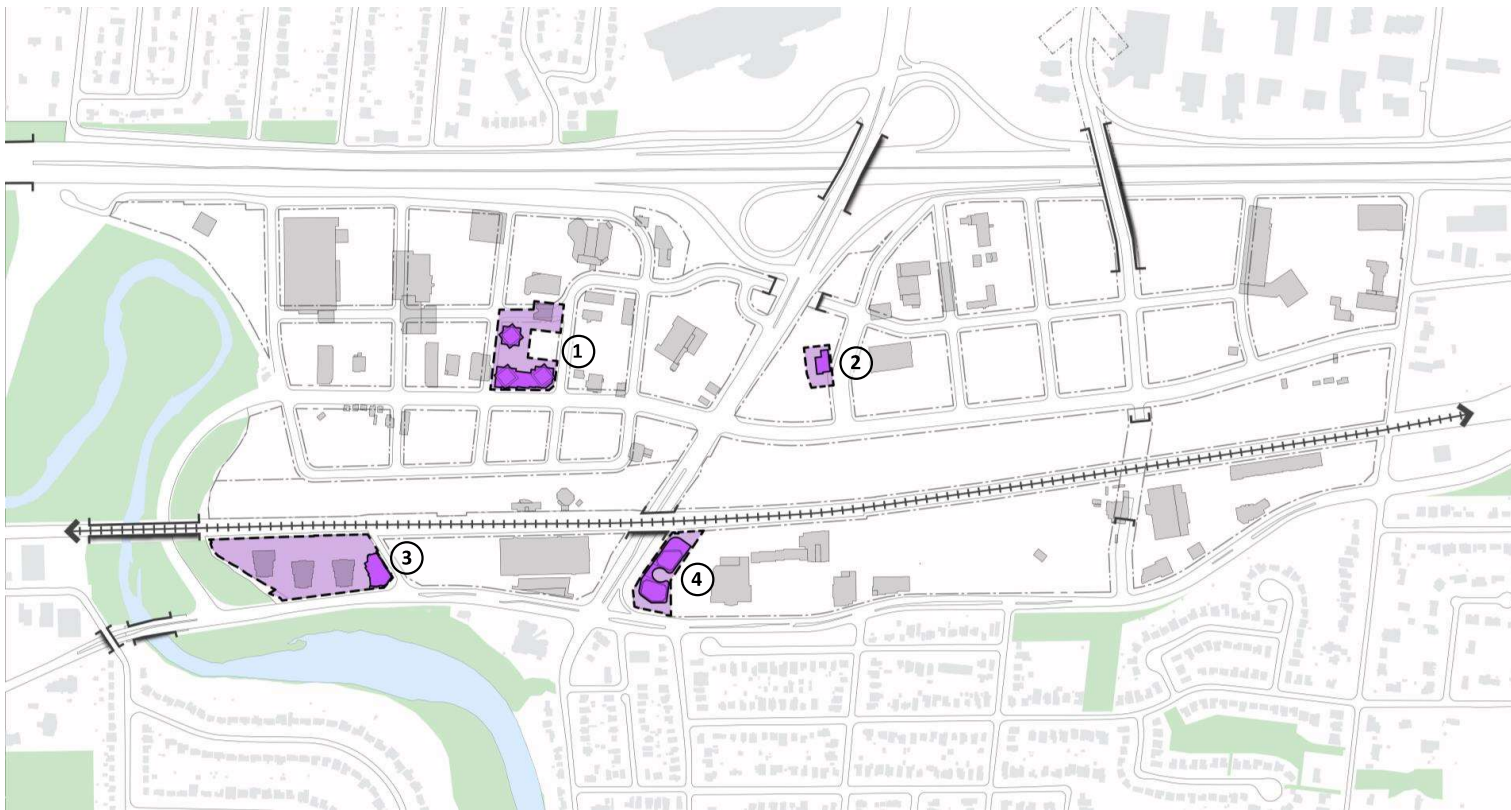


The road network is generally consistent with the Town initiated OPA as of 2017 and is based on the Midtown Oakville Class EA completed in 2014. Minor modifications and additions have been made since then to reflect updated directions.

The intent of the OPA is to define the function for each roadway and the users that each serves and not the design details.

Common Concept Elements

Approved Developments



We have configured the options to include approved development applications:

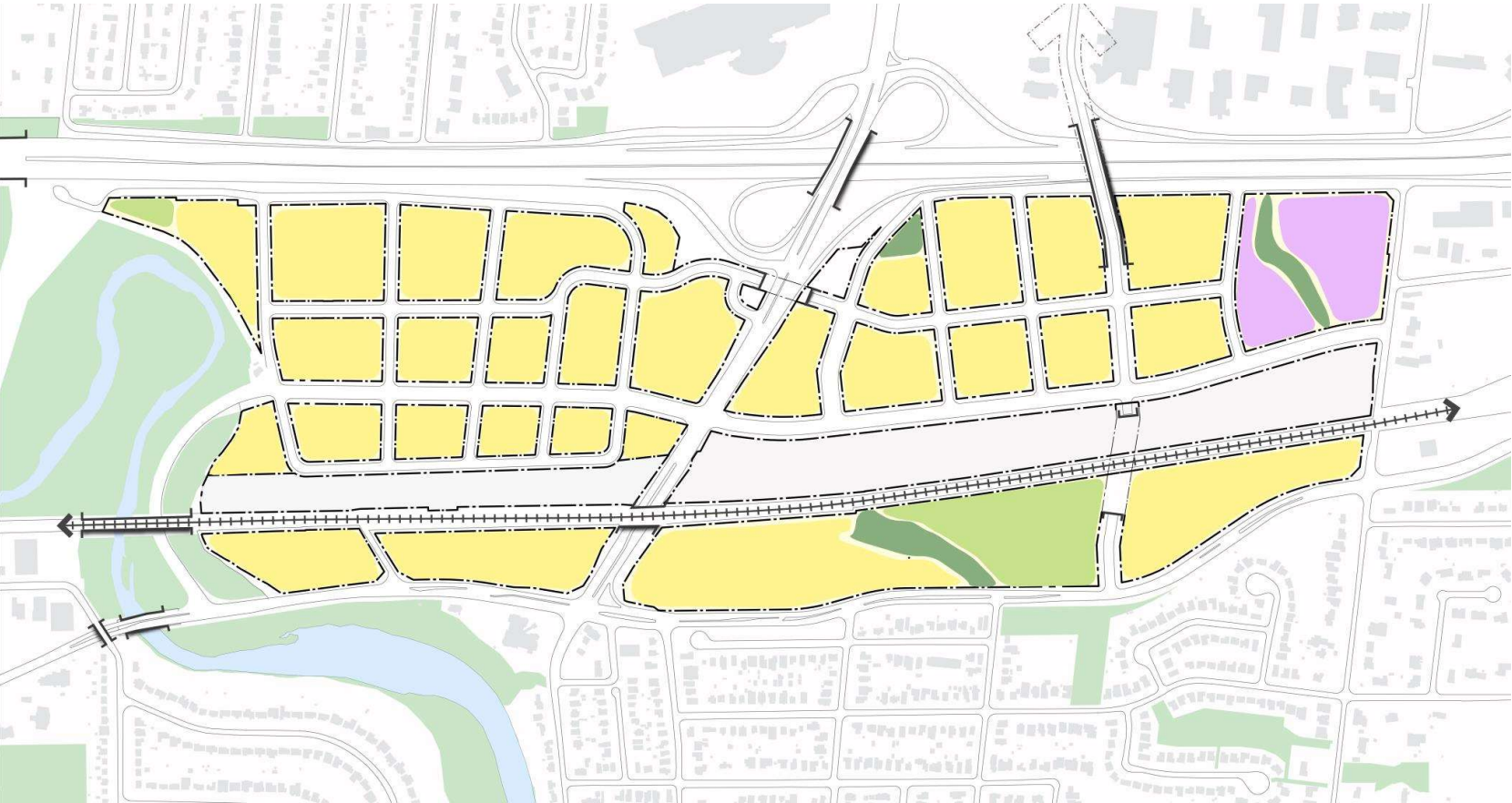
1. 177 and 185 Cross Ave, 580 Argus Rd
2. 320 Davis Rd
3. 70 Old Mill Lane
4. 281 and 291 Cornwall Rd

Legend

-  Approved Building
-  Site Area

Common Elements

Underlying Land Use



Land Use Legend

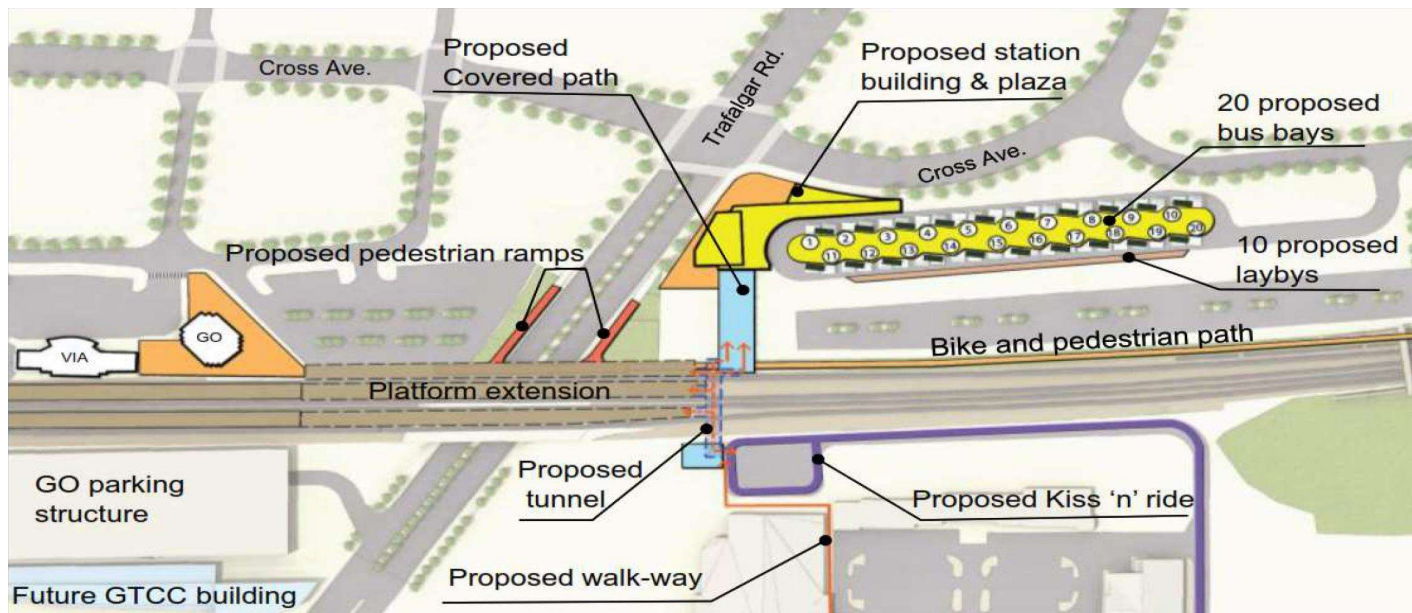
- Residential
- Office/Commercial
- Existing Park
- Natural Heritage
- Hydro Corridor

Common Concept Elements: Population and Employment Estimates

- The concepts represent a **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 (32,000 people and 17,000 jobs) and set up a long term planning framework that can support growth beyond the current planning horizon.
- The concepts, through the draft density and land use mix presented, result in approximately 62,000 people and 19,000 jobs.
- Phasing strategies in the future policy framework can address aligning the provision of hard and soft infrastructure with growth to support the logical sequencing of development.

Common Concept Elements

Long Term Transit Expansion and Access

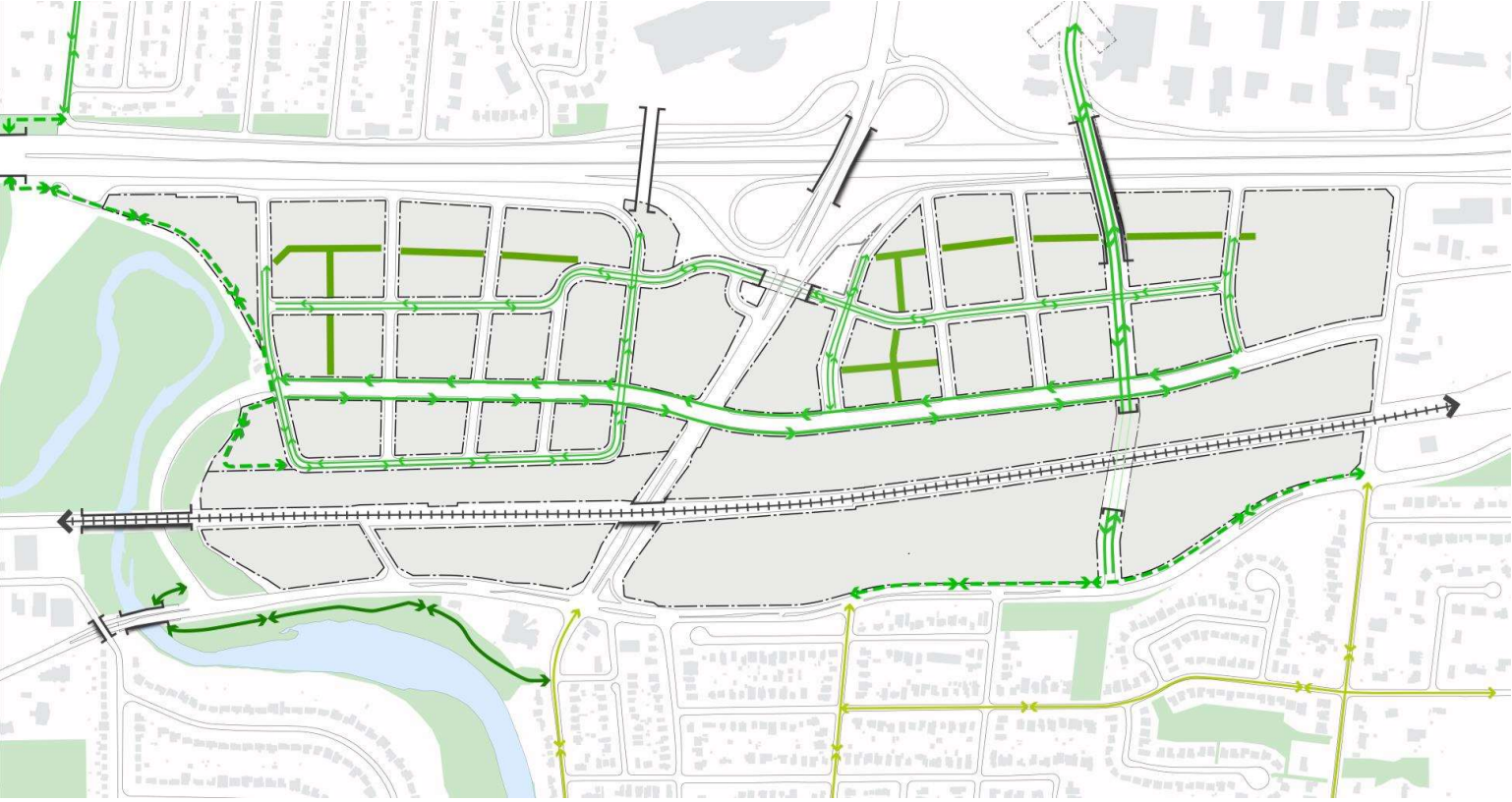


All options include full transit stations on both sides of Trafalgar Road as a long-term goal.

Midtown Oakville Mobility Hub Study 2012

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 are specific to each 2D block land use concept and 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

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The 2D Concepts

Three Concepts at a Glance

A. Trafalgar Central Employment Focus

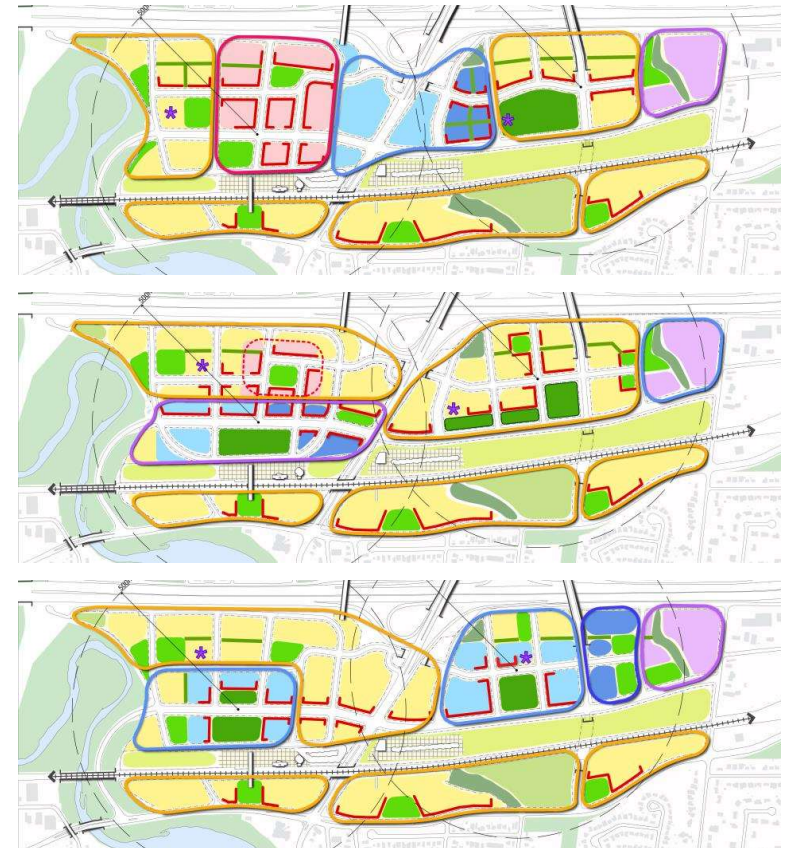
- Most diverse land use mix
- Centralized office focus
- Greatest amount of retail/shopping
- Retail focus along Argus/Davis
- Largest civic space

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

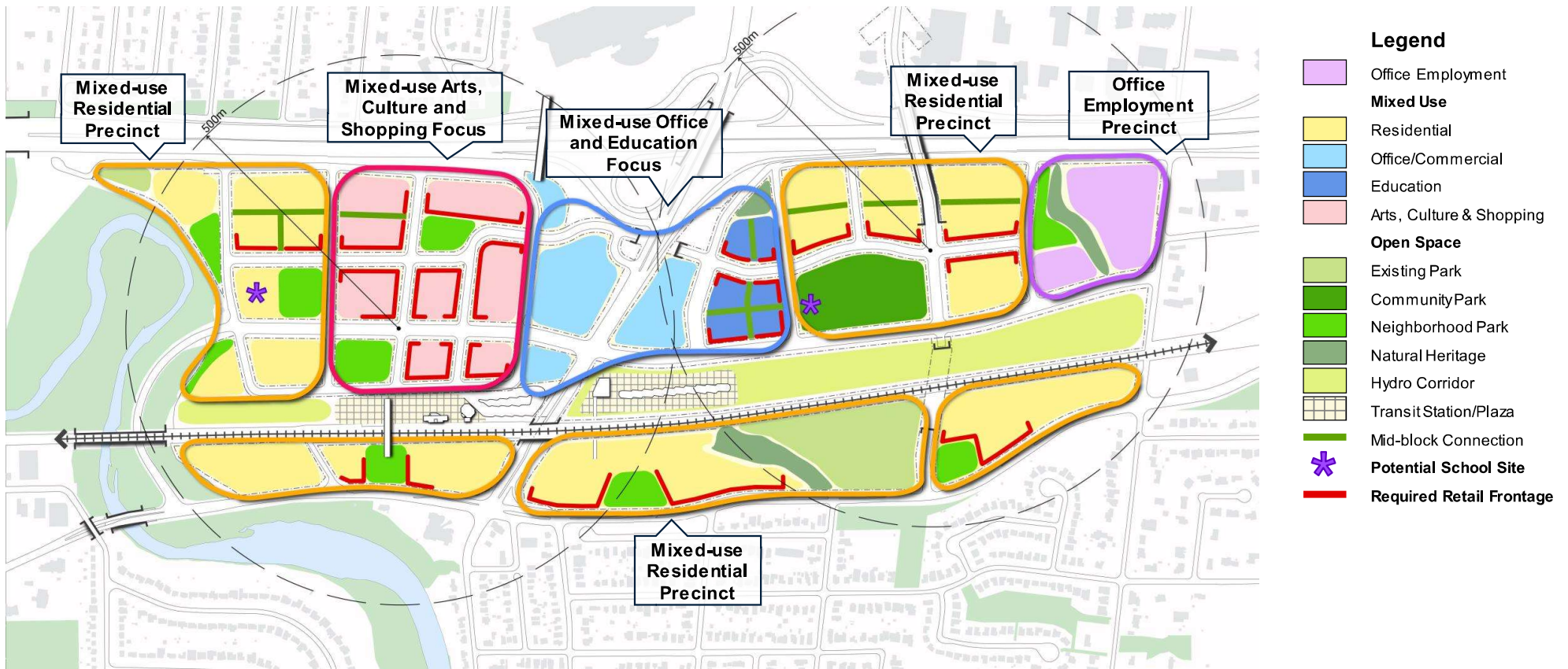
C. Two Employment Centres

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



Concept A: Trafalgar Central Employment Focus

with Arts, Culture and Shopping Focus in the West



Concept A Precincts:

Office and Education Focus



Kendal Square, Cambridge MA
Source: The Boston Globe



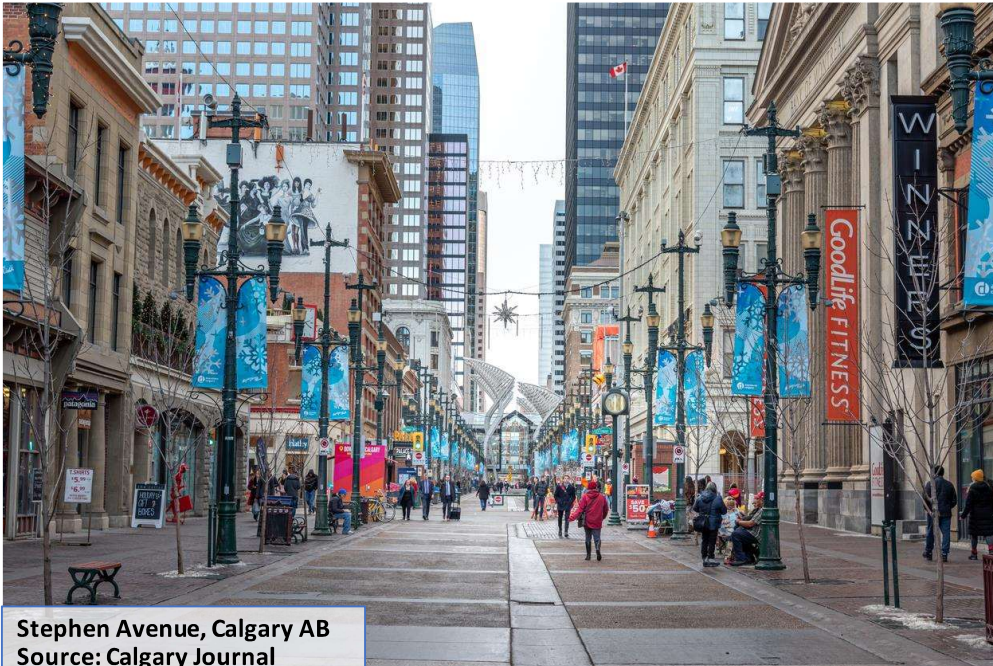
Kendal Square, Cambridge MA
Source: kendallcenter.com

Concept A Precincts: Main Street Focus

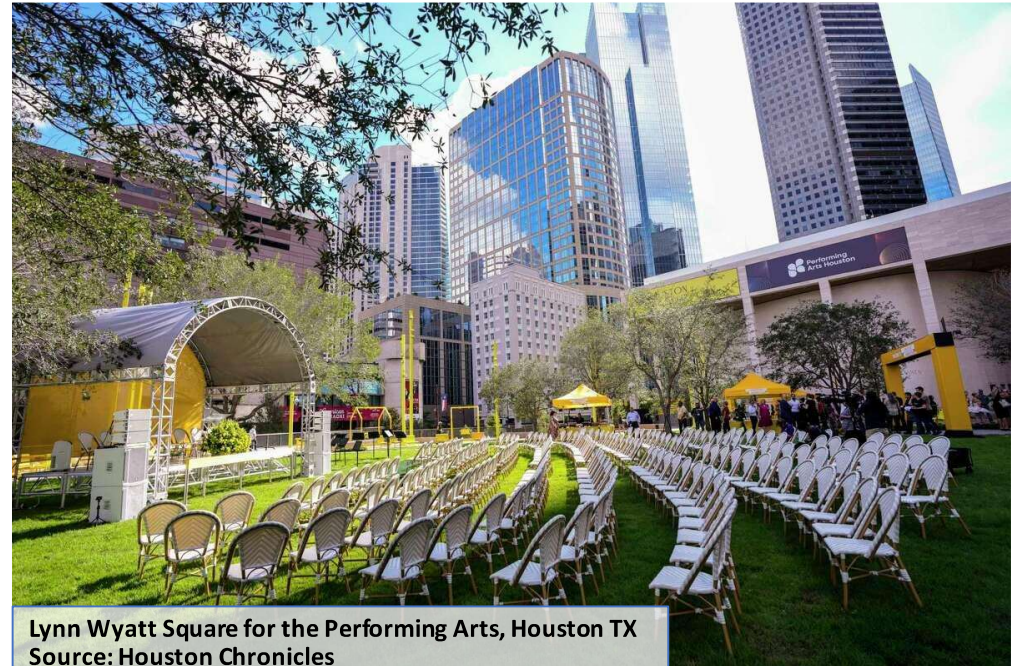


Concept A Precincts:

Arts, Culture and Shopping Focus



Stephen Avenue, Calgary AB
Source: Calgary Journal



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

Concept A Precincts: Office Employment Focus



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

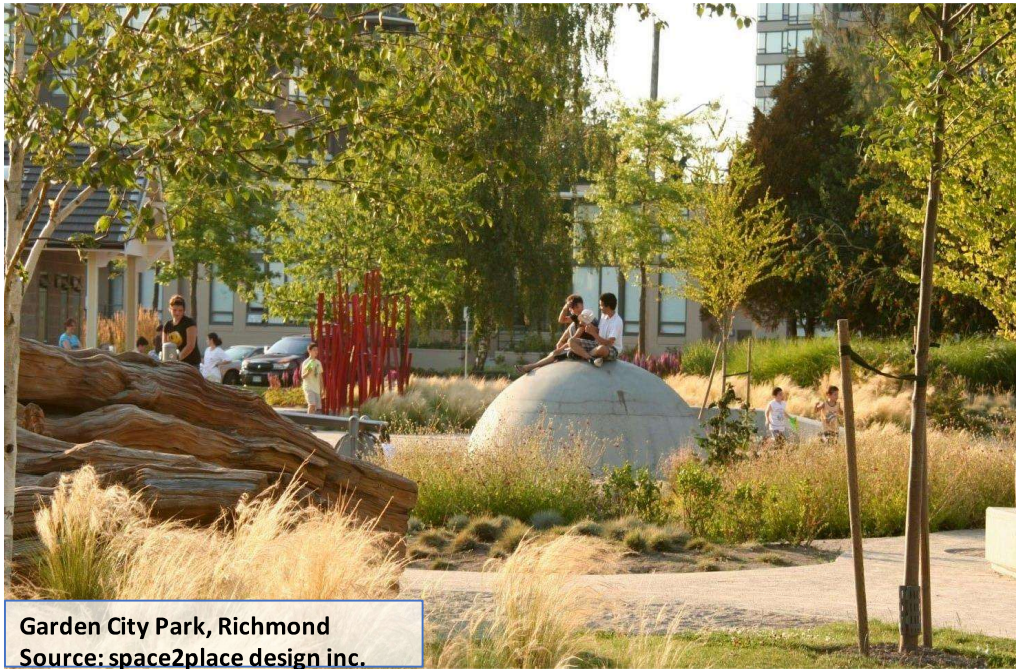


Legend

- 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

Concept A:

Residential Neighbourhoods & Parks and Open Space

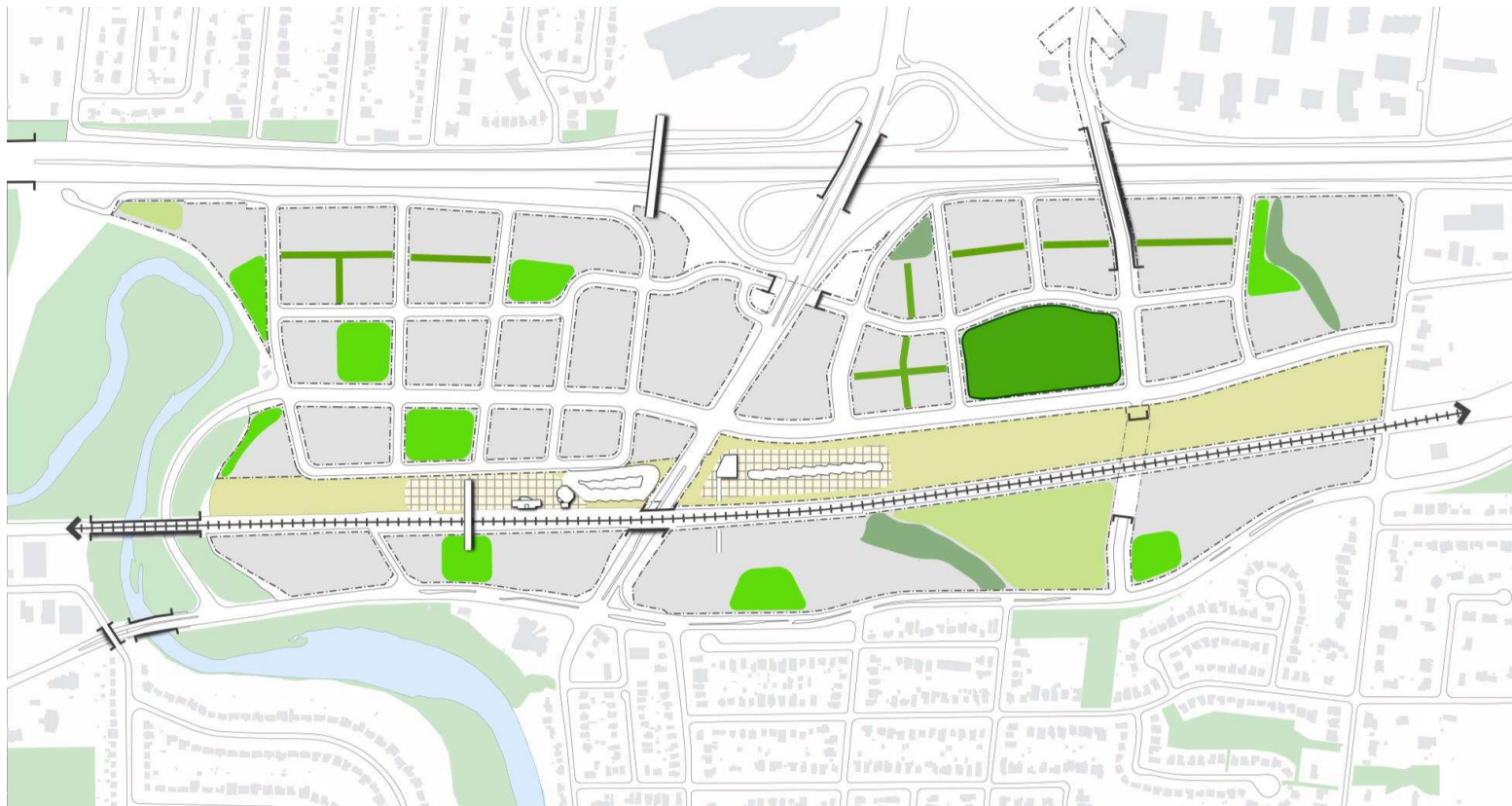


Garden City Park, Richmond
Source: space2place design inc.



Emery Barnes Park, Vancouver
Source: Klaus Johansson

Concept A Unique Places: Parks & Open Space



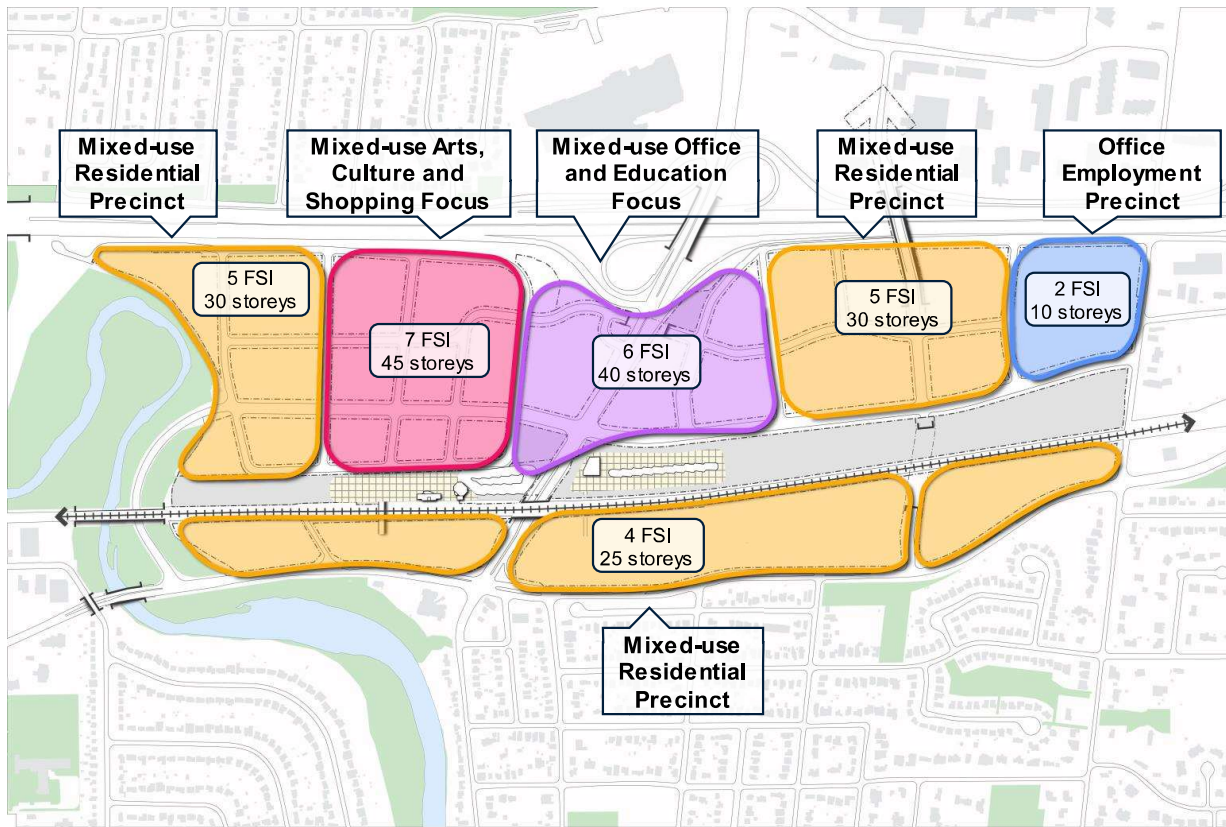
Legend

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

Community Park	3.0 ha
Neighbourhood Park	5.3 ha
Existing Park	3.9 ha
Total	12.2 ha

Concept A: Height & Density

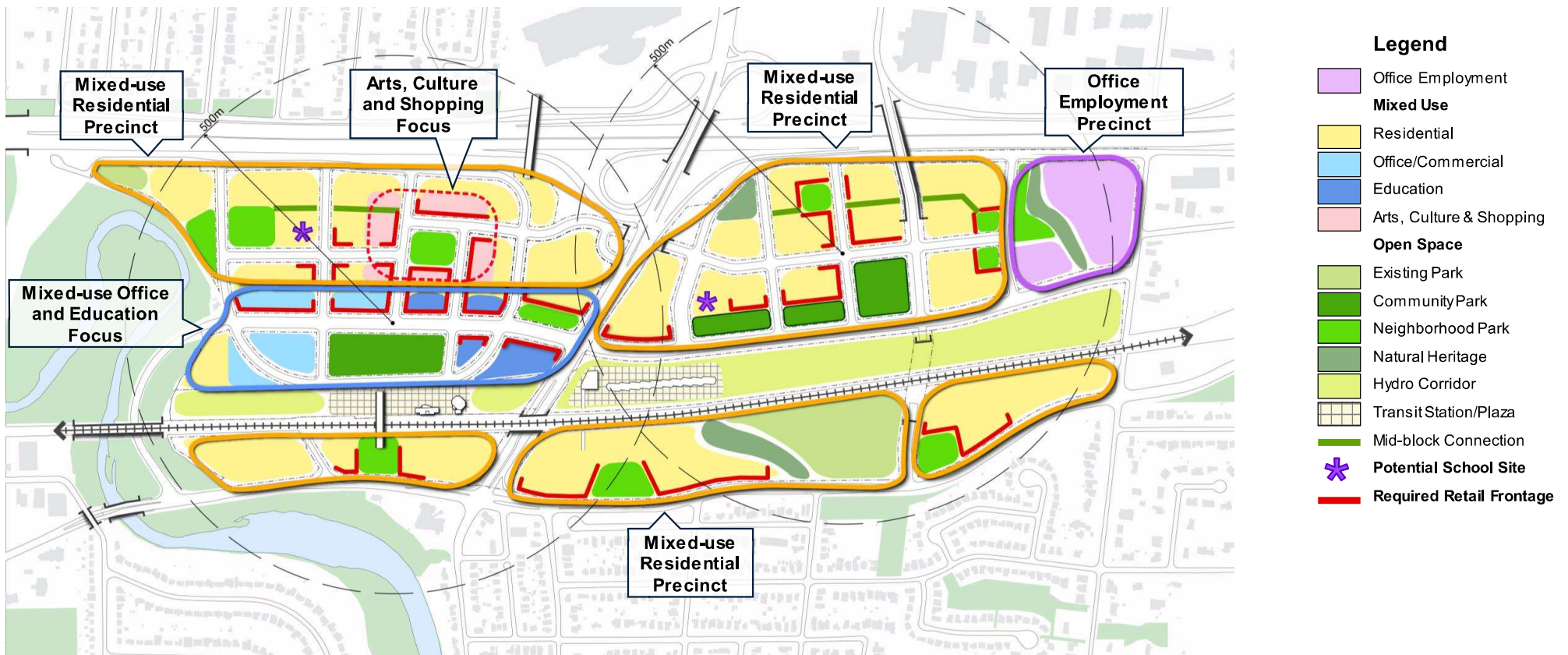
Concept A includes densities of between 2 to 7 FSI and approximate height ranges between 10 to 45 storeys



Precinct	Approximate Gross Area (m ²)	Draft FSI
Mixed-use Residential Precinct (West)	91,000	5
Mixed-use Arts, Culture & Shopping Focus	130,000	7
Mixed-use Office and Education Focus	92,000	6
Mixed-use Residential Precinct (East)	141,000	5
Office Employment Precinct	58,000	2
Mixed-use Residential Precinct (South)	140,000	4

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

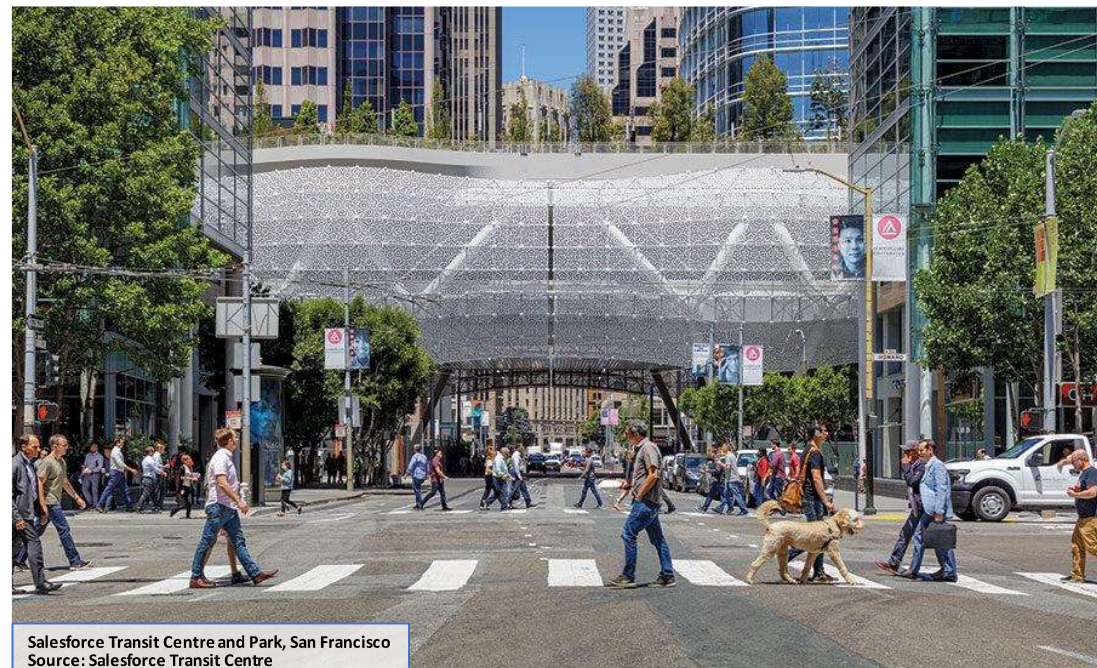
Concept B: West Office/Educational Campus Focus with a Mixed-Use Neighborhood to the West



Concept B: West Office and Education Focus



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



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

Concept B:

Residential Neighbourhoods Parks and Open Space



Concept B:

Arts, Culture and Shopping Focus



Concept B: Office Employment



Concept B 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

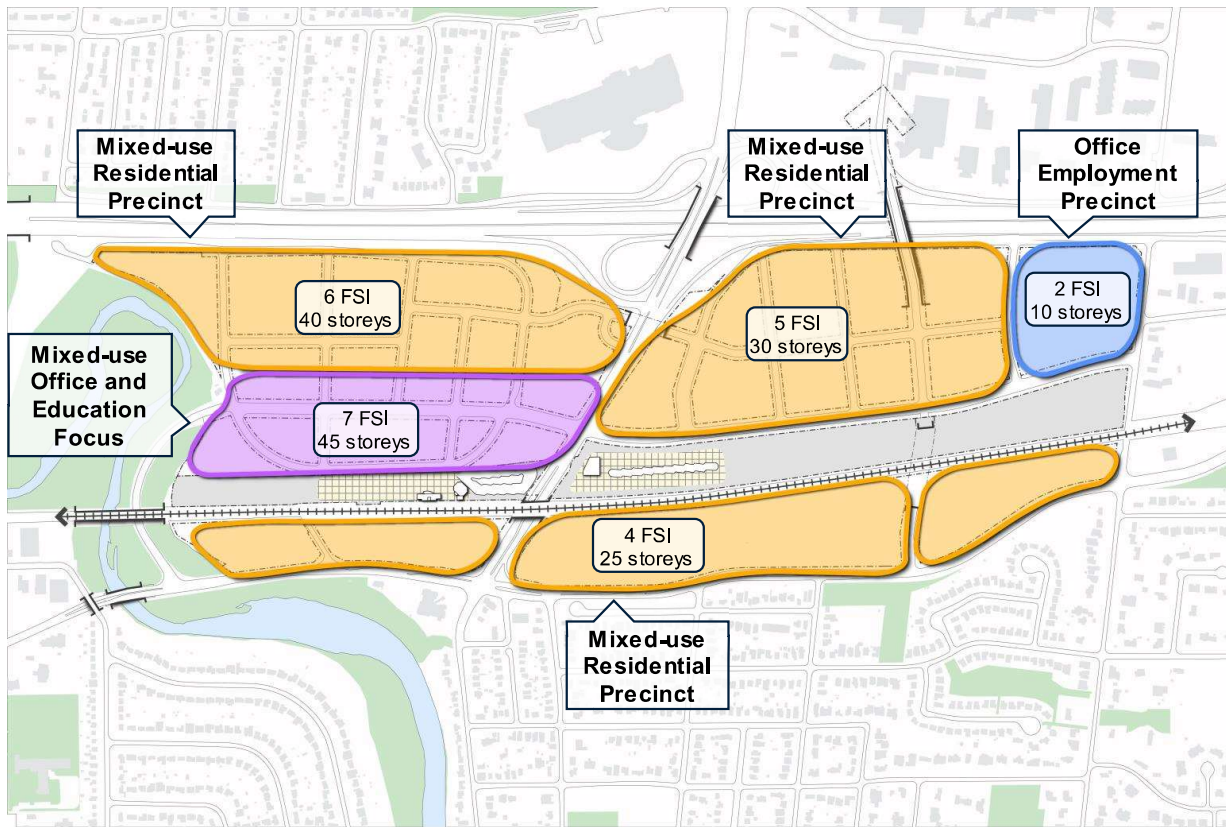
Concept B Unique Places:

Parks & Open Space



Concept B: Height & Density

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

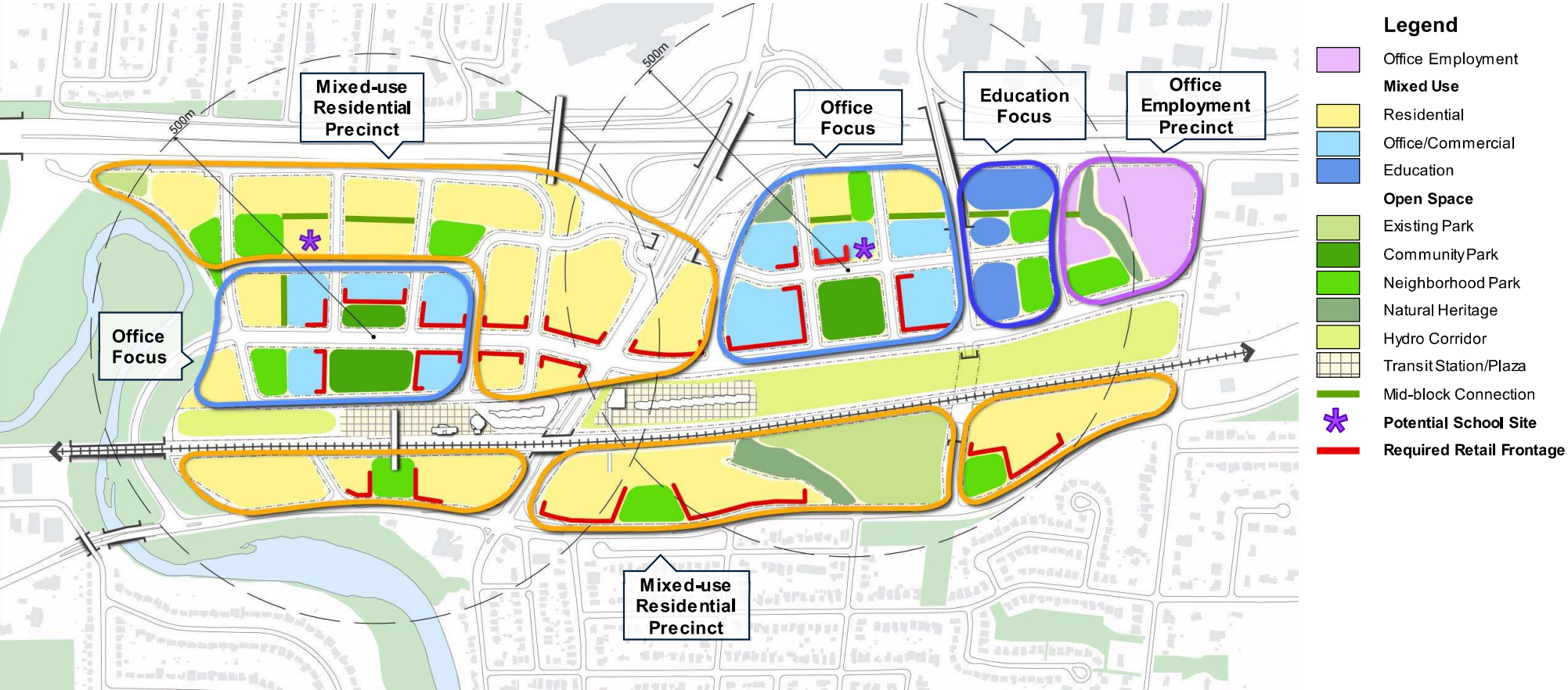


Precinct	Approximate Gross Area (m ²)	Draft FSI
Mixed-use Residential Precinct (West)	154,000	6
Mixed-use Office and Education Focus	104,000	7
Mixed-use Residential Precinct (East)	196,000	5
Office Employment Precinct	58,000	2
Mixed-use Residential Precinct (South)	140,000	4

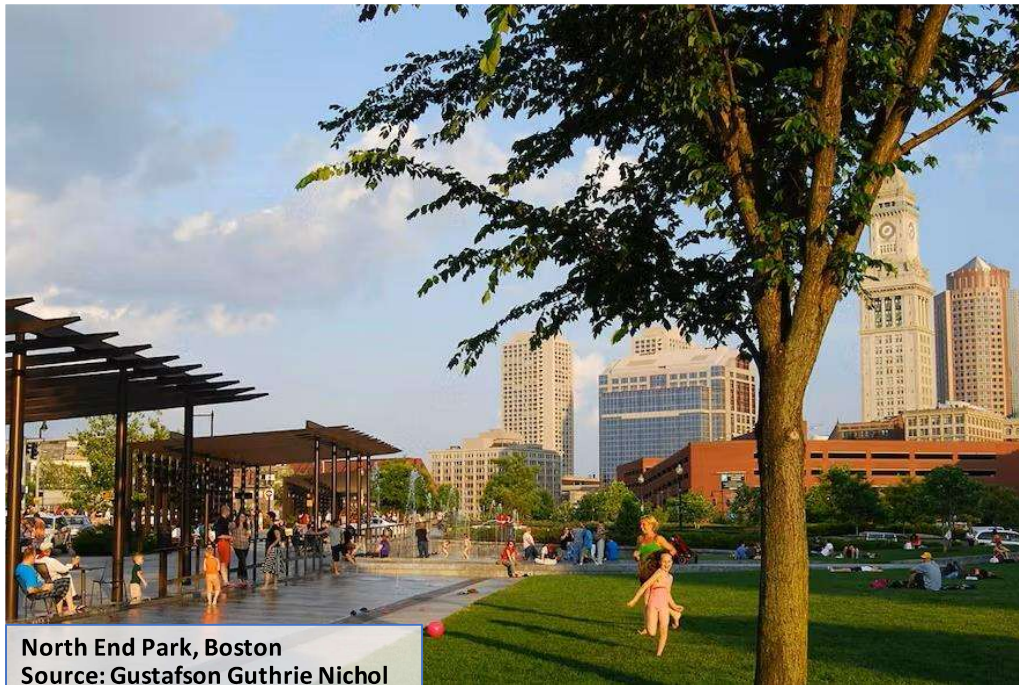
Long-term (2051 and beyond) people and job estimate:	
People	62,000
Jobs	18,000
People and Jobs	80,000

Concept C: Two Employment Centres

Built Around two Primary Civic Spaces



Concept C: Two Employment Centres Built Around two Primary Civic Spaces

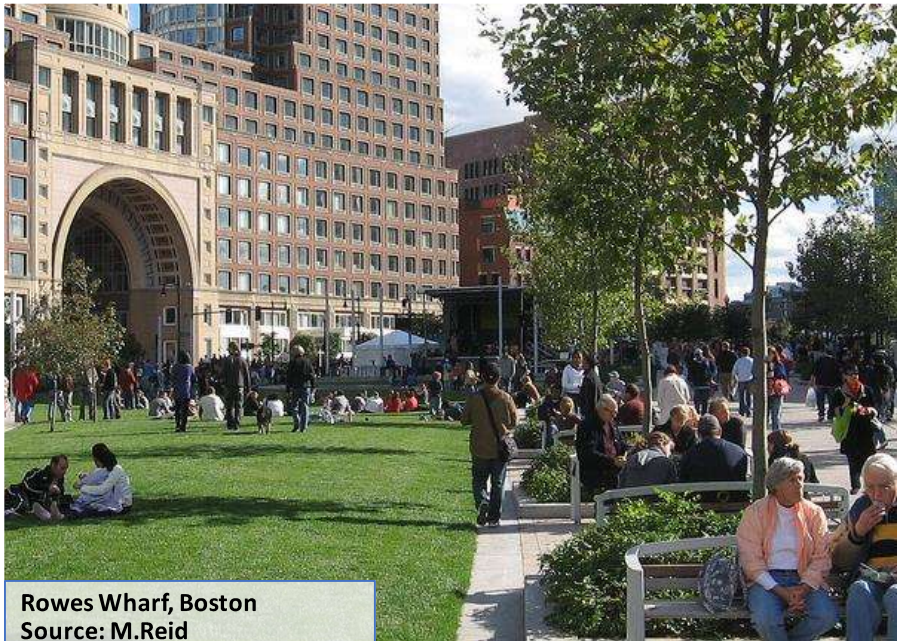


North End Park, Boston
Source: Gustafson Guthrie Nichol



sθəqəlxenəm ts'exwts'áxwi7 Rainbow Park, Vancouver
Source: Dialog

Concept C Precincts: Employment and Education Focus



Concept C Unique Places:

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



Legend

Open Space

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

Community

- Potential Community Use
- Potential School Site

Retail Focus

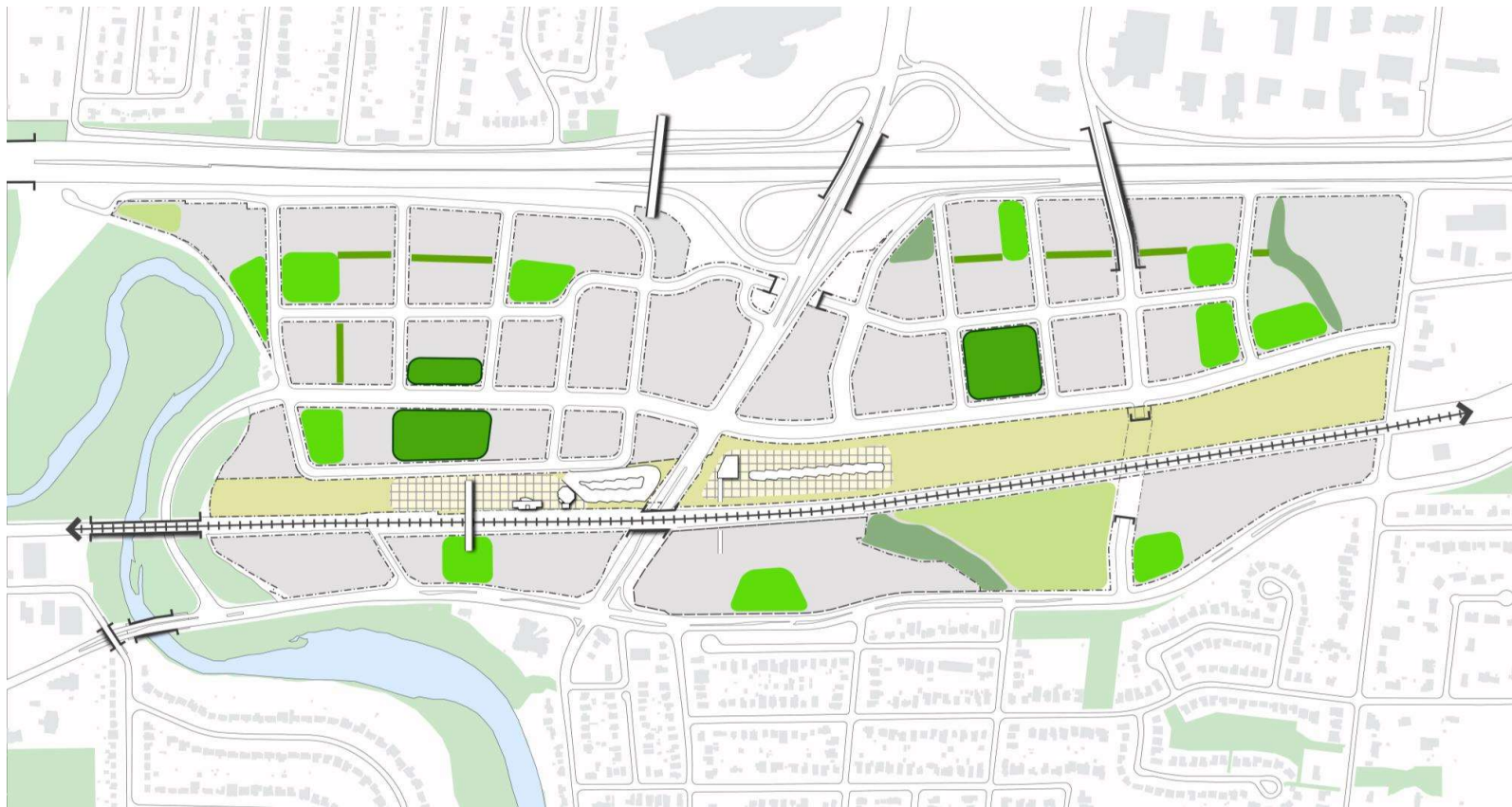
- Primary Main Street
- Retail Frontage

Active Transportation

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

Concept C Unique Places:

Parks & Open Space



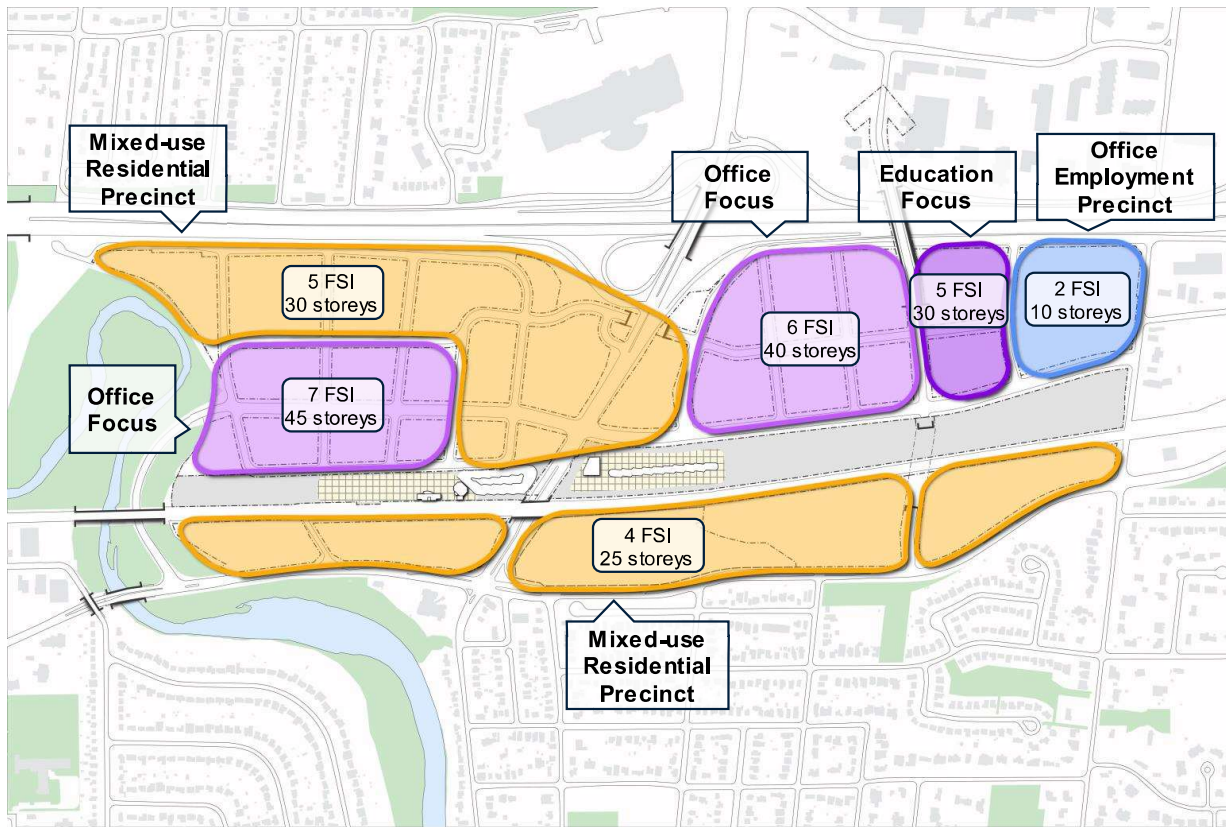
Legend

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

Community Park	2.9 ha
Neighbourhood Park	5.6 ha
Existing Park	3.9 ha
Total	12.4 ha

Concept C: Height & Density

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



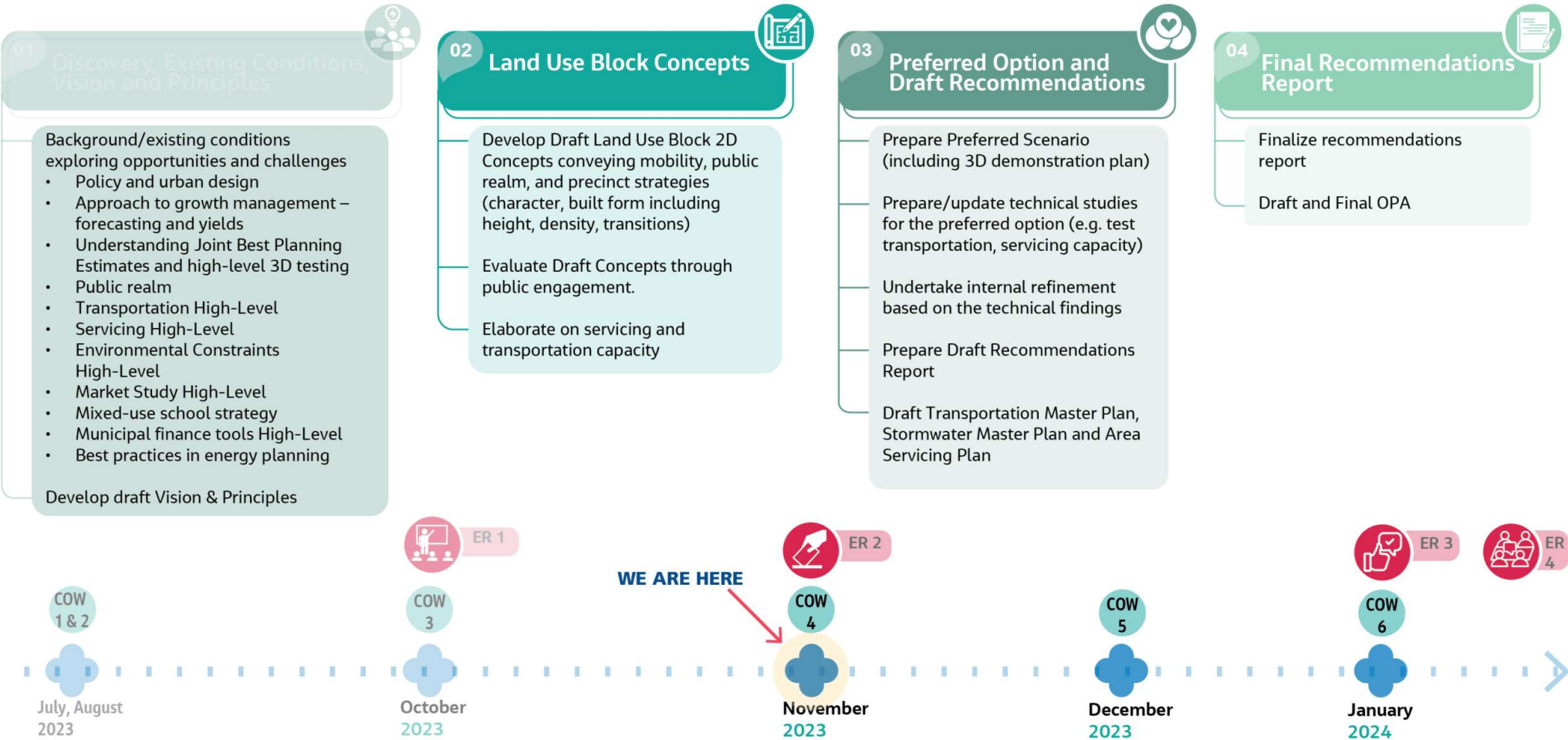
Precinct	Approximate Gross Area (m ²)	Draft Maximum FSI
Mixed-use Residential Precinct (West)	181,000	5
Office Focus (West)	104,000	7
Office Focus (East)	196,000	6
Education Focus	54,000	5
Office Employment Precinct	58,000	2
Mixed-use Residential Precinct (South)	140,000	4

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

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.
- We will engage on the concept options at the next round of public engagements.
- We will invite participants to provide specific feedback on their preferences for the elements shown in each of the options, remembering that the preferred scenario will likely be a composite of elements of all three scenarios.
- We will evaluate the outcomes of public feedback against the emerging and draft vision goals and the feedback received from Public Information Centre (PIC) #1.
- We will present the characteristics and elements of the preferred concept at the COW #5.

Concept Next-Steps



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Communication and Engagement

PIC #2 Approach

- Travelling consultations to reach broader audiences in a smaller, workshop format
 - Introductory Presentation
 - Sharing of 3 concepts
 - Highlight key elements of each concept
 - Roundtable discussion with smaller groups
 - Share back of likes and dislikes of each

PIC #2 Gathering Feedback on the Elements of a preferred scenario

- A range of questions at PIC #2 will help gather feedback around the characteristics of a preferred scenario
- These questions will ask:
 - What elements do you strongly support?
 - What elements do you strongly disagree with?
 - What elements support high quality place making?
 - What elements enhance mobility?
 - What elements enhance livability and high quality of life?
 - What elements would most support people at all stages of life?
 - What elements do you feel are missing?

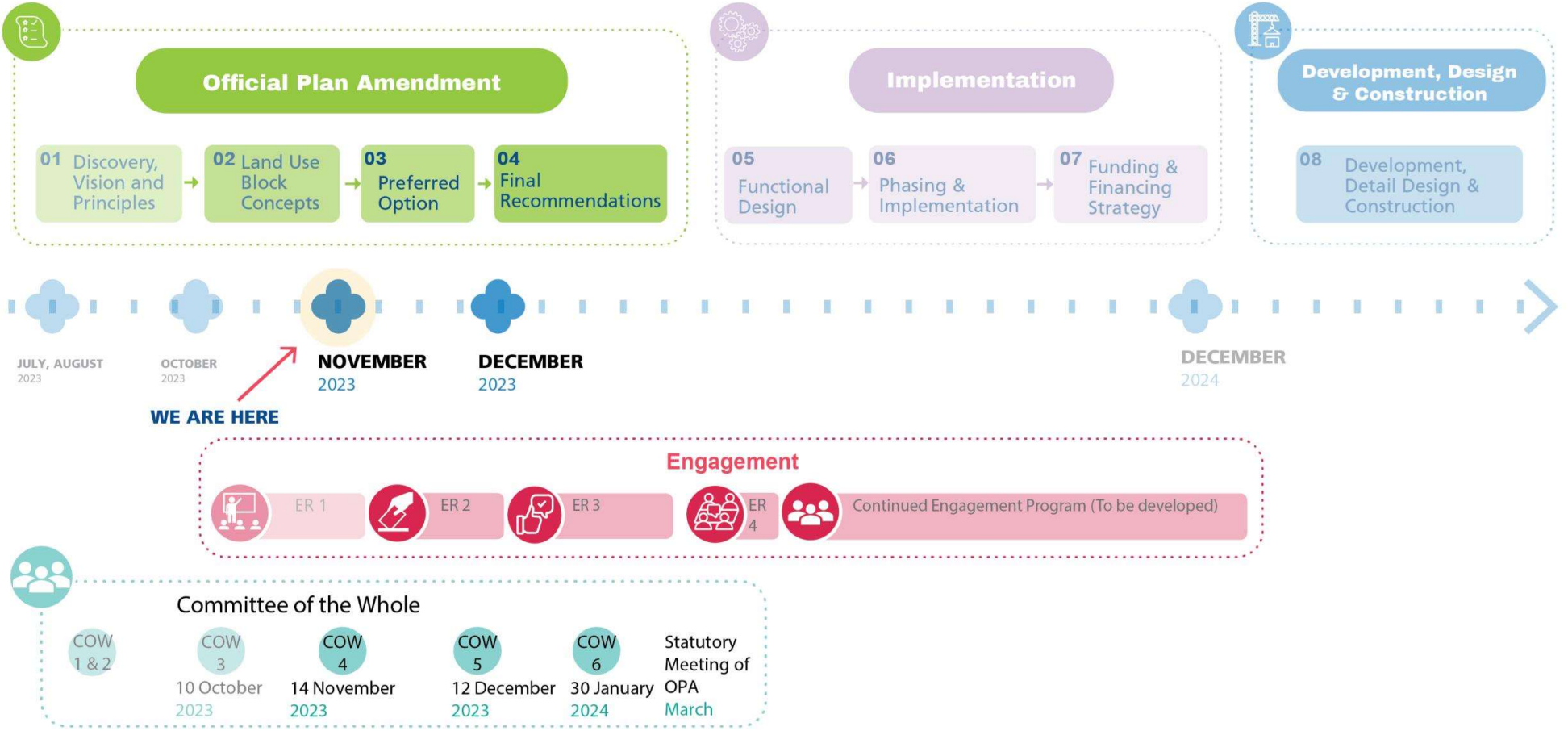
Engagement Next-Steps

1. **Nov 24-29:** Travelling Consultations
2. **Nov 29, 2nd round of stakeholder engagement:**
 - TAC
 - Developer Meetings
3. **Dec 12:** Next COW #5 meeting
4. **Jan 30:** COW #6 followed by next round of engagement

Major Streams of upcoming engagement work

1. **What We Heard Report:** Summary of engagement efforts
2. **Preferred 3D Option with refinements and policy directions:** Engagement needed to select preferred option

Recap of Next Steps



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Questions?