

#	Item	Date of Meeting	Question / Issue	Status / Explanation
1	Public Consultation and engagement	<p>Special P&D May 23, 2023</p> <p>CofW #2 – August 24, 2023</p> <p>CofW #2 – August 24, 2023</p> <p>CofW #2 – August 24, 2023</p> <p>CofW #2 – August 24, 2023</p>	<p>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.</p> <p>Can we have workshops with the public (outside of council / Midtown Oakville Committee of the Whole (CofW))?</p> <p>Issues Tracking Form. How will this be updated and shared? Document names are not the same. Issues Tracking Sheet well received.</p> <p>Label external examples to ensure public is aware this is an external project / example.</p> <p>A request to ensure residents and businesses north of QEW are notified about the Midtown OPA.</p> <p>Can extra meetings be provided, or is there agreement that we cannot go past December 23?</p>	<p>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.</p> <p>Yes, this tactic will be incorporated as part of the public/stakeholder engagement plan for both the Midtown Oakville Official Plan Amendment (OPA) development and Midtown Oakville Implementation Program.</p> <p>The central live issues tracking form has been created and available on the website at www.oakville.ca/midtown. This will be updated and posted on a regular basis (prior to each CofW meeting).</p> <p>A series of examples have been provided in the CofW meetings to-date. These will be labelled by community.</p> <p>A public Engagement Plan has been developed and utilized a range of tools to provide notification to resident and businesses townwide.</p> <p>Midtown CofW meetings are scheduled to the end of December 2023. Extra meeting in January 2024 is currently being scheduled, with the draft OPA planned to be presented to Council in March 2024.</p>

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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 #2 – August 24, 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 Development 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 <p>Review Secondary Plans – why are these not being used like Vaughan?</p>	<p>The Midtown Oakville Committee of the Whole meetings to-date have provided discussions and presentations on best practices and comparator Urban Growth Centres, and the rationale within the context of provincial policy changes, community liveability, and an evolving economic landscape.</p> <p>This will be expanded upon through future meetings where the team will illustrate provincial policy, legal responsibilities, capital planning and fiscal analysis, as appropriate.</p> <p>The Official Plan contains official plan 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>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 each Growth Area Reviews (e.g., Bronte GO MTSA, Palermo, Hospital District). Official Plans are reviewed on a regular basis. The current Midtown OPA is a review of</p>

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		CofW# 1 – July 18, 2023 / CofW #2 Follow Up	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>existing policies and will be reviewed again to update.</p> <p>Distinct precincts exist in the in-effect land use policies 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. Precinct strategies are essentially different types of mixed use neighbourhoods – they will be explored as part of the Midtown Oakville Implementation Program through block plan design work in Phase 2. Three distinct concepts will be presented at the November 14th CofW meeting. The consultant team will be examining different arrangements of precinct areas – e.g., Midtown Oakville as a cultural versus employment destination – and will bring these concepts out for public input.</p>
		CofW #2 – August 24, 2023	A Livable Oakville – how do you ensure that a liveable Oakville is maintained through the Midtown OPA and work?	The Town has 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

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		CofW #2 – August 24 2023	Maintaining an Oakville Context.	<p>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 and municipal land acquisition and disposal strategy following Phases 4 and 5 of the Midtown Oakville Implementation Program.</p>
3	Climate Change	Special P&D May 23, 2023	Options to embed in the OPA mandatory climate change initiatives for the area.	The Midtown Oakville Implementation Program scope includes a Community Energy Plan where climate change initiatives will be recommended, while appropriate policies will be incorporated into the OPA.
4	Community Master Plan and Phasing	Special P&D May 23, 2023	A review of a potential comprehensive Community Master Plan for the entire Midtown Oakville area, to include phasing options.	Various Midtown Oakville plans and a phasing plan will be developed. This work will inform policies to be incorporated into the OPA and provide guidance for the

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				implementation of Midtown Oakville in the future.
5	Town-wide Growth Forecast	Special P&D May 23, 2023 CofW #2 - August 24, 2023	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.	The Town-wide joint best planning estimates (JBPEs) developed in collaboration with the Region of Halton were presented to Council on August 15, 2023. JBPE’s are used for infrastructure planning. The Town and Consulting team reviewed price per unit (PPU) calculations with the Region of Halton and provided a verbal update at the October 10 th CofW meeting.
6	Other Plans integration	Special P&D May 23, 2023 CofW #1 – July 18, 2023	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. Planning for public and emergency services may be different than existing planning frameworks in the town - how are these being accounted for?	The Midtown Oakville OPA process is a policy document that will not address public and emergency services in detail. 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.
7	Stakeholders	Special P&D May 23, 2023	An understanding of the required infrastructure timing and the Province, Metrolinx and stakeholder commitment. What can public / Council do to lobby Provincial Government to advance the plan?	The October 23 CofW meeting provided an overview of existing conditions, key constraints and opportunities, and next steps related to municipal servicing infrastructure and school sites. Next steps for municipal servicing infrastructure includes developing an Area

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		CofW #2, August 24, 2023	Discussion about school sites and ensuring they are integrated (and funded) into Midtown.	<p>Service Plan and Functional Service Plan 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 future policies of 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.</p>
8	Timeline of presentations	<p>CofW #1 – July 18, 2023</p> <p>CofW #2 – August 24, 2023</p>	<p>Provide presentations ahead of time to allow council and public review/comments and deputations.</p> <p>Provide presentations ahead of time to review prior to long weekend.</p>	<p>Materials (staff reports and / or presentations) will continue to be provided prior to each Midtown Oakville CofW meeting to the extent this is possible.</p> <p>The presentation material will continue to be posted ahead of meetings.</p>
9	Developers’ frameworks and guidance	CofW #1 – July 18, 2023	How can we work with developers to deliver the vision?	The team is responsible for delivering a series of implementation tools as part of the Program Management Plan for the Midtown Oakville Implementation Program.

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		CofW #2 – August 24	Will a separate meeting be held with the developer industry?	<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 the second CofW meeting on August 24, 2023.</p> <p>An industry stakeholder meeting was held on September 20, 2023 led by the Consulting Team for engagement. Stakeholder engagement (Round 2) is scheduled for late November 2023, with Round 3 scheduled for December 2023/January 2024.</p>
10	Road Trip	CofW #1 – July 18, 2023	Road trip to other areas of Oakville and other Greater Toronto and Hamilton Area (GTHA) Urban Growth Centre (UGC) communities to see challenges with growth, and promising practices that could be used in Midtown Oakville.	<p>An offer of a road trip to communities within Oakville and the GTHA was provided at the August 24th and October 10th CofW meetings.</p> <p>Due to timing constraints, the proposed road trip to promising practice communities will not be pursued. Instead, promising practices and comparator examples have been provided at the CofW meetings to-date (CofW meetings #2 and #3) and will continue to be provided as requested.</p>
11	Transition of transit areas	CofW #1 – July 18, 2023	Ability to transform transit areas - crossing two major arterials from the west – and ensure liveability?	Clarity on the future of the Oakville GO station (to stay where it is currently) was provided at CofW #3 on October 10. Details on questions of parking and other

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				related issues will be discussed with Metrolinx as part of the Midtown Oakville Implementation Program.
12	Third Party Review	CofW #1 – July 18, 2023	Third party review and impact assessment What is the role of the consultant, are they the third party reviewer?	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.
13	Road map	CofW #1 – July 18, 2023	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?	The roadmap for the Midtown Oakville OPA development and Midtown Implementation Program was presented at the second Midtown Oakville CofW meeting on August 24, 2023.
14	COW 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>As well, the project team has developed the public engagement program which allows opportunities for the public and Council to dive into various matters associated with the Midtown Oakville implementation program.</p> <p>Each phase of the work plan will include public engagement activities. Specific engagements include: a public engagement event (online and in person) completed in October. Land use concepts</p>

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				will be presented to the public in November followed by a third engagement meeting prior to the final statutory public meeting planned in the new year.
15	Town Staff and Project Team Roles	CofW #1 – July 18 2023 CofW #2 – August 24, 2023	What is the role of staff? What is the role of the consulting team and who is in charge?	Staff and the consultant team are working collaboratively to deliver the Midtown Oakville Program. 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.
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? Is there potential for phasing, but also could we not start out low and revise in a couple of years?	Upcoming meetings of the Midtown Oakville CofW will provide discussions and presentations on best practices and comparator Urban Growth Centres, built form tools (including FSI) that have been utilized, and the rationale within the context of provincial policy changes, community liveability, and an evolving economic landscape. Specific tools and policies aligned with preliminary directions of the OPA will be shared in COW#5 in December. 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

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		CofW #3 – October 10, 2023	<p>Continued discussion about density calculation and people per unit calculations.</p> <p>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.</p> <p>A spreadsheet of the calculations used to inform the Block Analysis for Midtown Oakville is requested for CofW meeting #4</p>	<p>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> <p>A preferred approach for the OPA policies and schedules has not been determined, different land-use concepts are being developed and will be shared at COW#4 in November for feedback which will be used to inform a preferred direction. Aligned policy directions will then be shared with rationale, technical analysis, and precedence.</p> <p>An overview of three distinct land-use block concepts with associated technical information will be provided at the 4th CofW meeting on November 14.</p> <p>The block analysis will be informed and refined throughout the Midtown Oakville CofW and public engagement processes.</p>
17	Active Development Applications	CofW #1 – July 18 2023	The public does not understand that applications are proceeding despite the work that is being done now with Council.	A municipality cannot simply refuse to receive a development application while a planning exercise or land use review is underway. The applications must respond

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				<p>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>
18	Parkland	CofW #2 – August 24, 2023	How is parkland acquired, and, what is the process to build parkland in Midtown. Should parkland be acquired sooner rather than later?	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.
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).
20	Engineering and Infrastructure	CofW #2 – August 24, 2023	Concern about not having infrastructure plan with financing in place soon, and impact to development.	The Town reviews infrastructure requirements through the annual Capital Budget process and works closely with the Region to ensure an infrastructure plan is maintained. 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.

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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>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 out.</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</p>

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				technical studies and OPA policies to ensure consistency.
21	Resources	CofW #2 – August 24, 2023	A slow start. Some concern about ability to complete work program. Skeptical of Q4 2023 completion.	<p>A work program has been established with a roadmap provided at the second CofW meeting.</p> <p>The plan is to complete the OPA policy (Phase 1 – 4) work by Q1 2024.</p>
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 is an Urban Growth Centre 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”. Other tools will be helpful in facilitating purpose-built rentals such as effective zoning bylaws and development charge phasing (already in place).</p>

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23	Cost Estimates – Midtown Oakville OPA	CofW #3 – October 10, 2023	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>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>These master plan inputs will be developed and refined throughout Phases 5 – 7.</p> <p>An overview of the financing tools and procedures available to achieve the Midtown Oakville OPA will be provided in Phase 7.</p> <p>Finally, changes to provincial legislation and policies impacting Development Charges (Bills 131 and 134) are ongoing and are being monitored by the Midtown Oakville Implementation Program team.</p>