



Cross-Argus & South Service Meeting Report

Purpose: Public Information Meeting

Project No.: 20289-1 & 21241-1

Date: Thursday, February 3, 2022

Time: 6:30p.m. to 8:30p.m.

OVERVIEW

The following details provide an overview of the Public Information Meeting invitation schedule:

- The mailing list included registered owners within a **240m radius** of 217-227 Cross Avenue & 571-595 Argus Road and 166 South Service Road East, local Resident Associations, and agencies in Ward 3
- **83 invitations** were sent by mail on January 20, 2022
- **29 email invitations** were sent on January 28, 2022, as a follow-up to those on the mailing list that had provided an email address as an additional contact method

The invitation and applicant presentation are included as an Appendix.

SUMMARY

There were **64 attendees** at the applicant-led Public Information Meeting for 217-227 Cross Avenue & 571-595 Argus Road and 166 South Service Road East. Community members provided a range of feedback, with a particular focus on community benefits, parking, and building design/height.

The discussion focused on the following matters:

- Community benefits and soft infrastructure
- Parking and traffic
- Transit connections
- Building height
- Building design and integration
- Housing
- Public realm
- Environment and sustainability
- Process and timeline

This meeting provided an opportunity to inform community members about the upcoming development proposals and continue to build the platform for further engagement throughout the process.

PANELISTS

NAME	TITLE
Marcus Boekelman	Distrikt Developments
Sasha Lauzon	Distrikt Developments
Heather Rolleston	BDP Quadrangle
Dermot Sweeny	Sweeny & Co
Tyler Grinyer	Bousfields Inc.
Jocelyn Deeks	Bousfields Inc.
Alex Smicklas	Bousfields Inc.
Claire Ricker	Bousfields Inc.
Suzanne Tillmann	Bousfields Inc.
Timothy J Arnott	BA Group

AGENDA

- Applicant Presentation
- Facilitated Q&A

NEXT STEPS

1. Application Submission

- a. Submit applications to the Town of Oakville to begin formal review process

PRESENTATION

Speaker	Notes
Jocelyn Deeks	Opened the meeting by providing a Land Acknowledgement, conduct expectations for the meeting, and instructions on how to use the Zoom webinar platform. Provided an introduction to the project team on the panel.
Marcus Boekelman	Introduced Distrikt Developments, the vision for these sites, and thanked attendees for tuning in to learn about the proposals and provide preliminary feedback.
Tyler Grinyer	Provided an overview of the planning process for the upcoming application, background on the site and surrounding neighbourhood, and relevant policy context.
Heather Rolleston	Provided a walk-through of the proposal features and building design for Cross-Argus, with particular focus on the public realm elements. Several precedent images/concepts were provided as context during this early phase in the development process.
Dermot Sweeny	Provided a walk-through of the proposal features and building design for South Service, with particular focus on the public realm elements. Several precedent images/concepts were provided as context during this early phase in the development process.
Jocelyn Deeks	Closed the presentation portion of the evening by thanking the panelists, going over next steps in the process, and reminding everyone about the Zoom Webinar features before starting the facilitated Q&A.

FACILITATED DISCUSSION

62 questions and/or comments were shared through the Q&A typed function in Zoom Webinar. These questions and comments are summarized below.

Theme	Questions
Community Benefits & Soft Infrastructure	<p>10 questions and comments focused on the benefits that will result from the two proposals, and current constraints on existing soft infrastructure. Key points included:</p> <ul style="list-style-type: none"> • Is there an expected number of community benefits that you'll be including? What will be given for the height allowances? • The daycare space is great, but where will children go to school? Existing schools are full. • Will there be medical facilities? • What are the specific benefits for Oakville? The amenities you mention are for the proposed development. • Will there be any sporting facilities? Many Oakville parks currently have outdoor ice rinks. • Are you suggesting community benefits won't be provided unless you build taller than the Town's existing planned height for this area?
Parking & Traffic	<p>10 questions and comments discussed proposed parking, as well as concern about traffic and congestion issues surrounding the site. Key points included:</p> <ul style="list-style-type: none"> • Traffic is already a nightmare going from Cross Avenue to Trafalgar Road, and the intersection of Trafalgar and Cornwall/Speers. How do you plan to accommodate extra volume? • Where will the retail parking be? Is there street parking proposed? • People still require cars to go offsite to visit family/friends, take their children to school or access services, this needs to be accommodated. • I'm concerned about the impact this will have on maintenance vehicle access, snow clearance, and garbage collection. • The connections across the QEW are important and need to be part of a grid with other connections.
Transit Connections	<p>6 questions and comments discussed the future transit connections, and integration with the Oakville GO. <i>Clarification was requested from participants about the term 'BRT'.</i> Key points included:</p> <ul style="list-style-type: none"> • Will you link Midtown to Downtown Oakville with some sort of frequent transit? • Is there any consideration of an underground pedestrian tunnel connecting the towers and the GO Station? • COVID-19 has had an impact on GO use, what happens if people continue to work from home? • Density near the GO Station makes lots of sense to me.

Building Height	<p>6 questions and comments were about the height and density of the two proposals. <i>Clarification was requested from participants about the various podium and tower heights.</i> Key points included:</p> <ul style="list-style-type: none"> • I like how the towers are stepped back. Given this is a current industrial area I think it's a great place for the kind of density that is being proposed. • What is the rationale/strategy behind the proposed tower heights? • In the 2009 Livable Oakville Plan, the Town had proposed 20-storeys in the Midtown zoning, the proposed heights are far more than that original vision. What are the chances of this getting approved? • There is no benefit to Oakville over the allowable heights in the current zoning.
Building Design & Integration	<p>7 questions and comments were about the design of the two proposals, with particular focus on the integration of the sites with the broader Oakville community. <i>Clarification was requested from participants about the term 'porosity'.</i> Key points included:</p> <ul style="list-style-type: none"> • What is the purpose of the second-floor link between the two northern building in the South Service proposal? • How will you make it safe for pedestrians walking home from the GO train and around this site at night? Please ensure there are no "dark corners", and everything is well lit. • These 'column communities' may become isolated from their surroundings unless they are close enough to walk. It must be a part of Oakville, not a town within a town, please pay attention to creating connections. • Both designs look great.
Housing	<p>8 questions and comments were about the unit size, tenure, and affordability. Key points included:</p> <ul style="list-style-type: none"> • What bedroom mix is proposed? • What will the size of the units be? Will it accommodate families with children? • What proportion of the units are expected to be end-user owned vs. investor owned and rented? • This development will give current Oakville residents more options to stay in the area when it comes time to downsize. • The average 2021 Canadian income was \$60,000 and for a couple earning the average wage, they probably wouldn't be able to afford the mortgage of these units.
Public Realm	<p>6 questions and comments were about the public realm elements and park space. Key points included:</p> <ul style="list-style-type: none"> • Why wasn't the jewelry store at Cross-Argus acquired during the land assembly? It could be a keystone location for a POPS. • Will you be using Silva Cell technology (underground structure that prevents soil from becoming over compacted) so that tree roots can

	<p>grow freely? This was used when replanting trees along Lakeshore in Downtown Oakville.</p> <ul style="list-style-type: none"> • The outdoor amenities look good, but what will they be usable in the winter? • Why is the park space so limited? • Public spaces can't be part of common condominium elements.
Environment & Sustainability	<p>5 questions and comments covered environmental impacts to the site, and plans for infrastructure upgrades, including:</p> <ul style="list-style-type: none"> • What can be done to minimize the impact of QEW noise and pollution on the sites? Will you monitor the air quality of the kids' playground? • I did not hear sufficient mention of sustainability on these projects. • Will there be sufficient servicing (i.e., water and sanitary) for these sites? Has there been discussion with the Region of Halton regarding downstream improvements?
Process & Timeline	<p>4 questions and comments were about the construction timeline and application process, including:</p> <ul style="list-style-type: none"> • What is the timing for the planning application at South Service? • When do you anticipate the construction on each project will be started and completed? • What happens to existing businesses during construction?
Other	<ul style="list-style-type: none"> • I am advising the 166 South Service team to reach out to the Trafalgar Village Mall owner regarding interface issues. • Where will we find a copy of today's recording and slide show? • Can you share the final number of attendees? • The concepts are very encouraging! Please keep the dialogue open with the Trafalgar Chartwell Resident Association. I (<i>Carolyn, President</i>) can be emailed at: carolyn.mcminn@hotmail.com • Very well moderated, thank you.

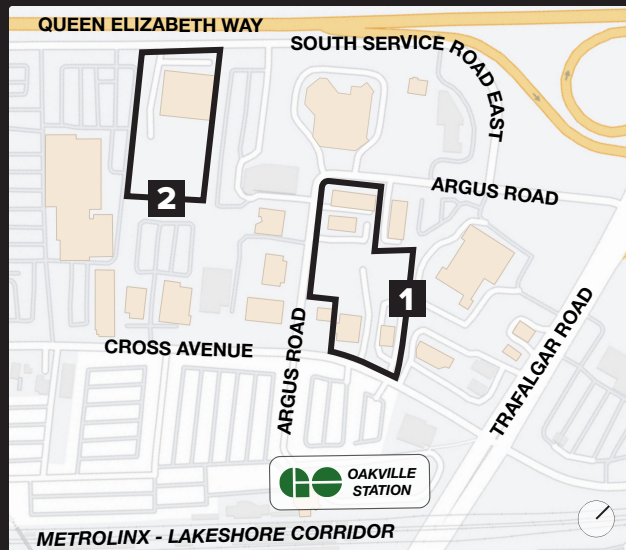
NOTICE

PUBLIC INFORMATION MEETING

- 1 217 CROSS AVENUE &
571 ARGUS ROAD AND**
- 2 166 SOUTH SERVICE ROAD E**

We are thinking ahead to the future of **217 Cross Avenue & 571 Argus Road** and **166 South Service Road East**, two sites located in Oakville's Midtown.

Please join us at an online Public Information Meeting to learn about the early stages of the proposed development on each of these sites.



ZOOM WEBINAR

DATE
FEBRUARY 3, 2022

TIME
6:30PM - 8:30PM

WHERE
bit.ly/crossargus-southservice



HOW TO JOIN

LINK TO REGISTER

bit.ly/crossargus-southservice

MEETING ID

837 4260 4053

TELEPHONE DIAL-IN

(647) 558-0588



NEED ASSISTANCE? CONTACT:

Email: Consultation@Bousfields.ca

Subject Line: Cross-Argus/South Service

MEETING DETAILS

There will be a short presentation by members of the Project Team followed by a Question & Answer session. Councillor Janet Haslett-Theall and Councillor David Gittings, along with Town Planning Staff will be in attendance.

Planning applications for both sites have not yet been submitted to the Town of Oakville for their review. Distrikt looks forward to hearing your thoughts about their proposals for the mixed-use developments on both of these sites.