



590 Argus Road Meeting Report

Purpose: Public Information Meeting

Project No.: 22172-1

Date: Monday, January 16, 2023

Time: 6:30p.m. to 8:00p.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 590 Argus Road, local Resident Associations, and agencies in Ward 3
- **94 invitations** were sent by mail on December 23, 2022
- Emails were sent to the local Residents Association as a follow up by the applicant

The invitation and applicant presentation are included as an Appendix.

SUMMARY

There were **30 attendees** at the applicant-led Public Information Meeting for 590 Argus Road. Community members provided a range of feedback, with a particular focus on traffic, parking, and the integration of the proposal within Midtown Oakville.

The discussion focused on the following matters:

- Parking and traffic
- Housing
- Building height and design
- Building integration
- Soft infrastructure and public realm
- 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
Stephen Teeple	Teeple Architects
Myles Craig	Teeple Architects
Liz Wreford	Public City Architecture
Tyler Grinyer	Bousfields Inc.
Jocelyn Deeks	Bousfields Inc.
Alex Smiciklas	Bousfields Inc.
Claire Ricker	Bousfields Inc.
Lewis Walker	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 the site, 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.
Stephen Teeple & Myles Craig	Provided a walk-through of the proposal statistics and building design, with particular focus on the ground floor elements. Several renderings and massings were provided as context during this early phase in the development process.
Liz Wreford	Provided a walk-through of the preliminary landscape architecture, with particular focus on the public realm elements. Several renderings and precedent images/concepts were provided.
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

34 questions and/or comments were shared through the Q&A typed function in Zoom Webinar, and **one** question was shared by a verbal speaker. These questions and comments are summarized below.

Theme	Questions
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"> • How many parking spots in the proposal? • Can you explain how car traffic moves in and out of the area and will access underground parking? • What time of day is the worse times for traffic in your research about traffic movement? • Are you expecting retail employees to be taking transit, or will there be parking for them? • This transit plan is too theoretical and really does not accommodate traffic flow, especially for people coming from the area wanting to go north on Trafalgar from Argus, which is not an option currently • Trafalgar, Argus, and Cross are going to be very congested with the current state, what are your plans to relieve that congestion?
Housing	<p>7 questions were about the unit size, tenure, and affordability. Key points included:</p> <ul style="list-style-type: none"> • How many units proposed, and people per unit? • Can the units accommodate families, or will they be geared to individuals? What is the percentage of two and three-bedroom units? • How many single individuals have the level of income to own here? Do you think the condos are economically realistic?
Building Design & Height	<p>4 questions and comments were about the design, height, and density of the proposal. of the two proposals. Key points included:</p> <ul style="list-style-type: none"> • Why do we need 9 towers in this concentrated area, with the two active proposals? • The buildings at the 217 Cross & 571 Argus site will cast shadows over these towers and the public spaces • What are the dimensions of the courtyards? • Will the Animal Hospital at 234 Southdown Road be included in the proposed site?
Building Integration	<p>4 questions were about the integration of the sites with the broader Oakville community. Key points included:</p> <ul style="list-style-type: none"> • Who will build the bridge over the highway to Oakville Place? • How does Distrikt see their Midtown developments linking with other parts of the Town?
Soft Infrastructure	<p>3 questions focused on the existing soft infrastructure and public space elements. Key points included:</p>

& Public Realm	<ul style="list-style-type: none"> • Where is a hospital, schools and shopping areas going to be? A lot of people being introduced to the area • How much green space / public space is being provided per resident? What can you do to provide more green space?
Process & Timeline	<p>3 questions and comments were about the construction timeline and application process, including:</p> <ul style="list-style-type: none"> • What are your current timeline expectations for construction start and completion? • Do Distrikt and Teeple have experience with tall building development? • What construction disturbances will be involved with the surrounding area?
Other	<ul style="list-style-type: none"> • Are you willing to share your presentation with us in electronic form? • Thank you to all concerned!

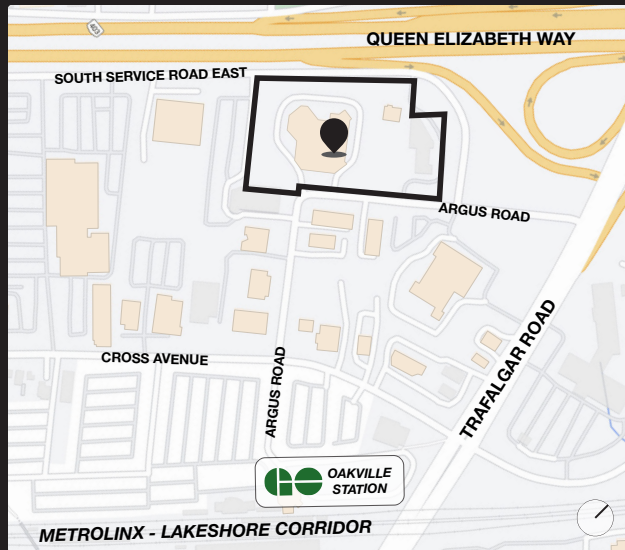
NOTICE

PUBLIC INFORMATION MEETING

 **590 ARGUS ROAD**

We are thinking ahead to the future of **590 Argus Road**, a site located in Oakville's Midtown.

Please join us at an online Public Information Meeting to learn about the early stages of the proposed development for this site.



DATE
JANUARY 16, 2023

TIME
6:30PM - 8:00PM

WHERE
ONLINE (ZOOM WEBINAR)



HOW TO JOIN

LINK TO REGISTER
bit.ly/590argus

MEETING ID
828 9159 8716

TELEPHONE DIAL-IN
(647) 558-0588



NEED ASSISTANCE? CONTACT:

Email: consultation@bousfields.ca

Subject Line: 590 Argus

MEETING DETAILS

We are contemplating redeveloping the site with a mixed-use development featuring:



Three buildings ranging from 44-58 storeys



Ground floor non-residential uses along Argus Road



Two large publicly accessible open spaces

A planning application has not yet been submitted to the town of Oakville for their review. Distrikt looks forward to hearing your thoughts about their proposal.

January 16, 2023



Public Information Meeting

590 Argus Road

Town of Oakville

Land Acknowledgement

Halton, as we know it today, is rich in the history and modern traditions of many First Nations and the Métis. From the lands of the Anishinabe to the Attawandaron, the Haudenosaunee, and the Métis, these lands surrounding the Great Lakes are steeped in Indigenous history. As we gather today on these treaty lands, we are in solidarity with Indigenous brothers and sisters to honour and respect the four directions, lands, waters, plants, animals and ancestors that walked before us, and all of the wonderful elements of creation that exist.

We acknowledge and thank the Mississaugas of the Credit First Nation for being stewards of this traditional territory.



Meeting Agenda

- **Introductions**
- **Planning Context**
- **Preliminary Architectural Vision**
- **Q&A**

Zoom Instructions

The screenshot shows a Zoom meeting interface with the following elements and annotations:

- Top Bar:** A green status bar at the top reads "You are viewing Bousfields Consul... 's screen". To its right is a "View Options" dropdown menu. An arrow points from a "Switch View" label to this menu.
- Main Content Area:** The background is a blurred aerial view of a road interchange. Overlaid on the left is a large red speech bubble. To its right, the text reads:
 - January 16, 2023
 - Public Information Meeting**
 - 590 Argus Road**
 - Town of Oakville
- Right Panel:** On the right side, there is a list of participants. The top entry is "Bousfields Consultat..." with a small icon to its left. Below it is another entry "Bousfields Consultation" with a red icon to its left.
- Bottom Bar:** At the bottom, there are several controls:
 - An "Audio" label with an arrow pointing to an "Audio Settings" button.
 - A "Raise Hand" label with an arrow pointing to a "Raise Hand" button (hand icon).
 - A "Type a Question" label with an arrow pointing to a "Q&A" button (speech bubble icon).
 - A "Leave Meeting" label with an arrow pointing to a red "Leave" button.
 - Other icons in the bottom bar include a "CC" icon and a "Live Transcript" label.

Zoom Instructions

You are viewing Bousfields Consul... 's screen

View Options ▾

Switch View

January 16, 2023

Public Information Meeting

590 Argus Road

Town of Oakville

Bousfields Consultat...

Bousfields Consultation

Audio

Audio Settings ^

Request Live Transcription

Show Subtitle

View Full Transcript

Subtitle Settings...

2. Show Subtitles

1. Live Transcript

Live Transcript



How should we approach this meeting?

- 1. Treat everyone with respect**
- 2. Listen and learn from each other's comments and questions**
- 3. Be a part of a fair and welcoming space, where everyone gets an opportunity to share**

Meet our Team



Developer

Teeple Architects^{INC.}

Architect



Planning, Urban Design &
Community Engagement

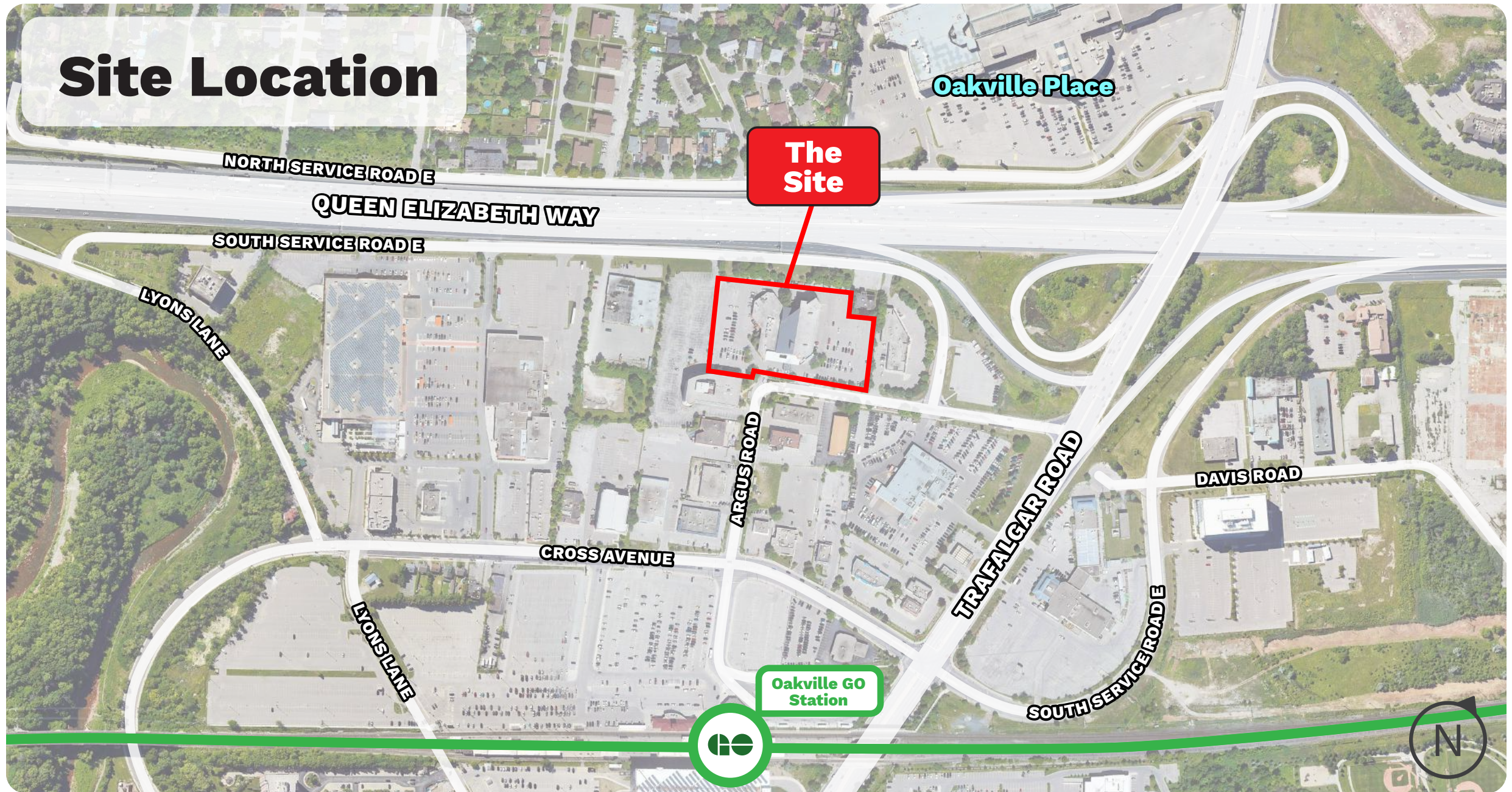
PUBLICCITY

Landscape Architect

An aerial photograph of a suburban neighborhood, overlaid with a semi-transparent dark blue filter. The image shows a mix of residential buildings, green spaces with trees, and a prominent multi-lane road with a roundabout on the right side. The text 'Planning Context' is centered in white, bold font.

Planning Context

Site Location



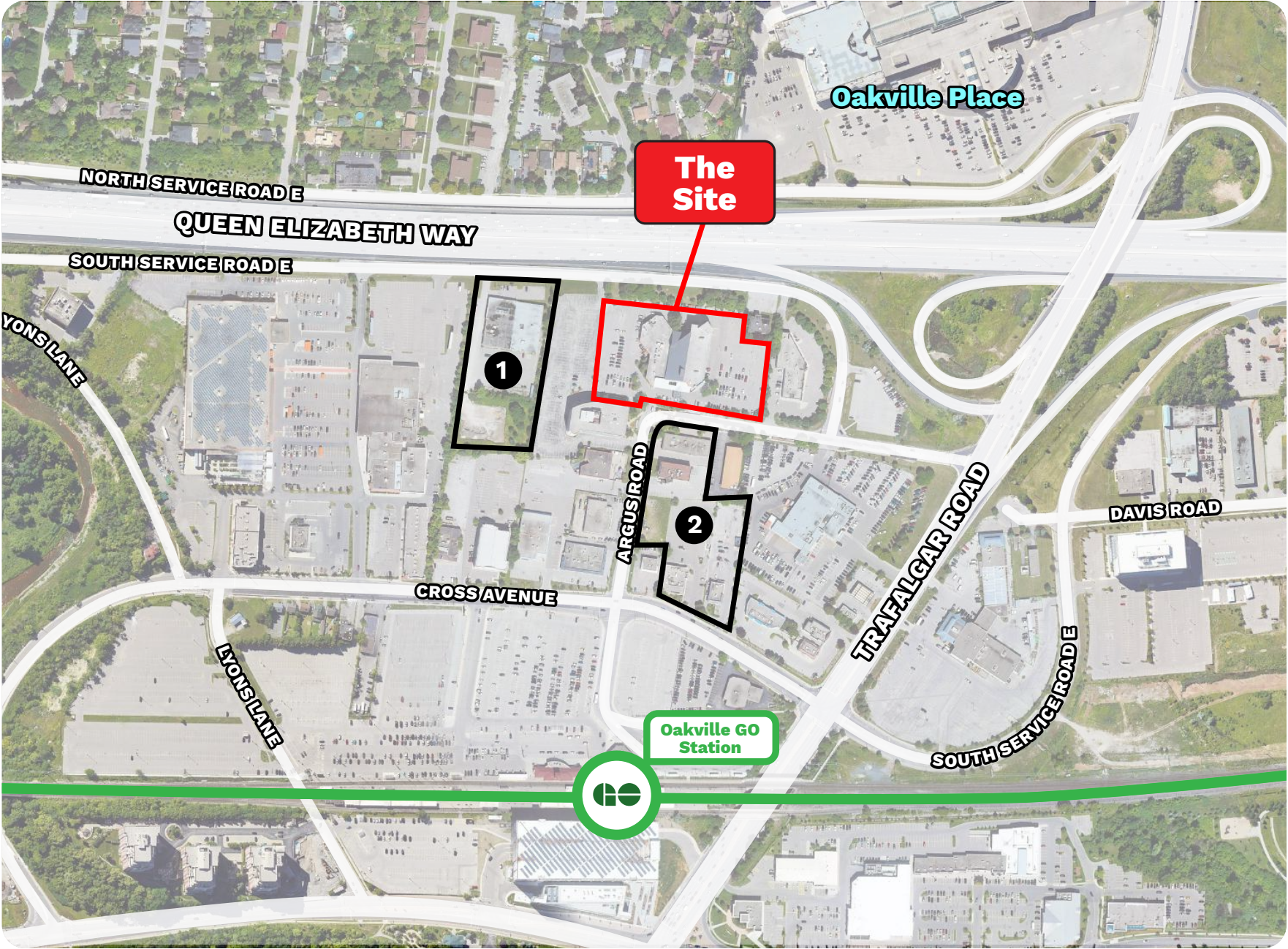
Distrikt Development Sites



166 South Service Road East



217-227 Cross Avenue & 571-595 Argus Road



Urban Growth Centre

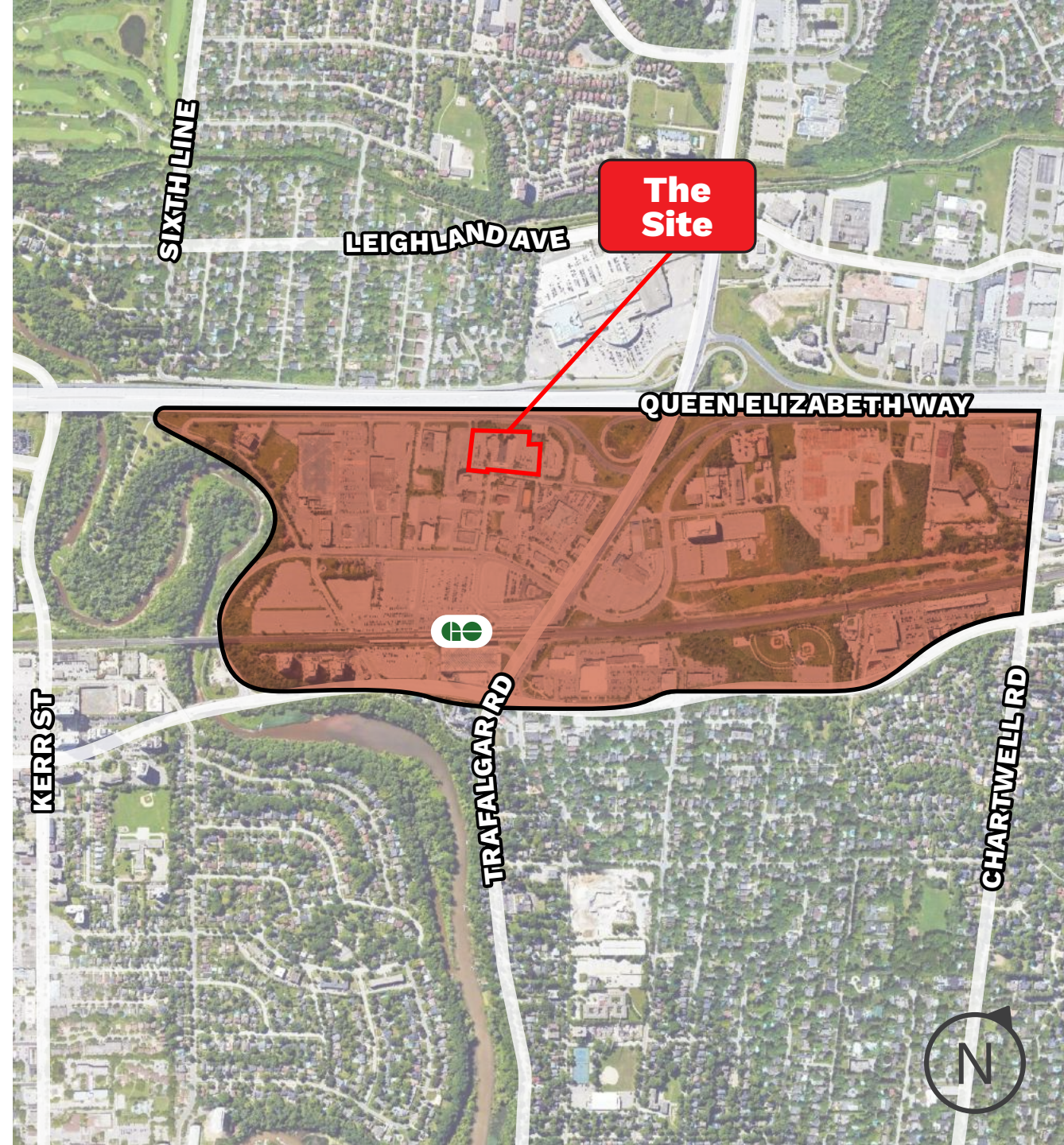
- Significant population and employment growth
- Minimum 200 jobs/residents per hectare
- Provincial-level growth targets

Protected Major Transit Station Area

- Lands generally within 500-800m of Oakville GO
- Transit supportive with diverse mix of uses
- Reduced parking standards
- Boundaries of the Midtown UGC and MTSA were adopted by the Minister in November 2022

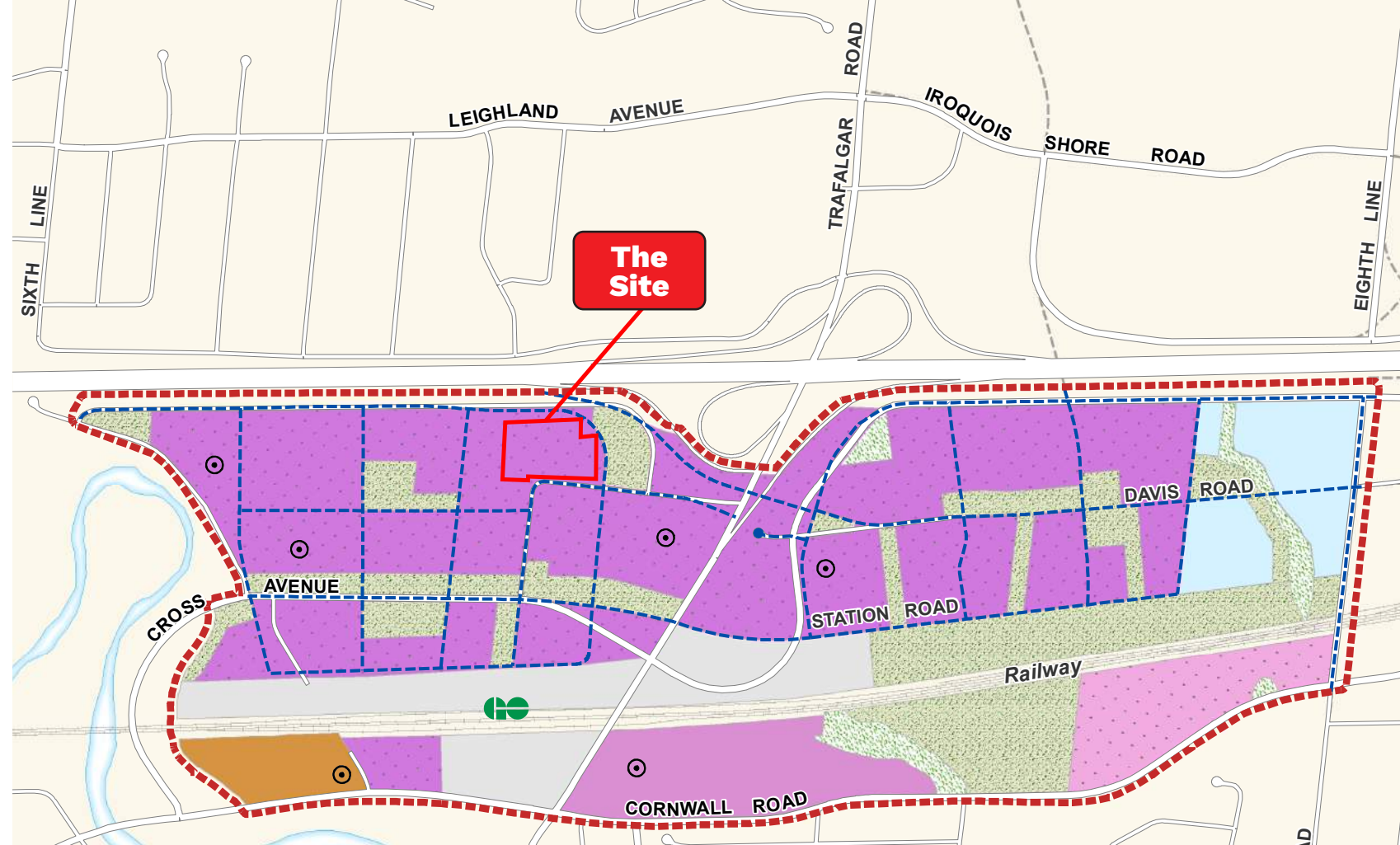
Bill 23 Legislative Changes


- Housing target of 33,000 units in the Town of Oakville



Draft Midtown Oakville Urban Growth Centre Policies

- Updated policies to further support a people-oriented, transit-supportive and urban complete community
- Continues to provide for some of the tallest buildings with high architectural quality (heights up to 255 metres)
- Density range of 4.0 to 10.0 FSI for the Urban Core
- Refined housing policies, encouraging a range of building and unit types and sizes
- Plans for a network of pedestrian-oriented public realm improvements (i.e. parks and open spaces) throughout Midtown
- Plans for a multi-modal transportation network in Midtown



 URBAN GROWTH CENTRE / PROTECTED MAJOR TRANSIT STATION AREA / GROWTH AREA BOUNDARY

 HIGH DENSITY RESIDENTIAL

 COMMUNITY COMMERCIAL

 URBAN CENTRE

 URBAN CORE

 PARKS AND OPEN SPACE

 FUTURE ROADS

 MAJOR TRANSIT STATION



Key Planning Principals



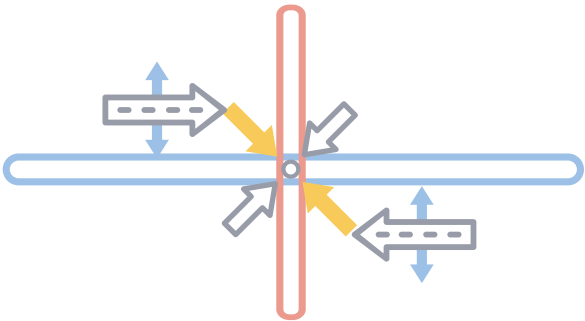
Transit supportive



Range of housing options



Mix and diversity of land uses



Land dedication to support road network improvements

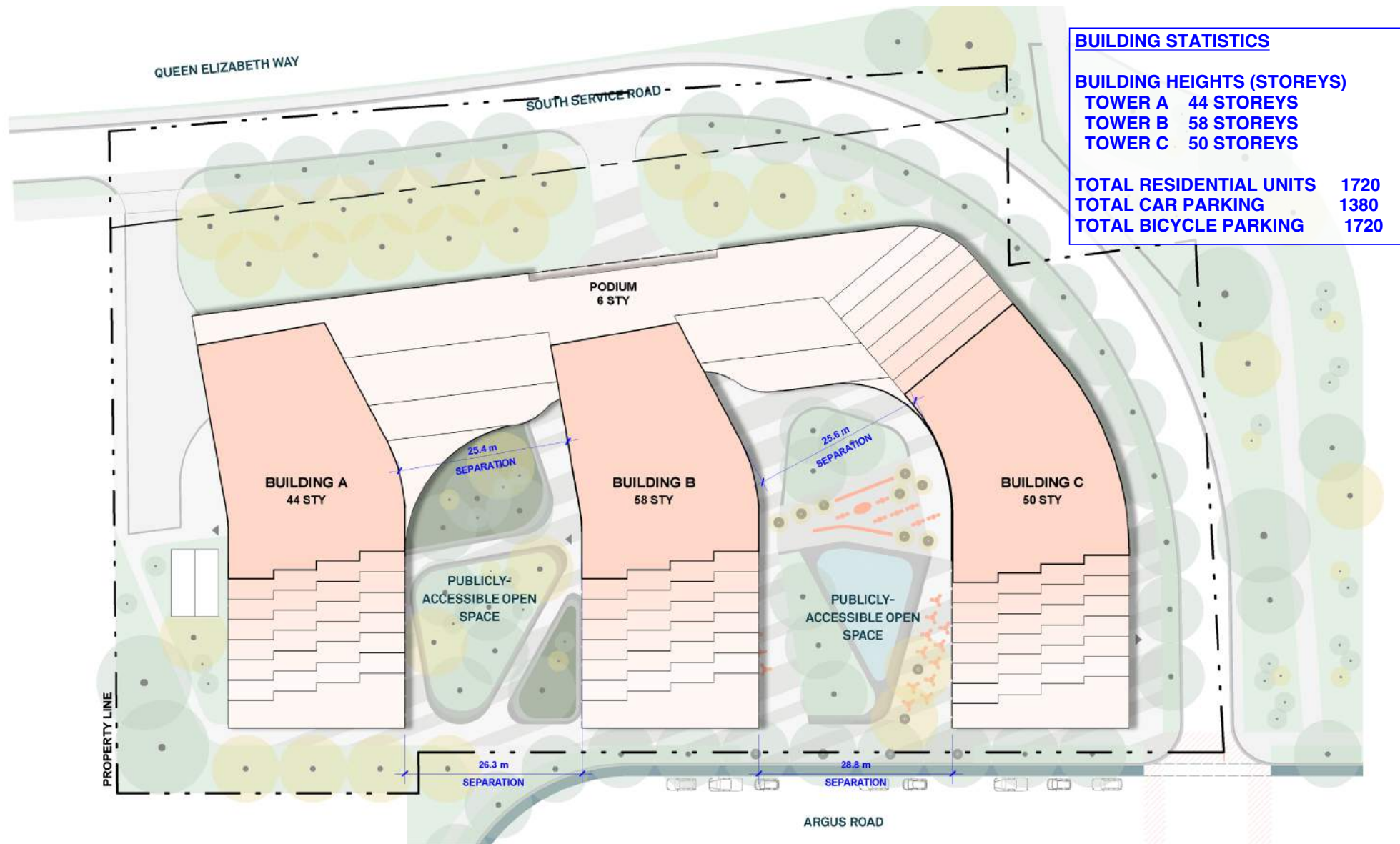


Public realm improvements



Publicly accessible open spaces

Preliminary Architectural Vision







Teeple Architects™

 **DISTRIKT**

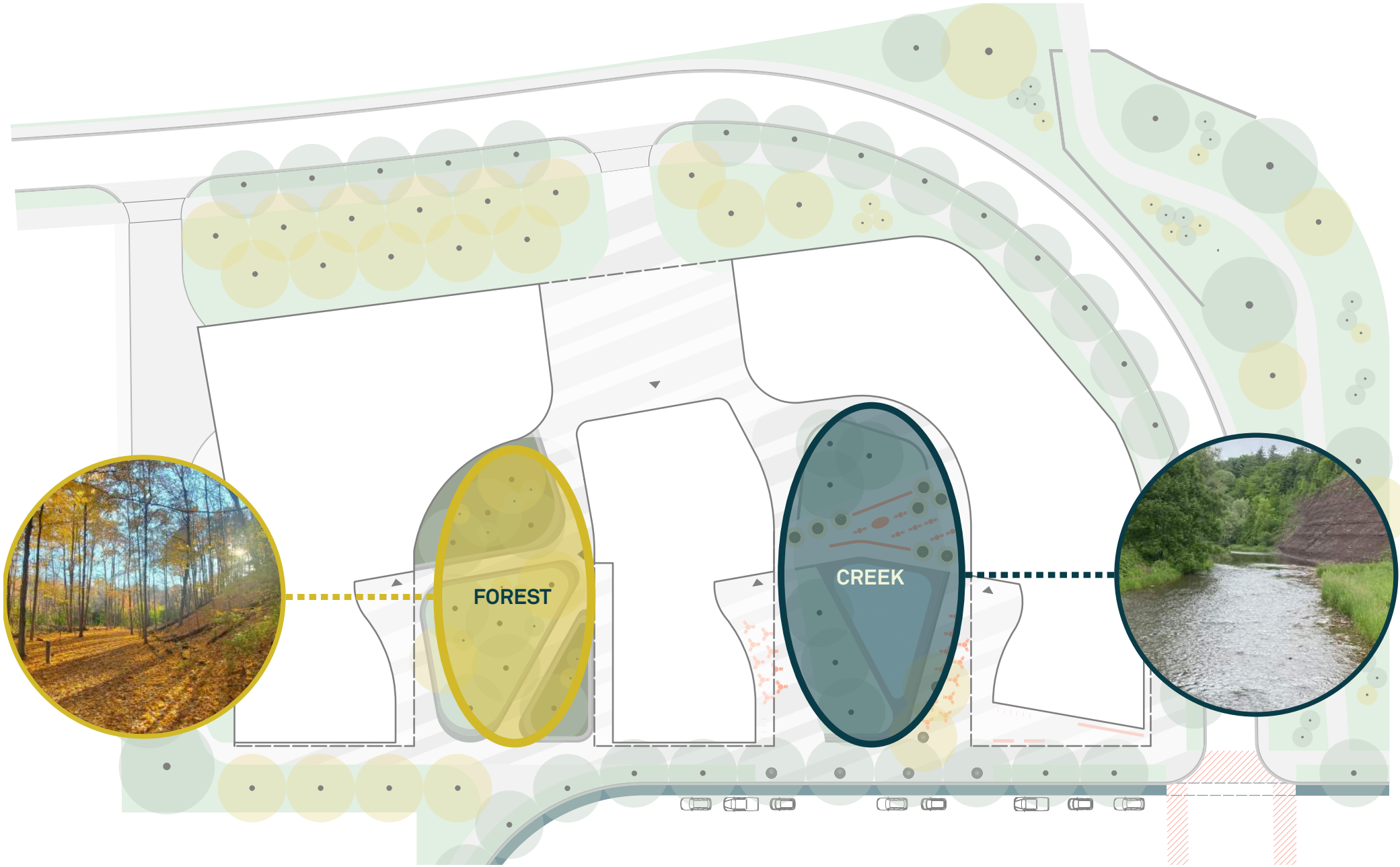






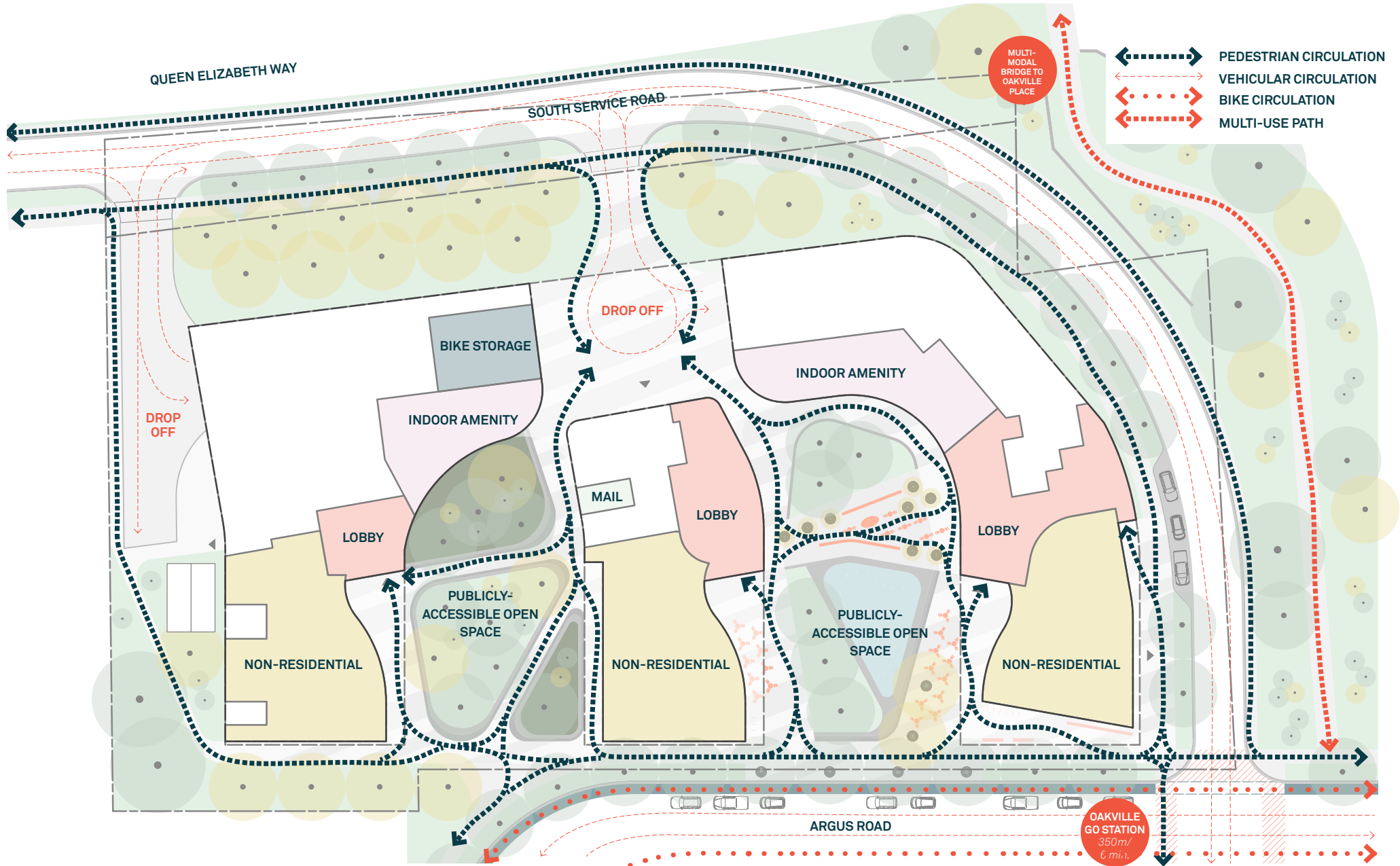
Teeple Architects™

 **DISTRIKT**



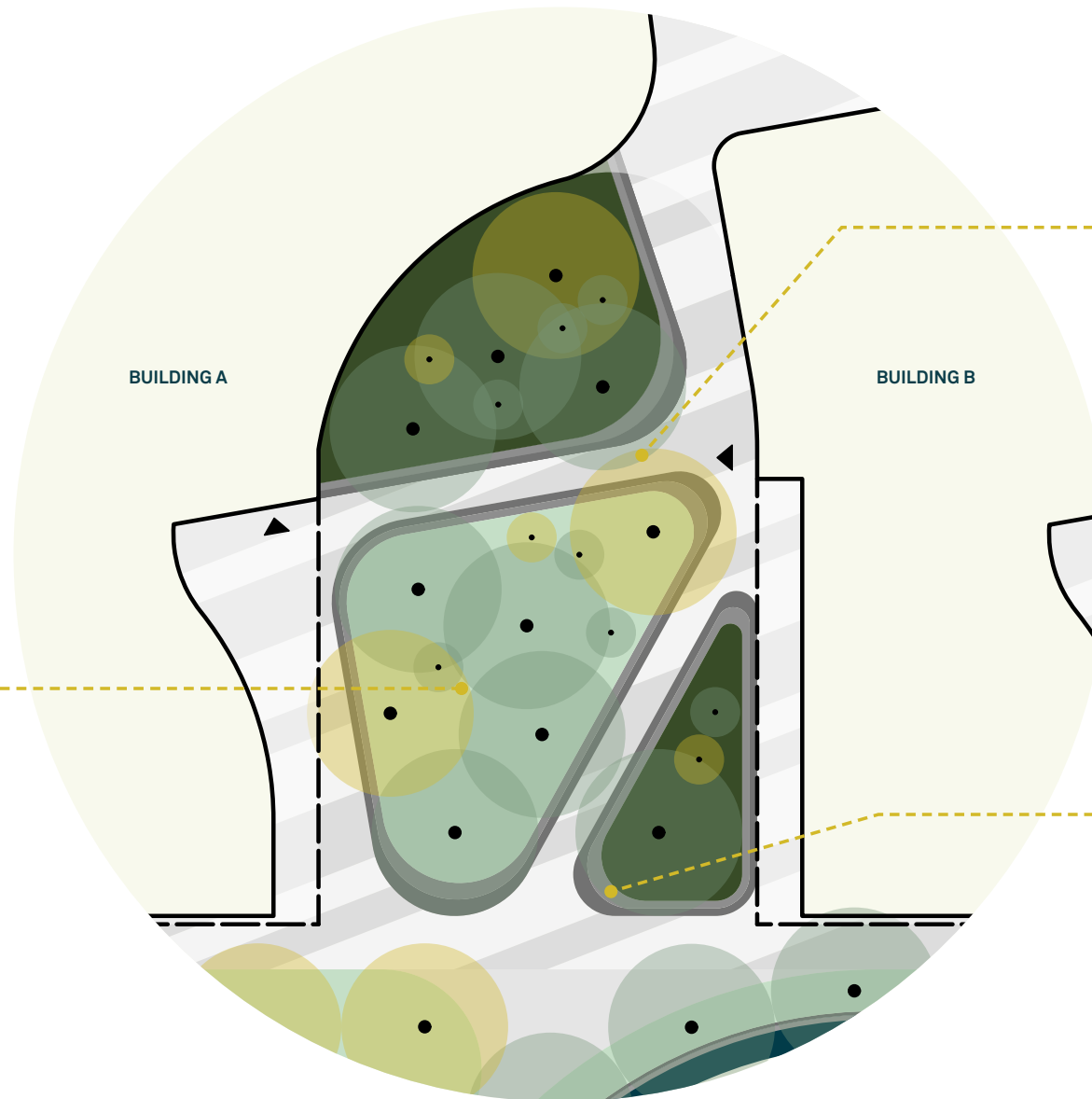
0 5 10 25M







LAWN WITH SHADE TREES



NATIVE TREE, SHRUB & PERENNIAL
PLANTING



SCULPTURAL SEAT WALLS

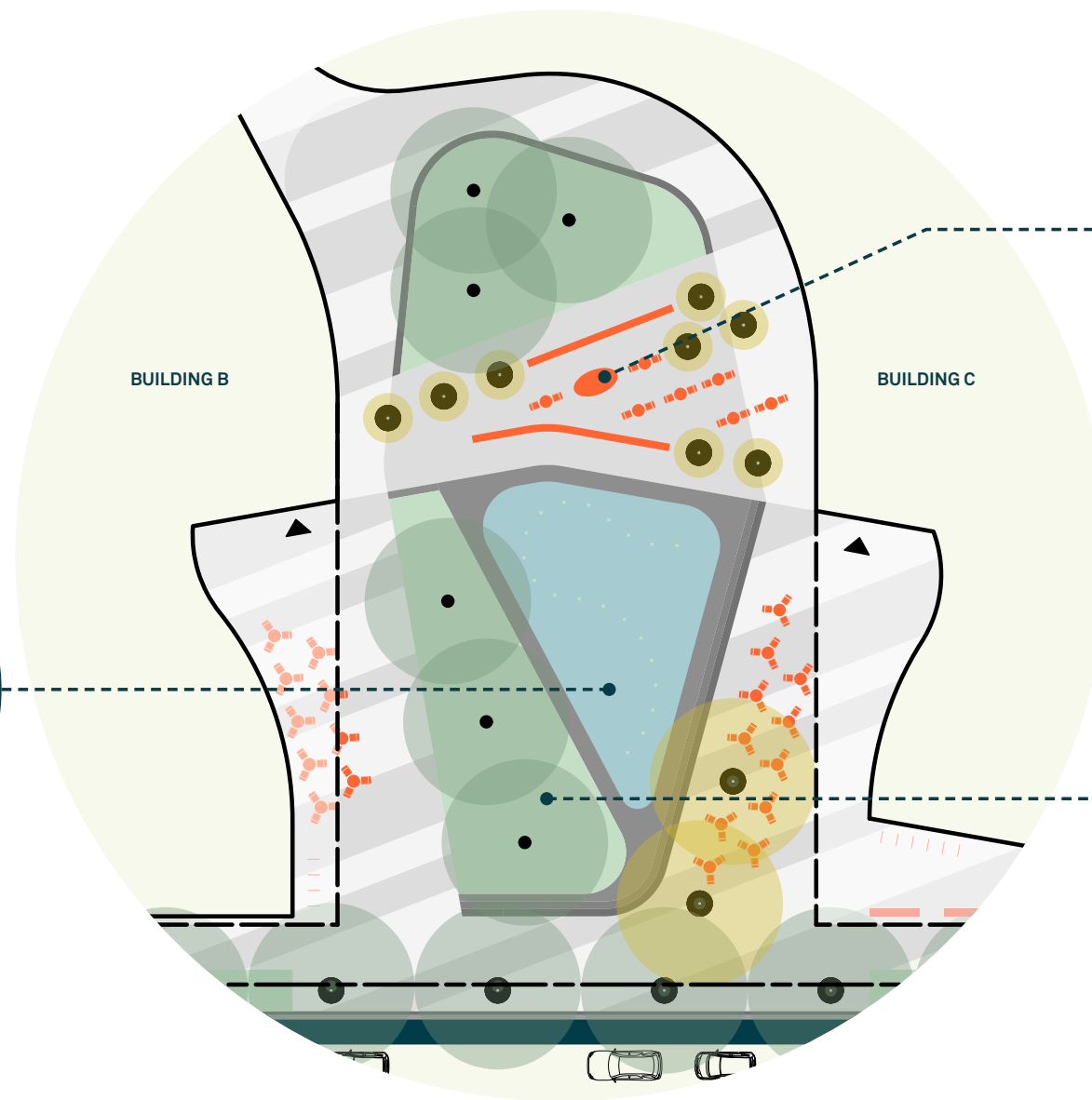


FOREST COURTYARD
590 ARGUS DEVELOPMENT OAKVILLE, ONTARIO | 2023.01.16

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SKIM WATER FEATURE WITH JETS



SCULPTURAL FIREPLACE FEATURE
SITE FURNISHINGS
TREE PLANTING



SLOPED LAWNS
SCULPTURAL SEAT WALLS



CREEK COURTYARD
590 ARGUS DEVELOPMENT OAKVILLE, ONTARIO | 2023.01.16

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Next Steps



consultation@Bousfields.ca

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Thank you!

consultation@bousfields.ca

Midtown Mobility Features

LEGEND

-  Sites
-  Mid-Town Grid Street Network
-  Planned Trafalgar BRT
-  500m Travel Radius from GO Rail Hub
 - 5-7 min walk
 - 1-2 min bike ride
-  Planned QEW Pedestrian Crossing

