

Planning and Development Council – Statutory Public Meeting

349 Davis Road - Proposed Mixed-Use Development

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April 22, 2024

Corbett Land Strategies Inc. (CLS) –1539059 Ontario Inc. (Client)



Legal Description: Part of Lot 12
Concession 3 South of Dundas Street

Municipal Description: 349 Davis Road,
Town of Oakville

Total site area: 0.42 hectares (1.05 acres)

Existing use: One (1) storey brick office
building occupied by Powell Insurance
Brokers.

Active Application: OPA and ZBA

58-storey mixed-use residential tower with
ground-floor retail, office space and
residential dwelling units.

349 Davis Road: Proposed Official Plan and Zoning By-law Amendments



- A formal submission for a proposed Official Plan Amendment and Zoning By-law Amendment has been made to the Town of Oakville, which staff deemed complete on May 11, 2023.
- CLS facilitated a Public Information Meeting held on March 2, 2023, which was attended by ten (10) members of the public and the respected councillors of Ward Three (3).
- On September 11, 2023, a Statutory Public Meeting was held to introduce the purpose of proposed applications.

The applications aim to facilitate the development of a 58-storey mixed-use building, including 388 residential units. Additionally, the building will have retail, restaurant, and office spaces, thus providing employment opportunities. The proposed development will support transit and accommodate the population and employment growth.

Draft Official Plan Amendment (OPA) for Midtown Oakville

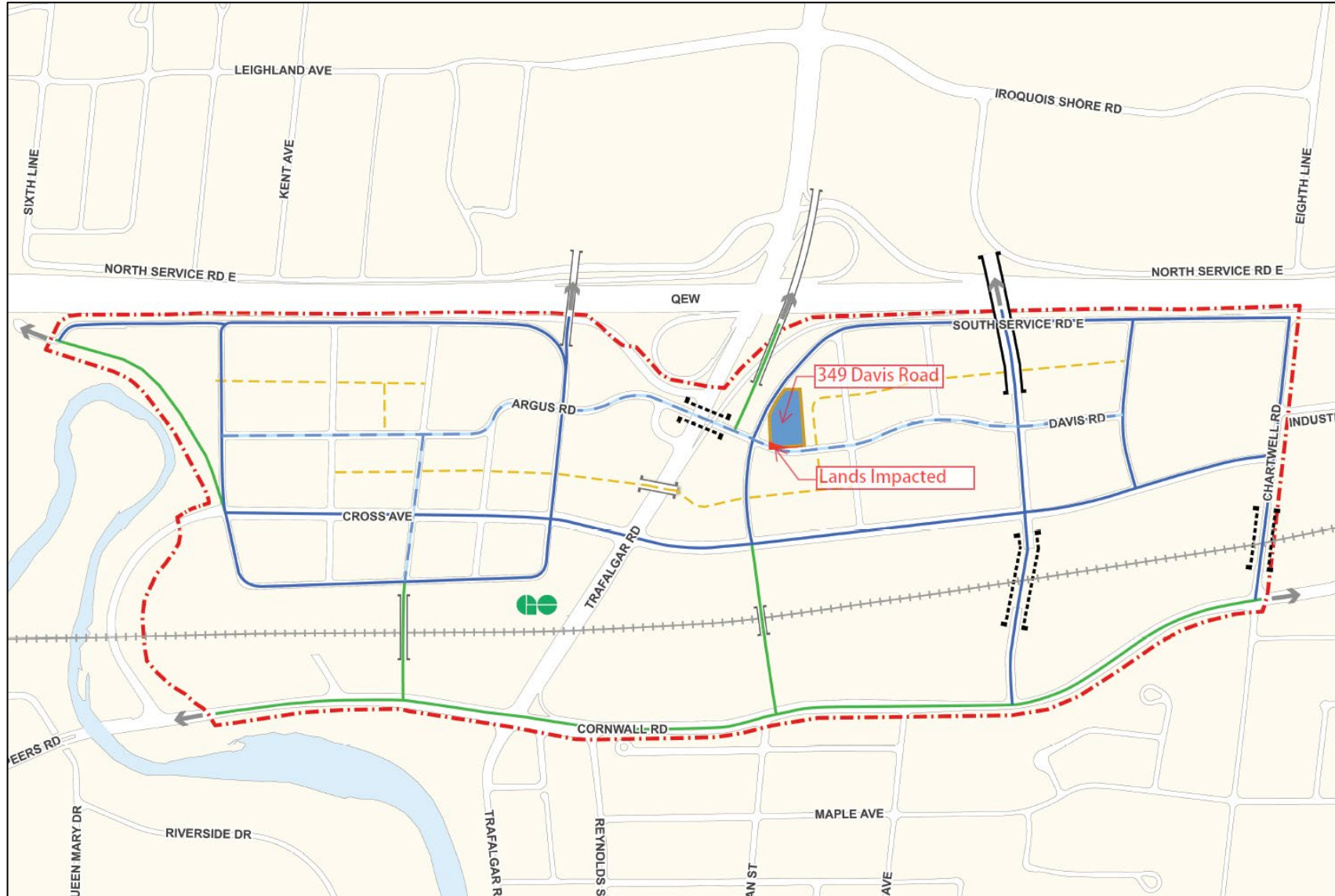


We are pleased that the following new provisions are being introduced to the latest draft OPA, which include:

- Community Permit System
- Transfer of Development Rights
- Minimum parking standards are not required in Midtown.
- An Official Plan Amendment is not required for any adjustments to the alignment of streets and mid-block connections where the general intent and connectivity of the street network are maintained.
- Maximum heights, expressed as storeys.
- A minimum density of 1.0 FSI (floor space index) is required across all developable areas of Midtown Downtown Oakville.

However, we have some specific concerns that could significantly impact the development feasibility of our client's lands.

Schedule L4 – Proposed Transportation Network

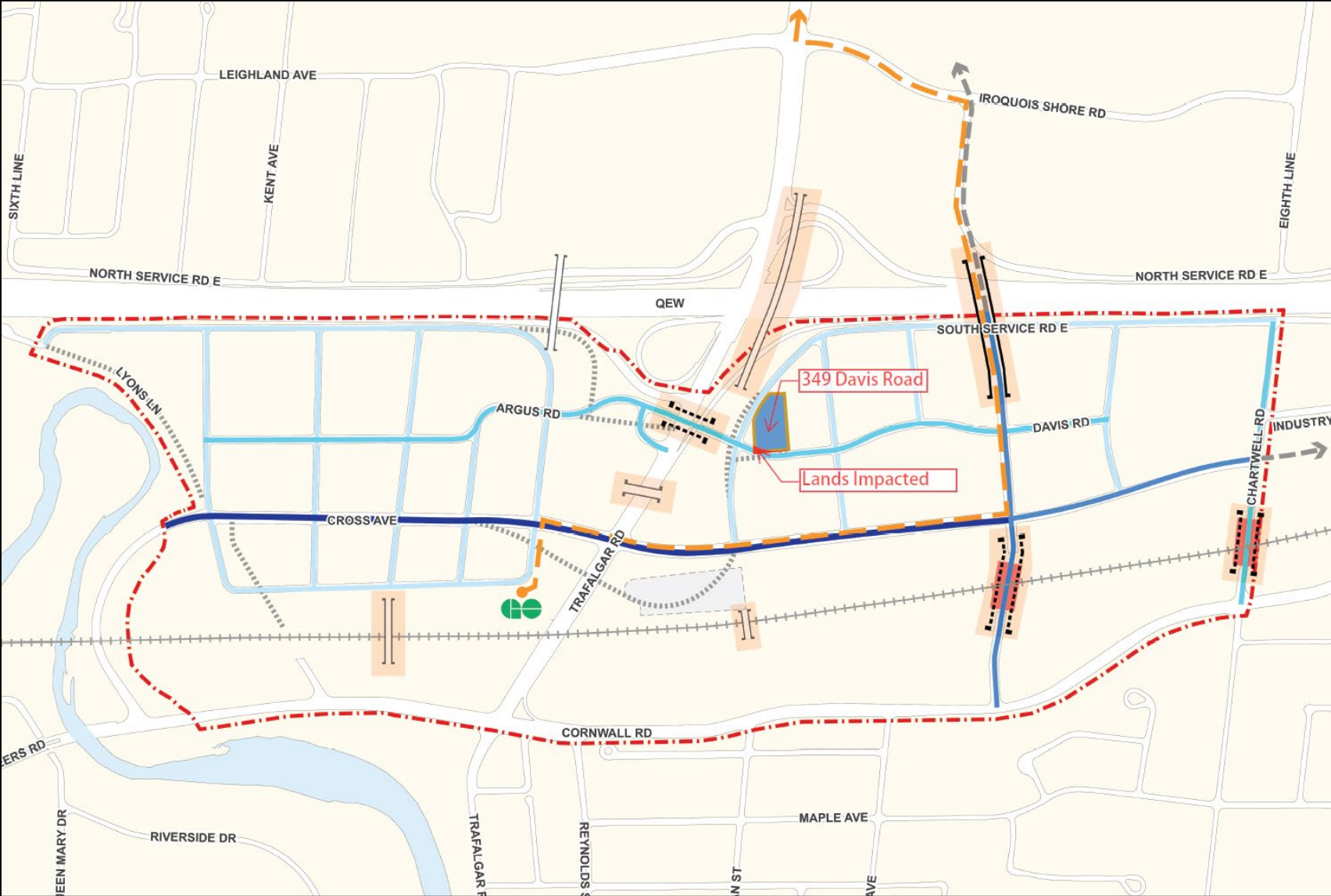


Our transportation planning consultants (Crozier Engineering) have indicated that the conceptual alignment of the applicable schedules can easily be modified without impacting the integrity of the road network.

We continue to request staff to make further adjustments to the applicable road network schedules, to remove any future ambiguity that the subject lands can be developed as currently proposed.

Implementing these changes to the road network schedules will also avoid a significant public financial commitment to construct a vehicular underpass that would not garner any meaningful improvement to the functioning of the overall road network.

Schedule L5 - Active Transportation Network



We appreciate the staff’s consideration of identifying the Argus – Davis underpass as future cycling infrastructure. This provision will achieve the goal of Midtown being a pedestrian-oriented community where vehicular traffic is minimized, especially in areas where intensification is planned.

However, we strongly encourage staff to make further adjustments to the applicable road network.

We have demonstrated in our previous submissions that there is no positive cost/benefit advantage in constructing the underpass, given that there would be no demonstrable benefit to the functioning of the overall road network relative to the extensive cost implications of this road connection and associated infrastructure.

Midtown Oakville Exceptions



We request that Town staff consider 349 Davis Road to be included in the list of exceptions for the following reasons to reflect the specific details of our proposed development based on the following factors:

- Based on the financial analysis conducted against the proposed 58-storey building, presented to the Special Council meeting on February 27, 2024, the proposed mixed-use development will bring the Town of Oakville excellent revenue streams, which will assist in financing the critical servicing and community amenities being proposed for the Midtown Area.
- The proposed 58-storey mixed-use building will assist the Town in achieving the minimum growth and housing provision targets.
- Early approval of our application will catalyze future development that reflects the vision, spirit, and intent of the emerging planning vision for Midtown Oakville.

Recommendations

Given the above, we respectfully request the Town of Oakville and Project Team to:

- Prior to the adoption of the Midtown Oakville OPA, the Town should await the completion of the 2024 Midtown Oakville Class Environmental Assessment and that a Cost-Benefit Analysis be completed to measure the benefits of an underpass and its associated costs.
- Explore alternative road alignment that will not compromise the development potential of the subject property and other lands within Midtown Oakville. Further, consider appropriate locations where it does not minimize the overall intensification goal for Midtown Oakville.
- Reconsider the underpass to form a pedestrian cycling route rather than a vehicular corridor.
- In parallel to the Secondary Plan process, the Town of Oakville should continue to process development applications.
- To include 349 Davis Road in the list of exceptions as it will bring the Town of Oakville excellent revenue streams, which will assist in financing the critical servicing and community amenities being proposed for the Midtown Area.



CORBETT LAND STRATEGIES INC.

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Thank You!
