



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: May 21, 2024

FROM: Planning Services Department

DATE: May 7, 2024

SUBJECT: Public Meeting Report - Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision, Cross Realty Incorporated (Distrikt Developments), File Numbers OPA.1614.83, Z.1614.83, and 24T-24002/1614

LOCATION: 157 and 165 Cross Avenue

WARD: Ward 3

Page 1

RECOMMENDATION:

1. That comments from the public with respect to the proposed Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications submitted by Cross Realty Incorporated (Distrikt Developments), (File Nos.: OPA.1614.83, Z.1614.83, and 24T-24002/1614), be received.
2. That staff consider such comments as may be provided by Council and the public.

KEY FACTS:

The following are key points for consideration with respect to this report:

- **Nature of Application:** The applicant has applied for an Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision to redevelop the property into a mixed-use development consisting of residential unit types, retail/commercial uses, office uses, new public roads, and a privately-owned publicly-accessible open space area.

- **Proposal:** The proposed development consists of two towers that are 45 and 61 storeys in height on a shared three-storey podium with underground parking including 1,198 residential units, 2,692 square metres of retail/commercial space, 1,027 square metres of office space, a privately-owned open space accessible to the public, and conveyance of land for two public roads. The overall gross floor area of the development is approximately 97,858 square metres, resulting in a total density of 10.17 FSI.
- **Public Consultation:** A virtual Public Information Meeting (“PIM”) was held on July 26, 2023, to present the subject applications, which was attended by 26 members of the public, including the Ward Councillors and Town staff.

APPLICATION SUMMARY

BACKGROUND

The Midtown Oakville Growth Area Review is underway as part of the Livable Oakville Official Plan Review. The growth area reviews are updating the Livable Oakville policies that guide the growth and change of these communities by planning to 2051 and beyond. The Midtown Oakville Growth Area Review is considering new policies to ensure that the urban structure is maintained and the goals and objectives of the overall growth management framework for the town continue to be realized. Midtown Oakville is planned to be a vibrant, people-oriented, mixed use community that will evolve in the coming decades.

Applicant/Owner: Cross Realty Incorporated (Distrikt Developments)

Purpose of Application(s): The purpose of the applications is to establish future public roads, and to permit an increase in the building heights from 20 storeys at the northern portion of the site and 12 storeys at the southern portion of the site, to 45 and 61 storeys respectively.

An aerial photograph, existing Livable Oakville land use schedules, and an existing zoning excerpt from By-law 2014-014 are included in **Appendix ‘A’**.

Effect of Application(s): The effect of the plan of subdivision application will allow for the conveyance of two public roads for the planned east-west local road along the northerly end of the subject lands, and the north-south local road at the easterly end of the subject lands in accordance with the Midtown Oakville Transportation and Stormwater Class Environmental Assessment, as well as the conveyance of land along the Cross Avenue frontage for future expansion/widening of the roadway. The Official Plan and Zoning By-law Amendment applications would permit the increased height to allow for the proposed intensification and to rezone the property from

Midtown Transitional Commercial (MTC) to a site-specific Mixed Use 4 (MU4) to facilitate the development proposal. Staff note that the MTC zone is currently under appeal.

A copy of the applicant's concept plans is included as **Appendix 'B'**.

A copy of the applicant's draft Plan of Subdivision is included as **Appendix 'C'**.

A copy of the applicant's draft Official Plan Amendment is included as **Appendix 'D'**.

A copy of the applicant's draft Zoning By-law is included as **Appendix 'E'**.

Submitted Plans / Reports:

The proponent has provided technical supporting studies which are currently under review by various public agencies and internal town departments. The supporting documentation is accessible on the Town's website at [Cross Realty Incorporated \(Distrikt Developments\) - 157 and 165 Cross Avenue - Z.1614.83, OPA 1614.83 and 24T-24002/1614 \(oakville.ca\)](#)

Property Location: The subject property is located on the north side of Cross Avenue, west of Argus Road, and is municipally known as 157 and 165 Cross Avenue. A retail lighting store and a three-storey commercial building with professional and medical offices, along with associated surface parking currently exist on the site.

Surrounding Land Uses: The surrounding land uses are as follows:

- North – one-storey commercial plaza home to a Safetynet Children & Youth Charities organizational chapter (166 South Service Road East). An application for OPA, ZBA, and Draft Plan of Subdivision to permit a mixed-use development containing three towers at 44, 52, and 56 storeys in height (formerly 45, 51, 59 storeys) has been appealed for the lands north of the subject lands (166 South Service Road East).
- East – commercial plaza containing three one-storey buildings with a restaurant and medical offices and is approved for the development of buildings at 12 or 20 storeys in height (177 Cross Avenue), retail, restaurant, automotive uses, and medical offices (185 & 187 Cross Avenue), and a childcare centre (580 Argus Road); a one-storey automotive repair shop and dealership (568-572 Argus Road); and a five-storey office building (586 Argus Road)
- South – Oakville GO and VIA Rail Train Station, Oakville GO Bus Terminal, and associated surface parking lots (200 Cross Avenue)
- West – large commercial plaza containing four one-storey buildings with retail, restaurants, and a Service Ontario location (105 Cross Avenue), a Tim

Hortons restaurant (111 Cross Avenue), retail, restaurants, and medical offices (117 Cross Avenue), and a grocery store, Value Village, Dollarama, Service Canada location, and other retail services (125 Cross Avenue); and a Home Depot home improvement store (99 Cross Avenue).

Key Milestones:

This is a Bill 109 application.

Pre-Consultation Meetings	June 28, 2023 February 7, 2024
Public Information Meeting	July 26, 2023
Application Submitted	March 14, 2024
Application Deemed Complete	March 14, 2024
P & D Council - Public Meeting	May 21, 2024
Date Eligible for Appeal/Refund for Non-decision	July 12, 2024

Planning staff are targeting the July 8, 2024, Planning and Development Council Meeting for a recommendation report.

PLANNING POLICY CONTEXT

The subject property is subject to the following policy and regulatory framework:

- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019, as amended in 2020)
- Halton Region Official Plan
- Livable Oakville Official Plan
- Zoning By-law 2014-014

A full analysis of the Provincial Policy Statement (2020), Growth Plan for the Greater Golden Horseshoe (2019, as amended in 2020), Halton Regional Official Plan, and Livable Oakville will be included within the future recommendation report.

Official Plan and Zoning By-law extracts are attached as **Appendix 'F'**.

MATTERS UNDER REVIEW

This application was received in March 2024, and is under review by Town departments and public agencies. The following are the general issues that will be addressed in a future recommendation report, in addition to any comments from the public, Council, and commenting agencies:

- Integration/impact on adjoining and adjacent properties
- Consideration of applicable Provincial and Regional policy
- Consideration of applicable and emerging policy
- Proposed land use mix, heights, and density
- Inclusion/proportion of retail/commercial and office uses
- Proportion of residential unit types (i.e. unit breakdown by size)
- Public realm design
- Contribution to creating complete communities
- Potential phasing of development
- Evaluation of the proposed new public roads
- Transportation implications (including travel demand management strategies, and parking utilization)
- Pedestrian connections and walkability
- Stormwater Management
- Tree Preservation
- Functional Servicing
- Alignment with the Livable By Design Manual
- Proposed privately-owned publicly-accessible space (POPS)
- Shadow/sun impacts
- Noise and pedestrian level wind impacts
- Public & Council Comments/Concerns
- Climate Change/Sustainability Goals

CONCLUSION

Planning staff will continue to review and analyze the subject Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision applications and address all technical matters, along with submitted public comments. No further notice is required; however, written notice of any future public meetings will be provided to those who have made written and/or verbal submissions.

CONSIDERATIONS

(A) PUBLIC

The applicant held a virtual Public Information Meeting (“PIM”) on July 26, 2023, to present the proposal for the subject lands at 157 and 165 Cross Avenue which was attended by 26 residents. Minutes of the meeting have been included as **Appendix ‘G’**.

No public comments were received as of the date of the writing of this report.

Notice of complete application and public meeting were distributed to the property owners within 240m of the subject property in accordance with the Town’s current notice requirements and *Planning Act*.

(B) FINANCIAL

None.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for review. The application remains in technical review.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses the corporate strategic goal(s) to:

- To be a vibrant and livable community for all

(E) CLIMATE CHANGE/ACTION

The proposed development will be reviewed to ensure compliance with the Town’s sustainability objectives of the Livable Oakville Plan.

APPENDICES

Appendix “A”: Mapping

Appendix “B”: Conceptual Plans and Renderings

Appendix “C”: Applicant’s Draft Plan of Subdivision

Appendix “D”: Applicant’s Draft Official Plan Amendment

Appendix “E”: Applicant’s Draft Zoning By-law Amendment

Appendix “F”: Official Plan and Zoning By-law Extracts

Appendix “G”: Developer Hosted Public Information Meeting Minutes

Prepared by:

Brian O’Hare

Planner, Current Planning East District

SUBJECT: Public Meeting Report - Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision, Cross Realty Incorporated (Distrikt Developments), File Numbers OPA.1614.83, Z.1614.83, and 24T-24002/1614

Page 7 of 7

and

Kate Cockburn, MCIP, RPP
Senior Planner, Current Planning East District

Recommended by:
Leigh Musson, MCIP, RPP
Manager, Current Planning East District

Submitted by:
Gabriel A.R. Charles, MCIP, RPP
Director, Planning Services