

Statutory Public Meeting

Official Plan Amendment, Draft Plan of Subdivision, & Zoning By-law Amendment

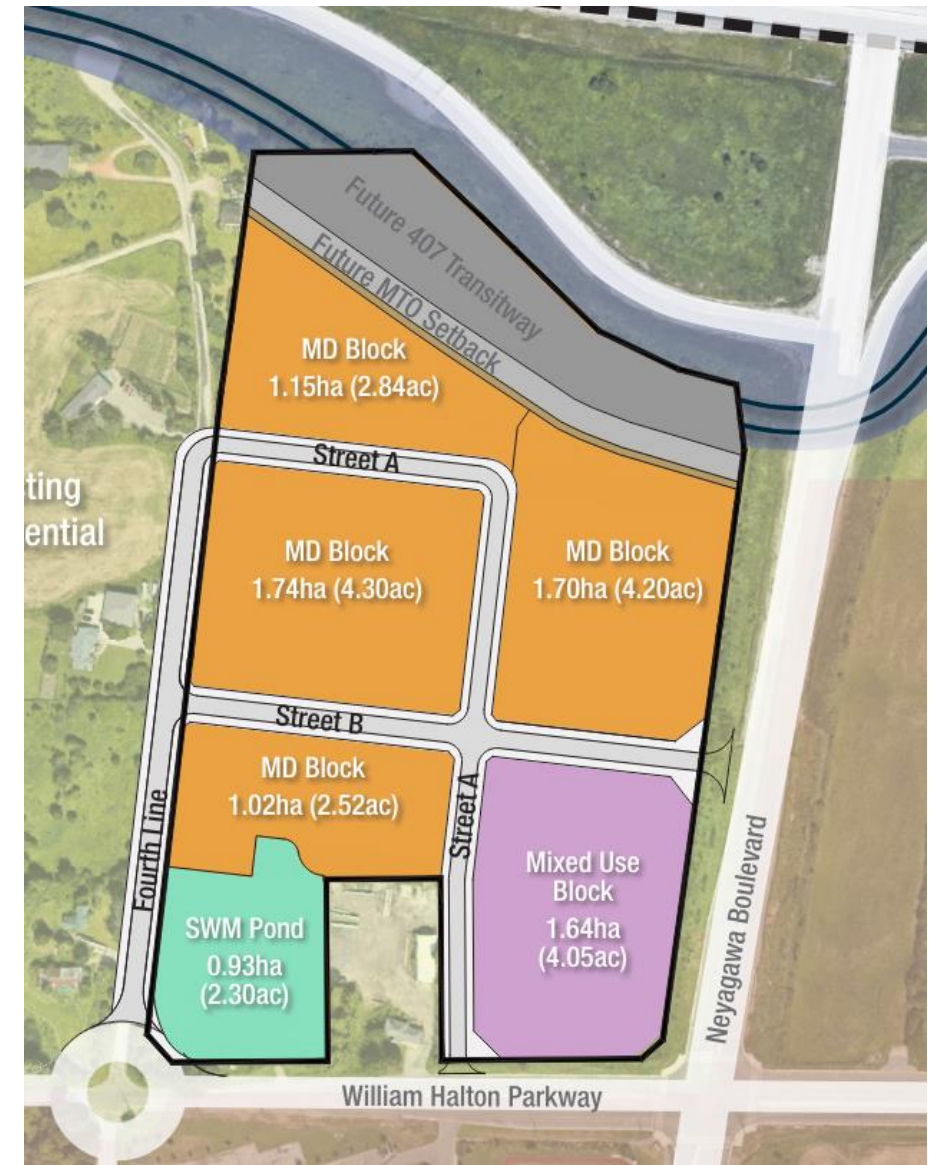
Argo Neyagawa Corporation
Part of Lot 20, Concession 2, NDS
Town of Oakville

Aerial Photo



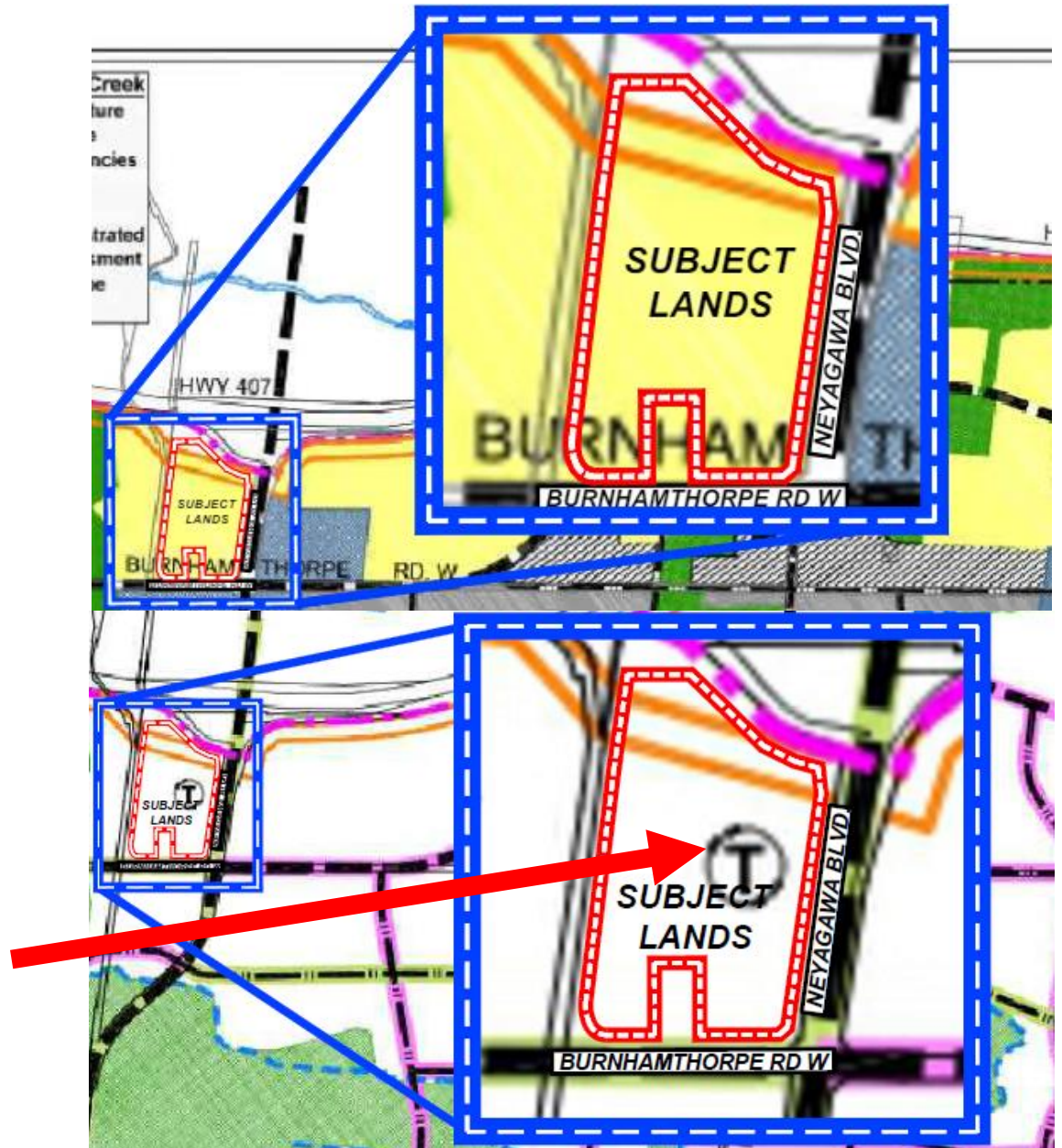
Concept Plan

- Proposes a compact community with a range of residential uses and potential for commercial uses on the ground floor of mixed-use buildings.
- Intended for a mix of apartment dwellings and townhouse types such as laneway, back-to-back, and dual frontage townhouses.
- Connects to surrounding road network via public roads.



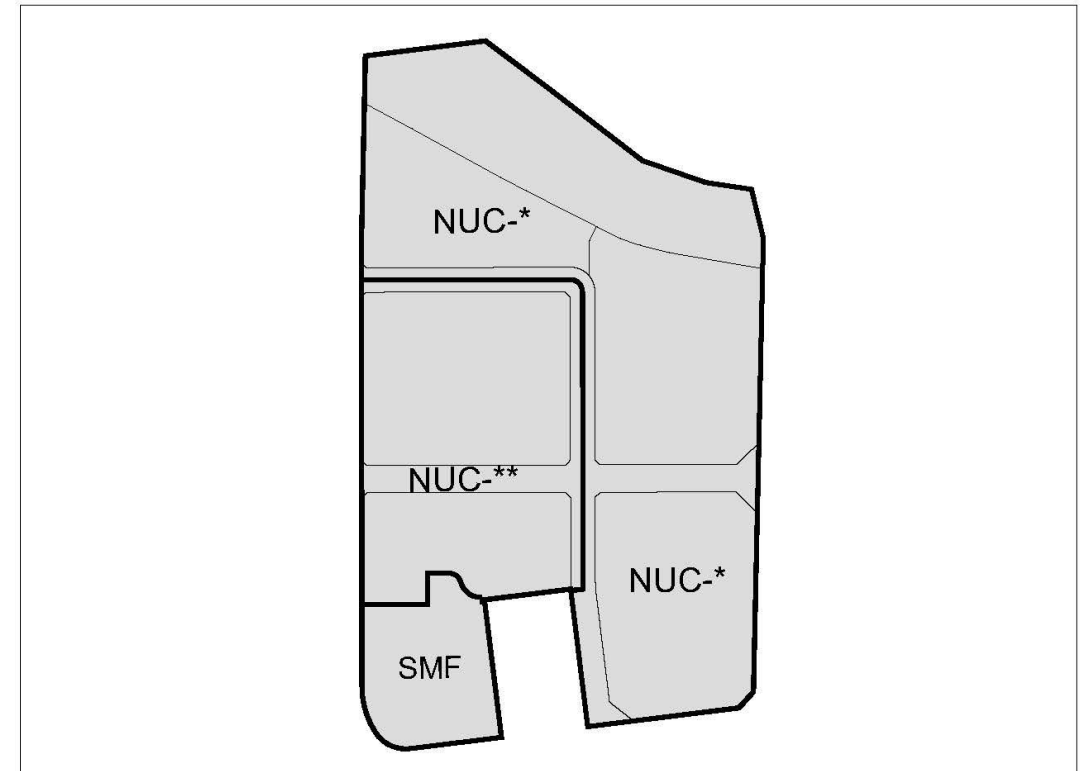
Official Plan (Existing)

- Designated Employment District and Transitway on NOE2 Land Use Plan.
- Town-initiated OPAs 326 & 45 in progress to redesignate Neyagawa Urban Core (NUC) to permit high-density mixed-use and support higher order transit.
- Site-specific OPA: redesignation modeled after Town's OPA and Region's employment conversion, with height to 16 storeys.
- NOE4 Transportation Plan Transit Terminal location not carried forward in 407 Transitway EPR. Currently no protection by MTO for potential station.



Zoning By-law (Existing)

- Currently zoned Future Development, which only permits existing uses.
- Special NUC provisions drafted to permit additional medium density compact dwelling types such as stacked, laneway, back-to-back, and dual frontage townhouses.
- Proposed increase in maximum building height to 16 storeys to be consistent with maximum heights permitted elsewhere in the North Oakville Urban Core areas.

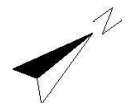


AMENDMENT TO BY-LAW 2009-189



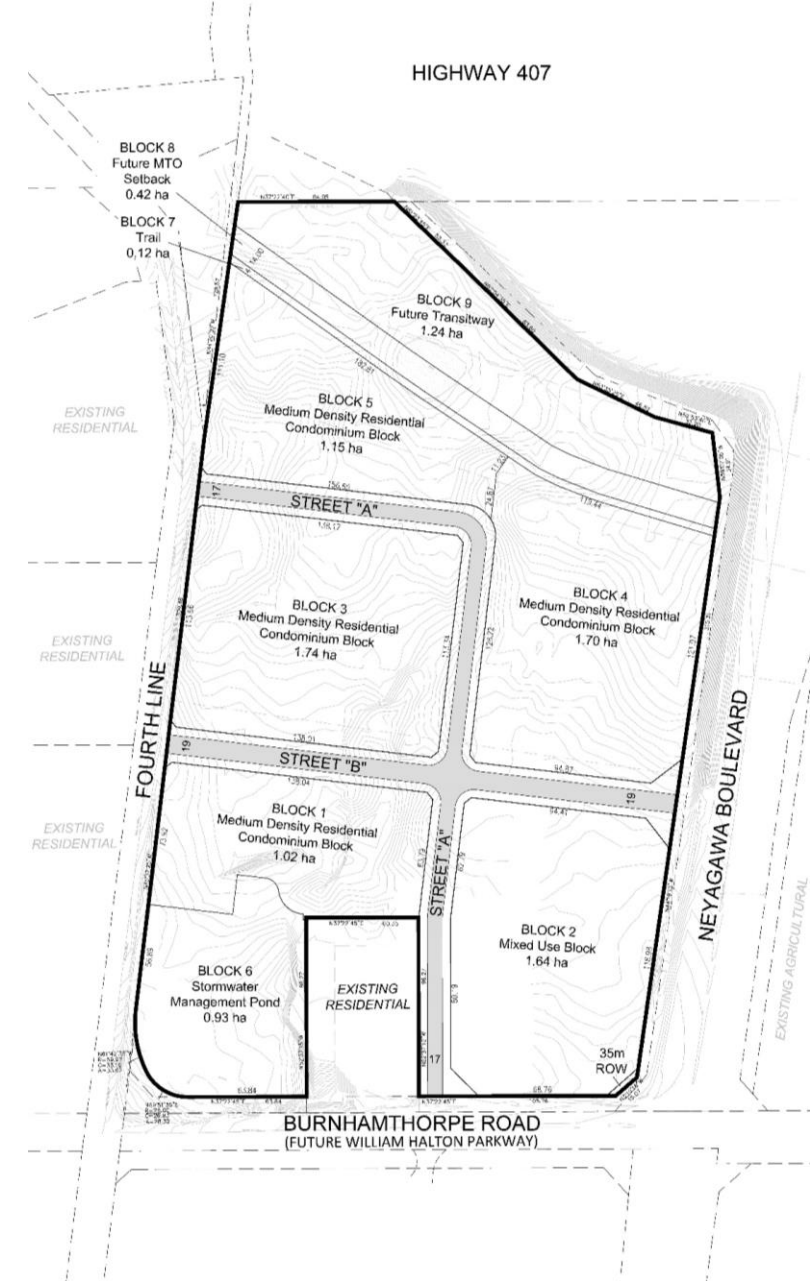
Re-zoned From: Future Development (FD) to
Neyagawa Urban Core (NUC-* sp: xx);
Neyagawa Urban Core (NUC-** sp: xx);
Stormwater Management Facility (SMF)

EXCERPT FROM MAP
12 (4)



Subdivision

- Four medium density residential blocks and one mixed-use block, two local roads, stormwater management block, lands for the future 407 Transitway and MTO-required setback of 14.0m, and a trail.
- No known capacity constraints or upgrades to the existing water and wastewater systems required to service the development.
- Each development block will be subject to future site plan applications.



Transportation

- Modified grid road network
- Right-in/right-out access to future William Halton Parkway and Neyagawa Boulevard and full-moves intersection at Fourth Line.
- In proximity to active transportation and local and higher order transit routes.
- Protects for a portion of the 407 Transitway that will implement a busway (BRT) parallel to the existing 407 ETR.
- Trail along the future 407 Transitway to connect to the Town trail system.
- Parking proposed in private garages, driveways, on private roads, and underground.



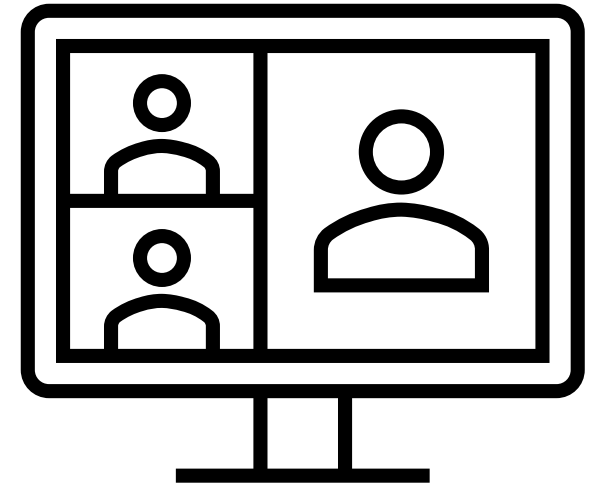
Climate Change

- Walkability – comfortable walking distances with pedestrian-scaled streetscapes and convenient pedestrian connections.
- Cycling infrastructure on Neyagawa Boulevard and future William Halton Parkway encourages cycling as an alternative to driving.
- Proximity to local and higher order transit.
- Proposed landscaping increases the urban canopy, creating comfortable micro-climate conditions, mitigating negative seasonal effects (wind breaks or shade canopy), and contributing to the overall biodiversity.
- Tree canopy coverage calculation over local roads exceeds the Town's 20% requirement.



Public Engagement

- **December 14, 2023:** PIM hosted virtually
 - 83 notices sent via mail to addresses within 240 metres of subject lands and to additional parties requesting notification
- **Meeting Attendees:** 10 attendees – members of the public & Town staff
- **Summary of comments:**
 - Clarification questions that did not require revisions to the plan:
 - Question raised about pedestrian connections and recreational amenities.
 - A: Major trail block on plan & future pedestrian connections and amenities within future blocks, as well as a park proposed in future subdivision southeast of subject property.
 - Question raised about the approval timing of the Town-initiated OPA.
 - A: Latest update with staff had been that the Town-initiated OPA was planned for completion in late summer or fall of 2024. This is now anticipated end of June 2024.



Conclusion

- Creation of a compact, transit supportive development in a Strategic Growth Area and directly adjacent to all existing municipal services required to support the independent development of the subject lands;
- Proposed development provides a mix of residential and potential for ground floor commercial uses, which make efficient use of existing and planned services;
- Implements the intent of the Town's proposed Neyagawa Urban Core Area redesignation; and
- Adds a range of housing options including “missing middle” housing types, serving households of different sizes, ages, and incomes, contributing to the Town's housing pledge to deliver 33,000 housing units by 2031/2032.

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Any comments/questions can be sent to Robert Thun, Senior Planner, at robert.thun@oakville.ca and the Town Clerk at townclerk@oakville.ca.

THANK YOU.