

# 157 & 165 Cross Meeting Report

**Purpose:** Public Information Meeting

**Project No.:** 23143-1

**Date:** Wednesday, July 26, 2023

**Time:** 6:30p.m. to 8:00p.m.

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## 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 157 & 165 Cross Avenue, local Resident Associations, and agencies in Ward 3
- **63 invitations** were sent by mail on July 11, 2023
- Email invitations were sent to the local Resident Associations, agencies, and other stakeholders without a mailing address as a follow up by the applicant

The invitation is attached as an Appendix.

## SUMMARY

There were **26 attendees** at the applicant-led Public Information Meeting for 157 & 165 Cross Avenue. Community members provided a range of feedback, with a particular focus on traffic, parking, and proposed residential units.

The discussion focused on the following matters:

- Parking and traffic
- Housing
- Infrastructure and public realm
- Development details and timeline
- Distrikt Developments

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
Stefano Giannini	Janet Rosenberg & Studio
Lynda Rybinski	Janet Rosenberg & Studio
Tyler Grinyer	Bousfields Inc.
Jocelyn Deeks	Bousfields Inc.
Alex Smiciklas	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**

<b>Speaker</b>	<b>Notes</b>
<b>Jocelyn Deeks</b>	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.
<b>Sasha Lauzon</b>	Introduced Distrikt Developments and thanked attendees for tuning in to learn about the proposals and provide preliminary feedback.
<b>Tyler Grinyer</b>	Provided an overview of the planning process for the upcoming application, background on the site and surrounding neighbourhood, and relevant policy context.
<b>Stephen Teeple &amp; Myles Craig</b>	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.
<b>Stefano Giannini</b>	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.
<b>Jocelyn Deeks</b>	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

41 questions and/or comments were shared through the Q&A typed function in Zoom Webinar, and **three** questions was shared in advance by email. These questions and comments are summarized below.

Theme	Questions
<b>Parking &amp; Traffic</b>	<p><b>10 questions</b> 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"> <li>• How many parking spaces are proposed per unit, in each building and in total?</li> <li>• Will each parking spot be roughed in for EV charging?</li> <li>• Will the development offer a car share program?</li> <li>• Does the road pattern shown on the plans reflect the current road pattern that the town has designed for the Midtown Official Plan?</li> <li>• Where are the access points for maintenance vehicles, moving trucks, and delivery drivers?</li> <li>• Do you have an estimate of the increase in traffic, both average and peak, that will be created by the four Distrikt developments total?</li> </ul>
<b>Housing &amp; Unit Counts</b>	<p><b>9 questions</b> were about total units proposed, tenure, and affordability. Key points included:</p> <ul style="list-style-type: none"> <li>• What is the total number of 1, 2 and 3-bedroom units?</li> <li>• Have you considered more 2 and 3-bedroom units? This is a low number, given the need of families and new immigrants</li> <li>• Are there affordable units?</li> <li>• Will these be condo or rental units?</li> <li>• What is the expected total population that would live in all four Distrikt proposals combined?</li> </ul>
<b>Infrastructure &amp; Public Realm</b>	<p><b>8 questions</b> focused on the infrastructure and public space elements, including potential commercial tenants. Key points included:</p> <ul style="list-style-type: none"> <li>• What obligations does the developer have to add health, education, and public service infrastructure for future residents?</li> <li>• Has district energy and geothermal been anticipated for the overall project? Any other energy saving features?</li> <li>• What facilities are you providing for families and play space?</li> <li>• Have you considered a larger shared park space?</li> <li>• Have you considered searching for grocery stores, medical clinics, dentist offices, and other commercial tenants in advance or concurrent with people moving into the residential units? If not, would this not be something to attract people?</li> <li>• Will there be a raised walkway over Cross to the GO station?</li> </ul>
<b>Development Details &amp; Timeline</b>	<p><b>4 questions</b> were about the construction timeline and development details:</p> <ul style="list-style-type: none"> <li>• What is the lot size?</li> <li>• What FSI are you proposing?</li> <li>• When do you anticipate shovels in the ground?</li> <li>• What is the anticipated lifespan of the buildings?</li> </ul>

<b>Distrikt Developments</b>	<p><b>3 questions</b> were about the developer, Distrikt Developments, and their previous work. Key points included:</p> <ul style="list-style-type: none"> <li>• Is Distrikt planning to buy more land in Midtown? Do they already own more sites?</li> <li>• The proposals in Midtown are a large and complex undertaking, is this Distrikt's first 50+ storey project? Does Distrikt have the capabilities to manage a combined project of this size and complexity?</li> <li>• Can Distrikt give us an example of a project of this size that they have built?</li> </ul>
<b>Other</b>	<ul style="list-style-type: none"> <li>• Where else is there a 58-storey residential building in Ontario?</li> <li>• Can we access these slides after the meeting?</li> </ul>

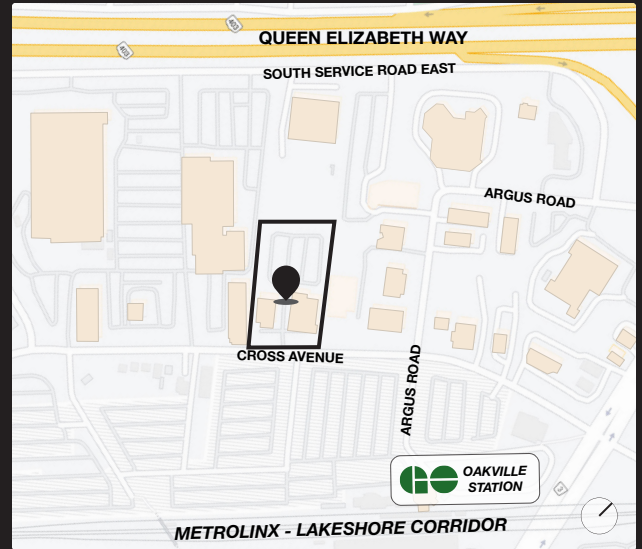
## NOTICE

# PUBLIC INFORMATION MEETING

 **157 & 165 CROSS AVENUE**

We are thinking ahead to the future of **157 and 165 Cross Avenue**, 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 these properties.



DATE  
**JULY 26, 2023**

TIME  
**6:30PM - 8:00PM**

WHERE  
**ONLINE (ZOOM WEBINAR)**



# HOW TO JOIN

LINK TO REGISTER

[bit.ly/157and165cross](https://bit.ly/157and165cross)

MEETING ID

**849 9231 4265**

TELEPHONE DIAL-IN

**(647) 558-0588**



NEED ASSISTANCE? CONTACT:

*Email:* [consultation@bousfields.ca](mailto:consultation@bousfields.ca)

*Subject Line:* 157 & 165 Cross

# MEETING DETAILS

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



Two buildings ranging from 44-58 storeys



Ground floor non-residential uses along Cross Avenue



A large publicly accessible open space

A planning application has not yet been submitted to the Town of Oakville for their review. Distrikt and The Remington Group look forward to hearing your thoughts about their proposal.