

May 21, 2024

# Planning & Development Council Meeting

157 & 165 Cross Avenue  
Town of Oakville

(Official Plan Amendment, Rezoning  
& Draft Plan of Subdivision Applications)

If there is anyone watching the live stream of this meeting on [oakville.ca](http://oakville.ca) and you wish to speak to this item, please call **905-815-6095** and we will connect you to the meeting. You will be called upon to speak following the registered delegations.

# 157 & 165 Cross Avenue

**SUBJECT SITE**

North Service Rd E

Queen Elizabeth Way

South Service Rd E

Lyons Ln

Argus Rd

Davis Rd

Cross Ave

Lyons Ln

Cross Ave

Trafalgar Rd

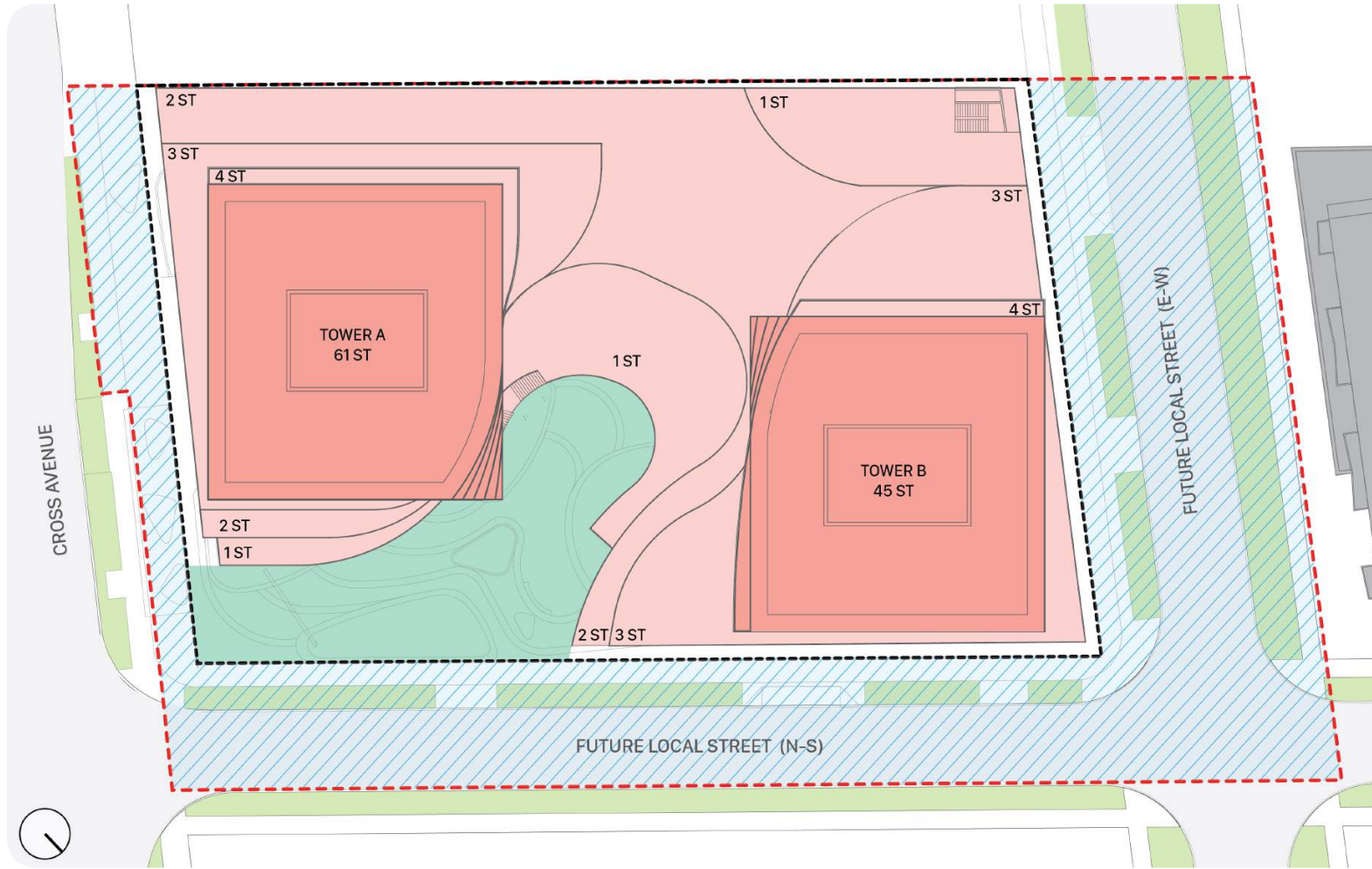
South Service Rd E

Oakville GO Station

Cornwall Rd



# Proposed Development



POST-DEVELOPMENT PROPERTY LINE

PRE-DEVELOPMENT PROPERTY LINE

PODIUM  
 TOWER ELEMENT

POPS  
 CONVEYED LANDS

## Key Proposal Statistics



**Building A** 61 storeys  
**Building B** 45 storeys



**Gross Floor Area** 97,858 m<sup>2</sup>  
Retail 2,692 m<sup>2</sup>  
Residential 94,138 m<sup>2</sup>  
Office 1,027 m<sup>2</sup>



**Total Units** 1,198 units



**Amenity Space** 5,129 m<sup>2</sup>  
Indoor 3,648 m<sup>2</sup>  
Outdoor 1,480 m<sup>2</sup>



**Vehicular Parking** 819 spaces



**Bicycle Parking** 1,204 spaces



**POPS** 1,057 m<sup>2</sup>

## Concept Plan

(Prepared by Bousfields Inc.)

# Architectural Rendering

Prepared by Teeple Architects

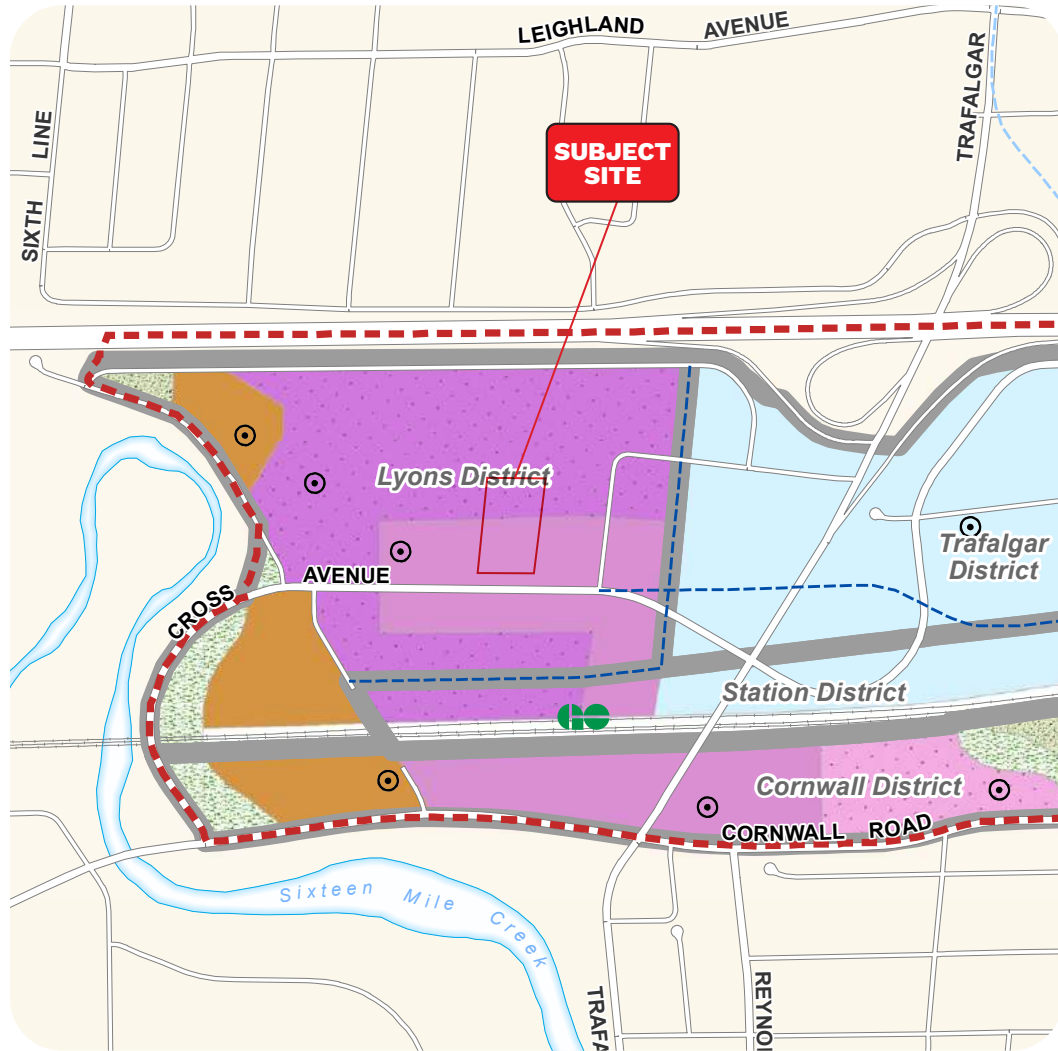


# Architectural Rendering

Prepared by Teeple Architects



# Midtown Oakville Growth Area Policies















Schedule L1 - Land Use

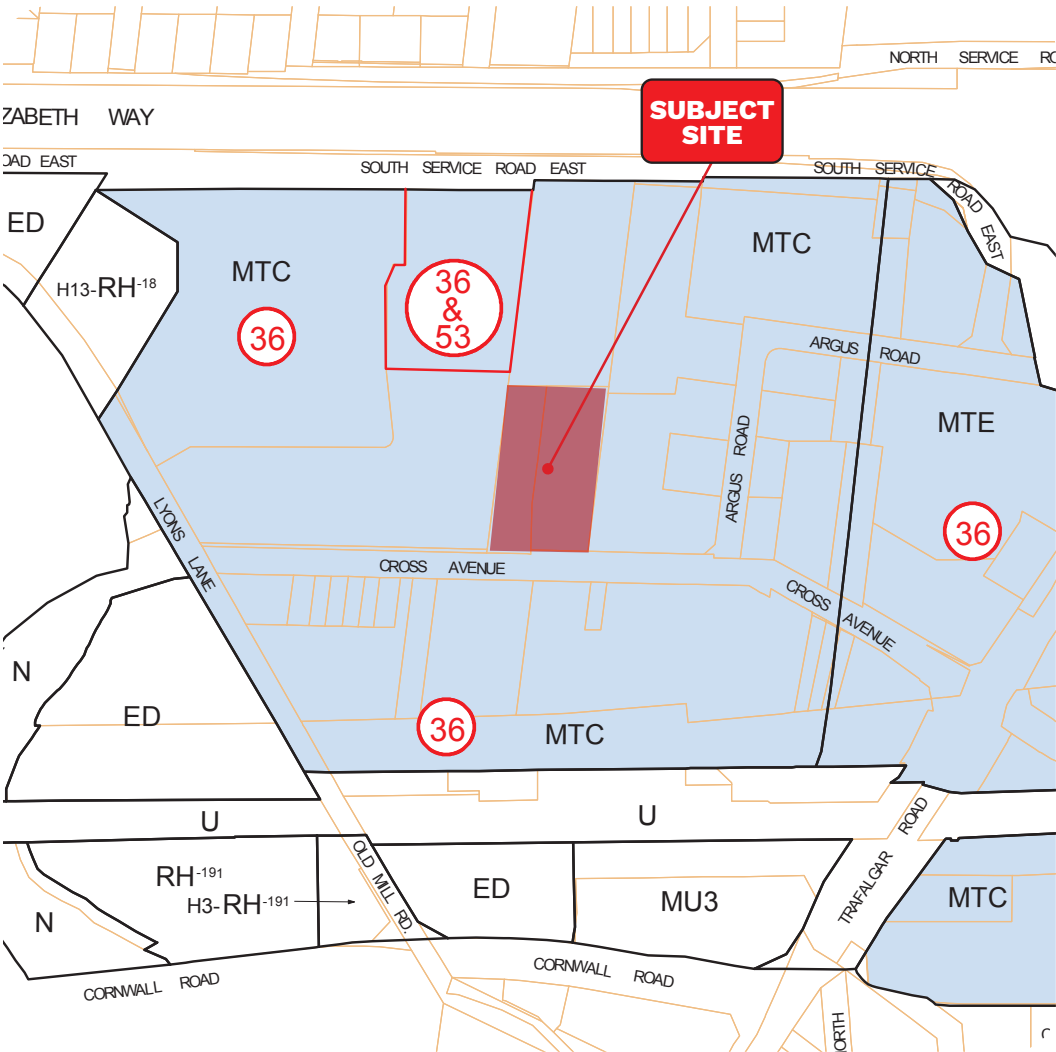
The subject site is designated both Urban Centre and Urban Core. The land use designations provide for:

- A vibrant, mixed-use, transit supportive community
- Some of the Town’s tallest buildings
- The opportunity for increased height subject to the provision of community benefits
- Improvements to road circulation/connections for transit, pedestrians, cyclists and vehicles

## Legend

	GROWTH AREA BOUNDARY		NATURAL AREA
	HIGH DENSITY RESIDENTIAL		PARKS AND OPEN SPACE
	COMMUNITY COMMERCIAL		DISTRICT BOUNDARIES
	URBAN CENTRE		PROPOSED ROADS (Refer to Schedule L3 for more detail)
	URBAN CORE		RAILWAY
	OFFICE EMPLOYMENT		MAJOR TRANSIT STATION

# Town of Oakville Zoning



**Proposed Zone: Mixed Use Zone - Urban Core (MU4)** which permits the proposed residential and retail uses.

- The proposed Zoning By-law Amendment is also required to increase the permitted height and revise other development standards as necessary to impelement the proposal.

### Legend

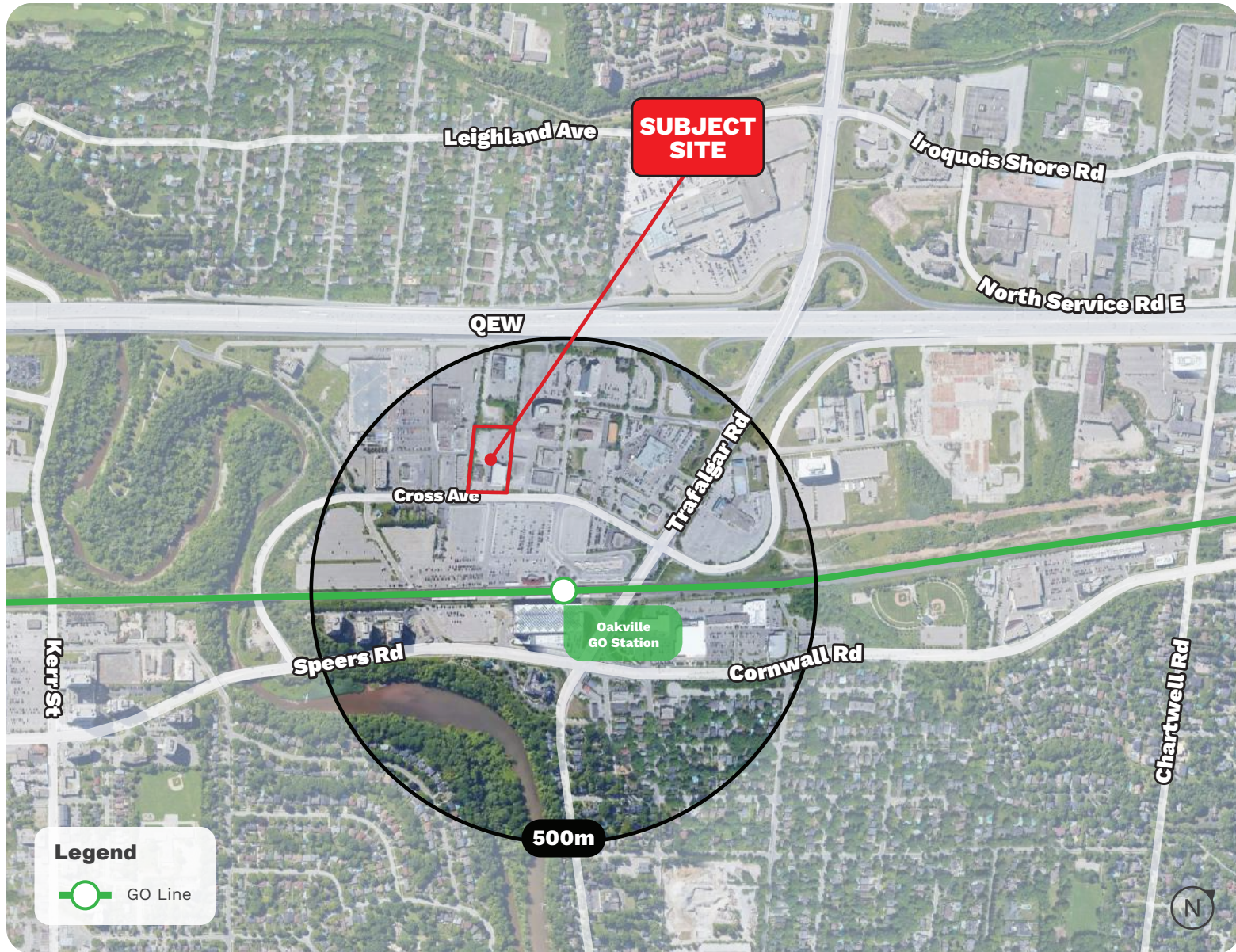
- Site-specific appeal to Zoning By-law 2014-014 (By-law not in effect)
- ZONING BOUNDARY

By-law 2014-014 - Map 19(8b)





# Climate Change



- The subject site is located in an area that is well-served by existing higher-order transit and planned frequent transit (approximately 185 metres from the Oakville GO station and 315 metres from the planned Trafalgar BRT)
- Reduced parking rates will maximize transit infrastructure

# Summary of Public Information Meeting

**July 26, 2023 – Virtual Meeting**



**63 invites were sent**



**26 attendees**



Community members provided a range of feedback, with a particular focus on the following matters:

1. Parking & traffic
2. Housing
3. Infrastructure & public realm
4. Development details and timeline
5. Distrikt Developments



# Thank you

Any comments/questions can be sent to Kate Cockburn at **[kate.cockburn@oakville.ca](mailto:kate.cockburn@oakville.ca)**, and the Town Clerk at **[townclerk@oakville.ca](mailto:townclerk@oakville.ca)**