

# 3056 Neyagawa Boulevard

Oakville, ON



March 17, 2025

## Statutory Public Meeting

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**URBAN  
STRATEGIES  
INC .**

*If there is anyone watching the live stream of this meeting online 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.*

# Location

- Address: **3056 Neyagawa Boulevard**
- Lot area: **3.75 hectares**
- Adjacent land uses:
  - **North:** Sixteen Mile Sports Complex, a key recreational hub with various facilities and parkland area.
  - **East:** Residential uses and a commercial-retail plaza.
  - **South:** Prime Envision Lands (corner property), mixed of residential and commercial uses.
  - **West:** St. Peter and Paul Parish, Trafalgar Lawn Cemetery, Lions Valley, Oakville Trafalgar Memorial Hospital.



# Proposed Development

- 7 buildings with heights ranging from 15 to 28 storeys
- 2,278 residential units
- 1,550 square metres of commercial-retail space
- Overall gross density of 4.24 FSI
- 1 parking space per dwelling unit + 0.2 visitor parking spaces per unit
- A variety of new landscaped open spaces (urban plaza, neighbourhood green, woonerf, mid-block connections)
- Three new public street segments connection to Dundas, Neyagawa and future Sixteen Mile Boulevard extension

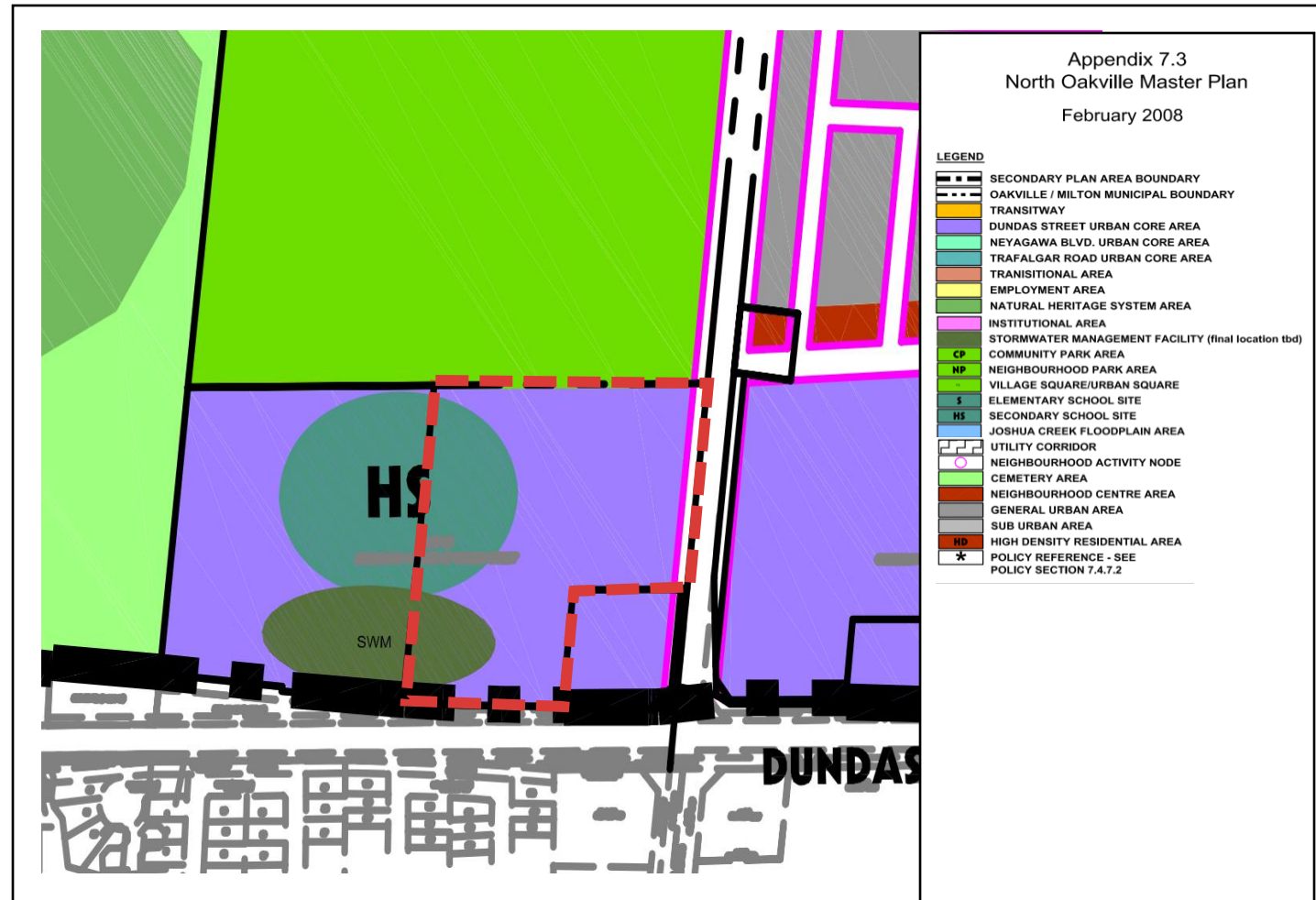


# Proposed Development



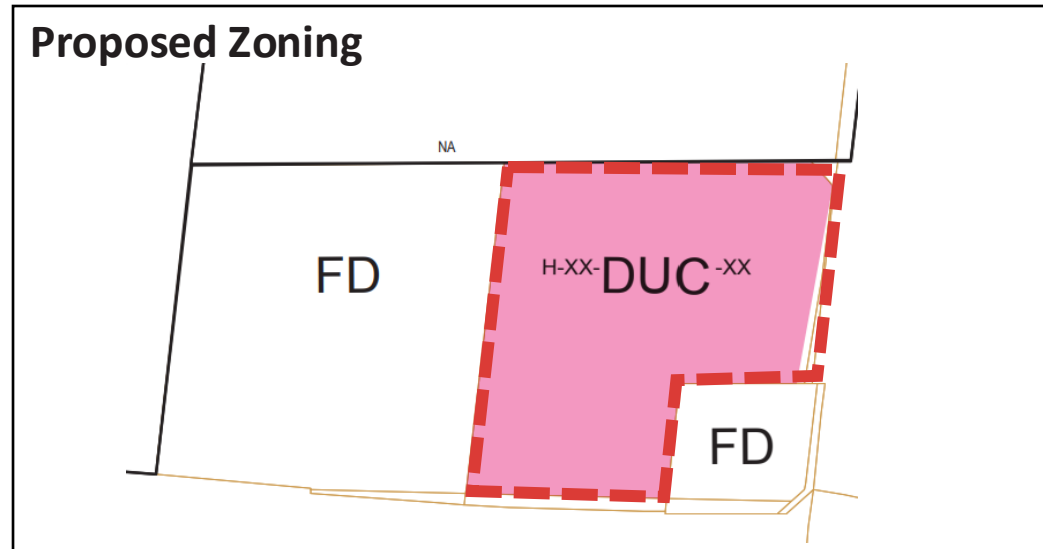
# Official Plan Amendment

- Located within **North Oakville East Secondary Plan**
- **Current Designation:** Dundas Street Urban Core Area
- **Proposed Designation:** Dundas Street Urban Core Area (with site-specific exceptions)
- Proposed OPA would maintain the Site's existing Dundas Street Urban Core Area and delete the HS and SWM symbols.
- The OPA would also permit a maximum building height of 28 storeys whereas the North Oakville East Secondary Plan permits a maximum building height of 12 storeys (including bonusing) within lands designated Dundas Street Urban Core Area.



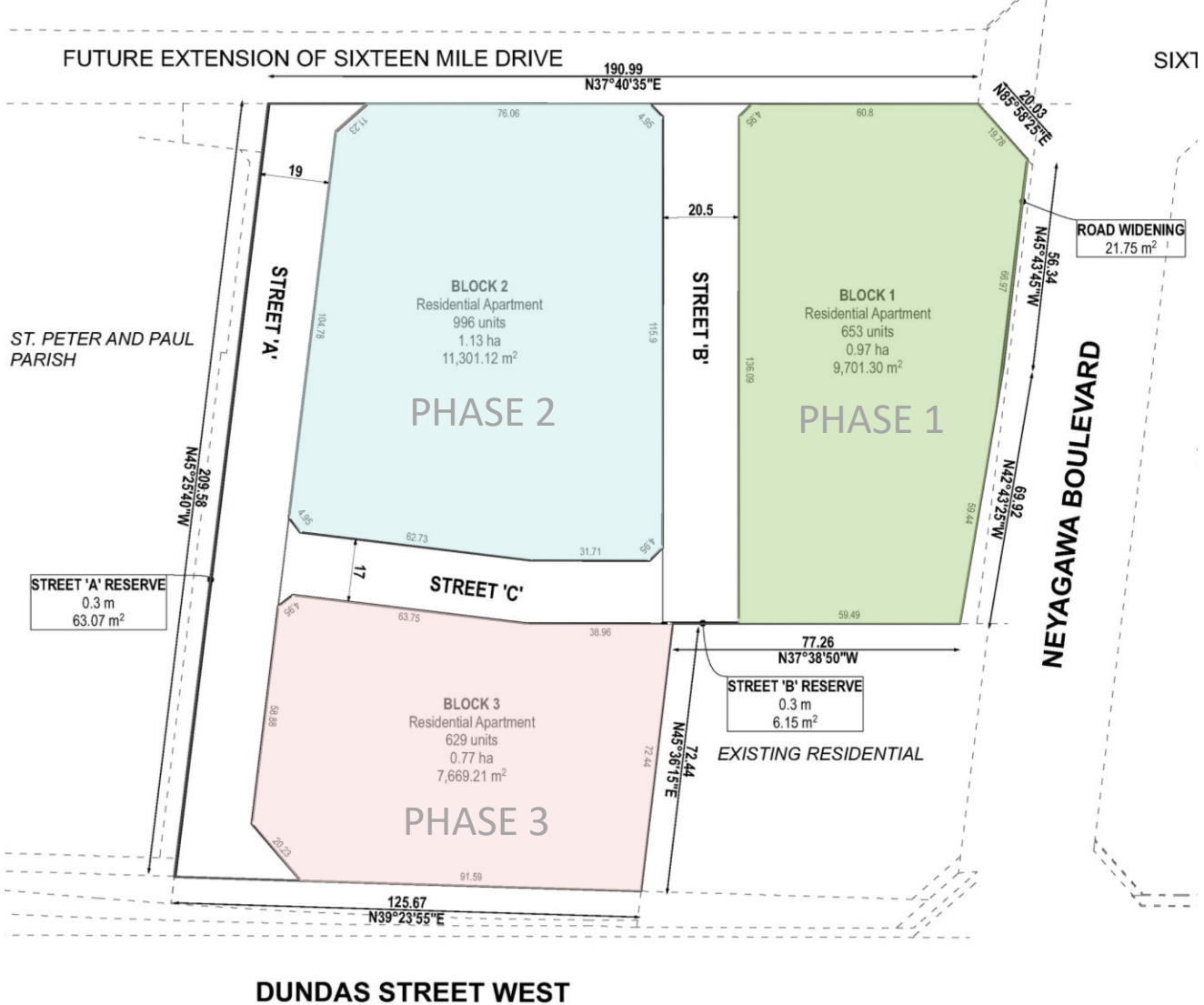
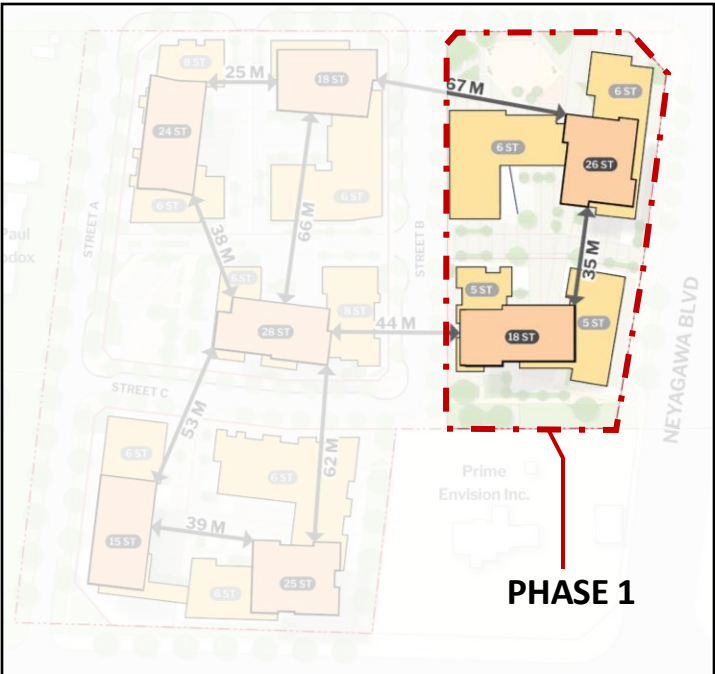
# Zoning By-law Amendment

- **Current Zoning:** Zoned Future Development (FD) under North Oakville Zoning By-law 2009-189
- **Proposed Zoning:** Dundas Urban Core (DUC) with site specific exceptions to regulate development standards on 3 development blocks
  - Holding (H) provisions proposed on Blocks 2 & 3 which will require servicing allocation to be obtained prior to lifting the hold.



# Draft Plan of Subdivision

- Purpose is to divide the existing 3.75-ha property to create:
  - 3 development blocks
  - 3 public road segments to be conveyed to the Town
  - 2 street reserves
  - 1 block for Neyagawa right-of-way widening



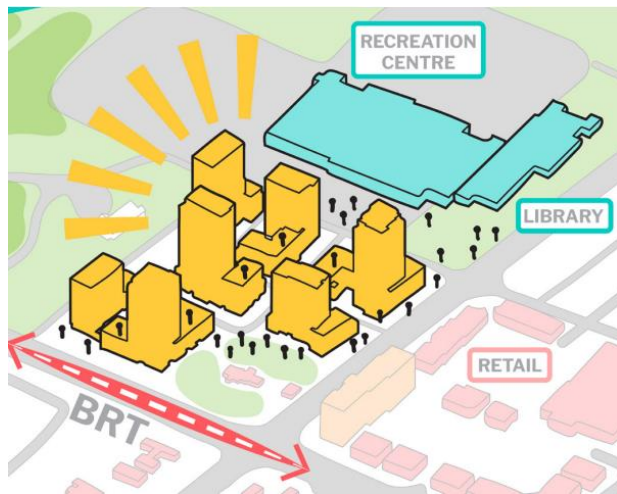
# Public Information Meeting (October 16, 2024)

- **Q: What is the unit mix and availability of affordable housing?**
  - The unit mix is approximately 60% 1-bedroom and 40% 2-bedroom units.
  - The proposal does not contain affordable housing; the proposed units represent compact housing that will be relatively more economical compared to ground-oriented housing options.
- **Q: Why is this site suitable for higher density and height?**
  - The site is located within the Dundas Urban Core, along the planned Dundas Bus Rapid Transit corridor as well as a designated growth corridor for higher-density development.
  - The site offers significant space for buildings, streets, and open spaces while maintaining separation distances and minimizing impacts like shadowing and loss of privacy.
- **Q: How will the development impact transportation and congestion?**
  - The Applicant has undertaken a Transportation Impact Study (TIS) for these applications. The TIS concludes that the proposed development will have limited impacts on the area transportation network and accommodates a sufficient supply of parking on-site.
- **Q: What about the need for schools and community services for the new population?**
  - The Applicant will have ongoing communication with the local school boards through the planning approvals and site plan process
  - A new secondary school is planned for the area in the area of Burnhamthorpe & Sixth Line. The full build-out of the project will take roughly 15 years, and over this time the school boards will continually assess the need for additional school capacity in the area.
- **Q: How do the proposed open spaces relate to the building heights and density?**
  - The proposed open spaces are designed to complement the building podiums, encouraging active at-grade uses and pedestrian engagement. They will be open and publicly accessible to residents of the site and the surrounding community, supporting active and passive recreational usage.

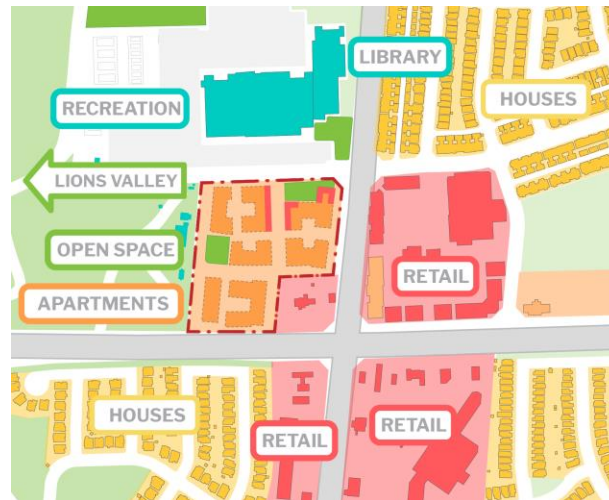


# Conclusion

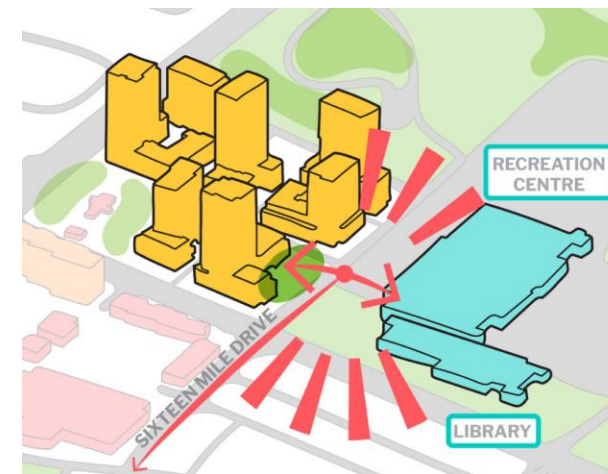
**Delivering density at a strategic growth area with significant public investment**



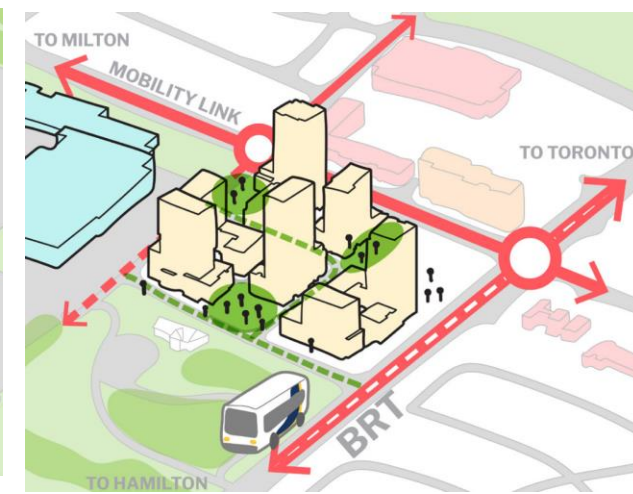
**Diversifying the mix of housing, open space and retail**



**Anchoring 16 Mile Drive alongside the Sixteen Mile Sports Complex**



**Establishing a pedestrian precinct at a key place of transit connectivity**



Please send questions / comments to  
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the Town Clerk at [townclerk@oakville.ca](mailto:townclerk@oakville.ca)

