

Argo Lions Valley

1303 Dundas Street West

Draft Plan of Subdivision & Zoning By-law Amendment

March 17, 2025

STATUTORY PUBLIC MEETING

TOWN OF OAKVILLE



If there is anyone watching the live stream of this meeting on 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

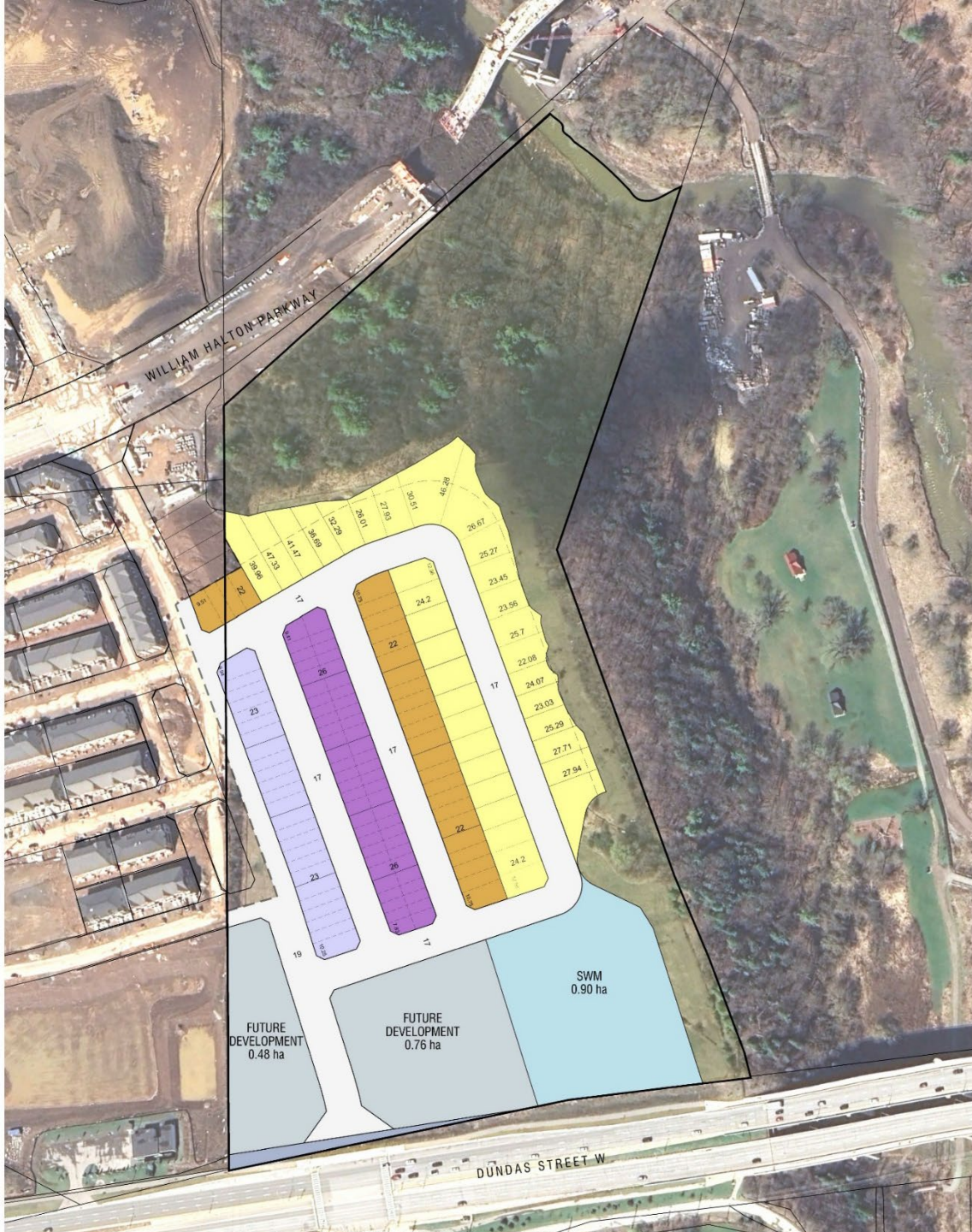


 SUBJECT LANDS

AIR PHOTO

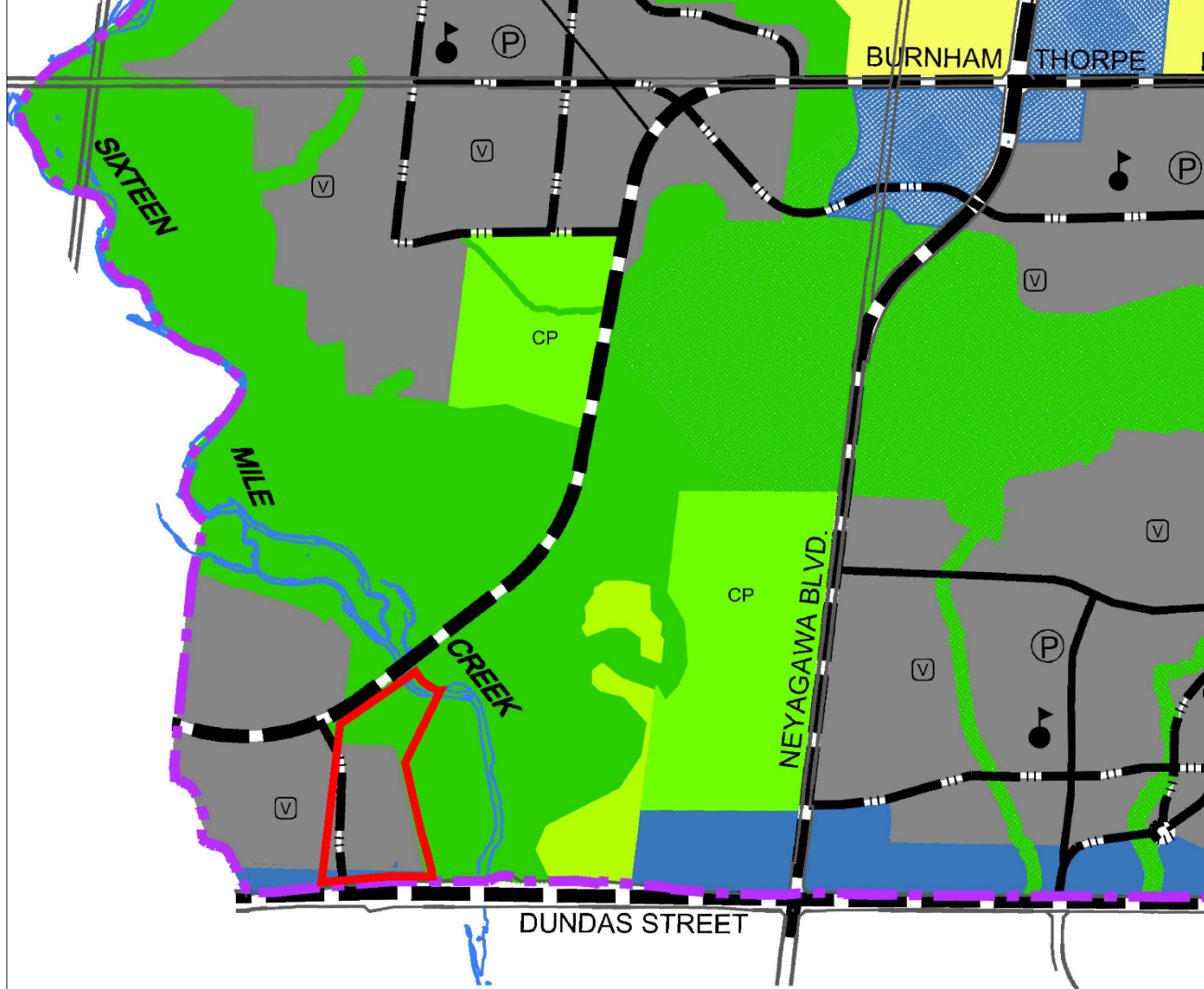


AIR PHOTO































- Detached Dwellings (34 units)
- Street-Oriented Townhouses (27 units)
- Back-to-Back Townhouses (56 units)
- Dual Frontage Townhouses (25 units)

CONCEPT PLAN

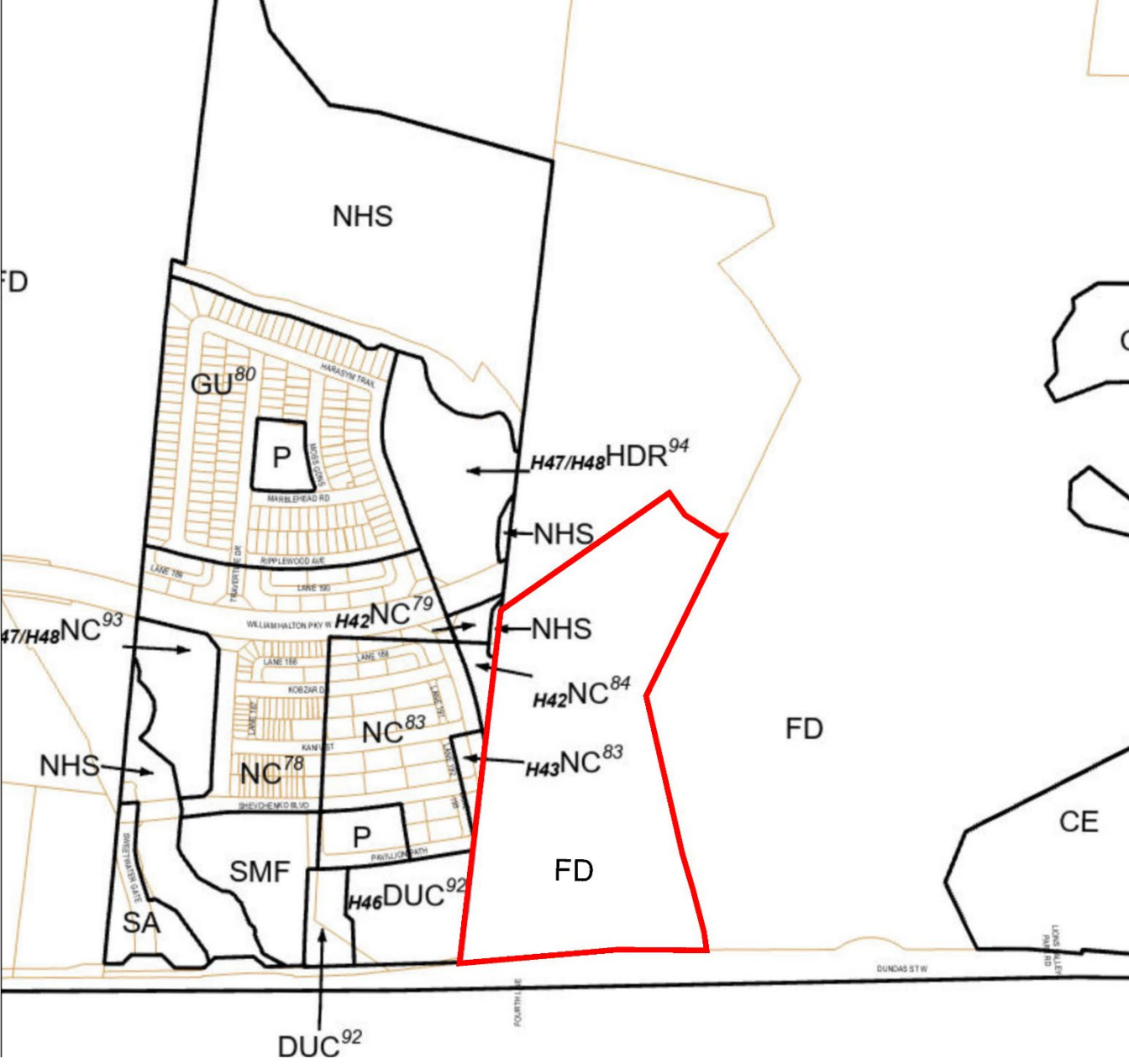


 **SUBJECT LANDS**

LEGEND

 SECONDARY PLAN AREA BOUNDARY	 DUNDAS URBAN CORE AREA	 NEIGHBOURHOOD AREA
 OAKVILLE / MILTON MUNICIPAL BOUNDARY	 NEYAGAWA URBAN CORE AREA	 CEMETERY AREA
 PROVINCIAL FREEWAY	 TRAFALGAR URBAN CORE AREA	 INSTITUTIONAL AREA
 MAJOR ARTERIAL/TRANSIT CORRIDOR	 TRANSITIONAL AREA	 SECONDARY SCHOOL SITE
 MINOR ARTERIAL/TRANSIT CORRIDOR	 EMPLOYMENT DISTRICT	 ELEMENTARY SCHOOL SITE
 AVENUE/TRANSIT CORRIDOR	 NATURAL HERITAGE SYSTEM AREA	 NEIGHBOURHOOD PARK
 CONNECTOR/TRANSIT CORRIDOR	 COMMUNITY PARK AREA	 VILLAGE SQUARE
 UTILITY CORRIDOR	 JOSHUA CREEK COMMUNITY PARK AREA	 SUBJECT TO SECTIONS 7.4.7.3c viii & 7.4.14.3 d)
 TRANSITWAY	 JOSHUA CREEK FLOODPLAIN AREA subject to Sections 7.4.13.1 & 7.6.17	 POLICY REFERENCE SEE POLICY SECTION 7.4.7.2
 UNDERLYING LAND USE NOT DETERMINED subject to Section 7.4.7.1(b)(i)		

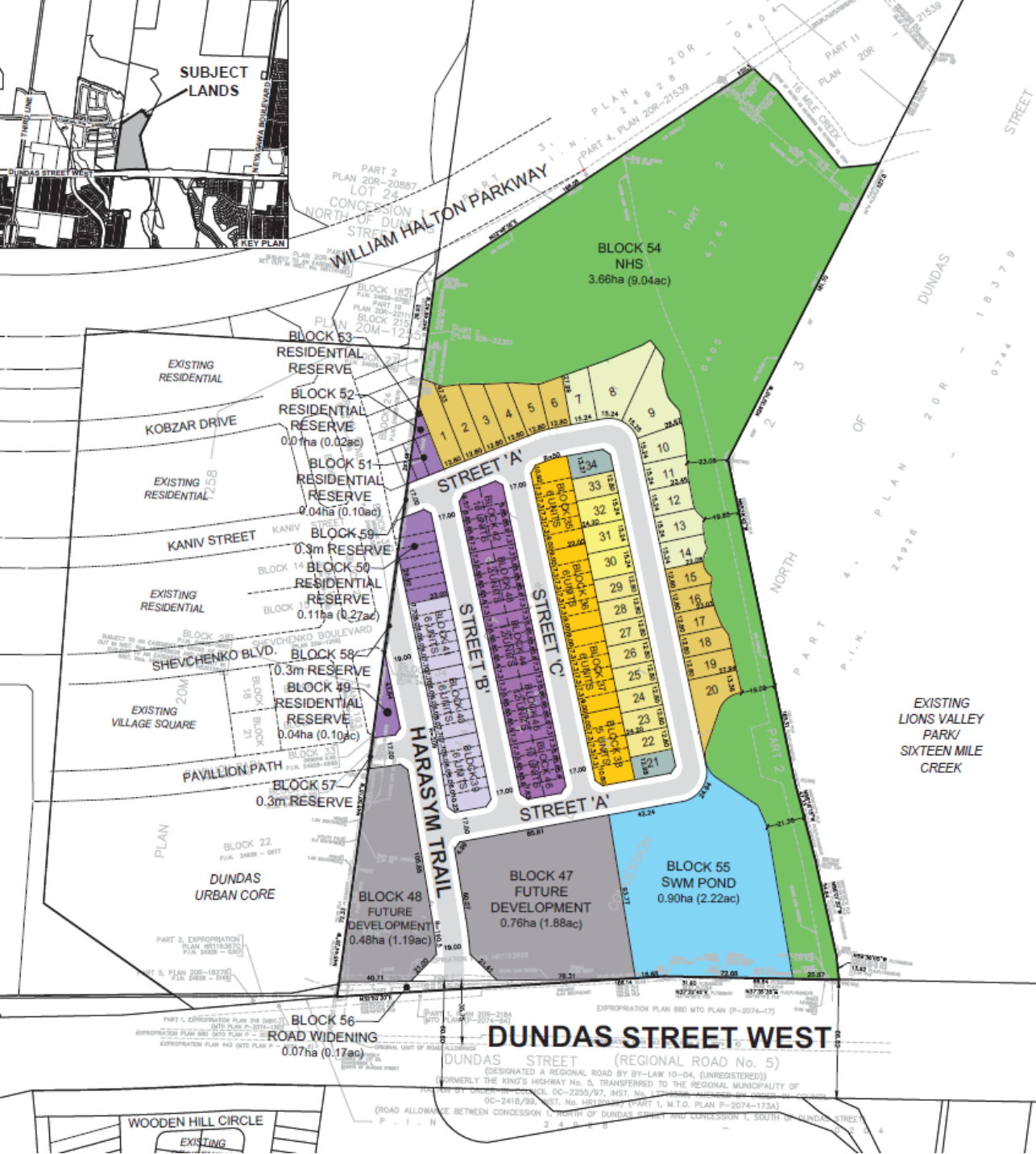
OFFICIAL PLAN
(EXISTING)



- FD - FUTURE DEVELOPMENT
- DUC - DUNDAS URBAN CORE
- SA - SERVICE AREA-EMPLOYMENT
- I,P,SMF - INSTITUTIONAL AND PARK ZONES
- NHS - NATURAL HERITAGE SYSTEMS
- NC - NEIGHBOURHOOD CENTRE
- GU - GENERAL URBAN
- CE - CEMETERY
- HDR - HIGH DENSITY RESIDENTIAL

SUBJECT LANDS

ZONING (EXISTING)



DUNDAS STREET WEST
(REGIONAL ROAD No. 5)

SUBDIVISION



PUBLIC INFORMATION MEETING

December 10th, 2024

9 Attendees

Comment	Clarification
Question raised about the location of accesses to the Site	The Site is to be accessed by a public road extending from Dundas Street and a series of internal public roads. The primary north-south road would also connect into the surrounding subdivisions
Question was raised regarding the height of built forms within the Dundas Urban Core (DUC) blocks	The North Oakville East Secondary Plan permits building heights of up to 8 storeys. Given these lands are to be subject to a future process, building heights will be determined at a future date
Question was raised about the environmental constraints of radio tower decommissioning	A qualified consultant, with extensive experience, has been retained to advise on the radio tower and below-grade infrastructure decommissioning process. The correct process will be undertaken and the applicable approvals and certifications will be received
Question was raised about the amount of on-street parking to be available	A Parking Plan has been prepared and is provided in support of the application. This Plan indicates the location of on-street parking that will be provided across the development. The amount of on-street parking will continually be refined as the subdivision planning and design progresses
Question was raised about the range and mixture of built forms along the Sixteen Mile Creek valley edge	In response to the comments received from the local community and Staff, a range and mixture of detached dwellings were introduced along the valley edge. The inclusion of detached and townhouse built forms supports housing options

PUBLIC ENGAGEMENT

CONCLUSION

- *Subject Lands are an appropriate and desirable location for residential intensification;*
- *The development is a natural, logical extension of the evolving surrounding context;*
- *The range and mixture of residential forms are permitted uses;*
- *The proposed development is within range of permitted density;*
- *The proposal is consistent with Provincial policy and conforms to Regional and local objectives*

THANK YOU!

QUESTIONS OR COMMENTS?



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