

# 3135 Lakeshore Road West, Oakville

Planning and Development Council | October 20<sup>th</sup>, 2025

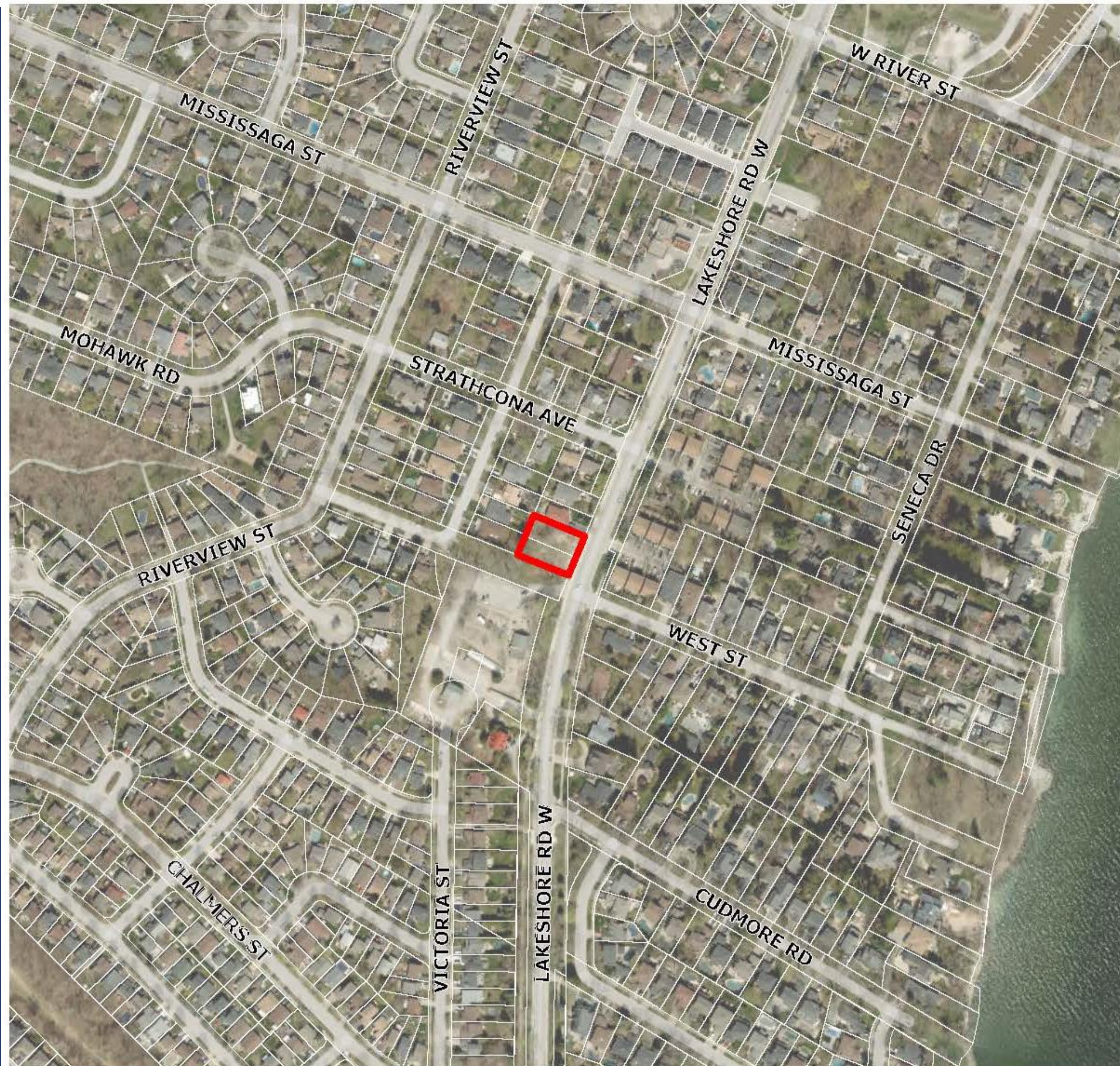


PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

VAN ZIFFLE ARCHITECTS

If there is anyone watching the live stream of this meeting on [oakville.ca](https://www.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.

# LOCATION MAP

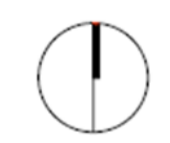


\\Y161\AU - 3135 Lakeshore Road, Oakville\6 - Tech Production\2-Working Files\PIR\3-AI

3135 LAKESHORE ROAD WEST, OAKVILLE

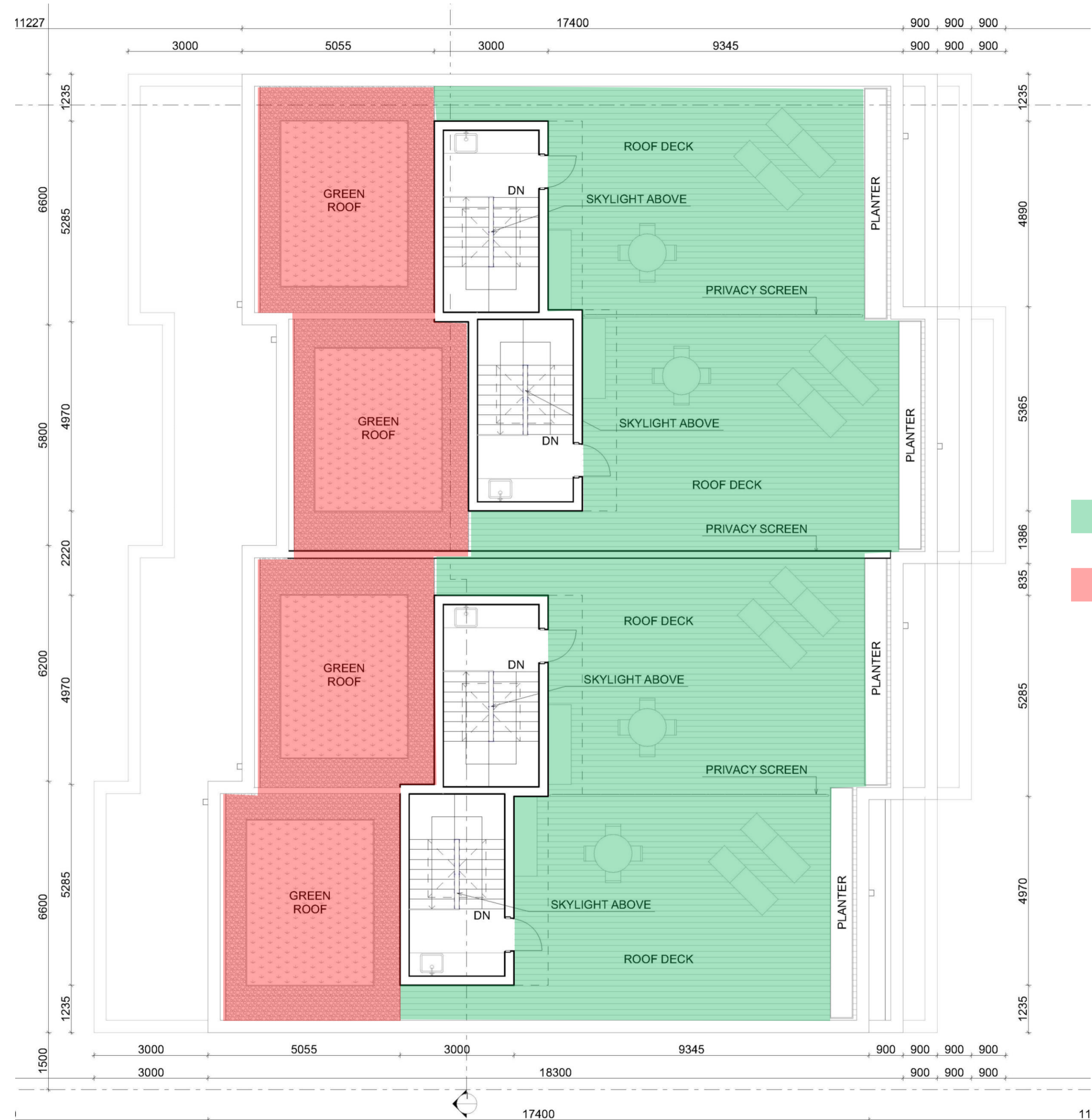


PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

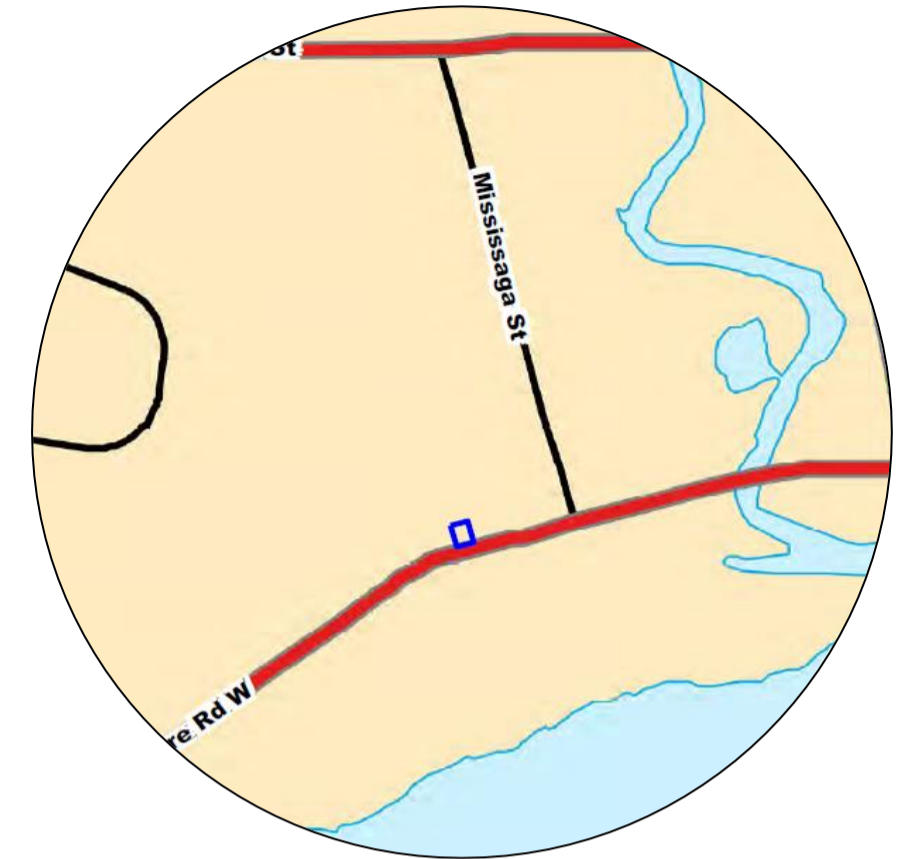
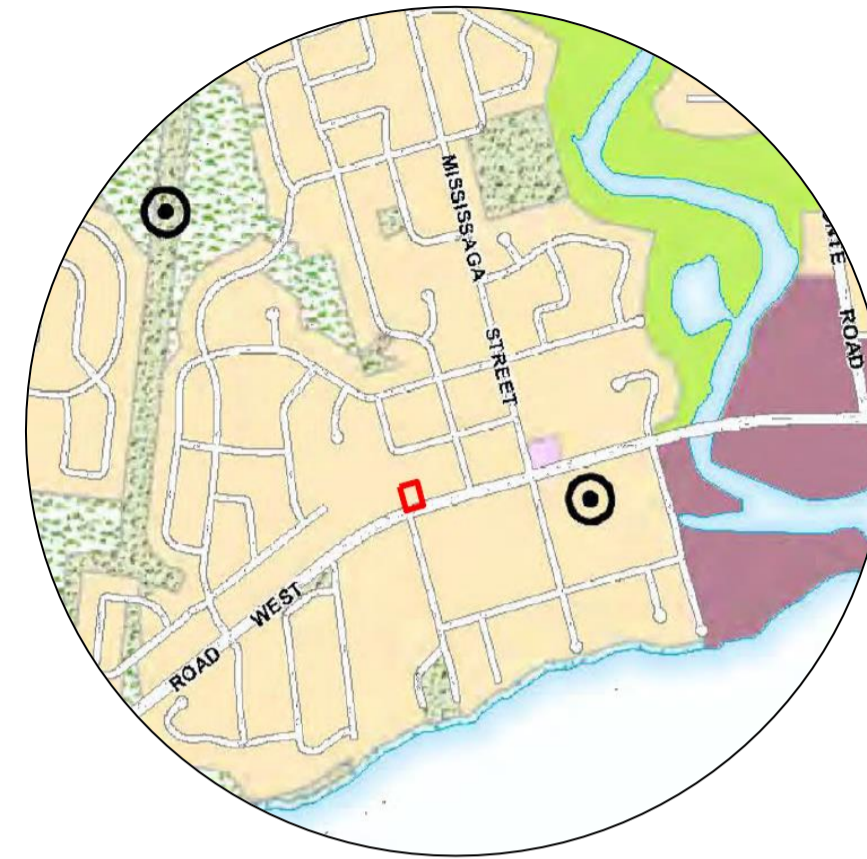
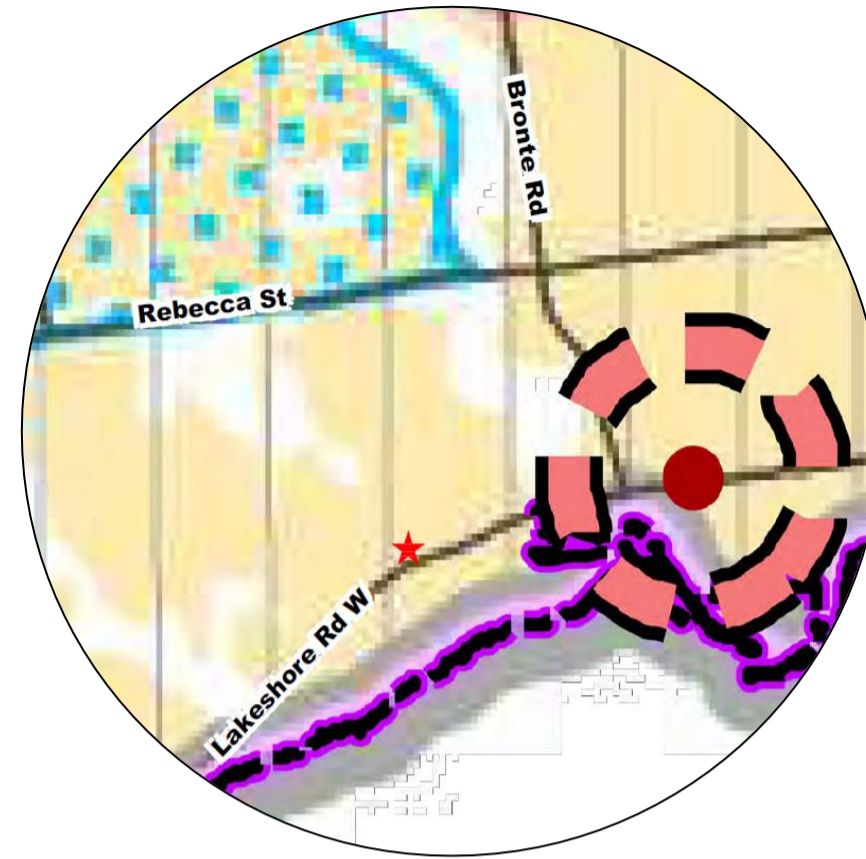




# PROPOSED ROOF PLAN



# CURRENT OFFICIAL PLAN DESIGNATION



- ★ Subject Lands
- Regional Urban Boundary
- Urban Area
- Major Transit Station Area (MTSA)
- Employment Area
- Built Boundary
- Secondary Regional Nodes
- Regional Intensification Corridor in Regional Urban Boundary

- Subject Lands
- Low Density Residential
- Medium Density Residential
- Neighbourhood Commercial
- Business Employment
- Industrial
- Natural Area
- Parks and Open Space
- Parkway Belt
- Waterfront Open Space
- Growth Area

- Subject Lands
- Minor Arterial
- Minor Collector

## Regional Official Plan Designation (Halton Region Official Plan)

"Urban Area" on Map 1 – Regional Structure and located within the delineated "Regional Urban Boundary" on Map 1H – Regional Urban Structure of the Region OP

## Local Official Plan Designation (Liveable Oakville Plan)

- "Low Density Residential" on Schedule F – South West Land Use
- "Residential Areas" on Schedule A1 – Urban Structure
- Lakeshore Road West is identified as a "Minor Arterial" road on Schedule C – Transportation Plan"

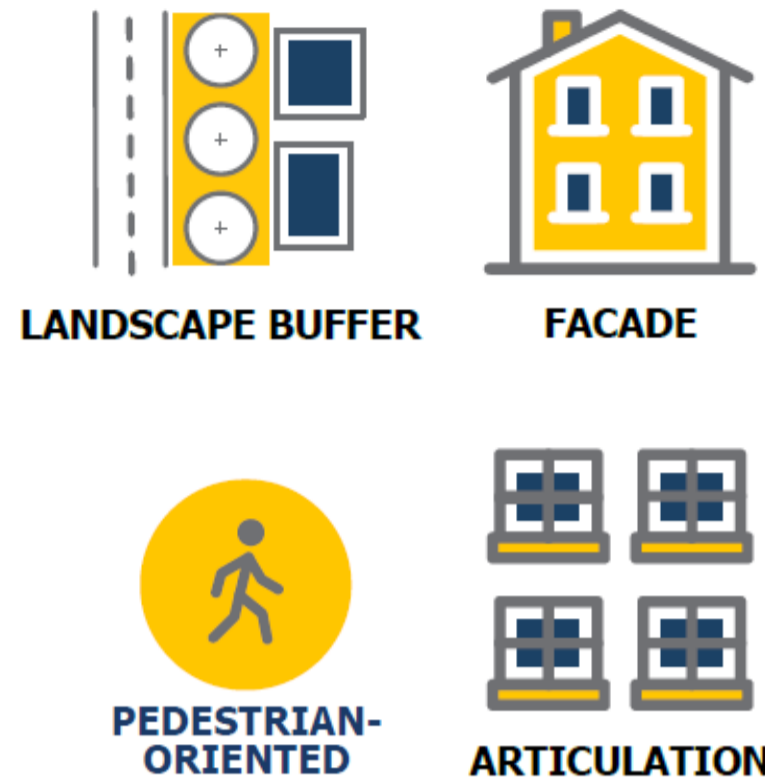
# CURRENT ZONING



**Town of Oakville Zoning By-law 2014-014**  
Currently zoned Residential Low Zone (RL3-0)

# CLIMATE CHANGE RESPONSE

## Public Realm Interface :



## Sustainability Features:



- The project promotes sustainable mobility and energy conservation through its compact design, integration with public transit, and support for walking and cycling to reduce reliance on single-occupancy vehicles.
- Townhouses represent more environmentally sustainable use of the lands than previous use.
- Landscaping prioritizes native and drought-tolerant plant species, retains existing trees, and adds new ones to maintain canopy coverage, enhance biodiversity, and strengthen the local ecosystem.



**NATIVE PLANTING**



**ECOLOGICAL RESTORATION**

# PUBLIC ENGAGEMENT

A Public Information Meeting (PIM) was held on April 9, 2025, to present the proposal and received community feedback. The key topics were as follows:

| RESIDENT FEEDBACK   | RESPONSE   |
|---|--|
| Concerns with overall building height and rooftop appearing as a "fourth storey".       | Building height complies with zoning definitions; rooftop use and stairwell designed to appear unobtrusive.  |
| Concerns about privacy impacts to north and west neighbours (rooftop and windows).      | Privacy will be addressed through fencing, landscape screening, and design refinements to limit overlook.  |
| Lack of on-street parking and need for visitor parking.                                 | The proposal provides parking in full compliance with zoning and the TIS confirms that the proposal will have negligible impact on the surrounding road network. |
| Questions about soil contamination from former use.                                     | Environmental studies confirm safe site conditions; any required remediation will occur prior to construction.   |
| Maintenance of rooftop green space and potential for added structures (e.g., pergolas). | Design will include low-maintenance landscaping and limit additional built elements to reduce height impact.   |

# CONCLUSION



The proposed development represent an opportunity to enhance Oakville's urban fabric through thoughtful design, environmental responsibility and meaningful community integration. By aligning with the Town's vision for sustainable growth, this project promotes a connected, resilient and inclusive community – one that supports active transportation, protects local ecology and contributes positively to the surrounding neighborhood.



Overall, the proposal is designed in accordance with the Town's urban design policies, guidelines and planning policies.

We look forward to continuing to work with the Town and Community to further enhance the proposal.



# THANK YOU

*Any comments/questions can be sent to Brian O'Hare [brian.o'hare@oakville.ca](mailto:brian.o'hare@oakville.ca)  
and the Town Clerk at [townclerk@oakville.ca](mailto:townclerk@oakville.ca)*



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

# PREVIOUS SITE PLAN CONCEPT

