

Oakville Transit-Oriented Community

Virtual Open House

December 10, 2024



Welcome

Meeting starts at 6:30pm,
scheduled to run until 8:00pm.

- By default, all participants are muted and cameras turned off.
- If you are having issues with audio, you can call in at:

+1 647 558 0588

Webinar ID: 885 2448 9195

Artist conceptual rendering. This image is for illustrative purposes only.

Land Acknowledgement

Oakville, as we know it today, is rich in the history and modern traditions of many First Nations. From the lands of the Anishinaabe, to the Attawandaron and Haudenosaunee, these lands surrounding the Great Lakes are steeped in First Nations history. As we gather today on the sacred lands of Treaties 14 and 22, we are in solidarity with Indigenous brothers and sisters to honour and respect Mother Earth, the original nations of the trees and plants, the four legged, the flyers, the finned and the crawlers as the original stewards of Mother Earth.

We acknowledge and give gratitude to the waters as being life and being sacred and to the carriers of those water teachings, the females. We acknowledge and give gratitude for the wisdom of the Grandfathers and the four winds that carry the spirits of our ancestors that walked this land before us.

The Town of Oakville is located on the Treaty Lands and Territory of the Mississaugas of the Credit. We acknowledge and thank the Mississaugas of the Credit First Nation, the Treaty holders, for being stewards of this traditional territory.



Rules of Engagement

1. When asking a question either verbally or written, we ask that you be respectful of both panelists and fellow participants
2. Be considerate of other participants' time
3. It is important that we be respectful and tolerant of each other



This meeting is being recorded

Please be aware that this public residents' meeting is being recorded and personal information, such as your opinion, statements and voice will become part of a public record. Under section 27 of the Municipal Freedom of Information and Protection of Privacy Act, records created for the general public do not restrict access and may be made available on our website. Your registration information will not be disclosed as part of the public record.

Agenda

Opening Remarks	5 mins
Introductions	5 mins
Introduction to Transit-Oriented Communities & the Lakeshore West Line	10 mins
Midtown Oakville Growth Area Review	10 mins
Distrikt Development Proposal	20 mins
Discussion	30 mins
Next Steps & Closing Remarks	10 mins

Introductions



Andrew Matheson,
Infrastructure Ontario

Community Engagement:
[EngageIO.ca](https://www.engageio.ca)



Sasha Lauzon,
VP of Development & Planning

Community Engagement:
info@midtownoakville.com
<https://www.oakvilletoc.ca/>

Introduction to TOCs & the Lakeshore West Line

TOC Program Objectives

The Transit-Oriented Communities Program will build vibrant, mixed-use communities that will bring more housing (including affordable housing options), jobs, retail, public amenities and entertainment within a short distance of transit stations. These transit-oriented communities, and other transit development opportunities, will be located along the province's four subway projects, GO Transit and Light Rail Transit (LRT) projects.

The Transit-Oriented Communities Program will:

1. Increase **transit ridership** and reduce traffic congestion
2. Increase **housing supply** (including affordable housing) and jobs
3. Stimulate **the economy** through major projects
4. Bring **retail and community amenities** (for example, community centres) within a short distance of public transit stations
5. Offset the **cost of station construction**, which would save taxpayers' money









Benefits of transit-oriented communities are subject to negotiations and determined on a site-by-site basis with input from the local municipality, the public and Indigenous partners.



Throughout this engagement, we are seeking comments that will improve the quality of the proposal.



Regional trains Trains régionaux

-  BR Barrie Line
-  KI Kitchener Line
-  LE Lakeshore East Line
-  LW Lakeshore West Line
-  MI Milton Line
-  RH Richmond Hill Line
-  ST Stouffville Line
-  UP UP Express

Public Engagement Sessions

1 December 3, 2024: Local Advisory Committee Meeting #1

2 December 10, 2024: Virtual Open House

3 December 10, 2024: Online Survey is Live

4 December 12, 2024: In-person Open House

5 February 2025: Local Advisory Committee Meeting #2



Distrikt Developments & Project Team

Mixed-Use Transit-Oriented Community in Oakville
Development Proposal

Who is Distrikt?

Distrikt Developments is a Toronto based real estate development and asset management firm primarily focused on large scale mixed-use commercial / residential projects in the Greater Toronto Area.

Distrikt focuses on delivering high-quality developments that contribute to complete communities and enhancing existing neighbourhoods. Distrikt has significant experience in the planning approvals, construction and supervision of its projects, ensuring future residents are delivered superior design, build quality, and living experience.

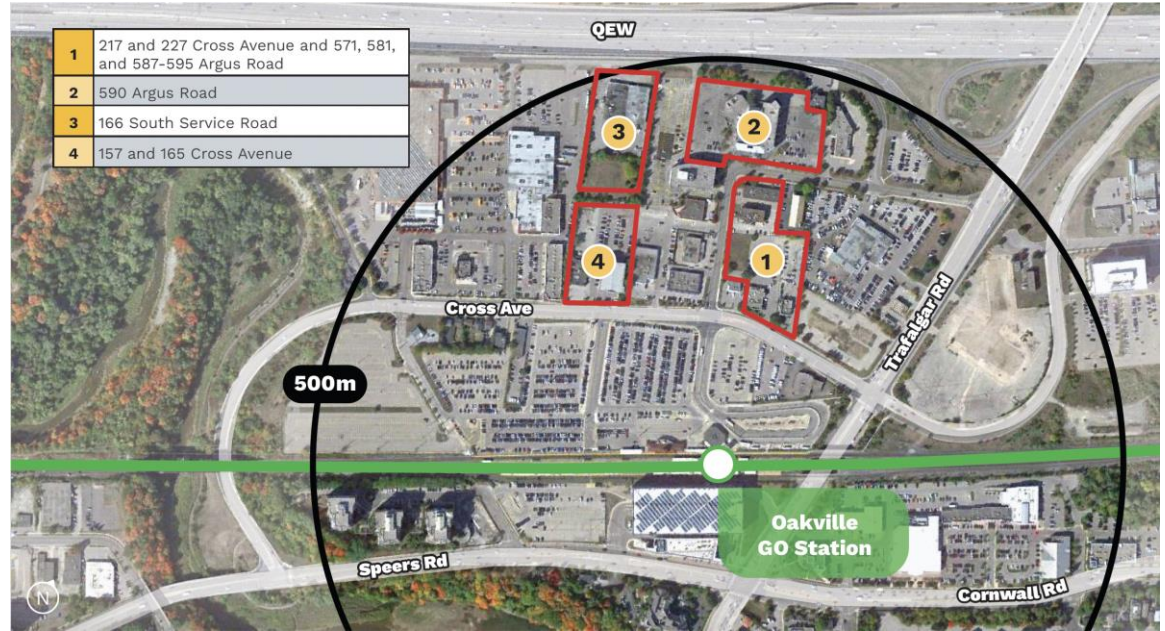
An Opportunity

to build a mixed-use community near existing transit as part of the TOC Program Objectives.



The Site

Site Area: 12.5 acres
(5 hectares)



Oakville TOC



The Oakville TOC consists of **11 mixed-use residential buildings**, ranging from **46- to 59-storeys** in height.

Upon full build-out over approx. 15 years, these buildings will provide approximately **519,263 sqm of new residential GFA** and **16,799 sqm of non-residential GFA**.

POPULATION = ~11,600
JOBS = ~555

Site Plan



- Located in the northeast portion of the Midtown Oakville Urban Growth Centre.
- Proposed developments will include **6,908 new residential units** that will accommodate **11,600 residents**, and **16,799 square metres of non-residential space** that will accommodate **555 new jobs**, all within a 3-to-6-minute walk of a major transit station.
- These developments will reflect the goals of shaping Midtown Oakville into a walkable, mixed-use community and contribute to the growth of this area as a residential and economic hub.

Project Highlights



536,062 sq.m
of Total GFA



3-6 minute walk to the
Oakville GO Station



6,908
Residential Units
(~34% 2 & 3 bedroom)



16,799 sq.m of
Non-Res GFA
(incl. possibility of a
grocery store anchor)



7,565 sq.m
POPS Space
(~15% of the site)

Transportation & Mobility

- Road conveyances to support the road network identified in the Official Plan Amendment (approx. 22.5% of site area)
- Pedestrian connectivity through sites

Privately-Owned Publicly Accessible Spaces (POPS): & Public Realm

- Generous privately-owned publicly accessible spaces (approx. 15% of site area)
- Vibrant public realm and streetscapes

Community Amenities & Facilities

- Significant amount of employment space – retail/commercial and office uses
- Potential for a grocery store, restaurant(s), daycare space and community centre

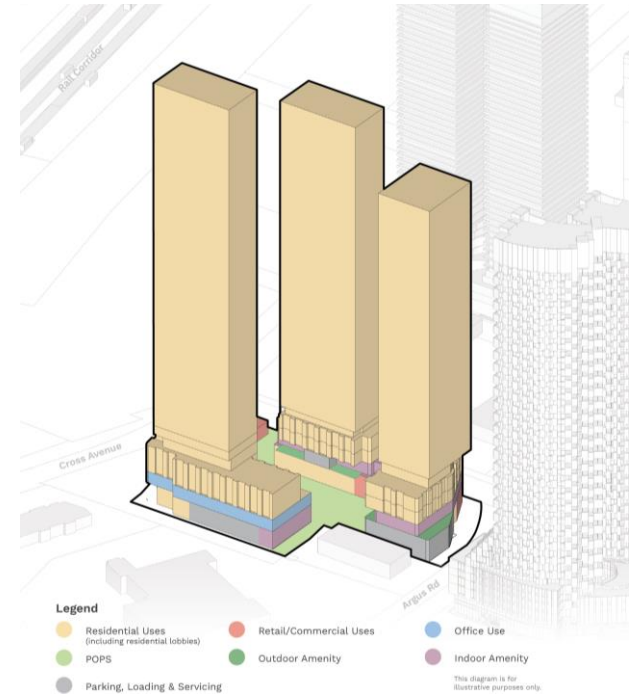
Housing

- Mix of unit types
- Family-sized units (2 and 3-bedrooms) – approx. 34% of family-sized units

TOC Concept Highlights

217 Cross Avenue & 571 Argus Road

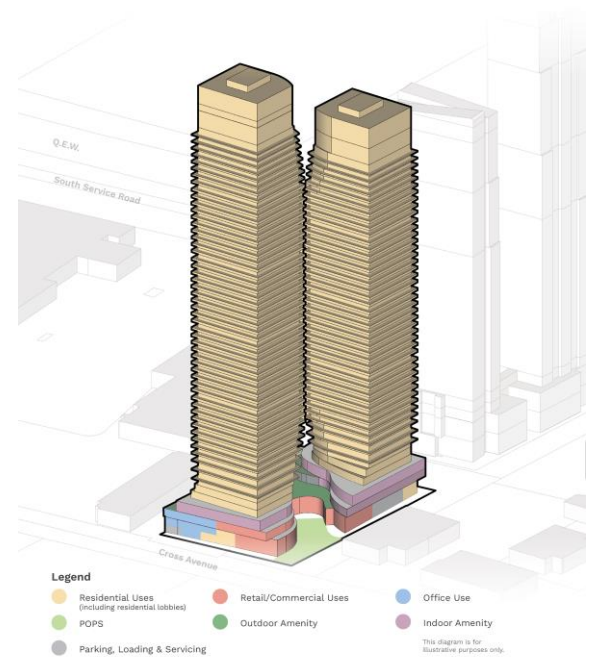
- **Architect:** BDP Quadrangle
- **Building Heights:** 46, 52 and 59-storeys
- **Residential:** 1,977 units
- **Privately-Owned Publicly Accessible Space (POPS):** 2,574 square metres
- **Retail/Commercial Space:** 1,756 square metres
- **Office Space:** 2,556 square metres



TOC Concept Highlights

157 -165 Cross Avenue

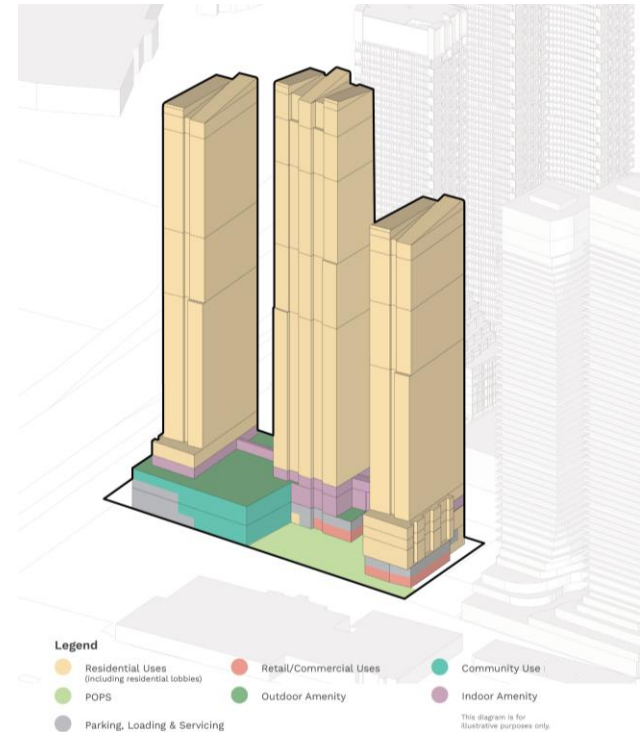
- **Architect:** Teeple Architects
- **Building Heights:** 50 and 58-storeys
- **Residential:** 1,222 units
- **Privately-Owned Publicly Accessible Space (POPS):** 648 square metres
- **Retail/Commercial Space:** 2,522 square metres
- **Office Space:** 1,254 square metres



TOC Concept Highlights

166 South Service

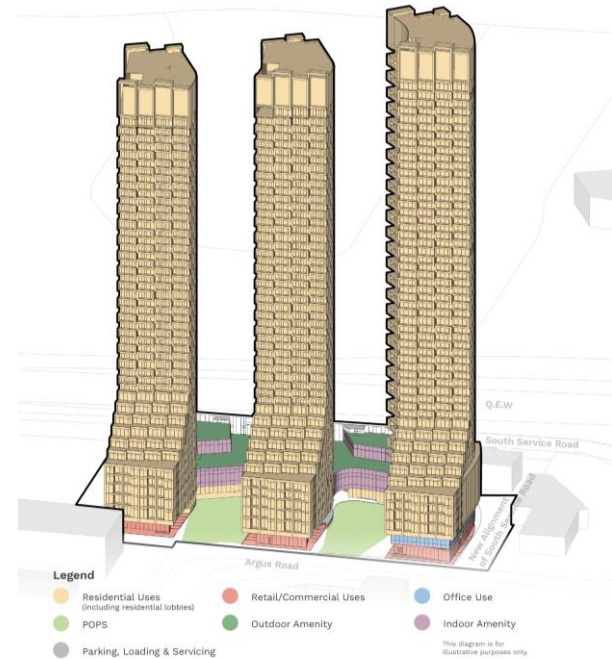
- **Architect:** Sweeny&Co
- **Building Heights:** 49, 51 and 55-storeys
- **Residential:** 1,853 units
- **Privately-Owned Publicly Accessible Space (POPS):** 1,926 square metres
- **Retail/Commercial Space:** 1,230 square metres
- **Community Space:** 5,035 square metres



TOC Concept Highlights

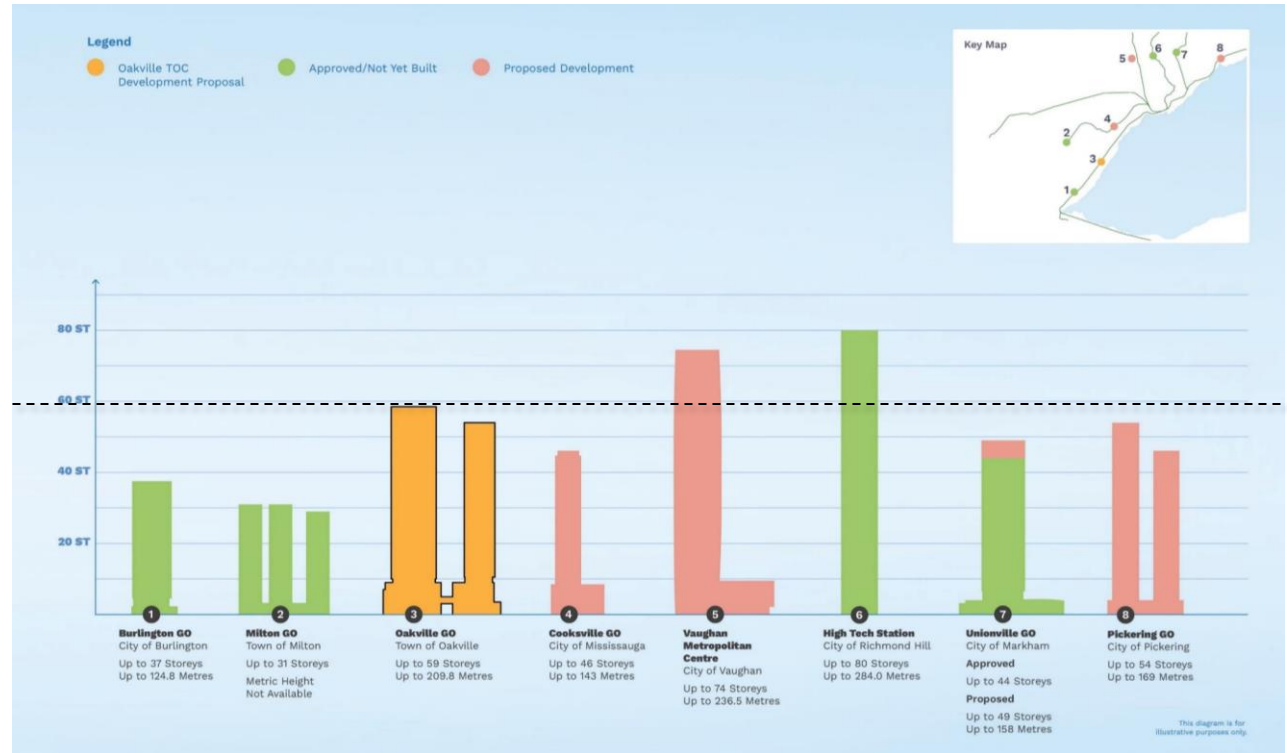
590 Argus Road

- **Architect:** Teeple Architects
- **Building Heights:** 47, 50 and 55-storeys
- **Residential:** 1,856 units
- **Privately-Owned Publicly Accessible Space (POPS):** 2,418 square metres
- **Retail/Commercial Space:** 1,004 square metres
- **Office Space:** 997 square metres
- **Daycare Space:** 442 square metres



Rationalizing the Proposed Density

- The proposed intensification of the Oakville TOC Lands is **appropriate, desirable, and supportive of policy directions** articulated in the Provincial Planning Statement, and regional and municipal plans, all of which **promote significant intensification on sites that are identified as strategic growth areas.**
- Compared to other urban growth centres in the GTA served by higher-order transit, the **heights proposed at Oakville TOC are keeping with emerging TOC patterns of intensification.**



Previous & Ongoing Engagement

- Since July 2024, the Town of Oakville (“Town”) and the Province have been **engaged in ongoing discussions about a potential Oakville TOC**. The objectives and the process for these engagements were outlined in a letter dated May 31, 2024 from the Province to the Town.
- The focus of these discussions has been **knowledge-sharing between the Province and Town** on the overall TOC program and its objectives, potential benefits from an Oakville TOC, Town’s planning context, and plans for the future.
- As of October 2024, the Province has met with the Town on eight (8) separate occasions. **Discussions between the Province and the Town have informed the province’s TOC Development Proposal** which is subject to the Town’s review and feedback, as well as public and indigenous engagement.
- The Province’s Building Partner has also **previously undertaken multiple rounds of Town-led public consultation and engagement activities** related to its municipal development applications for the same sites (“TOC Lands”).

Discussion

Q&A

Comments on the Development Proposal

Throughout this engagement, Distrikt is seeking comments in areas that will help inform the proposal. Example of themes that we are seeking input on:



Built Form and Uses

Function, configuration and physical form of the TOC, and its relationship to the surrounding environment.

1. Design and Form
2. Mix of uses



Housing & Public Realm

Housing with direct connection to transit and open space for residents and community members.

1. Housing Needs
2. POPs and Public Realm



Community Connections

Ways the proposed development can improve mobility or access within the Site and the surrounding context.

1. New public street
2. Bike connections
3. Pedestrian connections



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To Ask a Question



Use the Q&A Function

to submit a written question or comment.



Raise your Hand

by clicking the Raise your Hand Icon on the Zoom App. You will be put into the queue. When your name is called, you will be unmuted to ask your question.



If on a Mobile Device

click *9 to raise your hand. You can unmute yourself by pressing *6 on your phone's keypad. Press *6 again to mute when you are done speaking.

How to get involved

Take the Survey

Share your feedback on OakvilleTOC.ca until January 10, 2025

Learn about the project

OakvilleTOC.ca

Get in touch

info@OakvilleTOC.ca

Oakville TOC - Contact Info



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Thank You