

Cross-Argus & South Service Meeting Report

Purpose: Public Information Meeting

Project No.: 20289-1 & 21241-1

Date: Thursday, February 3, 2022

Time: 6:30p.m. to 8:30p.m.

OVERVIEW

The following details provide an overview of the Public Information Meeting invitation schedule:

- The mailing list included registered owners within a **240m radius** of 217-227 Cross Avenue & 571-595 Argus Road and 166 South Service Road East, local Resident Associations, and agencies in Ward 3
- **83 invitations** were sent by mail on January 20, 2022
- **29 email invitations** were sent on January 28, 2022, as a follow-up to those on the mailing list that had provided an email address as an additional contact method

The invitation and applicant presentation are included as an Appendix.

SUMMARY

There were **64 attendees** at the applicant-led Public Information Meeting for 217-227 Cross Avenue & 571-595 Argus Road and 166 South Service Road East. Community members provided a range of feedback, with a particular focus on community benefits, parking, and building design/height.

The discussion focused on the following matters:

- Community benefits and soft infrastructure
- Parking and traffic
- Transit connections
- Building height
- Building design and integration
- Housing
- Public realm
- Environment and sustainability
- Process and timeline

This meeting provided an opportunity to inform community members about the upcoming development proposals and continue to build the platform for further engagement throughout the process.

PANELISTS

NAME	TITLE
Marcus Boekelman	Distrikt Developments
Sasha Lauzon	Distrikt Developments
Heather Rolleston	BDP Quadrangle
Dermot Sweeny	Sweeny & Co
Tyler Grinyer	Bousfields Inc.
Jocelyn Deeks	Bousfields Inc.
Alex Smiciklas	Bousfields Inc.
Claire Ricker	Bousfields Inc.
Suzanne Tillmann	Bousfields Inc.
Timothy J Arnott	BA Group

AGENDA

- Applicant Presentation
- Facilitated Q&A

NEXT STEPS

1. Application Submission

- a. Submit applications to the Town of Oakville to begin formal review process

PRESENTATION

Speaker	Notes
Jocelyn Deeks	Opened the meeting by providing a Land Acknowledgement, conduct expectations for the meeting, and instructions on how to use the Zoom webinar platform. Provided an introduction to the project team on the panel.
Marcus Boekelman	Introduced Distrikt Developments, the vision for these sites, and thanked attendees for tuning in to learn about the proposals and provide preliminary feedback.
Tyler Grinyer	Provided an overview of the planning process for the upcoming application, background on the site and surrounding neighbourhood, and relevant policy context.
Heather Rolleston	Provided a walk-through of the proposal features and building design for Cross-Argus, with particular focus on the public realm elements. Several precedent images/concepts were provided as context during this early phase in the development process.
Dermot Sweeny	Provided a walk-through of the proposal features and building design for South Service, with particular focus on the public realm elements. Several precedent images/concepts were provided as context during this early phase in the development process.
Jocelyn Deeks	Closed the presentation portion of the evening by thanking the panelists, going over next steps in the process, and reminding everyone about the Zoom Webinar features before starting the facilitated Q&A.

FACILITATED DISCUSSION

62 questions and/or comments were shared through the Q&A typed function in Zoom Webinar. These questions and comments are summarized below.

Theme	Questions
Community Benefits & Soft Infrastructure	10 questions and comments focused on the benefits that will result from the two proposals, and current constraints on existing soft infrastructure. Key points included: • Is there an expected number of community benefits that you'll be including? What will be given for the height allowances? • The daycare space is great, but where will children go to school? Existing schools are full. • Will there be medical facilities? • What are the specific benefits for Oakville? The amenities you mention are for the proposed development. • Will there be any sporting facilities? Many Oakville parks currently have outdoor ice rinks. • Are you suggesting community benefits won't be provided unless you build taller than the Town's existing planned height for this area?
Parking & Traffic	10 questions and comments discussed proposed parking, as well as concern about traffic and congestion issues surrounding the site. Key points included: • Traffic is already a nightmare going from Cross Avenue to Trafalgar Road, and the intersection of Trafalgar and Cornwall/Speers. How do you plan to accommodate extra volume? • Where will the retail parking be? Is there street parking proposed? • People still require cars to go offsite to visit family/friends, take their children to school or access services, this needs to be accommodated. • I'm concerned about the impact this will have on maintenance vehicle access, snow clearance, and garbage collection. • The connections across the QEW are important and need to be part of a grid with other connections.
Transit Connections	6 questions and comments discussed the future transit connections, and integration with the Oakville GO. <i>Clarification was requested from participants about the term 'BRT'.</i> Key points included: • Will you link Midtown to Downtown Oakville with some sort of frequent transit? • Is there any consideration of an underground pedestrian tunnel connecting the towers and the GO Station? • COVID-19 has had an impact on GO use, what happens if people continue to work from home? • Density near the GO Station makes lots of sense to me.

Building Height	6 questions and comments were about the height and density of the two proposals. <i>Clarification was requested from participants about the various podium and tower heights.</i> Key points included: • I like how the towers are stepped back. Given this is a current industrial area I think it's a great place for the kind of density that is being proposed. • What is the rationale/strategy behind the proposed tower heights? • In the 2009 Livable Oakville Plan, the Town had proposed 20-storeys in the Midtown zoning, the proposed heights are far more than that original vision. What are the chances of this getting approved? • There is no benefit to Oakville over the allowable heights in the current zoning.
Building Design & Integration	7 questions and comments were about the design of the two proposals, with particular focus on the integration of the sites with the broader Oakville community. <i>Clarification was requested from participants about the term 'porosity'.</i> Key points included: • What is the purpose of the second-floor link between the two northern building in the South Service proposal? • How will you make it safe for pedestrians walking home from the GO train and around this site at night? Please ensure there are no "dark corners", and everything is well lit. • These 'column communities' may become isolated from their surroundings unless they are close enough to walk. It must be a part of Oakville, not a town within a town, please pay attention to creating connections. • Both designs look great.
Housing	8 questions and comments were about the unit size, tenure, and affordability. Key points included: • What bedroom mix is proposed? • What will the size of the units be? Will it accommodate families with children? • What proportion of the units are expected to be end-user owned vs. investor owned and rented? • This development will give current Oakville residents more options to stay in the area when it comes time to downsize. • The average 2021 Canadian income was \$60,000 and for a couple earning the average wage, they probably wouldn't be able to afford the mortgage of these units.
Public Realm	6 questions and comments were about the public realm elements and park space. Key points included: • Why wasn't the jewelry store at Cross-Argus acquired during the land assembly? It could be a keystone location for a POPS. • Will you be using Silva Cell technology (underground structure that prevents soil from becoming over compacted) so that tree roots can

	grow freely? This was used when replanting trees along Lakeshore in Downtown Oakville. • The outdoor amenities look good, but what will they be usable in the winter? • Why is the park space so limited? • Public spaces can't be part of common condominium elements.
Environment & Sustainability	5 questions and comments covered environmental impacts to the site, and plans for infrastructure upgrades, including: • What can be done to minimize the impact of QEW noise and pollution on the sites? Will you monitor the air quality of the kids' playground? • I did not hear sufficient mention of sustainability on these projects. • Will there be sufficient servicing (i.e., water and sanitary) for these sites? Has there been discussion with the Region of Halton regarding downstream improvements?
Process & Timeline	4 questions and comments were about the construction timeline and application process, including: • What is the timing for the planning application at South Service? • When do you anticipate the construction on each project will be started and completed? • What happens to existing businesses during construction?
Other	• I am advising the 166 South Service team to reach out to the Trafalgar Village Mall owner regarding interface issues. • Where will we find a copy of today's recording and slide show? • Can you share the final number of attendees? • The concepts are very encouraging! Please keep the dialogue open with the Trafalgar Chartwell Resident Association. I (<i>Carolyn, President</i>) can be emailed at: carolyn.mcminn@hotmail.com • Very well moderated, thank you.

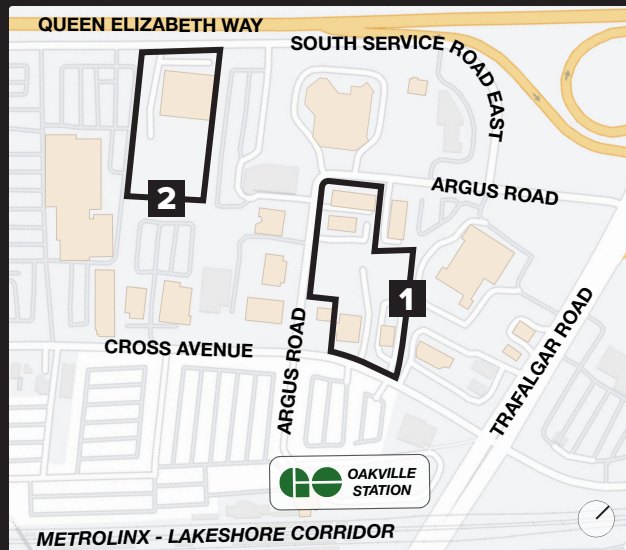
NOTICE

PUBLIC INFORMATION MEETING

- 1 217 CROSS AVENUE &
571 ARGUS ROAD AND**
- 2 166 SOUTH SERVICE ROAD E**

We are thinking ahead to the future of **217 Cross Avenue & 571 Argus Road** and **166 South Service Road East**, two sites located in Oakville's Midtown.

Please join us at an online Public Information Meeting to learn about the early stages of the proposed development on each of these sites.



ZOOM WEBINAR

DATE
FEBRUARY 3, 2022

TIME
6:30PM - 8:30PM

WHERE
bit.ly/crossargus-southservice



HOW TO JOIN

LINK TO REGISTER

bit.ly/crossargus-southservice

MEETING ID

837 4260 4053

TELEPHONE DIAL-IN

(647) 558-0588



NEED ASSISTANCE? CONTACT:

Email: Consultation@Bousfields.ca

Subject Line: Cross-Argus/South Service

MEETING DETAILS

There will be a short presentation by members of the Project Team followed by a Question & Answer session. Councillor Janet Haslett-Theall and Councillor David Gittings, along with Town Planning Staff will be in attendance.

Planning applications for both sites have not yet been submitted to the Town of Oakville for their review. Distrikt looks forward to hearing your thoughts about their proposals for the mixed-use developments on both of these sites.



February 3, 2022

Public Information Meeting

**217-227 Cross Avenue &
571-595 Argus Road and
166 South Service Road East**

Town of Oakville

Land Acknowledgement

Halton, as we know it today, is rich in the history and modern traditions of many First Nations and the Métis. From the lands of the Anishinabe to the Attawandaron, the Haudenosaunee, and the Métis, these lands surrounding the Great Lakes are steeped in Indigenous history. As we gather today on these treaty lands, we are in solidarity with Indigenous brothers and sisters to honour and respect the four directions, lands, waters, plants, animals and ancestors that walked before us, and all of the wonderful elements of creation that exist.

We acknowledge and thank the Mississaugas of the Credit First Nation for being stewards of this traditional territory.



Meeting Agenda

- **Introductions**
- **Planning Context**
- **Preliminary Architectural Vision**
- **Q&A**

Zoom Instructions

The screenshot shows a Zoom meeting interface with a dark background. At the top, a green status bar reads "You are viewing Bousfields Consult...'"s screen" with a "View Options" button. A white box labeled "Switch View" has an arrow pointing to the "View Options" button. The main content area features a satellite map background with the text "February 3, 2022", "Public Information Meeting", and "217-227 Cross Avenue & 571-595 Argus Road and 166 South Service Road East". A large red speech bubble is overlaid on the left side of the map. On the right, a sidebar shows "Bousfields Consultat..." and "Bousfields Consultation". At the bottom, a toolbar contains several icons. A white box labeled "Audio" has an arrow pointing to the "Audio Settings" icon. A white box labeled "Raise Hand" has an arrow pointing to the "Raise Hand" icon. A white box labeled "Type a Question" has an arrow pointing to the "Q&A" icon. A white box labeled "Leave Meeting" has an arrow pointing to the "Leave" icon. The "Live Transcript" icon is also visible in the toolbar.

Switch View

February 3, 2022

Public Information Meeting

217-227 Cross Avenue & 571-595 Argus Road and 166 South Service Road East

Town of Oakville

Bousfields Consultat...

Bousfields Consultation

Audio

Raise Hand

Type a Question

Leave Meeting

Audio Settings

Raise Hand

Q&A

Live Transcript

Leave

Zoom Instructions

This image is a screenshot of a Zoom meeting interface with several annotations. At the top, a green status bar reads "You are viewing Bousfields Consul... 's screen" with a "View Options" button to its right. An arrow points from a "Switch View" box to the "View Options" button. The main video area shows a map background with the text "February 3, 2022", "Public Information Meeting", "217-227 Cross Avenue & 571-595 Argus Road and 166 South Service Road East", and "Town of Oakville". A large red speech bubble is on the left. On the right, a sidebar shows "Bousfields Consultat..." and "Bousfields Consultation". At the bottom, a "Request Live Transcription" menu is open, showing options: "Show Subtitle", "View Full Transcript", and "Subtitle Settings...". An arrow points from a "2. Show Subtitles" box to the "Show Subtitle" option. Below the menu, a "Live Transcript" button is highlighted with an arrow from a "1. Live Transcript" box. On the bottom left, an "Audio" box has an arrow pointing to an "Audio Settings" button. At the very bottom, icons for "Raise Hand", "Q&A", and "Live Transcript" are visible.

Switch View

February 3, 2022

Public Information Meeting

217-227 Cross Avenue & 571-595 Argus Road and 166 South Service Road East

Town of Oakville

Bousfields Consultat...

Bousfields Consultation

Audio

Audio Settings

Request Live Transcription

Show Subtitle

View Full Transcript

Subtitle Settings...

2. Show Subtitles

1. Live Transcript

Live Transcript

A background image showing a group of diverse people in a meeting. One person on the left is raising their hand. The image is overlaid with a red semi-transparent filter.

How should we approach this meeting?

- 1. Treat everyone with respect**
- 2. Listen and learn from each other's comments and questions**
- 3. Be a part of a fair and welcoming space, where everyone gets an opportunity to share**

Meet our Team



Developer

BDP.
Quadrangle

Architect

217-227 Cross Avenue & 571-595 Argus Road



Planning, Urban Design &
Community Engagement

Sweeny&Co
Architects

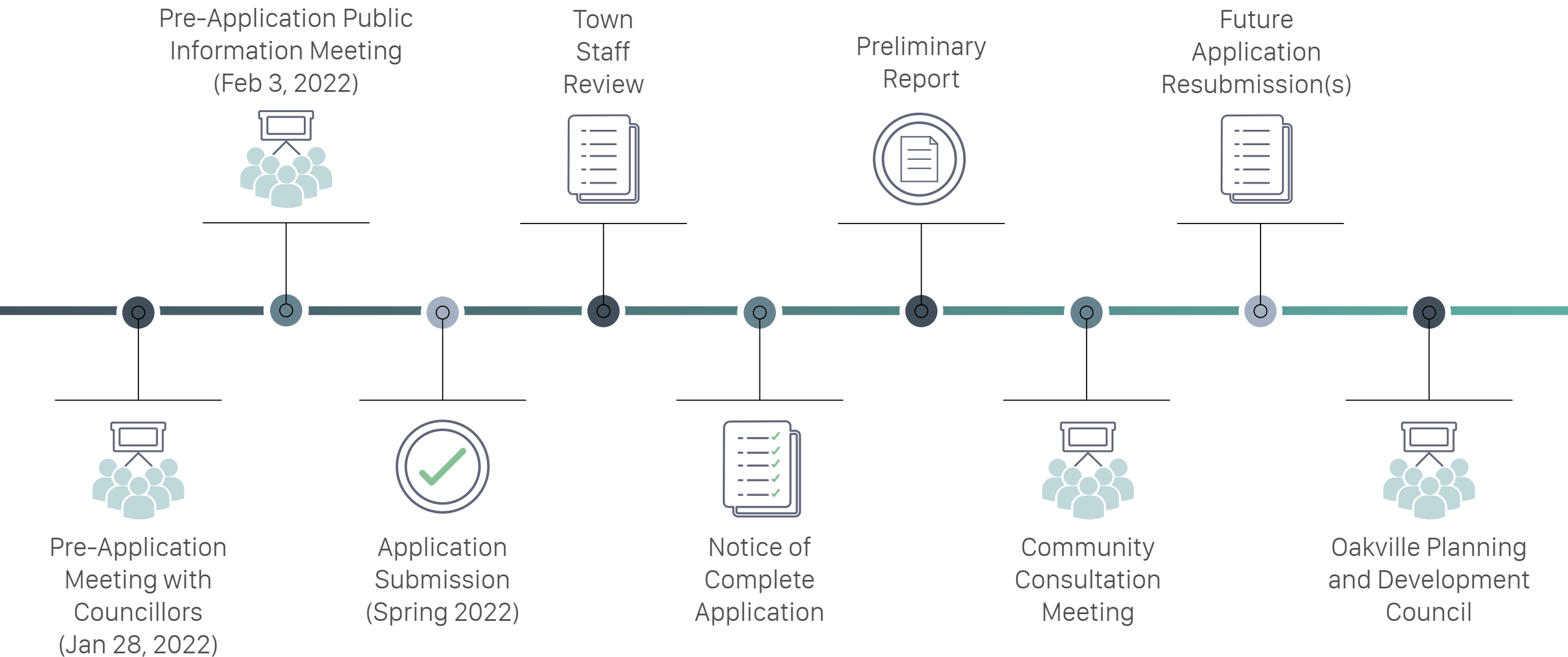
Architect

166 South Service Road East

An aerial photograph of a city, showing a complex network of roads, including a multi-lane highway that runs horizontally across the middle. The surrounding area is densely packed with buildings, trees, and other urban infrastructure. The entire image is overlaid with a semi-transparent dark blue filter. Centered over the image is the text "Planning Context" in a bold, white, sans-serif font.

Planning Context

OPA and Rezoning Application Process Timeline



Site Locations



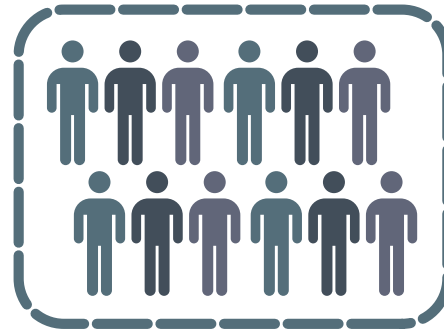
Midtown Statistics

Existing

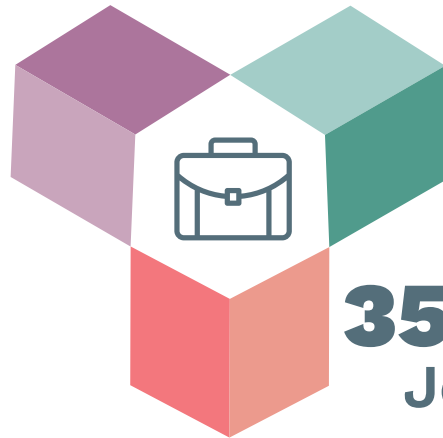


Planned to Achieve

Full build out will likely be higher than these minimums



Minimum
200 people & jobs/ha
or
20,600 people & jobs



35%
Jobs **or** **7,210**
Jobs



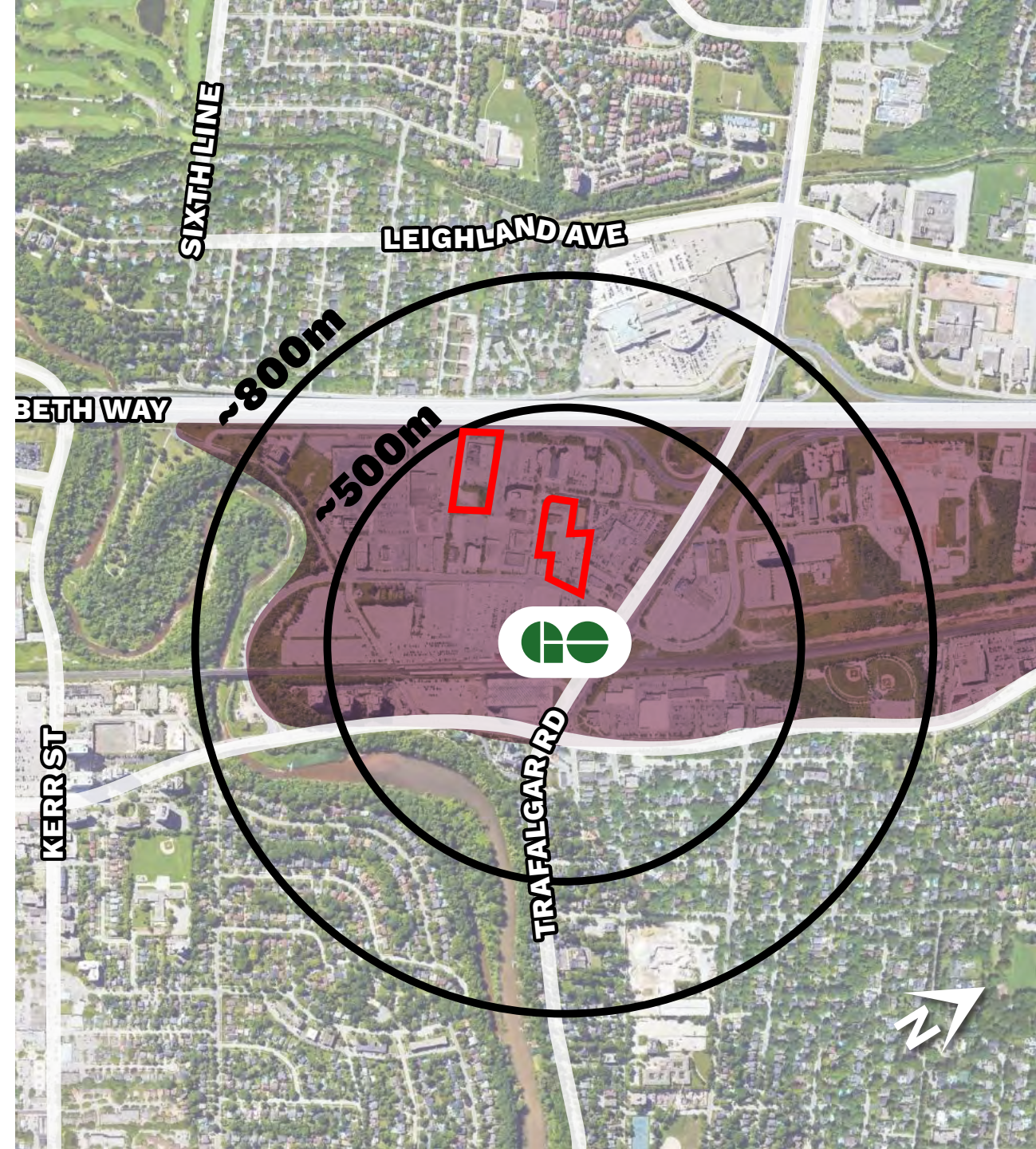
65% **or** **13,390**
Residents Residents

Urban Growth Centre

- Significant population and employment growth
- Minimum 200 jobs/residents per hectare
- Provincial-level growth targets

Major Transit Station Area

- Lands within 500-800m of Oakville GO
- Transit supportive with diverse mix of uses
- Reduced parking standards

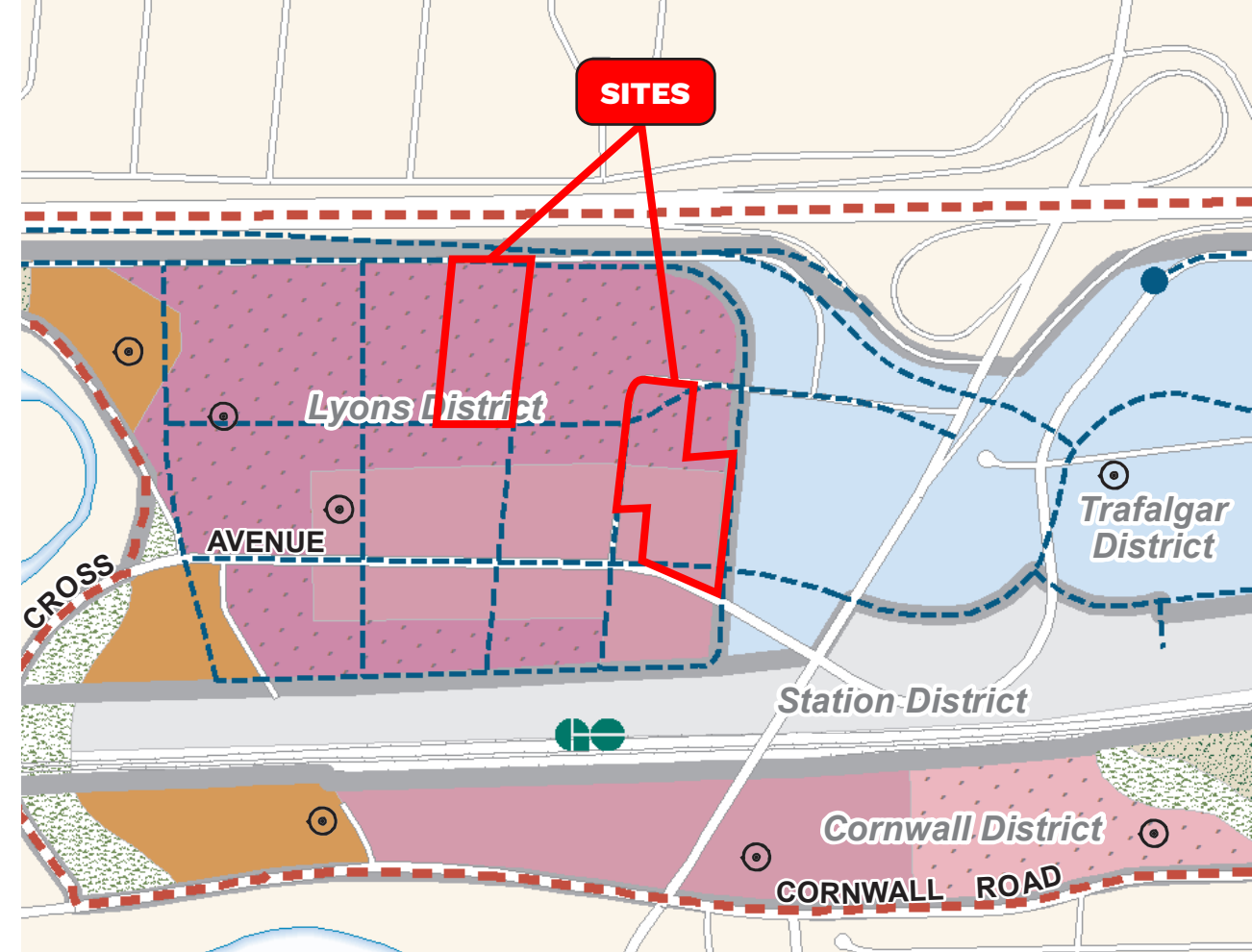


Current Midtown Policies

- Vibrant, mixed-use, transit-supportive
- Some of Town's tallest buildings
- Opportunity for increased height subject to the provision of community benefits
- Improve road circulation/connections for transit, pedestrians, cyclists and vehicles

Draft Midtown Policies

- Update policies to further support a complete urban community
- Continue to provide for some of the tallest buildings with high architectural quality

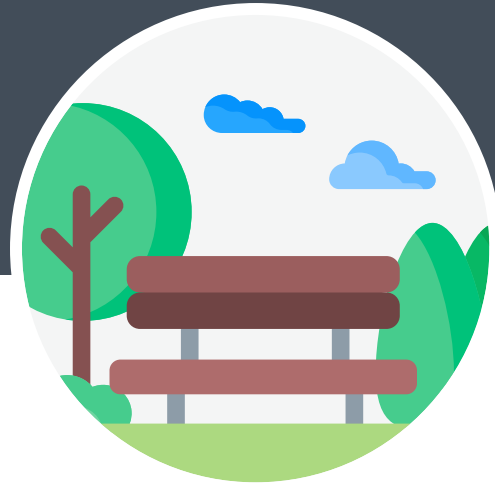


	URBAN GROWTH AREA/ GROWTH AREA BOUNDARY		PARKS AND OPEN SPACE
	HIGH DENSITY RESIDENTIAL		UTILITY
	COMMUNITY COMMERCIAL		DISTRICT BOUNDARIES
	URBAN CENTRE		FUTURE ROADS
	URBAN CORE		FUTURE CUL-DE-SAC
	OFFICE EMPLOYMENT		RAILWAY
	NATURAL AREA		MAJOR TRANSIT STATION

Proposed Community Benefits



**Road
Conveyance**



**Public
Open Space**



**Office &
Retail Space**

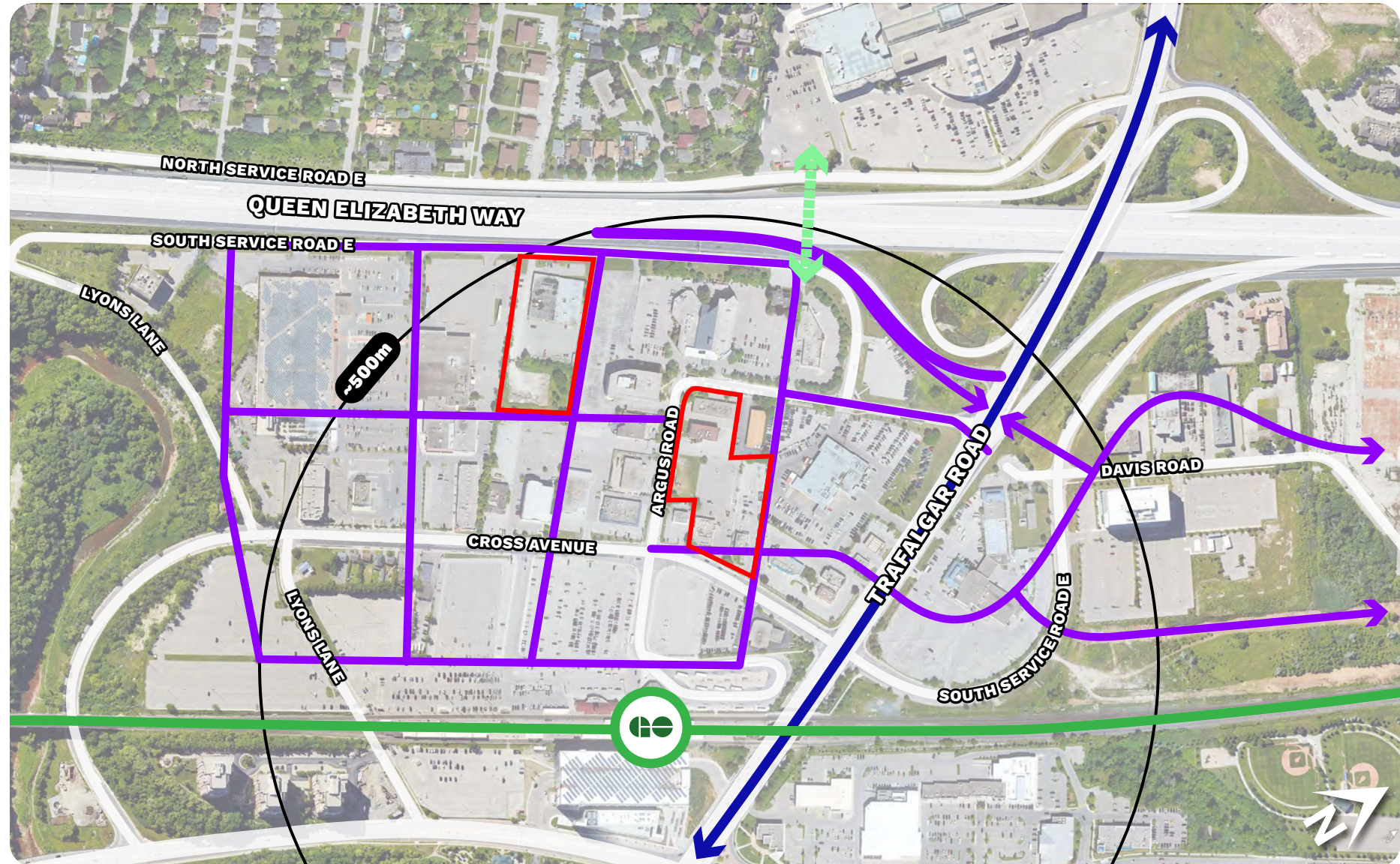


**Possible Daycare/
Grocery Store**

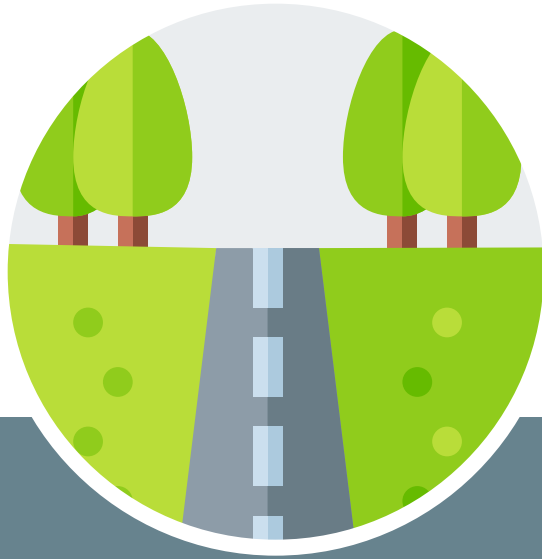
Midtown Mobility Features

LEGEND

-  Sites
-  Mid-Town Grid Street Network
-  Planned Trafalgar BRT
-  500m Travel Radius from GO Rail Hub
 - 5-7 min walk
 - 1-2 min bike ride
-  Planned QEW Pedestrian Crossing



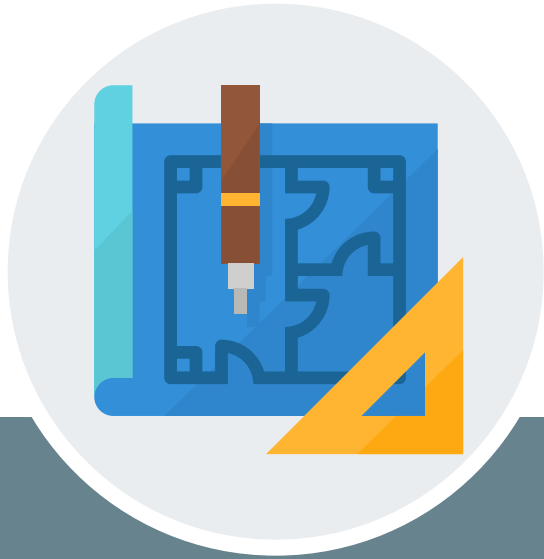
Sustainability Considerations Being Studied



Landscape

- Rainwater harvesting with cistern feeding into drip irrigation systems
- Use native/drought/tolerant species
- Sidewalks lined with trees provide shade within 10 years of development
- Reduce heat island effect on hardscape surfaces through permeable paving, tree planting, and the use of high albedo finishes
- Bike parking provided along connections on site

Sustainability Considerations Being Studied



Architecture

- 60/40 ratio of glass to insulated solid wall
- Ground source-geothermal
- Wastewater Heat Recovery System
- Energy Monitoring Systems
- Advanced metering and electrical data collection to monitor energy use/efficiency
- Carbon-absorbing concrete and low-carbon materials
- Storm-water retention for grey water re-use
- Air-to-air Heat Pump
- Electric boiler vs. natural gas

Preliminary Architectural Vision

Big Moves



**Create a sense
of place**



**Introduce high quality
landscaping and enhance
the public realm**

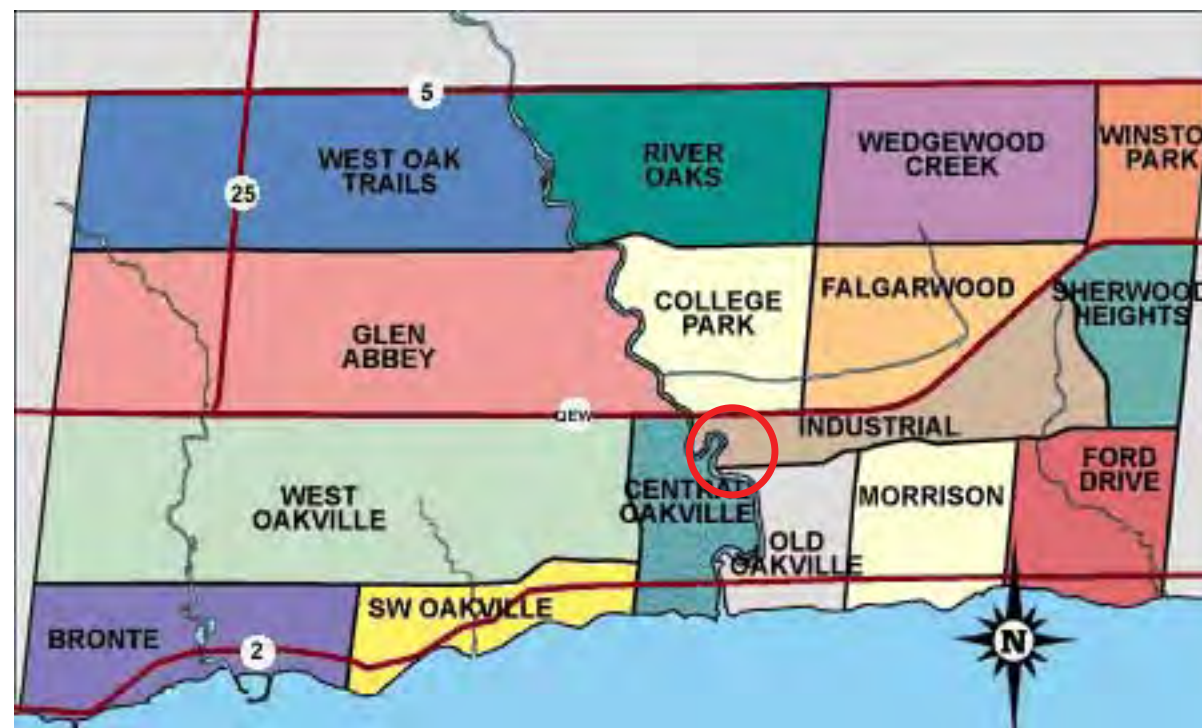


**Contribute to building a
complete community**



**217-227 Cross Avenue and
571-587 Argus Road**

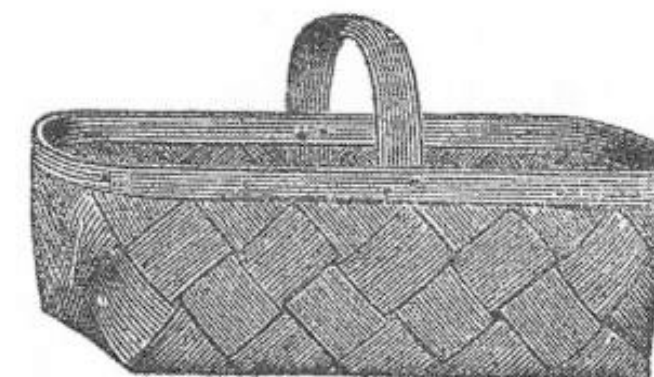
**BDP.
Quadrangle**



BDP.
Quadrangle

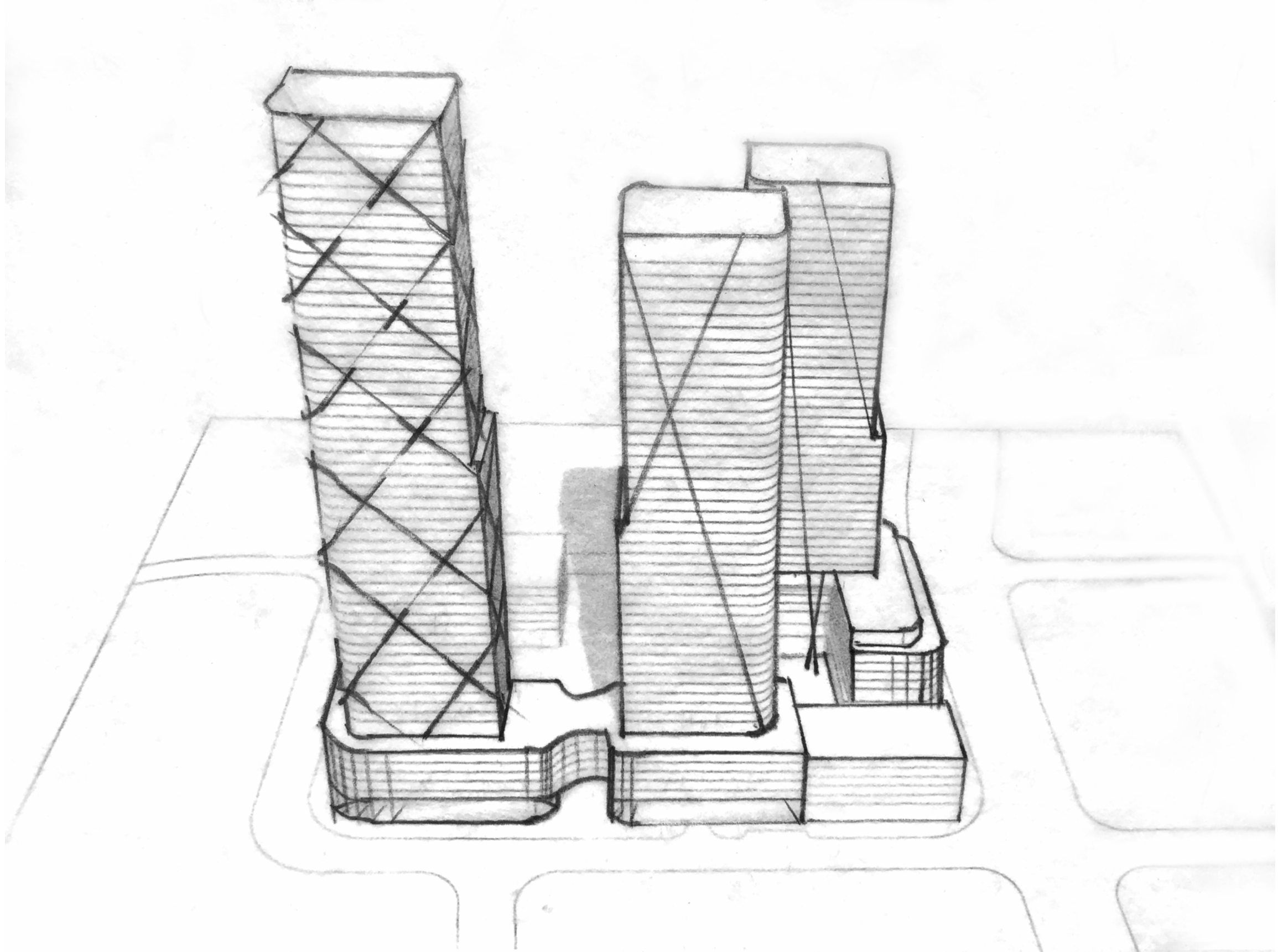


Medium or Deep Clothes Basket



No. 4 Market Basket.





BDP.
Quadrangle

"GATHER" / PULL
FRAMES PROTECTING
BALCONIES.
(CASUARY CURVE/
ARCH)



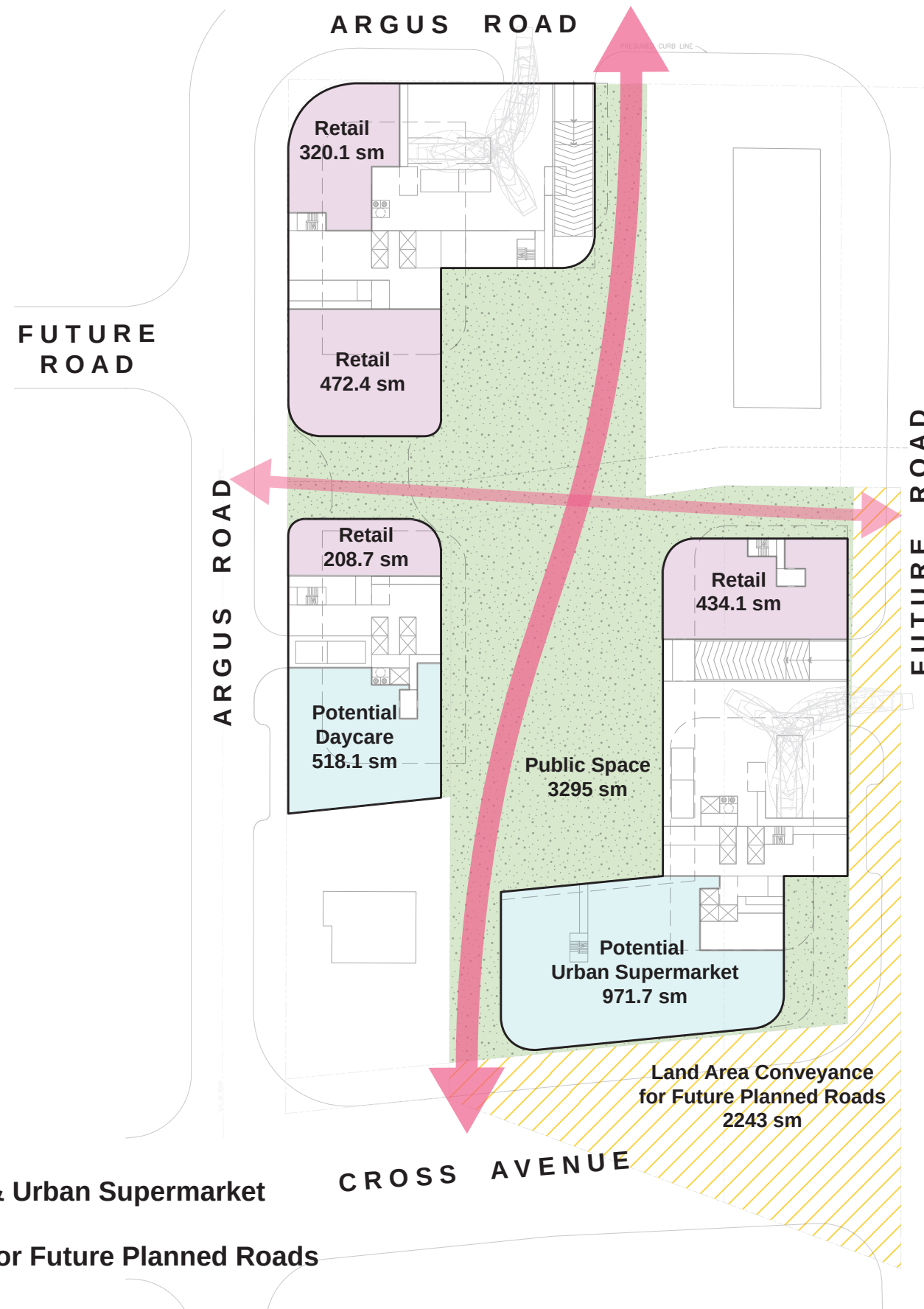
VEIL = MULLION
EXTENSIONS
+ INSET BALCONIES.

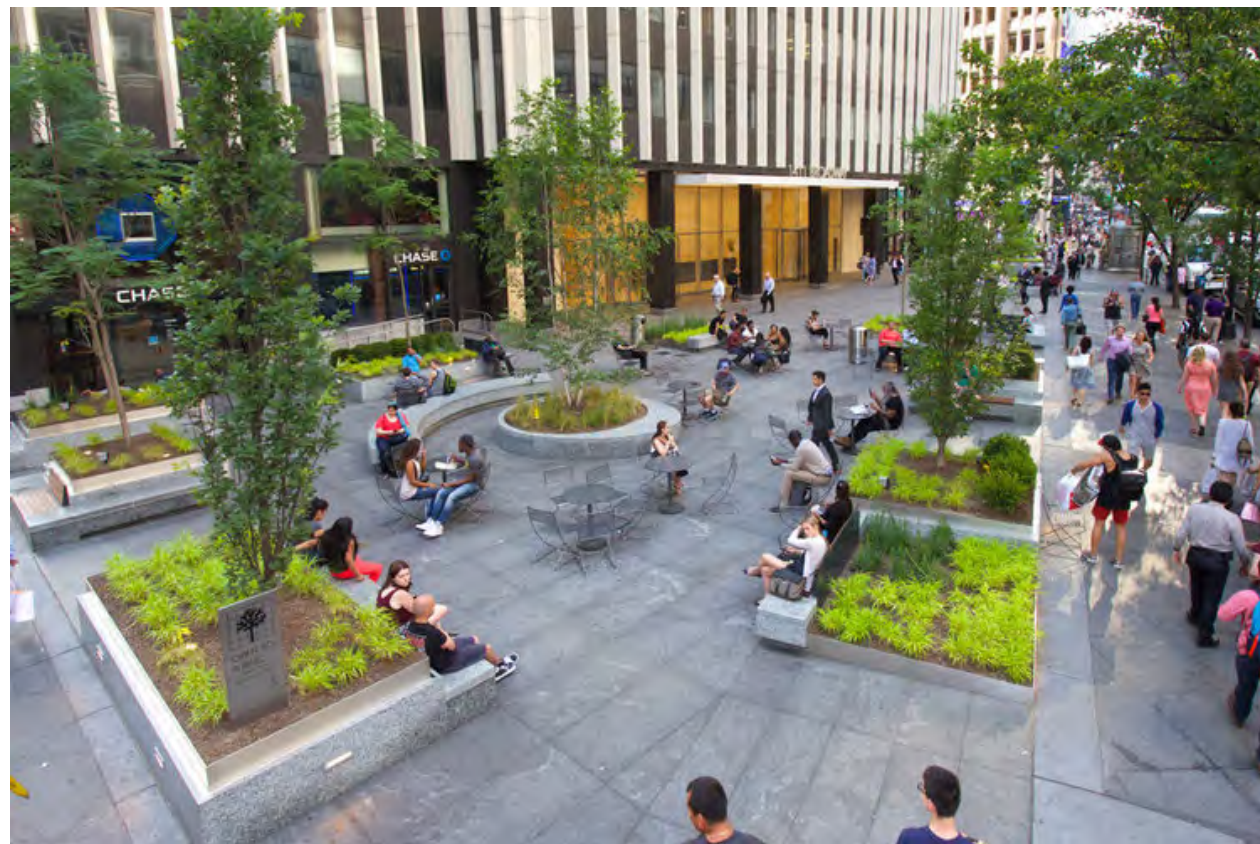


All Precedent images in this page taken from Oakville Midtown information session 28 June, 2021

- 3678.6 sm - Total Retail
- 3295.0 sm - Total Public Space
- 1443.1 sm - Total Potential Daycare & Urban Supermarket
- 2243.0 sm - Land Area Conveyance for Future Planned Roads

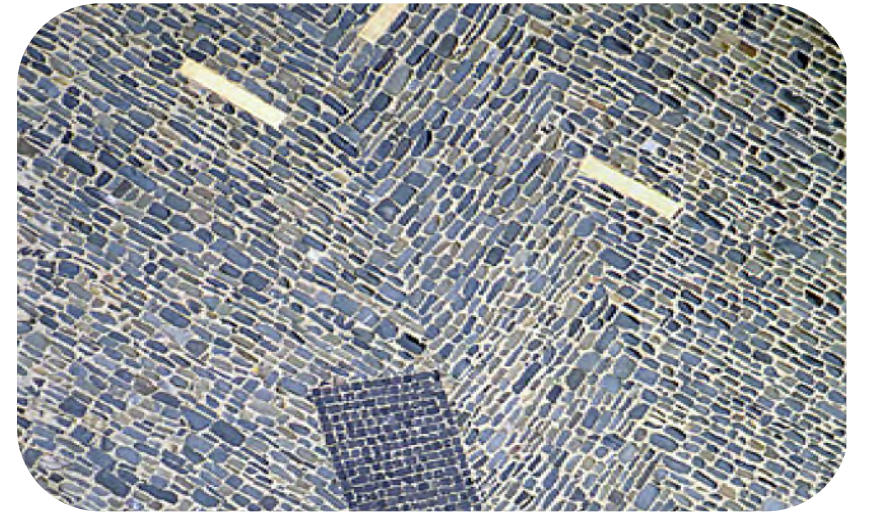
BDP.
Quadrangle





BDP.
Quadrangle

FREEING UP THE GROUND PLANE / PUBLIC REALM OPEN SPACE

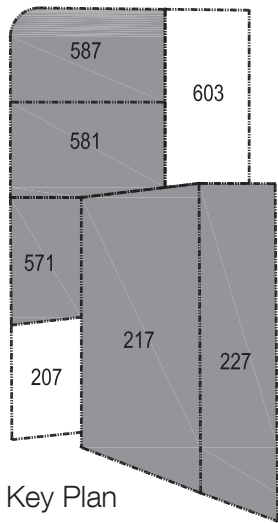




BDP.
Quadrangle

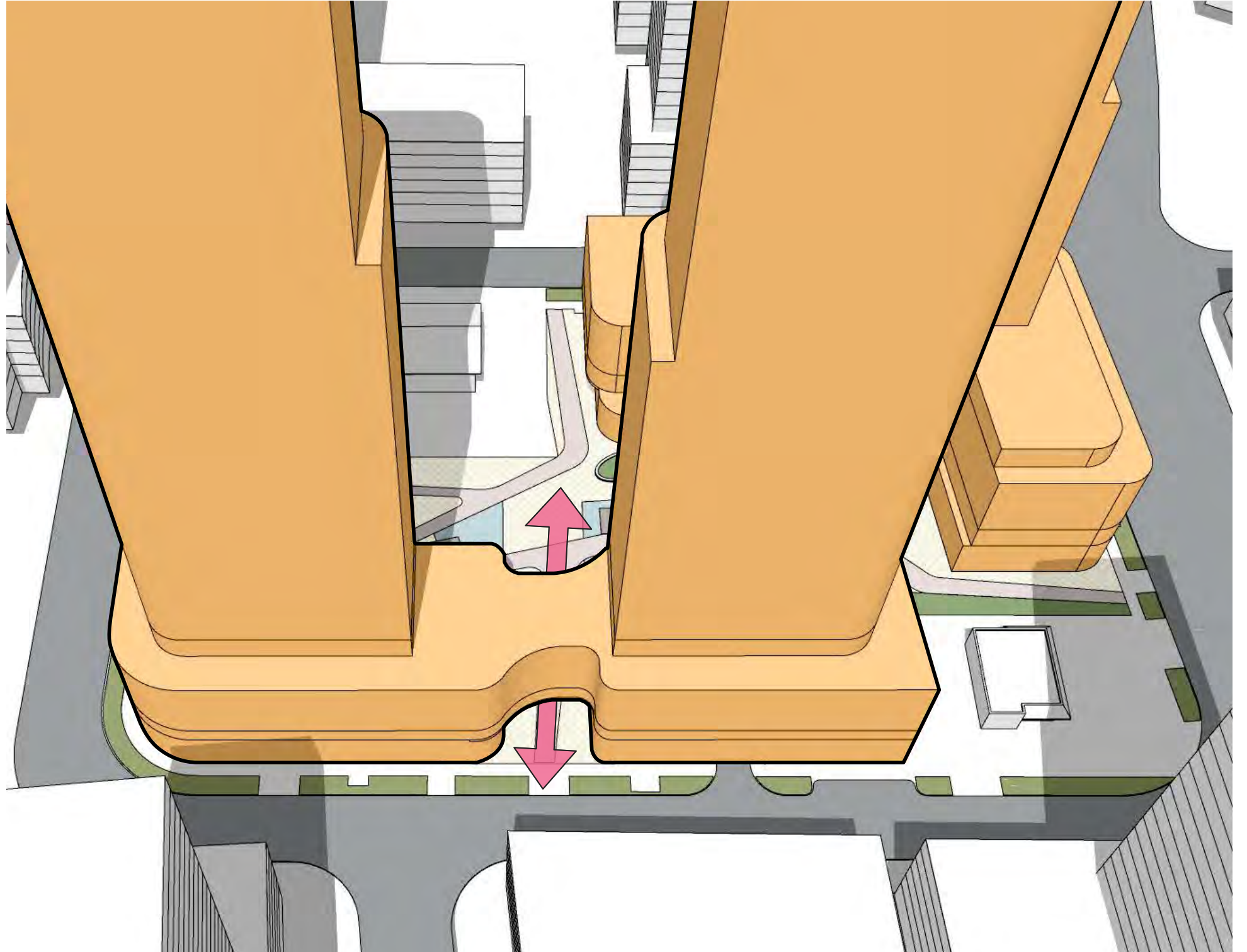
Janet
Rosenberg
& Studio

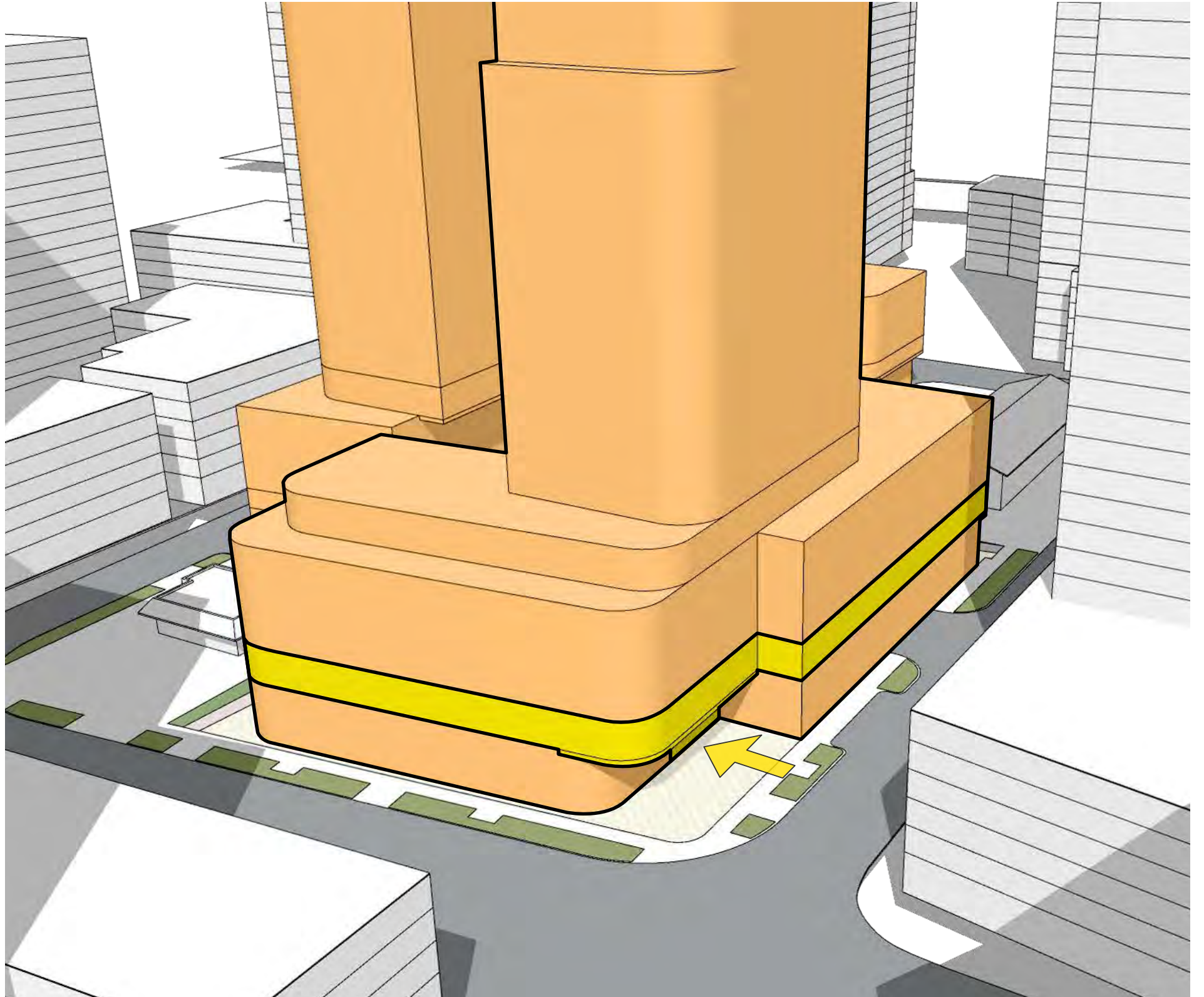
PROPOSED LANDSCAPE PLAN



Key Plan



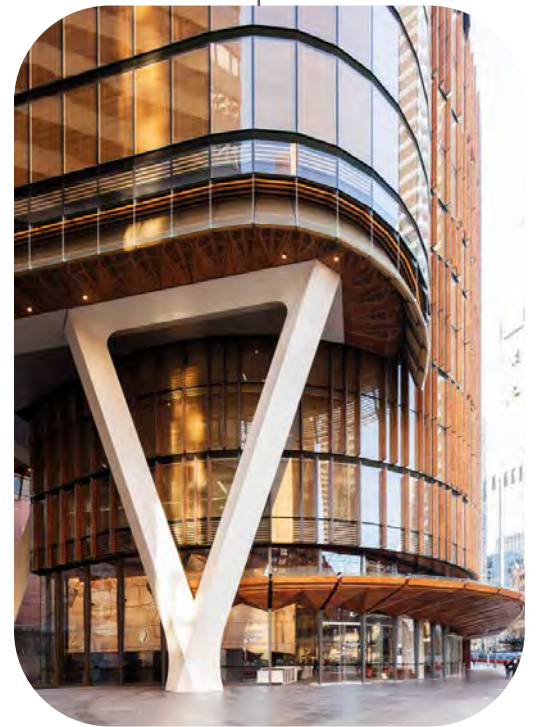
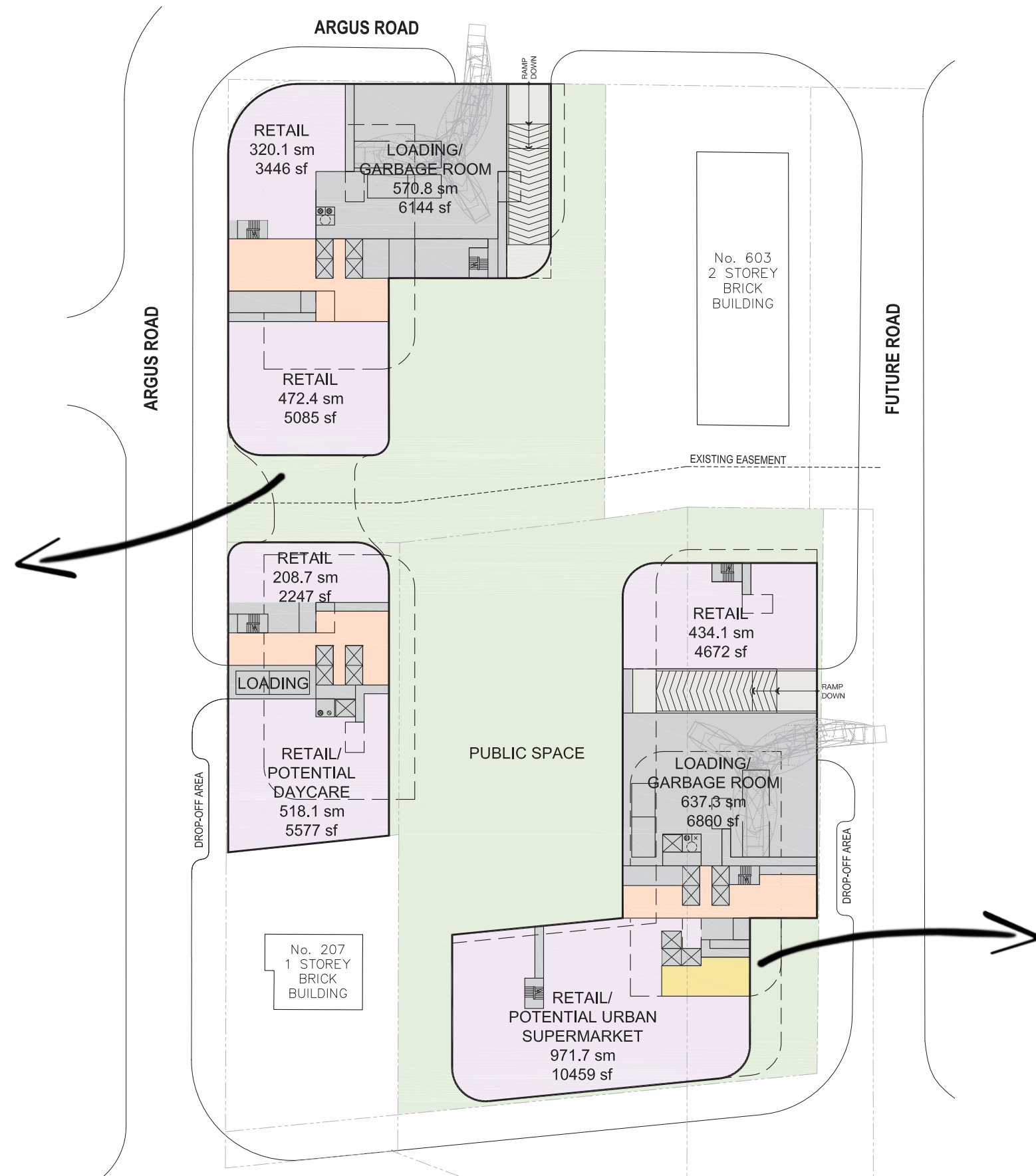






- RETAIL
- LOBBY
- OFFICE
- RESIDENTIAL UNIT
- INTERIOR AMENITY
- PUBLIC SPACE
- EXIT STAIR
- ELEVATOR / FREIGHT ELEVATOR

BDP.
Quadrangle



GROUND FLOOR PLAN - ARCHITECTURAL PRECEDENTS

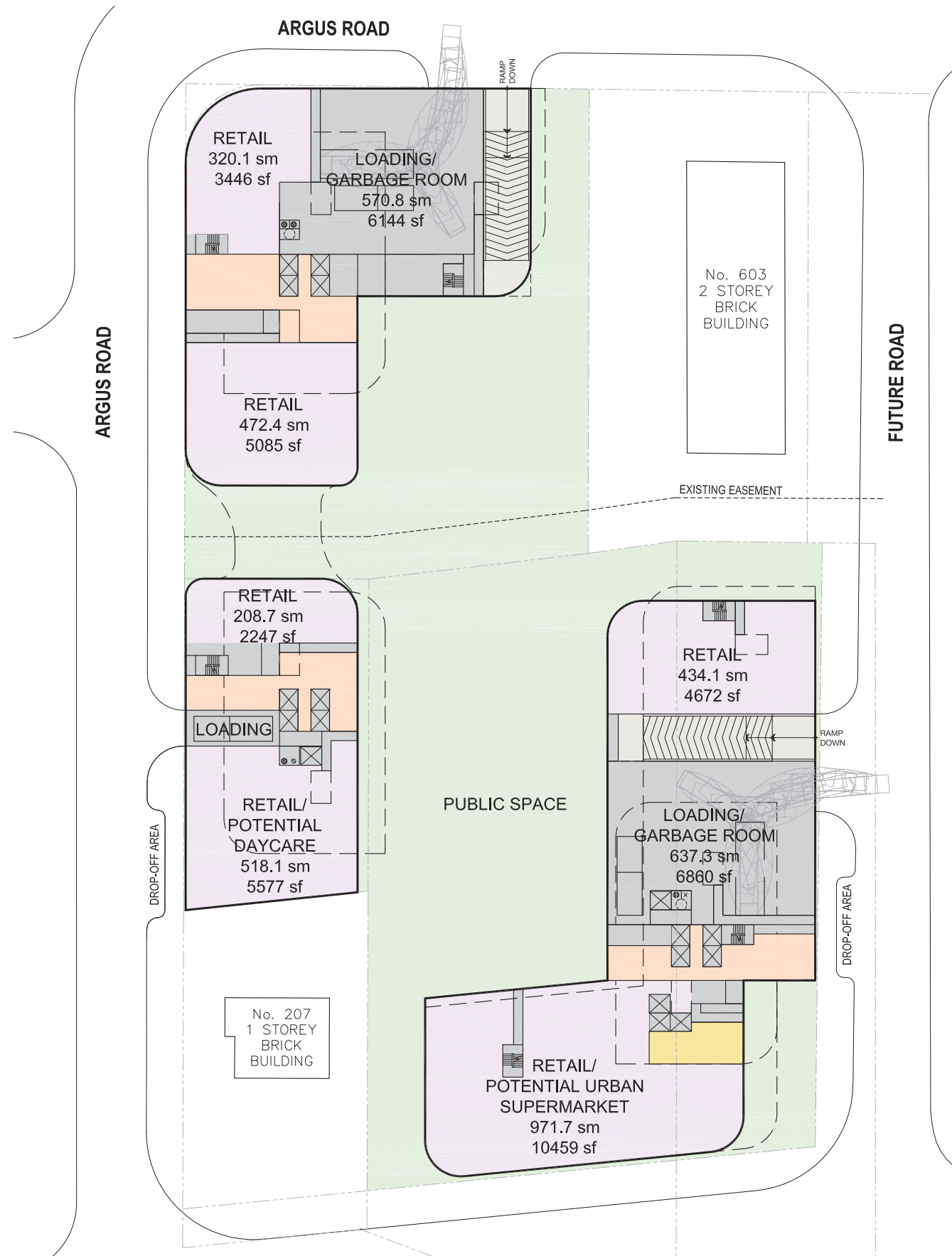
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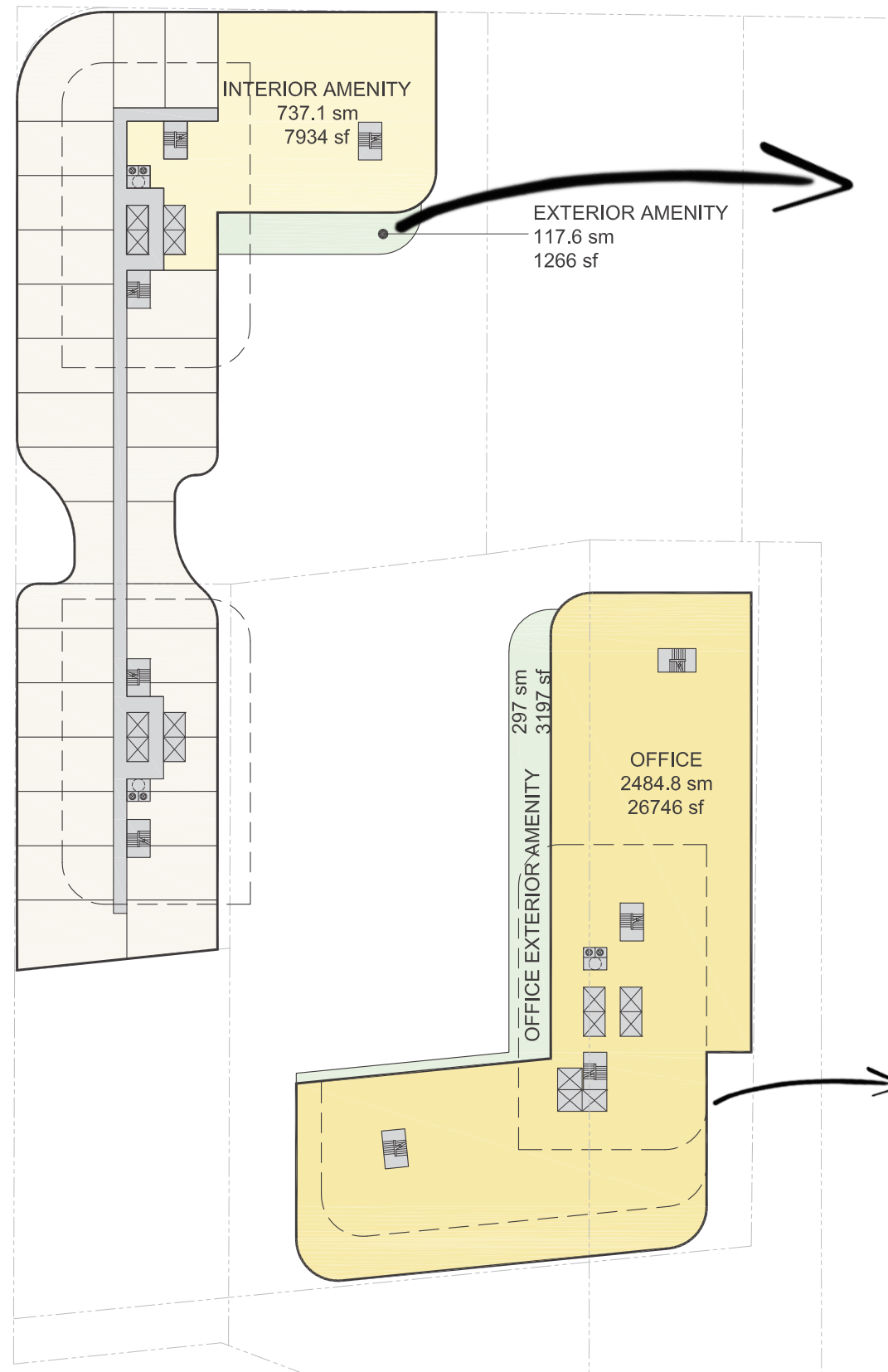


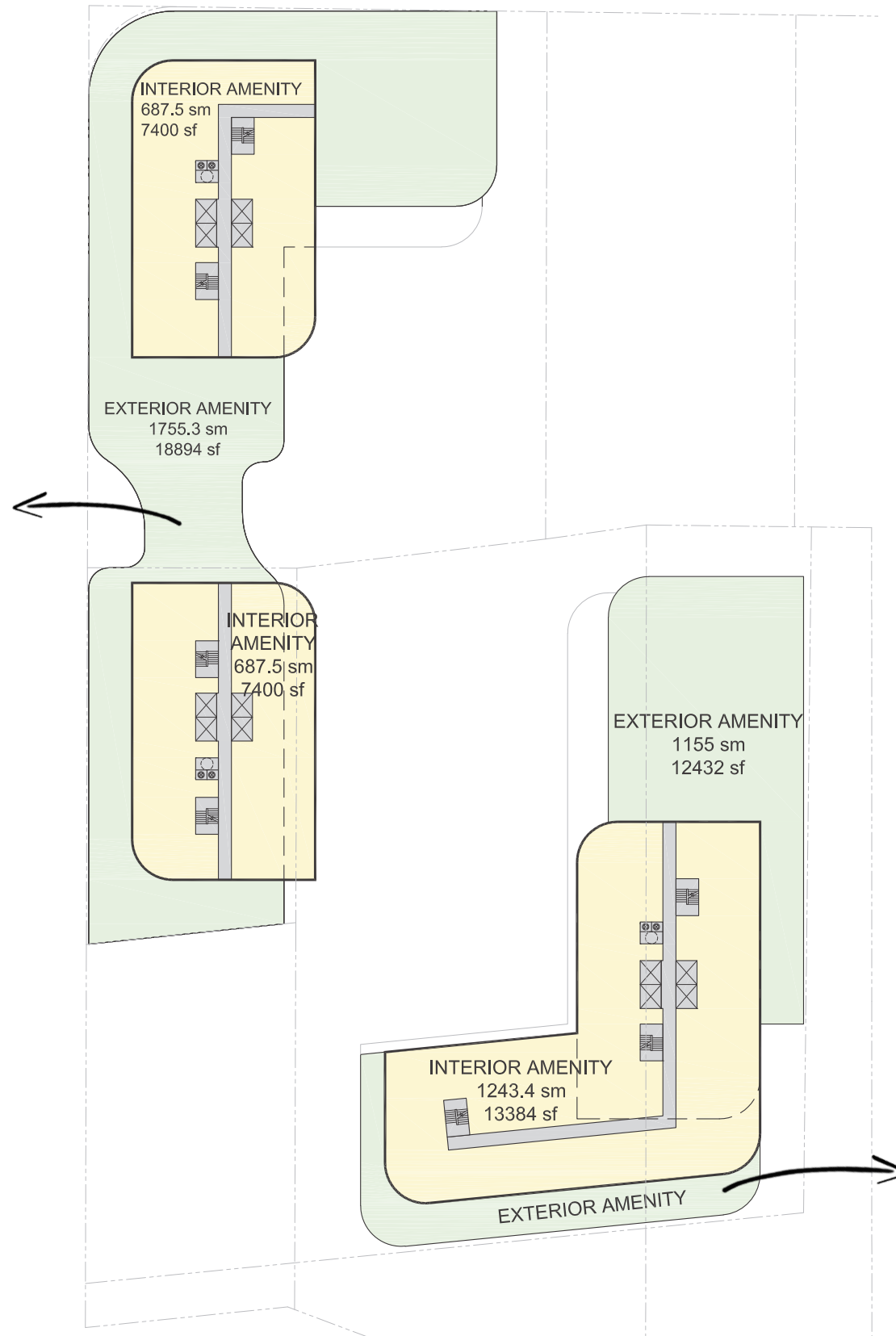
All Precedent images in this page taken from Oakeville
Midtown information session 28 June, 2021

- RETAIL
- LOBBY
- OFFICE
- RESIDENTIAL UNIT
- INTERIOR AMENITY
- PUBLIC SPACE
- EXIT STAIR
- ELEVATOR / FREIGHT
ELEVATOR



- RETAIL
- LOBBY
- OFFICE
- RESIDENTIAL UNIT
- INTERIOR AMENITY
- EXTERIOR AMENITY
- EXIT STAIR
- ELEVATOR / FREIGHT ELEVATOR





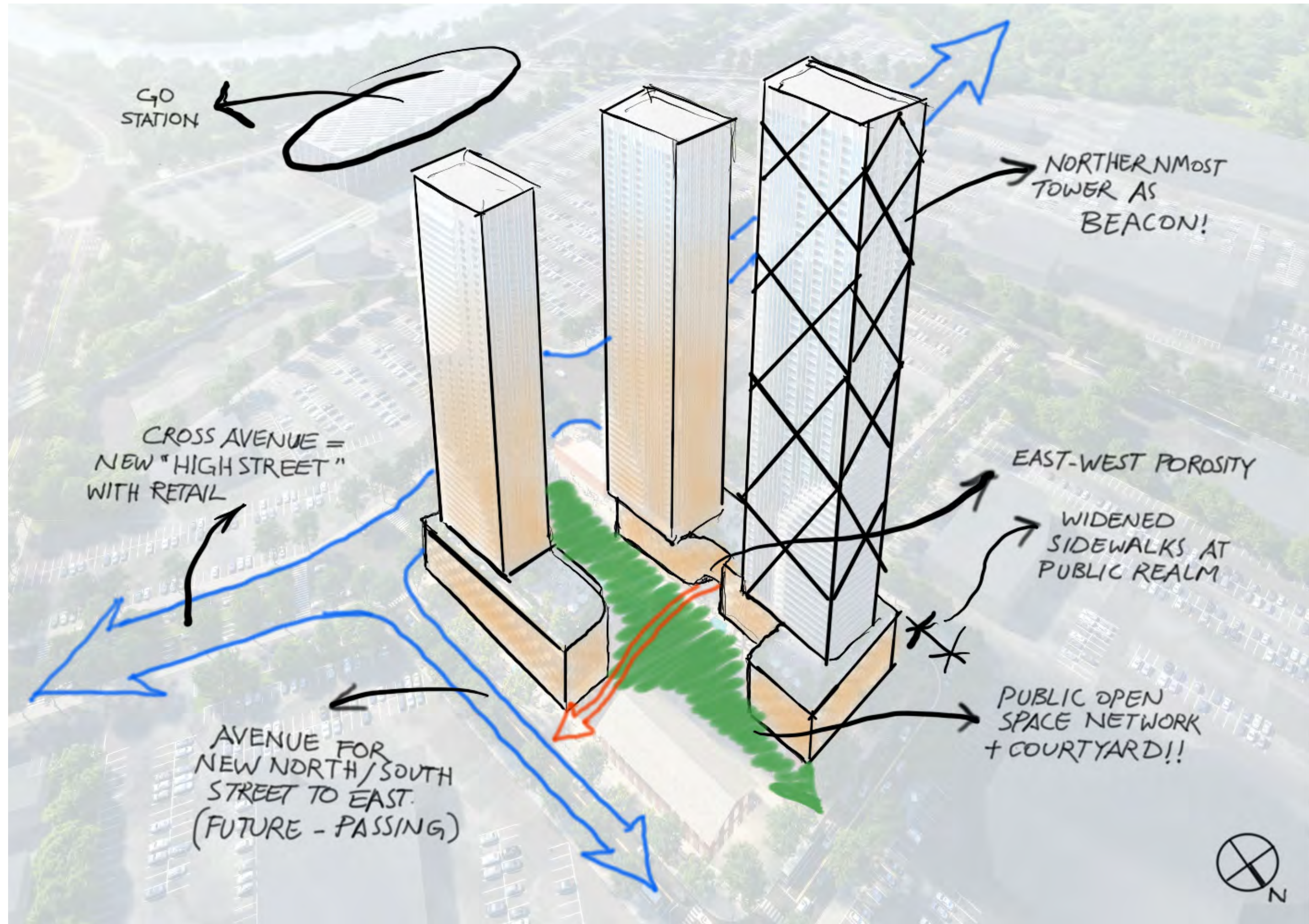
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- OFFICE
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- INTERIOR AMENITY
- EXTERIOR AMENITY
- EXIT STAIR
- ELEVATOR / FREIGHT ELEVATOR

Building Statistics

Site Area	10,337 sm
Total Gross Building Area	140,206 sm
Total Number of Units	1,594
Open Space Area	3,295 sm
Percentage of Open Space	32 %
Total Parking Spaces	797



CONCEPTUAL ARTISTS RENDERING

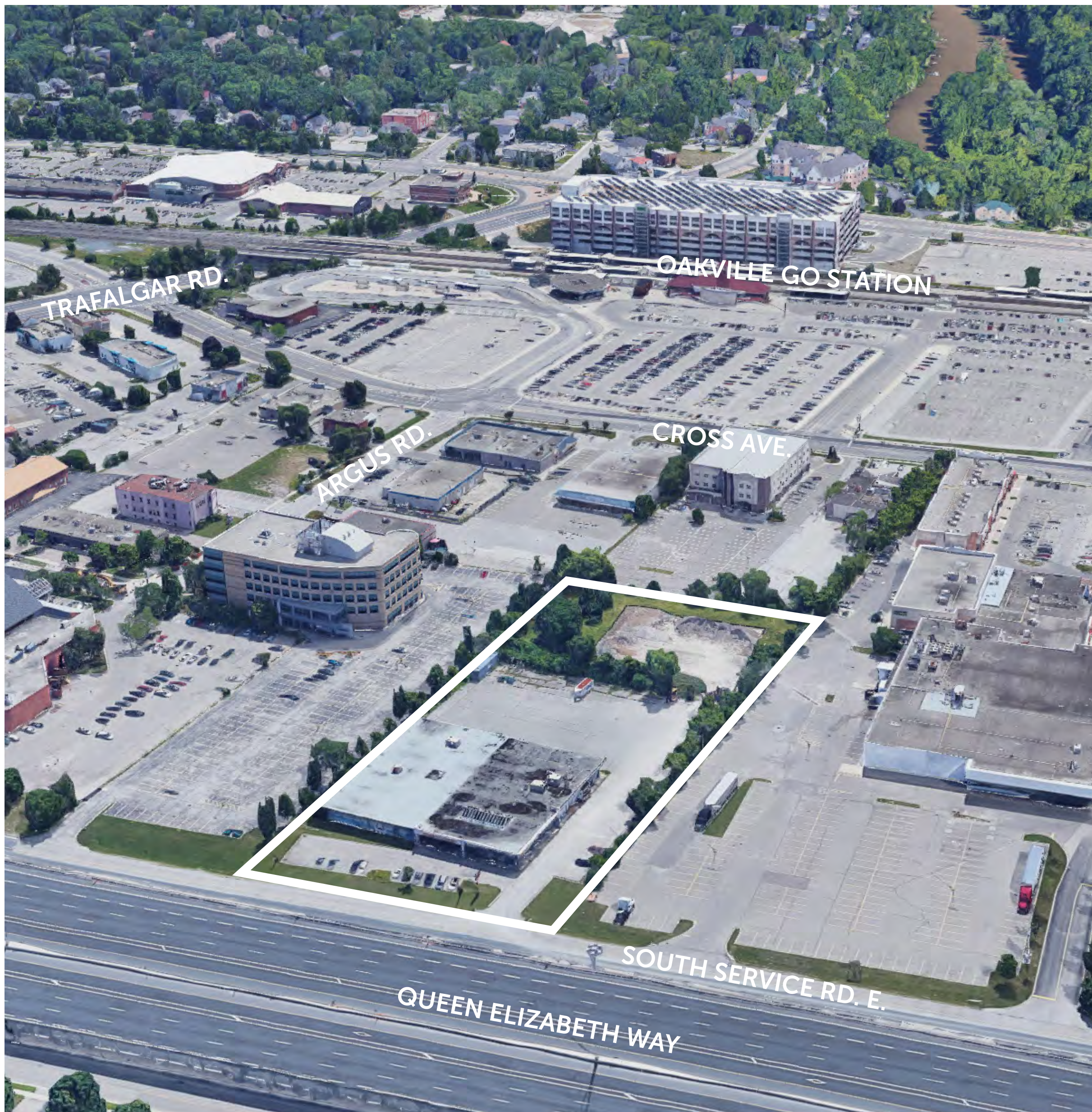








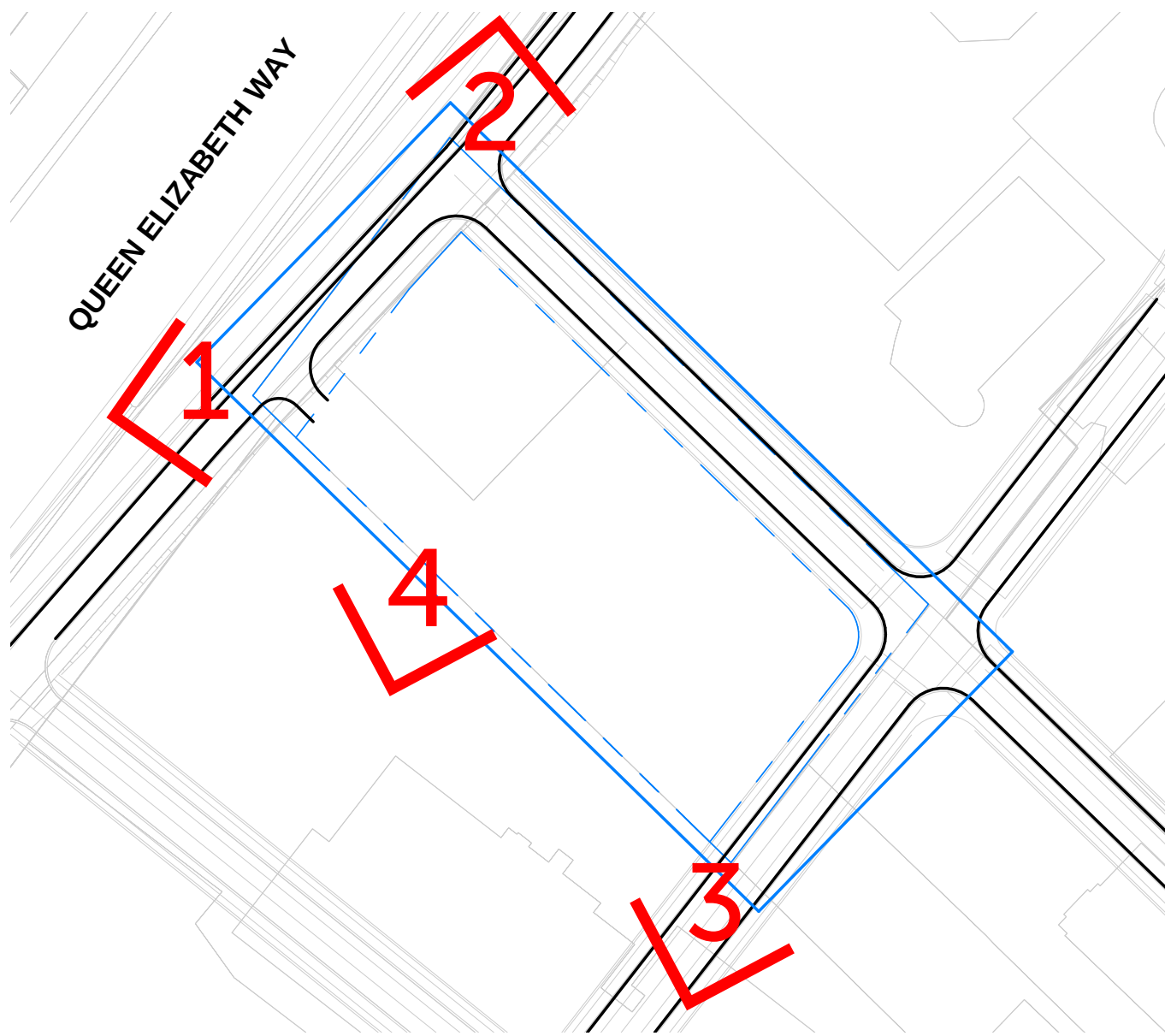
THANK YOU



**166 South Service Road E,
Oakville**

**Sweeny&Co
Architects**

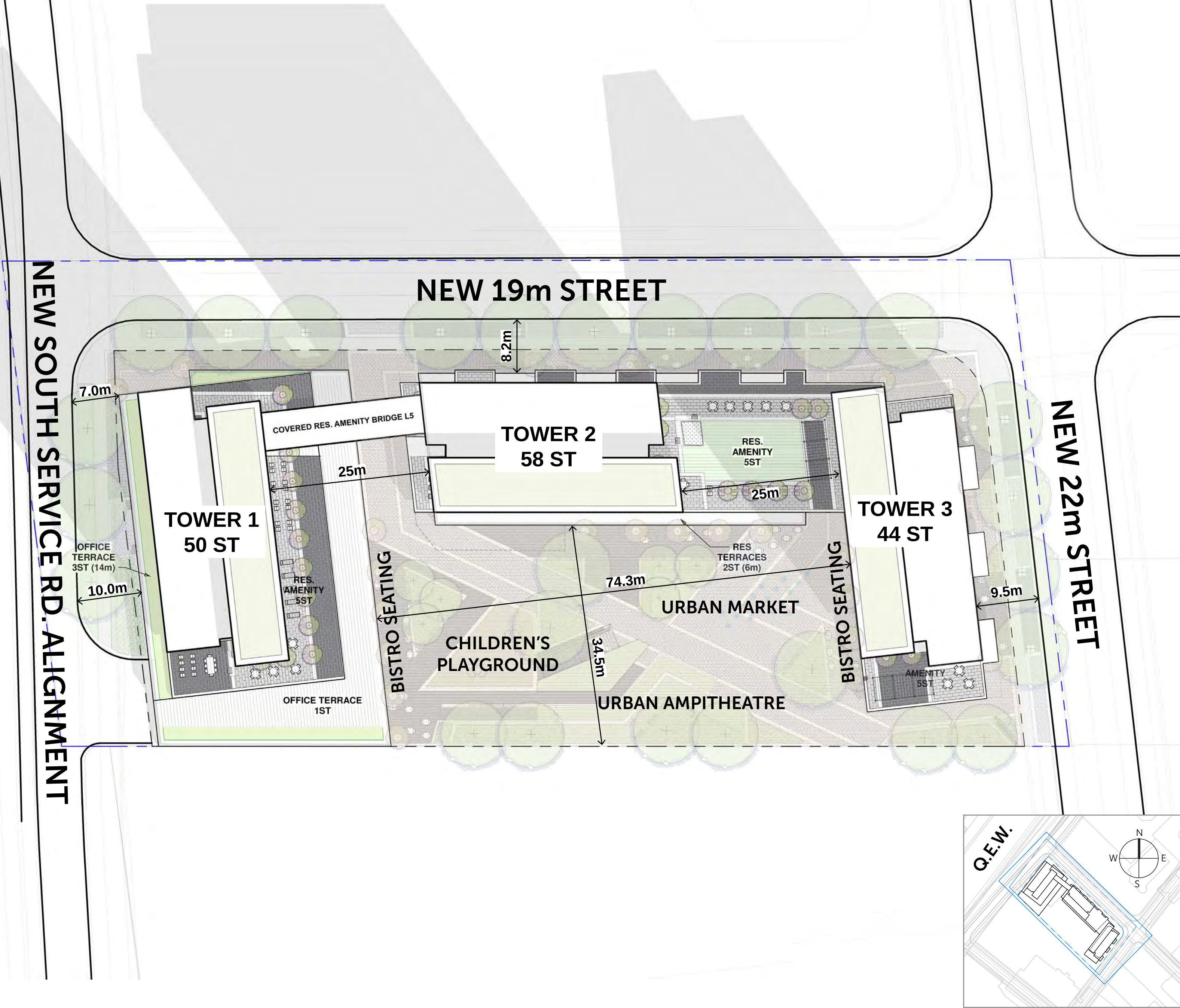
Existing Site Conditions



Project Summary

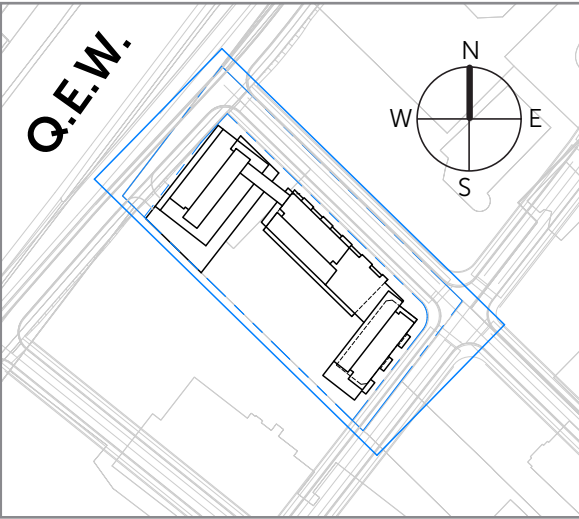
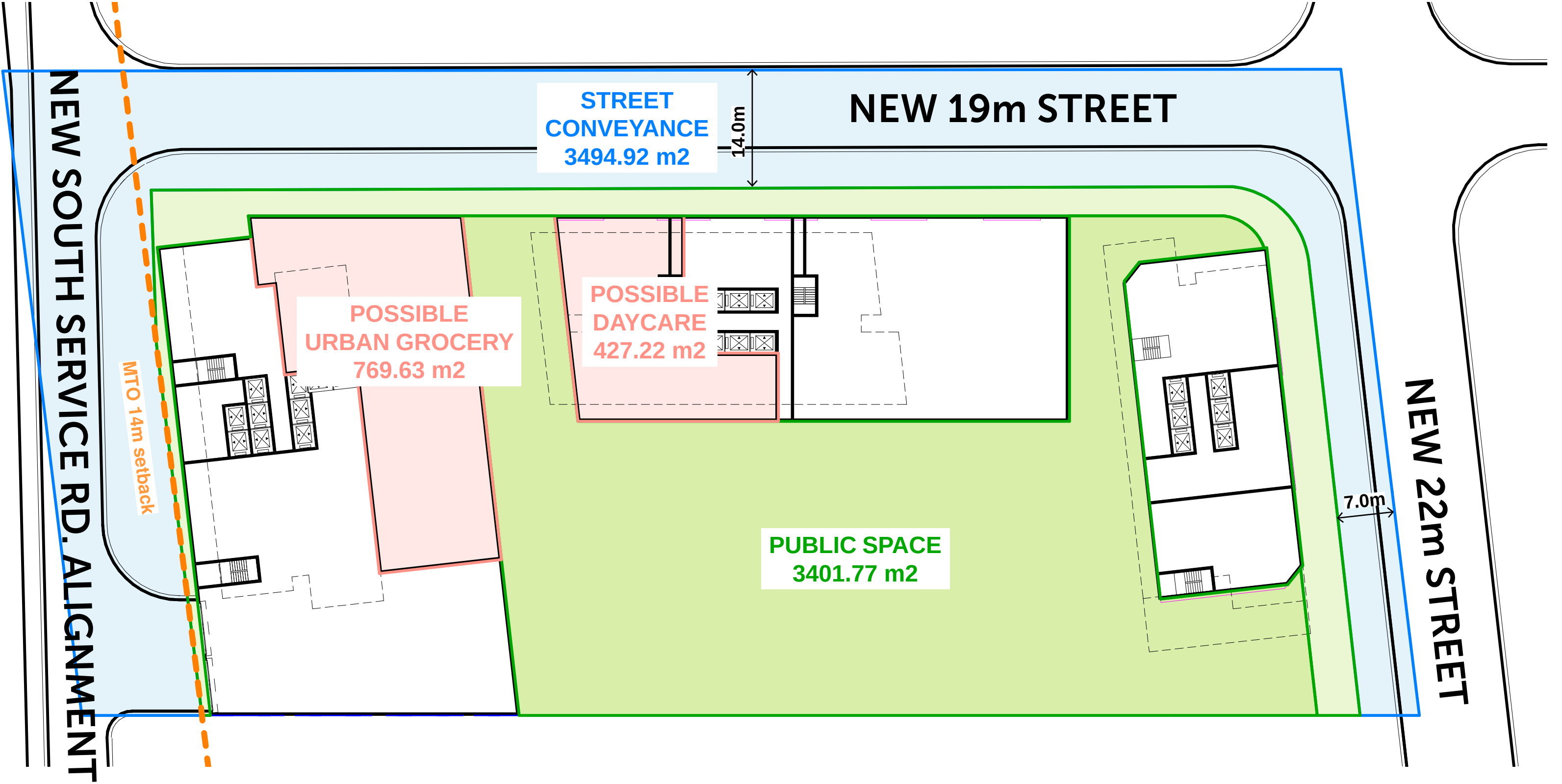
This is an application for 166 South Service Rd. E in the City of Oakville to develop a 58, 50 and 44-storey mixed use building that includes residential, retail, and office uses.

PROJECT STATISTICS		
	Provided	
GFA/NFA	Total:	119,181 m2 (1,282,854 sf)
	Retail:	2,774 m2 (29,860 sf)
	Office:	3,848 m2 (41,419 sf)
	Residential:	112,559 m2 (1,211,575 sf)
Density	FSI 9.4 / 13.4	
Total Units / mix	1631 units	
Vehicle Parking	815 spaces (0.5 ratio)	
Bicycle Parking	1:1 ratio	



Community Benefits

PROVISIONS		
	Provided	
Municipal Road Conveyance	TOTAL:	3,494.92 m2
Public space	Courtyard:	3,401 m2
	Sidewalk:	806 m2
	TOTAL:	4,207 m2
Possible community amenities	Daycare:	447.58 m2
	Grocery:	759.63 m2
	TOTAL:	1,207.21 m2
True mixed use	Retail:	2,774 m2
	Office:	3,848 m2
	Residential:	112,559 m2
	TOTAL:	119,181 m2



Freeing Up The Ground Plane for Public Space: Precedents



MULTI-USE ZONES

flexible platform for performance
coves and edges for gathering
paths for access and accessibility



A PLACE TO STAY AND LINGER

built-in seating into landscape elements
outdoor, movable furniture
appropriate shade and shelter



ACTIVATIONS

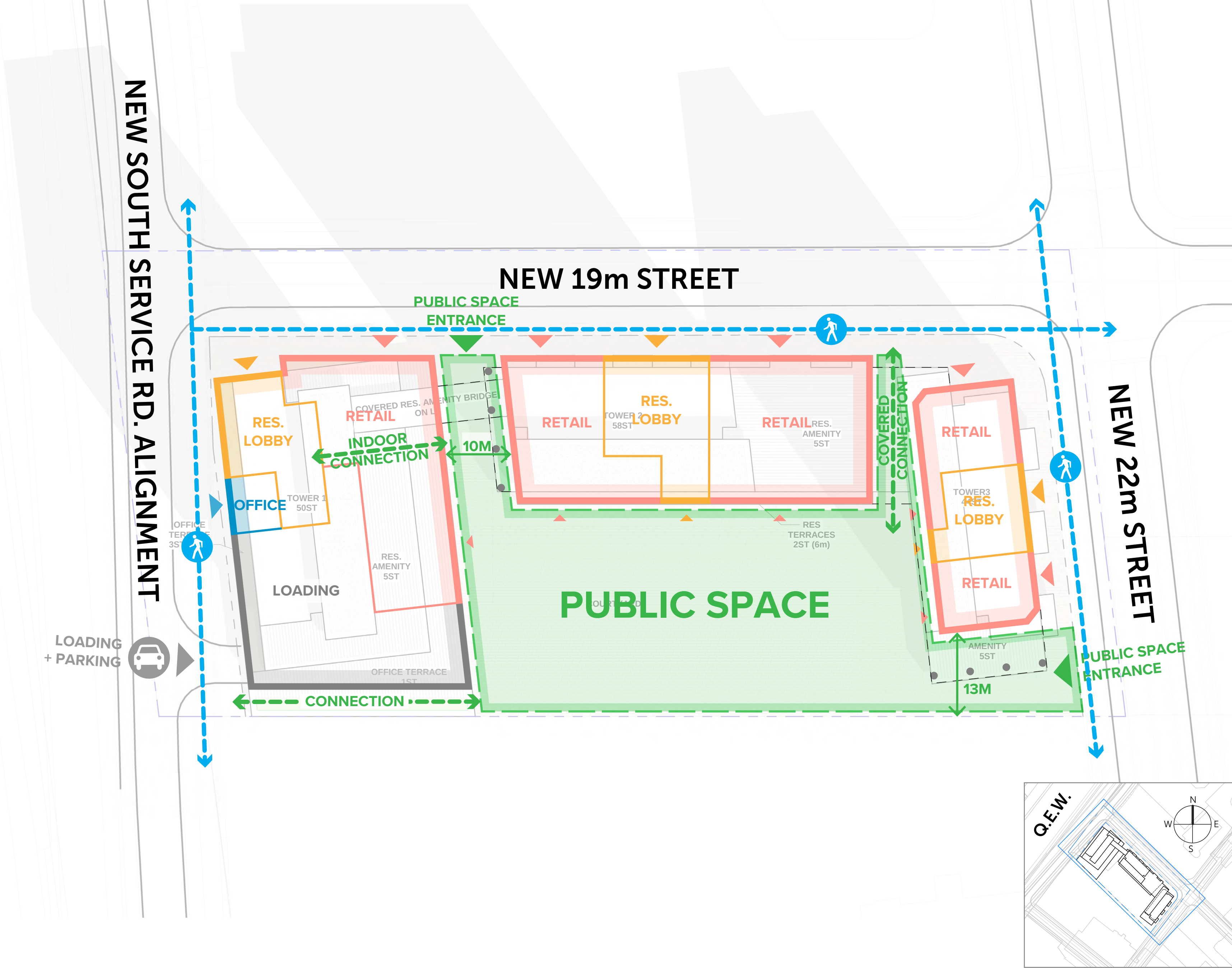
children's playgrounds
lawn sports
water feature

Urban Design Plan

STATION PRECINCT FABRIC

The project is designed for urban activation on all its street fronts and through the project.

- Active street frontages consist of retail and residential lobbies, concentrated on the south and east sides facing future streets.
- Additional width added to the sidewalk zone on North, East and South sides
- Through-block porosity to a large public courtyard space
- Retail at grade face both the street and the courtyard
- Variations in facade help break up the podium mass, creating a more fine-grained texture along the street wall



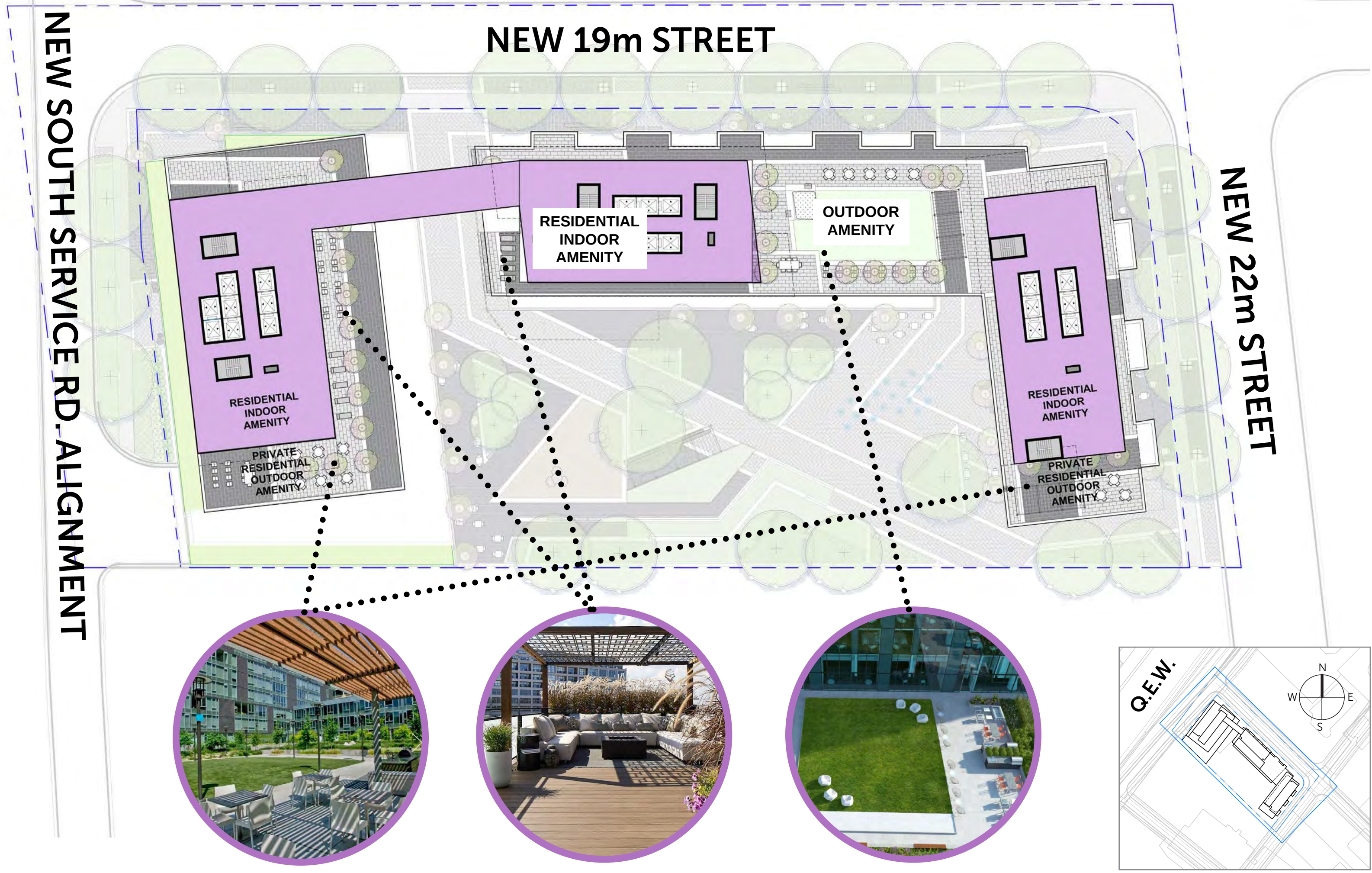
Ground floor

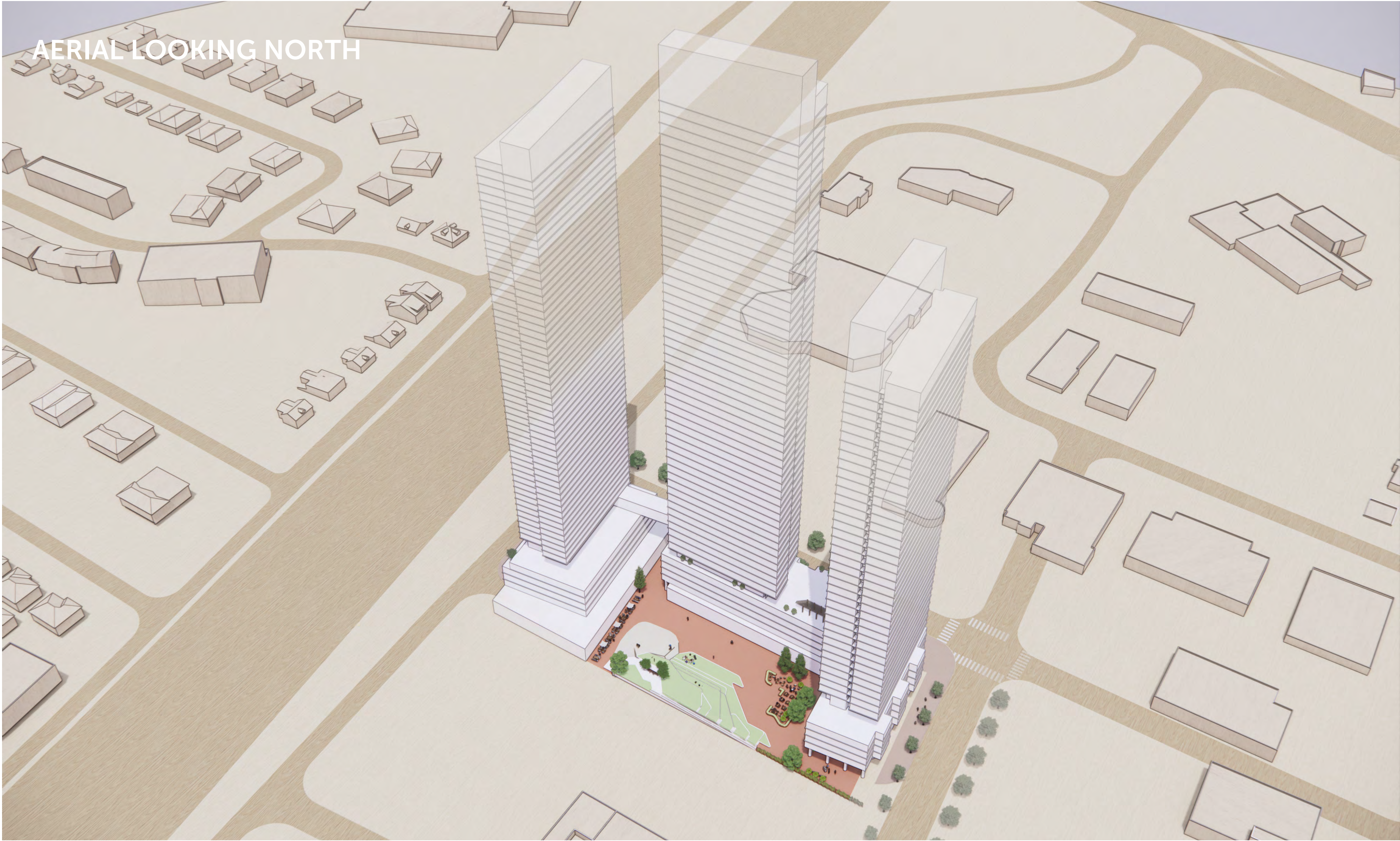
(Level 1)



Amenity floor

(Level 6 + Podium roof)





NORTH-EAST ELEVATION

PRIVATE RESIDENTIAL INDOOR & OUTDOOR AMENITY LEVEL

CAFE

GALLERY

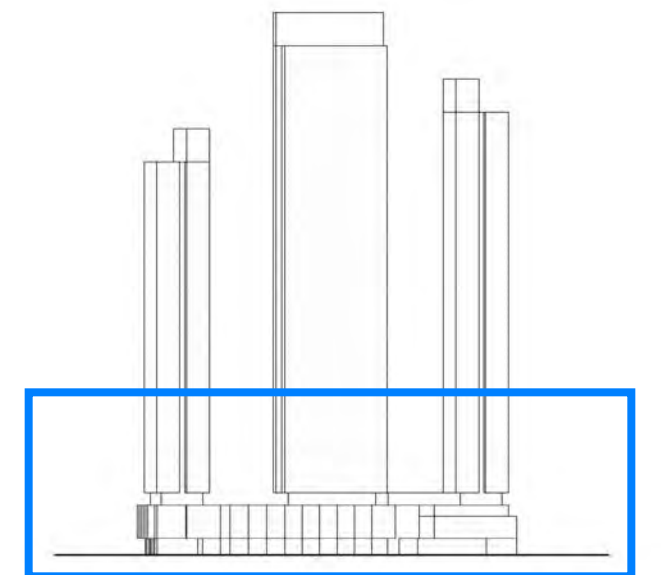
DAYCARE

GROCERY

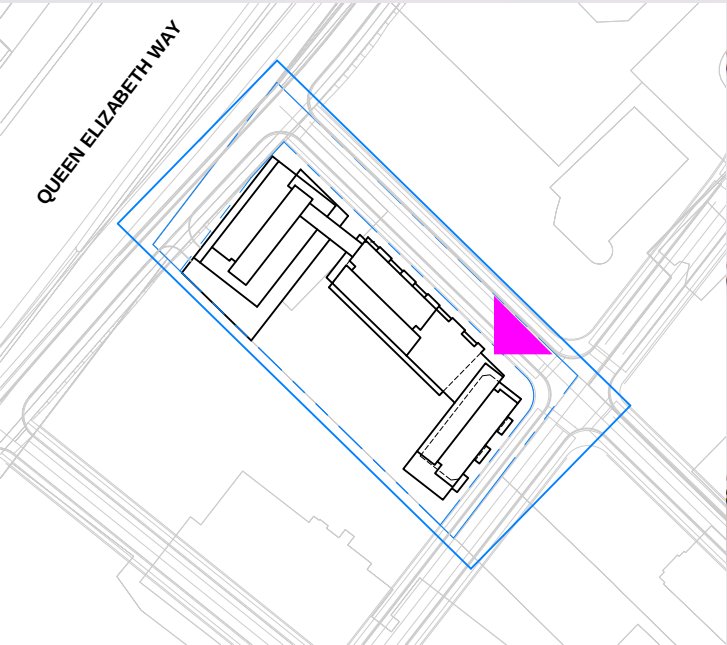
PUBLIC SPACE ACCESS POINT #1 FROM STREET

RETAIL AT GRADE

PUBLIC SPACE ACCESS POINT #2 FROM STREET



SOUTH-EAST CORNER



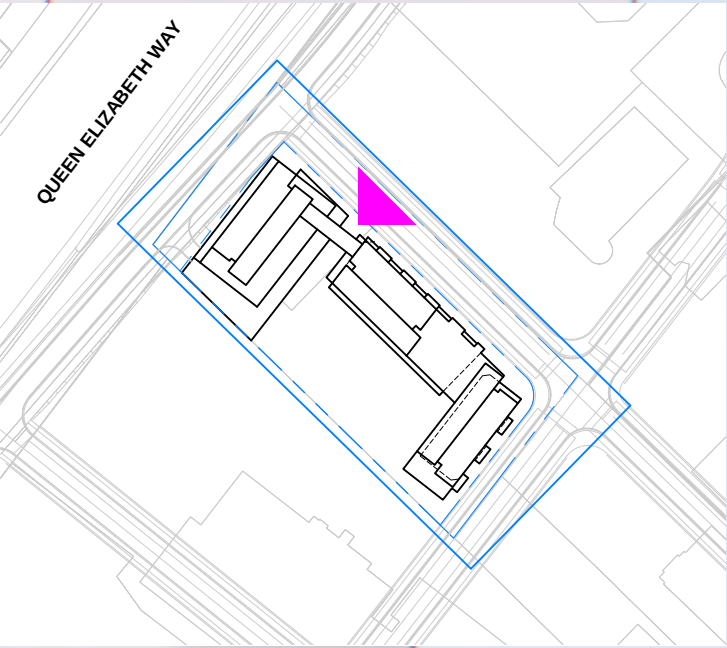
CAFE

GALLERY

PUBLIC SPACE ACCESS POINT #1 FROM STREET

RETAIL AT GRADE

NORTH-EAST CORNER



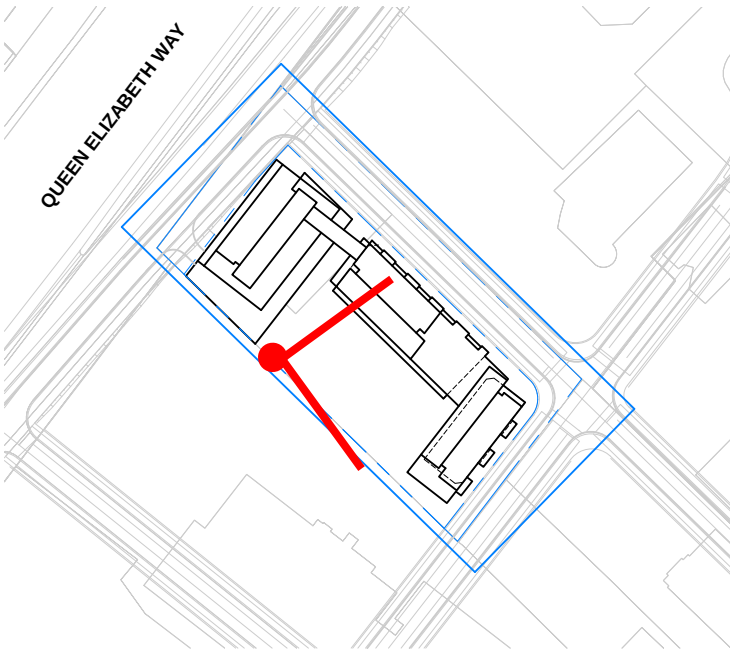
DAYCARE

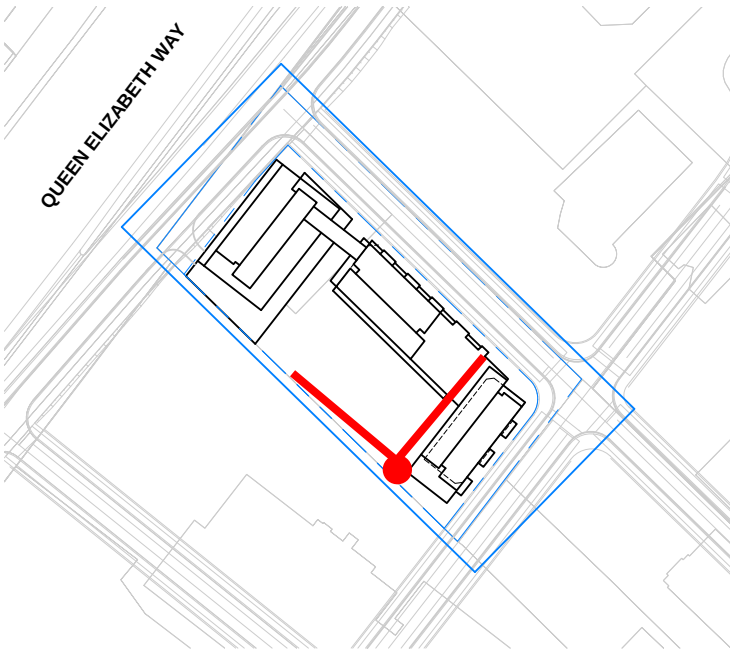
GROCERY

PUBLIC SPACE ACCESS POINT #2 FROM STREET

RETAIL AT GRADE

VIEW INTO PUBLIC SPACE
COURTYARD





THANK YOU!



Next Steps



consultation@bousfields.ca

Zoom Instructions

The screenshot shows a Zoom meeting interface with a dark background. At the top, a green status bar reads "You are viewing Bousfields Consult...'"s screen" with a "View Options" button to its right. A white box labeled "Switch View" has an arrow pointing to the "View Options" button. The main content area features a satellite map background with the text "February 3, 2022" at the top left. A large red speech bubble contains the text "Public Information Meeting". Below this, the address "217-227 Cross Avenue & 571-595 Argus Road and 166 South Service Road East" is displayed, followed by "Town of Oakville". On the right side, there is a sidebar with the text "Bousfields Consultat..." and a small video thumbnail labeled "Bousfields Consultation". At the bottom, a white box labeled "Audio" has an arrow pointing to the "Audio Settings" button. A white box labeled "Raise Hand" has an arrow pointing to the "Raise Hand" button. A white box labeled "Type a Question" has an arrow pointing to the "Q&A" button. A white box labeled "Leave Meeting" has an arrow pointing to the "Leave" button. The bottom toolbar also includes a "Live Transcript" button.

Switch View

February 3, 2022

Public Information Meeting

217-227 Cross Avenue & 571-595 Argus Road and 166 South Service Road East

Town of Oakville

Bousfields Consultat...

Bousfields Consultation

Audio

Raise Hand

Type a Question

Leave Meeting

Audio Settings

Raise Hand Q&A Live Transcript

Leave



Thank you!

consultation@bousfields.ca