

January 15, 2026

GSAI File: 1016-013

Ministry of Infrastructure
777 Bay Street
Suite 425
Toronto, ON
M5G 2E5

Attention: Transit Oriented Communities and Agency Oversight Division

RE: ERO 025-1368 (Provincial priority request for four (4) Minister's Zoning Orders for the Transit-Oriented Community in the Town of Oakville)
586 Argus Road
Morguard Argus Limited
Public Input Letter

Glen Schnarr and Associates Inc. (GSAI) is pleased to make this ERO comment submission on behalf of Morguard Argus Limited, ("the Owners"), of the lands municipally addressed 586 Argus Road in the Town of Oakville (the 'subject lands'). The subject lands are approximately 1.66 acres (0.67 ha) in size and are located east of Argus Road. The subject lands are legally described as:

LT 4, PL 1333; PT LT 14, CON 3 TRAF SDS, AS IN 726998 S&E PT 5, 20R15677;
OAKVILLE

Chronology of Key Events and Provincial Direction

The subject lands are within the Midtown Oakville Protected Major Transit Station Area (PMTSA). On Tuesday, February 18, 2025, Town Council passed By-law 2025-037, which adopted Official Plan Amendment 70 (OPA 70). The purpose of the proposed OPA 70 is to update the land use policies applying to Midtown Oakville as a Protected Major Transit Station Area (PMTSA) and to update related policies that apply on a townwide basis, including policies that enable the use of a Community Planning Permit System, in the Livable Oakville Plan (Official Plan). OPA 70 has been forwarded to the Minister of Municipal Affairs and Housing for final approval. At this time the Minister had not yet made a decision on OPA 70, therefore its policies are considered draft and not in force and effect.

On November 14, 2024, the Oakville TOC Submission was made by Infrastructure Ontario on behalf of Distrikt Developments, for the redevelopment of the TOC Lands with a transit-oriented mixed-use development, referred to as the "Oakville TOC Development Proposal". Following the submission, a Virtual Open House meeting was held on December 10, 2024, and an In-Person Open House meeting was held on December 12, 2024. Since then, the Oakville TOC development proposal has been

revised to address the comments and feedback received from Town Staff, commenting agencies and the public. A resubmission was filed on November 17, 2025.

Comments:

On behalf of the Owners, we reviewed the November 17, 2025 Oakville TOC resubmission along with the ERO (# 025-1368). We acknowledged that this ERO and the Oakville TOC encompasses four development sites, collectively referred as the “TOC Lands,” in close proximity to the Oakville GO station. The subject lands owned by our Client are not located within the TOC Lands. However, they are located between Site 3 (166 South Service Road) and Site 4 (590 Argus Road) as seen on the included context map included as Appendix 1.0.

Our comments relate to the “Area & Block Context Plan” dated August 2025 prepared by Bousfields Inc. as part of the Oakville TOC resubmission package. The Area & Block Context Plan show a concept for the entire Midtown Area including lands owned by our Client. We have several concerns with the plan and would like to request the below be considered:

1. Through OPA 70 we are aware of a proposed Future Park/Urban Square on our Client’s lands that is approximately 0.38 acres (0.15 ha) in size as shown on Schedule L1 of OPA 70 within Appendix 2.0. This conceptual park is larger in the Oakville TOC submission documents ($\pm 2.11 \text{ m}^2$ (0.52 ac)) than contemplated in OPA 70 ($\pm 1.55 \text{ m}^2$ (0.38 ac)). See overlay in Appendix 3.0. We ask that the size of this park be revised to match the proposed Future Park/Urban Square on Schedule L1 of OPA 70 to ensure a fair distribution of parkland throughout the area.

We note that Figure 5 – *Community Services and Facilities Fit Map* on (Pg 37) of the Planning Justification Report prepared by Bousfields, dated September 2025 indicates the conceptual park is per Council Adopted OPA 70. However, as indicated above this park is larger than on the Council Adopted OPA 70.

2. As stated, the subject lands are located between Site 3 (166 South Service Road) and Site 4 (590 Argus Road).
 - a. Site 3 - 166 South Service Road
The development at Site 3 (166SSR) is proposed to include two buildings and three towers with heights of 49, 50, and 56-storeys. The first building (“Building 1”) will occupy the northern and eastern portions of the site, with frontages on South Service Road East and the future local road to the east. Building 1 will have an L-shaped orientation and will be of a size that will allow for the proposed towers to be appropriately sited above the podium.
 - b. Site 4 – 590 Argus Road.
The development at Site 4 (590ARGUS) proposes a singular, ‘E’-shaped podium and three residential towers above. The proposed towers will have heights of 45, 51, and 56-storeys.

While we do not have a concern with the heights and densities proposed on the four sites subject to the Oakville TOC Development Proposal, we do have concerns with what is currently proposed on lands owned by our Client. The Area & Block Context Plan currently shows a “Conceptual Tall Building” and a “Conceptual Midrise Building”. We request that the “Conceptual Midrise Building” be replaced with a “Conceptual Tall Building” consistent with the four sites subject to the Oakville TOC Development Proposal. Given the tall buildings proposed surrounding the subject lands we do not believe a “Conceptual Tall Building” in this location will have a negative impact on traffic, sun shadow, pedestrian realm, or streetscapes. Tall buildings are currently proposed directly west of the proposed Park/Urban Square and on the south side of Argus Road east of our Client’s lands. Since Argus Road curves north, east of our Client’s lands, the proposed “Conceptual Tall Building” is nearly directly west of the “Conceptual Midrise Building” currently proposed on our Client’s lands. This will cause shadowing to the Park/Urban Square. Replacing the “Conceptual Midrise Building” with a “Conceptual Tall Building” on our Client’s lands will not lead to increased shadowing. Furthermore, when looking at the park proposed on the south side of Cross Avenue there are “Conceptual Tall Buildings” proposed to the east and west, which will lead to similar shadowing to this park.

Lastly, through review of section 3.7 *Community Facilities Parks and Open-Space* of the Planning Justification Report prepared by Bousfields, dated September 2025, we understand that no parks are proposed on the four sites subject to the Oakville TOC Development Proposal. We acknowledge that schools, daycares, libraries, and community centers are proposed on these four sites. However, it is our opinion that these community facilities offer more flexibility than a Park/Urban Square as they can be included within a building podium or even partially below grade. This allows for additional uses such as parkland and density above. We question the appropriateness of placing the Park/Urban Square entirely on our Client’s lands while not including any parkland on the four sites subject to the Oakville TOC Development Proposal. Since there is no confirmed timeline to develop these lands, it is possible that the four TOC sites could be developed and occupied well in advance of our Client’s lands leaving future residents without adequate parkland for many years. We believe that more thorough parks planning should occur through these applications.

We appreciate the opportunity to provide these comments and reserve the right to submit additional input on the Oakville TOC Development Proposal.

GSAI and the Owners of the subject lands would be pleased to meet or discuss these matters further, either in person or virtually. Please feel free to contact the undersigned should you have any questions or require additional information.



Sincerely,

GLEN SCHNARR & ASSOCIATES INC.

Ethan Bohnert

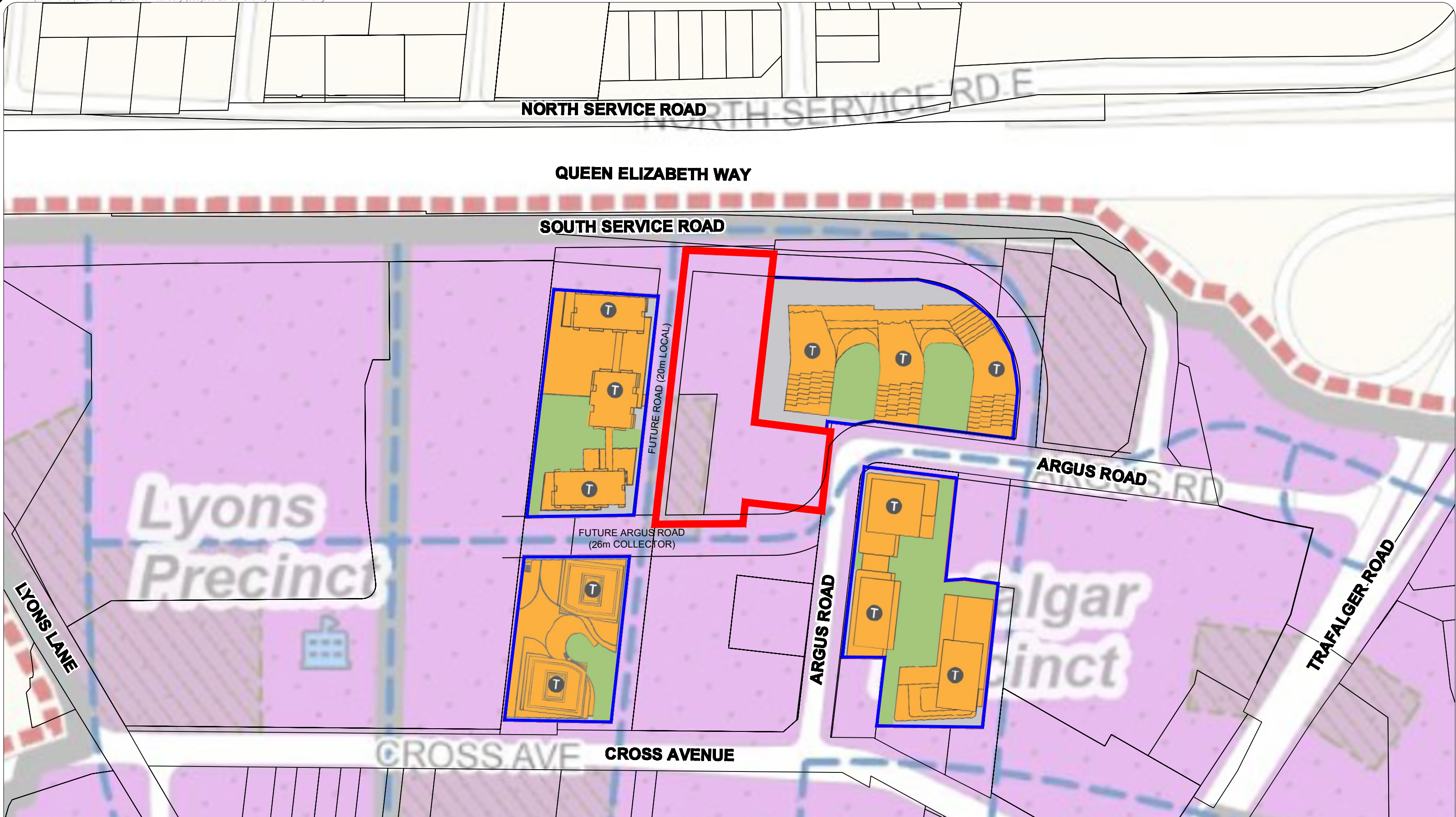
Ethan Bohnert, MCIP, RPP
Planner

Appendix 1.0: Context Map

Appendix 2.0: OPA 70 – Schedule L1 Midtown Oakville Land Use

Appendix 3.0: Area & Block Context Plan Overlay

Appendix 1.0: Context Map



586 ARGUS ROAD
MORGUARD ARGUS LIMITED
 SURROUNDING ACTIVE DEVELOPMENT APPLICATIONS
 TOWN OF OAKVILLE

LEGEND

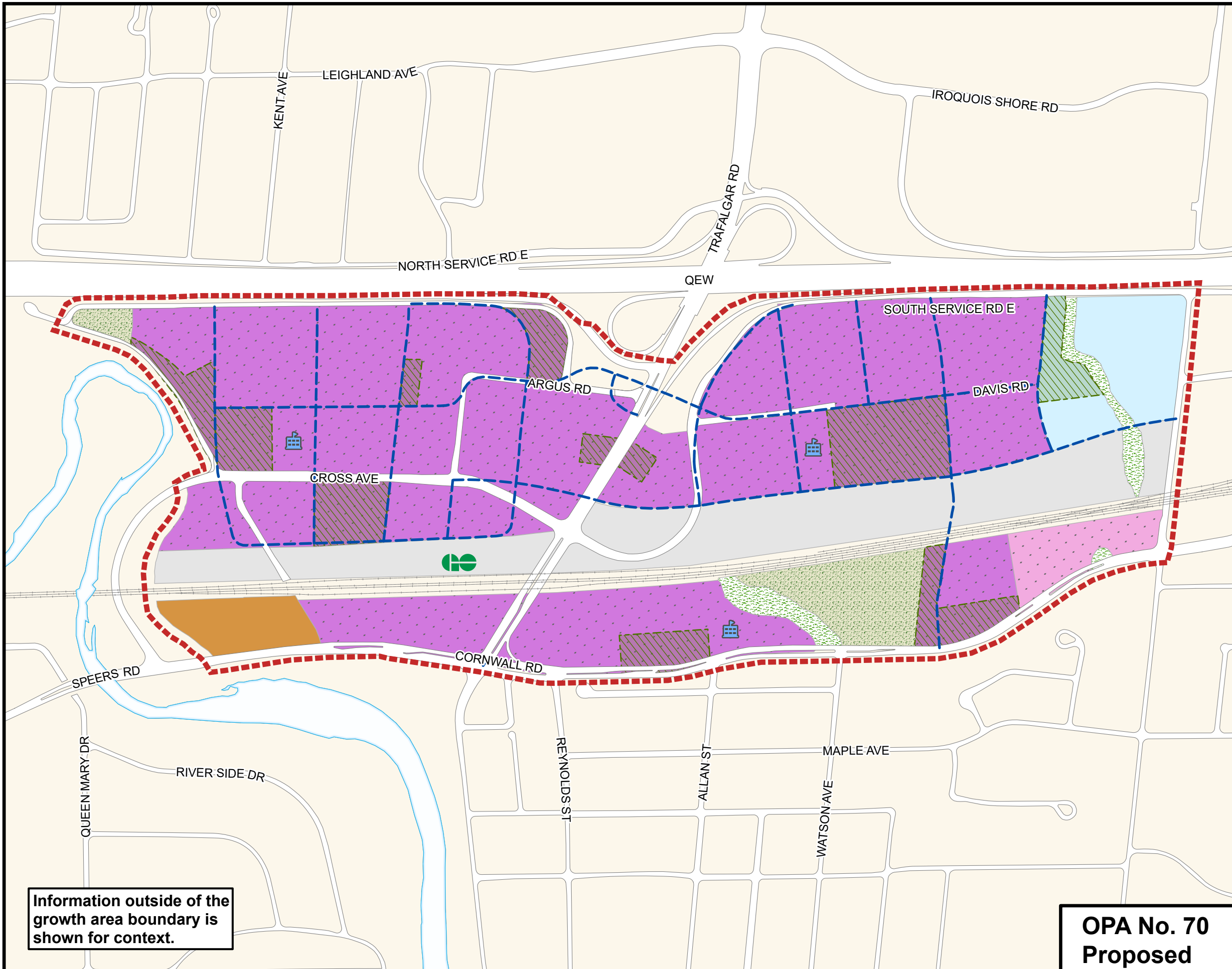
- SUBJECT LANDS (586 ARGUS ROAD)
- SURROUNDING DEVELOPMENT APPLICATIONS



SCALE 1:2,000
 JANUARY 14, 2026



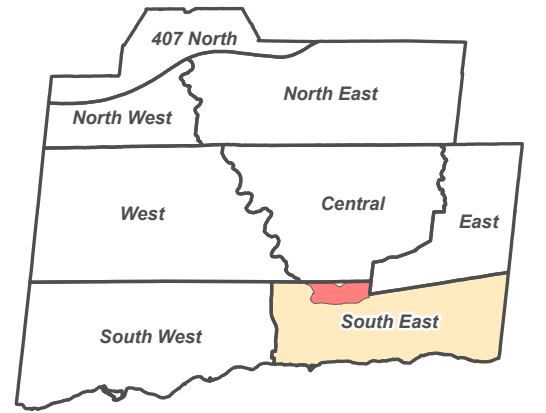
Appendix 2.0: OPA 70 – Schedule L1 Midtown Oakville Land Use



Information outside of the growth area boundary is shown for context.

**OPA No. 70
Proposed**

SCHEDULE L1 MIDTOWN OAKVILLE LAND USE



- PROTECTED MAJOR TRANSIT STATION AREA / GROWTH AREA BOUNDARY
- URBAN CORE
- HIGH DENSITY RESIDENTIAL
- OFFICE EMPLOYMENT
- COMMUNITY COMMERCIAL
- NATURAL AREA
- PARKS AND OPEN SPACE
- PARK (CONCEPTUAL)
- UTILITY
- PRIORITY AREA FOR SCHOOL
- OAKVILLE GO STATION
- FUTURE ROADS*

Refer to Part E, Midtown Oakville, for Growth Area Policies

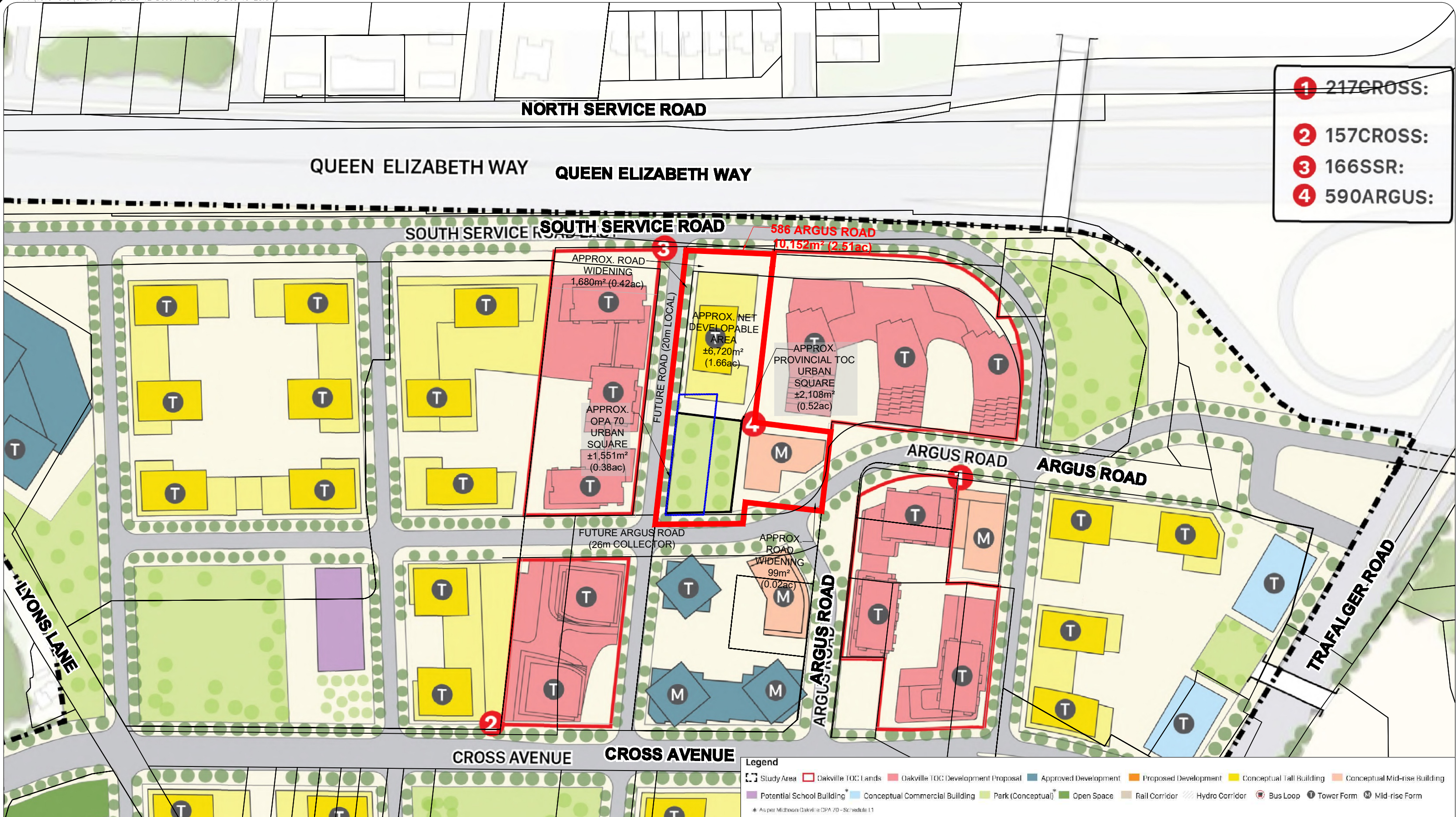
*REFER TO SCHEDULE L5 FOR MORE DETAIL.



1:6,600
FEBRUARY 2025

Appendix 3.0: Area & Block Context Plan Overlay

- 1 217CROSS:
- 2 157CROSS:
- 3 166SSR:
- 4 590ARGUS:



586 ARGUS ROAD
MORGUARD ARGUS LIMITED
ACTIVE DEVELOPMENT APPLICATIONS
 TOWN OF OAKVILLE