

January 16, 2026

Hon. Kinga Surma
Minister of Infrastructure
c/o
Ministry of Infrastructure
Transit Oriented Communities and Agency Oversight Division
777 Bay Street, Suite 425
Toronto, Ontario
M5G 2E5

Raj Kehar
Partner
t. 416-947-5051
rkehar@weirfoulds.com

File 24007.0004

Dear Minister Surma:

**Re: Transit-Oriented Community in the Town of Oakville
Request for Ministerial Zoning Order on Subject Site
ERO Number 025-1368**

**Written Submission from Balbir Sanghera
Subject Site: 118-132 Cross Avenue, Oakville**

We are counsel to Balbir Sanghera (the “**Client**”), the owner of the lands municipally known as 118-132 Cross Avenue (the “**Subject Site**”) in the Town of Oakville (the “**Town**”). The Subject Site is located less than 500m from the Oakville GO Station and a VIA Rail Station and is identified within the Town’s forthcoming Official Plan Amendment 70 as being located within a Protected Major Transit Station Area and a Strategic Growth Area where significant intensification should occur. In addition, the Region of Halton Official Plan, as amended by Regional Official Plan Amendment 48 and as approved by the Minister in 2021, delineates the Oakville GO Major Transit Station Area, which includes the Subject Site.

Attachment “**A**” illustrates the Subject Site’s proximity to the Ministry’s proposed Ministerial Zoning Orders.

Proposed Development

Our Client has retained Bousfields Inc. as planning consultants and intends to submit an Official Plan Amendment and zoning by-law amendment application in short order to enable the development of a fifty (50) storey mixed-use building on the Subject Site (the “**Proposed Development**”). The Proposed Development will contribute to the creation of a complete community by providing non-residential uses at grade and on Level 2 of the building and approximately 569 residential units, including approximately 153 two-bedroom units and

approximately 51 three-bedroom units, ensuring a diverse mix of housing options suitable for families and varying household needs. Architectural drawings and site statistics provided to the Town during pre-application consultation are enclosed as Attachments “B” and “C” respectively.

The Proposed Development aligns with both provincial and municipal objectives for intensification in transit-supportive locations and will contribute meaningfully to the creation of a vibrant, transit-oriented community in Oakville.

Request

Our Client respectfully request that the Minister include the Subject Site within the scope of the proposed Ministerial Zoning Orders to expedite the delivery of over 500 residential units and advance the Province’s vision for a Transit-Oriented Community in Oakville. Inclusion of the Subject Site represents a significant opportunity to deliver high-density housing in a suitable location, to achieve the Province’s target goal of delivering 1.5 million homes by 2030 as set out in the Provincial Planning Statement, 2024, and to advance the Town’s commitment in its Housing Pledge to deliver 33,000 new housing units by 2031/2032.

While our client acknowledges that the Proposed Development may be able to proceed absent inclusion within a Ministerial Zoning Order, the prevailing market conditions and the Town’s protracted approval timelines would likely delay commencement and push full build-out well beyond 2031. Inclusion within an MZO would mitigate these risks by streamlining approvals and ensuring timely delivery, directly supporting the housing supply objectives of the Province and the Town.

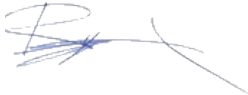
Draft Ministerial Zoning Order

Our Client is seeking the Minister to issue a fifth Ministerial Zoning Order within the Town’s Transit Oriented Community, to include the Subject Site and facilitate its inclusion as part of the Transit Oriented Community. Should the Minister see merit in granting an MZO to enable the Proposed Development shown in Attachment B, we would be pleased to discuss the appropriate performance standards that ought to be included.

We thank you for your time in reviewing this submission. We and/or our Client's planning consultants would be pleased to discuss with you any component of the Proposed Development, or other related matters, at your convenience.

Yours truly,

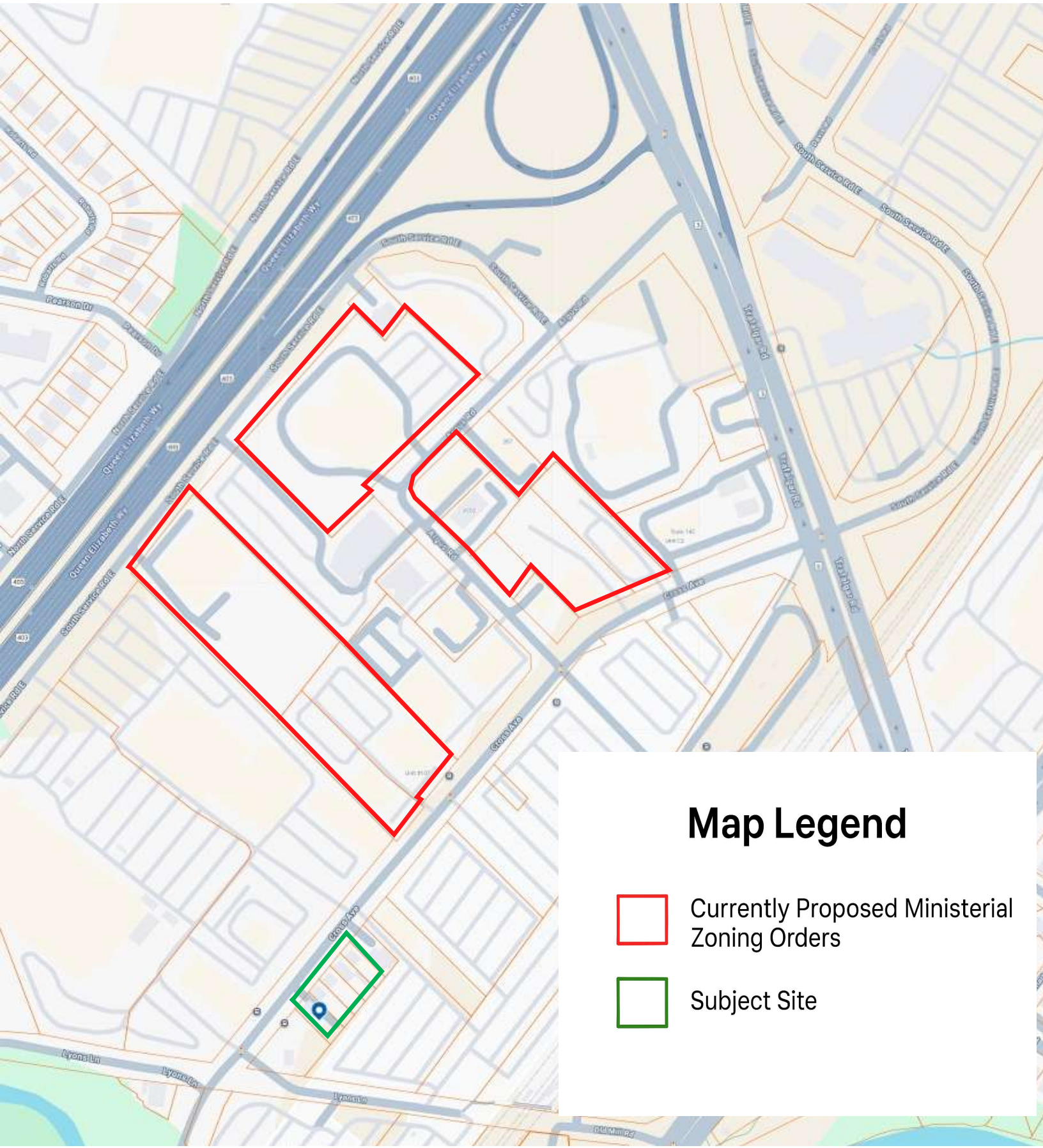
WeirFoulds LLP

A handwritten signature in blue ink, appearing to read 'Raj Kehar', with a long horizontal flourish extending to the right.



Raj Kehar
Partner

RK/NK

ATTACHMENT A



Map Legend

-  Currently Proposed Ministerial Zoning Orders
-  Subject Site

ATTACHMENT B

BDP. Quadrangle

Quadrangle Architects Limited
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com

118-132 Cross Avenue

Oakville, ON

for
Client Name TBD

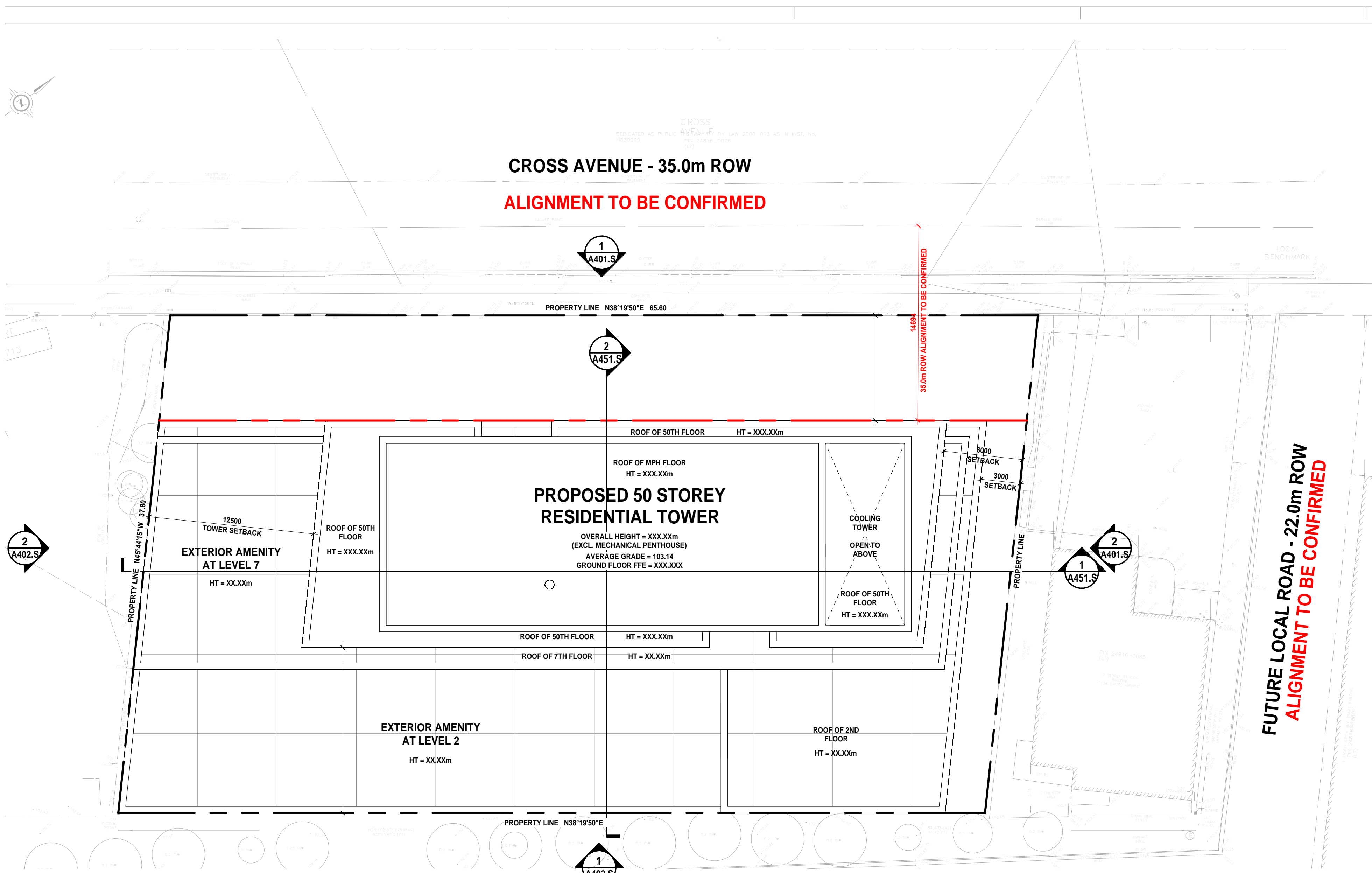
Project No. 23031
Date
Issued for

ARCHITECTURAL DRAWINGS

A000.S	Cover Page
A100.S	Statistics
A101.S	Site Plan
A151.S	P3 and P3 Lower Parking Plans
A152.S	P1 and P2 Parking Plans
A201.S	Ground Floor Plan
A202.S	Mezzanine and Floor 2 Plans
A203.S	Floor 3 and Typical Podium Floor (L4-L6) Plans
A204.S	Floor 7 and Typical Tower Floor (L8-L50) Plans
A205.S	Mechanical Penthouse and Roof Plans
A401.S	Building Elevations - North and East
A402.S	Building Elevations - South and West
A451.S	Building Sections

SITE PLAN LEGEND

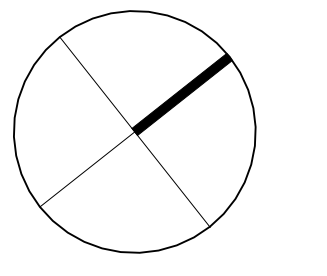
- PROPERTY LINE
- - - LINE OF UNDER GROUND GARAGE BELOW
- ➔ MAIN BUILDING ENTRANCE
- ➔ RETAIL ENTRANCE
- ▨ EXIT
- ▧ VEHICLE / LOADING ENTRANCE / EXIT
- ⊙ FIRE HYDRANT
- ⊕ SIAMASE CONNECTION
- ⊙ MH MANHOLE COVER
- ⊙ AD AREA DRAIN
- ⊙ CB CATCH BASIN
- ⊙ FD FLOOR DRAIN (PARKING SLAB)
- ⊙ FD FLOOR DRAIN (INTERIOR)
- ☀ EXISTING LIGHT
- TYPICAL PARKING SPACE
- TYPICAL B.F. PARKING SPACE
- F.F.E. FINISH FLOOR ELEVATION
- ### EXISTING ELEVATION
- ### PROPOSED ELEVATION
- 00000 TOP OF ROOF
- BUILDING ENVELOPE
- ▨ FIRE ACCESS ROUTE HEAVY DUTY PAVING. ASSEMBLY TO BE DESIGNED TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT.
- ▨ GREEN ROOF
- ▨ TERRACE PAVERS



1 SITE PLAN
A101.S

REVISION RECORD

ISSUE RECORD



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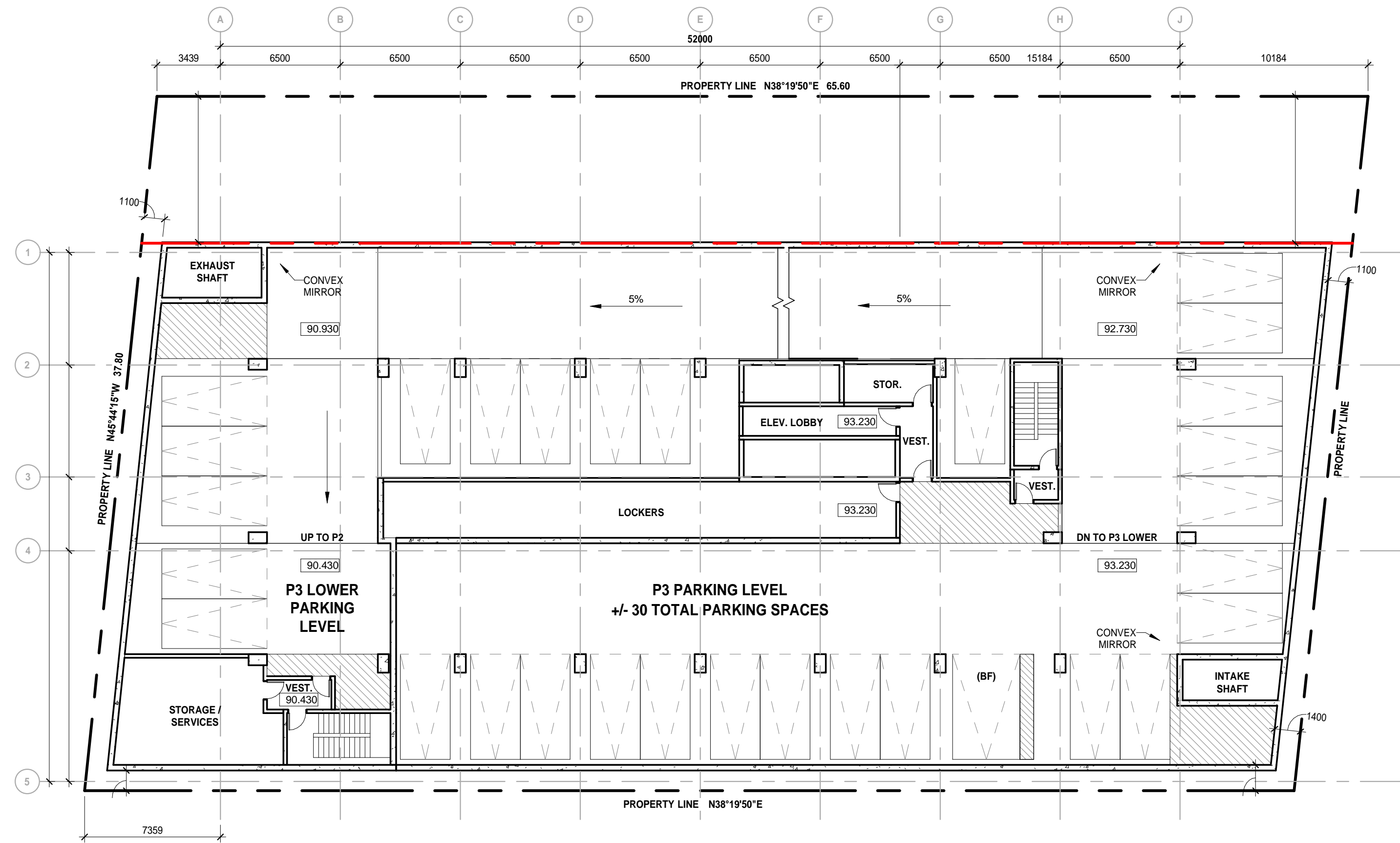
Oakville, ON
for
Client Name TBD

23031 1 : 200 WM SK
PROJECT SCALE DRAWN REVIEWED

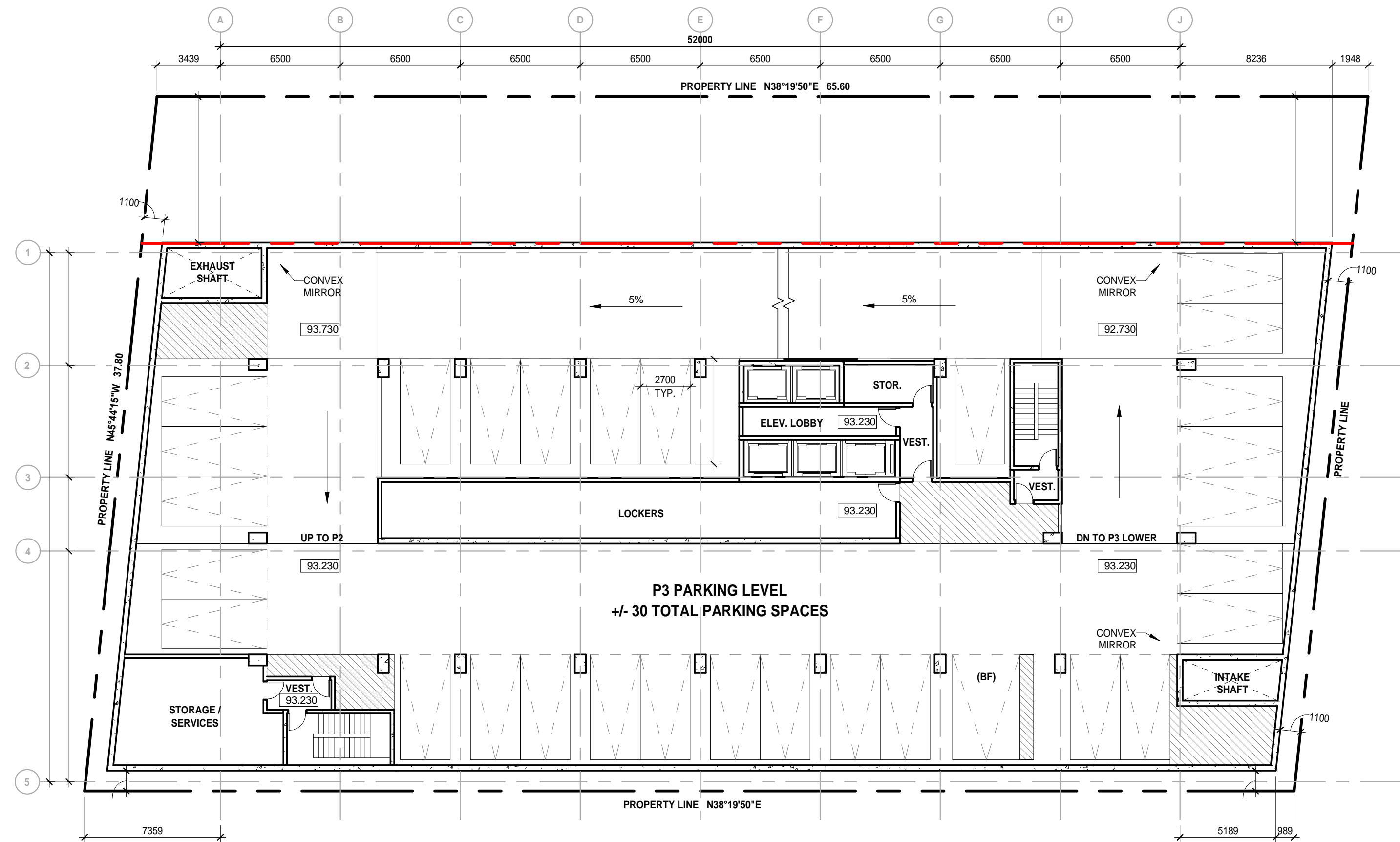
Site Plan

A101.S

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2 P3 LOWER PARKING PLAN
A151.S



1 P3 PARKING PLAN
A151.S

- PARKING NOTES:**
- MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
 - 2700mm WIDE X 5700mm LONG (NO SIDES OBSTRUCTED)
 - 3000mm WIDE X 5700mm LONG (ONE SIDE OBSTRUCTED)
 - 3300mm WIDE X 5700mm LONG (TWO SIDES OBSTRUCTED)
 - MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
 - MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

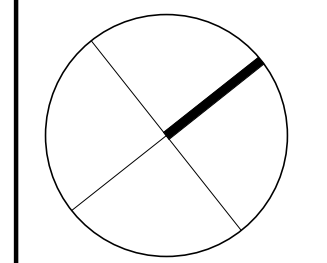
PARKING LEGEND:

- (C) COMMERCIAL PARKING SPACE
- (R) RESIDENTIAL PARKING SPACE
- (V) VISITOR PARKING SPACE
- (E) EXISTING PARKING SPACE
- [Symbol] BIKE LOCKER
- [Symbol] BIKE PARKING (STACKED)
- [Symbol] BIKE PARKING (VERTICAL)
- [Symbol] CONVEX MIRROR
- [Symbol] ELECTRIC VEHICLE
- [Symbol] LIGHT STANDARD
- [Symbol] PAINTED LINES
- [Symbol] FIRE-RATED BULKHEAD

TYPICAL
 ONE SIDE OBSTRUCTED
 PARALLEL PARKING
 ACCESSIBLE CONFIRM DEPTH
 ACCESSIBLE VISITOR - TYPE A
 ACCESSIBLE VISITOR - TYPE B
 *** UPDATE ***

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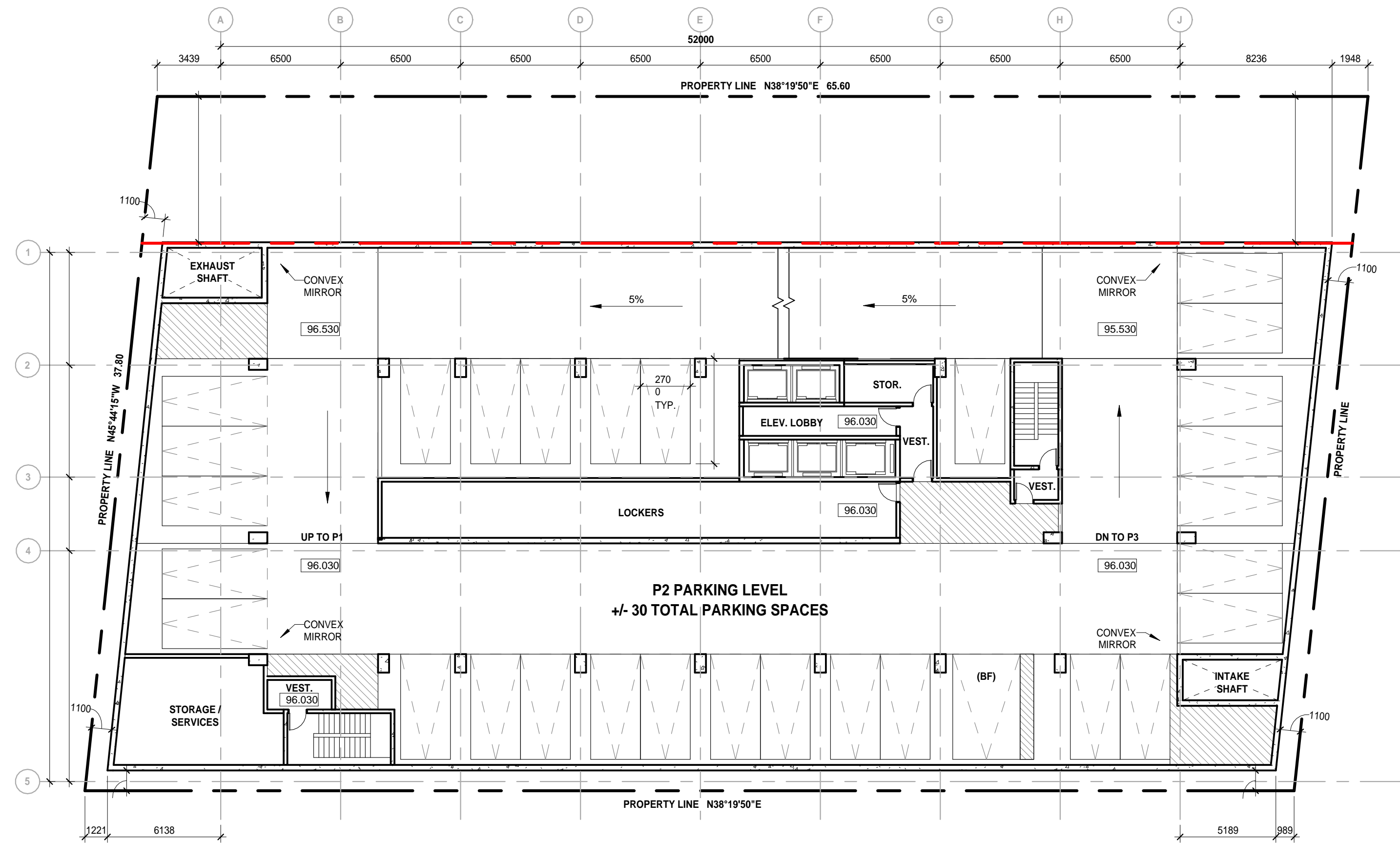
Oakville, ON
 for
 Client Name TBD

23031 1 : 200 WM SK
 PROJECT SCALE DRAWN REVIEWED

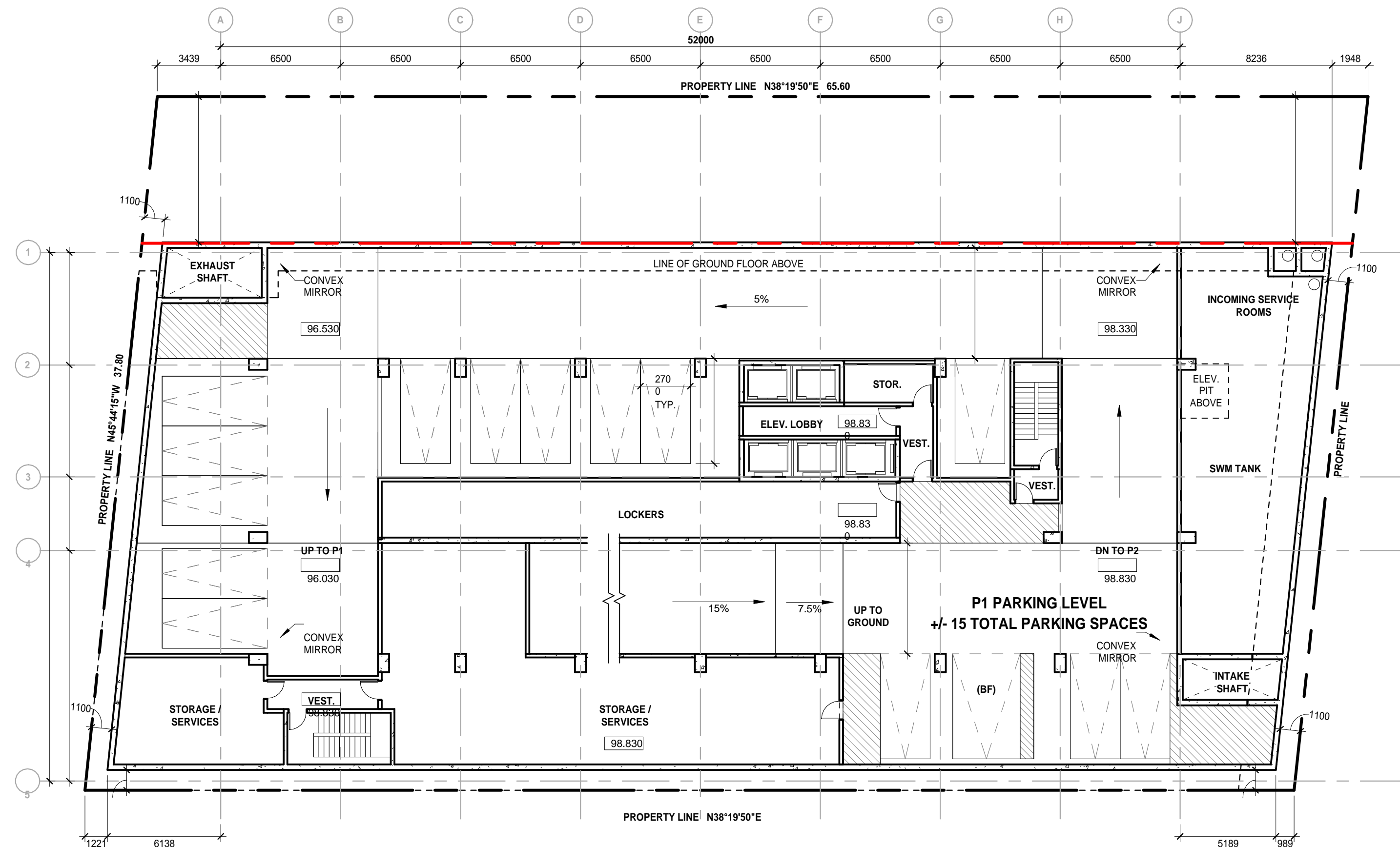
P3 and P3 Lower Parking Plans

A151.S

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1 P2 PARKING PLAN
A152.S



2 P1 PARKING PLAN
A152.S

PARKING NOTES:

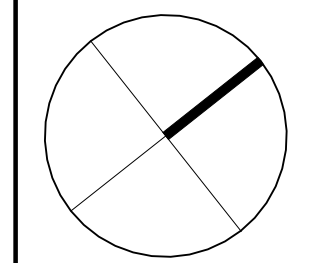
1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
 - 2700mm WIDE X 5700mm LONG (NO SIDES OBSTRUCTED)
 - 3000mm WIDE X 5700mm LONG (ONE SIDE OBSTRUCTED)
 - 3300mm WIDE X 5700mm LONG (TWO SIDES OBSTRUCTED)
2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

PARKING LEGEND:

- (C) COMMERCIAL PARKING SPACE
- (R) RESIDENTIAL PARKING SPACE
- (V) VISITOR PARKING SPACE
- (E) EXISTING PARKING SPACE
- [Symbol] BIKE LOCKER
- [Symbol] BIKE PARKING (STACKED)
- [Symbol] BIKE PARKING (VERTICAL)
- [Symbol] CONVEX MIRROR
- [Symbol] ELECTRIC VEHICLE
- [Symbol] LIGHT STANDARD
- [Symbol] PAINTED LINES
- [Symbol] FIRE-RATED BULKHEAD
- [Symbol] TYPICAL (2700x5700)
- [Symbol] ONE SIDE OBSTRUCTED (3000x5700)
- [Symbol] PARALLEL PARKING (2700x5700)
- [Symbol] ACCESSIBLE CONFIRM DEPTH (3650x5700)
- [Symbol] ACCESSIBLE VISITOR - TYPE A (3650x5700)
- [Symbol] ACCESSIBLE VISITOR - TYPE B (2400x5700) *** UPDATE ***

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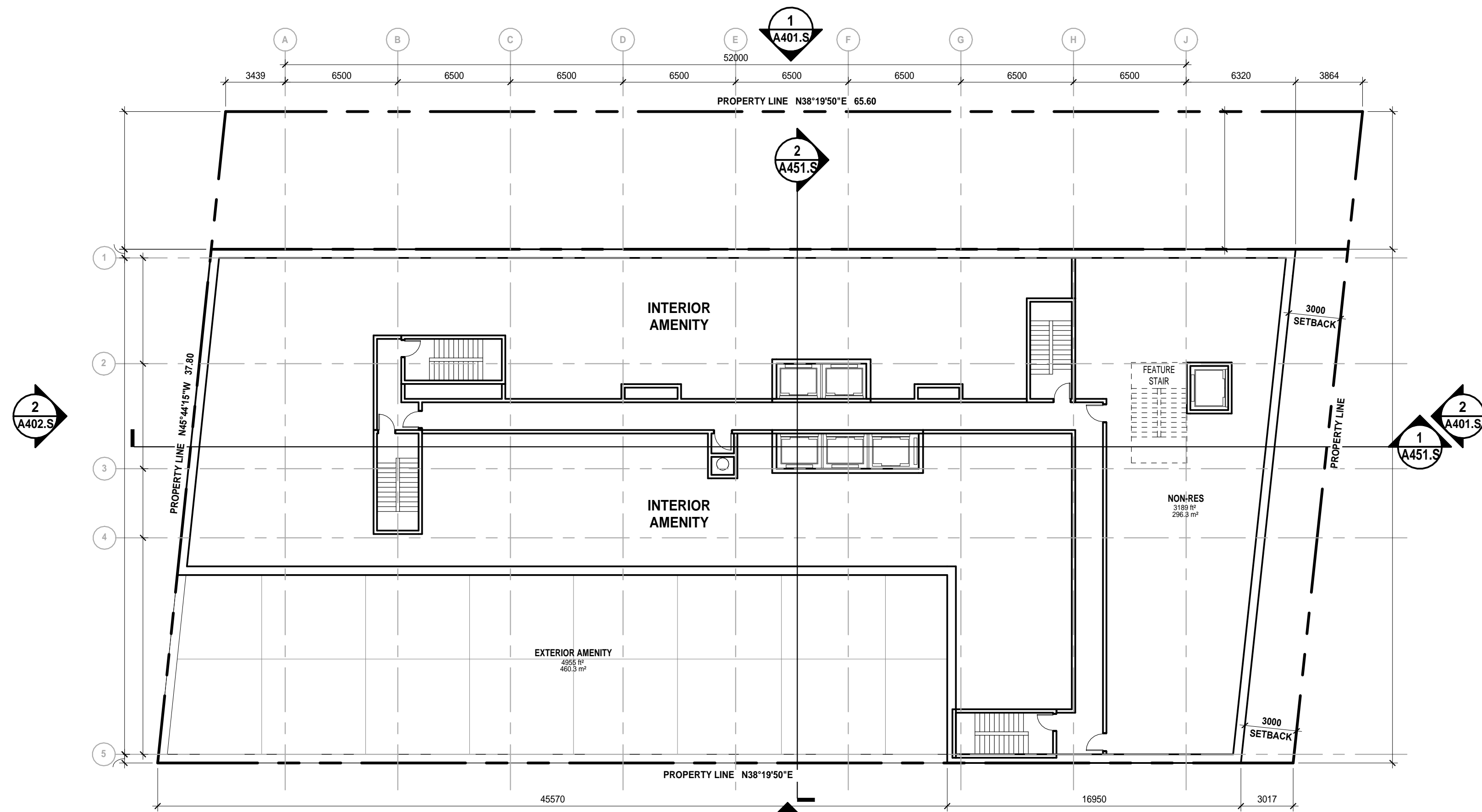
Oakville, ON
 for
 Client Name TBD

23031 1 : 200 WM SK
 PROJECT SCALE DRAWN REVIEWED

P1 and P2 Parking Plans

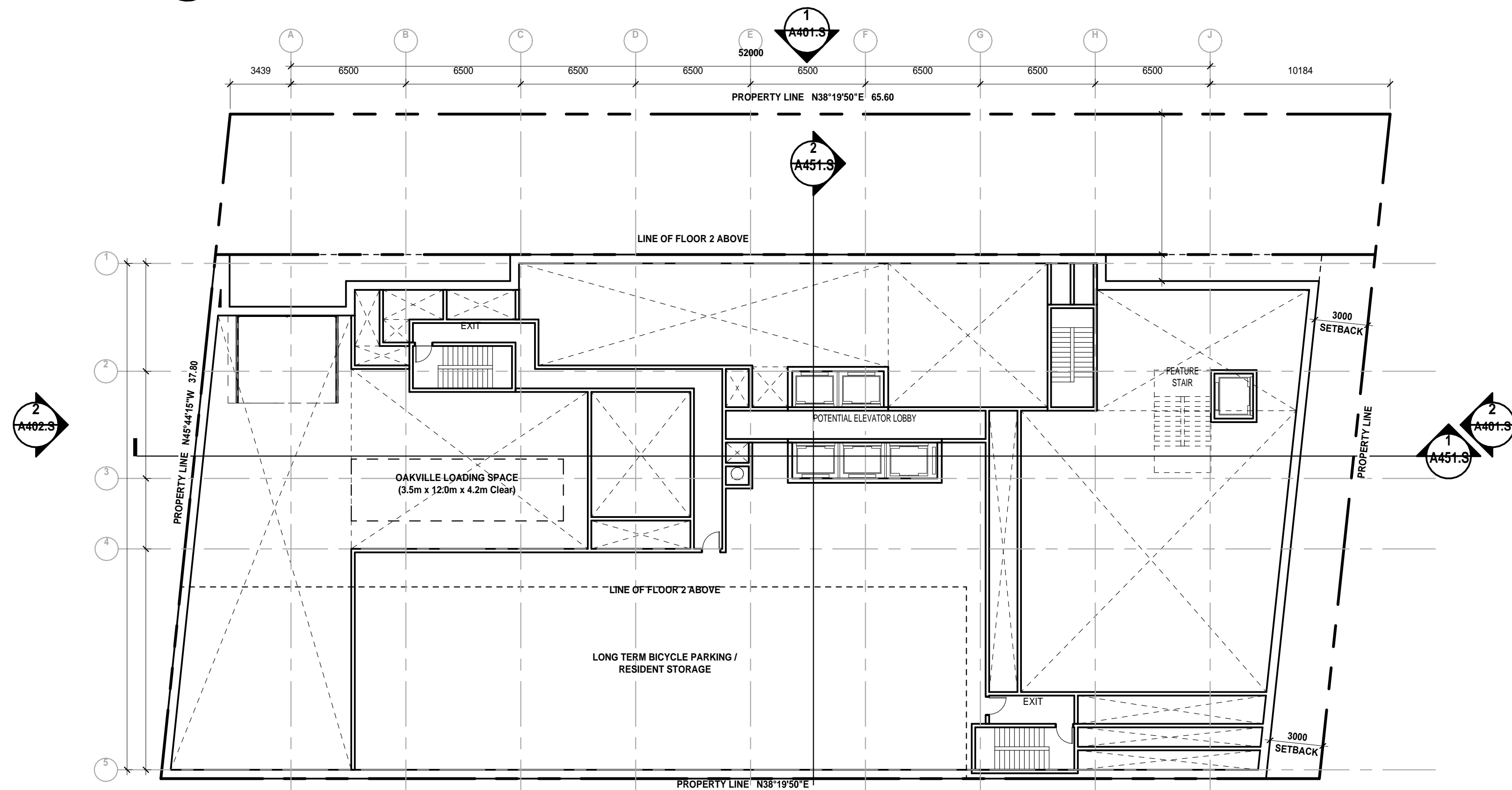
A152.S

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1
A202.S

FLOOR 2

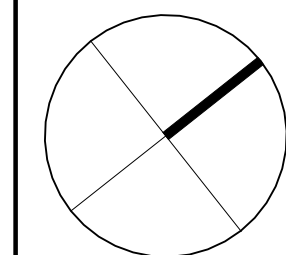


1
A202.S

MEZZANINE FLOOR PLAN

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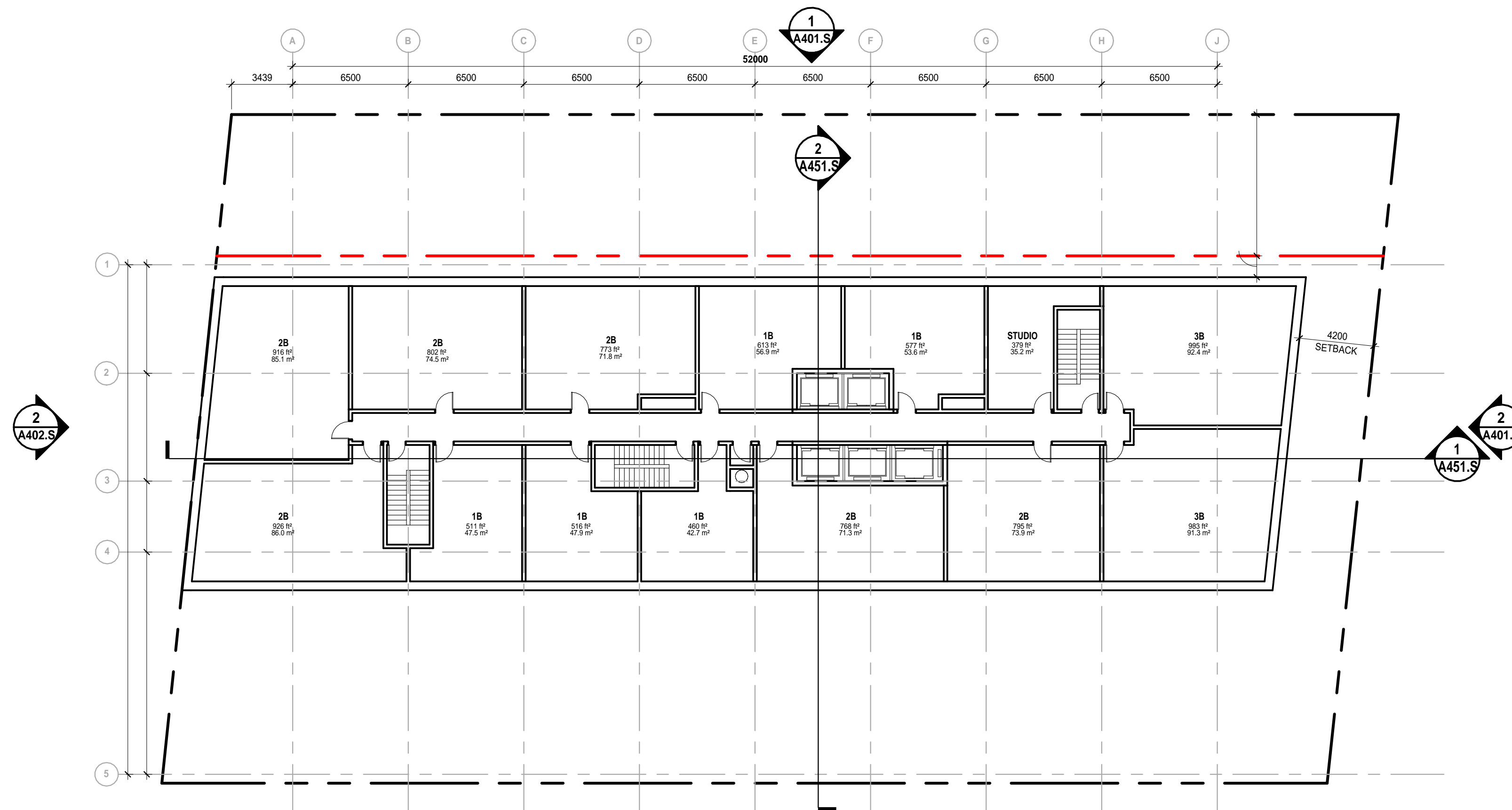
Oakville, ON
for
Client Name TBD

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PROJECT SCALE DRAWN REVIEWED

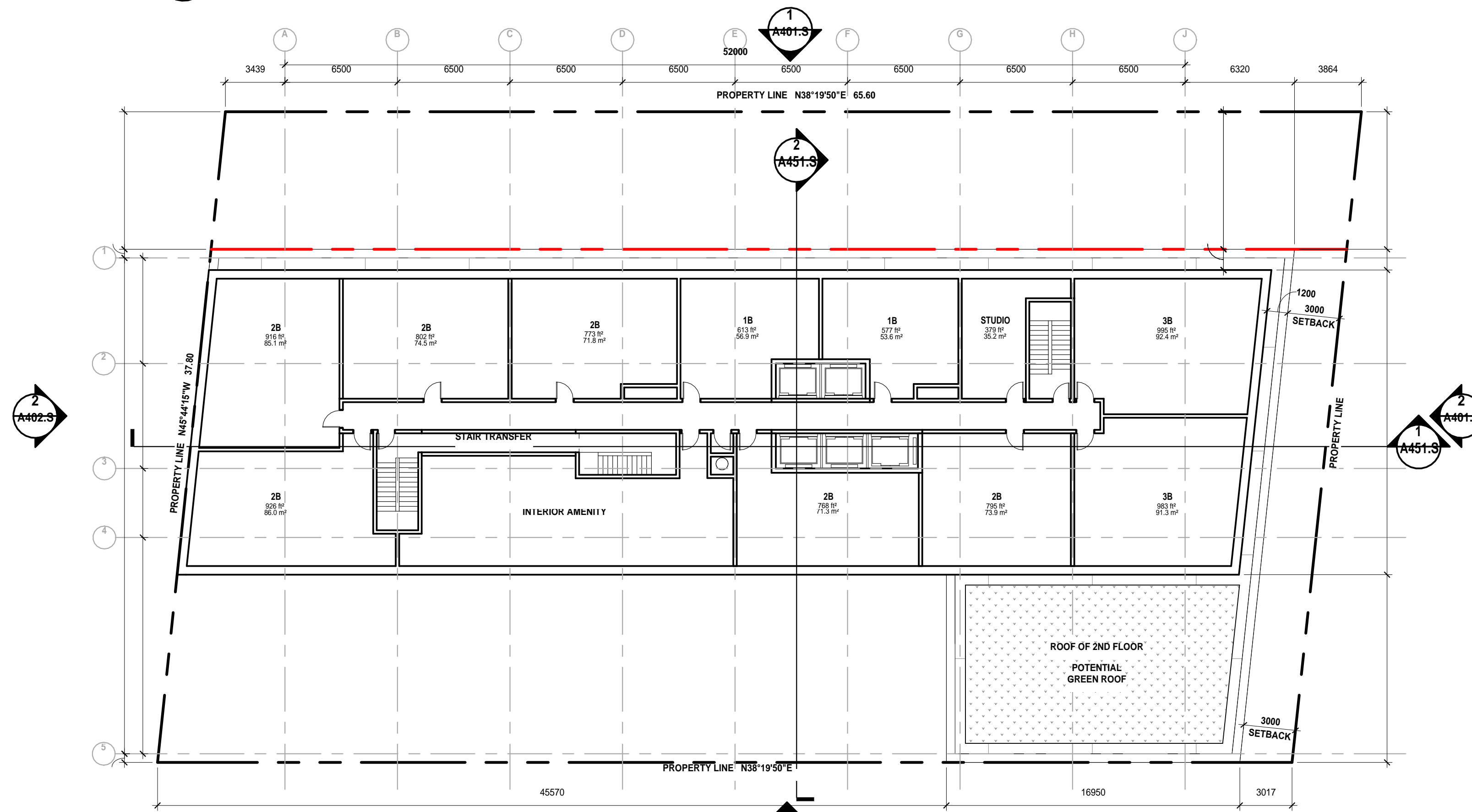
Mezzanine and Floor 2 Plans

A202.S

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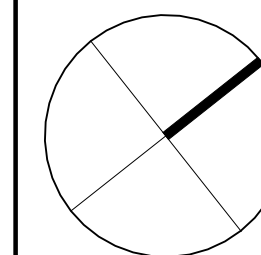
1
A203.S TYPICAL PODIUM PLAN (LEVELS 4-6)



1
A203.S FLOOR 3

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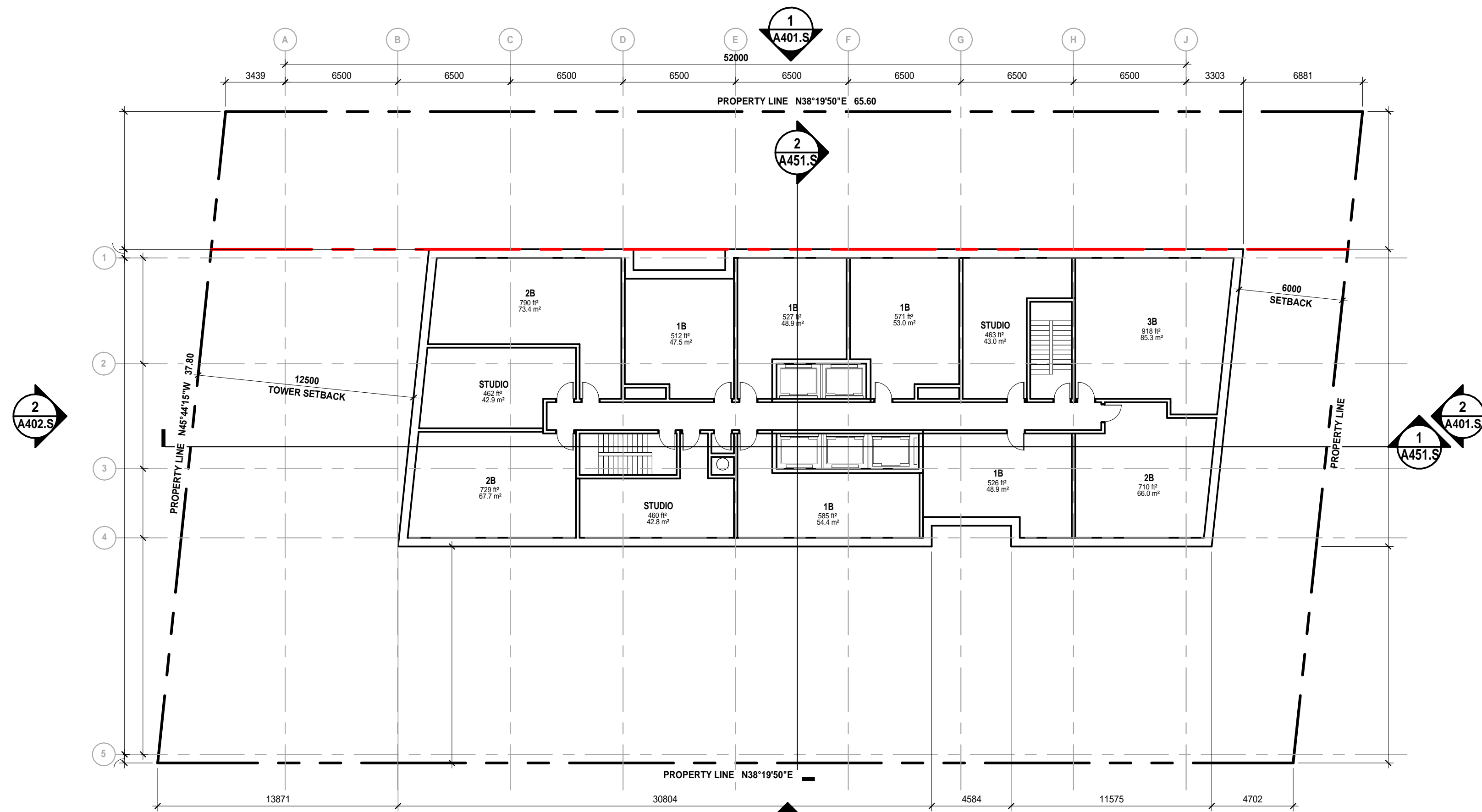
Oakville, ON
for
Client Name TBD

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PROJECT SCALE DRAWN REVIEWED

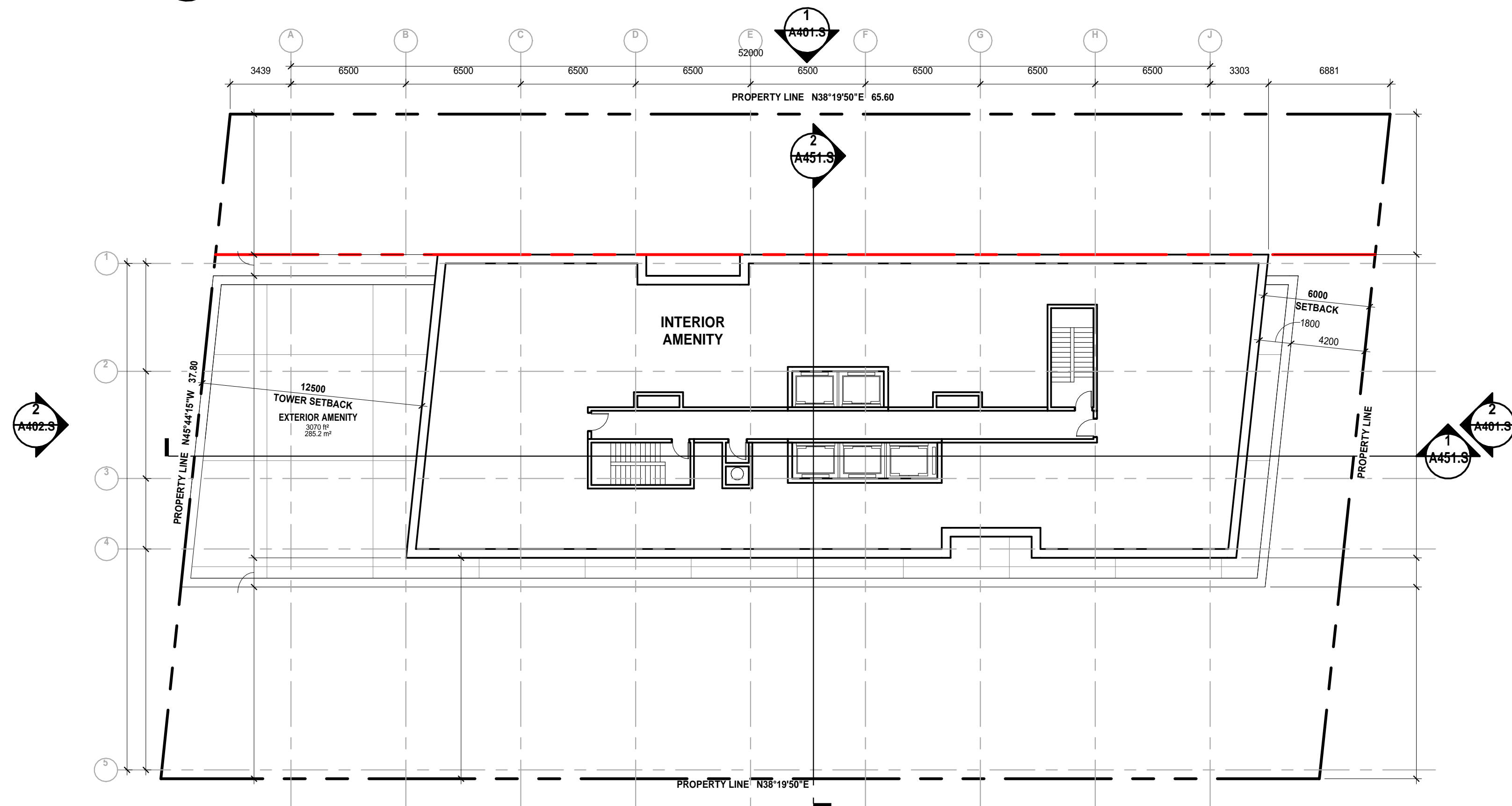
Floor 3 and Typical Podium Floor
(L4-L6) Plans

A203.S

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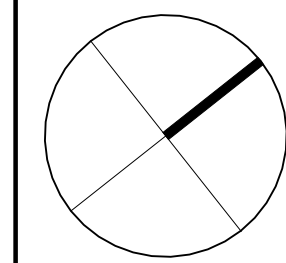
1
A204.S
TYPICAL TOWER PLAN (LEVELS 8-50)



1
A204.S
FLOOR 7 - AMENITY

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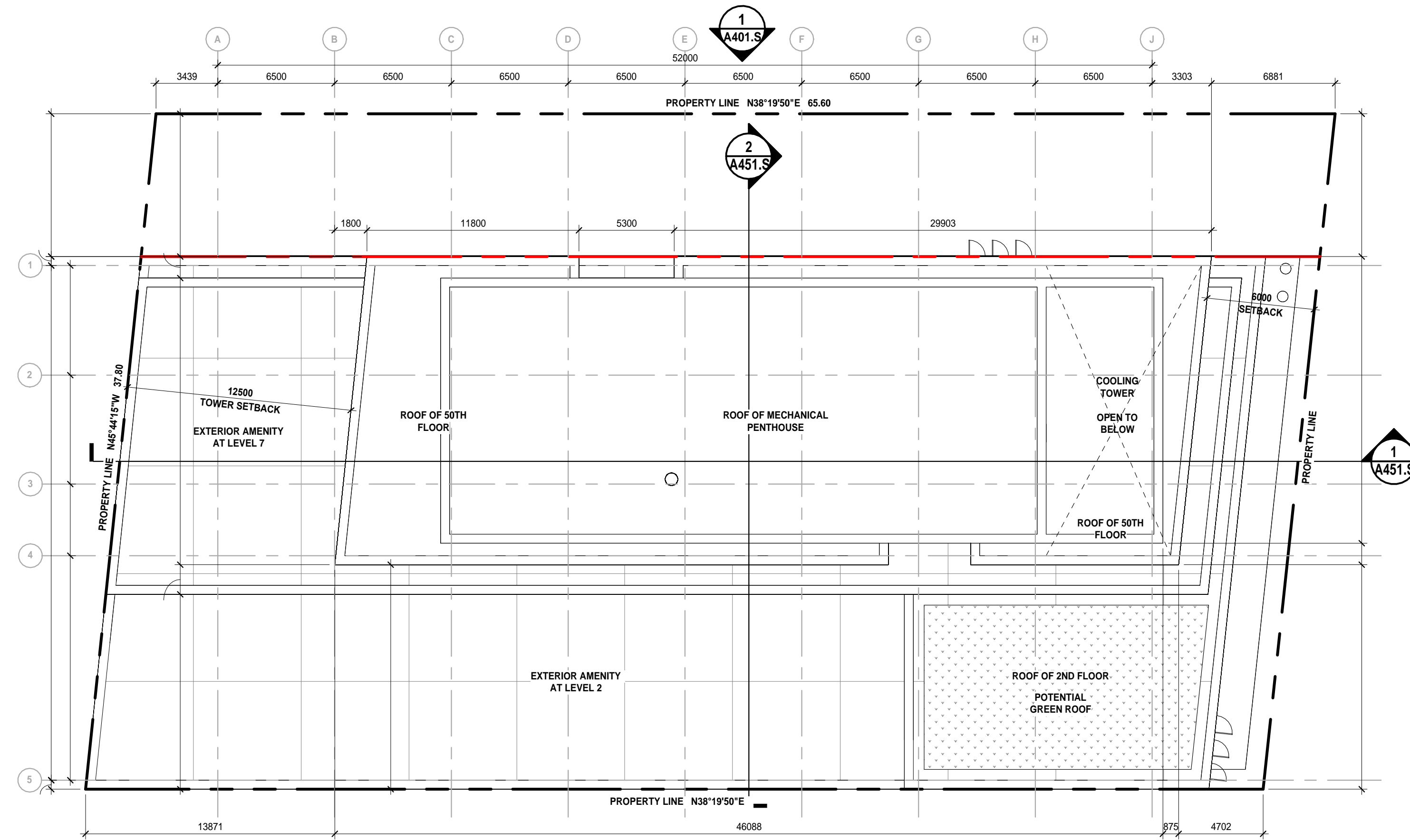
Oakville, ON
for
Client Name TBD

23031 1 : 200 WM SK
PROJECT SCALE DRAWN REVIEWED

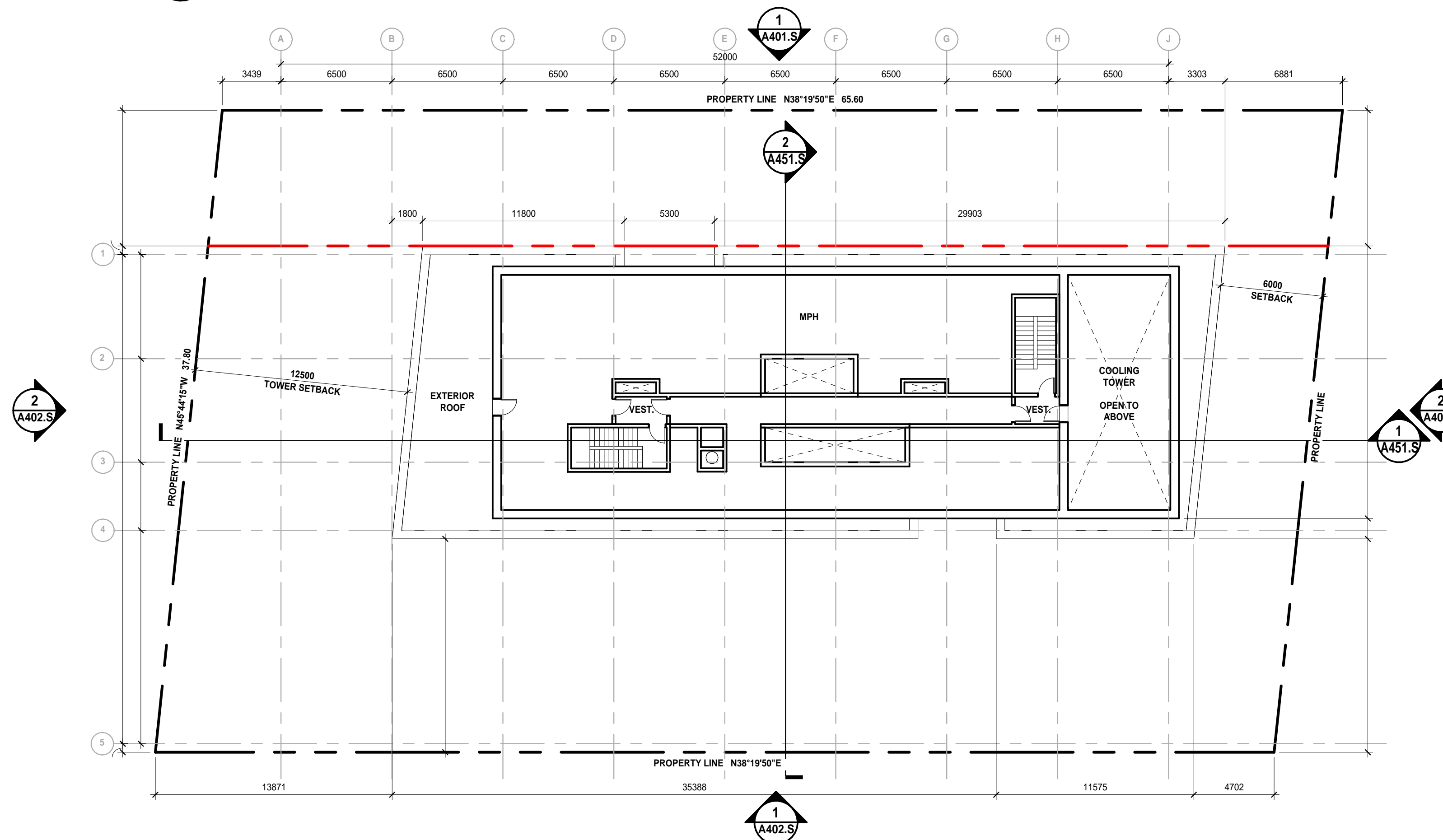
Floor 7 and Typical Tower Floor
(L8-L50) Plans

A204.S

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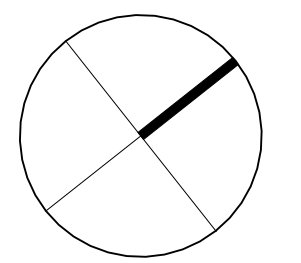
2 ROOF PLAN
A205.S



1 MPH PLAN
A205.S

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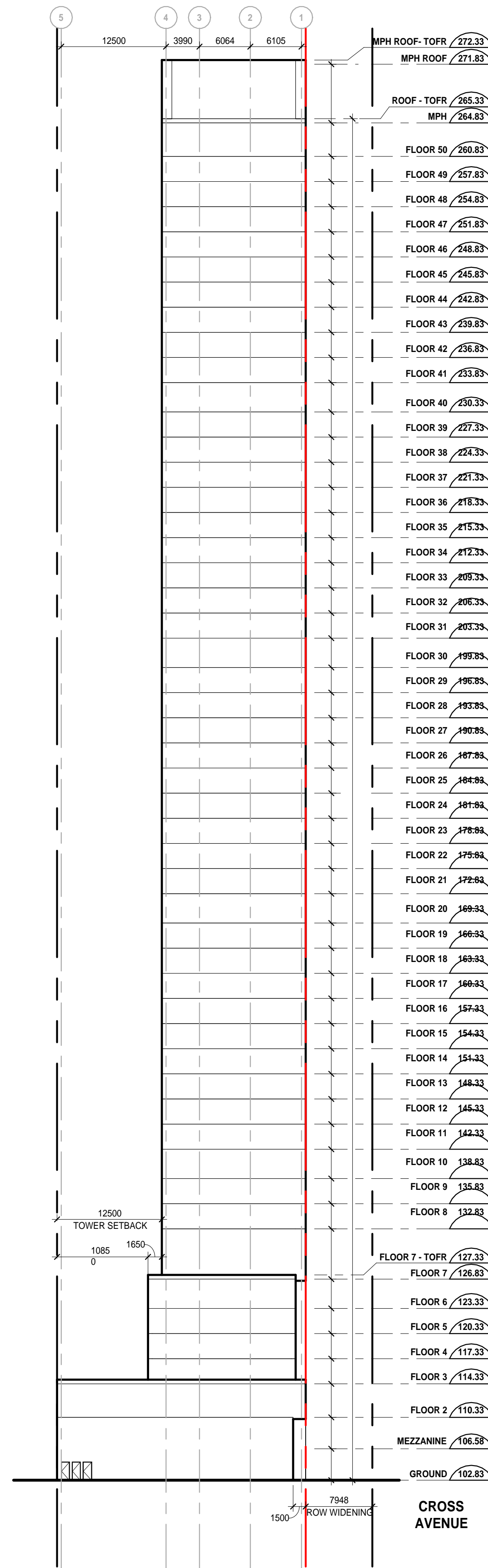
Oakville, ON
for
Client Name TBD

23031 1 : 200 WM SK
PROJECT SCALE DRAWN REVIEWED

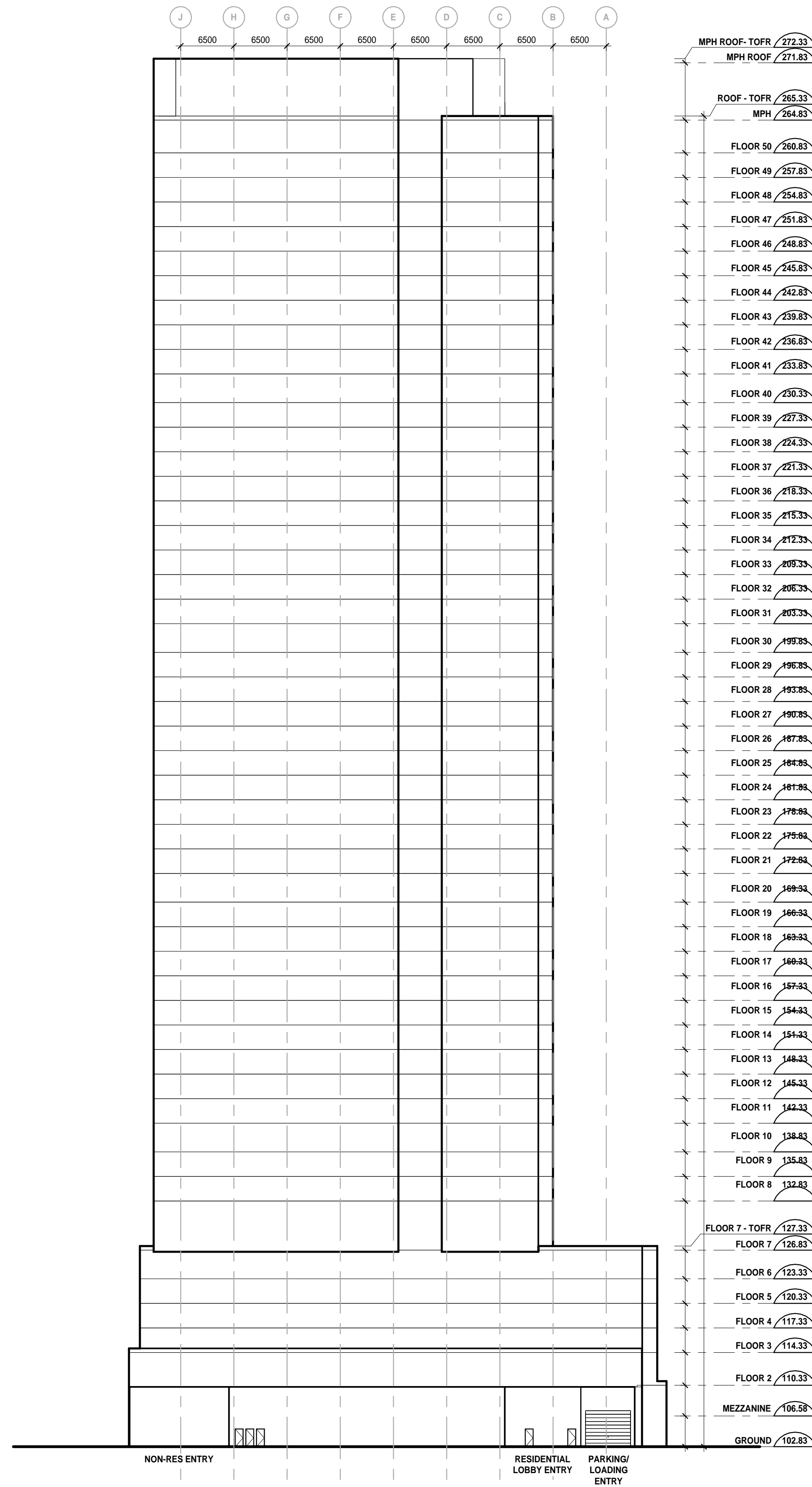
Mechanical Penthouse and Roof
Plans

A205.S

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2 EAST ELEVATION
A401.S



1 NORTH ELEVATION
A401.S

LEGEND:

- BR-1 BRICK - COLOUR 1
- BR-2 BRICK - COLOUR 2
- PC-1 PRECAST
- PC-2 BRICK-EMBEDDED PRECAST
- FC-1 FIBRE-CEMENT CLADDING SYSTEM
- MT-1 PLATE ALUM CLADDING SYSTEM - COLOUR 1
- MT-2 BALCONY SLAB EDGE COVER
- MT-3 BALCONY AND TERRACE RAILING HANDRAILS AND PRIVACY SCREEN SUPPORT POSTS, HANDRAILS AND
- MT-4 METAL FLASHING AND PARAPET CAP FLASHING
- MT-5 SHEET STEEL CLADDING SYSTEM
- PP-1 WINDOW SYSTEM METAL SPANDREL PROJECTING PANEL
- PP-2 WINDOW SYSTEM METAL SPANDREL FLUSH PANEL
- PP-3 WINDOW SYSTEM METAL SPANDREL RECESSED PANEL
- VG-1 RESIDENTIAL VISION GLASS - IGU
- VG-2 RESIDENTIAL VISION GLASS VG-1 WITH BIRD FRIENDLY FRIT PATTERN
- VG-3 RETAIL VISION GLASS WITH BIRD FRIENDLY FRIT PATTERN
- SG-1 SPANDREL GLASS - COLOUR 1
- GL-1 RAILING GLASS
- GL-2 RAILING GLASS WITH BIRD FRIENDLY FRIT PATTERN
- GL-3 PRIVACY SCREEN GLASS
- LV-1 RESIDENTIAL AND STOREFRONT WINDOW SYSTEM LOUVRE
- LV-2 ARCHITECTURAL LOUVRE
- PE-1 ELASTOMERIC COATING AT BALCONY UNDERSIDE
- PE-2 EXTERIOR HOLLOW METAL DOOR AND FRAME PAINT COLOUR
- EF-1 EIFS
- EF-2 STUCCO FINISH

REVISION RECORD

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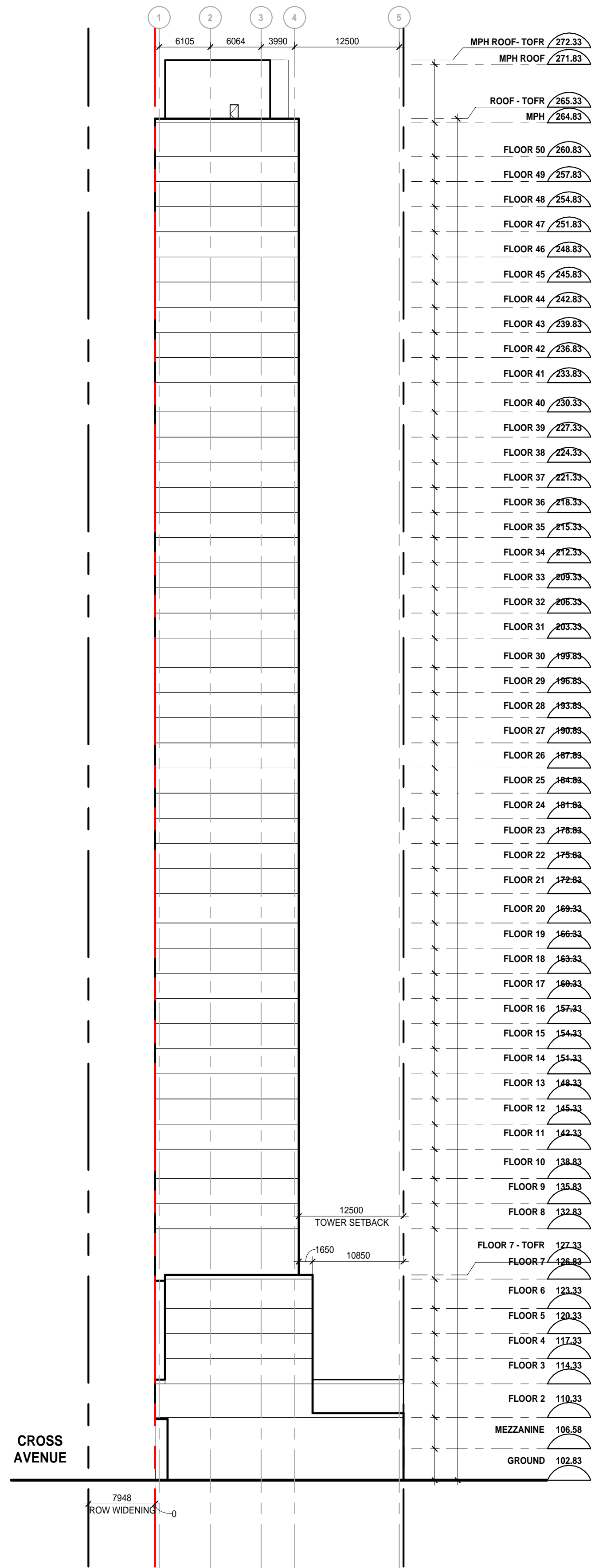
Oakville, ON
for
Client Name TBD

23031 1 : 400 WM SK
PROJECT SCALE DRAWN REVIEWED

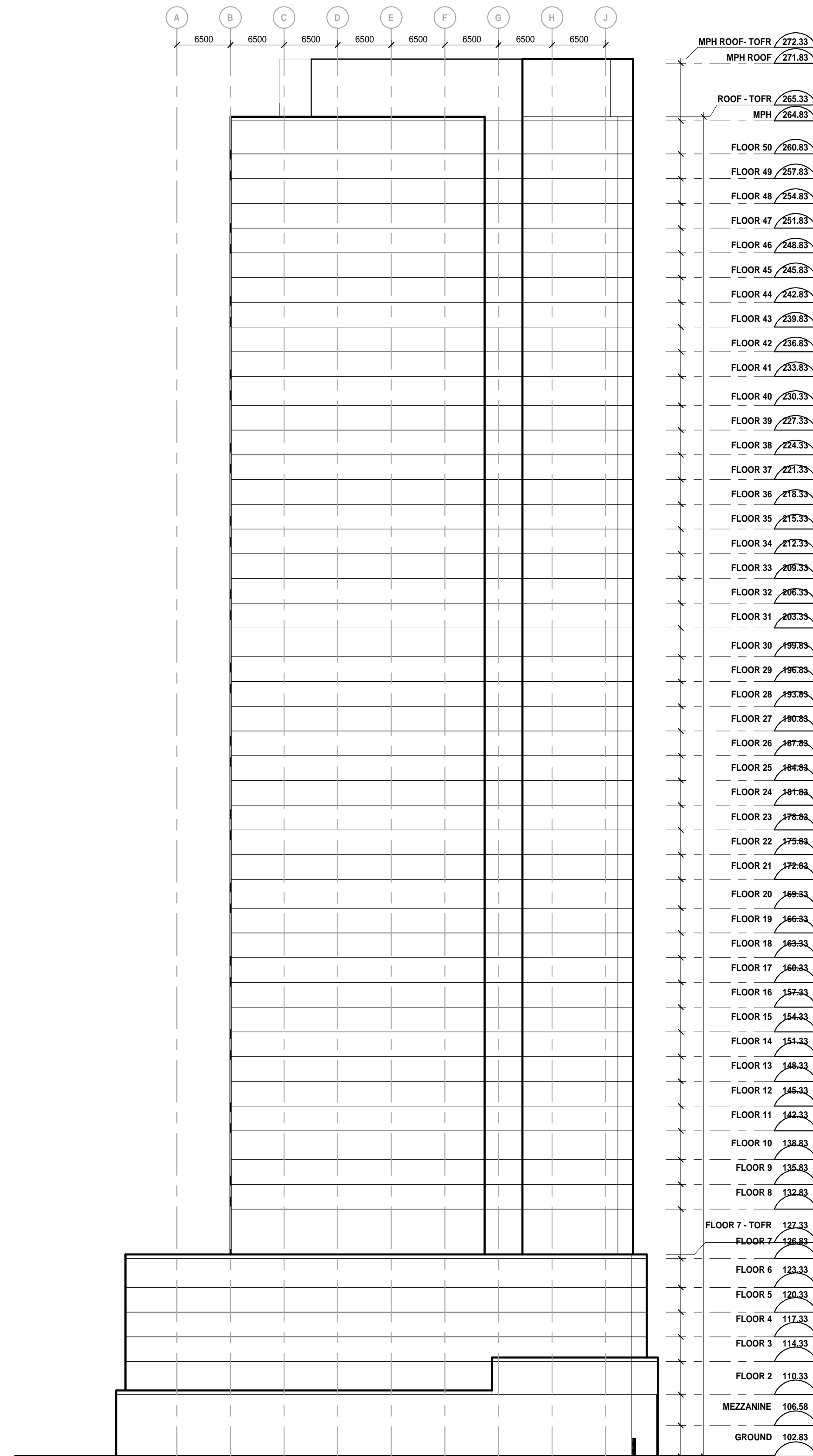
Building Elevations - North and East

A401.S

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2 WEST ELEVATION
A402.S



1 SOUTH ELEVATION
A402.S

LEGEND:

BR-1	BRICK - COLOUR 1
BR-2	BRICK - COLOUR 2
PC	PRECAST
PC-E	BRICK-EMBEDDED PRECAST
FC-1	FIBRE-CEMENT CLADDING SYSTEM
MT-1	PLATE ALUM CLADDING SYSTEM - COLOUR 1
MT-2	BALCONY SLAB EDGE COVER
MT-3	BALCONY AND TERRACE RAILING HANDRAILS AND PRIVACY SCREEN SUPPORT POSTS, HANDRAILS AND
MT-4	METAL FLASHING AND PARAPET CAP FLASHING
MT-5	SHEET STEEL CLADDING SYSTEM
PP-1	WINDOW SYSTEM METAL SPANDREL PROJECTING PANEL
PP-2	WINDOW SYSTEM METAL SPANDREL FLUSH PANEL
PP-3	WINDOW SYSTEM METAL SPANDREL RECESSED PANEL
VG-1	RESIDENTIAL VISION GLASS - IGU
VG-2	RESIDENTIAL VISION GLASS VG-1 WITH BIRD FRIENDLY FRIT PATTERN
VG-3	RETAIL VISION GLASS WITH BIRD FRIENDLY FRIT PATTERN
SG-1	SPANDREL GLASS - COLOUR 1
GL-1	RAILING GLASS
GL-2	RAILING GLASS WITH BIRD FRIENDLY FRIT PATTERN
GL-3	PRIVACY SCREEN GLASS
LV-1	RESIDENTIAL AND STOREFRONT WINDOW SYSTEM LOUVRE
LV-2	ARCHITECTURAL LOUVRE
PE-1	ELASTOMERIC COATING AT BALCONY UNDERSIDE
PF-1	EXTERIOR HOLLOW METAL DOOR AND FRAME PAINT COLOUR
EF-1	EIFS
EF-2	STUCCO FINISH

REVISION RECORD

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118-132 Cross Avenue

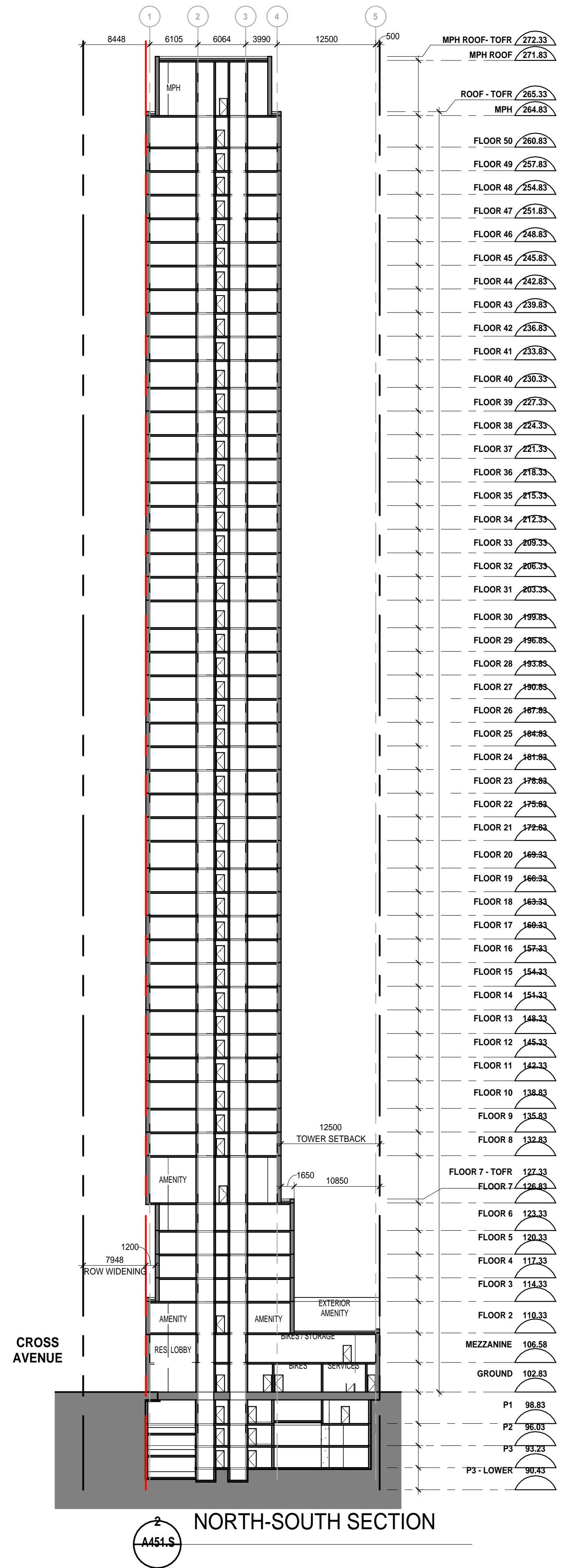
Oakville, ON
for
Client Name TBD

23031 1 : 400 WM SK
PROJECT SCALE DRAWN REVIEWED

Building Elevations - South and West

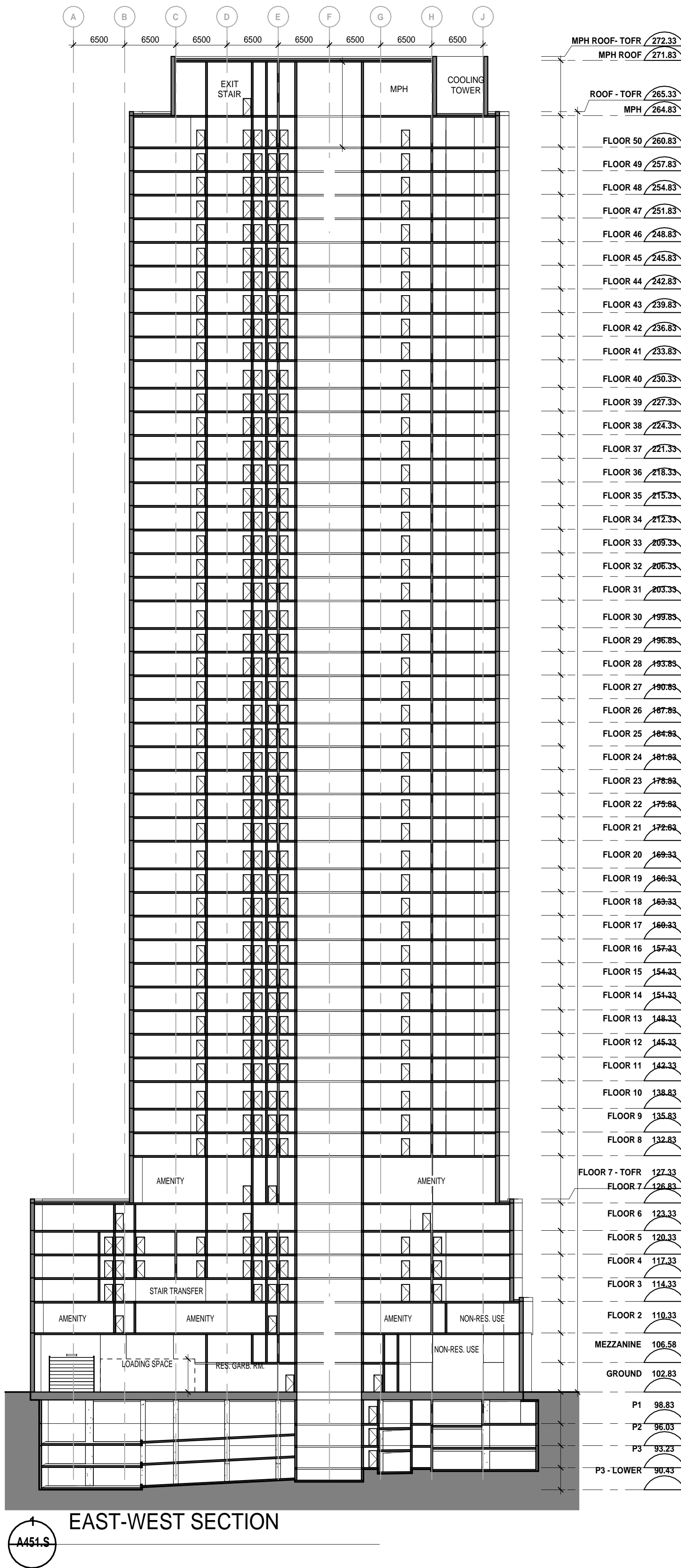
A402.S

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2 NORTH-SOUTH SECTION

A451.S



EAST-WEST SECTION

A451.S

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118-132 Cross Avenue

Oakville, ON
for
Client Name TBD

23031: 1:CA400 WMM SK E W E D

Building Sections

A451.S

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ATTACHMENT C

	Floor	Floor Area (GBA / Floor)	No. of Floors	Oakville By-Law 2014-014		Indoor Amenity sm	Outdoor Amenity sm	Unit Breakdown					Res Saleable Area (sf)	Notes:
				Residential Floor Area	Commercial Floor Area			ST	1B	2B	3B	Total Units		
				sm	sm									
	Mech Penthouse	429.3	-	-	-			-	-	-	-			
	Typical Tower - Floor 8-50	794.3	43	34,154.9	0.0			129	215	129	43	516	0	
	Amenity - Floor 7	794.3	1	794.3	0.0	597.3	285.2	0	0	0	0	0	-	
	Podium - Floor 6	1,080.5	1	1,080.5	0.0			1	5	6	2	14	0	
	Podium - Floor 5	1,080.5	1	1,080.5	0.0			1	5	6	2	14	0	
	Podium - Floor 4	1,080.5	1	1,080.5	0.0			1	5	6	2	14	0	
	Amenity - Floor 3	1,080.5	1	1,080.5	0.0	109.5	0.0	1	2	6	2	11	0	
	Amenity - Floor 2	1,367.0	1	1,367.0	296.3	765.9	460.3	0	0	0	0	0	-	
	Mezzanine	1,803.7	-	1,803.7	0.0			0	0	0	0	0	-	
	Ground	1,803.7	1	1,474.7	329.0			0	0	0	0	0	-	
	Sub TOTAL		50	43,916.6	625.3	1472.7	745.5							
	P1	1,812.7	0											
	P2	1,812.7	0											
	P3	1,812.7	0											
	Total Above Grade Floor Area				44,541.9 sm			133	232	153	51	569	0 sf	
					479,449.0 sf			23%	41%	27%	9%	100%	% of Unit Type	
							Confirm							
					Gross Site Area	2,466.3 sm						Average Unit Size by Unit Type		
					Net Site Area (ROW Widening TBC)	0.0 sm								
					Lot Coverage %	0.0 %								
					Gross Floor Area (By-law 2023-065)	44,541.9 sm								
					FSI (Gross Floor Area / Gross Site Area)	18.1								

Floor Area: means the aggregate area of a building contained within the exterior walls, but does not include attic or basement space

Residential Floor Area: means the aggregate area of a residential building containing a dwelling measured from the exterior of the outside walls, but shall not include a private garage, basement, or attic.

Net Floor Area: *means the total area of all floors of a building measured from the interior faces of the exterior walls or demising walls, but does not include the area of stair wells, elevators, escalators, ventilation shafts, attics, concourses, washrooms, attached enclosed and covered loading docks and related enclosed corridors used for loading purposes, above and below grade parking structures, storage rooms, rooms for garbage containment and mechanical rooms.

GFA: means the total area of all of the floors in a building measured from the exterior faces of the exterior walls, but shall not include an attic, basement or mechanical penthouse (By-Law 2023-065). GFA is used for calculating FSI

FSI: means the gross floor area of all buildings on a lot divided by the lot area (By-Law 2023-065).

NOTE: All open to below areas are included in Floor Area and Net Floor Area, unless otherwise indicated in the Notes column above.

BDP. Quadrangle

23031 - 118-132 Cross Avenue
2025-11-11

The Statistics below are based on requirements as per the Oakville Zoning By-law 2014-014

VEHICULAR PARKING		Required	Provided
Refer to Traffic Report prepared by XXX, for additional information.			75
TBC by Traffic Consultant			
Residential (1 space/unit <75sm)	1.0 x	X	#VALUE! X
Residential (1.5 spaces/unit >75sm)	1.5 x	X	#VALUE! X
Visitor (0.25 of parking spaces allocated to visitor - included in above)			#VALUE! X
Accessible Parking Spaces (included in Total Parking)		XX	X
TOTAL PARKING		#VALUE!	0

BICYCLE PARKING		Required	Provided
Residential	(1.0/unit) 1 x 569	569	X
TBC by Traffic Consultant			
Visitor	(0.25/residential total) 0.25 x 569	143	X
<i>(included in the required total)</i>			
TBC by Traffic Consultant			
TOTAL BICYCLES		712	0

LOADING / GARBAGE		Provided
Loading Spaces		
Refer to Traffic Report prepared by XXX, for additional information.		
Residential (Loading Space 3.5m x 12m, 4.2m vertical clearance)		1
Loading Req's TBC by Traffic Consultant		
TOTAL LOADING SPACES		1
Garbage Room Size	Target (sm)	
Bulk Waste Storage Room	159.9	
Garbage Staging Area	10.0	
	56.9	
NOTE: Toronto Standard Targets Applied		

AMENITY AREA		Target	Provided
Indoor Amenity			1,472.7 sm
Outdoor Amenity			745.5 sm
TOTAL Amenity Provided		2,276.0 sm	2,218.2 sm
3.90 sm/unit	(4.0 sm/unit)		

