

Virtual Public Information Centre 363 Margaret Drive, Oakville Housing Development

February 20, 2025 (6:30 – 8:00 p.m)

Presented By:

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How to Ask a Question

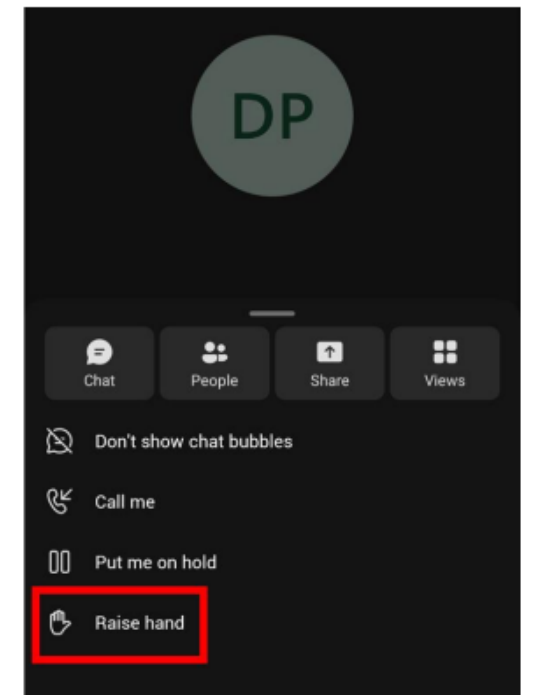
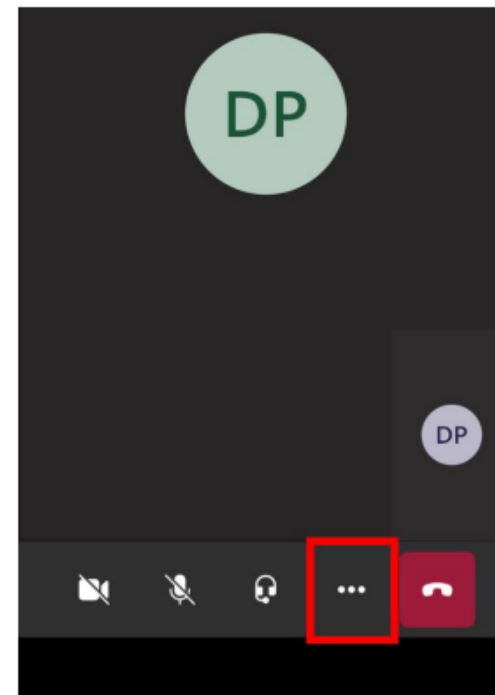
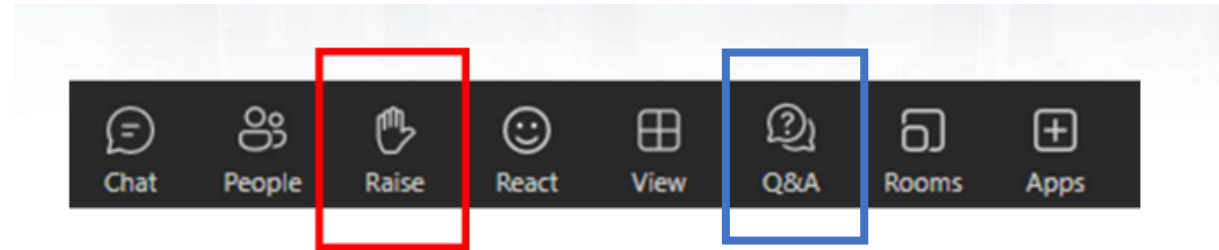
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The presentation will be recorded and posted on the project webpage



Agenda

- Welcome and Land Acknowledgement
- Why Are We Here? - Purpose of the Meeting
- Neighbourhood Context
- Planning Context
- Project Overview
- Next Steps
- Discussion (Q & A)



Indigenous Land Acknowledgement

Halton Region acknowledges the Treaty Lands of the Mississaugas of the Credit First Nation as well as the Traditional Territory of the Haudenosaunee, Huron-Wendat and Anishinabek on which we gather.

In stewardship with Mother Earth and the enduring Indigenous presence connected to these lands we acknowledge the Indigenous Nations of the past, present and future.

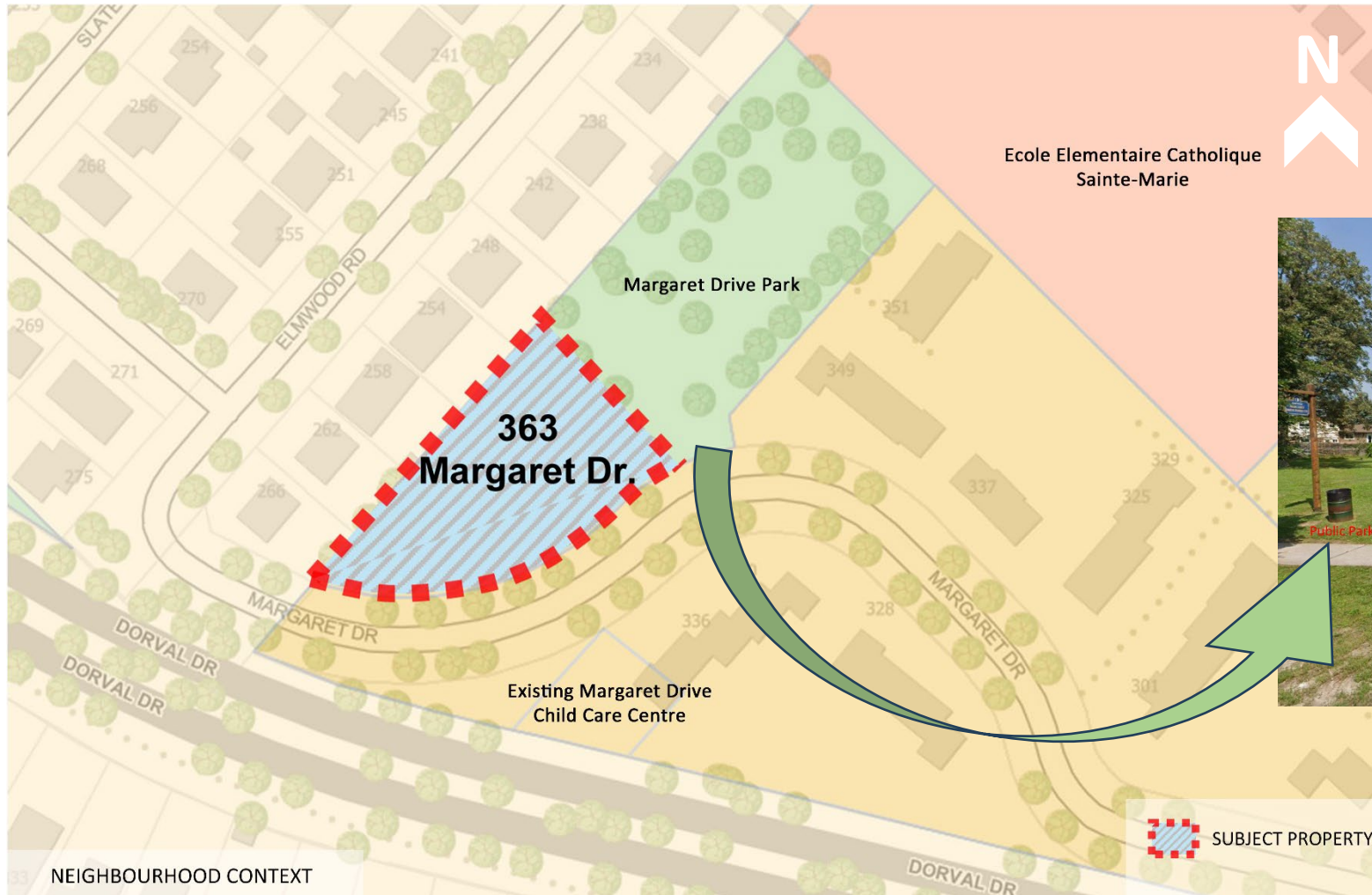
In the spirit of ally-ship and mutual respect, we will take the path of Truth and Reconciliation to create change, awareness and equity as we strive to elevate the collective consciousness of society.



Why Are We Here?

- To share information about the project
- Answer questions about the project
- We want to hear from you

Neighbourhood Context



Existing entrance to Margaret Drive park

Planning Context:

Zoning: RM4 – Residential Medium Density 4, Special Provision 88

	RM4 Zone	Special Provision No. 88
Permitted Uses	Apartment dwellings, long-term care facilities and retirement homes	30 units
Max. # of storeys	4	2
Max. Height	15.0 meters (49 ft)	Not specified

What can we build?

- Apartment building, long-term care facilities and retirement homes
- Max. 15 meters (49 ft) tall
- Max. 2 storeys
- Up to 30 units

Project Overview – What are we building?

- 3 Storey Residential Building
- 13 family apartment units, including:
 - 3 Five-bedrooms units
 - 5 Four-bedrooms units
 - 5 Three-bedroom units, including 2 Barrier free units



*MARGARET DRIVE – PROPOSED RESIDENCES
Front view from Margaret Drive*

Project Overview - What are we building?

- Proposed development meets all zoning by-law required setbacks from property lines
- 20 parking spaces required (on site)
- 5 new trees and cedar hedges



T1 – T2
Boulevard Trees



T3 - T4 - T5
Autumn Fantasy Trees



Black Cedar
Hedge



Project Overview: What Approvals are Required from the Town?

SITE PLAN APPLICATION

Allows the municipality to review and approve the following:

- Building location and site design
- The relationship of the proposal to surrounding land uses
- Driveways, curbing and traffic direction signs
- Loading and parking facilities
- Emergency vehicle routes
- All pedestrian accesses, such as walkways and ramps, and their proposed surfacing
- Landscaping for the site and for the protection of adjoining lands
- Waste material storage and collection areas
- Grading and servicing
- Need for City required road widenings
- Exterior design of buildings, including character, scale, and appearance
- **Not a public process under the *Planning Act*.**

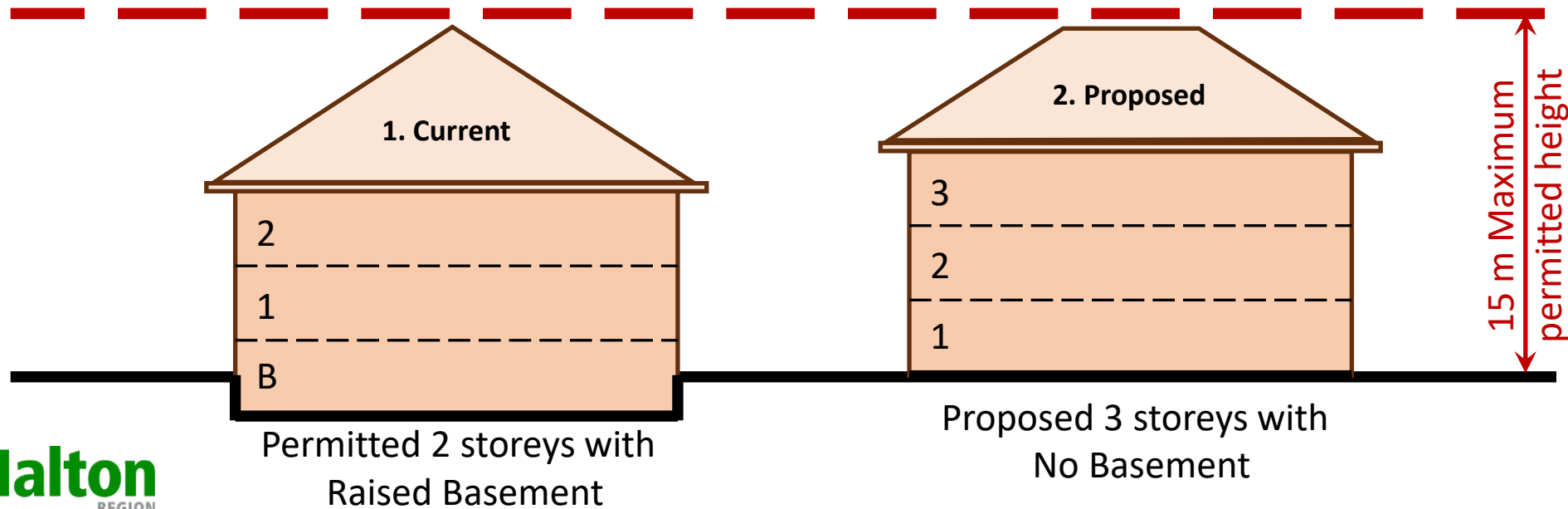
MINOR VARIANCE APPLICATION

- A minor variance is a small variation from the requirements of the zoning by-law
Examples:
 - reduced setback from a property line
 - increase the height of a structure
 - modifying parking requirements
- The application is evaluated based on a set of criteria that is provided in the ***Planning Act*** under Section 45(1).
- **Public Process under the *Planning Act*:** the public has the right to view the application, attend the Committee of Adjustment Meeting and provide comments on the application.

Project Overview: Minor Variance Application

Variance # 1: To permit a 3-storey residential building, whereas the site-specific zoning by-law permits 2 storeys.

WHY: To elevate the partially below grade units by 1.25 meters (4 ft) so they are fully at grade to accommodate wheelchair access without requiring the use of an elevator.

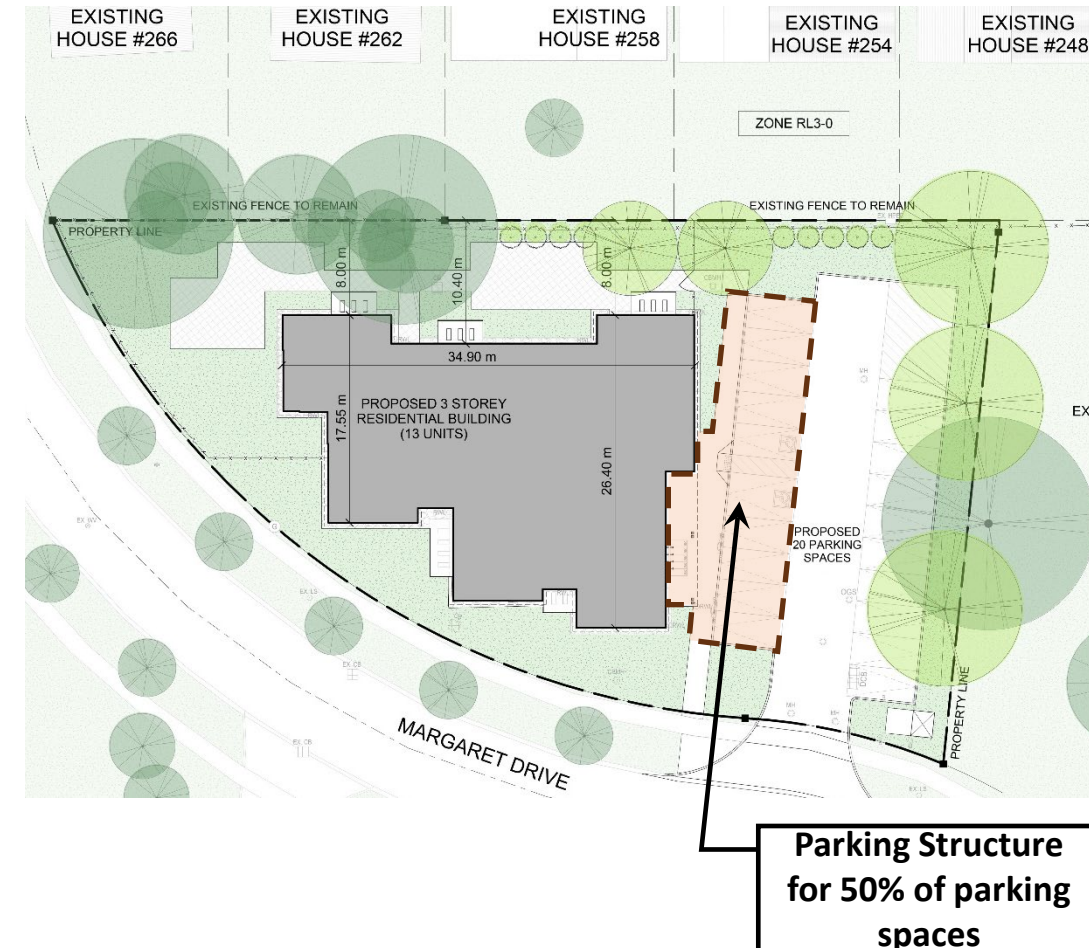


Project Overview: Minor Variance Application

Variance # 2 : To provide 100% of required parking to be uncovered at grade, whereas the zoning by-law requires 50% of parking spaces to be provided within a private garage, carport or parking structure.

WHY: To design the site in a way that eliminates vehicle maneuvering issues and improves visibility and pedestrian safety.

To reduce the visual impact of a large covered parking area.



Next Steps

- Finalize drawings
- Submit application to Committee of Adjustment for Minor Variance Hearing scheduled tentatively for April 2025.
 - Residents within 60 meters (200 ft) of the property will receive notice from the Town of Oakville regarding the application and meeting date
- Final Site Plan Approval
- Building Permits

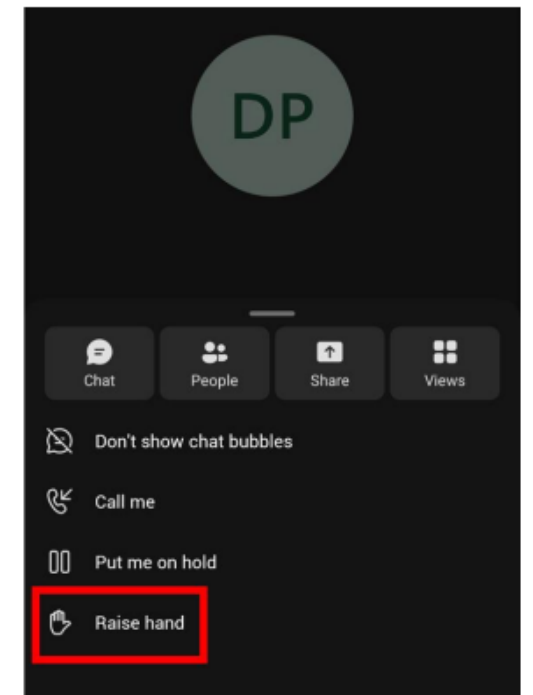
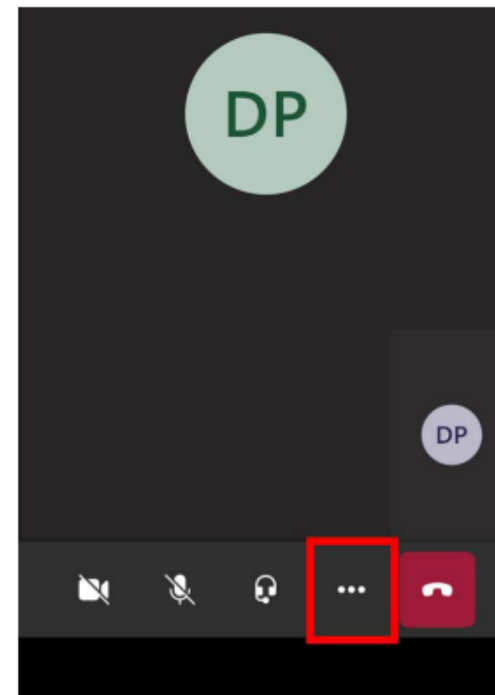
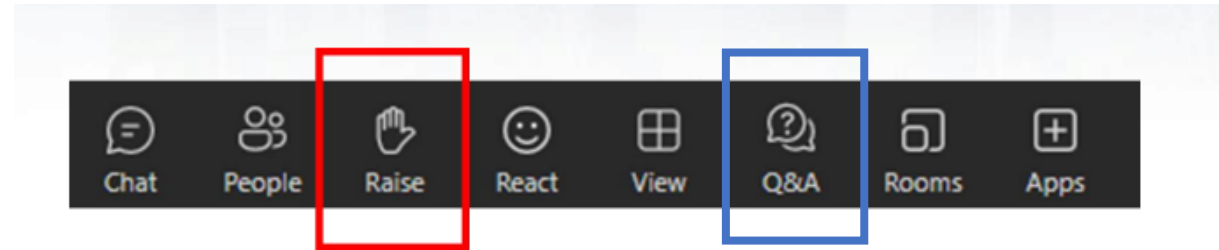
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and click on [Assisted and Supportive Housing Construction](#)

(A recording of this presentation will be available on the project webpage)



Thank you!