

April 2, 2026

**David Bannerman**

Vice President, Development  
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**RE: Proposed Mixed-Use Development, 420-468 South Service Road East, Town of Oakville –  
Transportation Memorandum**

Dear David,

BA Group has been retained by South Service Holding Corp. (the “Applicant”) to provide transportation consulting services for an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) application to permit the redevelopment of the former GE Lands, municipally known as 420-468 South Service Road East, in the Town of Oakville (the “Site”).

The Site is located in an area that has been identified for intensification by the Town of Oakville through the Midtown Oakville Growth Area Review. The plan includes a series of new, proposed public streets and multi-modal transportation infrastructure that connects Midtown Oakville to north of the QEW corridor, south of the rail corridor, east-west across Trafalgar Road and east to the proposed improved Royal Windsor interchange with the QEW.

An OPA application was first submitted to the Town of Oakville in November 2024 for a mixed-use master planned community on the Site. As part of that application, BA Group prepared a transportation study titled “*420-468 South Service Road East, Proposed Mixed-Use Development, Urban Transportation Considerations*” dated November 2024. The Site Master Plan was subsequently revised in response to Town, public and other stakeholder comments, and a revised OPA and ZBA application was made in October 2025. As part of that application, BA Group prepared a report titled “*420-468 South Service Road East, Proposed Mixed-Use Development, Urban Transportation Considerations*” dated October 2025 (“the BA Group October 2025 Report”). The Town has since provided comments on the revised application.

A revised OPA and ZBA application is now being made to the Town that reduces all maximum tower heights from 48 storeys to a maximum of 38 storeys, as requested by the Town. All other aspects of the master plan remain the same as the October 2025 submission, including the block structure / building lay-out, proposed public street network, access, circulation, vehicle and bicycle parking supply, pick-up / drop-off facilities, loading, green space and distribution of land uses.

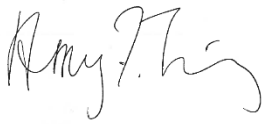
The reduction in tower heights across the site will result in a decrease in overall unit count. As a result, the traffic generation of the development will also decrease. Based on the foregoing, the findings of the BA Group October 2025 Report that the traffic impact of the proposed development can be appropriately accommodated on the surrounding road network remain valid. The traffic impacts of the development will, in fact, be less than

what was previously forecast. No additional traffic study is recommended or proposed as part of the current OPA and ZBA submission.

We note that agency staff provided comments on the October 2025 submission including detailed transportation comments. These comments will be addressed through subsequent stages of the application process including Draft Plan of Subdivision, Site Plan and detailed road design. As part of this submission, a comment response matrix is being provided to the Town under separate cover that responds to each staff comment and identifies where each will be addressed (i.e. Draft Plan of Subdivision, Site Plan or detailed road design).

Sincerely,

**BA Consulting Group Ltd**

A handwritten signature in black ink, appearing to read "Amy Jiang".

Amy Jiang, M.Eng., P.Eng.  
Principal

