

Area & Block Context Plan

**118-132 Cross Avenue,
Oakville**

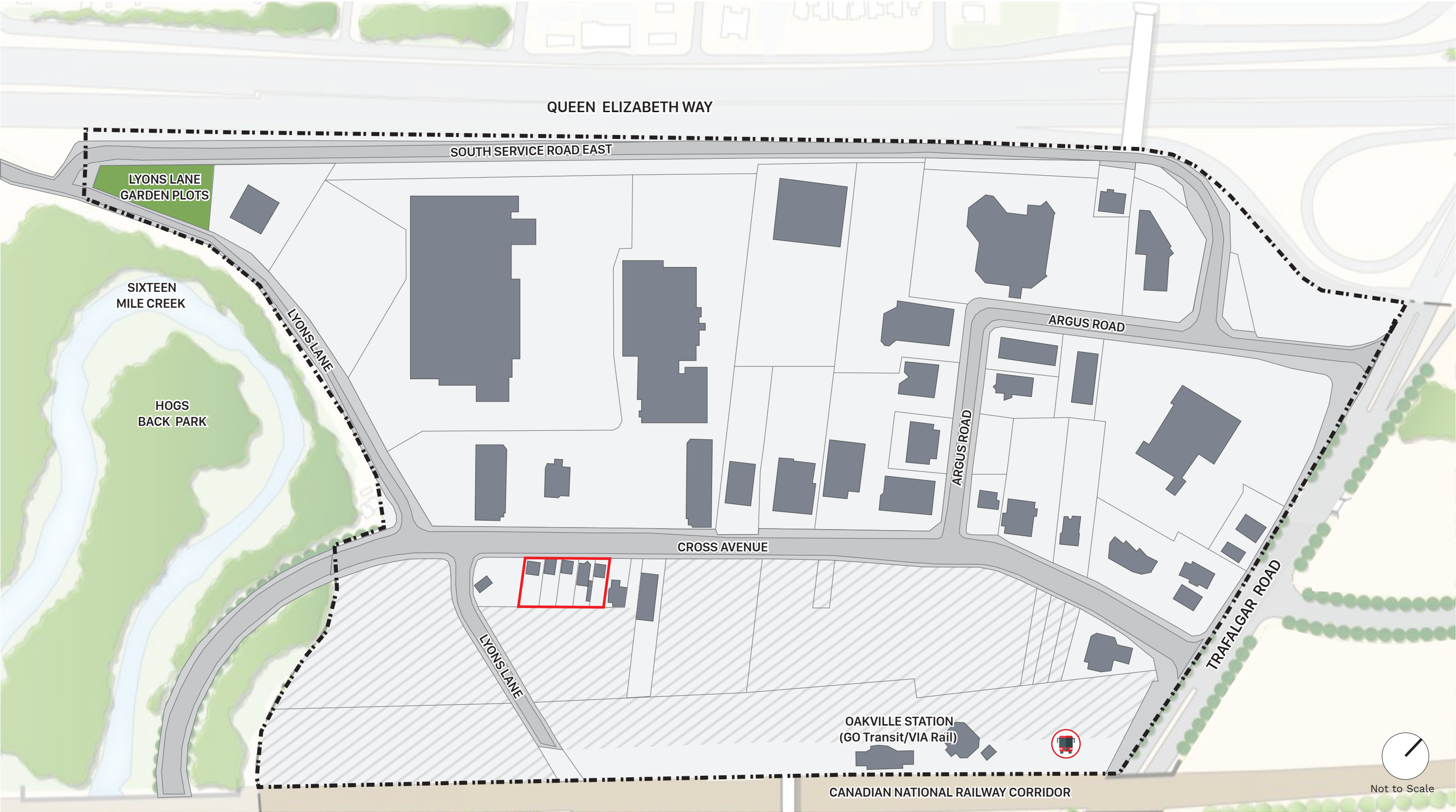
**Prepared For
Batory Planning and Management**

August 2026

1

Existing Context

Existing Context



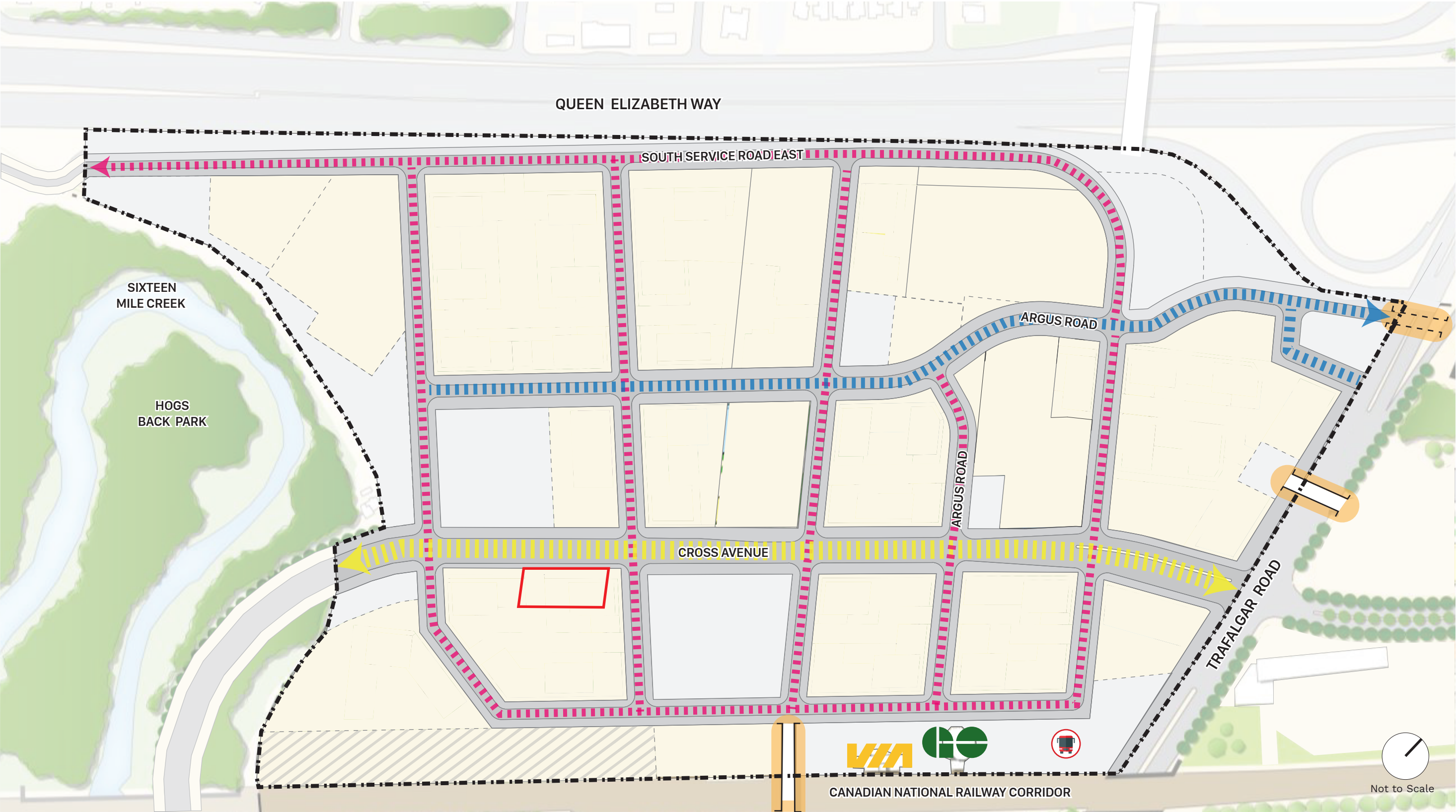
Legend

- Study Area
- Subject Site
- Existing Buildings
- Open Space
- Parking Facility
- Rail Corridor
- Bus Loop

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Area Plan

Area Plan - Future Street Network



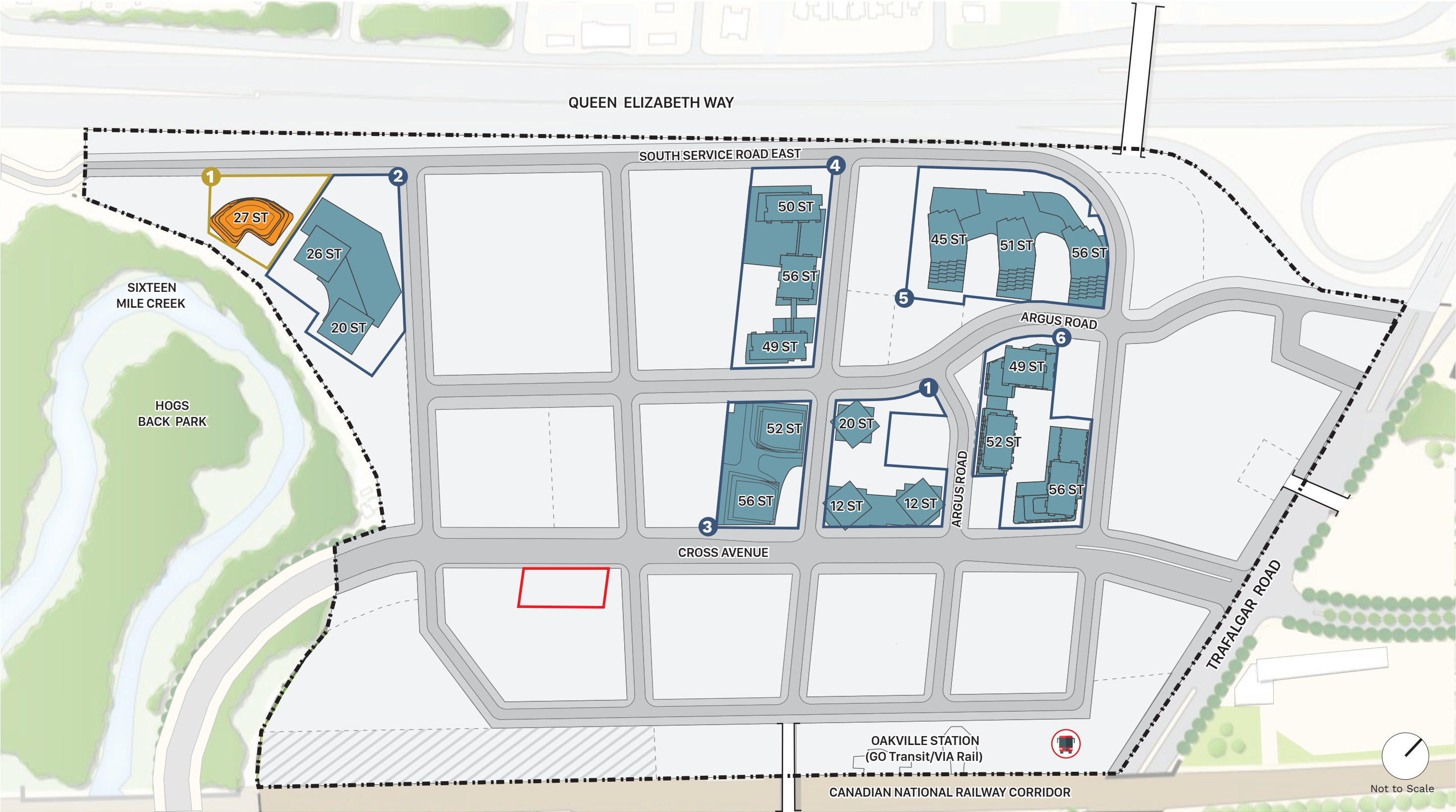
Legend

Study Area Subject Site Development Block Arterial Road (Planned 36m)* Future Collector Road (26m)* Local Road (Planned 20m)* Rail Corridor Oakville GO Station

VIA Rail Canada - Oakville Station Future Active Transportation Bridge* Future Underpass* Potential Bridge and Underpass Alignment Subject to Further Study* Bus Loop Hydro Corridor

* As per Midtown Oakville OPA 70 - Schedule L5

Area Plan - Development Context



- Legend**
- | | | | | | | |
|------------------|-----------------------------|----------------------|----------------------|---------------|----------------|----------|
| Study Area | Subject Site | Approved Development | Proposed Development | Rail Corridor | Hydro Corridor | Bus Loop |
| 177 Cross Avenue | 157 Cross Avenue | 590 Argus Road | 627 Lyons Lane | | | |
| 599 Lyons Lane | 166 South Service Road East | 217 Cross Avenue | | | | |

Area Plan - Built Form



Legend

[Dashed Line] Study Area
 [Red Outline] Subject Site
 [Red Fill] Subject Proposal
 [Blue Fill] Approved Development
 [Orange Fill] Proposed Development
 [Yellow Fill] Conceptual Tall Building
 [Light Orange Fill] Conceptual Mid-rise Building
 [Purple Fill] Potential School Building*
 [Light Blue Fill] Conceptual Commercial Building
 [Light Green Fill] Park (Conceptual)*
 [Green Fill] Open Space
 [Brown Fill] Rail Corridor
 [Hatched] Hydro Corridor
 [Bus Icon] Bus Loop
 [T] Tower Form
 [M] Mid-rise Form

* As per Midtown Oakville OPA 70 - Schedule L1

Area Plan - Public Realm



Legend

- Study Area Subject Site Urban Square Potential School Yard Area Park (Conceptual)* Open Space Privately-Owned Publicly Accessible Space (POPS) - Courtyard Privately-Owned Publicly Accessible Space (POPS) - Forecourt Ministry of Transportation (MTO) Setback Area Street Tree Rail Corridor Hydro Corridor Bus Loop

* As per Midtown Oakville OPA 70 - Schedule L6

Area Plan - Active Transportation Connections



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Block Context Plan

Block Context Plan

118-132 Cross Avenue

Legend

- Subject Site
- Development Proposal
- Conceptual Tall Building
- Park (Conceptual)*
- Pedestrian Circulation
- Vehicular Access
- Residential Access
- Retail Access
- Tower Form

* As per Midtown Oakville OPA 70 - Schedule L6

