

CHARACTER IMPACT ANALYSIS

1020, 1024, 1028, 1032 &
1042 Sixth Line

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1 / INTRODUCTION

This Character Impact Analysis ('Analysis') has been prepared in support of an Official Plan Amendment ('OPA') and Zoning By-law Amendment ('ZBA') application to facilitate redevelopment of the lands municipally known as 1020, 1024, 1028, 1032 and 1042 Sixth Line, in the Town of Oakville (the 'Subject Lands' or 'Site').

This Analysis has been undertaken in accordance with the Town of Oakville Terms of Reference to evaluate the proposed development for its compatibility with the existing neighbourhood. This Analysis will demonstrate how the Subject Lands are an appropriate and desirable location for intensification to occur and how the proposed development is compatible with the surrounding community. Additionally, this Analysis will provide an overview of the architectural features and design considerations that have informed the proposed design to respect and integrate with the existing character of the surrounding community.

2 / NEIGHBOURHOOD CHARACTER

This Section of the Analysis provides a description of those attributes and characteristics given rise to the Neighbourhood's character, a summary of surrounding uses and a summary of the Subject Lands.

2.1 / NEIGHBOURHOOD CHARACTER

The proposed development is located in an established Neighbourhood of the Town. Specifically, the Neighbourhood surrounding the Site can be described as having an eclectic character given the diversity of dwelling sizes and styles. Overall, the Neighbourhood is predominantly comprised of low-rise residential dwellings, parks, greenspace and schools. The Oakville Golf Club, Munn's Creek and Oakville Place are also interspersed. Sixteen Mile Creek is located to the west, at the periphery, and represents an 'edge' of the Neighbourhood. The Queen Elizabeth Way immediately south of the Site, Upper Middle Road West to the north and Trafalgar Road to the west represent the remaining 'edges' of the Neighbourhood. A series of mature, tree-lined streetscapes are also present throughout the Neighbourhood.

As demonstrated in the images below, the Neighbourhood contains a multitude of recreational amenities and greenspaces, many within walking distance of the Subject Lands. These parks and greenspaces include Sixteen Mile Creek, Munn's Creek, Oxford Park, Sunningdale Park, Oakdale Park, Oakville Park, Ridgeview Park, McCraney Valley Park, Martindale Park, Reservoir Park and Leighland Avenue Park.



View of Surrounding Destinations Plan



View of Sixth Line, looking north



View looking west on Sixth Line toward Oakville Golf Club

2.2 / ADJACENT USES

Surrounding land uses are as follows:

NORTH

Immediately north are 1- and 2-storey detached dwellings on large lots along Sunny Crest Lane, Sixth Line and Rancliffe Road. Further north is Oakville Golf Club. North of the Oakville Golf Club is a continuation of the Neighbourhood predominantly comprised of low-rise residential dwellings on smaller lots. A 7-storey rental apartment structure, various elementary and secondary schools, Sheridan College and medium density townhouse developments are also present. Specifically, townhouse developments are located on the lands municipally addressed as 26 – 74 Onslow Court, 41 – 45 Nadia Place, 1440 – 1470 Sixth Line, 1531 Sixth Line, 1537 Elm Road, 1323 – 1343 Montclair Drive, 40 - 1312 Kirstie Court, 1184 - 1240 McCraney Street East and 1100 – 1120 Queens Avenue.

EAST

Immediately east is Sixth Line. The Neighbourhood continues east of Sixth Line and is predominantly comprised of 1- and 2-storey detached dwellings on larger lots along Sixth Line, Germorda Drive, Bonmorda Drive, Truman Avenue and Leighland Avenue. We note that further east are commercial structures and a 5-storey rental apartment structure interspersed.

WEST

Immediately west is Sixteen Mile Creek. Further east of Sixteen Mile Creek is Kerr Street, a medium density townhouse development and an extensive retail area

SOUTH

A pedestrian underpass and the Queen Elizabeth Way ('QEW') are immediately south. Further south is a continuation of Sixteen Mile Creek, Oakville St. Mary's Pioneer Cemetery, an established Employment Area along Wycroft Road and Speers Road, an extensive commercial area along Cross Avenue and the Oakville GO Station. We note that the area surrounding the Oakville GO Station are located within the Midtown Oakville Urban Growth Centre. The pedestrian underpass that extends beneath the QEW provides convenient access for residents to the retail areas and the Oakville GO Station.

The images below demonstrate the above-noted surrounding uses.



View looking north along Bomonda Drive



View looking east along Rancliffe Road, toward Sixth Line



View looking west along Trail toward Queen Elizabeth Way



View looking northwest along McCraney Street toward Kirstie Court

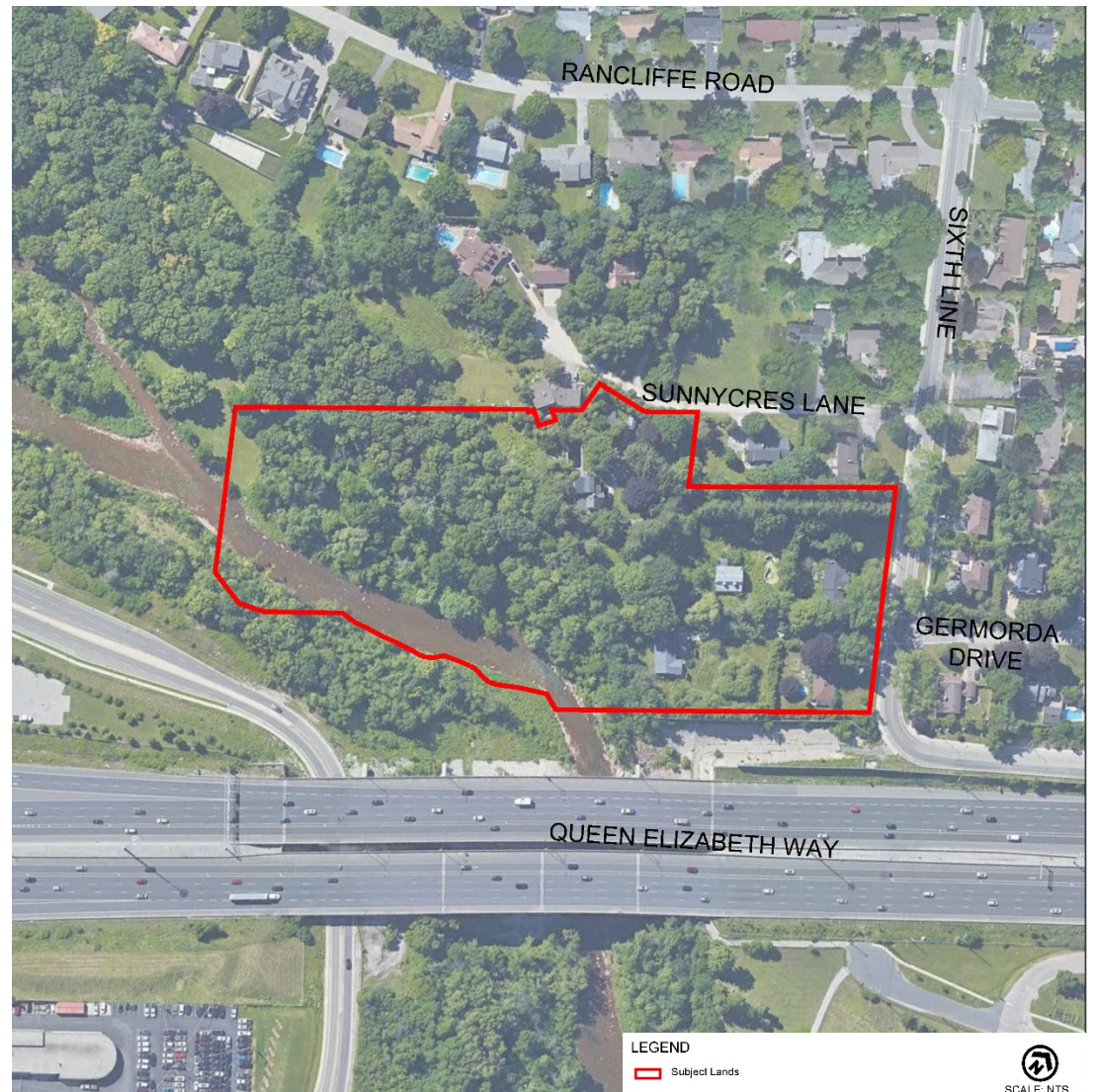


View looking west along Kirstie Court

2.3 / SUBJECT LANDS

As demonstrated in the image on the right, the Subject Lands are an irregularly shaped collection of five (5) parcels, located on the west side of Sixth Line. The Subject Lands includes three (3) parcels fronting on Sunny Crest Lane and two (2) parcels fronting on Sixth Line. Collectively, the Site has a total area of 3.36 hectares (8.3 acres). Of this, a significant proportion of the Site is located within the Sixteen Mile Creek valley. Given development will not occur within the natural feature nor within a 15 metre vegetative buffer from the staked stable top of bank limit of the Creek, the Site's developable area is approximately 1.25 hectares (3.09 acres) in size. Given the Site's locational characteristics, there are a number of mature trees located across the Subject Lands.

The Subject Lands are currently improved with five (5) detached dwellings. Of these, the detached dwelling located on the lands municipally addressed as 1042 Sixth Line is a listed heritage resource on the Town's Heritage Register. As further described in the accompanying Planning Justification Report and Heritage Impact Assessment, the home is to remain.



3 / EVOLVING NEIGHBOURHOOD

The Subject Lands are located within the Central planning district of the Town. As described in Section 2.2 above, this District is evolving as new development is occurring that is supporting contextually appropriate intensification to occur. As new development is introduced, the Neighbourhood character is changing and is being influenced by the built forms and densities being introduced.

The table below demonstrates that development is occurring in the District, within 1.3 kilometres of the Subject Lands. This development application is in addition to the infill development projects that have been completed across the District which support the evolving character of the Neighbourhood.

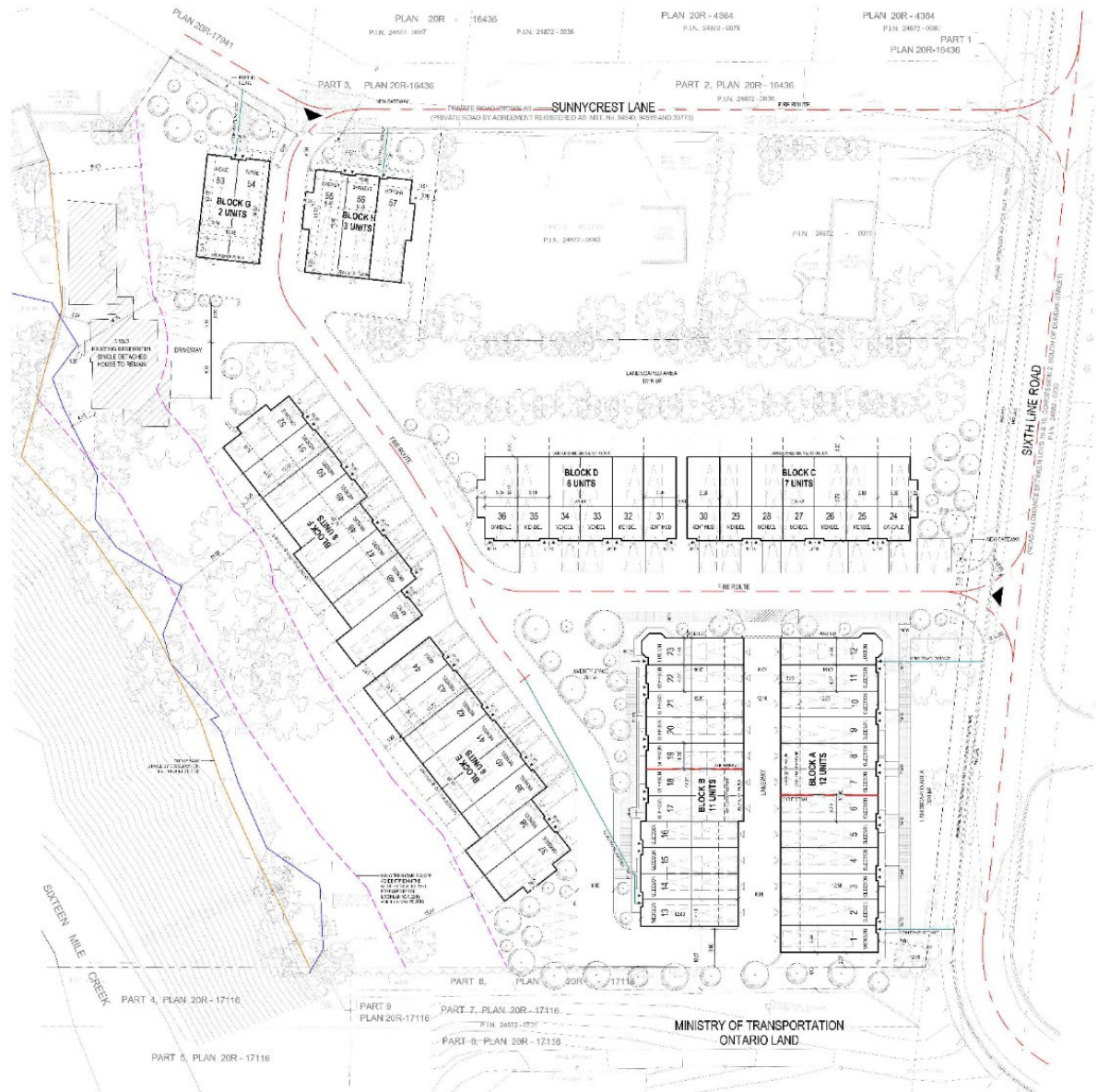
Table 1 / Surrounding Developments

ADDRESS	PROPOSED DEVELOPMENT	APPLICATION TYPE	STATUS
1105 McCraney Street East	9 storey, 221 unit retirement residence	Site Plan Approval	Under Review

4 / PROPOSAL

The Owner is proposing to modest intensification of the Subject Lands. Specifically, the Owner is seeking to implement gentle density and redevelop the Subject Lands for a well-designed, medium density residential development. The proposal is to provide for the retention of the cultural heritage resource at 1042 Sixth Line, retention of mature vegetation along the adjacent Sixteen Mile Creek and the introduction of 57, 4-storey townhouse-style dwelling units. The townhouse units are comprised of a mixture of street-oriented and rear lane built forms, arranged across eight (8) development blocks. Overall, the development has been organized around Sixteen Mile Creek, a 15 metre buffer from the staked stable top of bank, a fine-grain private road network, landscaped open spaces and public realm enhancements (see the Conceptual Site Plan on the right).

A total of 159 parking spaces are to be provided via integrated private garages for each townhouse unit and surface parking areas. The surface parking areas have been positioned along the proposed private road network in such a manner that the areas are out of public view from the streetscape. Overall, the proposal will have a density of 0.93 Floor Space Index ('FSI) or 45.6 units per hectare.



5 / LIVABLE OAKVILLE PLAN EVALUATION CRITERIA

The Livable Oakville Plan ('Livable Oakville'), as amended, identifies where and how the Town of Oakville is to grow up to the year 2031 based on an Urban Structure comprised of eight (8) components. The Subject Lands are located within the Residential Areas of the Urban Structure and are located within a Low Density Residential Area Policy Area. As such, the evaluation criteria for development occurring in mature residential areas provided by Policy 11.1.9 applies. A detailed evaluation and assessment of the proposal conforms to this evaluation criteria is provided in the accompanying Planning Justification Report, prepared by GSAI, dated September 2022.

In efforts to avoid repetition, a summary of the applicable evaluation criteria and how the proposed development is responsive to this criteria is provided below.

Existing & Proposed Built Form

The proposed townhouse built form, although different from those built forms in the immediate surrounding area, is not unprecedented in the Neighbourhood. Furthermore, the proposed built forms is at a compatible scale, height and massing.

In accordance with the Livable Oakville's definition of compatible development, the proposal will provide for a built form that is compatible with and complimentary to the surrounding context. Specifically, the Project Team has carefully planned and designed the built forms to feature architectural variations and modulations to ensure that human-scaled, high-quality, refined

built forms are provided that frame the street edge. Furthermore, the use of architectural treatments, continuous streetwalls and sensitively designed rooflines provide for a visual breaking of the proposed massing. When considered collectively, the proposed built form and built form features, combined with appropriate separation distances between development blocks and the provision of generous landscaped open spaces, will facilitate development that is compatible with and complimentary to the surrounding Neighbourhood. The built forms will also not adversely impact shadowing or privacy.



Transition

The proposed townhouse built form has been planned and designed to provide for an appropriate transition to the surrounding context. This is achieved through the provision of front yard setbacks for those dwellings fronting onto Sunny Crest Lane and Sixth Line, generous landscape buffers along the property lines and a site organization to ensure that dwellings frame the street and open onto the public realm.

As demonstrated on the Conceptual Site Plan, the provision of street trees along the public streets and the provision of a landscaped open space along the Site's northern property line assist in providing an appropriate and desirable transition to the adjacent Neighbourhood forms.

The proposed built forms also provide a subtle variation, while still being of a scale, massing and design that enables an appropriate transition to occur.

Lotting Fabric

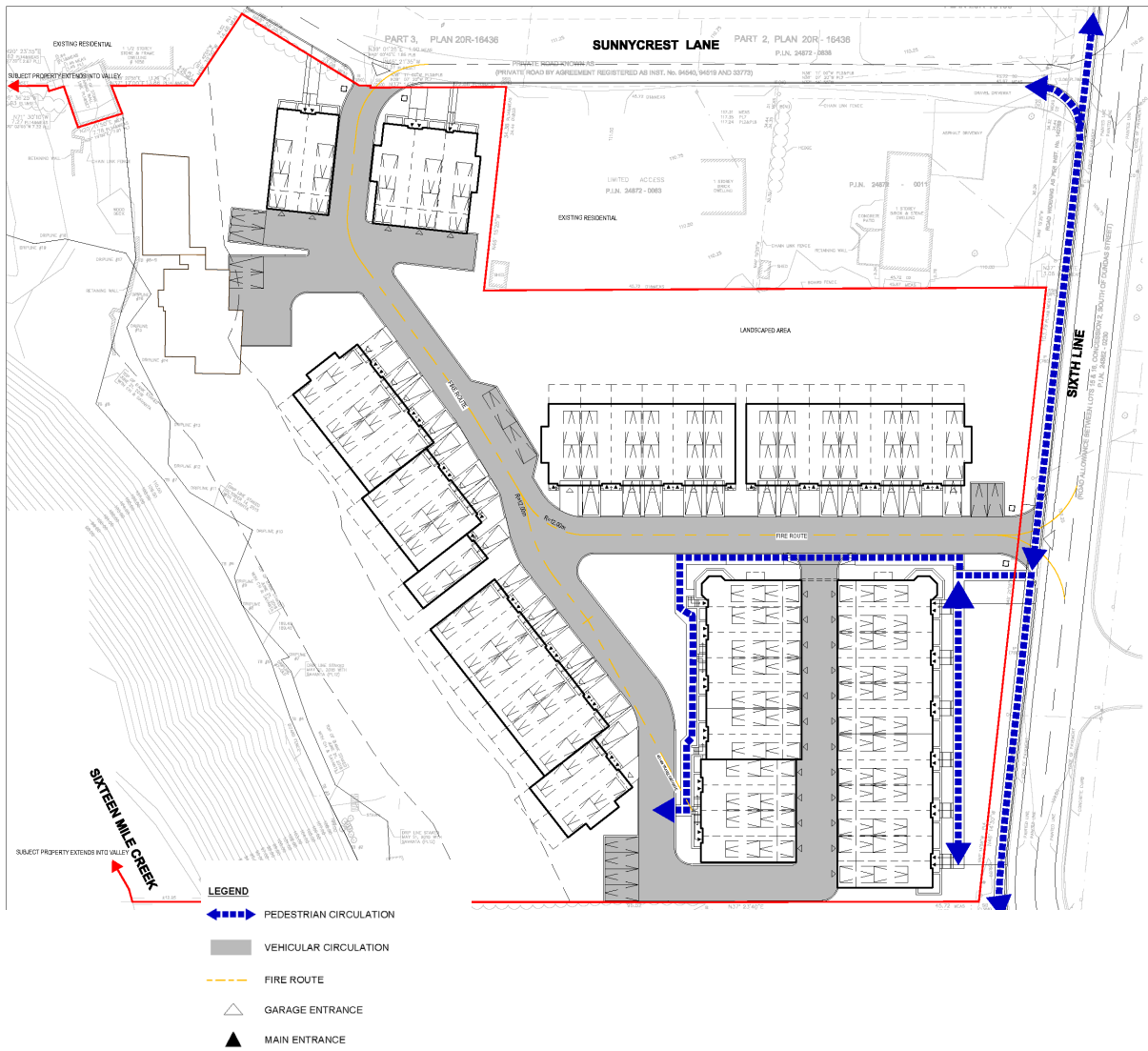
The existing lotting fabric in the Neighbourhood is varied. Specifically, lots located south of the Oakville Golf Club tend to have larger lot areas and larger frontages, while lots situated to the north of the Oakville Golf Club tend to feature reduced lot areas and frontages. Notwithstanding, properties in the immediate surrounding area along Sunnycrest Lane, Sixth Line and east of Sixth Line have relatively consistent lot frontages and lot areas.

The proposed development contemplates a lot fabric featuring reduced lot areas and frontages from existing conditions. Furthermore, the proposal contemplates an optimal site design that features lots generally oriented in a consistent and logical manner. As such, the proposed lot fabric maintains a visual consistency, with lots toward the perimeter featuring built forms with principal entrances toward the street. Overall, the proposed development will result in a lot fabric that is different than what currently exists, but is consistent with the lot fabric of other medium density developments in the Neighbourhood. Additionally, it is our opinion that the proposed development and proposed lot fabric are compatible with the surrounding Neighbourhood.

Road Pattern, Site Access & Circulation

Access is to be provided via a private road network, with a full-moves connection off of Sixth Line and a second full moves connection off of Sunnycrest Lane. The proposed fine-grain private road network will provide direct vehicular access to each townhouse dwelling unit.

A network of pedestrian connections is also to be provided in order to facilitate safe, comfortable and convenient access for residents, visitors and community members across the Subject Lands and beyond. These pedestrian connections will also support the nearby active transportation network and system of open space trails along and within Sixteen Mile Creek.



Views & Building Placement

As further described in the accompanying Urban Design Brief, the proposed development has been planned and designed to conform with building and view-related detailed design directions provided in the Livable by Design Manual. Specifically, the proposal provides for human-scaled built forms that frame the street edge, have principal entrances that open onto the public realm and foster social interaction. Furthermore, the development blocks are of an appropriate length to ensure high-quality, refined streetscape treatments are provided.

The proposal has also been organized around key elements, including an outdoor amenity area, landscaped open spaces, tree-lined streetscapes and the natural environment. View corridors are provided across the Site and built form features will provide for a logical and aesthetically pleasing terminus.

Community Services & Facilities

As further described in the accompanying Planning Justification Report, the Subject Lands are located in proximity to a multitude of destinations, amenities and services to meet the daily needs of residents. This includes but is not limited to the presence of various schools, parks and green spaces and the White Oaks Community Centre. Given the Subject Lands' locational attributes in proximity to destinations, amenities, services and transit, it is an appropriate and desirable location for modest intensification to occur.

6 / CONCLUSION

The evaluation criteria presented by Policy 11.1.9 of Livable Oakville focuses on the ability of an intensification development proposal to be compatible with an existing Neighbourhood. Based on the above analysis of the proposed development in relation to the evaluation criteria of Policy 11.1.9, it is our opinion that the proposal incorporates an appropriate built form, architectural features and massing that maintains and respects the existing Neighbourhood character, and a site design that will facilitate compatible development to occur. As described in the analysis above, we conclude that the proposed development conforms to the applicable evaluation criteria, will be complimentary to the established Neighbourhood character and will preserve the attributes and characteristics that define the eclectic character of the surrounding Neighbourhood.

Respectfully Submitted,



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