

SECTION B. DISTRICT ANALYSIS

1.0 Existing Land Uses

1.1 General

The existing pattern of residential land use in the area has emerged as a consequence of the Town's original plan (see Figure No. 3). The Plan provided a formal layout of blocks of approximately 312 feet by 208 feet each containing six, quarter-acre lots. Over time some of these lots have been divided, some proportionately, others less so. The effects of such sub-dividing are lots with frontages and/or depths having 208 feet; 104 feet; or 52 foot dimensions, (see Figure No. 4).

1.2 Official Plan

The Official Plan for the Town of Oakville defines several communities within the Oakville Planning Area (Figure F) and outlines general objectives and overall policies for their future development. The area is within the Old Oakville Community (Figure G) which is based on the Central Business District of the Town.

The area is designated for residential uses at a density of 20 persons per gross acre, consistent with policy for all the residential neighbourhoods of the Old Oakville Community. The plan "... contemplates consolidation, rehabilitation, and partial redevelopment..." along with the "... preservation of the better qualities of older neighbourhoods with many historic buildings..." The Official Plan policies also state that "... proposed development must be carried out at a scale and with a character in sympathy with the surrounding residential neighbourhoods."

1.3 Existing Zoning

Map 58 of the Oakville Zoning By-law 1965-136 shows the various land use zones in the study area. This map is reproduced as Figure No. 4. The area is mainly composed of 3 residential zones, namely two single family urban zones, RUB and RUC and a mixed housing zone RMB for multiple attached dwellings only. As of January, 1979 these residential zones had characteristics as noted in the following paragraphs.

The RMB lots are located generally between the rear property lines of the lots fronting on Robinson Street, north to the centre line of the right-of-way of Robinson Street extending east from the Sixteen Mile Creek to Allan Street. There are 44 residential units in this zoning category: 18 single family units, 15 townhouse units, 6 semi-detached units and 5 rental apartments.

The RUB lots are located generally between the rear property lines of the lots fronting on both sides of William Street extending east from the Sixteen Mile Creek to Allan Street. There are 52 residential units in this zoning category: 41 single family units, 8 semi-detached units and 6 apartment units.

The RUC zoning category in the area applies to the lands generally south of the RUB zone (see Figure No. 5). There are 65 residential units in this zoning category: 49 single family units, 10 semi-detached units and 6 apartment units.

The area also contains two open space zones as indicated in Figure No. 5. These are described as Public Open Space 0-1 and Semi Public Open Space 0-3. The public parkland south of Front Street, known as Lakeside Park, is zoned 0-1 Public Open Space. The 0-3 Semi Public Open Space zone comprises the Town owned lands adjacent to the Sixteen Mile Creek consisting of the Oakville Lawn Bowling Park and Community Centre and Civic Park. In addition, this zone comprises the Oakville Club, a private recreational club on Water Street.

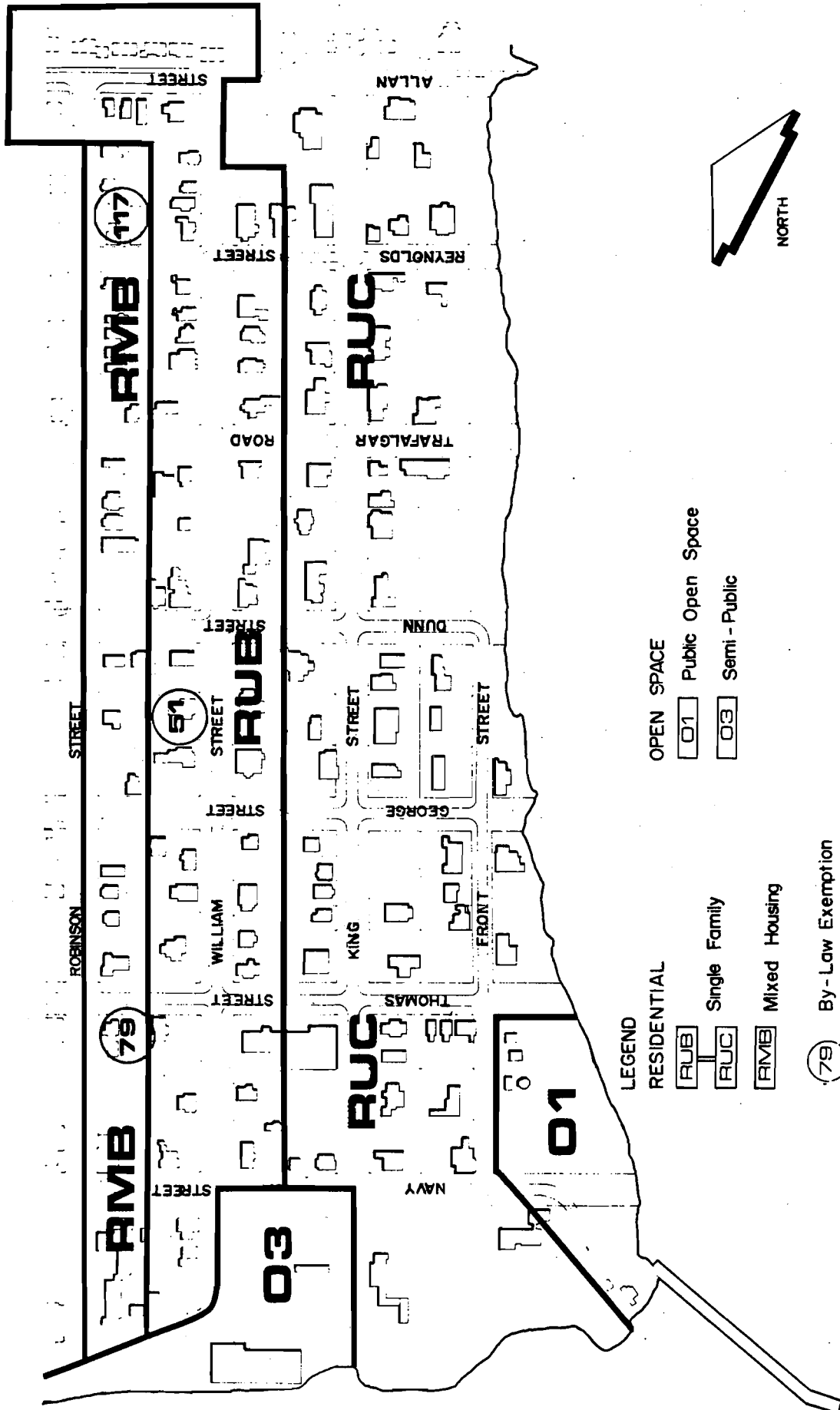
All commercial uses are contained within the RMB, mixed housing zoning category. There are also private and public parking facilities in this zone.

1.4. Existing Land Uses

Figure 5 shows various types of land uses in the area. In addition to residential, there are also institutional, commercial and recreational uses. Most of the uses are compatible with each other and act as integral parts of the immediate community.

The predominant land use is residential (see Figure No. 4). The area is considered to be a low and medium dens^e housing area containing basically single family detached housing, semi-detached houses, freehold multiple attached dwellings, and apartment houses. There are 162 dwelling units in the area. Of this total 109 units (67.3%) are single family, 24 (14.8%) are semi-detached units, 15 (9.3%) are townhouse uses and 14 (8.6%) are apartments within houses.

The institutional uses include: St. Judes Anglican Church on Thomas Street between William and King Streets; St. Andrews Catholic Church on the north-east corner of Reynolds and King Streets and St. Mary's Separate School on the north-west corner of Allan and King Streets.



LEGEND

RESIDENTIAL

- [RUB] Single Family
- [RUC] Single Family
- [RMB] Mixed Housing

OPEN SPACE

- [O1] Public Open Space
- [O3] Semi - Public

(79) By - Law Exemption

EXISTING ZONING

FIG. No 4

nts



EXISTING LAND USE

FIG. No 5

nts

Commercial legal non-conforming uses in the area include the Harbour Village Shops and the Murray House Hotel on Navy Street, the Four Winds Art Gallery, Shelley's Restaurant, the Oakville School of Dancing on Robinson Street and the Perma Clean Centre - Laundromat on Reynolds Street.

The Lake Ontario shoreline is more accessible to the general public than the creek lands but still limited due to the private lots that back onto the lake. Lakeside Park, and Dingle Park (a narrow shoreline strip running from the easterly end of Front Street at Dunn Street east to Reynolds Street) are the two parks that provide access to the shoreline.

1.5. Trends and Issues

A review of the zoning controls for the area of the Old Oakville Community south of Robinson Street was conducted in late 1978. A report entitled "Review of Zoning Controls for Downtown Residential Area" was distributed to interested parties in November, 1978. The area studied was somewhat larger than the study area and is bounded by the Sixteen Mile Creek and Allan Street between the north side of William Street and Lake Ontario and bounded by Allan Street and the west side of Second Street between Lakeshore Road East and Lake Ontario.

This review was undertaken due to a concern expressed by area residents about the current zoning by-law standards in the area. This concern stems from the perceived change of the historical character of the area, resulting from infill development and potential infill development. The review indicated that existing zoning would allow a number of additional units within the Area. This number accounts for land severances of legal size lots, undersized lots with a minor variance and lots resulting from land assembly.

From an examination of development proposals considered by the Land Division Committee since its formation in January, 1974 to December, 1978 there is an indication of a recent trend in infill development in 1977 and 1978.

From the preceding, the following issues should be addressed:

- the concern of the area residents over the possible increased development of sites in the area stemming from the severance of lots.

- the selection of a zoning amendment for the area that will be acceptable to as many of the residents as possible should be made.
- the possible deterioration of the quiet residential neighbourhood character.
- the possible elimination of older historic buildings in the area.
- the retention of the historic heritage concept for the area.
- the retention of trees, other natural vegetation and open spaces in the area.
- the needs and desires of one section of the community in relation to the number of diverse interests in the area.
- the orderly and sensible development of the area in relation to its future identity and overall goals.
- the development of a Master Plan for the Erchless Estate.

1.6. Development Potential

Under the existing Official Plan policies and the present zoning by-law provisions, development can occur on an infilling basis and on existing vacant lots within the study area. Table 1 shows the type of possible development and the effect of such development on the existing housing stock.