

1258 Rebecca Street

Urban Design Brief

January 2023

FOTENN

Prepared for the Region of Halton
Prepared by Fotenn Planning + Design
174 Spadina Avenue - Suite 304
Toronto, ON M5T 2C2

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1.0 Introduction

1.1 Background and Purpose

Fotenn Planning + Design has been retained by Halton Region to assist in obtaining land use planning approvals to facilitate the development of assisted rental housing units for seniors assisted independent living with community supports as well as three (3) single detached lots on their lands municipally known as 1258 Rebecca Street (“the subject site”) in the Town of Oakville.

To facilitate the development of the subject site, a zoning by-law amendment and site plan approval are required. This urban design brief has been prepared in support of the zoning by-law amendment and site plan approval and is in accordance with the Town’s Official Plan and Urban Design Guidelines and provides a clear set of sustainable design frameworks as they pertain to the proposed development character, architecture, and shared spaces.

1.2 The Site

The subject site, municipally known as 1258 Rebecca Street, is located on the south side of Rebecca Street, at the terminus of Warminster Drive and east of Woodside Drive (See Figure 1). The subject site is an irregular shaped lot with a total area of 6,596 metres squared (0.66ha). The subject site is located next to the Oakville Public Library Woodside Branch and the new Regional EMS station along Woodside Drive. The surrounding area consists of single detached units as well as low-rise housing communities along Woodside Drive and the Patricia Picknell elementary school.

1.2 The ZBA Application

The site is subject to the RL2 zone in the Town's Zoning By-law 2014-014. A zoning by-law amendment is required to provide for site specific provisions for the three single detached lots to address deficiencies in the lot frontage and area. With regards to the semi-detached community, the lands are proposed to be rezoned from RL2 to a site specific RL5 zone similar to the RL5-164 zoning for the lands on Woodside Drive. This Urban Design Brief is in support of the Zoning By-law Amendment application.



Figure 1: Subject Site

2.0 Contextual Analysis



2.1 Neighbourhood Context

The subject site is embedded within a range of residential, institutional and public open space uses (See Figure 2), directly adjacent to the site and within a short walking distance. The surrounding uses include:

North

To the north of the subject site is Rebecca Street, an arterial which features single-detached one to two storey dwellings. Oakville Community Church and Community & Family Services (Salvation Army), an institutional use, is located further north on Rebecca Street. Residential neighbourhoods continue to the north beyond Rebecca Street and Fourteen Mile Creek runs across the northern direction.

East

To the east of the subject site is a residential neighbourhood with single-detached dwelling units ranging from one to three storeys. Further to the east, on Rebecca Street, is Thomas A. Blakelock High School, an institutional use.

South

To the south of the subject site is the Oakville Public Library (Woodside Branch), the new EMS station along Woodside Drive, and Patricia-Pickell Elementary School to the southeast, all institutional uses. Further to the south is Sedgewick Child Care Centre, an institutional use, and Sedgewick Forest, a public open space.

To the southeast is the Woodside Mews, an adult-lifestyle community and institutional use. This community consists of 30 bungalow-style independent living garden homes designed to blend in with the surrounding community.

West

To the west of the subject site are single detached one to two storey dwellings along Rebecca Street and beyond into the surrounding neighbourhood. Southwest along Rebecca Street is the South Oakville Centre, a commercial use, which has a range of services and amenities and is 600 metres from the subject site.



Figure 2: Subject Site within Neighbourhood Context



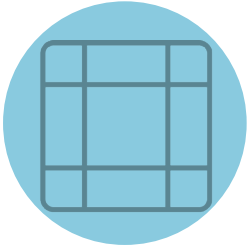
2.2 Existing Natural Features and Vegetation

The subject site is proximate to several natural features (See Figure 3). Sedgewick Forest is 230 metres to the southeast of the subject site and Brook Valley Park is 300 metres to the northwest. Fourteen Mile Creek (8,594.3 acres) runs through Brook Valley Park and continues eastward toward Lake Ontario. According to Conservation Halton Map, the subject site is 150 metres from the regulation limit of the Fourteen Mile Creek. The subject site is 438 metres and 510 metres from Spring Garden Park and Liberty Park, respectively. The subject site is 684 metres from Lake Ontario.

The subject site and surrounding area has many mature trees.



Figure 3: Natural Features near Subject Site



2.3 Lot Fabric

The subject site is bordered on the north, east and west by existing neighbourhoods, in addition to community uses (Patricia-Picknell Elementary School) and existing neighbourhoods to the south. The lot fabric is characterized by a modified grid with a curvilinear loop pattern of which primarily allows access via Rebecca Street. The subject site has a frontage of 72.53 metres along Rebecca Street, which is a minor arterial of approximately 26 metres in width, according to the Livable Oakville Plan. The depth of the subject site is 97.85 metres along its easterly boundary, according to measurements on Google Maps.



2.4 General Street/ Block Pattern

The curvilinear block pattern characterizes the surrounding area with adjacent block widths of 238 metres along Rebecca Street, 280 metres along Woodside Drive, 190 metres along Sedgewick Crescent and 320 metres along the irregularly shaped Sandwell Drive, according to measurements on Google Maps.



2.5 Built Form of Surrounding Area

The surrounding built form in the Southwest Oakville Neighbourhood is characterized by low-scale residential and community uses. Single-detached one to three storey dwelling units comprise the neighbourhoods to the north, east and west with a one-storey community use and attached residential uses to the south. Built form in the surrounding area is typically one to three storeys, as shown in the following images:



Figure 4: 1246 Rebecca Street, detached bungalow directly adjacent (northeast) to the subject site. Source: Google Maps



Figure 5: Woodside Mews Adult Community 100 metres from subject site. Heights range from one to two storeys. Source: Google Maps



Figure 6: Detached Residential Dwelling Unit at 1248 Rebecca Street (across the street from subject site). Source: Google Maps



Figure 7: One-storey Institutional Use (Salvation Army and Church) at 1225 Rebecca Street (across the street from subject site). Source: Google Maps



Figure 8: Oakville Public Library, Woodside Branch. One-storey building directly adjacent to subject site with pedestrian linkages. Source: Fotenn Site Visit



Figure 9: EMS Station. One-storey building adjacent to subject site and south of public library. Source: Fotenn Site Visit



2.6 Views and Vistas

The views and vistas from the site will be provided via the driveway and walkways connecting to and from the site. The proposed development will alter the existing entrance to align with Warminster Drive. The view northwest is significant as it offers a long line of sight, and the line of sight terminates at the tree line (See Figure 10).



Figure 10: View northwest on Warminster Drive. Source: Google Maps

Internally, an important view in the proposed development is from the central courtyard southwest along the pathway that will connect residents to the Oakville Public Library – Woodside Branch (See Figure 11). The central courtyard will be where residents both exit their homes and gather for social connection and leisure. Therefore, this sightline along the proposed pathway will offer an important view and will connect the residents with Woodside Drive.



Figure 11: View facing southwest along proposed pathway. Source: Fotenn Site Visit

A key view will be the road leading into the proposed development (See Figure 12), which will align with Warminster Drive to the north. This view and walkway will lead residents and visitors into the development and will provide a key view to and from the site.



Figure 12: View southeast along proposed road into site. Source: Fotenn Site Visit



2.7 Landmarks/ Gateways

The **Oakville Public Library**, Woodside Branch is an important Landmark directly adjacent to the site. This public library will draw residents of Oakville via the multiple forms of transportation available to the site (vehicle, cycling and walking, and transit) and will increase visibility of the subject site.

The **Patricia-Picknell Elementary School** directly adjacent to the south of the site is an important Landmark, as it will bring elementary school children and their caretakers to the area close to the subject site. The sidewalks and multi-use pathway on Rebecca Street will likely be a form of transportation for those attending school, directing students right past the subject site.

The **Brook Valley Park and Sedgewick Forest** are key landmarks in close proximity to the subject site (260 metres to the north and south, respectively) and will likely serve as important places of physical activity and leisure for residents of the proposed development.



2.8 Transportation Networks

The subject site is well served by multiple modes of transportation. The subject site fronts onto Rebecca Street, where there is a sidewalk, multi-use pathway that was being used by cyclists, and an arterial for vehicles (See Figure 13). Two bus stops are located directly in front of the library, just west of the subject site



Figure 13: Sidewalks, multi-use trail and road in front of subject site. Source: Fotenn Site Visit

The existing transportation at the subject site reflects the direction from planning policy. According to Schedule C of the Official Plan, Rebecca Street has direct frontage on the site and is a four-lane arterial that traverses roughly half of the Town of Oakville before ceasing at Reynolds Street (See Figure 14). Warminster Drive, a local road, comes to a T intersection with Rebecca Street just southwest of the subject site. Most of the remaining surrounding roads are local roads.

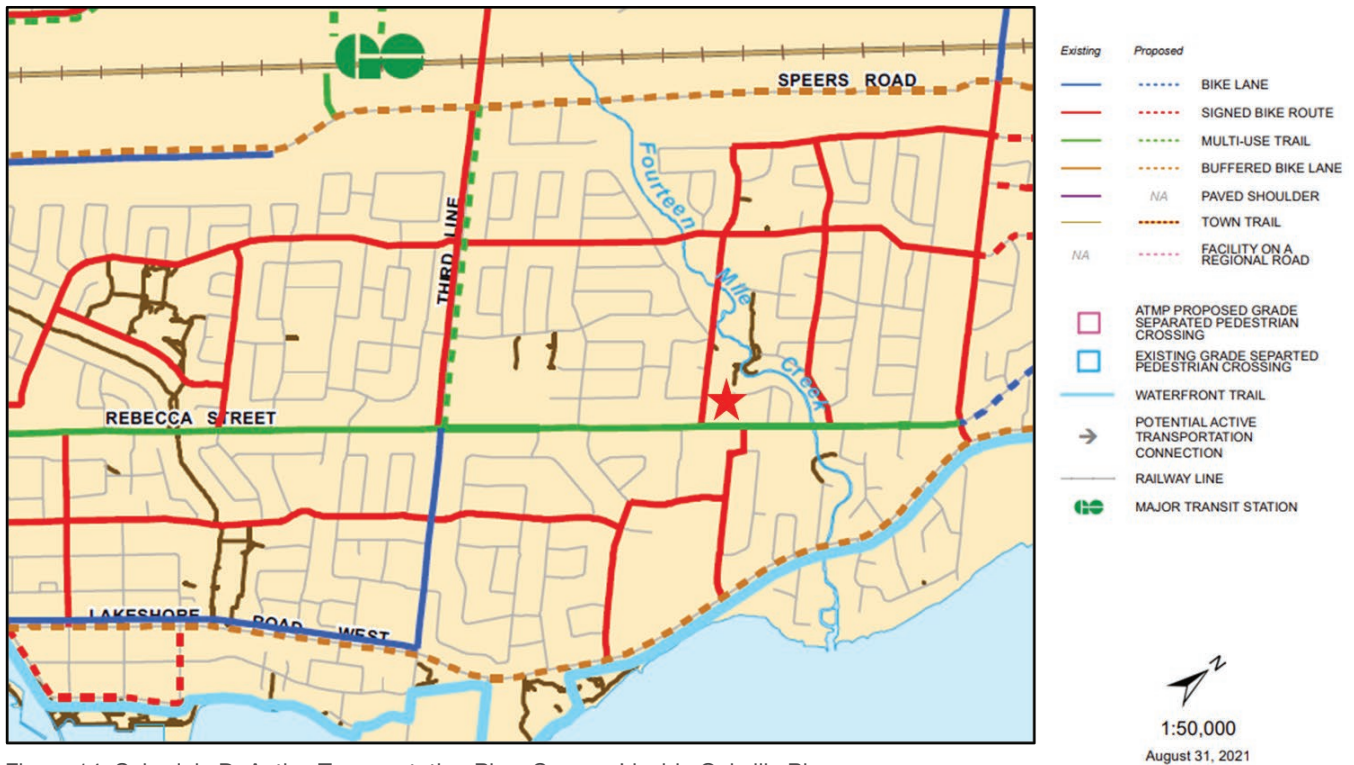


Figure 14: Schedule D, Active Transportation Plan. Source: Livable Oakville Plan



2.9 Relationships and Linkages to Public Open Spaces

The proposed development introduces shared open spaces and linkages that will connect the residents with the site, adjacent uses, and surrounding area.

The proposed development will feature a central courtyard open space which residents can use. Linkages extend from this central courtyard, one such linkage going southwest along the proposed walkway which connects to the public library and Woodside Drive. The proposed road will go northward to Rebecca Street and connect residents to the public realm.

The road leading northward out of the site will connect with the existing sidewalk and multi-use trail which will link residents to the surrounding neighbourhood.

Beyond the site, Woodside Drive goes southward and connects to Sedgewick Forest, a public park. The proposed road on the subject site will line up with Warminster Drive which features a sidewalk on the east side of the road. The sidewalk will link residents from our site to Brook Valley Park and Spring Garden Park and Liberty Park. All parks are within a five to ten minute walk from the subject site (See Figure 15).



Figure 15: Walking distance from subject site to nearby parks

3.0 Development Opportunities

Provision of supportive housing

This development proposes a type of supportive housing that is supported across the planning policy. Planning policy outlines that proposed developments are to accommodate affordable and market-based range and mix of residential types, including housing for older persons (PPS, 2020), should provide a diverse mix of housing options including housing to accommodate people at all stages of life (Growth Plan, 2020), should meet housing needs through the provision of assisted housing (Halton Region Official Plan (c. 2018), and to provide housing for a wide array of socio-economic groups and those with differing physical needs (Oakville Official Plan, c. 2021).

Further, this development will provide autonomous living opportunities for seniors in the Town of Oakville, will contribute to a mixed community and is compatible with the adult-lifestyle community on Woodside Drive adjacent to the subject site.

Co-location with existing services and infrastructure

There is the opportunity for this development to be supported by and contribute to existing services and infrastructure. This development proposes that the seniors' housing is co-located with other community uses, such as the adjacent library, and is proximate to the Salvation Army across the street and the public-school south of the subject site. This development is proposed in close proximity to existing infrastructure and amenities, such as the active transportation path, the bus stops, a number of nearby parks, and commercial uses west of the subject site.

Compatibility with existing land uses and built form

The proposed development will continue with compatible land uses, built form, and continue the existing streetwall. Currently there is a trend of low-scale institutional uses embedded in the residential neighbourhoods surrounding the subject site. With the planned three detached residential lots fronting onto Rebecca Street, the street wall is anticipated to continue in a similar fashion as the adjacent residential uses along Rebecca Street.

4.0 Conformity to Relevant Policies

4.1 Provincial Policy

The proposed design follows the Provincial tenets on efficient and resilient development and land use patterns, intensification, transit-supportive communities, sustainability, and affordability.

4.2 Livable Oakville Plan and Secondary Plans

The Livable Oakville Plan (2009, 2021 Consolidation) aims to establish the land use patterns for the Town of Oakville (The Town) within the area south of Dundas Street and north of Highway 407. The Town's vision is to be the "most livable Town in Canada". To achieve this, The Town has established the Livable Oakville Plan to: create livable communities; provide a choice of housing, jobs, and transportation mobility to its residents; and achieve sustainable development practices to minimize the Town's overall carbon footprint and preserve natural heritage features.

The proposed development conforms to the Livable Oakville Plan as it contributes to change in a residential area while ensuring the character of the area is preserved and urban structure of the Town of Oakville is upheld. Specifically, the proposed development responds to the Official Plan through proposing a mix of housing types, densities, design and tenure (11b), a compact urban form and increased variety of housing alternatives (11c), and innovative housing types and forms that ensure accessible and affordable housing (11d).

The proposed development achieves policies of Chapter 6 of the Oakville Official Plan through proposing that single-detached lots front onto Rebecca to frame the street (6.4.2b) and connect active uses outward to the public realm, enhancing vibrancy of the street (6.4.2d). The proposed semi-detached units incorporate sustainable design elements, such as passive design, energy efficiency, electric charging stations, permeable pavers, and vegetation (6.4.2e).

Further, the design of the proposed seniors' housing and amenities creates a sense of identity and community through the internal orientation of dwelling units which surround a central shared courtyard and include landscaping (6.9.1). The building design and placement of both the single-detached lots and the semi-detached units is compatible with the existing context, as it maintains built form elements in of the adjacent properties (6.9.2).

The proposed assisted seniors' housing is designed to be fully accessible and incorporates universal design principles which ensure barrier-free pedestrian circulation (6.9.12). The proposed design includes landscaping elements that enhance the visual appearance and create an attractive environment for pedestrian movement (6.10.1) and the proposal includes pedestrian circulation routes throughout the site which connect both internally, to the shared courtyard, unit entrances, and community garden, and externally, to the public library, Woodside Drive, and Rebecca Street (6.11.2).



Urban Design Direction for Oakville

Staff update - December 2, 2019

Version - 2.0

Endorsed by Council on May 12, 2014

Version - 1.0



Figure 16: Livable by Design Urban Design Manual

4.3 Livable by Design Manual

The Livable by Design Manual provides comprehensive and detailed design direction for development to ensure designed and built elements are integrated with their surroundings and result in projects that not only function, but are aesthetically pleasing, support community vitality, and improve the overall livability of Oakville. This Design manual consists of Part A, B and C which are described below. The Livable by Design Manual derives direction from the Livable Oakville Plan which outlines Council's policy direction on urban design.

4.3.1 Urban Design Direction for Oakville (2014) - Part A

The Urban Design Direction for Oakville document largely focuses on elements of the public realm and states that for design direction related to low-rise, low-density residential buildings, to refer to Design Guidelines for Stable Residential Communities. This review will focus only on the guiding principles of this document and delve deeper into the Stable Residential Communities document.

This document outlines guiding principles that form the foundation of the urban design direction of the document. New development is expected to be designed and executed in accordance with six guiding design principles (1.4):

Sense of Identity (“Placemaking”): The proposed development aligns with the principle of Placemaking through promoting a design and use that will connect seniors with an easily navigated environment (through transit service, a multi-use pathway, sidewalks, and road infrastructure), will encourage public interaction through the proposed shared central courtyard, community garden and access to the public library, and will connect a palette of community amenities, through connecting seniors housing to a public library, nearby places of worship and nearby green spaces.

Compatibility: The proposed development aligns with the principle of Compatibility through promoting a design that has an appropriate massing, height, rhythm and street presence to co-exist with surrounding establishments. The proposed massing is an appropriate height and the single-detached lot areas reserved for future development will maintain the street presence. Further, the use and location of the proposed development will encourage integration and complement the diversity of existing community functions, offering small-scale seniors’ housing proximate to compatible uses, such as a public library and public parks.

Connectivity: The proposed development aligns with the principle of Connectivity as it connects housing for individuals that may face mobility issues to a range of mobility options, including public transit, walking, cycling, and driving. Within the site, connectivity is encouraged by pedestrian pathways that link to the surrounding uses and road networks. Proposed walkways connect to Rebecca Street, link to the existing pedestrian walkway in Woodside Library’s parking lot, and link to Woodside Drive.

Sustainability: The proposed development aligns with the principle of Sustainability through the proposed design, which includes energy efficient elements, passive design, permeable pavers and electric charge stations on site. Further, the proposed development encourages a compact development on a partially street-grid road system which encourages linkages and walkability, being served by alternative transportation modes (sidewalks, multi-use paths) and public transit, and has a range of uses (library, places of worship, public parks, and commercial uses) in proximity which encourages walking.

Legacy: The proposed development aligns with the principle of Legacy through facilitating compatibility between old and new elements and inspires new development to become an asset to future generations. The proposed massing, height, and urban design elements are compatible to the old elements of the neighbourhood, primarily low-rise residential and institutional uses. The proposed development will become an asset to future generations, as it provides a form of communal living that is supportive of various stages of life and is provided at a location that is closely connected to a range of surrounding uses.

Creativity: The proposed development aligns with the principle of Creativity through proposing improved vistas by connecting the internal road to Warminster Drive, adapting gathering places by proposing an internal courtyard and community garden.

4.3.2 Design Guidelines for Stable Residential Communities (2013) - Part B

The Livable by Design Urban Design Manual: Design Guidelines for Stable Residential Communities was endorsed by Planning and Development Council on April 13, 2013. This manual serves as a basic framework to guide design and development within Oakville's stable and established neighbourhoods. This manual outlines Urban Design Guideline Objectives in regards to Neighbourhood Context (3.1), Architectural Context (3.2), Site Context (3.3) and Heritage Resource Context (3.4).

Neighbourhood Context (3.1)

This section of the report will refer mainly to the proposed design of the semi-detached units on the site. Where applicable, the lots fronting on Rebecca Street will be discussed, though as we are not proposing a built form, any future development on the three lots will need to have regard for the guidelines.

Neighbourhood Character (3.1.1)

The proposed design maintains the neighbourhood character through maintaining the scale and character of the immediate context of the site and creates compatible transitions between the new dwelling units and the existing dwelling units in the surrounding neighbourhood.

The proposed single-detached units will continue the street wall, height, and externally-oriented focus of the adjacent properties. The semi-detached dwelling units at the southern portion of the site will accommodate a gentle transition from the existing single-detached dwelling units on adjacent properties through maintaining a similar height. Further, the proposed semi-detached units are of a

similar character to the Woodside Mews Adult Lifestyle Community adjacent to the library on Woodside Drive.

Lotting Pattern (3.1.2)

The proposed single-detached dwelling units continue a similar lotting pattern to adjacent properties, though include a reduced lot frontage. The proposed lotting pattern of the semi-detached units follow the lotting pattern of the adjacent Woodside Mews Adult Lifestyle Community in that it groups residents around common circulation and amenity areas. Similarly to Woodside Mews, the variation in lot pattern represents introducing a mix of housing styles, densities, designs and tenures.

Scale (3.1.3)

The proposed development maintains an appropriate scale for the surrounding neighbourhood through not being substantially larger than the existing dwellings in the immediate vicinity. The scale of the semi-detached units follows the scale of the adjacent Woodside Mews, with bungalow style semi-detached units.

Rear Yard Privacy (3.1.4)

The proposed semi-detached units are designed to ensure that the height and massing of the projection does not cast any shadows onto the rear yards of adjacent properties, as the buildings are one storey. This design does not include any second storey decks or balconies, reducing concerns for overlook, and features an at-grade patio to the rear of the unit. The proposed design maintains a 3m setback from the property line and includes landscaping and a 1.8m wooden fence at the perimeter of the property to reduce privacy concerns. The site does not have adjacent residential properties to the southeast (school yard) or the west (library).

Architectural Context (3.2)

This section outlines that new development should be designed to address the site and maintain the patterns found within the neighbourhood and is encouraged to be designed to minimize environmental impacts. This section focuses specifically on:

Massing (3.2.1)

The proposed semi-detached units are designed to mitigate potential impacts of overshadowing on adjacent properties by proposing one-storey buildings and avoiding a bulky massing close to the shared property line.

Setbacks (3.2.2)

While no built form is proposed yet for the single-detached lots, these are oriented towards the street and will be required to comply with appropriate zoning standards to ensure the setbacks are compatible with the existing pattern of dwelling placement.

The proposed semi-detached units vary from the existing pattern of surrounding dwellings to allow for a mix of housing types, densities, design and tenure. This development is intentionally oriented inwards to reduce the impact of varying site design. Despite the variation, the proposed setbacks (See Concept Plan), along with appropriate tree protection measures, allow the retention of existing trees.

A tree inventory was submitted, discussing and analyzing tree impacts and tree preservation relative to the proposed work and existing conditions. The report (See Tree Inventory and Preservation Plan Report prepared by Kuntz Forestry Consulting Inc.) puts forward tree protection measures that must be implemented prior to the proposed construction to ensure tree resources designated for retention are not impacted by the proposed work.

Primacy Façade (3.2.3)

The proposed semi-detached units have a front façade that is well articulated through the use of architectural elements that are compatible with the surrounding neighbourhood and clearly indicate a sense of arrival through the primary entrance. Service elements, such as heating and air conditioning units, are not proposed at the front of the units and care will be given to ensure such elements area effectively screened from the public view.

Architectural Elements and Materials (3.2.4)

The semi-detached units are proposed to have patios at the rear of each unit and 1.8m wooden fences at the property line. The wooden fences and patios will be compatible with the design of the building and surrounding neighbourhood. Each unit will have a privacy screen in the center of the building to allow for privacy among residents.

Further, the units have window openings on the primary façade which will add visual interest and maximize light penetration and views. The primary façade of the units features three windows ranging in sizes. All habitable rooms have access to light. At the sides of the units which face other buildings, only one small window is featured which will minimize overlook conditions onto neighbouring properties.

The semi-detached units are proposed to use a combination of horizontal lap siding and vertical siding, accenting materials which are compatible with materials found on dwellings within the neighbourhood and will be easy to maintain.

Site Context (3.3):

This section states that the design and placement of new dwellings and significant building additions within stable residential communities should preserve and maintain the character and the established site development patterns of nearby properties and those within the immediate surroundings. Specific policies relate to:

Landscaping and Tree Preservation (3.3.1):

The proposed development incorporates landscaping, existing, and proposed trees and vegetation into the design which will create pleasant microclimates and support energy conservation through vegetation shadow. Where possible, the new development will make every effort to retain established landscaping, such as healthy mature trees and existing topography. Tree coverage and soil volume plans will be provided to the satisfaction of the Town through the Site Plan Control review process.

Driveways and Walkways (3.3.2)

The semi-detached units proposed a driveway for one vehicle in the front yard with a pedestrian walkway. Permeable paving materials are proposed through the entirety of the southern portion of the site, including the driveways for better stormwater run-off, for reducing heat build up, and for creating a pedestrian environment. The proposed design includes pedestrian connections from the municipal sidewalk at Rebecca Street which link to the public library and Woodside Drive, the central courtyard and community garden, and the main entrance of each dwelling unit.

4.3.3 Site Design and Development Standards for Oakville – Part C

The Site Design and Development Standards for Oakville established a benchmark by which the development proposals will be reviewed in order to achieve a consistent level of quality-built environments throughout the Town. The standards and technical direction contained in this document are intended to incorporate and complement the Town of Oakville's policies, engineering standards, by-law requirements, other guiding documents prescribing design direction and solutions, as well as regional and provincial policies, regulations, and guidelines. The plan and future site plan detailing will have regard for the site design and development standards.

4.4 Halton Region Official Plan

The Halton Official Plan (ROP) provides broad planning direction on physical development in Halton Region. The ROP provides a planning vision that supports the concept of sustainable development.

The proposed development conforms to Halton's Official Plan through proposing safe and accessible assisted housing (1.1.1). Further, this proposal achieves a compact and transit-supportive built form (2.4.5e) through smaller unit sizes and access to public transportation and contextually fits into the surrounding neighbourhood.

5.0 Proposed Development Concept

The proposed development concept is based on the Concept Plan (Fotenn) (See Figure 17), Landscape Plan (Wilk Landscape Architecture Ltd.) (See Figure 18), and built form renderings (MZE Architects) (See Figure 19), as shown in this brief. Please note that these plans and renderings are currently in draft form and will be further confirmed at the Site Plan stage.

This concept is informed by the 2015 Council-endorsed Land Use Concept, Regional objectives, relevant policies (Halton Official Plan, Livable Oakville Plan and Secondary Plans, and Livable by Design Manual), public consultation, and best practices.

5.1 Concept Overview

The proposed development consists of three (3) single detached lots fronting onto Rebecca Street and a block of land to the south which includes fourteen (14) single storey bungalow semi-detached units that will serve as an assisted independent living community with supports.

The proposed single detached lots fronting onto Rebecca Street contain frontages of 18.0m and a lot area of approximately 658m² to 755m². Each lot is intended to have independent access onto Rebecca Street.

The southern block for the assisted independent living community with supports will be developed and operated by the Region. The proposed development contains 14 independent living units in a semi-detached bungalow built form. The proposed dwellings are approximately 59m² (635 ft²) in area and 7.1m (23ft) and 9.6m (31ft) deep. The proposed floor plans include a one-bedroom layout, which will feature universal design throughout, accessible units, and sustainable and energy efficient standards designed to meet CMHC Co-Investment program criteria.

The vision for the independent living units is to achieve a contemporary community, inspired by a cottage feel similar to the Rotary Gardens model on Woodside Drive. Each 1-bedroom bungalow unit will feature a private driveway, accommodating 1 parking space per unit. Four (4) proposed visitor parking spaces will also be available within the community as a shared amenity.

Objectives and Principles

The proposed site design is predicated on the following contextual design objectives and principles:

Neighbourhood Fit

Transition to Neighbourhood Character:

The proposed zoning and built form (bungalow, semi-detached) maintains the neighbourhood character through mirroring heights of adjacent and surrounding properties and proposing a semi-detached design that echoes some surrounding developments, such as Woodside Mews Adult Lifestyle Community, and contributes to an appropriate mix of housing types, densities, designs, and tenures.

Co-location with Library: The proposed development is co-located with the Woodside Public Library and there is discussion of a partnership between the Region and the library for programming and services. There is support in planning policies for co-location of uses.

Building on similar developments: The Woodside Mews, an adult lifestyle community, is on Woodside Drive adjacent to the library.

Accessibility and Circulation

Transit supports: The proposed development is situated in an area served well by transit, as two bus stops are located directly in front of the library adjacent to the proposed development.

Pedestrian Connections: The proposal integrates and builds on existing pedestrian infrastructure on surrounding streets through the proposed pedestrian 1.8 m walkway into the site, and the walkways connecting to Woodside Library and Woodside Avenue.

Placemaking

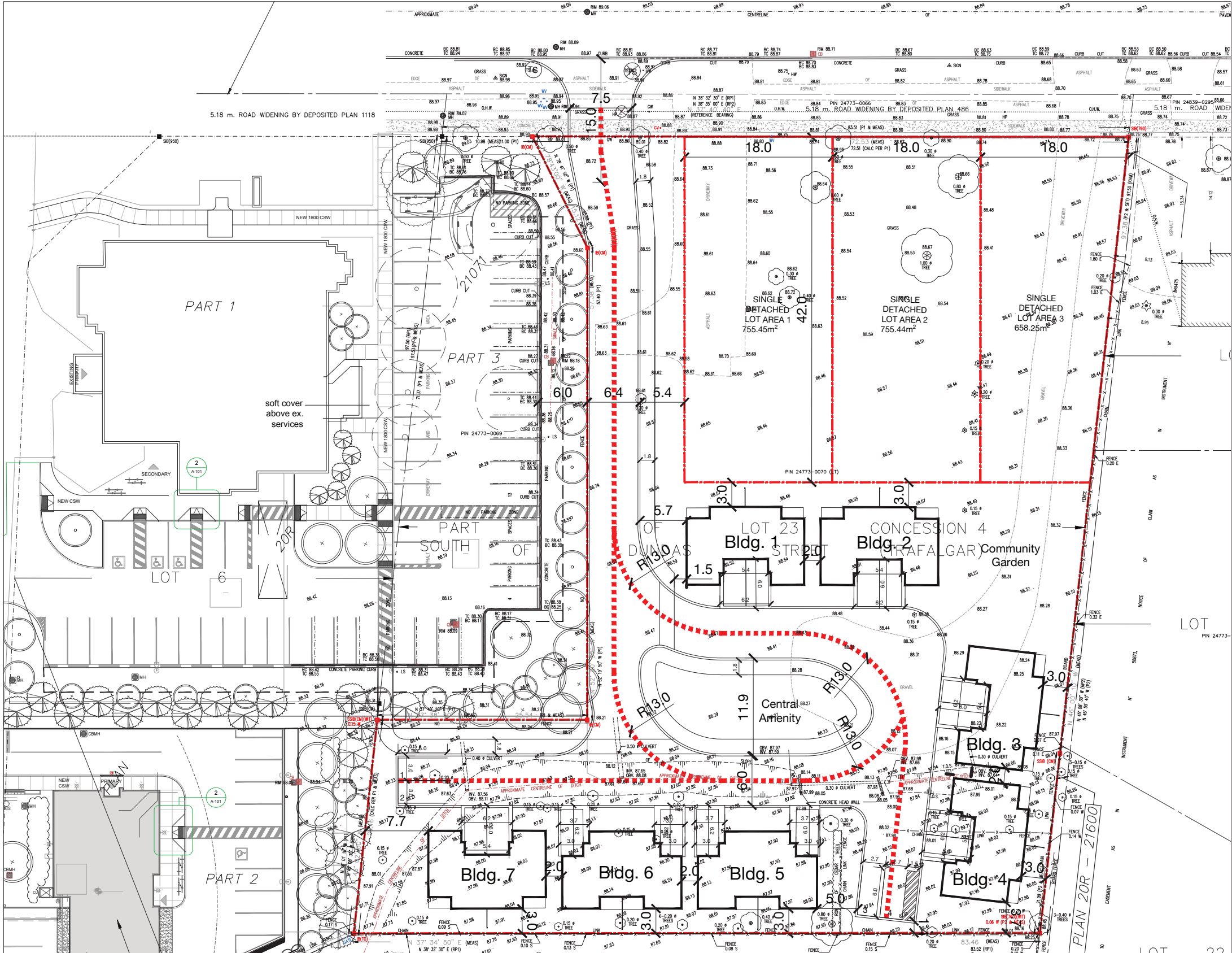
Build on Existing Public Infrastructure:

The proposed development builds on a public realm anchor, the Woodside Library. This contributes to creating a sense of place, social activity, and social connections.

Continue Existing Street Pattern: The three single detached units continue the existing street pattern and thus are a continuation of the public realm, directing the dwellings to engage with the street.

Internally-Oriented Sense of Place: The fourteen semi-detached units, while at the south of the subject site, contribute a central shared courtyard, community garden and greenhouse, and pedestrian connection network that achieves a sense of place and connection. The central shared courtyard space, instead of private backyards, is essential to promoting social activity and safety for the residents.

Concept Plan (Fotenn)



1258 REBECCA OAKVILLE CONCEPT PLAN

TOTAL SITE AREA: 6,597.00sm
 18.0m SINGLE DETACHED: 2,169.14sm
 SEMI DETACHED: 4,427.86sm

UNITS
 SINGLE DETACHED: 3 units
 SEMI (TWO SINGLE DWELLINGS): 14 units
 TOTAL UNITS/DWELLINGS: 17 units

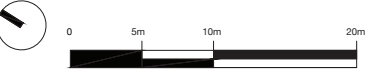
TOTAL FSI: 25.77 units/ha
 SINGLE DETACHED FSI: 13.8 units/ha
 SEMI FSI: 31.6 units/ha

LOT AREA (FLOORPLATE | COVERAGE)
 SINGLE-DETACHED LOT 1 AREA:
 755.45sm (333sm | 44%)

SINGLE-DETACHED LOT 2 AREA:
 755.44sm (383sm | 51%)

SINGLE-DETACHED LOT 3 AREA:
 658.25sm (297sm | 45%)

SEMI-DETACHED LOT AREA:
 4,427.86sm (826sm | 19%)



No. REVISION DATE BY

CLIENT
HALTON REGION

FOTENN
 Planning + Design

174 Spadina Ave, Suite 304, Toronto ON M5T 2C2
 416.789.4530 www.fotenn.com

DESIGNED UMG
 REVIEWED UMG
 DATE 2022.03.09

P4

Figure 17: Concept Plan

Landscape Plan (Wilk Landscape Architecture Ltd.)



Figure 18: Landscape Plan

5.2 Priority Lots

Priority lots are those with the greatest visibility and impact on the public realm. These are often located near gateways, on corners, view termini, abutting plazas, parks and open spaces, and abutting heritage resources. Although the subject site is a single lot, and this principle would not be applicable, we have identified visual priority units.

Building 1

Building 1 is located at the entry corner of the site, a prominent location that defines the transition between the entryway and the internal courtyard. Its design should respond to this characteristic and frame both the gateway streetscape, and the pedestrian oriented courtyard. This could be achieved through material treatment, landscaping, roofline, fenestration, colour, among others elements.

Building 6

Building 6 is located at the view terminus of the site entryway. While the rest of the units front facades are only visible from the internal courtyard, building 6's facade will be visible from Rebecca Street. Therefore its design should be a visual highlight, which could be achieved through interesting landscaping, material treatment, rooflines, fenestration, colour, among other elements.

Buildings 2,3,4,5 and 7

All of these buildings, while less prominently visible, are of key importance in framing the internal courtyard. Their facade and front yard should define, and complement the courtyard, through landscaping and/or architectural elements such as awnings, material treatment, fenestration, colour, among others.

All the specific design elements that will respond to a visual priority will be defined at the site plan stage.

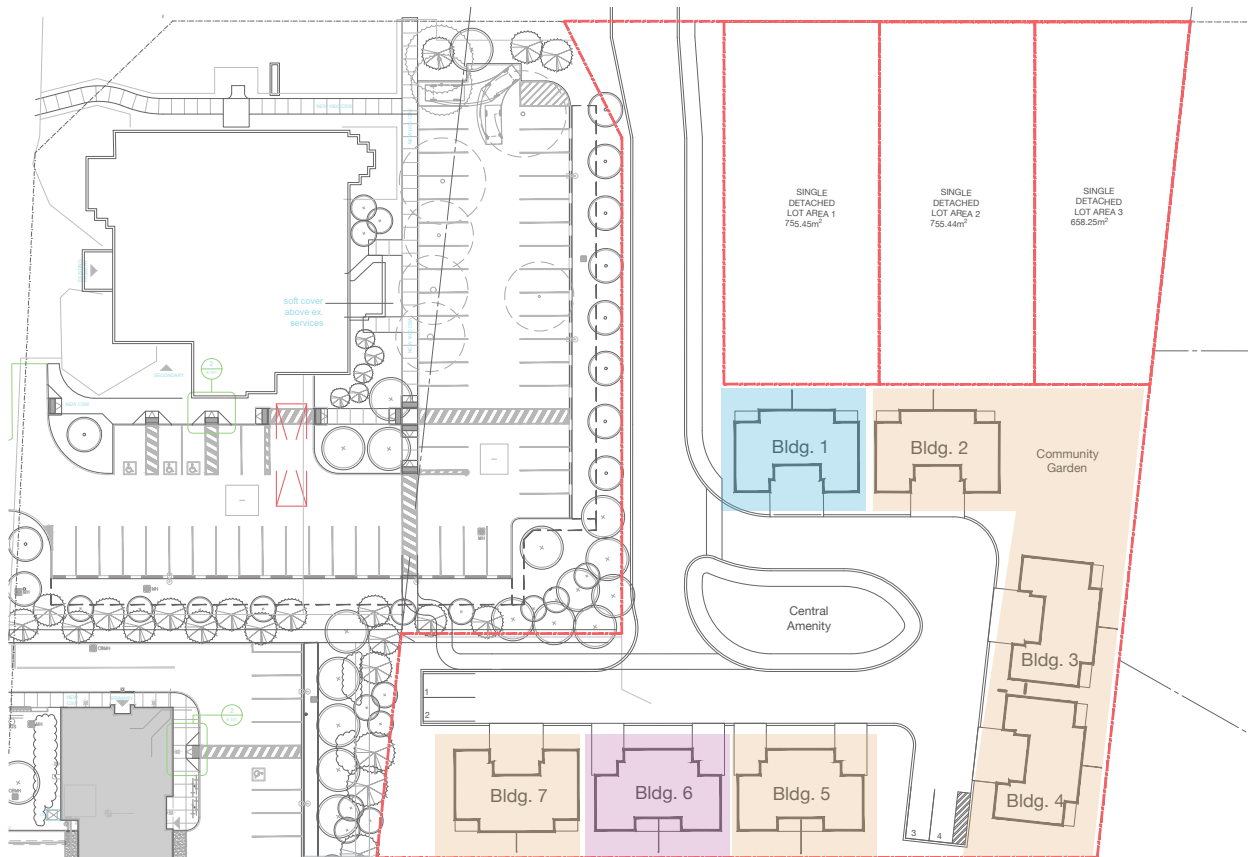


Figure 19: Priority Buildings

5.3 Site Design

5.3.1 Positioning of the Buildings

Single-Detached Lots

The proposed three single-detached lots front onto Rebecca Street and form a continuous street pattern with the adjacent residential units to the east and the west beyond the public library. Maintaining the street pattern is a key focus of the proposed development and orienting the lots externally to engage with the streetscape and maintain a vibrant public realm. The three lots contain frontages of 18.0 m and a lot area of approximately 755m² for the two west lots and 658m² for the east lot.

Semi-Detached Units

The block of land to the south includes a proposal for fourteen (14) single storey bungalow semi-detached units that will serve as an assisted independent living community with supports. The proposed dwellings are approximately 59m² in area and 7.1m and 9.5m deep. The proposed dwellings represent a one-bedroom floor plan which will feature universal design throughout accessible units, sustainability and energy efficient standards.

There are 7 buildings, each with two semi detached units that are distributed throughout the southern portion of the site, surrounding the central courtyard. Building 1 and 2 are located directly south of the single-detached lots, with a 3m setback from the lots. Buildings 3 and 4 are located on the eastern edge of the site, abutting the neighbouring properties to the east with a 3m setback. Buildings 5, 6 and 7 are located at the south of the site, abutting the property line of the public school, with a 3m setback. The distance between all buildings and the central courtyard is 6m. A privacy screen is proposed between the units at the rear of the building. The semi-detached units features driveways at the front of the buildings, offering 1 parking space per unit and four additional proposed visitor parking spaces.

The buildings are positioned to be internally oriented to contribute to a sense of place and community and to minimize impact and opportunities for impact on neighbouring areas. Of the fourteen semi-detached units proposed, six back onto the school property at the south and four back onto the single-detached vacant lots at the north. Only four semi-detached units are adjacent to neighbouring properties to the east. A 1.8m wooden privacy fence is proposed on for all semi-detached units (backing onto the single-detached lots, adjacent properties to the east, and public school to the south).

In addition, all existing trees to the eastern property line, except for Tree 7 (see Tree Inventory and Preservation Plan), are planned to be preserved. The proposed setbacks and appropriate protection and mitigation measures, are intended to maintain a natural buffer from abutting properties. Further, vegetation and trees will be included in the rear yards to mitigate potential overlook into neighbouring properties and to help blend the buildings into the fabric of the neighbourhood.

On the concept plan, building 7 is positioned inversely to building 6 and 5 at the southern portion of the site to offer architectural diversity that will change the pattern of driveways and front doors.

5.3.2 Vehicular and Pedestrian Access and Circulation

Vehicular Access

The proposal includes a road into the site that will align with Warminster Drive on the opposite side of Rebecca Street. This road is proposed to lead into the site, beyond the single-detached lots and lead vehicles in a loop around the central courtyard. The proposed road is 6.4m wide and 7.5m wide at the intersection at Rebecca Street. The road is located 6m from the library and 5.4m from the most western single-detached lot.

Pedestrian Access

The proposal includes a connection to the pedestrian infrastructure along Rebecca Street, with a 1.8m walkway on the eastern edge of the proposed road leading into the site. A new pedestrian pathway is proposed at the south of the site to connect pedestrians to Woodside Drive at the southern end of the public library property. Crosswalks are proposed on the Landscape Plan with a distinguished paving material to create a pedestrian-focused environment and to improve safety, connecting the central courtyard to the pathway to Woodside Drive, the walkway leading to Rebecca Street, and to the community garden and greenhouse.

5.3.3 Streetscape

The proposed development will contribute to the streetscape along Rebecca Street through maintaining the street wall with a single-detached lot pattern. The internal road is aligned with Warminster Drive, and will contribute with pedestrian infrastructure to the street network, improving pedestrian circulation and vibrancy in the streetscape.

The streetscape of Woodside Drive will remain relatively unchanged by the proposed development, except for the pedestrian pathway that will connect to the site improving pedestrian circulation.

At the site entrance the character of the internal road streetscape provides a transition between the public road and the dwellings. The internal road extends from Rebecca St to the center of the site and features two car lanes, a treed boulevard and a sidewalk on the east side of the boulevard. As the road extends towards the central courtyard its character and materiality change. While at the entrance the road is asphalted and of a more public character, before reaching the center the area opens and features a change of paving material that allows water absorption and delineates a more attractive and people-oriented space.

The site layout is oriented inwards, and along with the proposed materials, landscaping, and furnishings creates a safe and pedestrian-oriented streetscape with a central courtyard. Although the entire area is pedestrian friendly, walkways offer a safer connection to a shared open space envisioned at the core of the site. The area will feature a different permeable pavement and landscaping elements that define the space, a decorative gazebo, a flag pole, and a stone wall surrounding an area for public art.

All front yards face the central courtyard and feature paver driveways that alternate with planting and other landscaping elements and create a sense of rhythm that defines ownership while transitioning softly to the more public character of the courtyard.

5.3.4 Public Open Spaces

The proposed development is situated in a fabric of existing public open spaces which will serve the future residents. Brook Valley Park is a public park located north and Sedgewick forest is located south of the subject site. Spring Garden and Liberty Park are located east on Rebecca Street, all within a five- to

ten- minute walk along direct roadways easily accessed from the subject site.

The Woodside Library is a community anchor and public open space that will have improved visibility and traction through the proposed development, as more community members may be drawn to the site to visit family members or friends. The central courtyard and community garden, though not public, serve as valuable outdoor space to the residents of the units.

5.3.5 Landscaping and Amenity Areas

A Central Courtyard is proposed on the Concept Plan and is located central to the semi-detached units and is surrounded by the proposed road. The courtyard is located 6m from the semi-detached units and features a 1.8m walkway surrounding the space. The courtyard is 11.9m in width. The central courtyard is envisioned to be surrounded by a permeable paver walkway, a decorative gazebo in the eastern portion of the courtyard, a flagpole, an armored stone wall surrounding unit with public art and a waste receptacle and community mailbox.

A Community Garden and Greenhouse is proposed in the Landscape Plan on the eastern edge of the site to the south of the most eastern single-detached lot. This is expected to be used primarily during the day and is expected to contribute to a sense of privacy for neighbouring properties during the evenings. The community garden and greenhouse is envisioned to include raised planters for residents use, permeable pavers, and a crosswalk connecting to the central courtyard.

The Landscaping Plan provides a vision for vegetation throughout the site. In this plan, trees and bushes are envisioned at the majority of the property's edge, offering a buffer to the single-detached lots, adjacent neighbours, public library, and between semi-detached

buildings. Permeable pavers are proposed throughout the entirety of the southern portion of the site to encourage a pedestrian-focused environment and a variation in the colouring of the pavers on the pedestrian walkway is envisioned for safety.

5.3.6 Parking, Loading and Service Areas

Parking for vehicles will be provided at a rate of one parking space per semi-detached unit, with four additional visitor parking spaces. The single-detached dwelling lots will have two parking spaces per unit. No loading spaces are proposed. Waste collection is proposed and will be outlined in a detailed turning plan once waste management collection methods are confirmed at the site plan stage.

5.3.7 Lighting

The specifics of lighting will be confirmed at the site plan stage, though the development has the intent to ensure that lighting is proposed to balance the needs for safety and to avoid light pollution. If appropriate, lighting will be provided for safe circulation on site through all times of day though steps will be taken to ensure there is minimal impact onto adjacent properties.

5.3.8 Waste Collection

Waste materials will be stored internally within each unit. Internal waste storage areas will be designed within each unit to provide odourless and easily accessible waste storage for tenants. On collection day, tenants (or their support person) would place the waste at the end of the driveway for pickup. Waste materials will be sorted and appropriately placed into garbage, recycling, or organic waste containers, as required. Waste collection details will be further provided at the site plan stage.

5.4 Built Form

5.4.1 Height and Transition

Transition to Adjacent Uses and Built Form

As part of the Planning Justification Report, the project team is proposing a change in zoning from RL2 which permits detached dwellings to a site specific RL5 zone similar to the RL5-164 zoning for the lands on Woodside Drive, with a maximum height of 2 storeys and 9.0m. While the detached-dwelling lots are not proposed with a building form, the proposed development for these lots would have to comply to any new zoning and height regulations.

The semi-detached units at the southern portion of the site will be one-storey bungalows. This height is consistent with surrounding properties, which primarily fall in the one- to two- storey range, including the one-storey detached unit at 1242 Rebecca Street adjacent to the property, 270 Sandwell Drive which is the property that borders to the east of the site, and the Woodside Mews to the east of the subject site which features one- to two-storey units. One storey is also consistent with the co-located Woodside Library. One-storey height is consistent with the surrounding area and not deviating from the character in the neighbourhood. Given that the height of the semi-detached units will be equal to or lesser than neighbouring properties, privacy concerns, including shadow-impact and look over, are reduced.

Legible Hierarchy

A legible hierarchy of land uses as expressed through built form is demonstrated through the site where the proposed housing height and massing is clearly recognizable as residential architecture with its play on roof lines and entry porches in clear juxtaposition to the adjacent library and EMS institutional architecture.

5.4.2 Building Types

The neighbourhood is predominantly single detached units with semi-detached units scattered throughout the nearby area, including the adult lifestyle community Woodside Mews to the west of the subject site. Introducing the proposed building type into the neighbourhood contributes to an appropriate mix of housing types, densities, designs and tenures as supported in Oakville's Official Plan. The small nature of the units results in a compact and dense built form suitable for seniors.

5.4.3 Setback

The semi-detached units feature a 3m setback from the property line which provides some amenity area which will feature vegetation and a 1.8m wooden fence to contribute to privacy. The semi-detached buildings feature a 2m separation distance between buildings, which will allow for side access of units for maintenance and safety. Building 7, the most western building on the south of the site, features a 7.7m setback from the property line to allow for an appropriate setback from the parking lot.

5.4.4 Building to Street Ratio

The proposed single detached lots, will continue to define the established street ratio along Rebecca Street in the same manner in which existing one to two storey buildings define the street.

5.4.5 Facade Treatments, Architectural Elements and Materials

The proposed units are designed to be passive, net zero housing. The schematic designs indicate a combination of horizontal lap siding and vertical siding, which features materials that will blend into the surrounding neighbourhood and be easy to maintain.

5.4.6 Landmark and Gateway Treatment

The proposed development features entry signage at Rebecca Street that will help with the transition from the public to the private realm and indicate to drivers and pedestrians that it is a private road. The entry signage will support wayfinding. Specific details regarding entry signage will be described through the appropriate approval process with the Town of Oakville.

Internal to the site, the shared courtyard with its distinctive elements such as the gazebo, the flagpole and the stone wall will function as a landmark and gathering place to the residents of the units.

Built Form Renderings (MZE Architects)



OWNERS MAY USE OF Drawings and Specifications for the purposes of construction and shall remain the property of the Architect. These documents are not to be used for any other project or purpose, or by any other party, without the prior written authorization of MZE Architects Inc. or MZE Architects Inc.

MACDONALD ZUBEREC
ENSSLEN Architects Inc.
 39 QUEEN STREET STUDIO 403
 ST CATHARINES ON L2R 5G6
 WWW.MZEARCHITECTS.COM
 P: 905.683.4447 INFO@MZEARCHITECTS.COM

File No:	2132
Scale:	1:1
Drawn By:	Author
Issue Date:	10/27/21
No. Revisions:	
Date:	

Proposed Re-zoning
HALTON REGION
 1258 Rebecca Street, Oakville, Ontario
 RENDERINGS

A3.3

Figure 20: Built Form Renderings

6.0 Sustainability Features

Through the Site Plan process, the architectural design of the proposed units will be further designed. Whether passive or net-zero housing, the design solutions are intended to meet regional sustainability standards.

The site plan is also exploring electric charging facilities to be provided on site. The proposed Landscape Plan will also continue to explore sustainable approaches such as the use of permeable pavers and the appropriate planting. Further details will be provided at the site plan stage.

7.0 Implementation

Pending approval of the subject Zoning By-law Amendment application, an application for Site Plan Control will be required prior to obtaining building permits for the proposed semi-detached dwellings.

A Preconsultation Meeting with Town Staff is anticipated to be scheduled in advance of any formal submissions for the Site Plan Control application. Through the preconsultation process, it is anticipated that Town Staff will confirm all required planning approvals to implement the proposed development. Should any additional applications be required beyond the Site Plan Control application, the Applicant will coordinate with Town Staff to satisfy submission requirements. During the Preconsultation Meeting, Town Staff will also identify any required submission materials in support of all required applications. Upon receipt of formal written comments from the Preconsultation Meeting, the Applicant will be pleased to work with Town Staff to ensure all requisite planning applications and supporting materials are submitted to the satisfaction of the Town of Oakville.

Tree Inventory and Preservation Plan (Kuntz Forestry Consulting Inc.)

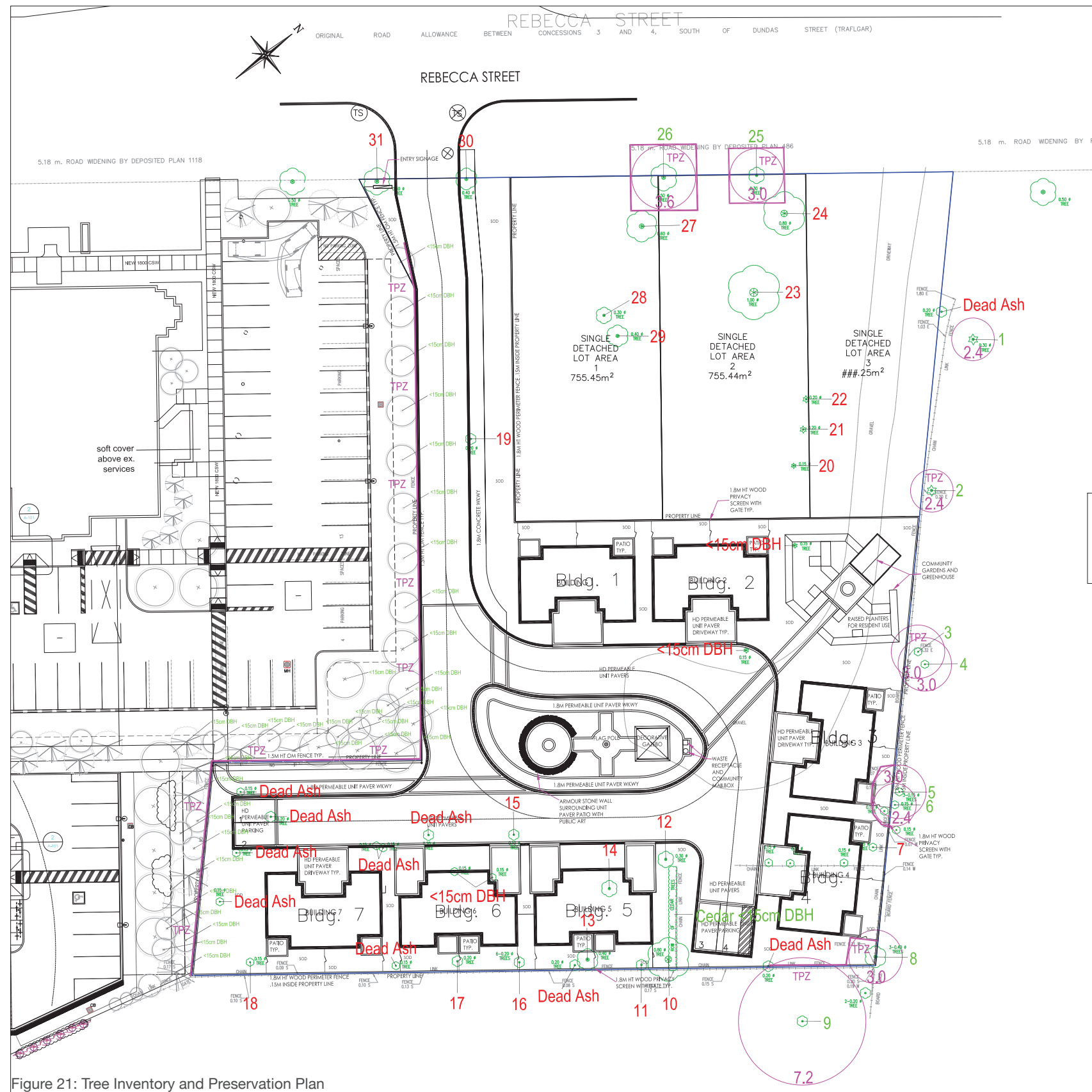


Figure 21: Tree Inventory and Preservation Plan

SCHEDULE 1 TREE PROTECTION BARRIER

Tree Protection Barriers

- Tree protection barriers must be 1.2m (4ft) high, waterboard hoarding or an equivalent approved by Urban Forestry Services.
- Tree protection barriers for trees situated on the Town road allowance where visibility must be maintained can be 1.2m (4ft) high and consist of plastic web snow fencing on a wood frame made of 2" x 4"s.
- Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
- All supports and bracing should be outside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
- No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

Tree Protection Zone

No grade change, storage of materials or equipment is permitted within this area. This tree protection barrier must not be removed without the written authorization of the Town of Oakville. Report any contraventions to Contact Name Tel No. Unauthorized removal of the tree protection barrier or other contraventions may result in prosecution.

TREE PROTECTION PLAN NOTES

- It is the applicant's responsibility to discuss potential impacts to trees located near or wholly on adjacent properties or on shared boundary lines with their neighbours. Should such trees be injured to the point of instability or death the applicant may be held responsible through civil action. The applicant would also be required to replace such trees to the satisfaction of Urban Forestry.
- Tree protection barriers shall be installed to standards as detailed in this document and to the satisfaction of Urban Forestry.
- Tree protection barriers must be installed using plywood clad hoarding (minimum 19mm or 3/4" thick) or an equivalent approved by Urban Forestry.
- Where required, signs as specified in Section 4, Tree Protection Signage must be attached to all sides of the barrier.
- Prior to the commencement of any site activity such as site alteration, demolition or construction, the tree protection measures specified on this plan must be installed to the satisfaction of Urban Forestry.
- Once all tree/site protection measures have been installed, Urban Forestry staff must be contacted to arrange for an inspection of the site and approval of the tree/site protection requirements. Photographs that clearly show the installed tree/site protection shall be provided for Urban Forestry review.
- Where changes to the location of the approved TPZ or sediment control or where temporary access to the TPZ is proposed, Urban Forestry must be contacted to obtain approval prior to alteration.
- Tree protection barriers must remain in place and in good condition during demolition, construction and/or site disturbance, including landscaping, and must not be altered, moved or removed until authorized by Urban Forestry.
- No construction activities including grade changes, surface treatments or excavation of any kind are permitted within the area identified on the Tree Protection Plan or Site Plan as a tree protection zone (TPZ). No root cutting is permitted. No storage of materials or fill is permitted within the TPZ. No movement or storage of vehicles or equipment is permitted within the TPZ. The area(s) identified as a TPZ must be protected and remain undisturbed at all times.
- All additional tree protection or preservation requirements, above and beyond the installation of tree protection barriers, must be undertaken or implemented as detailed in the Urban Forestry approved arborist report and/or the approved tree protection plan and to the satisfaction of Urban Forestry.
- If the minimum tree protection zone (TPZ) must be reduced to facilitate construction access, the tree protection barriers must be maintained at a lesser distance and the exposed portion of TPZ must be protected using a horizontal root protection method approved by Urban Forestry.
- Any roots or branches indicated on this plan which require pruning, as approved by Urban Forestry, must be pruned by an arborist. All pruning of tree roots and branches must be in accordance with good arboricultural practices. Roots that have received approval from Urban Forestry to be pruned must first be exposed using pneumatic (air) excavation, by hand digging or by a using low pressure hydraulic (water) excavation. The water pressure for hydraulic excavation must be low enough that root bark is not damaged or removed. This will allow a proper pruning cut and minimize tearing of the roots. The arborist retained to carry out crown or root pruning must contact Urban Forestry no less than three working days prior to conducting any specified work.
- The applicant/owner shall protect all by-law regulated trees in the area of consideration that have not been approved for removal throughout development works to the satisfaction of Urban Forestry.
- Convictions of offences respecting the regulations in the Street Tree By-law and Private Tree By-law are subject to fines. A person convicted of an offence under these by-laws is liable to a minimum fine of \$500 and a maximum fine of \$100,000 per tree, and for a Special Fine of \$100,000. The landowner may be ordered by the City to stop the contravening activity or ordered to undertake work to correct the contravention.
- Prior to site disturbance the owner must confirm that no migratory birds are making use of the site for nesting. The owner must ensure that the works are in conformance with the Migratory Bird Convention Act and that no migratory bird nests will be impacted by the proposed work no less than 48 hours prior

LEGEND			
Tree Inventory			
Refer to Table 1 of the report dated 01 March 2022. Trees greater than 15cm DBH on and within six metres of the proposed development and trees of all sizes within the road right-of-way were included in the inventory.			
Tree Removals			
The removal of 21 trees is required to accommodate the proposed development.			
Tree Preservation			
Preservation of all other trees will be possible with appropriate tree protection measures. Trees identified for preservation are indicated with GREEN labels. Tree protection measures must be implemented prior to construction. Minimum tree preservation zones and required tree preservation fencing is indicated in MAGENTA. Refer to Tree Protection Plan Notes for preservation details.			
Tree Label (GREEN), preservation recommended		X	
Plant Label (RED), removal recommended due to site plan		X	
Tree Protection Hoarding (Thick MAGENTA)			
Minimum Tree Protection Zone (MAGENTA Circle, with radius)			
No.	Issue/Revisions	Date	By
1	Report Submission	25 Mar '22	FS
Base Data: GENESIS Land Surveying Inc. (topo), Site Plan: Wlk Associates Landscape Architecture Ltd.			
145 Lakeshore Road West PO Box 1267 Lakeshore W PO Oakville ON L6K 0B3 T: 289.637.1871 e: consult@kuntzforestry.ca web: www.kuntzforestry.ca			
Client	Wlk Associated Landscape Architecture Ltd. 1496 Safart Road P.O. Box162 Millgrove, ON L0R 1V0		
Property	1258 Rebecca St. Oakville, ON		
Tree Inventory and Preservation Plan			
Project	P3087	Figure	1
Date	25 March 2022		
Scale	1:500		