

## 2163 & 2169 Sixth Line Meeting Report

**Purpose:** Public Information Meeting

**Project No.:** 19400-1

**Date:** Tuesday, July 5, 2022

**Time:** 6:30p.m. to 8:00p.m.

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### OVERVIEW

The following details provide an overview of the Public Information Meeting invitation schedule:

- The mailing list included registered owners within a **240m radius** of 2163 & 2169 Sixth Line, local Resident Associations, and agencies in Ward 5
- **550 invitations** were sent by mail on June 13, 2022
- **42 email invitations** were sent on June 16, 2022, as a follow-up to those on the mailing list that had provided an email address as an additional contact method

The invitation and applicant presentation are included as an Appendix.

### SUMMARY

There were **35 attendees** at the applicant-led Public Information Meeting for 2163 & 2169 Sixth Line. Community members provided a range of feedback, with a particular focus on height and built form, traffic, access, and parking, as well as the overall planning process and timelines.

The discussion focused on the following matters:

- Height, density and built form
- Traffic, access, and parking
- Process, construction, and timelines
- Existing commercial businesses
- Natural heritage features

This meeting provided an opportunity to inform community members about the upcoming development application and continue to build the platform for further engagement throughout the process.

## PANELISTS

NAME	TITLE
Arash Barati	Bara Group (River Oak) Inc.
Khosrow Barati	Bara Group (River Oak) Inc.
Roland Rom Coltoff	RAW Design
David Charezenko	Bousfields Inc.
Jocelyn Deeks	Bousfields Inc.
Simone Hodgson	Bousfields Inc.
Suzanne Tillmann	Bousfields Inc.
Mona Al-Sharari	Bousfields Inc.
Robert Keel	LEA

## AGENDA

- Applicant Presentation
- Facilitated Q&A

## NEXT STEPS

1. **Application Submission**
  - a. Submit application to the Town of Oakville to begin formal review process

**PRESENTATION**

<b>Speaker</b>	<b>Notes</b>
<b>Simone Hodgson</b>	Opened the meeting by providing a Land Acknowledgement, conduct expectations for the meeting, and instructions on how to use the Zoom webinar platform. Provided an introduction to the project team on the panel.
<b>Arash Barati</b>	Introduced Bara Group, the vision for the site, and thanked attendees for tuning in to learn about the proposals and provide preliminary feedback.
<b>David Charezenko</b>	Provided an overview of the planning process for the upcoming application, background on the site and surrounding neighbourhood, relevant policy context, as well as a summary of the previous proposal and feedback at the July 2019 PIM.
<b>Roland Rom Coltoff</b>	Provided a walk-through of the current proposal's features and building design. Described a series of floor plans and project renderings.
<b>Jocelyn Deeks</b>	Closed the presentation portion of the evening by thanking the panelists, going over next steps in the process, and reminding everyone about the Zoom Webinar features before starting the facilitated Q&A.

## FACILITATED DISCUSSION

Approx. **50** questions and/or comments were shared through the Q&A typed function or asked verbally in Zoom Webinar. These questions and comments are summarized below.

Theme	Questions
<b>Height, Density &amp; Built Form</b>	<p><b>14 questions and comments</b> were about the height, density and built form of the proposal. Key points included:</p> <ul style="list-style-type: none"> <li>• At 9-storeys, how tall will the building be?</li> <li>• The original proposal was for only 6-storeys, but this proposal is for 9-storeys. There are some residences directly adjacent to this site that are only 4-storeys. How much higher is the proposed building than the nearby buildings?</li> <li>• There shouldn't be anything of this size in this neighbourhood. This corner is quiet and very green.</li> <li>• Can you provide an estimate of the development's land area in hectares and how many people you expect will live and/or be employed in the development?</li> <li>• How many units in total will be in the project?</li> <li>• What about privacy for those living on the west side of Morrison Creek Crescent?</li> <li>• Will the proposal block the view from the library in Knox and remove any light from the garden plots at the back of Knox?</li> <li>• At the 2019 PIM, you proposed a 6-storey building and there was a lot of feedback from the residents' association and residents on Sixth Line that 6-storeys was too high</li> <li>• All of the Councillors of Oakville voted for a Halton proposal to only intensify densities in areas which are already designated for that, and this area isn't one of them</li> <li>• Very excited at the prospect of adding homes to the area (it is much needed)</li> </ul>
<b>Traffic, Access &amp; Parking</b>	<p><b>12 questions and comments</b> referred to the traffic study, surrounding traffic impacts, access to the proposed development and its parking, and the quantity of parking. Key points included:</p> <ul style="list-style-type: none"> <li>• Has a traffic study been done? What were its findings? The River Oaks/Sixth Line intersection is already choked with traffic particularly with the local schools in the morning and afternoon.</li> <li>• Does the City plan to reduce the speed of Sixth Line?</li> <li>• What company did the traffic study?</li> <li>• Where on the site plan is the access to the underground parking?</li> <li>• How many parking spaces?</li> <li>• How will the parking at the north end of the development be accessed?</li> <li>• One parking spot per unit is not enough.</li> <li>• One parking spot per unit is fine.</li> </ul>

	<ul style="list-style-type: none"> <li>I want some assurance for the safety of the traffic coming and out of the shared access during and after construction. Will the new units be sharing the same access as the seniors' residence?</li> </ul>
<b>Process, Construction &amp; Timelines</b>	<p><b>5 questions and comments</b> were about the timing of the application submission, the overall planning process, as well as the anticipated construction timeline, including:</p> <ul style="list-style-type: none"> <li>When do you anticipated submitting an application?</li> <li>What is your anticipated time in terms of an approval or rejection? What are the next steps?</li> <li>How long will construction take? When is the start of construction planned?</li> <li>What is the estimated completion date?</li> <li>Is the construction already approved by the Town of Oakville?</li> </ul>
<b>Existing Commercial Businesses</b>	<p><b>3 questions and comments</b> discussed the existing commercial businesses on site, including:</p> <ul style="list-style-type: none"> <li>How much notice will be given to existing commercial tenants?</li> <li>There are beloved family businesses in that building. Have they been offered a first right of refusal to rent in that ground floor?</li> <li>This proposal has significant improvements to the last one, in particular the inclusion of the medical services and pharmacy.</li> </ul>
<b>Natural Heritage Features</b>	<p><b>2 questions and comments</b> were about the site's adjacency to a natural heritage system, including:</p> <ul style="list-style-type: none"> <li>How do you expect to address the 10m setback required under the Regional Natural Heritage system?</li> <li>How will the precious Nipegon Trail be protected during construction and in the long term? We already have limited green spaces, so it is important to protect this trail.</li> </ul>
<b>Other</b>	<ul style="list-style-type: none"> <li>Will this deck be sent to all who registered?</li> <li>Thank you for this informative presentation. Will the recording be available for those who were unable to attend?</li> <li>How many people in the immediate area were notified about this meeting? When the meeting was conducted in 2019 you actually had an overflow in the community centre. So why is this a Zoom meeting rather than in person? There are many seniors in the two adjacent buildings who would have attended a live meeting but aren't comfortable with Zoom! Is a live meeting proposed for the future?</li> <li>Do you have the area Councillor's support?</li> <li>You developer come to my neighborhood to make money for sure. However, building a high-rise building will hurt our house's value. Do you think this fair? How will you compensate our community?</li> </ul>

	<ul style="list-style-type: none"><li>• What sustainable construction features are planned? How is the Stormwater Management accommodated? Is there a pond on site?</li></ul>
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# 2163 & 2169 Sixth Line

Scan Me to Register



## You're Invited to an online Public Information Meeting

Following our Public Information Meeting in July 2019 and based on feedback from the community, we have been working to refine our proposal for a new **mixed-use development** at 2163 and 2169 Sixth Line.

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### Meeting Details

Tuesday, July 5, 2022

6:30–8:00 pm

Link to Join

[zoom.us/join](https://zoom.us/join)

Meeting ID

846 4490 7390

Telephone Dial-in

(647) 558-0588

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# 2163 & 2169 Sixth Line



## Public Information Meeting

There will be a short presentation by members of the Project Team followed by a Question & Answer session.

A planning application has not yet been submitted to the Town of Oakville for their review. We look forward to doing so in the coming weeks.

### Any questions or comments ahead of the meeting?

Feel free to get in touch with us at:

Bousfields Inc.

[consultation@bousfields.ca](mailto:consultation@bousfields.ca)

Community Engagement

Subject Line: *2163 Sixth Line*

BARA GROUP RIVER OAKS INC.

**RAW**

**BOUSFIELDS INC.**  
PLANNING | DESIGN | ENGAGEMENT



**2163 & 2169**  
Sixth Line,  
Oakville

# Public Information Meeting

July 5, 2022

**BARA GROUP RIVER OAKS INC.**



 **BOUSFIELDS INC.**  
PLANNING | DESIGN | ENGAGEMENT



# Land Acknowledgement

Halton, as we know it today, is rich in the history and modern traditions of many First Nations and the Métis. From the lands of the Anishinabe to the Attawandaron, the Haudenosaunee, and the Métis, these lands surrounding the Great Lakes are steeped in Indigenous history.

As we gather today on these treaty lands, we are in solidarity with Indigenous brothers and sisters to honour and respect the four directions, lands, waters, plants, animals and ancestors that walked before us, and all of the wonderful elements of creation that exist. We acknowledge and thank the Mississaugas of the Credit First Nation for being stewards of this traditional territory.

# Meeting Agenda

Introductions

Planning Context

What We Heard (July 2019 PIM)

Current Proposal

Q&A

# Zoom Instructions

The image shows a Zoom meeting interface with several callout boxes pointing to specific controls. The main content area displays an aerial view of a residential area with the following text: "2163 & 2169 Sixth Line, Oakville", "Public Information Meeting", and "July 5, 2022".

- Switch View:** A callout box pointing to the "View Options" dropdown menu in the top right corner.
- Audio:** A callout box pointing to the "Audio Settings" button in the bottom left corner.
- Raise Hand:** A callout box pointing to the "Raise Hand" button in the bottom center.
- Type a Question:** A callout box pointing to the "Q&A" button in the bottom center.
- Leave Meeting:** A callout box pointing to the "Leave" button in the bottom right corner.

Other visible interface elements include a status bar at the top with "You are viewing Bousfields Consul... 's screen", a participant list on the right with "Bousfields Consultat...", and a "Live Transcript" button at the bottom.

# Zoom Instructions

The screenshot shows a Zoom meeting in progress. The main content area displays an aerial view of a residential area with the following text overlaid: "2163 & 2169 Sixth Line, Oakville", "Public Information Meeting", and "July 5, 2022". The meeting title at the top is "Bousfields Consultat...".

Annotations and instructions are provided in white boxes with arrows pointing to specific interface elements:

- Switch View:** Points to the "View Options" button in the top right corner.
- Audio:** Points to the "Audio Settings" button in the bottom left corner.
- 1. Live Transcript:** Points to the "Live Transcript" button in the bottom right corner.
- 2. Show Subtitles:** Points to the "Show Subtitle" option in the transcript menu.

Additional interface elements visible include a status bar at the top ("You are viewing Bousfields Consul...s screen"), a participant list on the right, and a bottom toolbar with "Raise Hand", "Q&A", and "Live Transcript" buttons.

# How should we approach this meeting?

**Treat everyone  
with respect**

**Listen and learn from  
each others' comments  
and questions**

**Be a part of a fair and  
welcoming space,  
where everyone gets an  
opportunity to share**

# The Project Team

## BARA GROUP RIVER OAKS INC.

Developer/Owner



Planning & Community Engagement



Architect



Transportation

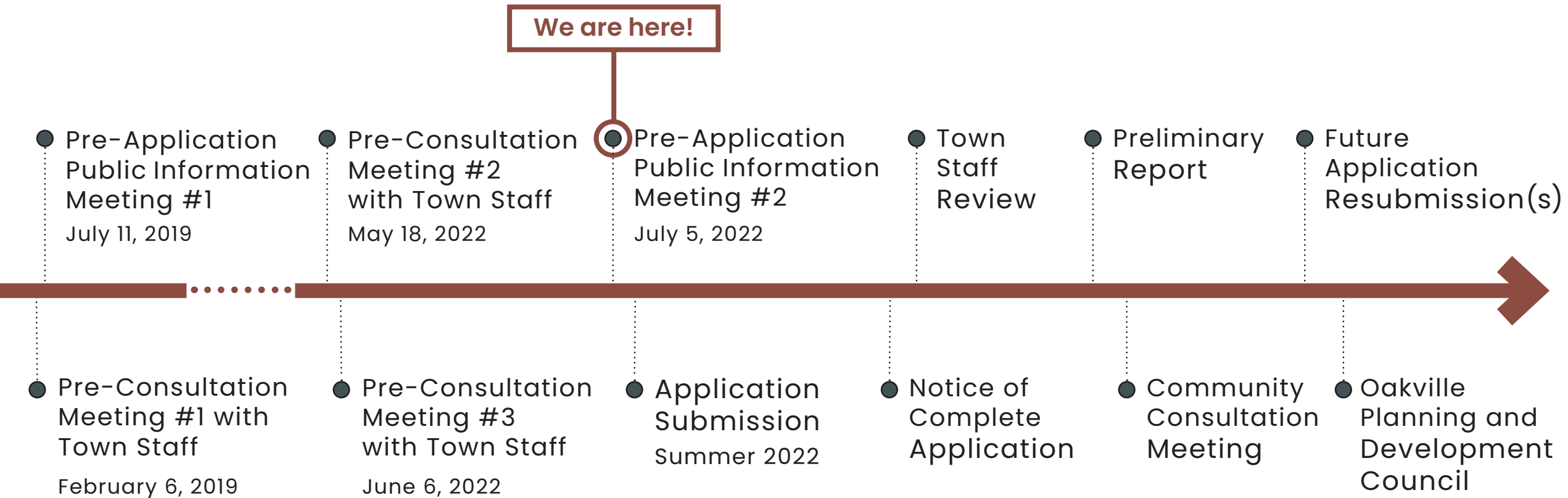
An aerial photograph of a residential neighborhood. The houses are arranged in a grid-like pattern with winding streets. In the center, there is a larger commercial building with a parking lot. The surrounding area is filled with trees and greenery. The text "Planning Context" is overlaid in the center of the image.

# Planning Context



# 2163 & 2169 Sixth Line







# Planning & Engagement Process

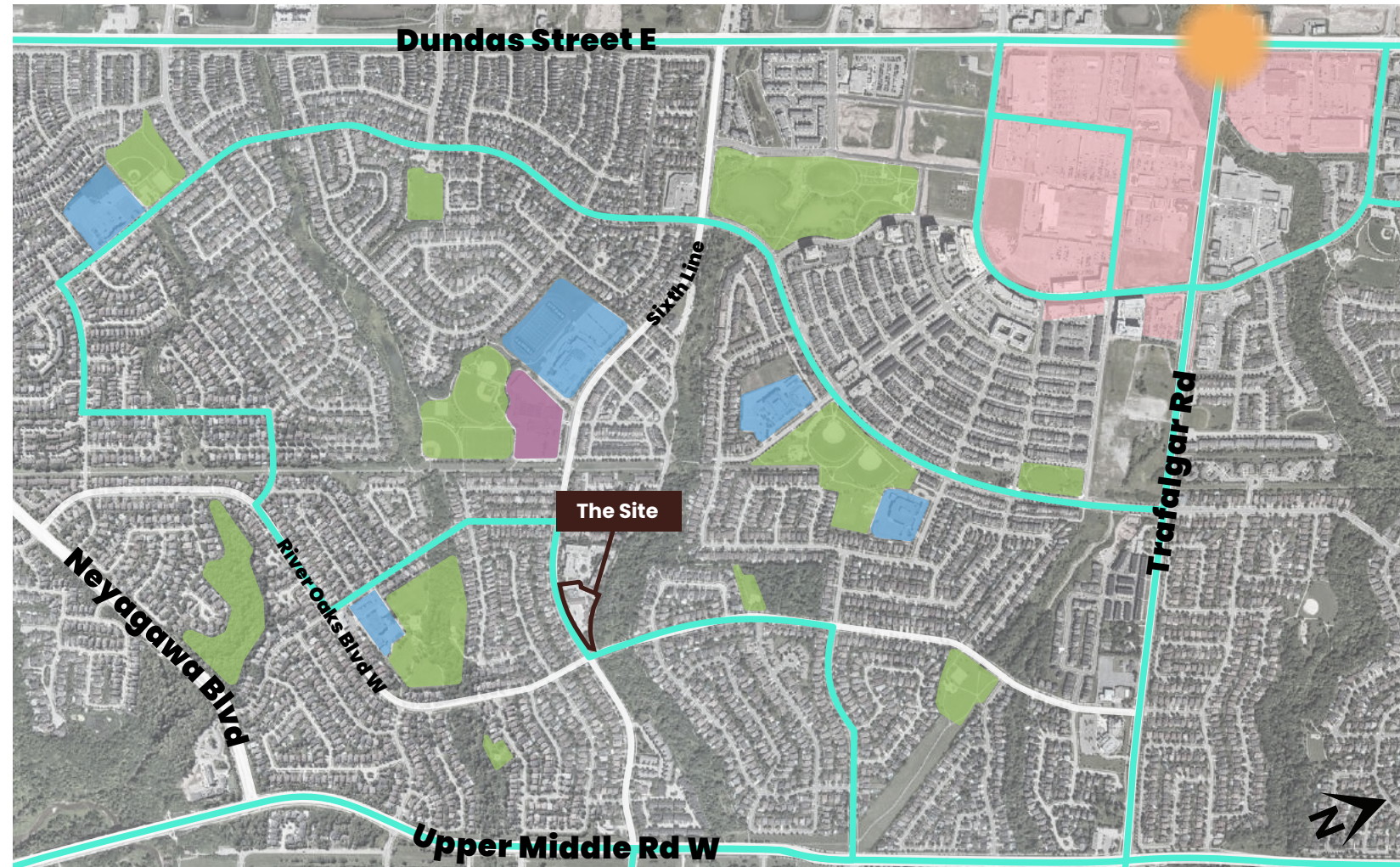


# 2163 & 2169 Sixth Line

# Site & Surrounding Context

## Legend

-  Regional Transit Node (Uptown Core)
-  Transit Lines
-  Retail Areas
-  Community Centres
-  Schools
-  Parks



**2163 & 2169**  
Sixth Line

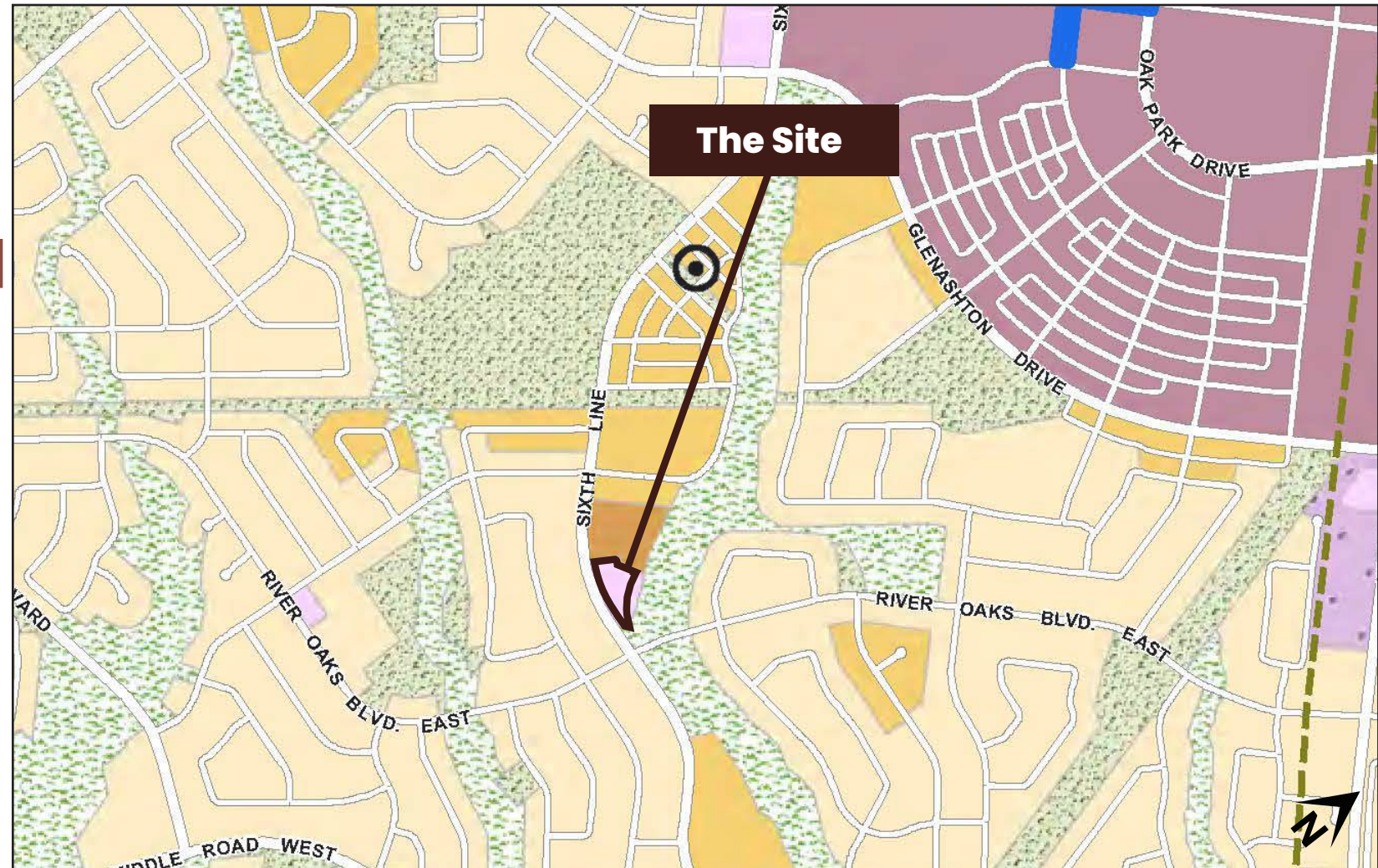
# Subject Site



# 2163 & 2169 Sixth Line

## Land Use

- BUILT BOUNDARY
- SCHEDULE AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- CORE COMMERCIAL
- MAIN STREET 2
- NATURAL AREA
- PARKWAY BELT
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE
- UTILITY
- GROWTH AREA \*
- SPECIAL POLICY AREA
- SPECIAL POLICY AREA - TRAFALGAR ROAD CORRIDOR
- FUTURE ROADS



An aerial photograph of a residential community, likely a university campus, showing a central building complex with a parking lot and surrounding residential areas with winding roads and trees. The image is faded to serve as a background for the text.

# What We Heard

Summary of Community Comments from July 2019 PIM

# 2163 & 2169 Sixth Line

## Community Feedback:

- Desire to maintain existing shared access between Oaks Condominium and the site throughout construction and post-development
- Limit additional traffic on the driveway

# Existing Site Conditions



# 2163 & 2169 Sixth Line

## Community Feedback:

- Construction (phasing, timeline, and impacts on adjacent developments)
- Concerns re: displacement of pharmacy, dental office, and medical office

# Phasing & Existing Uses



# 2163 & 2169 Sixth Line

## Community Feedback:

- Concern regarding the proximity of the Phase 2 building to the Oaks Condominium

# Built Form Impacts



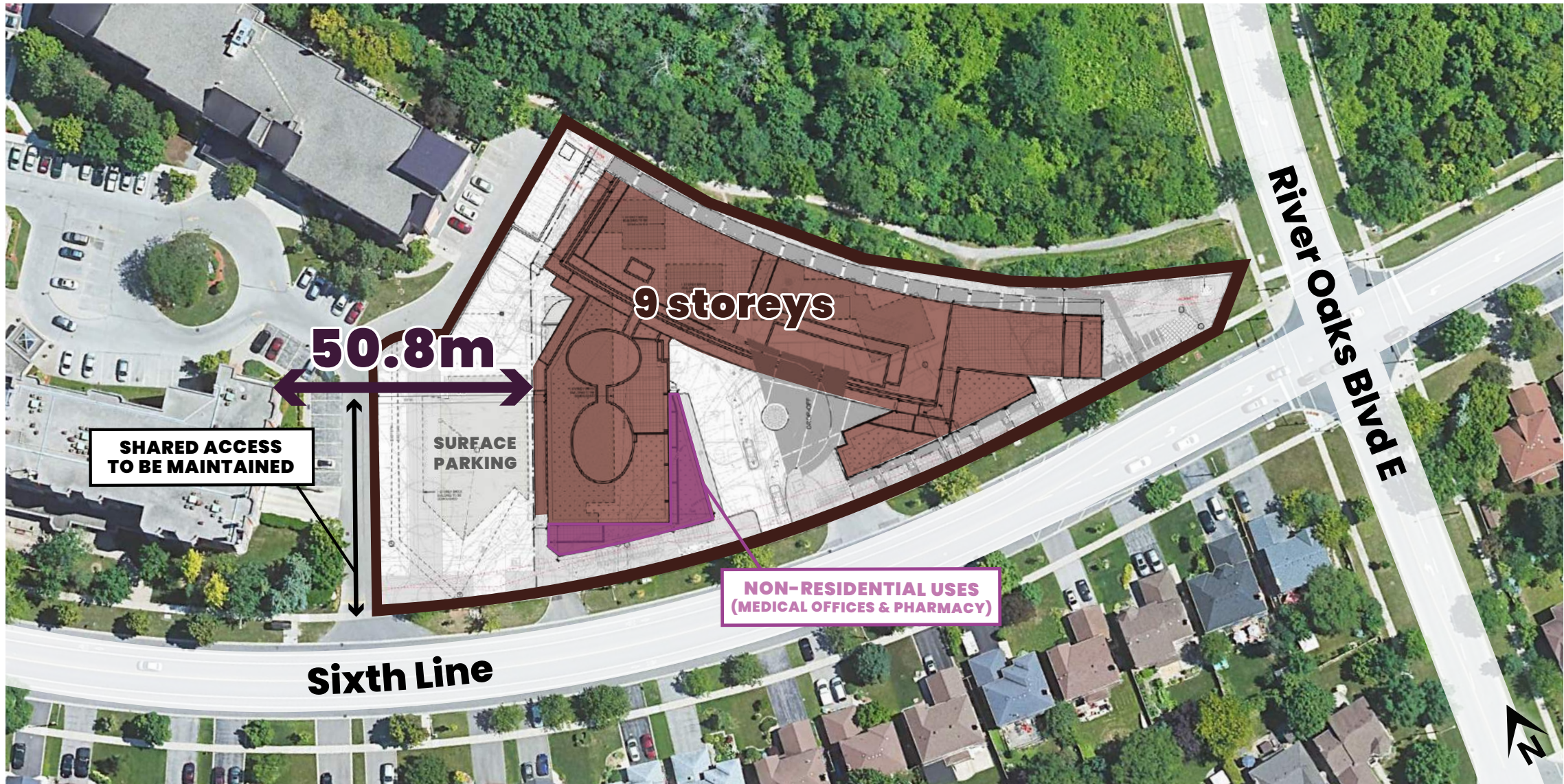


An aerial photograph of a residential development. The image shows a central cluster of buildings, possibly a school or community center, surrounded by a dense residential area with many houses. The entire image is faded and serves as a background for the text.

# Current (Revised) Proposal

2163 & 2169  
Sixth Line

# Site Plan



# Ground Floor Plan

- RESIDENTIAL
- GREEN ROOF/PLANTER
- PARKING
- RETAIL
- INDOOR/OUTDOOR AMENITY



2163 & 2169  
Sixth Line

# Second Floor Plan

- RESIDENTIAL
- RETAIL



# Third Floor Plan

- RESIDENTIAL
- GREEN ROOF/PLANTER



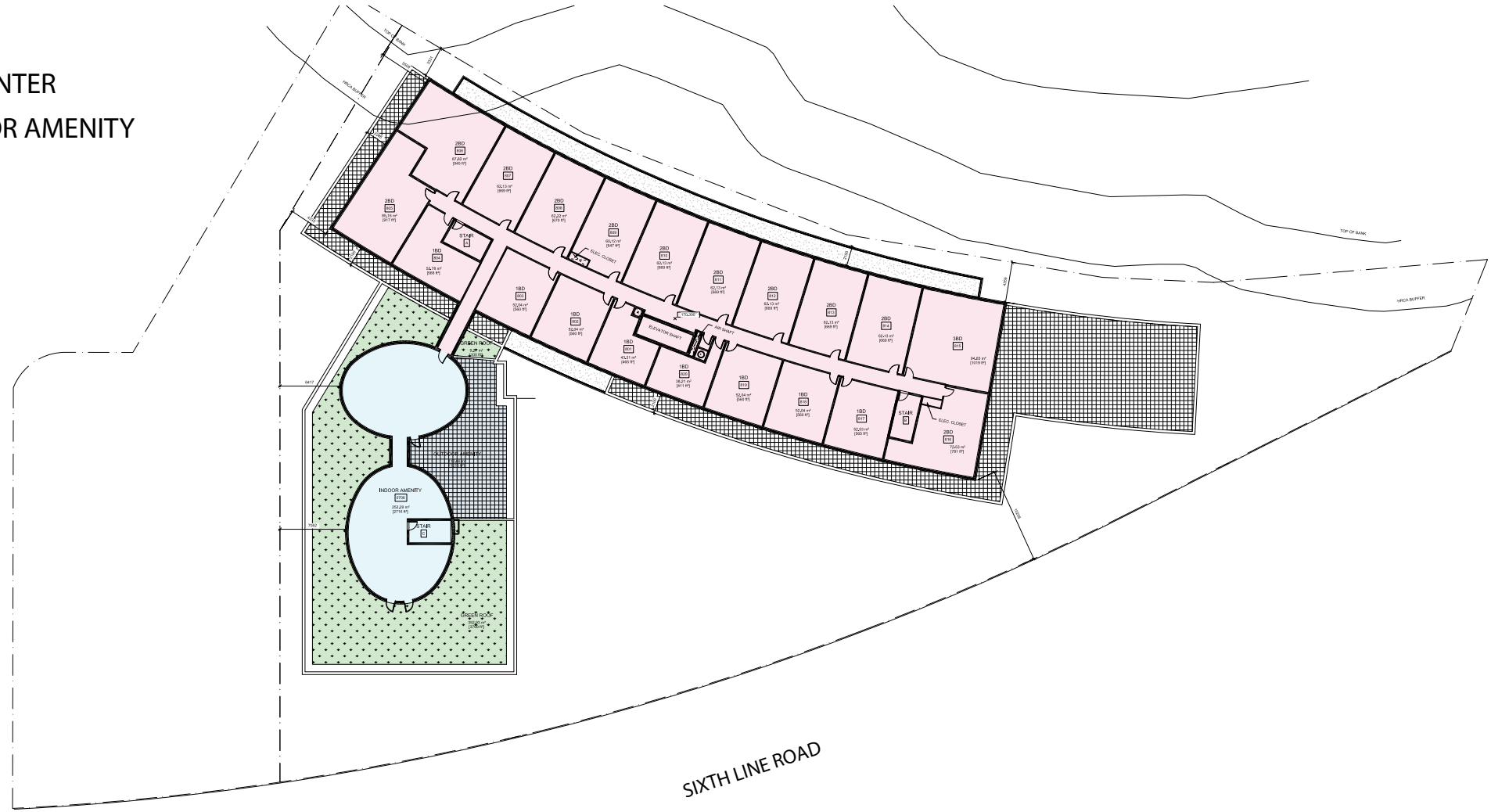
# Fourth to Seventh Floor Plan

RESIDENTIAL



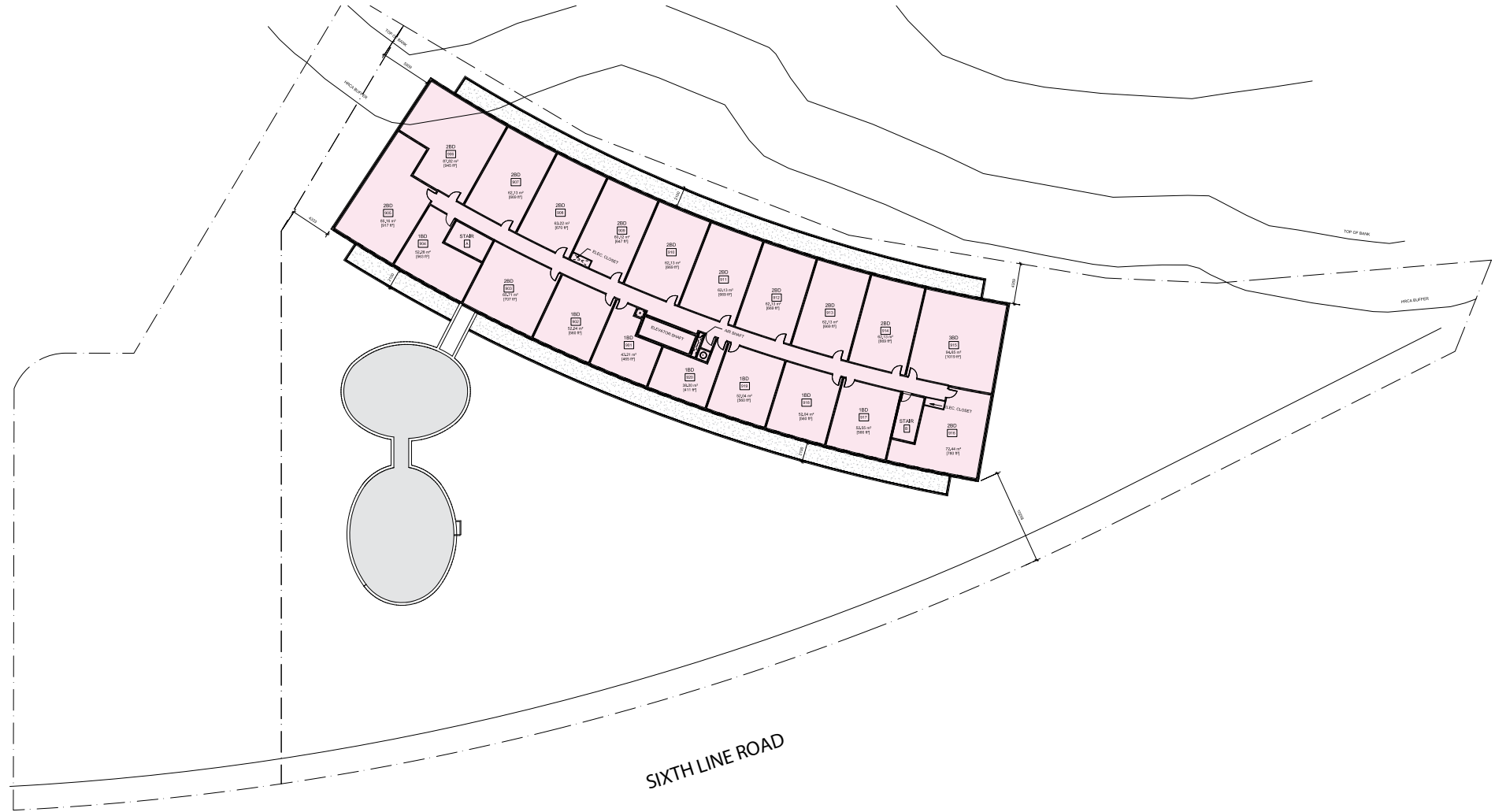
# Eighth Floor Plan

- RESIDENTIAL
- GREEN ROOF/PLANTER
- INDOOR/OUTDOOR AMENITY



# Ninth Floor Plan

RESIDENTIAL





Aerial view looking north



Aerial view looking northwest



Street-level view looking northwest



Street-level view looking west





# Q&A

DENTIST

PHARMACY

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**Thank you!**

**[consultation@bousfields.ca](mailto:consultation@bousfields.ca)**

**Subject Line: 2163 Sixth Line**