

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.

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

Speaker	Notes
Simone Hodgson	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.
Arash Barati	Introduced Bara Group, the vision for the site, and thanked attendees for tuning in to learn about the proposals and provide preliminary feedback.
David Charezenko	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.
Roland Rom Coltoff	Provided a walk-through of the current proposal's features and building design. Described a series of floor plans and project renderings.
Jocelyn Deeks	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
Height, Density & Built Form	<p>14 questions and comments were about the height, density and built form of the proposal. Key points included:</p> <ul style="list-style-type: none"> • At 9-storeys, how tall will the building be? • 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? • There shouldn't be anything of this size in this neighbourhood. This corner is quiet and very green. • 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? • How many units in total will be in the project? • What about privacy for those living on the west side of Morrison Creek Crescent? • Will the proposal block the view from the library in Knox and remove any light from the garden plots at the back of Knox? • 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 • 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 • Very excited at the prospect of adding homes to the area (it is much needed)
Traffic, Access & Parking	<p>12 questions and comments 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"> • 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. • Does the City plan to reduce the speed of Sixth Line? • What company did the traffic study? • Where on the site plan is the access to the underground parking? • How many parking spaces? • How will the parking at the north end of the development be accessed? • One parking spot per unit is not enough. • One parking spot per unit is fine.

	<ul style="list-style-type: none"> • 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?
Process, Construction & Timelines	<p>5 questions and comments 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"> • When do you anticipated submitting an application? • What is your anticipated time in terms of an approval or rejection? What are the next steps? • How long will construction take? When is the start of construction planned? • What is the estimated completion date? • Is the construction already approved by the Town of Oakville?
Existing Commercial Businesses	<p>3 questions and comments discussed the existing commercial businesses on site, including:</p> <ul style="list-style-type: none"> • How much notice will be given to existing commercial tenants? • There are beloved family businesses in that building. Have they been offered a first right of refusal to rent in that ground floor? • This proposal has significant improvements to the last one, in particular the inclusion of the medical services and pharmacy.
Natural Heritage Features	<p>2 questions and comments were about the site's adjacency to a natural heritage system, including:</p> <ul style="list-style-type: none"> • How do you expect to address the 10m setback required under the Regional Natural Heritage system? • 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.
Other	<ul style="list-style-type: none"> • Will this deck be sent to all who registered? • Thank you for this informative presentation. Will the recording be available for those who were unable to attend? • 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? • Do you have the area Councillor's support? • 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?

	<ul style="list-style-type: none">• What sustainable construction features are planned? How is the Stormwater Management accommodated? Is there a pond on site?
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