Oakville Triangle & Route 1 Corridor Planning

Advisory Group Meeting #10
January 22\textsuperscript{nd}, 2015
Meeting #10: Plan Area Land Uses and Heights

Agenda

• Character Areas
• Plan Area- Streetscape
• Plan Area- Land Uses

Community and A.G. Discussion

• Plan Area-Heights
• Design Guidelines for Form and Mass

Community and A.G. Discussion

• Next Steps
Process and Schedule

1. Meeting - April 7th: Background, Incentives, Defining Issues
2. Meeting - May 15th: Value Proposition Tool
3. Meeting - June 27th: Community Amenities, Land Use Open Space
4. Meeting - June 30th: Existing Connectivity Streets, Diversity
6. Meeting - September 25th: Draft Illustrative Plan
7. Meeting - October 17th: Transportation Study Connectivity
8. Meeting - November 13th: Transportation Study Part 2 & Follow-up: Affordable Housing Introduction
9. Meeting - December 30th: Revised Illustrative Plan Oakville Building Heights Route 1 Corridor Screening
10. Meeting - February 25th: Plan Area Retail Strategy Oakville Heights Industrial Use Study
11. Meeting - March 27th: Design Guidelines, Public Benefits and Plan Implementation
12. Meeting - May 1st: Design Guidelines, Public Benefits and Plan Implementation
13. Meeting - June 5th: Design Guidelines, Public Benefits and Plan Implementation
15. Meeting - August 7th: Design Guidelines, Public Benefits and Plan Implementation

OAKVILLE TRIANGLE: ROUTE 1 CORRIDOR MASTER PLAN AMENDMENT Rezoning DSUP & Associated Approvals

Meeting #10: Plan Area Land Uses and Heights 01.22.15
Proposed Character Areas

WORKING DRAFT Character Areas

Meeting #10: Plan Area Land Uses and Heights 01.22.15
Proposed Land Uses
Streetscape
Streetscape

Residential

Retail
Proposed Building Blocks

WORKING DRAFT BUILDING BLOCKS
Building Types Minimum Depths

- +/- 40’
  - Townhome

- +/- 65’
  - Multifamily

- +/- 65’
  - Hotel

- +/- 90’
  - Office

BUILDING TYPES AND DEPTH
Proposed Building Heights

Legend:
- 35-55 feet
- 75 feet maximum
- 90-100 feet maximum
- Required Building Height Transitions
- Transit Stops
- Excluded from Plan Area (Existing Redevelopment)

Note: Boundaries are approximate and intended for illustrative purposes. Maximum heights with appropriate transitions to the existing neighborhoods/buildings.

Meeting #10: Plan Area  Land Uses and Heights  01.22.15
Retail Examples

Primary
Swann Avenue

Clothing store
Furniture Store
Bookstore
Jewelry store
Gift boutique
Sporting goods
Craft store
Restaurants

Secondary
Calvert Avenue

Grocery stores
Drugstores
Florists
Bakeries
Dry cleaners
Laundromats
Hair Salon
Dentist
Gym
Restaurants

*Included but not limited to these categories
Gas Stations- Fueling
Flexible Ground Floor Uses
Building Height Options

Note: The height areas will be determined more precisely as the street grid is established, this graphic serves to depict general zones of potential heights and transitions.

Medium (45-75ft)

Transition Zone

Low (30-45ft)

Transition Zone

High (75-90ft)

Graphic is for illustrative purposes only; not to scale
Proposed Building Heights

Note: Boundaries are approximate and intended for illustrative purposes. Maximum heights with appropriate transitions to the existing neighborhoods/buildings.
Height Scale Transitions (Variety)
Height – Scale Transitions
Next Steps

Next meeting:
February 26th 2015
Mount Vernon Recreation Center

Discussion Topics:
Industrial use study, Follow up plan area heights and architectural character