



OAKVILLE TRIANGLE / ROUTE 1 CORRIDOR PLAN

ADVISORY GROUP COMMUNITY MEETING

THURSDAY, MARCH 26, 2015

FEEDBACK WORKSHEET

Route 1 Plan Area Building Character, Design Guidelines and Revised Heights Concepts: High quality building materials; Variation in height and façade; Appropriate scale transitions to existing neighborhoods; Townhomes with porches/ bay windows; Active retail / pedestrian streetscape.

Highest heights at Transit Stops (Glebe and Swann on Route 1) 65-100 feet with appropriate transitions; Height transitions adjacent to existing neighborhoods; Appropriate setbacks and landscape buffers adjacent to existing neighborhoods.

- 1 Do you have specific feedback on the proposed elements of the design guidelines?
 - Great design and appreciate the variety.
 - Building heights north of E. Glebe are still too high. The transition to height of current residences is the most abrupt on the map. This is no equitable to other areas within Oakville.
 - Concerned about building heights in relation to population density and vehicle overflow into Lynhaven. Wesmond drive is currently a dead end cul de sac but it is shown as a thru street onto Route 1. If this is an intentional proposed change I am against that change – prefer Wesmond remain a dead end to keep traffic volume low.
 - Lit signage building placement height and facing direction rules
 - smart parking garage space signage to identify available spots
 - Dark Sky standards
 - wide sidewalks; setback formula related to building height so more height = more setback, this will help avoid tunnel
 - water conservation, zero scape landscaping

- 2 Is the building character presented for the Route 1 Plan Area headed in the right direction?
 - Yes, especially with the metro coming
 - Character seems fine. Do not believe that rooftop patios overlooking back yards matches the currently private character of the neighborhood in Lynhaven. Heights are moving in the right direction.
 - Yes, appreciate the consideration for transition areas into Lynhaven and variety of style, footprint, usage, etc.
 - Local art requirement; repurposed materials used in design and construction; promotion of outdoor seating at food service locations
 - please no more red brick buildings

- 3 Do you agree with the Plan Area height ranges as revised in response to feedback from the February meeting?
 - Yes and will continue to work on developing a plan for the remaining strip of warehouse
 - Do not agree with the height ranges from E. Glebe to North. Building elbows are not enough to counter the direct adjacent location of new buildings to residences. The difference is only observed over less than 30 ft.

- Heights still seem tall considering already limited traffic/parking in Lynnhaven area. Additional population will be difficult to squeeze into the limited space available.
- Depends on if rules don't allow for additional grading height from current grade height
- No penthouses allowed

Mount Jefferson Park Plan: Maintain and Enhance the Existing Park Character

General Park Improvements: Improve Dog Exercise Area; Trail Improvements and Connections; Improve Signage and Wayfinding; Enhance Buffer; Phased Removal of Invasive Species; Improve Stormwater Management and Drainage; Enhance Park Entrances

- 4** Does the Mount Jefferson Park draft plan reflect and balance the community needs and comments received to date?
- Yes

Oakville Triangle Site – Building Character: High quality building materials; Variation in height and façade; Active retail / pedestrian streetscape

- 5** Is the building character presented for the Oakville Triangle site still headed in the right direction?
- Yes
 - Yes – like the urban design direction.
 - Lit signage building placement, height and facing direction rules
 - smart parking garage space signage to identify available spots
 - Dark Sky standards
 - wide sidewalks; setback formula related to building height so more height = more setback, this will help avoid tunnel
 - water conservation, zero scape landscaping
 - please no more red brick buildings
- 6** Other thoughts?
- Will continue to work on a future plan for the last strip of warehouse.