

Joshua Creek

1320 WHEAT BOOM DRIVE

URBAN DESIGN BRIEF

June 2025



VALERY
H O M E S

NAK 
design strategies

TABLE OF CONTENTS

1.0	DESIGN VISION, GUIDING PRINCIPLES, AND OBJECTIVES	1	5.0	DETAILED DESIGN DIRECTION	15
1.1	Design Vision	1	5.1	Site Design	15
1.2	Guiding Principles & Objectives	2	5.1.3	<i>Pedestrian and Vehicular Circulation</i>	17
2.0	CONTEXTUAL ANALYSIS	3	5.1.4	<i>Parking, Loading & Service Areas</i>	17
2.1	Existing Natural Features, Topography & Vegetation	3	5.1.5	<i>Lighting</i>	17
2.2	Surrounding Land Uses & Built Form Character	3	5.1.6	<i>Landscaping & Amenity Areas</i>	18
2.3	Views & Vistas from the Site	7	5.1.7	<i>Tree Canopy Coverage</i>	20
2.4	Gateways	7	5.2	Built Form Design	22
2.5	Transportation Networks	7	5.2.1	<i>Height & Massing, Setbacks, Building to Street Ratio</i>	22
3.0	POLICY CONTEXT	9	5.2.2	<i>Transition to Adjacent Uses & Built Form</i>	22
3.1	North Oakville East Secondary Plan	9	5.2.3	<i>Streetwall & Building Treatment at Grade</i>	22
3.2	North Oakville Urban Design & Open Space Guidelines	10	5.2.4	<i>Façade Treatments, Architectural Elements & Materials</i>	24
3.3	Livable by Design Manual	10	5.3	Sustainability Features	30
3.4	North Oakville Trails Plan	11	6.0	IMPLEMENTATION	31
3.5	2020 Urban Forest Strategic Management Plan	11			
4.0	DEVELOPMENT PLAN	13			



1.0 DESIGN VISION, GUIDING PRINCIPLES, AND OBJECTIVES

The 1320 Wheat Boom Drive subject property is approximately 0.44 hectares (4391 sq. m.) in size and located at the corner of Wheat Boom Drive and Meadowridge Drive, within the Argo Joshua Creek Subdivision in North Oakville. This UDB is submitted to the Town of Oakville to provide design direction for the implementation of the vision and intent of the proposed development for the Official Plan Amendment and Zoning By-law Amendment application process.

1.1 Design Vision

This Urban Design Brief (UDB) describes and illustrates the design strategy for the development of three (3) back-to-back townhouse blocks with associated parking, condominium roads, and landscape amenity spaces. 1320 Wheat Boom Drive shall be a high quality, visually attractive, compact residential development, that will complement the future surrounding neighbourhood.

VISION

“Design a high quality, visually attractive, compact residential development that will complement the existing and emerging neighbourhoods within the Joshua Creek community.”

1.2 Guiding Principles & Objectives

The development of 1320 Wheat Boom Drive is intended to fit seamlessly within the framework provided by the North Oakville Master Plan and will complement the surrounding residential land uses. The following principles have been established to provide a guiding framework for the design:

- Contribute to diversifying housing options in the community by integrating higher density options that are a sustainable alternative to traditional single-detached residential;
- Design the development to reflect the desired height, massing and scale of the neighbourhood centre, while enhancing the planned public realm;
- Develop a visually attractive, distinct built form environment through thoughtful and quality material selection;
- Ensure a strong built form orientation and relationship to the surrounding residential development and the collector roads;
- Create a comfortable pedestrian-friendly public realm and streetscape;
- Integrate private outdoor amenity space with passive use features to serve future residents of the building;
- Achieve safe pedestrian and bicycle connections throughout with direct links from the sidewalks to the building entrances;
- Establish an effective and consistent landscape treatment, appropriate to the built form architecture and materials;
- Strategically locate parking, utilities and service areas to mitigate negative visual impacts and minimize physical barriers to pedestrian flow.

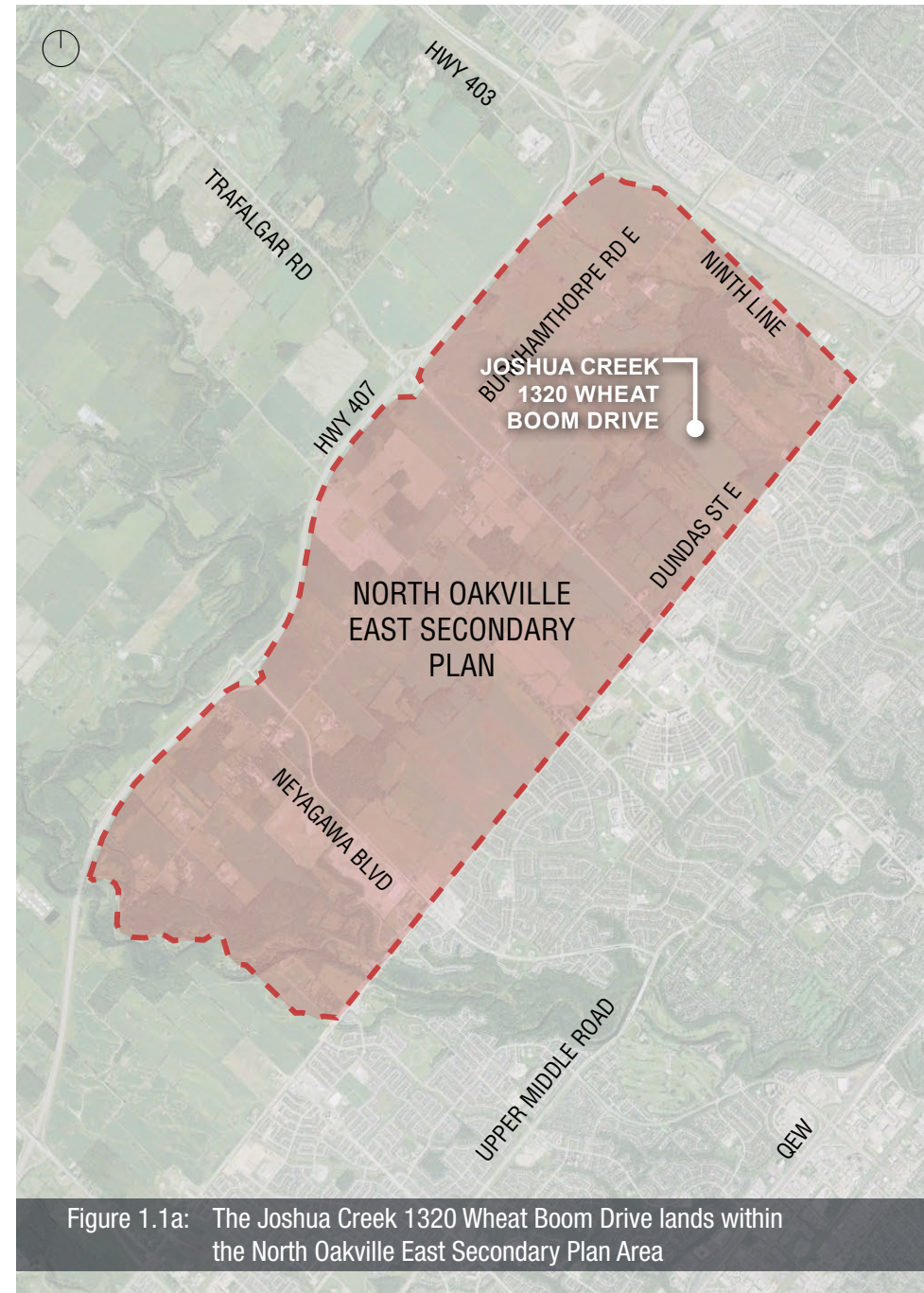


Figure 1.1a: The Joshua Creek 1320 Wheat Boom Drive lands within the North Oakville East Secondary Plan Area

2.0 CONTEXTUAL ANALYSIS

The development site for 1320 Wheat Boom Drive is situated on the east side of Meadowridge Drive between Wheat Boom Drive and Perkins Way. The future Meadowridge Way will extend north from Dundas Street East into the Argo Joshua Creek lands, asset of Joshua Creek Phase 4 (refer to Figure 2).

2.1 Existing Natural Features, Topography & Vegetation

The existing site is a vacant development block with no significant vegetation or natural features. There are no NHS lands or environmentally sensitive features within the site. Adjacent to the lands on the east side, a narrow NHS corridor runs north-south and connects to the wider NHS system to the south.

2.2 Surrounding Land Uses & Built Form Character

Consistent with the Secondary Plan, 1320 Wheat Boom Drive is surrounded by future low and medium density developments that are part of the Argo Joshua Creek Subdivision. The proposed 4-storey buildings complement the character in the Joshua Creek development and future surrounding neighbourhood. Single detached homes are proposed on the north side of Wheat Boom Drive, with rear-lane townhouses on the east side of Meadowridge Drive, and the south side of Perkins Way. The medium density built form of the proposed development contributes to the urban character at the intersection of these collector roads that form the neighbourhood centre.

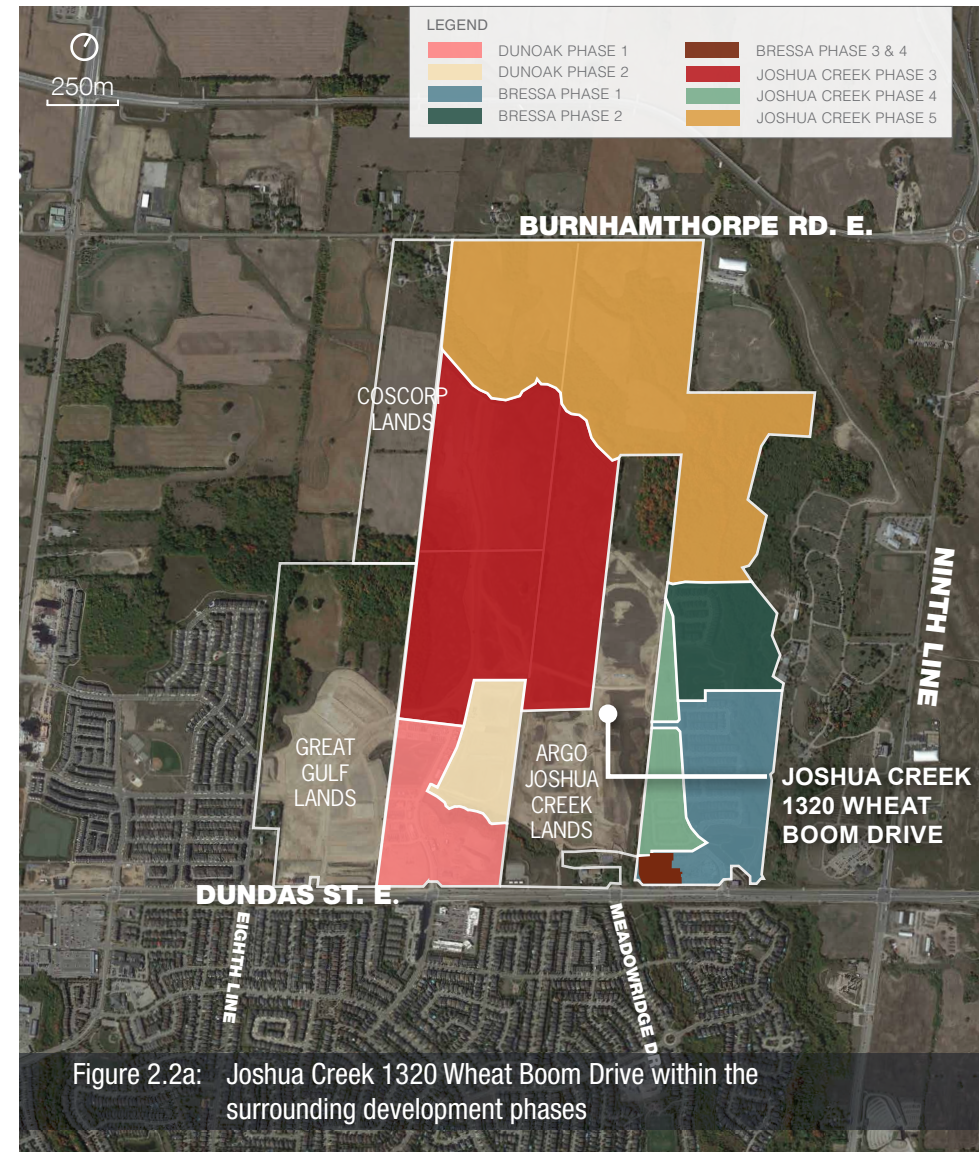


Figure 2.2a: Joshua Creek 1320 Wheat Boom Drive within the surrounding development phases



Figure 2.2b: Joshua Creek 1320 Wheat Boom Drive Surrounding Context



1 Aerial view showing NHS and Subject Lands north of Dundas St. E.



2 Aerial view of Glen Oaks Mausoleum and Glen Oaks Cemetery east of the Subject Lands



3 View of Everest Parkette east of Subject Lands



4 Corner of William Cutmore Blvd. and Wheat Boom Dr. showcasing single detached dwellings east of the Subject Lands



5 View of William Rose Park east of Trafalgar Rd.



6 View of St.Cecilia Catholic Elementary School south of Threshing Mill Blvd., east of Trafalgar Rd.



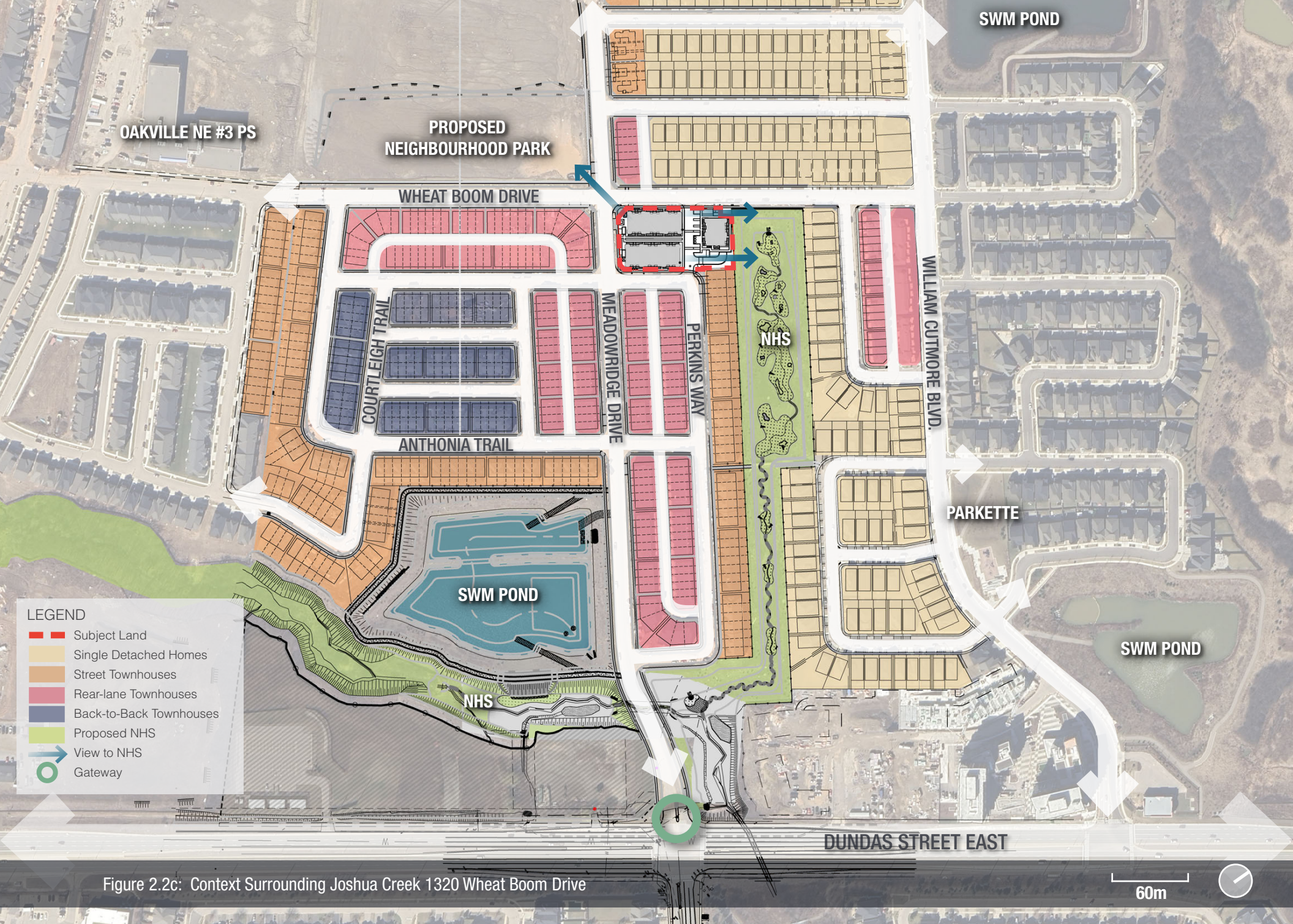
7 View of residential community east of Subject Lands along Meadow Marsh Cres.



8 View of Glen Oaks Funeral Home at the intersection of Dundas St. E. and Ninth Line



9 Corner of Dundas St. E. and William Cutmore Blvd. looking north-west toward Subject Lands



2.3 Views & Vistas from the Site

With NHS lands to the east and a neighbourhood park proposed at the north-west corner of the Wheat Boom Drive and Meadowridge Drive intersection, adjacent open space features provide view opportunities from the built form and internal site networks. Refer to Fig. 2.2c for proposed views within the development plan.

2.4 Gateways

Situated at the corner of a 'neighbourhood activity node,' the proposed built form, streetscape, and landscape elements will be appropriate for this location. Since 1320 Wheat Boom Drive is intended to be seamlessly integrated into the surrounding residential community, proposed landscape gateway elements will be thoughtfully designed to complement the neighbourhood built form and character. While 1320 Wheat Boom Drive is not a gateway site, its proposed built form height and massing is intended to reinforce the urban character and density established in surrounding development.

Refer to Section 5.1.2 Streetscape.

2.5 Transportation Networks

It is anticipated that bus services will be implemented along Wheat Boom Drive as a proposed Primary Transit Network, and Meadowridge Drive as a proposed Base Transit Network. East-west bus routes currently run south of the subject lands on Dundas Street East, with connections to the Oakville GO station. Dundas Street East serves as an important east-west link in Oakville and the Region, and is the subject of future transit initiatives to support future growth and density along this corridor.

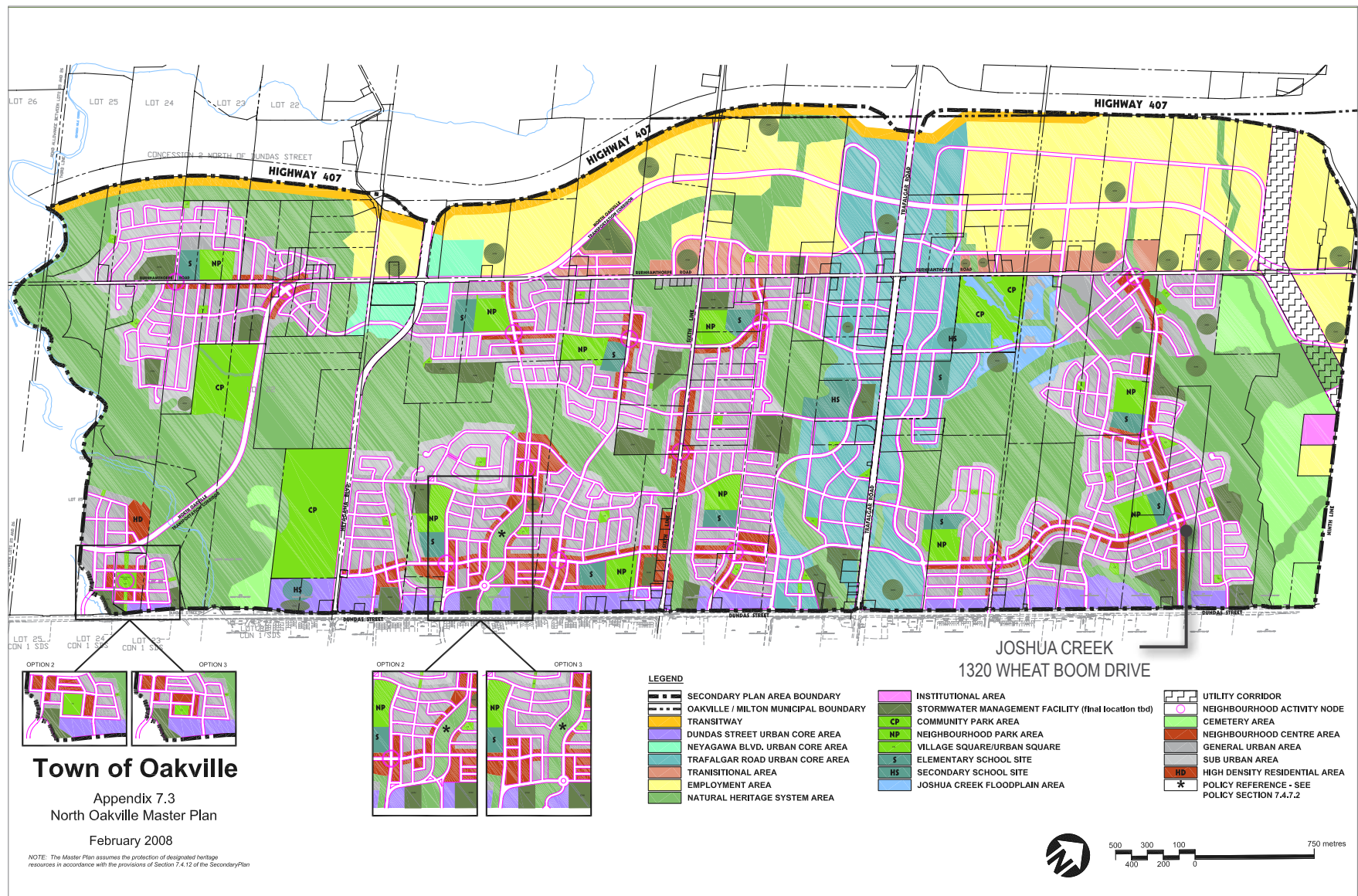


Figure 3.1a: The location of Joshua Creek 1320 Wheat Boom Drive within the North East Oakville Secondary Plan

3.0 POLICY CONTEXT

The proposed development for 1320 Wheat Boom Drive is subject to several planning studies and processes. This Urban Design Brief outlines a set of guidelines consistent with the objectives of the following documents:

3.1 North Oakville East Secondary Plan

The design and structure of the 1320 Wheat Boom Drive complies with the North Oakville East Secondary Plan (Appendix 7.3 - February 2008), which illustrates the structuring elements, land uses and overall design of the North Oakville East Planning Area. The proposed medium density development for 1320 Wheat Boom Drive is consistent with this secondary plan with its designation as Neighbourhood Centre Area, which encourages more density than other parts of the neighbourhood, but is predominantly ground related.

Aligning with the guidelines outlined in the North Oakville East Secondary Plan (Appendix 7.3 - February 2008), including 7.5.4 General Design Directions, the following key elements in the 1320 Wheat Boom Drive development plan are consistent with this document:

- 1320 Wheat Boom Drive is part of the development plan for Joshua Creek that establishes a compact, pedestrian-oriented urban community, contributing to a range of housing opportunities within the broader Joshua Creek community.
- Buildings, structures and landscaping shall be designed to provide visual interest to pedestrians, as well as a “sense of enclosure” to the street. Generally, heights of buildings shall also be related to road widths to create a more comfortable pedestrian environment, so that the wider the road width, the higher the building height. The proposed townhouse blocks shall be sited and massed toward the public streets to create a comfortable public realm and streetscape.
- With integrated pedestrian connections and bicycle racks, the proposed development provides accessibility to future transit along the collector roads and encourages walking and cycling to the nearby public open spaces.

3.2 North Oakville Urban Design & Open Space Guidelines

1320 Wheat Boom Drive will reflect the North Oakville Urban Design and Open Space Guidelines that outline the physical design components necessary for the development of a high quality, sustainable and integrated community. The planning and design of this new community is based on the Town's detailed set of objectives, illustrated recommendations and guidelines that will impact urban living, employment and recreation, implementing the broad policies of the North Oakville East Secondary Plan.

The development will reflect the guidelines for Townhouses, including dwelling facades, setbacks, parking, and walkways.

3.3 Livable by Design Manual

The Livable by Design Manual (LBDM) 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.

"The Town of Oakville is committed to achieving a high standard of urban design and architectural quality to provide an innovative and diverse urban form that promotes a sustainable, dynamic and livable environment."

– Section 6, Part C of the Livable Oakville Plan

Part C of the LBDM includes a comprehensive set of detailed standards and technical direction to achieve the best possible site development and functionality. It informs the general site and building design guidelines for detailed design direction as provided in Section 5.0 of this UDB.

For more detailed built form and site development standards, the following sections of the LBDM should be referenced:

- 2.0 Soft Landscape Standards
- 3.0 Hardscape Standards
- 4.0 Service Facilities Standards
- 5.0 Streetscape Standards

3.4 North Oakville Trails Plan

The North Oakville Trails Plan is a key component of transportation strategy for the Town's Vision 2057 and Secondary Plan area, recognizing that trails are an essential part of linking new communities, reducing reliance on roads, encouraging walking and cycling, and controlling access into the NHS system. The hierarchy of trails includes multi-use trails, major trails and minor trails, as well as a network of on-road cycle lanes and bike routes.

As indicated on the Trails Plan major trail is proposed along Meadowridge Drive.

3.5 2020 Urban Forest Strategic Management Plan

The 2020 Oakville Urban Forest Strategic Management Plan (UFSMP) is a high level strategy and planning study prepared to provide the Town of Oakville with recommendations and guidelines for achieving a sustainable, healthy urban forest within the Town of Oakville. This strategy is an extension of the Town's long term vision to achieve its 40% tree canopy coverage target.

As stipulated in the UFSMP, residential developments north of Dundas Street are required to implement a target canopy coverage of 20% to help achieve Oakville's town-wide 40% canopy coverage objective.

Tree canopy coverage plans for development applications are expected to follow Oakville's 2057 Canopy Cover Plan and Canopy Calculation Chart.



Figure 3.4a: The location of Joshua Creek 1320 Wheat Boom Drive within the North Oakville Trails Plan

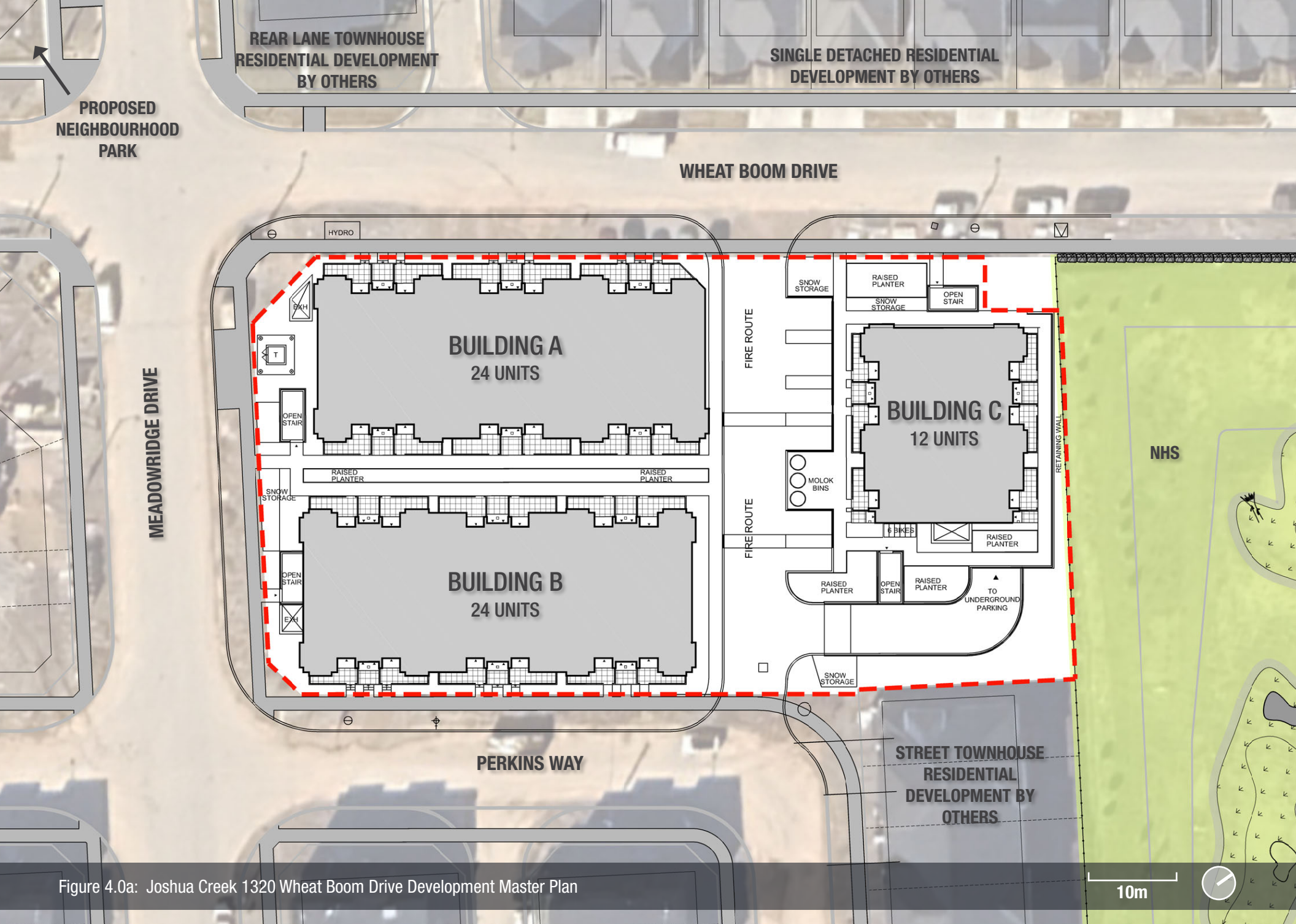


Figure 4.0a: Joshua Creek 1320 Wheat Boom Drive Development Master Plan

4.0 DEVELOPMENT PLAN

1320 Wheat Boom Drive is envisioned as a medium density pedestrian and transit-supportive condominium development with well-crafted built form that will be appropriately integrated into adjacent residential neighbourhood.

The proposed plan illustrates the design strategy that includes three (3) blocks of back-to-back townhouses comprising 60 units with a private street layout, bicycle parking, landscaped open space and required resident and visitor parking. A community refuse disposal area is located on the internal condo road, positioned away from view.

It will reflect the design standards set forth in North Oakville Urban Design and Open Space Guidelines, while achieving a residential development that is uniquely urban in form and architecture. 1320 Wheat Boom Drive is designed to complement the future surrounding residential development which is designated as a Neighbourhood Centre Area in the North Oakville East Secondary Plan.

Refer to Fig. 4.0a: Joshua Creek 1320 Wheat Boom Drive Development Master Plan. Detailed design direction is provided in Section 5.0.

As part of the Neighbourhood Centre Area, these townhouse building forms will help to establish an urban character through an appropriate building height and massing that contributes to the density designated for this location. Similar to the townhouses to the west and south, the 4-storey height provide appropriate density, with a gentle transition to adjacent single family detached dwellings.

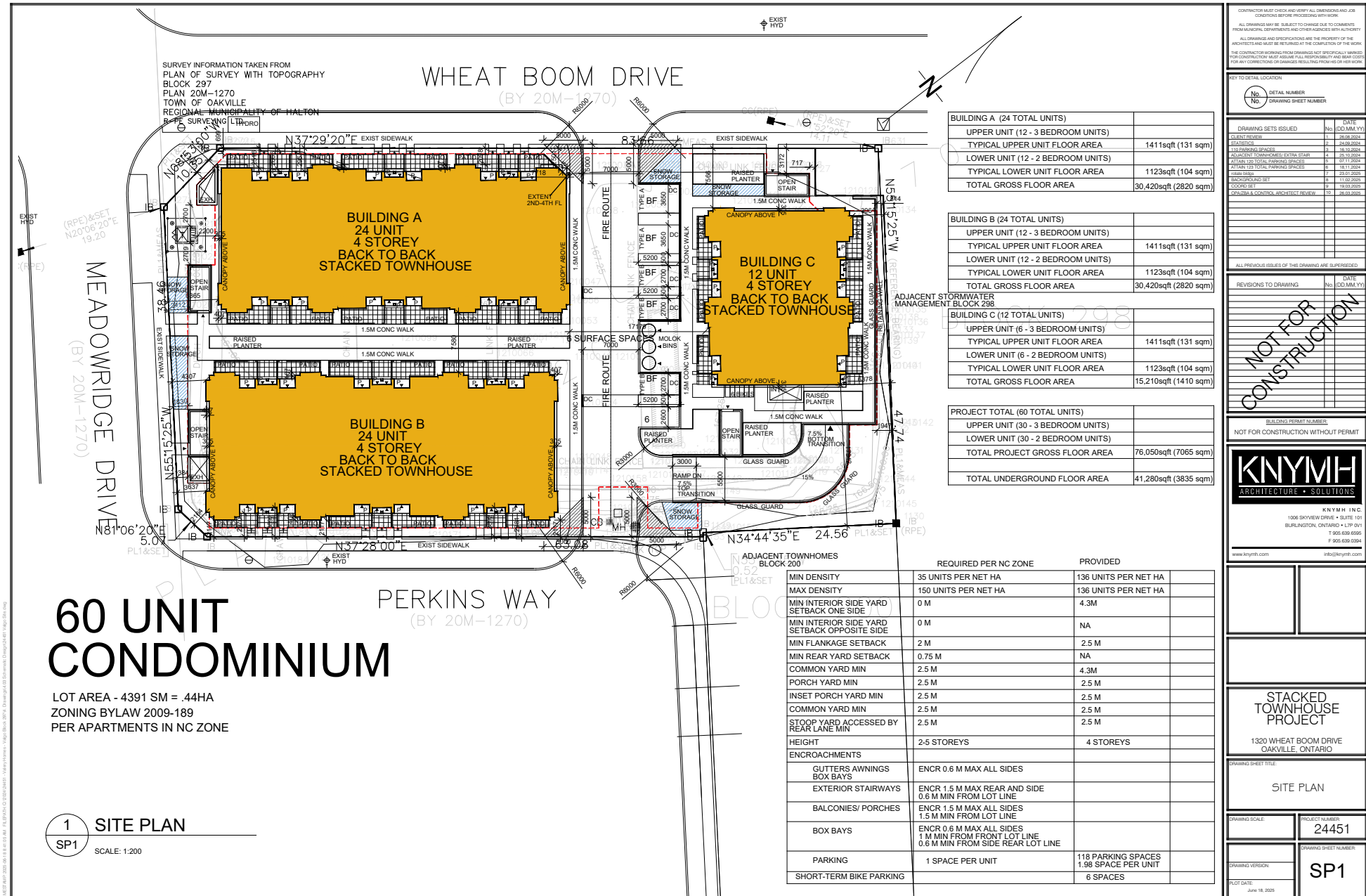


Figure 5.1a: Joshua Creek 1320 Wheat Boom Drive Site Plan

5.0 DETAILED DESIGN DIRECTION

5.1 Site Design

To ensure the development of 1320 Wheat Boom Drive aligns with Town of Oakville urban design policies, such as those included in Sections 2.0 and 3.0 of the LBDM for the interface between the proposed development and the surrounding public roads and adjacent NHS, the following section outlines the design direction. The detailed design process shall further ensure conformity.

5.1.1 Positioning of Buildings / Adjacent Surroundings

Planned as an integrated development that seamlessly fits in with the surrounding community, residential land uses within 1320 Wheat Boom Drive reflect compatibility with the adjacent pattern of land uses. Aligning with the Town's site design guidelines, the proposed buildings are organized to frame the public realm and abutting street, internal 7.5m private road/drive aisle, sidewalks, parking areas and private landscaped open space. An active built form edge along public streets is established by eliminating garages and driveways and providing a strong uninterrupted street edge presence. Along the east side, the townhouse blocks are oriented to establish frontage facing the NHS and one of the internal walkways, maximizing views toward this open space amenity. Pedestrian connections along the public road frontages have been added to encourage a "front porch" condition, and limit any undesirable uses. Refer to Fig. 5.1a: Joshua Creek 1320 Wheat Boom Drive Site Plan.

5.1.2 Streetscape

The development provides a robust landscape planting plan which proposes trees along the public and private street frontages, creating a sense of enclosure. Street trees are intended to frame the site and will be located between the 1.5m sidewalk and the vehicular roadway, complementing the streetscape on the opposite sides of the public streets. Trees will be appropriately spaced in a sod boulevard to create an effective tree canopy. Along Wheat Boom Drive, the landscape plan proposes screens to separate the public and private realm and incorporates private walkways, sod, and foundation planting for each unit.

The design of the public streetscape will include private gardens and pedestrian connections, sidewalk, boulevard, and 2 travel lanes. Pedestrian connections are also enhanced by upgraded paved connections to the buildings.

The townhouse blocks are oriented to frame the street frontages with well designed and articulated façades. Consistent with the Livable Oakville policy direction, the proposed development will contribute to the creation of a cohesive streetscape by placing building entrances toward the street and toward corner intersections, contributing to a sense of enclosure on both streets.

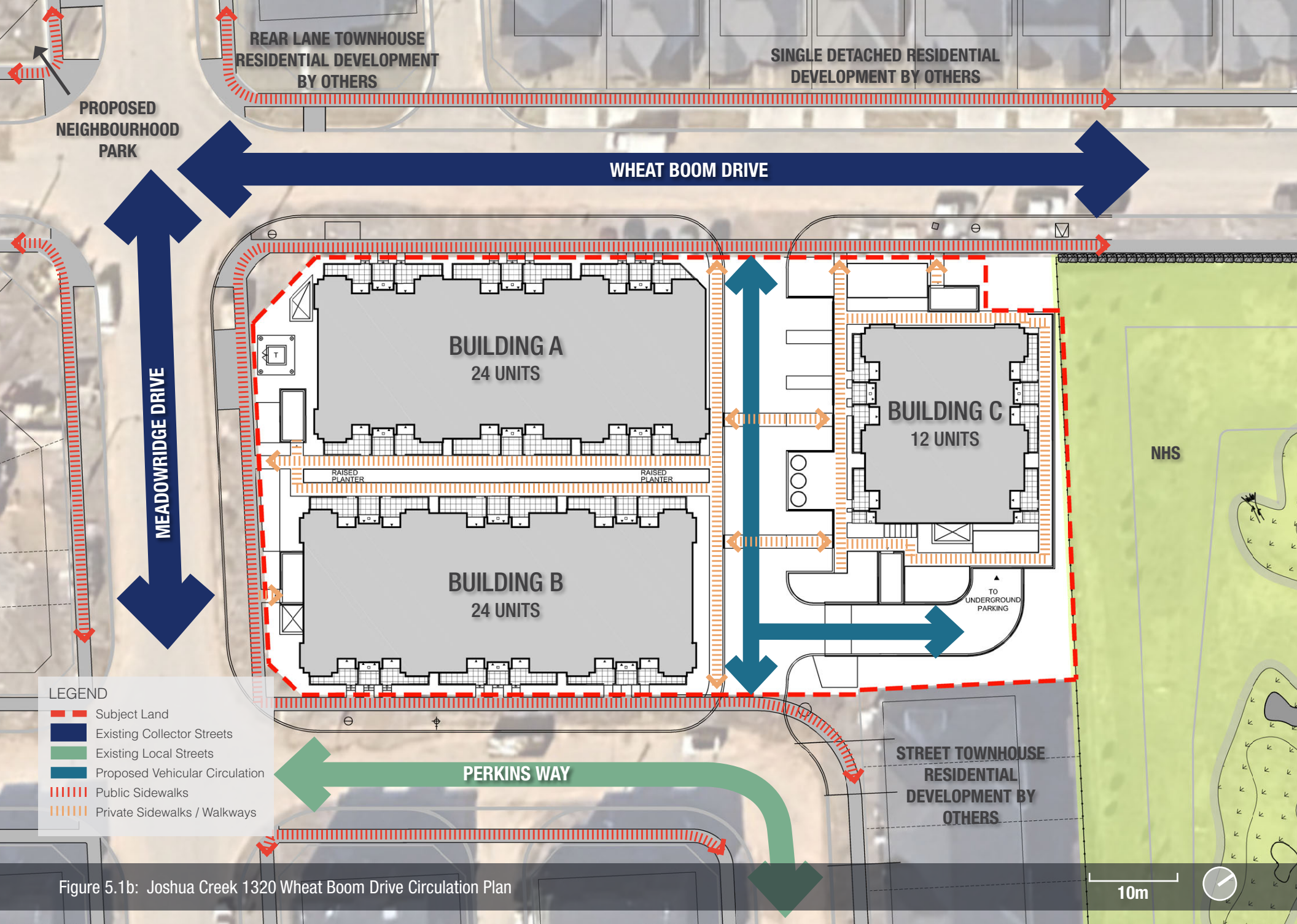


Figure 5.1b: Joshua Creek 1320 Wheat Boom Drive Circulation Plan

5.1.3 Pedestrian and Vehicular Circulation

Accessed from Wheat Boom Drive and Perkins Way, a central 7.5 metre private road / drive aisle allows for accessibility and navigation. Parking spaces and circulation have been designed to meet the Livable By Design Manual criteria for landscaping and pedestrian navigation.

Vehicular and pedestrian access to surface and underground parking is located off the condo road on the east side of Building C. Pedestrian access is also provided between the built form and public realm along the street edge.

Within 1320 Wheat Boom Drive, sidewalk connections to the public streets are provided throughout to minimize conflicts between pedestrians and vehicles. Internal sidewalks are 1.8m wide and are located on one side of the condo road, providing an appropriate pedestrian circulation network for scale of the condo roads and the anticipated level of pedestrian activity. A sidewalk is also planned along the east side of the townhouse Block 3, providing direct front door access to these units. East-west walkways between these townhouse blocks allow for permeability throughout the development. A crosswalk is proposed towards the north end of the private road, ensuring safe pedestrian connectivity for residents.

All front yard paths are designed to provide direct access to each unit from the adjacent sidewalks.

Refer to Fig. 5.1b: Joshua Creek 1320 Wheat Boom Drive Circulation Plan.

5.1.4 Parking, Loading & Service Areas

The proposed development provides for a total of 119 parking spaces, 112 of which are provided within one level of underground parking. Vehicular access to this facility is located at the rear of the site, thus screening these areas from public view. The garage access is flush with the adjacent walls, integrating it with the architecture to improve the building's aesthetic. An additional 7 surface parking spaces are provided internal to the site and adjacent to Building C. The development includes a total of 4 barrier free parking spaces, all of which are located at grade. Bicycle parking is also provided in the front and interior of the building.

Proposed refuse and recycling facilities are located on the condo road to reduce any impact of garbage collection on the public streets. The transformer is located in the internal courtyard and screened from the proposed ROW via shrub groupings. Refer to Fig. 5.1a: Joshua Creek 1320 Wheat Boom Drive Site Plan and Fig. 5.1b: Joshua Creek 1320 Wheat Boom Drive Circulation Plan.

5.1.5 Lighting

Exterior light standards will be proposed in areas to increase safety and comfort. The light standards will match the scale and character of the proposed architecture. Refer to Section 5.3 for sustainable lighting practices.



Figure 5.1c: Image example of soft landscape treatment that provides an enhanced pedestrian experience.

5.1.6 Landscaping & Amenity Areas

To reinforce the character and identity of 1320 Wheat Boom Drive and ensure the safety, comfort and accessibility of pedestrians, cyclists and motorists, the design of landscape elements shall be coordinated and consistent throughout the whole site.

The development proposes a robust landscape planting plan which provides for a significant amount of new trees along the public street frontages, both within the public boulevard and between the building and the property line, creating a sense of enclosure. The landscape plan proposes additional plantings, such as evergreen hedges, shrubs, and raised planting beds, adjacent to the ground floor unit terraces to provide a physical and visual connection between the building and the public realm.

A continuous concrete sidewalk is provided along all street frontages and direct connections to the townhouse blocks are enhanced through upgraded paving. At the east side of the development along the NHS, a retaining wall (by others) is proposed, with soft landscape treatment including shrubs and coniferous trees to provide privacy and a visual buffer. The landscape plan proposes shrubs as foundation planting adjacent to the ground floor unit entrances. Small canopy deciduous trees, groundcovers and ornamental grasses line the walkway entrances between Buildings A and B, providing a pleasant and inviting pedestrian experience.

Refer to Fig. 5.1e: Joshua Creek 1320 Wheat Boom Drive Landscape Plan.

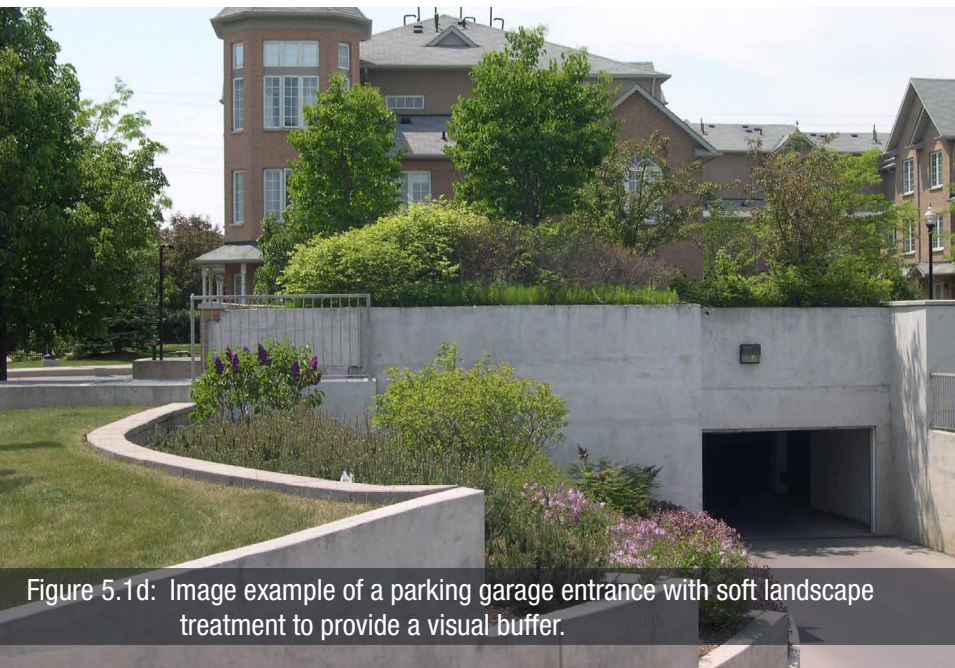
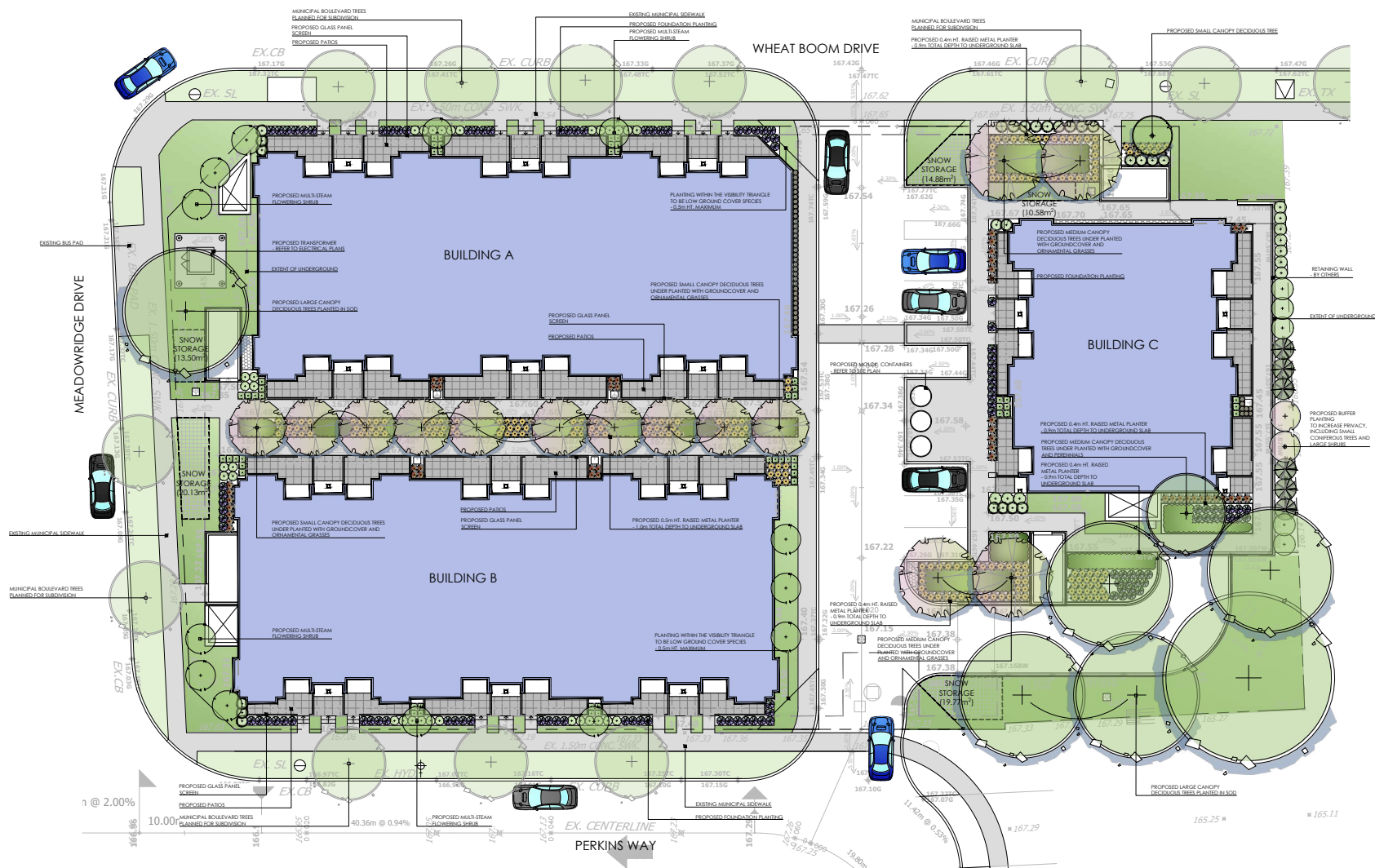
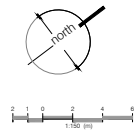


Figure 5.1d: Image example of a parking garage entrance with soft landscape treatment to provide a visual buffer.



ON SITE SNOW STORAGE

Total landscape area (m ²)	486.19m ²
Required Snow Storage in Softscape (m ²)	73.22m ²
Provided Snow Storage in Softscape (m ²)	78.86m ²

1. ALL SNOW STORAGE AREAS ARE MIN. 1.5m AWAY FROM ANY TREE.
2. PLANT MATERIAL ADJACENT TO SNOW STORAGE AREAS SELECTED TO TOLERANT SALT AND WINTER CONDITIONS.



LEGEND

	property line
	proposed deciduous tree
	proposed shrub
	proposed perennial
	min. 150mm topsoil, fine grade & soil
	precast concrete unit pavers
	C.P.P. concrete
	snow storage area
	proposed elevation

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

REVISIONS/ SUBMISSIONS

A	DATE	DESCRIPTION
1	2023-04-08	Issued for 1st Submission



CLIENT
Valley Group
Municipality
Town of Oakville

PROJECT
Argo (Joshua Creek) Block 297
1320 Wheat Boom Drive

MUNICIPAL FILE NUMBER

SHEET
Landscape
Concept Plan

LC-01

adesso design inc.
landscape architecture

69 John Street South, Suite 250
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www.adesso.designinc.ca

Figure 5.1e: Joshua Creek 1320 Wheat Boom Drive Landscape Plan

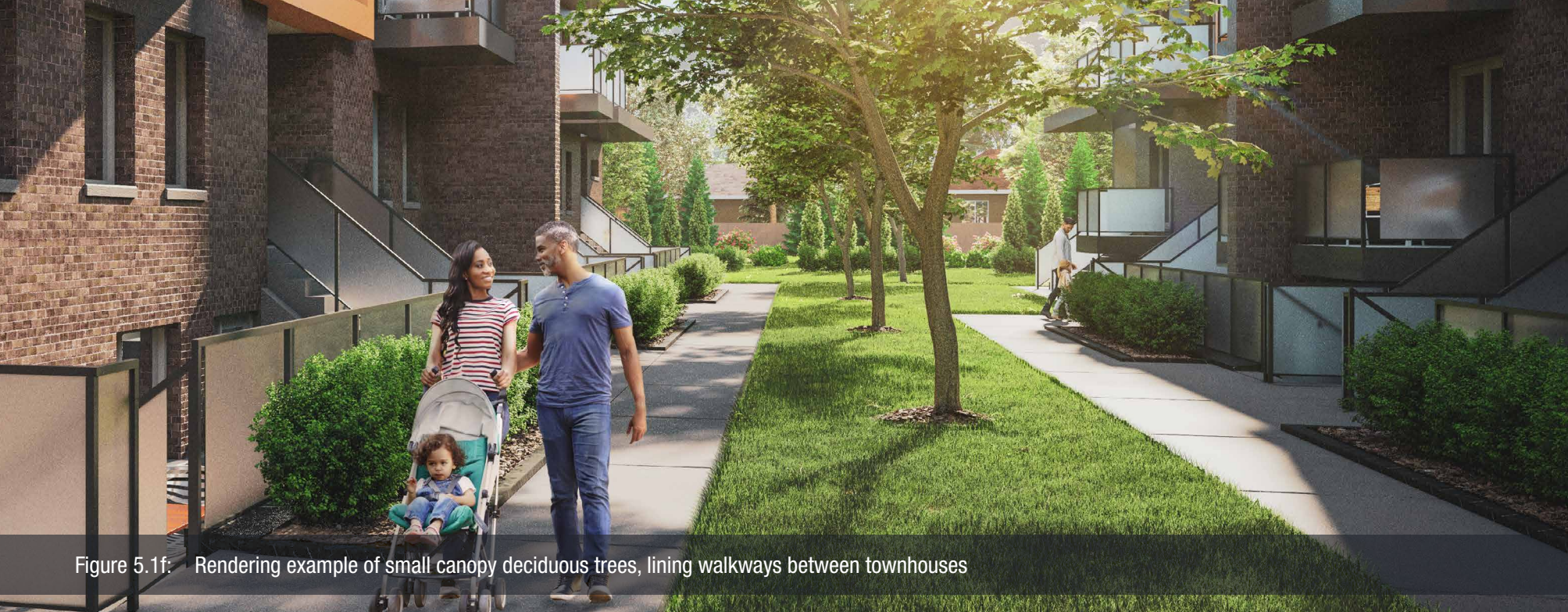


Figure 5.1f: Rendering example of small canopy deciduous trees, lining walkways between townhouses

5.1.7 Tree Canopy Coverage

The 2020 Oakville Urban Forest Strategic Management Plan (UFSMP) is a high level strategy and planning study prepared to provide the Town of Oakville with recommendations and guidelines for achieving a sustainable, healthy urban forest within the Town of Oakville. This strategy is an extension of the Town's long term vision to achieve its 40% tree canopy coverage target.

As stipulated in the UFSMP, residential developments north of Dundas Street are required to implement a target canopy coverage of 20% to help achieve Oakville's town-wide 40% canopy coverage objective.

Landscape areas internal to the 1320 Wheat Boom Drive site will be planted with large caliper trees to achieve canopy coverage of **28%**.

The site design has been coordinated and optimized to allow for seven large stature canopy trees with at least 30.0m³ of soil volumes. Raised planting areas allow for a minimum of 900mm planting depths to ensure future lateral structural root growth. Refer to Fig. 5.1g: Joshua Creek 1320 Wheat Boom Drive Tree Canopy Coverage Plan.

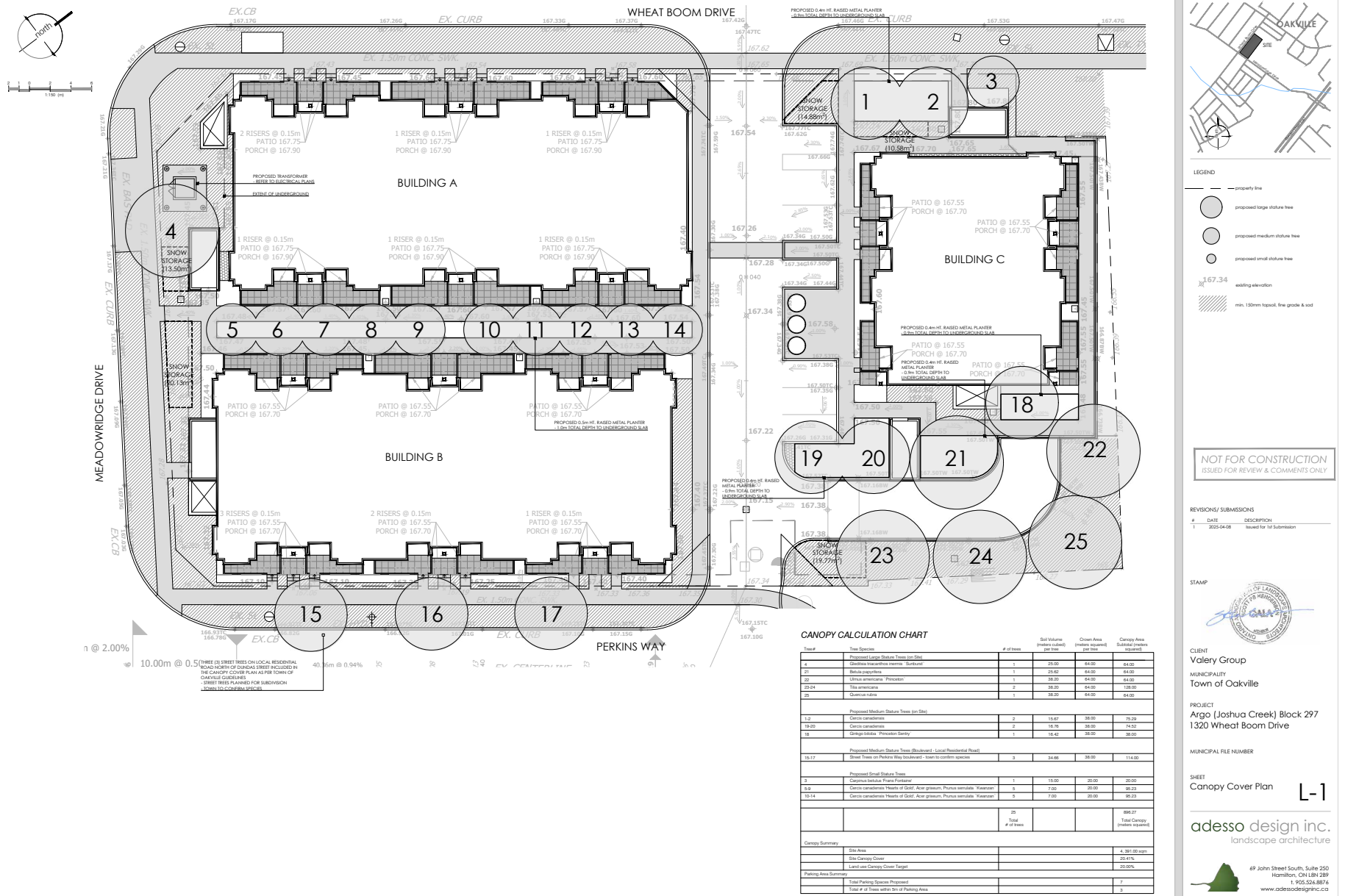


Figure 5.1g: Joshua Creek 1320 Wheat Boom Drive Tree Canopy Coverage Plan

5.2 Built Form Design

Section 3.3 in Part A of Oakville's Livable by Design Manual (LBDM) provides direction for the development of primarily medium and high density residential, a maximum height of five storeys, and in multi-unit forms, including townhouses. As the proposed buildings are 4-storeys in height, the low-rise residential building design directives contained within the LBDM are directly applicable to the 1320 Wheat Boom Drive development, and the proposed built form has been designed as such.

5.2.1 Height & Massing, Setbacks, Building to Street Ratio

1320 Wheat Boom Drive proposes three (3) townhouse blocks with eight (8) units per building. At 4-storeys high, the proposed buildings are comparable in scale, massing, and height to the surrounding 2 to 3 storey built form in the low-rise development to the north, west, and south. Similar to the adjacent built form, the height and massing reinforces pedestrian scaled environments.

Along the edges of the subject lands, the buildings will frame the public street frontage with well designed 4-storey built form and articulated façades. With a future NHS to the east, and public road frontages on three sides, separation distances between buildings on adjacent lots are not an anticipated concern for this development site.

5.2.2 Transition to Adjacent Uses & Built Form

The building placement and architectural style is considered to be compatible with the surrounding existing and planned communities and has been undertaken in a creative and innovative manner. The proposed development will complement the emerging built form by achieving similar and compatible building heights and by framing the intersection with a well-designed and articulated structure.

The transition to adjacent uses at the ground level will be further strengthened by incorporating design elements that respond to the surrounding context. This includes variations in the building facade along Bronte Road, ample landscaping, and the use of materials and colours that blend with the existing neighbourhood character.

5.2.3 Streetwall & Building Treatment at Grade

Consistent with the LBDM, the design direction orients the townhouse buildings towards the public streets to foster an active pedestrian environment (Figure 5.2a). The proposed townhouses are designed with a strong relationship to the public street frontage and minimal setbacks from the street edge along the public streets and the private road. The low-rise building massing completes a consistent street wall on both sides of the public streets, creating a sense of enclosure that provides a comfortable environment for pedestrians.



ARTICULATED WITH
PROJECTIONS ADD TO THE
BUILDING FACADE

4-STOREY MASSING
ALONG WHEAT BOOM
DRIVE

Figure 5.2a: Conceptual rendering of Joshua Creek 1320 Wheat Boom Drive along Wheat Boom Drive, showing well-designed 4-storey built form and articulated façades that frame the public street frontage

Visual interest on building facades is created through composition of fenestration, entry details, and material variations. The design of each building will showcase a high degree of detailing where it is visible from the public street and privately accessible public realm, such as varied wall planes and roof lines, large windows, and porches / prominent entrances.





Figure 5.2c: Joshua Creek 1320 Wheat Boom Drive Block A Front & Rear Elevations

26

Figure 5.2d: Joshua Creek 1320 Wheat Boom Drive Block B Side Elevations



Figure 5.2f: Joshua Creek 1320 Wheat Boom Drive Block C Side Elevations



Figure 5.2g: Joshua Creek 1320 Wheat Boom Drive Block C Front & Rear Elevations

5.3 Sustainability Features

Sustainable development practices balance the health and well-being of the environment and related resources with the pressure of urbanization, bringing forward strategies to better manage increased population densities, resource and energy consumption, and vehicular traffic volumes.

Walkability is one of the cornerstones of sustainable community design. With its location within the designated Neighbourhood Centre Area, community amenities, schools, and open spaces are located within comfortable walking distance of the majority of residents. In addition, proposed trails linked with the street and NHS network should offer convenient and enjoyable active transportation connections.

Walkability in the Joshua Creek community is supported by:

- A proposed school and neighbourhood park located within comfortable walking distance (400m / 5 minute walk).
- Pedestrian-scaled streets with housing and streetscape combining to create a comfortable, safe, and attractive environment, through careful consideration of building scale, building placement and façade treatment, garage locations, and street trees, as well as road profiles;
- The proposed major trail along Meadowridge Drive indicated in the North Oakville Trails Plan linked with the sidewalk network, offering convenient and enjoyable pedestrian connections.
- Pedestrian-scaled streetscapes that create a comfortable, safe, and attractive environment, through careful consideration of building scale, building and entrance placement, façade treatment, pedestrian connections, foundation planting, and street trees.

The following sustainable development practices may also be considered within the Joshua Creek 1320 Wheat Boom Drive development:

- Provide landscaping that increases the urban canopy, creates comfortable micro-climate conditions, mitigates negative seasonal effects (wind breaks or shade canopy) and contributes to overall biodiversity.
- Emphasize the sourcing of local materials and manufactured components where possible.
- Utilize low-e glass and other energy efficient materials and construction methods.
- Consider introducing advanced technologies and practices into the building process where possible.
- Incorporate energy-efficient and dark-sky compliant lighting fixtures throughout the development.

6.0 IMPLEMENTATION

As identified through the Town of Oakville's Pre-Consultation process, an Urban Design Brief (UDB) is required as part of a complete Official Plan and Zoning By-law Amendment application.

The proposed design of 1320 Wheat Boom Drive aligns with the Livable Oakville Plan and the guidelines set forth in the Livable by Design Manual (LBDM). The UDB strives to consider aspects of built form and landscape design that are specific to the site, within the overall framework of the surrounding Oakville communities. However, to garner a complete and comprehensive understanding of all urban design aspects, the reader should reference all relevant Oakville policy context.

Architectural design for the condo block shall be evaluated through the Town of Oakville's Site Plan Approval process in accordance with the Town's Site Plan By-law.



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