

MAY 2023

URBAN DESIGN BRIEF



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

**3005 Dundas Street
West, Oakville**

Date:

May, 2023

Prepared for:

Enirox Group

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INTRODUCTION

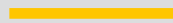
MacNaughton Hermsen Britton Clarkson Planning Limited (“MHBC”) has been retained by Enriox Group (the “the Owner”) to assist with urban design approvals to develop a mixed-use building on their lands municipally known as 3005 and 3015 Dundas Street West in the Town of Oakville (hereafter referred to as the “Subject Lands”). The property is located on the north side of Dundas Street West, east of Bronte Road, and west of Old Bronte Road in the Palermo Village of Oakville.

The Owner is seeking Official Plan Amendment (“OPA”) and Zoning By-law Amendment (“ZBA”) applications to implement the proposal. These amendments will permit the proposed mixed use development consisting of two residential towers, open space, two commercial units on the ground floor and below-grade parking. The proposal contains a total floor area (“FA”) of 45,062.03 sq. m, 690 dwelling units, a total of 698 underground parking spaces, and provides pedestrian and vehicular access from Dundas Street West and Old Bronte Road.

This Urban Design Brief illustrates the proposal’s compliance with applicable design direction from the North Oakville West Secondary Plan (“NOWSP”), as well as compliance with the Livable Oakville Plan and the North Oakville Urban Design and Open Space Guidelines (“NOUDG”), all of which are applicable to the Subject Lands.

Should you have any questions or wish to discuss the brief in further detail, please do not hesitate to contact us.

Sincerely;



MHBC

Eldon C. Theodore, BES, MUDS, MLAI, MCIP, RPP
Partner | Planner | Urban Designer

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Urban Designer | Landscape Designer

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HOW TO READ THIS BRIEF

This Urban Design Brief organizes key urban design principles into categories. Within each category, a written response demonstrating adherence with those principles is provided. In some cases where strict compliance is not feasible, design rationale is provided to outline how the design intent continues to be respected.

Well-designed developments can help to connect people with places, balance the protection of the environment with emerging built form, and achieve development that promotes a sense of place and local identity within a community. Key urban design terms have been used in this brief to further articulate how the proposal achieves good design principles and enhances the relationship with the surrounding community.

Applicable design policies and guidelines



Response to design policy and guidelines

Reference to key design principle being acknowledged



Figure illustrating adherence where applicable or Photo / rendering examples

3.0

SITE & CONTEXT ANALYSIS

3.1 THE SUBJECT LANDS

The Subject Lands are municipally addressed as 3005 and 3015 Dundas Street West, in the Town of Oakville, Regional Municipality of Halton. They are located at the northwest corner of Dundas Street West and Old Bronte Road and are approximately 2km from Highway 407. The Subject Lands are approximately 7,762.98 sq. m. (0.776 ha) in size, with approximate frontages of 75 metres along Dundas Street West and 95 metres along both Bronte Road and Old Bronte Road, and are currently vacant. Access is currently provided via two former driveways; one along Dundas Street West and one along Old Bronte Road. Refer to Figure 3.1 for a location map illustrating the Subject Lands and the surrounding area.

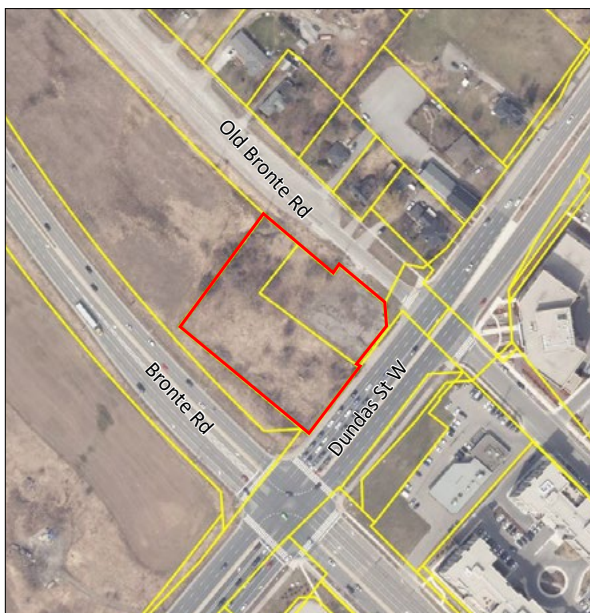


Figure 3.1 : Site

3.2 CULTURAL HERITAGE AND THE SUBJECT LANDS

The Subject Lands is historically significant as a site directly associated with the Hagar (also known as Hager) family, purportedly the first Euro-Canadian pioneers to settle in Trafalgar Township). It was owned and lived in for several decades by Lawrence Hagar who is considered to be the founder of Palermo.

The Hagar House had contextual value as a reminder of the agricultural landscape of the former Trafalgar Township and of village life in the historic village of Palermo and helped define its streetscape for over a century and a half.

It is our understanding that the dwelling no longer exists on the property. The contextual heritage value of the Hagar House and Palermo Village will be addressed by the Owner's Cultural Heritage Specialist.



Figure 3.2 : Hagar House

3.3 SURROUNDING CONTEXT

The surrounding land uses within the immediate context of the Subject Lands are as follows:

NORTH

Vacant land and low density residential uses are located to the north along Old Bronte Road. Access to Highway 407 is located further northwest of Bronte Road.

SOUTH

Low-rise residential uses (single detached and townhouses) and mid-rise buildings are located on the south side of Dundas Street West. Community facilities are located further south of the Subject Lands (i.e. places of worship, schools and parks).

EAST

A few low density residential uses (single detached dwellings) and Palermo United Church are located northeast of the Subject Lands. Further east along Dundas Street West at Third Line is the Oakville Trafalgar Memorial Hospital and long term care uses.

WEST

Immediately abutting the Subject Lands to the west is a very thin sliver of vacant land. Across Bronte Road, and further west is Fourteen Mile Creek, as well as a place of worship and an electrical engineering company.



Figure 3.3 : View Looking North



Figure 3.4 : View Looking South

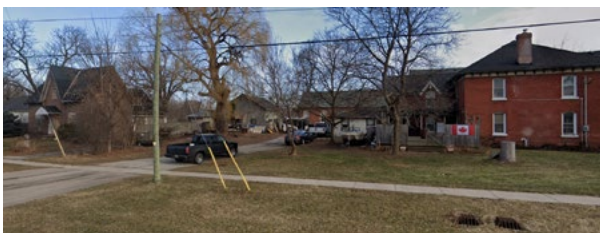


Figure 3.5 : View Looking East



Figure 3.6 : View Looking West

3.4 CONTEXT WITHIN WALKING DISTANCE

As mentioned previously, the subject lands are fronting public streets on Dundas Street West and easterly onto Old Bronte Road, individually identified as “Major Arterial” and “Minor Collector” respectively. The Subject Lands are designated as “Urban Centre” in the proposed Schedule N1 Palermo Village Land Use.

As seen in Figure 3.8, amenities and facilities are available within 10 min walking distance, including retail, food service, medical service, educational institutions, places of worship, parks and natural spaces. The site is within walking distance of a Natural Heritage System Area to the west, a proposed community park to the north and Guelph Conservation Area to the

east. The places of worship to the east, south and west provide institutional services and opportunities to the Site. Significant transit corridors include Dundas Street West and Bronte Road, with existing public transit options and future higher order transit opportunities, such as Dundas Bus Rapid Transit, bike lanes and trails, providing ease of multi-modal access.

In addition, the future transit corridors and Highway 407 to the north build a potential connection between the site’s regional destinations within and outside of the Town of Oakville and Halton Region, which is essential for the success of residential & commercial mixed-use.

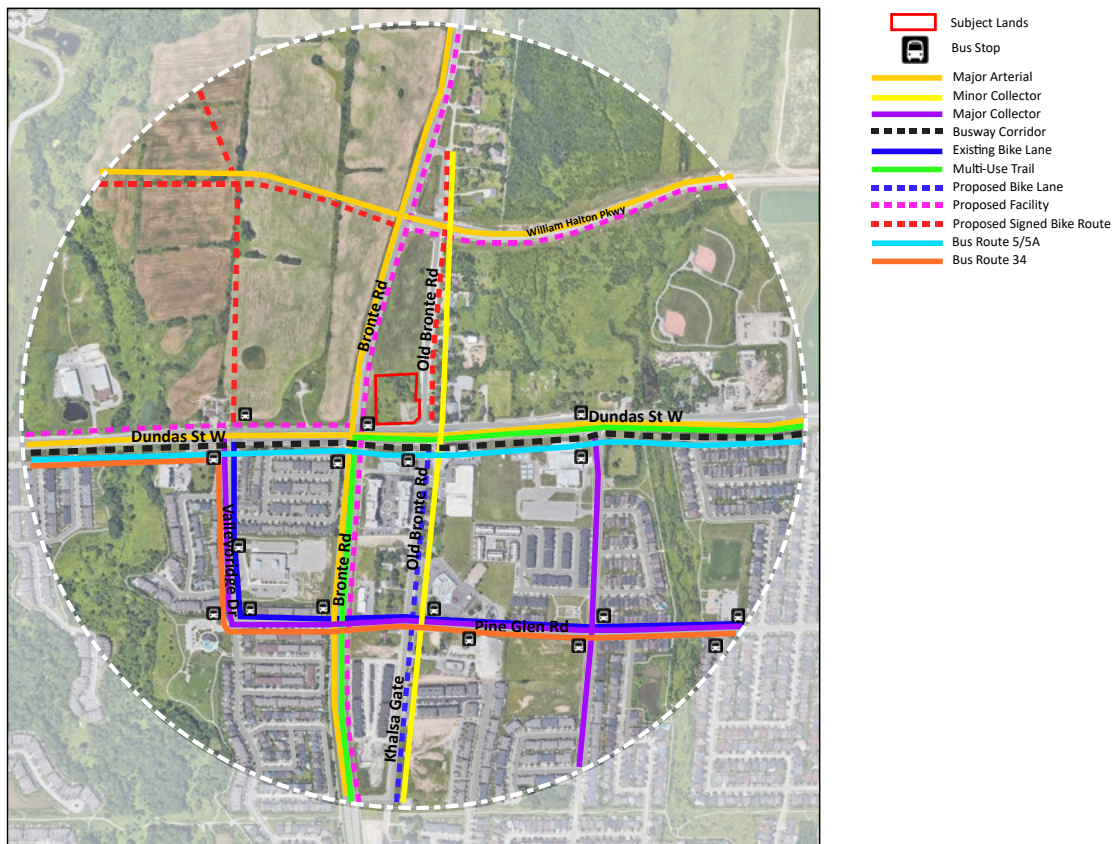
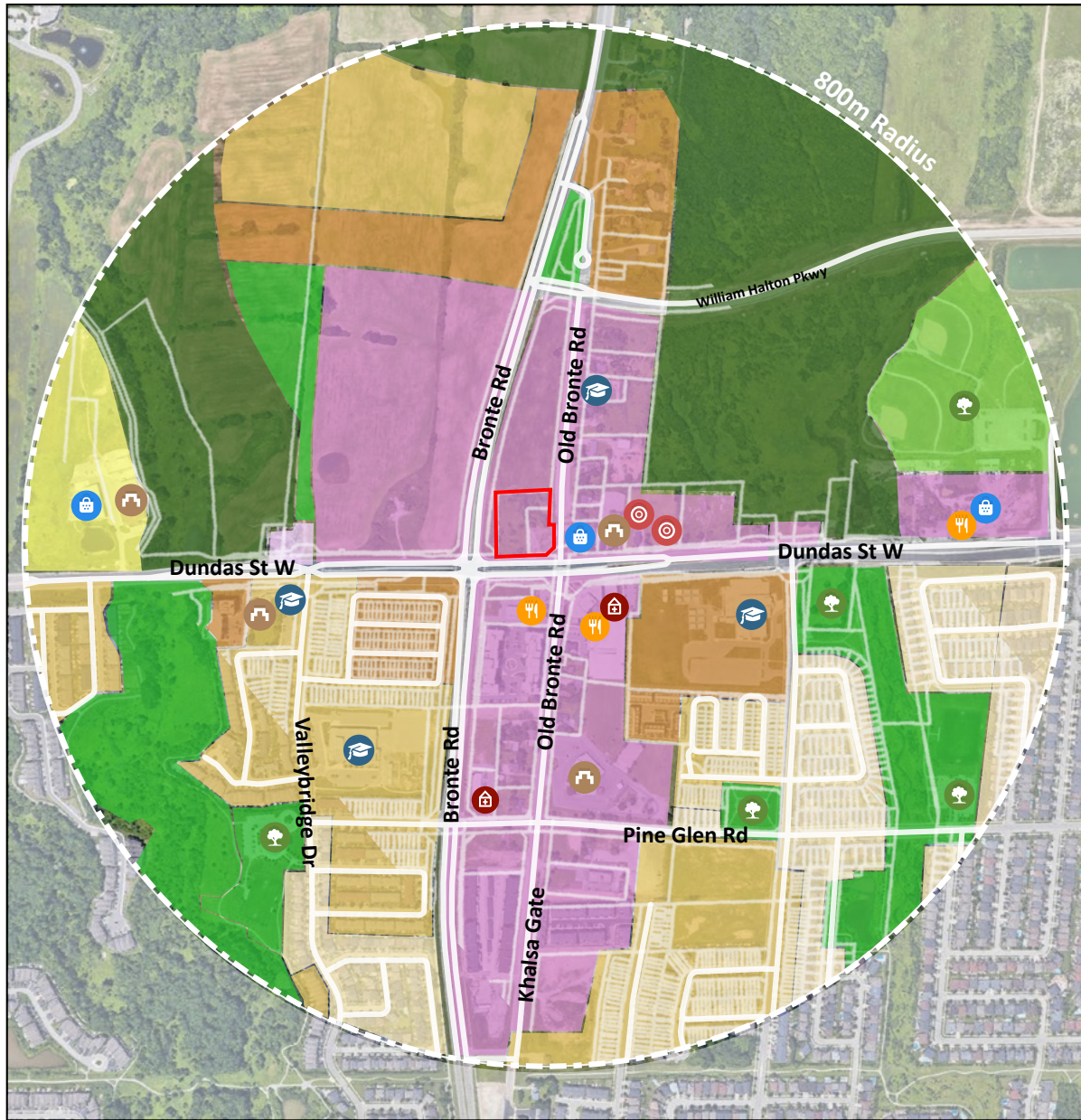


Figure 3.7 : Livable Oakville Urban Structure



- Subject Lands
- Urban Centre
- Medium Density Residential
- High Density Residential
- Employment District
- Natural Heritage System Area
- Natural Area/Parks
- Community Park Area
- 🛒 Retail
- 🏠 Medical Service
- 🎓 Education
- 🍴 Food Service
- 🌳 Park
- 🏛️ Heritage Building
- 🕌 Place of Worship



Figure 3.8 : Context Plan

4.0

DESIGN VISION & OBJECTIVES

The proposal will achieve the infill of a vacant lot in a compact urban form that is well-connected to and compatible with the surrounding residential, employment, and mixed-use lands within the area.

The proposed design will enhance the sense of identity, compatibility, connectivity, sustainability, and creativity, which promotes a high-quality built environment containing appropriately designed buildings, pedestrian-focused infrastructures, attractive streetscapes, enhanced views and vistas, and inviting gathering places, which all respond to their local context. The proposal represents an opportunity for the Town of Oakville and Palermo Village to meet their goals, objectives and policies for growth.

The following goals and objectives have been identified for the purposes of achieving the vision for the development:

To support a balanced Growth Area by:

- Providing a focus for community and commercial activities, including housing options and retail use, to support communities in the north-west part of the town with a range and mix of uses
- Achieving a comprehensive urban form that prioritizes active transportation and transit use
- Conserving and integrating cultural heritage resources
- Providing an urban square that enhances the urban context

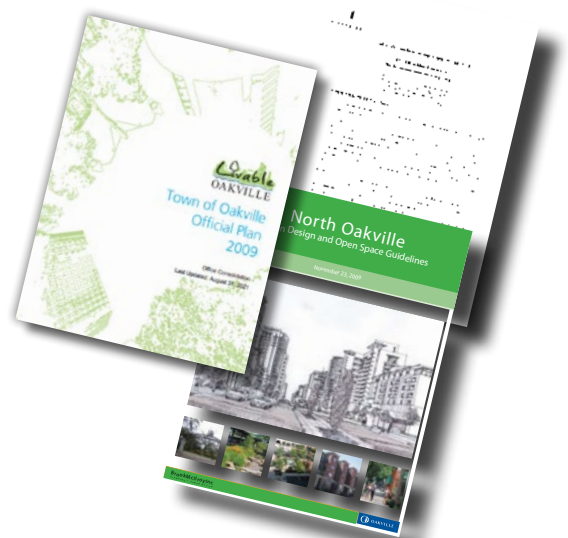
To ensure high-quality urban design by:

- Encouraging the visually interesting and innovative design of spaces and built form

- Ensuring compatibility of the proposed development with the surrounding context and cultural heritage resources
- Providing attractive streetscapes through the comprehensive design of the public realm and built form to establish a strong relationship between them
- Creating a coherent urban image that is active, identifiable, and pedestrian-oriented
- Integrating urban squares with other uses and the road network

To efficiently provide for the necessary infrastructure by:

- Maintaining a road network system that provides high levels of accessibility and mobility to all users;
- Protecting future major road and transit rights-of-way
- Encouraging utilization of public transit facilities and services



5.0

THE PROPOSAL

The proposal seeks to establish a compact, transit-supported, high-density tall building development with a privately owned but publically accessible (“POPS”) urban square on the Subject Lands. The proposed development will be compatible with the surrounding context along Dundas Street West and Bronte Road Corridors and responds to the recently approved and emerging Palermo Village context, the Town’s policy context, and the broader regional context.

The proposal contains 2 mixed-use high-rise towers with a 27-storey Building A located to the NE, and a

30-storey Building B located to the SW, and both include an integrated 3-storey podium that frames both the POPS and the public realm. They are comprised of residential and ancillary retail uses on the Subject Lands. The proposed redevelopment includes 690 residential units, offering studio, 1, 2, and 3 bedroom +/- den units within both the residential towers and podium. In addition, a publically accessible urban square and a private courtyard are proposed to meet the needs of all users for connectivity, passive recreation, and social congregations.



Figure 5.1 : Proposed Building and Site Render

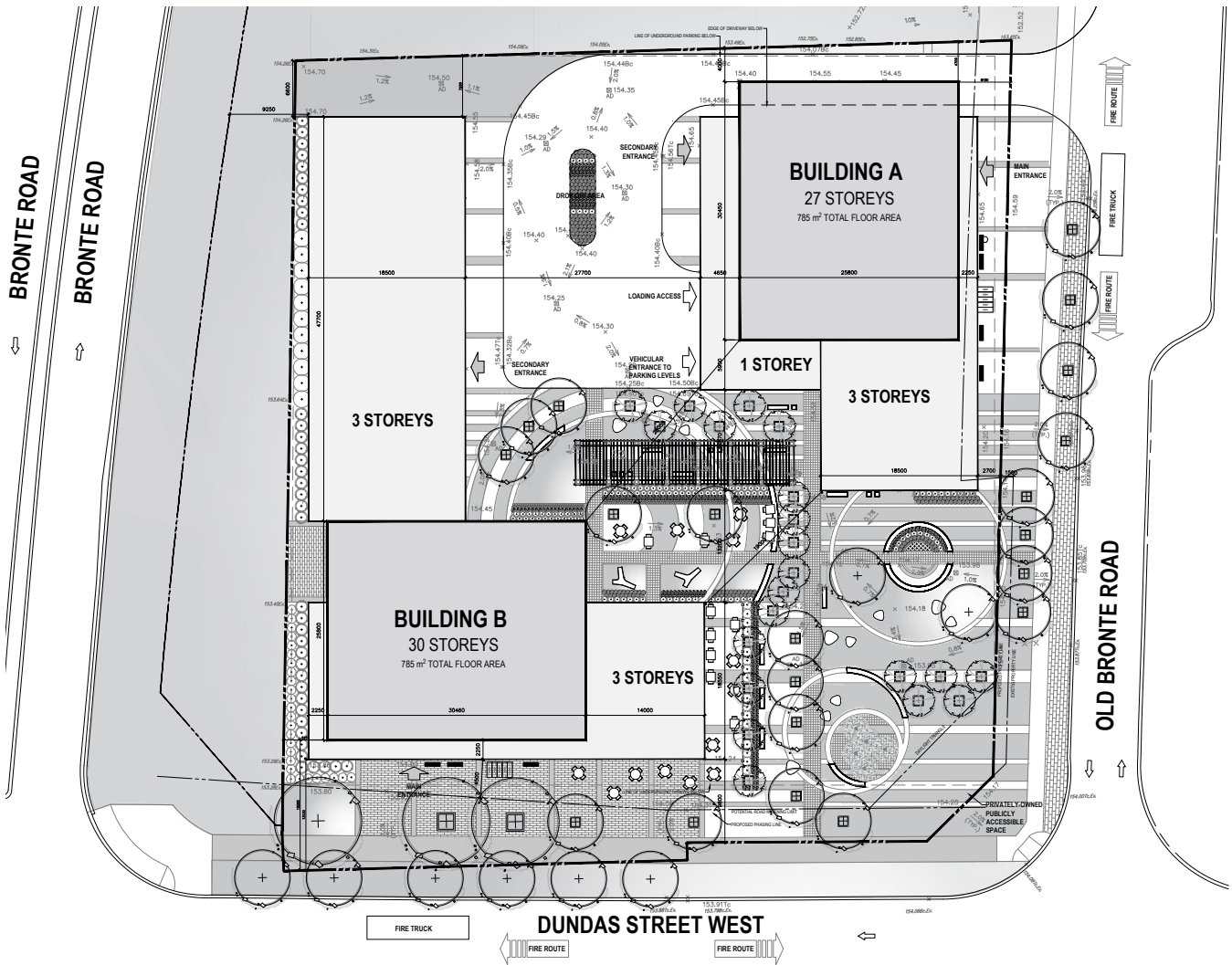


Figure 5.2 : Proposed Site Plan

The proposal will provide a total Net Floor Area (“NFA”) of 45,062 sq. m. The proposal will feature 569.43 sq. m of retail space on the ground floor; and 1,380.874 sq. m of shared amenity area, including a ground-level outdoor amenity area and rooftop amenity terraces on floor 3rd for both towers. In addition, indoor amenity space is proposed on the ground floor and the 4th floor of Building A.

The proposed development will benefit from the existing streets and block arrangement north of Dundas Street West, allowing the proposal to connect with the community to the south and the rest of the Palermo Village to provide residents with a holistically walkable community and ease of access to the current and planned transit routes.

The proposed development will include one vehicular access off Old Bronte Road to the north. A driveway is proposed at the east property limits, providing access to the drop-off area, loading area and underground parking ramp. The proposal includes 698 parking spaces within 4 levels of underground parking.

The development proposal includes 200 bicycle parking spaces, consisting of 50 short-term visitor spaces at grade and below grade and 150 secure long-term residential spots within parking levels. As mentioned, the proposal integrates amenity uses at grade along Old Bronte Road and Dundas Street West to support the adjacent public realm and transition to the community across the road to the south.

The proposal will create a compatible and uniquely designed built form within the Bronte Road and Dundas Street West transit corridor. The proposed development ensures a pedestrian-oriented design by providing a street-related podium design that addresses the street frontage in terms of architectural detail, active uses with direct access to the public sidewalk, and enhanced

urban landscaping along the public street frontage. Where lobby and indoor amenity areas are proposed at grade, they are well designed to provide seamless connectivity to the public and private realm through integrated architectural elements, materials, floor heights, and wayfinding features. Primary residential access from the podium will be directed to public streets.

The proposed architectural design responds to the cultural heritage value of the site, complements the design of the existing transit corridors, and functions as North Oakville Gateway. It offers a compact, pedestrian-oriented development with at-grade active uses and outdoor amenity spaces that achieve a local identity on the Site. The podium and tower’s overall positioning and internal programming contribute to the area’s emerging character. The building features unique built-form elements that remain unified by the common architectural expression, massing and articulation envisioned for the Primary Regional Nodes noted by the Region of Halton.

Additional core design principles include human-scaled development and a respectful relationship between the proposed buildings and the adjacent neighbourhood to the south. This is achieved through podium design and adequate setbacks of the tower above, which establish a relationship along the properties opposite to the adjacent streets, maintaining the public frontage with intergraded streetscape, and resulting in enough separation for existing and incoming development with density along the transit corridors. The development will provide a prominent place to live, work and visit within Palermo Village and North Oakville West, attracting people from regional destinations within and outside of the broader Town of Oakville and the Region of Halton.

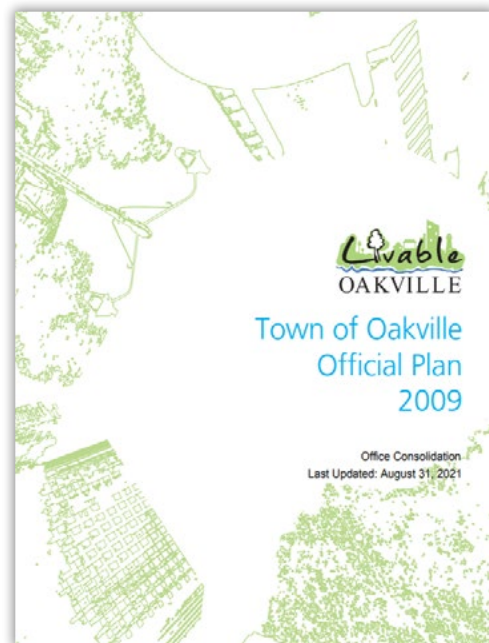
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POLICY CONTEXT & DESIGN DIRECTION

6.1 OAKVILLE LIVABLE OFFICIAL PLAN

The 2009 Town of Oakville Official Plan, also known as the Livable Oakville Plan (“LOP”), was approved by the Town and Region in 2009 and was ultimately appealed by multiple parties. With a majority of the appeals resolved, the Ontario Municipal Board approved the LOP in 2011.

LOP establishes the desired land use pattern for lands within the Town, coordinates land use and infrastructure requirements to ensure that the anticipated growth can be accommodated, establishes a framework and policy context for decision making; and conforms or does not conflict with provincial plans, has regard to matters of provincial interest, and is consistent with provincial policy statements.



For context, Section 3.6 establishes that Nodes and Corridors are key areas of the Town identified as the focus for mixed-use development and intensification. They are further identified in the North Oakville Plans as the Health-Oriented Mixed Use Node. Nodes and Corridors shown on Schedule A1 – Urban Structure identify the Subject Lands as being within the Palermo Village Node, a strategic growth area of the Town intended to develop as a mixed use centre with a viable main street.

Section 3.12 establishes that Regional transit priority corridors and mobility links are identified in a Town-wide grid network that is key to connecting people via transit throughout the region as well as to local destinations including nodes, mobility hubs, major transit station areas and Employment Areas. Regional transit priority corridors provide a key focus for transit-supportive development. The Subject Lands are on a Regional Transit Priority Corridor- Dundas Street West.

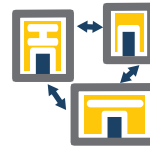
Summary of How General Urban Design Policy Objectives are Addressed (Sections 6.1)

The proposal will contribute to the mixed-use employment area that is attractive, pedestrian-oriented, barrier-free, and safe through the use of innovative and diverse urban forms and excellence in architectural design, with emphasis on architectural diversity, pedestrian comfort and safety and built form compatibility with the existing context and optimized pedestrian and public realm experience.

Summary of How Public Realm Policies (Section 6.2) and Streetscape Policies Are Addressed (Section 6.4)

The proposal provides a network of accessible, barrier-free, interconnected and pedestrian-oriented spaces and routes that respond to the need for access to the amenities and green spaces within the surrounding area.

The proposal supports multi-modal transit through the provision of suitable walkways systems which has direct access to the building, amenity area, adjacent public sidewalk, and town trails for the use



CONNECTIVITY



PEDESTRIAN-ORIENTED

of pedestrians. Further, the Subject Lands are adjacent to North Service Road West, which is equipped with bike lanes, as well as Oakville Transit routes. Finally the proposal meets the Town’s requirement for bicycle parking, provided at and below grade. Thus the proposal encourages active transportation.

The proposal incorporates street trees, ornamental trees and plantings to provide comfort for pedestrians and to define the street edges, private driveways and sidewalks, and celebrate a green public realm. The proposal will also enhance the local streetscape context and create a sense of identity for the adjacent Business Employment Area to the west through sufficient setbacks, appropriate building-street ratio, articulated building façade, clear sightlines, and other high-quality elements.



Figure 6.1 : Example Images of the Quality of the POPS Urban Square Programming

Summary of How Urban Square Policies are Addressed (Section 6.7)

The proposal includes a POPS space as an urban square that will be barrier free, and has the opportunity to integrate local history as part of the design. The proposed space maximizes comfort for uses with a variety of seating options, a grand water feature and shade trees for pedestrian comfort. Public Art can be explored at the detailed site plan stage.

Summary of How Built Form Policies are Addressed (Section 6.9)

The proposed building orientation and placement are aligned with the existing views and vistas, providing a compatible built-form and respectful height transition toward the adjacent properties and the street, exhibiting a high standard of architecture with visibility, and contributing to the Town’s image. This orientation ensures compatibility and transition with open space areas to the east and employment areas to the west.

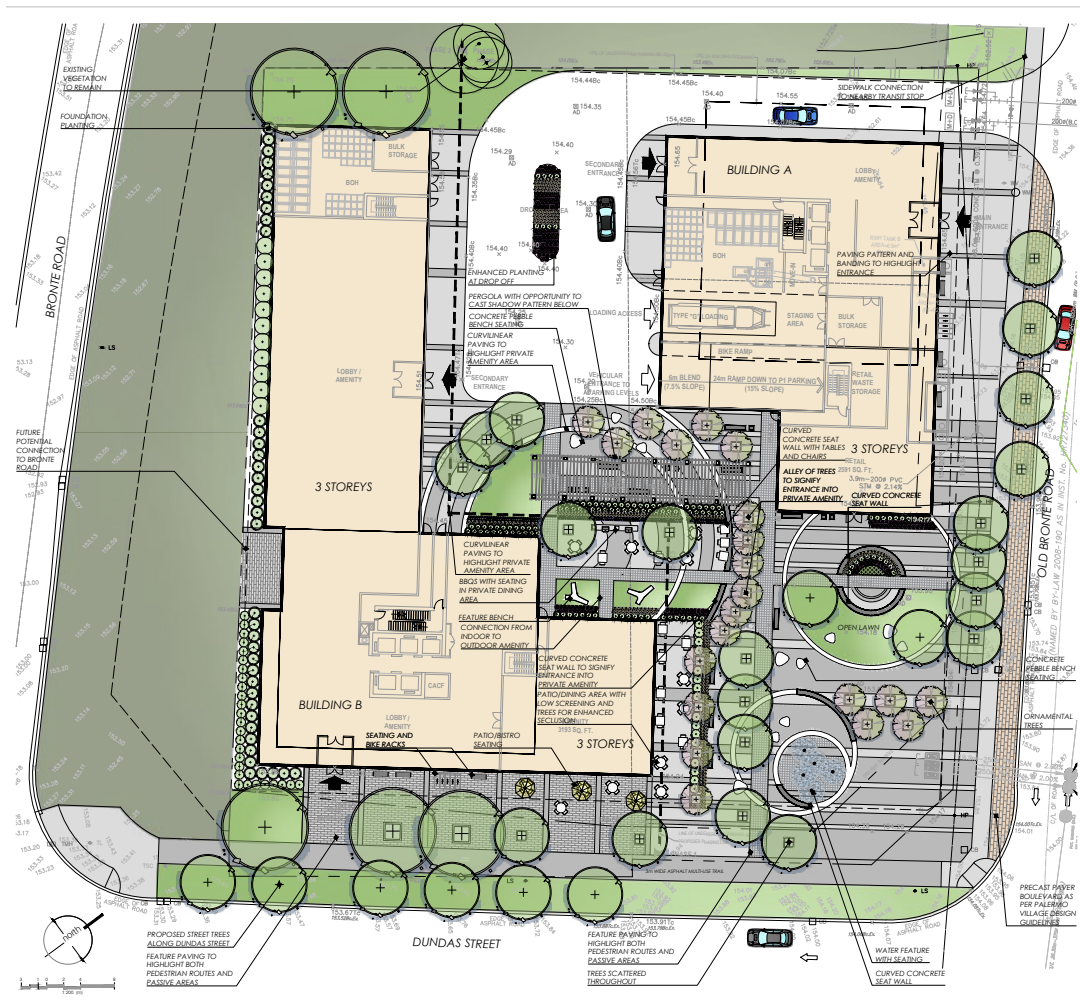


Figure 6.2 : Landscape Plan showing Streetscape Treatment, POPS Urban Square and Amenity Areas

The building design includes unique features to create an architectural movement at the pedestrian level and in the sky, including the use of metal fins within the upper floors of the podium and off-set balconies in the tower, both of which add distinction along an intensification corridor.

The main office building entrances are oriented to the public sidewalk, surface parking and have direct and convenient access to transit facilities for pedestrians and cyclists. The ground level is mainly dedicated to vision glass with active uses, such as retail and amenity, promoting a safe animated and pedestrian-oriented street edge. This creates an engaging pedestrian interface at the street level.

The buildings provide a variety of height with a 27 and 30 storey tower to ensure sameness does not occur in the skyline. The height of the first storey is 6.5m, which accommodates a range of non-residential uses while establishing a distinction with subsequent floors in the building.

The entire building and site will promote universal design principles including AODA and OBC compliance for accessibility. Rooftop mechanical units will be appropriately screened with similar material as the façade so as not to create a visual distraction in the skyline. The outdoor amenity area is set back from the POPS and public realm, ensuring a separation of public and private functions.

The tower and podium placements maintain appropriate separation to ensure adequate sunlight and sky views, avoid excessive shadows and limit wind conditions on the site.

Summary of How Landscaping Policies are Addressed (Section 6.10)

Landscape areas have been incorporated along all sides of the Subject Lands property line to create an attractive environment for pedestrian movement.

Tree and plant species contemplated for the Subject Lands will be native, salt-resistant, and drought-tolerant where appropriate to provide seasonal variation and interest while complementing the existing landscape environment. Existing trees off site will be protected as part of this development.

The proposal meets the Town’s Tree Canopy Coverage requirement through landscaped spaces and POPS space on site.

The landscaped space uses textured surfaces, colours and decorative space making elements to invite residents and visitors to linger.



SETBACK



RHYTHM AND PATTERN



STREET FURNITURE



STREETWALL

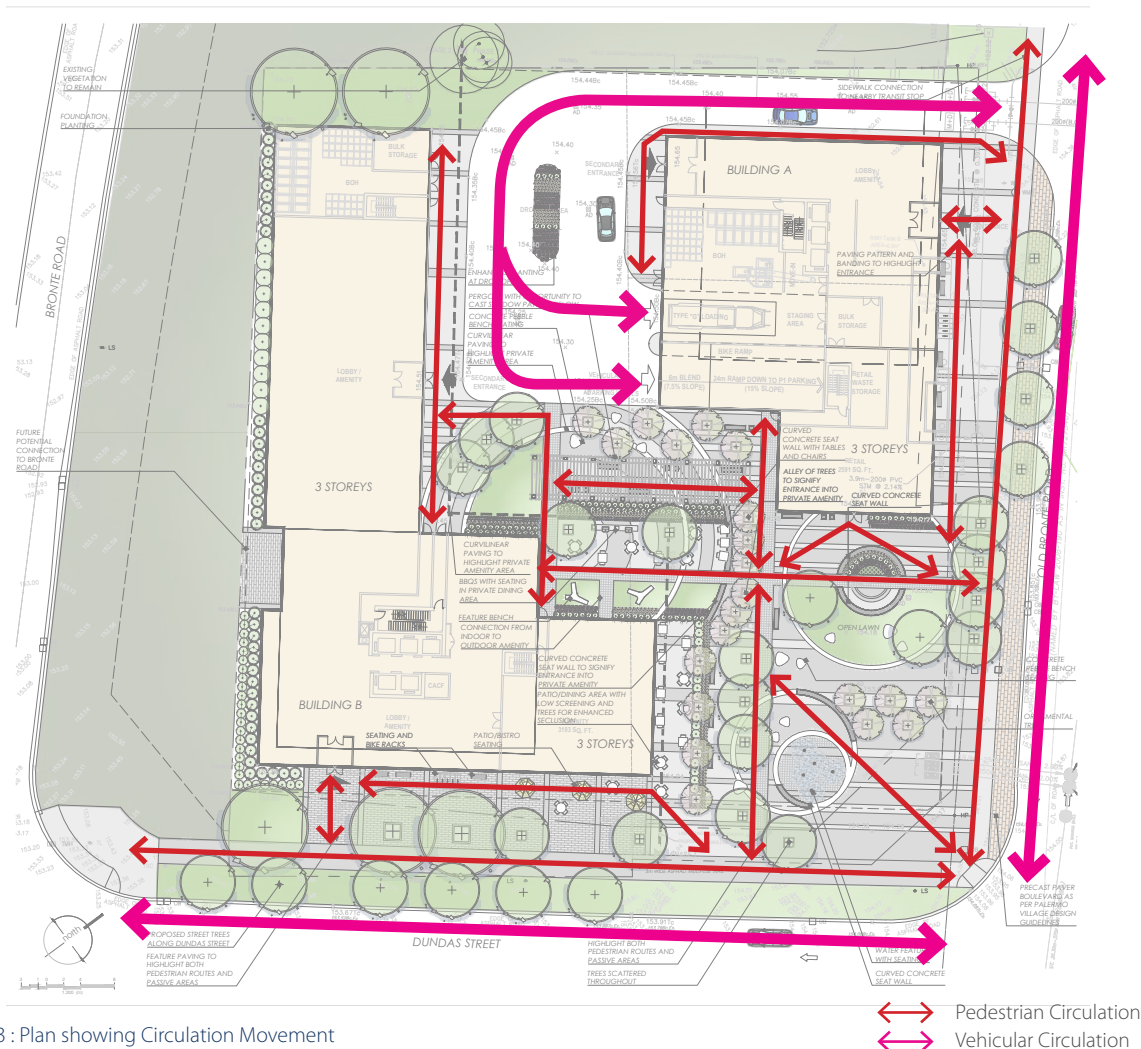
Summary of How Pedestrian Access and Circulation Policies are Addressed (Section 6.11)

The proposal establishes a continuous, comfortable and safe pedestrian walkways within the Subject Lands, connecting to the surrounding amenities and services.

A high quality public realm will be improved along the street edges of the Subject Lands, to promote a safe,

walkable and cycle-able environment throughout the site, as well as the linkage to the amenities and parks spaces within the local context.

The use of one access point to the Subject Lands assists in limiting curb cuts and prioritizes pedestrian circulation.



Summary of How Vehicular Access and Circulation Policies are Addressed (Section 6.12)

As noted above, the proposal provides one vehicular access point for all vehicular and service access to the Subject Lands. Vehicular movement is oriented to be separate from pedestrian networks, allowing for the on-site experience to be maximized by landscaping and decorative paving, rather than surface parking and service areas.

Summary of How Lighting Policies are Addressed (Section 6.14)

The use of lighting, where applicable, will complement the building design, including the use of accent lighting that is respectful to the character and style of the existing surroundings. Lighting will be placed and designed to direct light away from the night sky and to minimize spillover lighting on adjacent properties and public roads. Light fixtures will be encouraged to be energy efficient, and scaled accordingly to address pedestrian circulation areas.



COMPATIBILITY



ACCESSIBILITY



CIRCULATION



PUBLIC REALM

Summary of How Parking Policies are Addressed (Section 6.13)

The proposal seeks to provide a total of 698 parking spaces located sub-grade within 4 levels of underground parking. No surface parking spaces are proposed. 200 bicycle parking are provided to accommodate short and long term parking throughout the site, and in secure and weather protected locations. Barrier-free spaces are located in close proximity to elevators to promote safe movement for accessibility.

Summary of How Signage Policies are Addressed (Section 6.15)

Signage such as addressing and wayfinding will be designed and scaled to reflect the character of the proposed and existing built form; will be located so that it is clearly visible; and will meet Town of Oakville Sign By-law 2019-153 requirements.

Summary of How Service, Loading and Storage Areas will be Addressed (Section 6.16)

Loading is managed through one Type G loading space in Building A, which will allow for shared usage around the site.

Loading access is designed to be integral to the building podium internal to the site, completely screened from the public realm.

All storage including private individual tenant storage and communal waste storage shall also be integral to the building design or below grade in the underground parking.

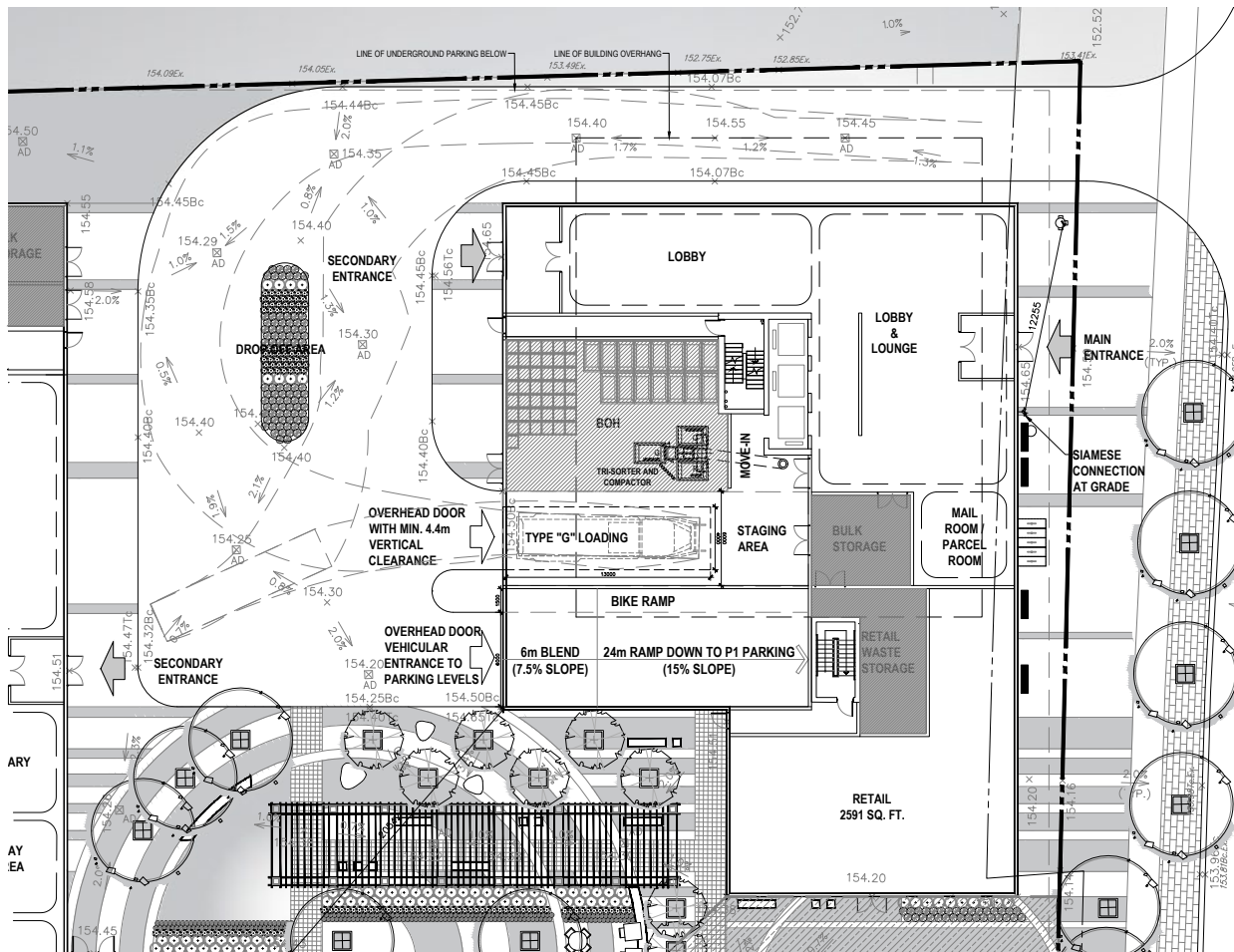


Figure 6.4 : Plan showing Waste Movement and Circulation on Site

6.2 NORTH OAKVILLE WEST SECONDARY PLAN

SPECIAL STUDY AREA

The Special Study Area designation reflects an area which is intended to develop as a mixed use area that is pedestrian and transit oriented. The area is subject to a special study to address its cultural heritage features and how these features can be integrated with the proposed new development. New development shall be limited to expansions of existing uses until this Plan is amended to incorporate detailed policy direction for lands in the Special Study Area.

LEGEND

- SECONDARY PLAN AREA BOUNDARY
- PROVINCIAL FREEWAY
- MAJOR ARTERIAL/TRANSIT CORRIDOR
- MINOR ARTERIAL/TRANSIT CORRIDOR
- AVENUE/TRANSIT CORRIDOR
- * HEALTH ORIENTED MIXED USE NODE
- TRANSITWAY
- SPECIAL STUDY AREA
- EMPLOYMENT DISTRICT
- NATURAL HERITAGE SYSTEM AREA
- COMMUNITY PARK AREA
- SUBJECT LANDS UNDER APPEAL

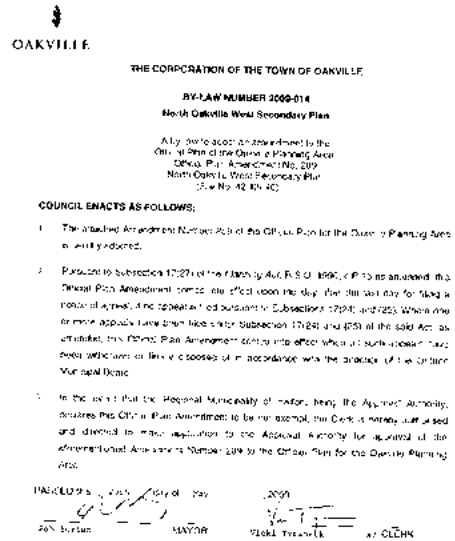


Figure 6.5 : Figure NOW 2 Land Use Plan showing the Subject Lands

Summary of How General Urban Design Directions are Addressed (Section 8.5.4)

The proposal achieves a compact, pedestrian oriented and transit friendly built form on the Subject Lands with a mix of uses as contemplated in the Special Study Area.

The proposal supports existing local transit service as well as emerging higher order transit in the form of a bus rapid transit along Dundas Street West.

The landscape design of the site uses circular landscape programming in place of the three former heritage buildings to celebrate the cultural heritage importance of the site and Palermo Village.

Summary of How Building Location is Addressed (Sections 8.5.6)

The proposed build form has been sited to achieve a sense of enclosure along the streetscape, with podium heights that do not exceed the road right of way widths.

A proposed POPS has been sited at the intersection of Dundas Street West and Old Bronte Road to achieve a sense of arrival and interest in lieu of additional massing.

All building facades facing public streets exhibit a high level of vision glass through curtain wall systems to achieve extra visibility in these important locations.

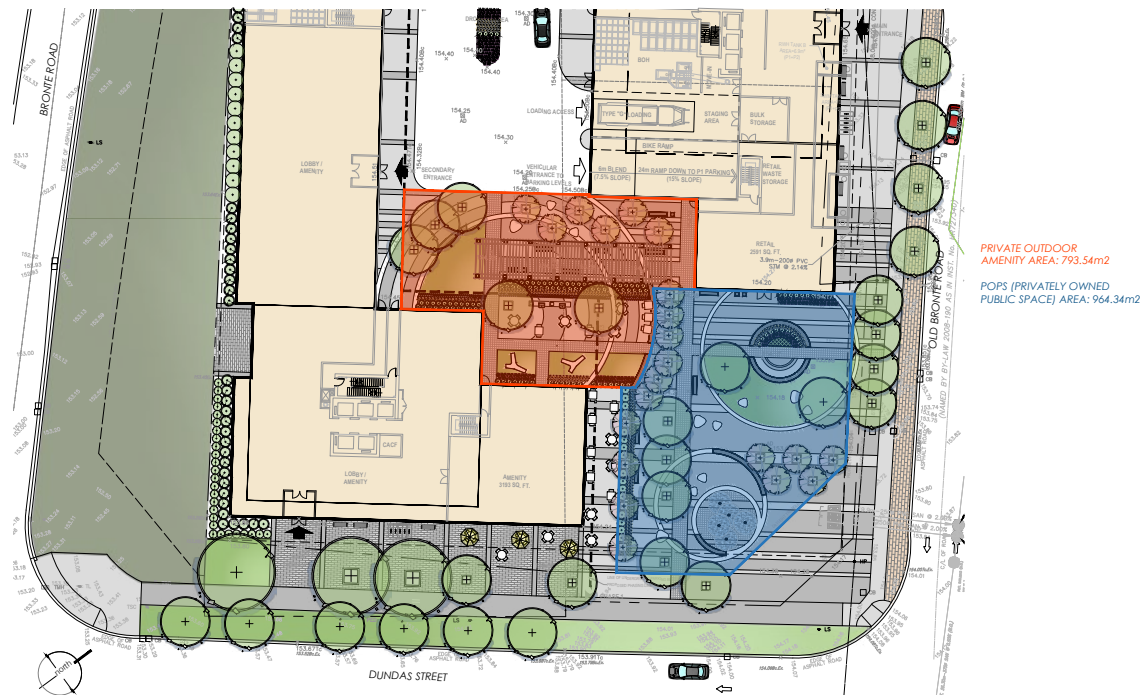


Figure 6.6 : Distinction between POPS and Amenity Space at Grade

Summary of How General How Landscape Design is Addressed (Section 8.5.9)

The proposal utilizes a combination of street trees and decorative paving to create a positive human scale along the public realm, and utilizes planting, landscape features such as trellises, a fountain, grassed areas and a combination of seating options to achieve a personal human scale onsite.

The proposal of a POPS results in a major feature which contributes to the definition of public open space, opens the views at the southwest corner and into the site, and creates a moment of distinction in this location of Palermo.

Summary of How Access, Circulation and Safety Guidelines Are Addressed (Section 8.5.10)

The proposal achieves a compact, pedestrian oriented and transit friendly built form on the Subject Lands with a mix of uses as contemplated in the Special Study Area.

Summary of How Community Linkages are Addressed (Section 8.5.11)

The proposal achieves the siting and design of a prominent new building to mark this important intersection of Palermo Village.

Summary of How Building Location is Addressed (Sections 8.5.6)

The proposal offers a mix of uses and amenities at the ground floor that, in combination with increased density and a POPS, results in increased continuous occupancy of public spaces.

The proposed POPS opens up views at the intersection and into the site, offering unobstructed visual overlook and ease of public access.

The use of vision glass around public spaces along with landscaping that does not obstruct view, offers informal surveillance of the site and its circulation system.



Figure 6.7 : Example Urban Plaza details

6.2 NORTH OAKVILLE URBAN DESIGN & OPEN SPACE GUIDELINES

The North Oakville Urban Design and Open Space Guidelines (“NOUDG”) establish the physical design concepts that will lead to the development of a high-quality, sustainable and integrated employment and residential community. NOUDGs are a detailed set of objectives, illustrated recommendations and guidelines that will greatly expand the Town’s capacity for urban living, employment and recreation.

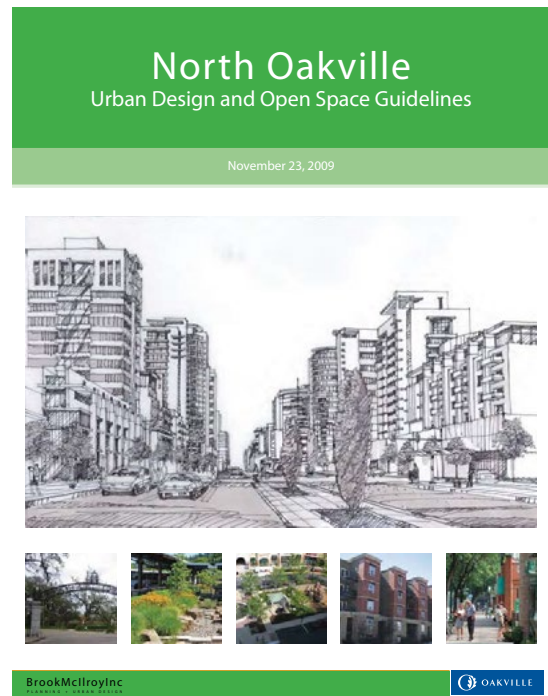


Figure 6.8: Rendering of Subject Lands within Emerging Grid System

Summary of How Development Form is Addressed (Section 3.1.1)

The proposal achieves sustainable development by providing a mixed use building that optimizes the use of an existing grid system, supports existing and planned transit and has no impact on the Natural Heritage System

Building Orientation & Site Layout is Addressed (Section 3.3.2)

The proposal puts forward a transit-oriented, compact development that features safe and attractive pedestrian-oriented street frontage.

The proposed towers and podiums have been designed with architectural features and diverse streetscape elements to create a clearly defined pedestrian-oriented public realm that frames Bronte Road, Dundas Street West, and Old Bronte Road.

The building design reinforces the built-form presence and strong streetwall along the street edge while framing and articulating the block. Specifically, the proposed development includes two 3-storey podiums with appropriate setbacks that provide respectful separation from adjacent properties and establish a relationship along the existing public realm.

The podium reinforces the interface between the development and adjoining land uses, respecting the character of the existing context and recognizing its potential for the future evolution of a similar form to the adjacent lands across the streets to the east and west with compatibility and connectivity.

The podium design helps to downsize the massing and create a protected pedestrian-scaled streetscape in relation to the pedestrian realm along Dundas Street West and Old Bronte Road. As a result, the Site blends into the surrounding context and actively interacts with the surrounding public realm.

The proposed podium design will include variations in massing, built-form articulation, and material variety to address the street frontage and public realm. The

building orientation and placement also promote a prominent point of view and access along Dundas Street West and Bronte Road transit corridors.

The towers are proposed to be 30 and 27-storeys, and due to the block location, they will serve as gateway landmarks and wayfinding elements that enhance the North Oakville skyline and connect to the southern part of the town.

The towers are appropriately massed and steps back above the podium to reinforce a pedestrian scale built form and downsizing at the Site's inward and outward edges. These setbacks open up space for attractive rooftop common amenity areas in between for resident enjoyment.

The podium design includes a fully glazed façade and active uses, including retail use, residential lobby, and indoor amenity area, which create a friendly atmosphere at grade and animate street frontage while presenting opportunities for "eyes on the street" surveillance. These uses respect the existing residential character of the neighbourhood while still providing an active living style and promoting safety.

The overall setbacks and orientation of the tower prevent the occurrence of overlooking and protecting privacy while providing the required separation.

The site layout and building placement form a private courtyard and a POPS urban square to provide passive recreation and a pedestrian oasis for users with all needs.

The buildings' massing aims to maximize views, allow for natural light to reach the ground, reduce wind speed in and around the development, and promote enjoyable exterior amenity areas.

The overall site design will promote barrier free access, meeting AODA and OBC requirements for both the building, private and public spaces on site and their connection to the public realm.

Summary of How Building Articulation and Detailing is Addressed (Section 3.1.2)

The proposal provides main entrances in close proximity to the public realm, utilizing lobbies and vestibules to promote weather protection for pedestrians.

POPS have been proposed in close proximity to retail entrances to promote cross-pollination of use and activity.

Blank façade conditions have been avoided along the public realm frontages, choosing instead to promote curtain glass walls along the ground floor and windows along the second to third floors to promote active frontages.

Secondary building facades maintain the same material quality and style as primary facades, ensuring that the proposal carries the quality of architectural design across the entirety of the proposal.

The proposal, being in a mixed use area, promotes the goal of having a mixed use building with taller ground floor height to support all forms of commercial uses at grade.

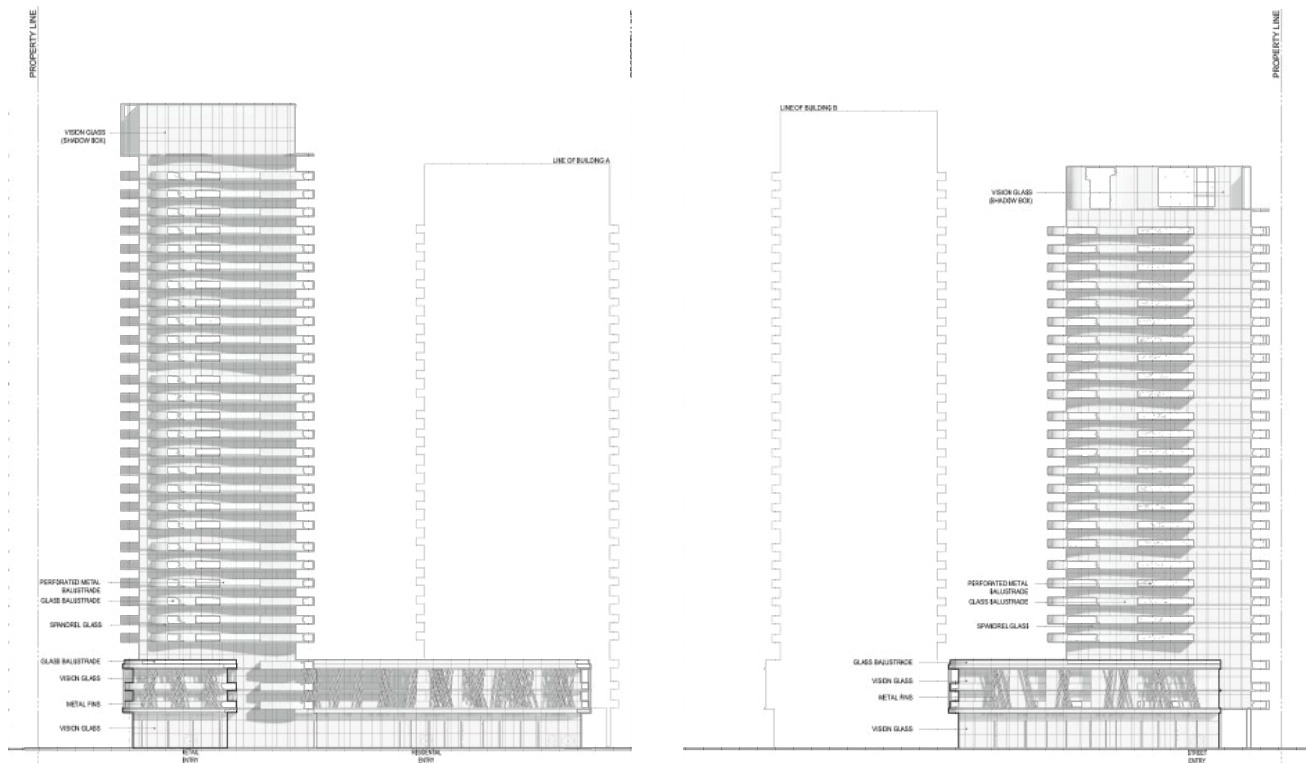


Figure 6.9 : Proposed Building Elevations

A selection of high quality material has been proposed including shadow box vision glass, spandrel glass, metal fins and glass balustrade for the balconies.

The overall building detailing includes a differentiation between the podium and the tower through the use of architectural fins, and the patterned placement of balconies that create visual interest within the Oakville skyline, establishing a respectful architectural statement for Palermo Village.

The proposed roof design will carry the same material quality as the podium and tower, ensuring a cohesive architectural expression and appropriately screening mechanical units within the building envelope.

Podium rooftops will be utilized to offer outdoor amenity terraces that extend from indoor amenity spaces. These spaces will include passive recreation elements the private building use.

Summary of How Servicing and Loading is Addressed (Section 3.3.3.1)

The proposal completely screen loading docks and waste storage areas internal to the podium of Building A, integral to the building design. The location is oriented away from the public realm, internal to the site.

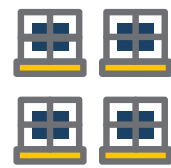
Loading and waste removal docks will be further screened through garage doors that complement the podium design and appearance.

Delivery vehicles or ride share pick-up will occur within the central courtyard, screened from all three streets via built form and amenity/POPS space.

The site will utilize one consolidated driveway for vehicle, service and delivery with access off of Old Bronte Road.



Figure 6.10 : Proposed Building Elevations



ARTICULATION



SUSTAINABILITY

Summary of How Development Form is Addressed (Section 3.4.5)

The building towers will have a 6.5m high floor to ceiling height at grade, supporting optimal use of that space for commercial and amenity use along the streetscape.

The building design spreads out the massing to achieve a slender point tower and low rise podium that achieves an elegance along the street edge and skyline. This is complemented through the use of architectural fins and patterned balcony placement to help mitigate the mass and bulk of the building.

The podium has been designed to achieve a pedestrian oriented streetscape with transparent glazing on the ground floor to promote commercial and amenity uses. Vestibules are used to ensure weather protection, ensuring that the continuous street façade is not disrupted.

The podium in combination with landscape design offer spill-out space opportunities within the public realm or POPS for cafes, display areas and general seating that support internal businesses. The podiums have an intentional break that allows for connectivity between public and private space, opening up the site to the Village. Given the 3 storey height, the podium wall will not exceed a visual angular plane from the adjacent property lines across the street.

A small point tower floor plate of 785 sq. m is applied to promote a slender built form, improve views through the towers, reduce shadow impacts and allow for an

attractive skyline. The towers are separated by 28m, exceeding typical 25m standards, and are off-set to allow for unobstructed views in all directions.

While the podiums are not parallel to the property line, they are parallel to the street curb with an approximately 3m setback along Dundas Street West and 2.7m setback along Old Bronte Road, allowing for transition space to the public realm.

Summary of How Shadow & Sun Impacts are Addressed (Section 3.4.5.5)

Based on the Sun/Shadow Study prepared by WZMH, having taken into consideration emerging shadows in the area, and the orientation of the proposed built form, the proposed shadows are mainly northwest to northeast facing, moving quickly across Palermo Village area, and lingering no longer than 2 hours in one general location

The anticipated shadows are also limited within the POPS given it is located on the south side of the Subject Lands, ensuring optimal tree canopy growth in this area.

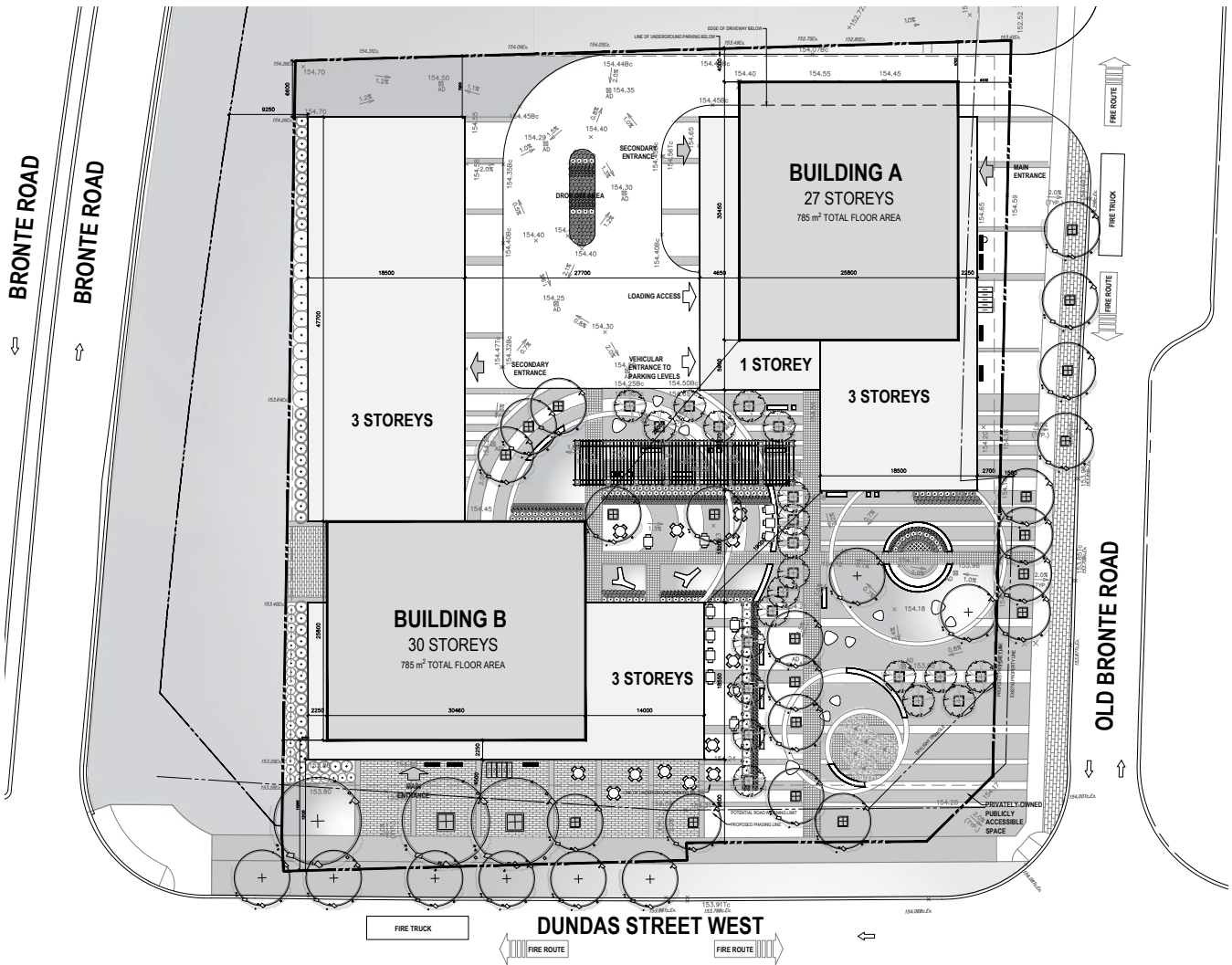
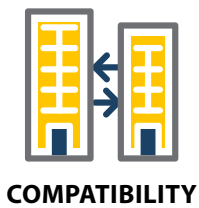


Figure 6.11 : Site Plan showing Tower Stepbacks and Separation & Podium Setbacks and Separation between Buildings A and B



APRIL 21ST
SUNRISE 6:25/SUNSET 20:08



Figure 6.12 : Sun/Shadow Study - Spring Equinox

SEPTEMBER 21ST
SUNRISE 7:03/SUNSET 20:08



Figure 6.13 : Sun/Shadow Study - Fall Equinox

JUNE 21ST

SUNRISE 5:36/SUNSET 21:03



Figure 6.14 : Sun/Shadow Study - Summer Solstice

DECEMBER 21ST
SUNRISE 7:48/SUNSET 16:43

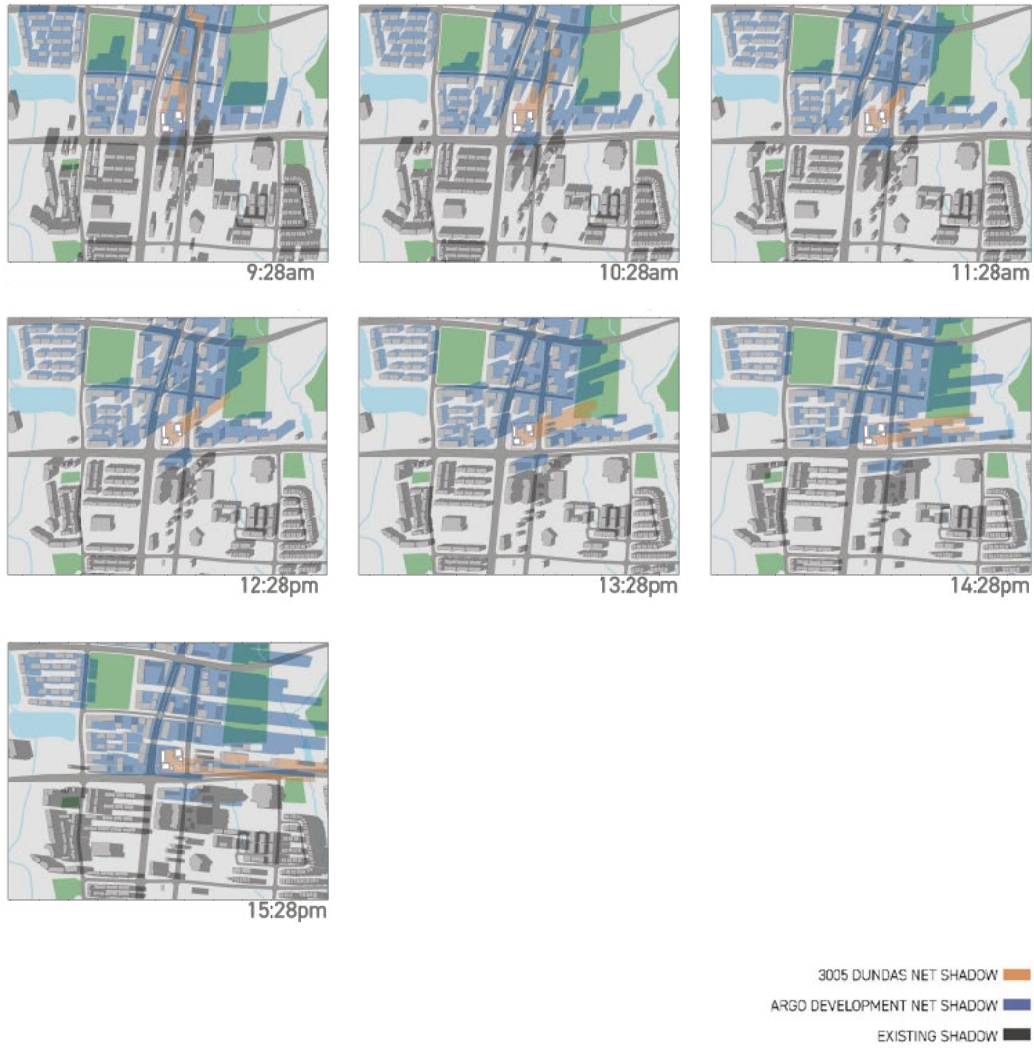


Figure 6.15 : Sun/Shadow Study - Winter Solstice



7.0

CONCLUSION

The proposed 27 and 30 storey mixed use building with associated POPS as an urban plaza optimizes the currently vacant lot, facilitates future growth and development within a designated Growth Area of the Town and achieves intensification along a priority transit corridor.

The proposed design will enhance the existing streetscape and create a street edge along all abutting public streets, and offer an active, safe environment to its users. The combination of POPS, landscaping and high-quality architectural design will result in a visually appealing design that is welcoming and inviting as a gateway built form at this important intersection in Palermo Village.

Based on our review of the Town of Oakville Livable Official Plan, the North Oakville West Secondary Plan and the North Oakville Urban Design and Open Space Guidelines, it is our opinion that the proposal adheres to the vision and design direction for Mixed Use Areas in Palermo Village. As outlined in this Urban Design Brief, the proposed development represents an appropriate development of the Subject Lands, in keeping with the Provincial and local policies and regulations.

Design Terms



ACCESSIBILITY

Providing for ease, safety, and choice when moving to and through places



ADAPTIVE REUSE

Converting an existing building into a new use



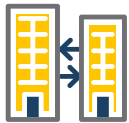
ANGULAR PLANE

A geometric measurement that maintains solar access and height transition



ANIMATION

Support sustained activity on the street through visual details, engaging uses, and amenities



COMPATIBILITY

Similar size, form and character of a building relative to others around it



CONNECTIVITY

The ease of movement and access between a network of places and spaces



DESIRE LINE

Shortest or most easily navigated route marked by the erosion of the ground caused by human traffic



FACADE

The exterior wall of a building exposed to public view



HEIGHT TRANSITION

The gradual change in height between buildings within a community



LANDMARK

Highly distinctive buildings, structures or landscapes that provide a sense of place and orientation



MASSING

The effect of modifying the height and bulk of the form of a building or group of buildings



NODE

A place where activity and circulation are concentrated



STEP BACK

A recess of taller elements of a building in order to ensure an appropriate built form presence on the street edge



STREETWALL

The consistent edge formed by buildings fronting on a street



STREET FURNITURE

Municipal equipment placed along streets, including light fixtures, fire hydrants, telephones, trash receptacles, signs, benches, mailboxes, newspaper boxes and kiosks



SUSTAINABILITY

Developing with the goal of maintaining natural resources and reducing human impact on ecosystems

01

POLICY CONTEXT & DESIGN DIRECTION



ARTICULATION

The layout or pattern of building elements (e.g. windows, roofs) that defines space and affects the facade



BUILT FORM

The physical shape of developments including buildings and structures



CHARACTER

The look and feel of an area, including activities that occur there



CIRCULATION

The movement patterns of people and vehicles through a site or community



FIGURE GROUND

The visual relationship between built and unbuilt space



FINE GRAIN

A pattern of street blocks and building footprints that characterize an urban environment



FOCAL POINT

A prominent feature or area of interest that can serve as a visual marker



GATEWAY

A signature building or landscape to mark an entrance or arrival to an area



PEDESTRIAN-ORIENTED

An environment designed to ensure pedestrian safety and comfort for all ages and abilities



PUBLIC REALM

Public spaces between buildings including boulevards and parks; where pedestrian activities occurs



RHYTHM AND PATTERN

The repetition of elements such as materials, details, styles, and shapes that provide visual interest



SETBACK

The orientation of a building in relation to a property line, intended to maintain continuity along a streetscape



URBAN FABRIC

The pattern of lots and blocks in a place



VIEW TERMINUS

The end point of a view corridor, often accentuated by landmarks



VISTA

Direct and continuous views along straight streets or open spaces



WAYFINDING

Design elements that help people to navigate through an area (e.g. signs, spatial markers)

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