

# **Oakville Triangle Block D Townhomes**

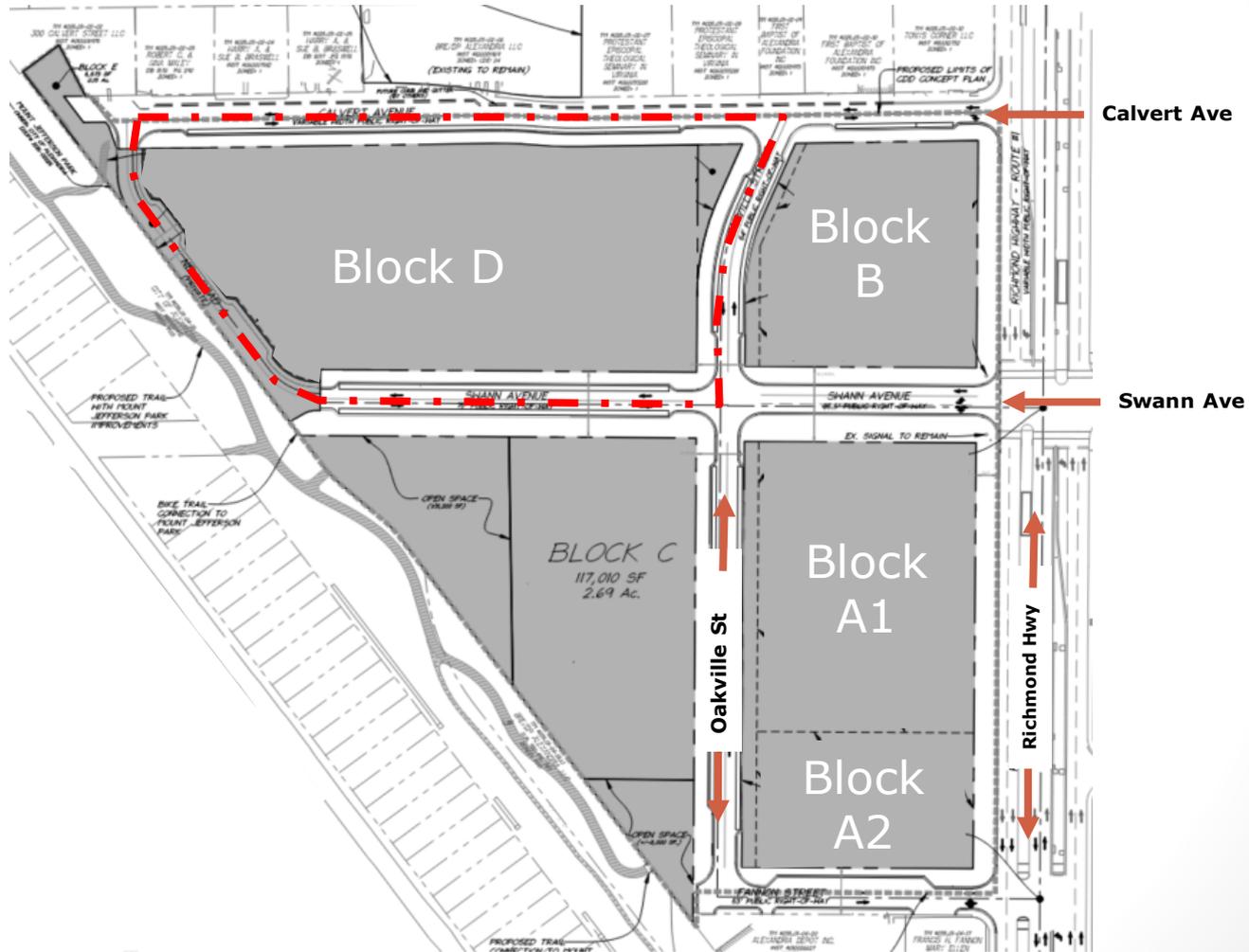
***Development Special Use Permit #2021-10025  
Transportation Management Plan Special Use Permit  
#2021-00084***

City Council  
November 13, 2021

# Site Location



# Oakville Triangle Redevelopment



# Site Plan



## New Private Pedestrian Mews



# Common Architectural Language



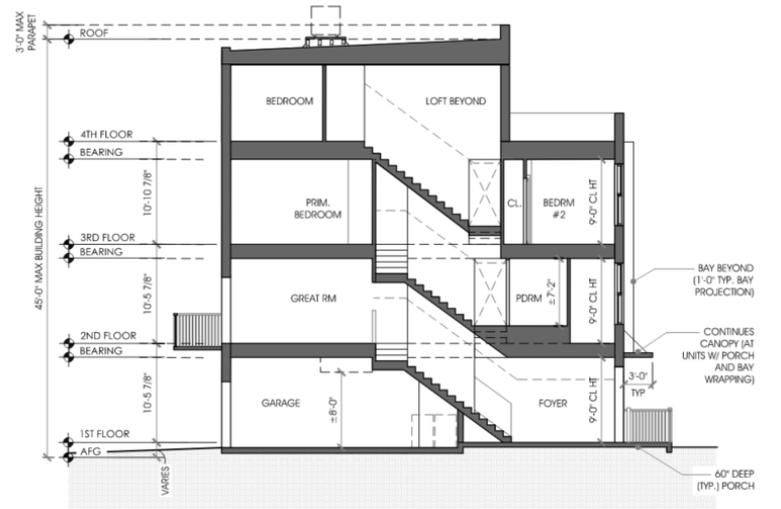
DSUP#2021-10025 / TMP SUP#2021-00084



*Typical Front and Side Elevation with Palette of Materials.*

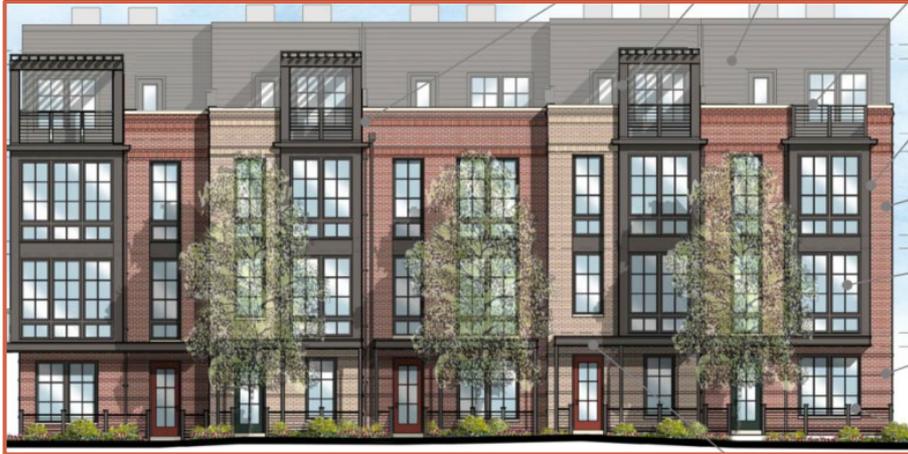


*Typical Rear Elevation*



*Typical Townhome Section*

# Site Responsive Design



*Townhomes with contemporary porches.*



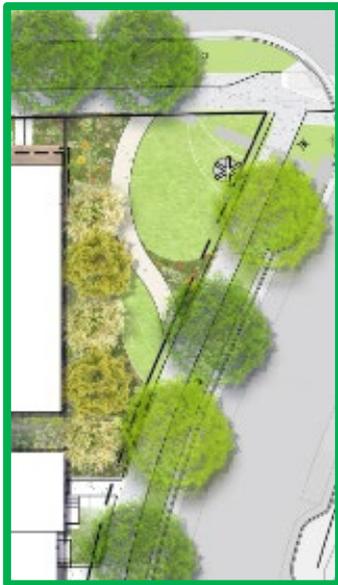
*Townhomes with stoops.*



*Four-story building expression.*

# Open Space

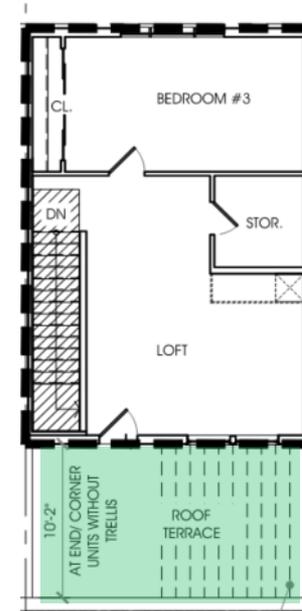
- Applicant meets 15% at-grade open space and 10% above-grade open space requirements per CDD conditions.
- Final design of publicly accessible open space to respond to public art.



Publicly accessible open space.



Private open space for all townhome residents.



Private rooftop terraces on each townhome.

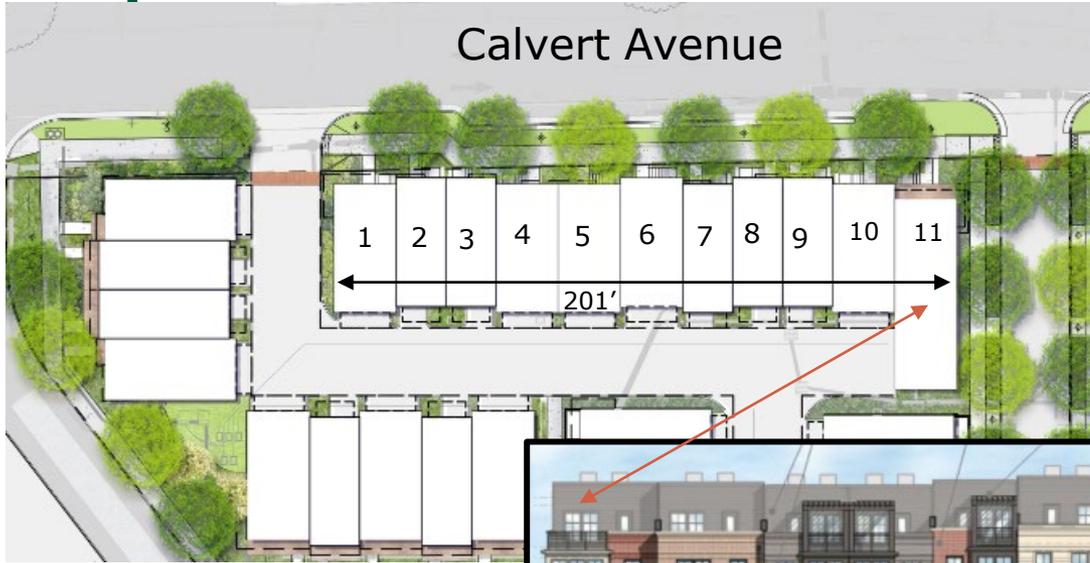
\*Images not to scale.

# Conformance with SAP and CDD



- Townhome use
- Adheres to square footages, height, open space requirements
- New north-south vehicular connection

# Special Use Permits



*Architectural variation in materials, colors, roofline and appearance.*

- Units in a Townhouse Structure Section 7-1600
- Zoning Ordinance limited to 8 unless increased through SUP
  - Less than 212 feet in total length; SUP permitted in zone
  - Architectural variation in materials, colors, roofline and appearance.
- Transportation Management Plan



# Community Benefits

- **84 residences** that meet 2019 Green Building Policy
- Contributions:
  - \$15K for new bikeshare station
  - \$75K for public art
  - Affordable housing provided through previous Oakville Triangle contributions for the CDD
- Transportation:
  - New pedestrian infrastructure around and through the site
  - New north-south connections via pedestrian mews and new road

# Recommendation

- Staff and Planning Commission recommend **approval** subject to compliance with all applicable codes and staff recommendations.

