

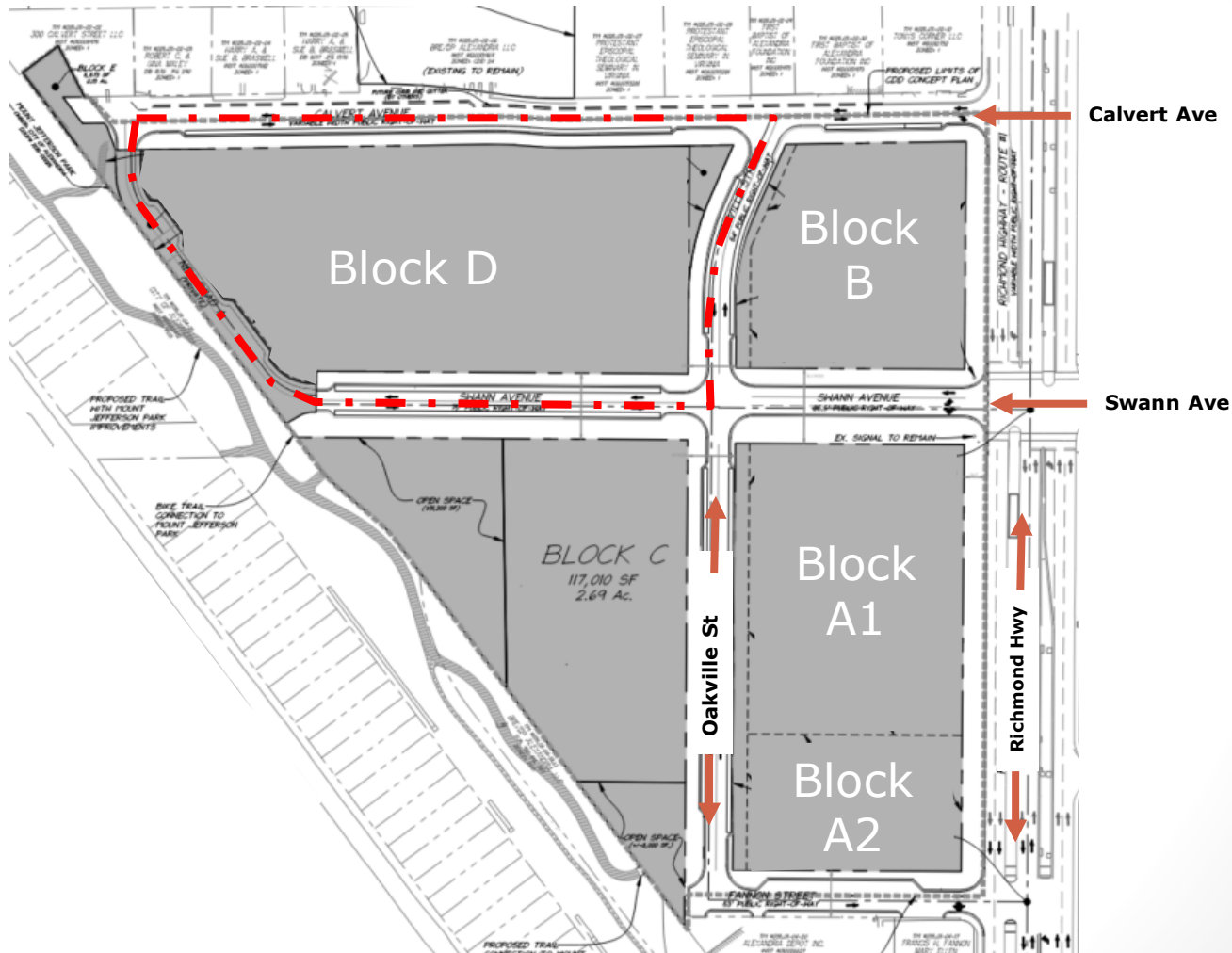


Oakville Triangle Block D Townhomes

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

Planning Commission
November 4, 2021

Project Location



Site Plan



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

[3]

New Private Pedestrian Mews



Common Architectural Language



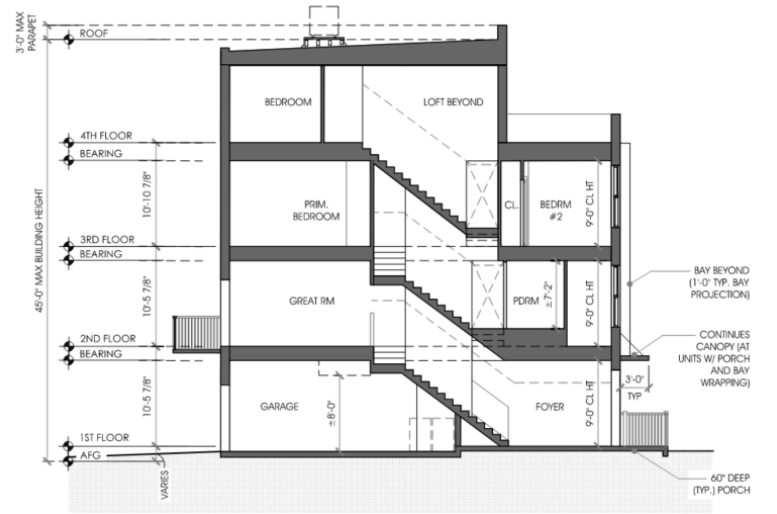
DSUP#2021-10025 / TMP SUP#2021-00084



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

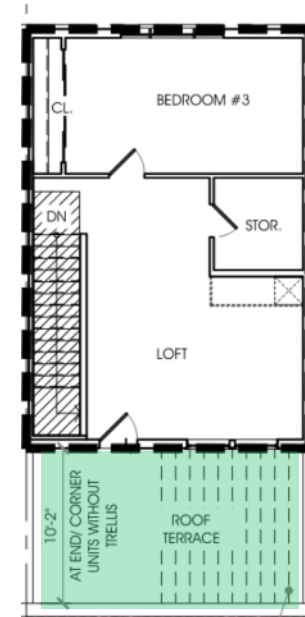
- Applicant meets 15% at-grade open space and 10% above-grade open space requirements per CDD conditions.
- Final design of publicly accessible open space to respond to public art.



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

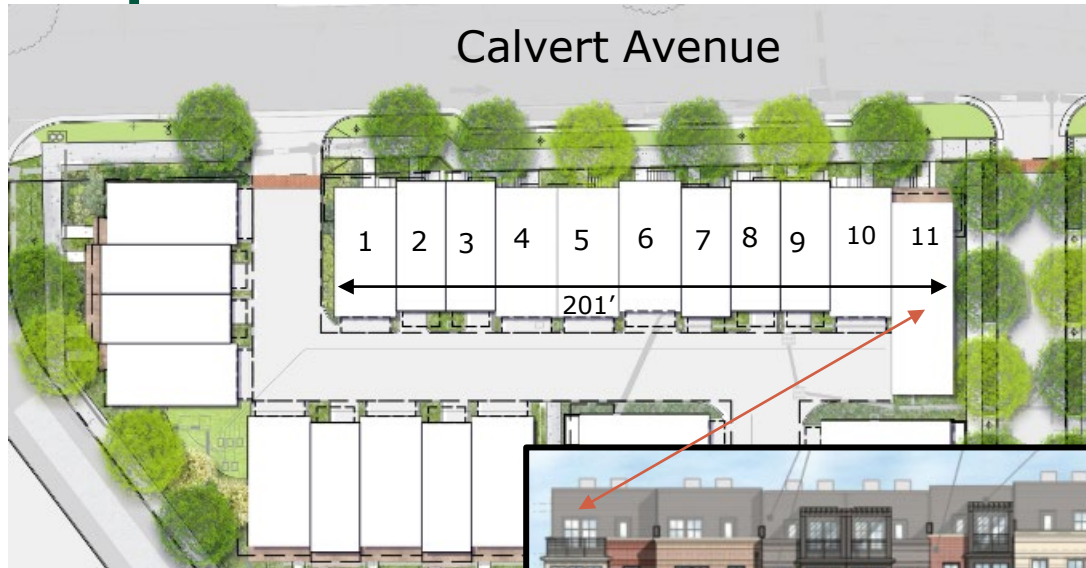


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- Townhome use
- Adheres to square footages, height, open space requirements
- New north-south vehicular connection

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 recommends **approval**

