

APPENDIX “B”
2551 Sherwood Heights Drive Urban Design Guidelines

These site specific Urban Design Guidelines are to be read and applied in conjunction with the Livable Oakville Official Plan Section 6 – Urban Design policies, and the Livable By Design Manual. Together, they shall inform an approved Urban Design Brief to guide future development for the subject lands.

Built Form

1. Buildings should be arranged in a manner that enhances the public realm and limits surface parking oriented towards the street.
2. Loading areas should be located internal to the site.
3. Building heights should ensure no shadow impacts onto nearby parks and residential areas.
4. Integrate office spaces oriented towards the road to enrich pedestrian environments along the street edge, while maximizing window and door openings along the public realm.
5. Increase the height of the office components to emphasize building entrances and to create visual cues for user orientation.
6. For the corner building, incorporate vertical elements, expressive massing and architectural features to accentuate the corner and address both frontages.
7. For building façades greater than 30.0m in length, divide the horizontal dimension of the building by incorporating significant modulations (projections/recesses) in the massing and variety in architectural detailing. Design façades of longer buildings to give the appearance of a collection of finer grain structures.

Landscaping

1. Building size and parking should be limited to promote planting and reduce heat island effect to address the town’s Climate Change Emergency strategic goals.
2. Required landscaping adjacent to parking or storage areas should not be located within the Ministry of Transportation 14m setback requirements.
3. Robust landscaping should be incorporated into the development to screen and buffer parking and outdoor site activities from the street.
4. Stormwater Management Facilities should be sized to accommodate robust planting where it abuts a street.