

Draft Considerations for an 'Urban Design Direction for Kerr Village'

[Livable by Design Manual: Part B document]

Background

Concurrent with the review of existing and creation of new policies for Kerr Village, staff is preparing an urban design direction document that is tailored to the district and that implements the Kerr Village (section 23) and Urban Design (section 6) policies of the *Livable Oakville Plan*.

The urban design direction will build upon the policies and new schedule by demonstrating, through text and images, the expectations for development in the public and private realms by providing examples from other places. The design document will form part of the *Livable by Design Manual* and build on the design direction of Part A (town-wide) by tailoring the direction to the Kerr Village context and character.

Proposed structure of Design Document

Staff is organizing the urban design content into the following document sections:

- introduction and the implementation of design direction
- the character of and vision for the district – providing an historical, existing condition and current redevelopment activity, and future build-out (implementing the policies)
- visualizing the district of today and built-out based on policy direction (3D model)
- urban design direction that is organized under 'themes' and accompanying tailored design 'strategies/techniques' that can enhance the character and experience of the district

Attached Draft Content

Attached are draft preliminary pages that will be incorporated into the fourth part of the proposed document, the urban design direction specific to Kerr Village. The content is still evolving and will be provided for public consultation and input prior to finalizing the direction. Of note, as with the other documents contained in the *Livable by Design Manual*, once the document is endorsed by Planning and Development Council, this design direction will continue to evolve and be refined over time in order to provide the best and most appropriate design direction for the district.



Development at gateway locations should provide a distinct sense of entry and exit that relates to the main street character of the district.



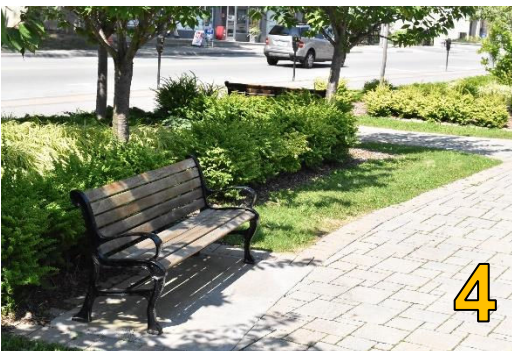
Utilize built form and structures as gateway features and wayfinding elements



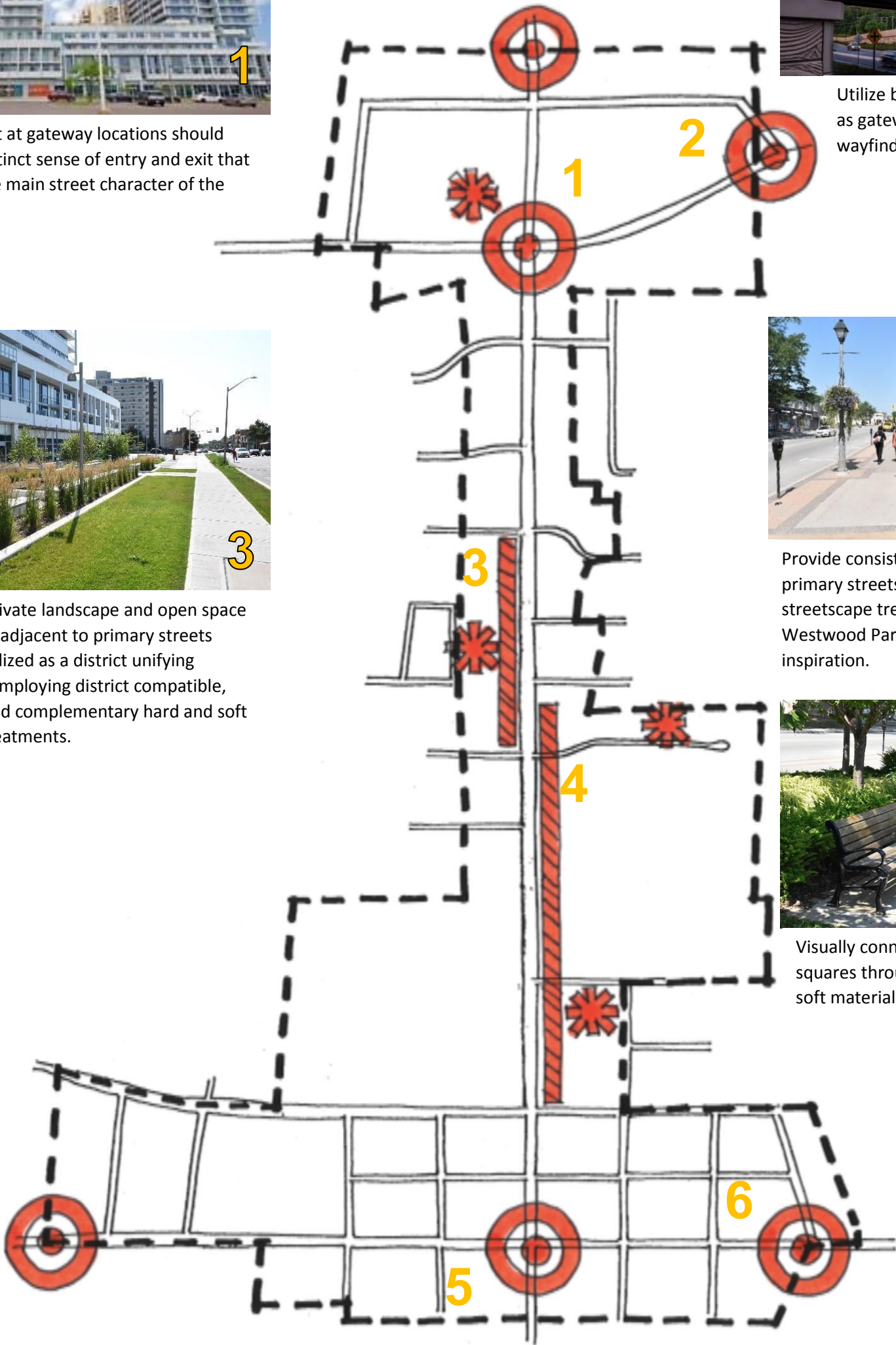
Public and private landscape and open space abutting and adjacent to primary streets should be utilized as a district unifying element by employing district compatible, consistent and complementary hard and soft landscape treatments.



Provide consistent and recognizable primary streetscape treatment, using streetscape treatment abutting Westwood Park as a source of inspiration.



Visually connect parks and urban squares through repetition of hard and soft materials.



Orient building massing and entrances directly towards the street and, where applicable, the intersection.



Incorporate public art as gateway feature



Transition in height should be gradual between built form where there is significant difference in scale and massing.



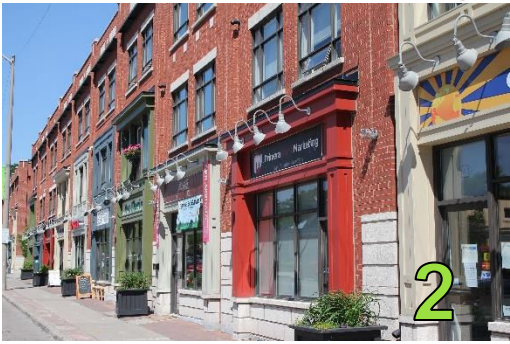
Transitions should provide a sensitive interface between built environment and open spaces.



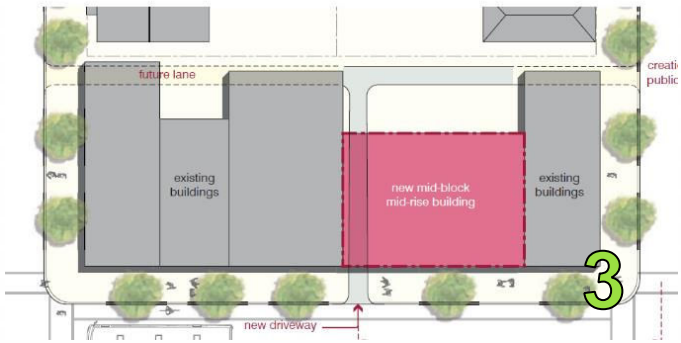
Transitions should include buffers where potentially less compatible uses and built form are located in close proximity to one another.



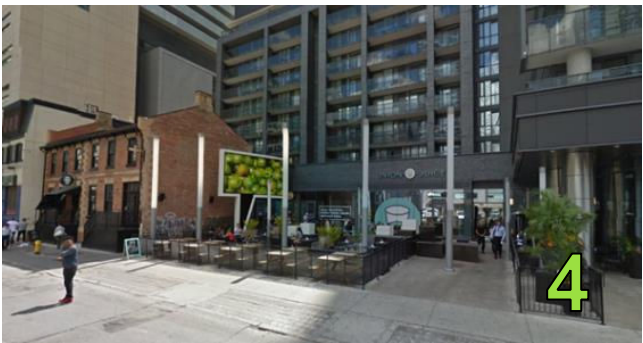
Comfortable streetscapes can be achieved by incorporating a balance of hard and soft landscape elements.



Main street scale and character should be promoted and maintained on primary streets.



To support safe pedestrian circulation limit the interruption of vehicular entrances along primary streets.



Consider solar exposure and wind impacts in built form and streetscape design to create comfortable micro-climate conditions that will encourage and prolong street activity.