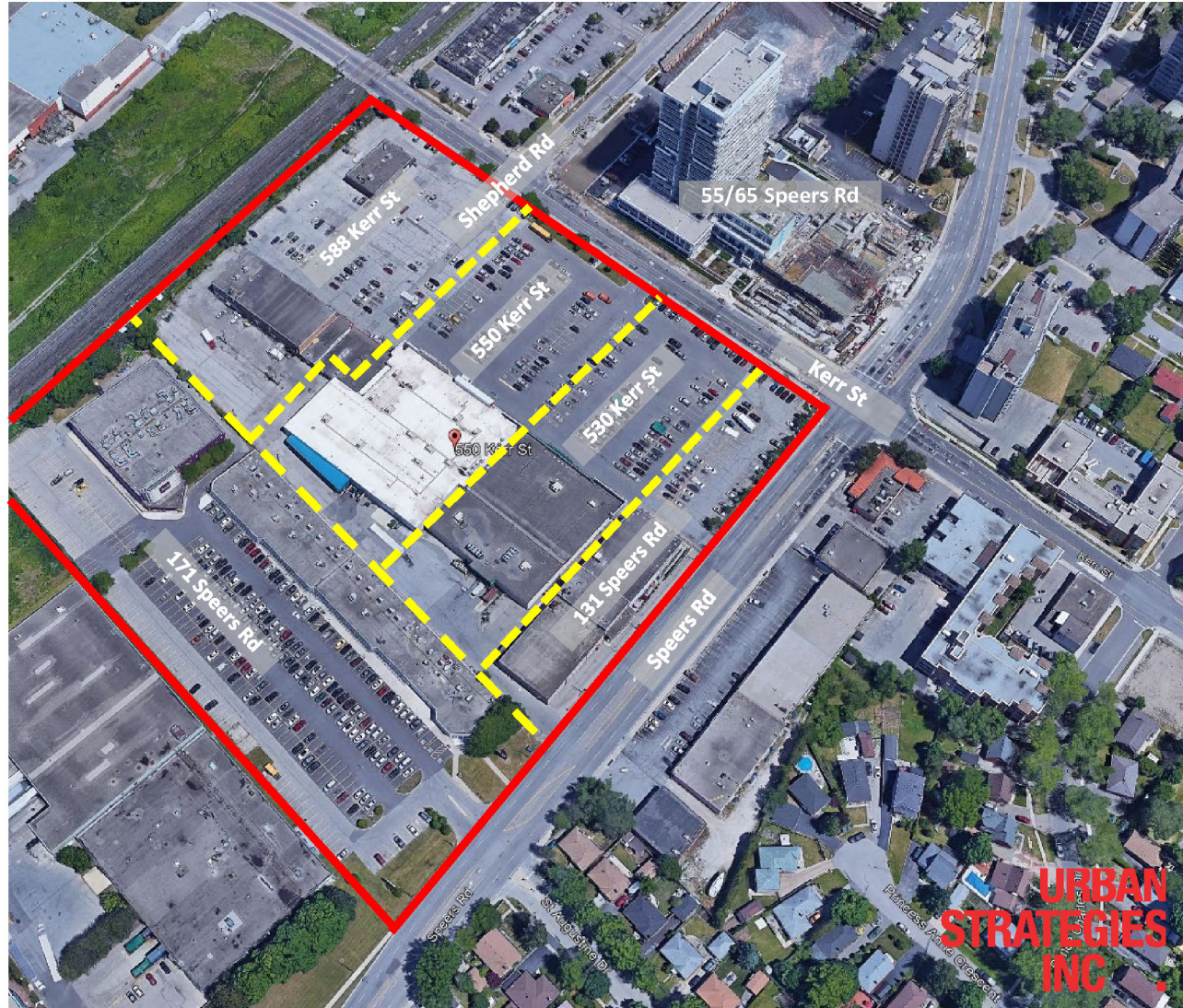


Upper Kerr Village

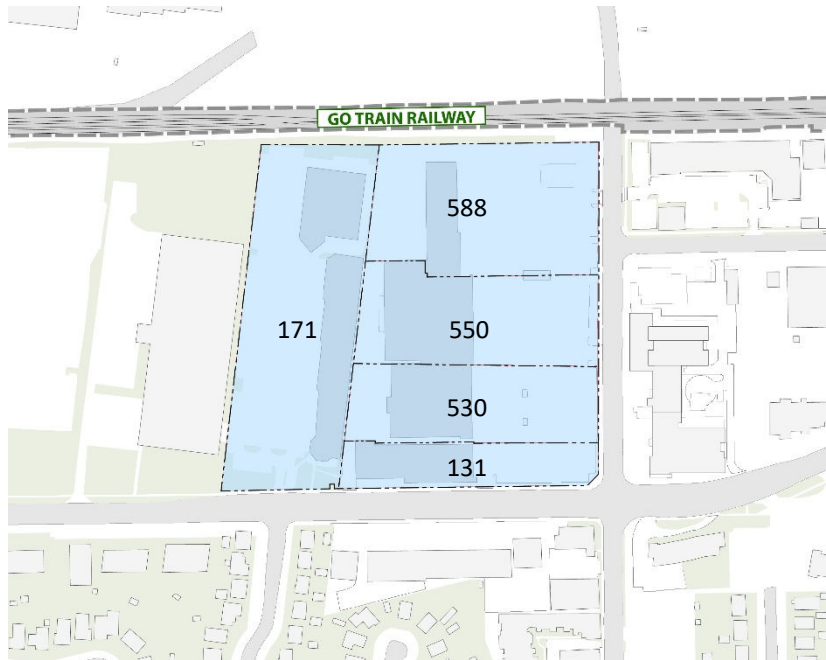
Collaborative Block Plan Process

Town of Oakville

Feb. 18, 2020



Site area adjustment based on Kerr St realignment and grade separation



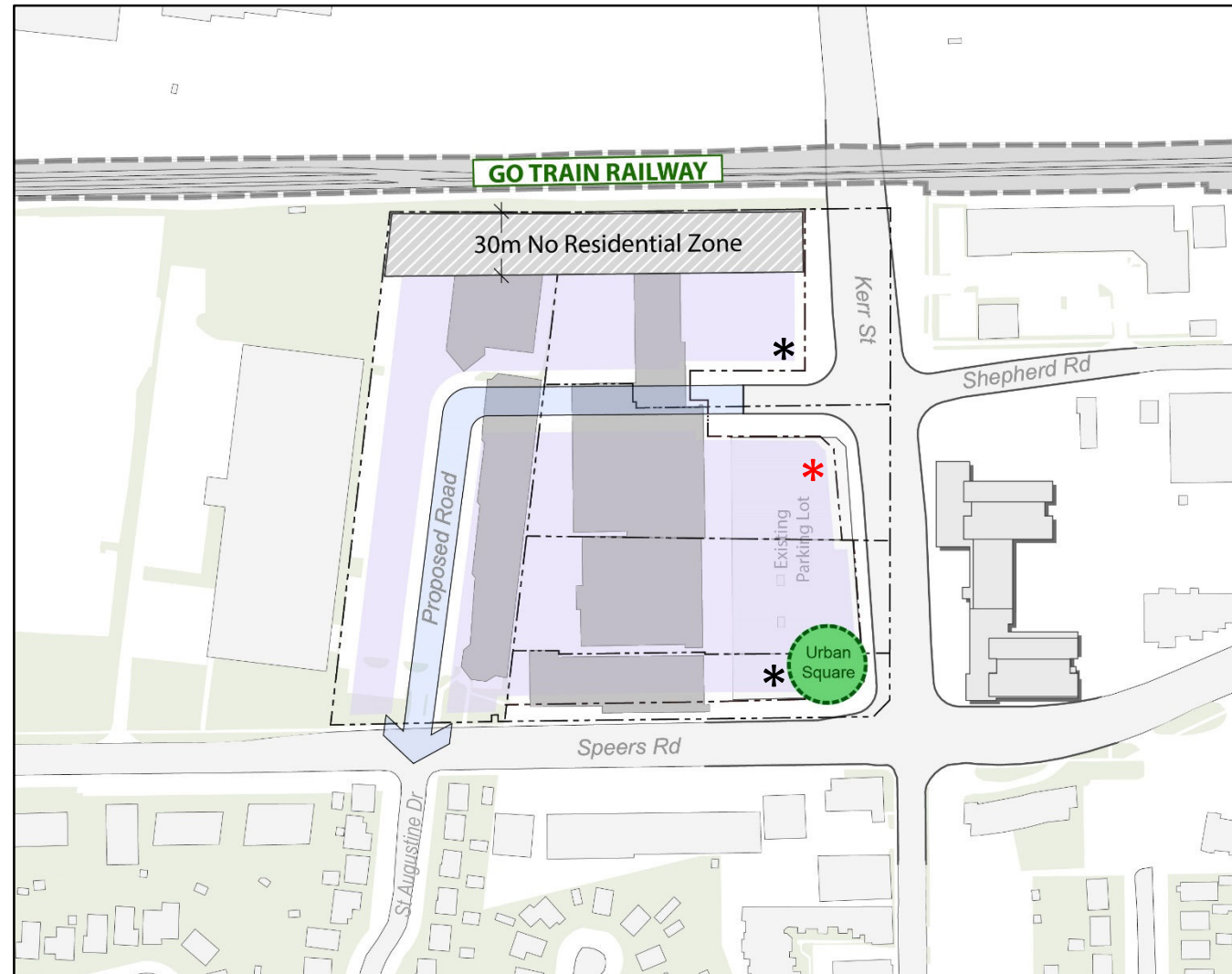
Total existing site area:
14.1 acres



Total site area after Kerr St realignment:
11.8 acres

Key Policy Parameters

- Realignment of Kerr St and grade change along west street edge
- Street and block pattern including proposed extension of Shepherd Rd and new internal road connection
- Urban plaza/square at the NW corner of Kerr St and Speers Rd
- Gateway (*) and tower (*) locations
- Height transition down to neighbourhood in the SW



Testing 16 storeys across site w/ 550 Kerr plan

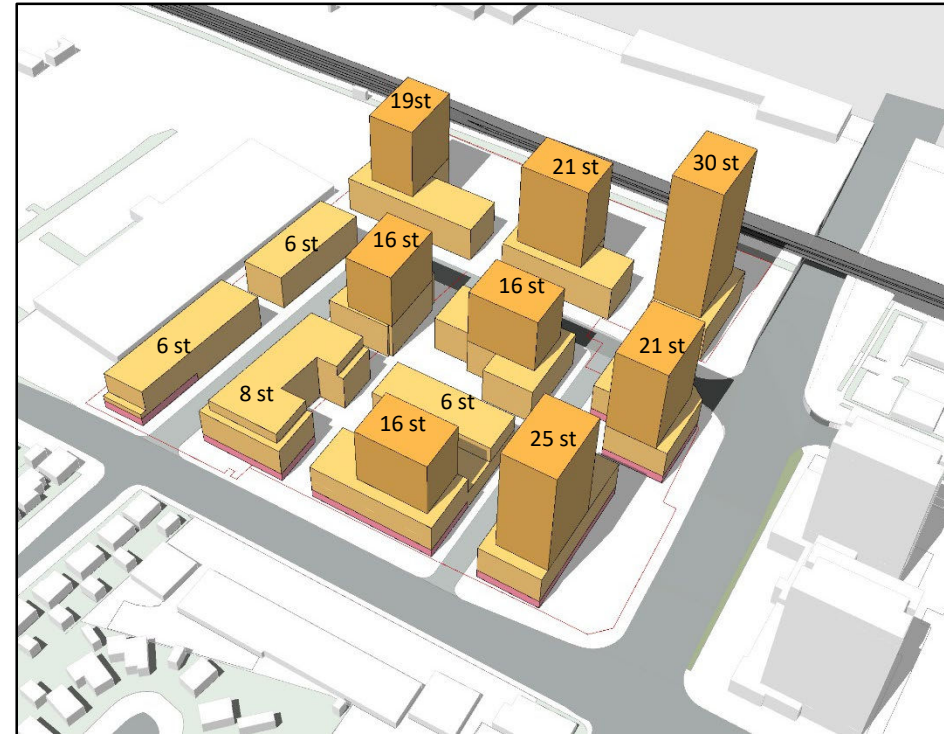


	Site Area	GCA	GFA	FSI
TOTAL	47,763 sq m. (11.8 acres)	173,500sq m.	147,500 sq m.	3.09

*Net Floor Area : 15% floor area for core, stairs, amenities, lobbies and services.

- Block pattern, tower locations and urban design of the larger site is constrained
- Lack of variation in built form and Gateway treatments
- No height transition down towards neighbourhood

Previous Preferred Option (Dec. 2019)



- Variety of building heights and strong transition down towards neighbourhood
- Taller buildings located along Kerr St and rail line
- Opportunities for landmark Gateway treatments and attractive public realm design

	Site Area	GCA	GFA	FSI
TOTAL	47,763 sq m. (11.8 acres)	197,700sq m.	168,100 sq m.	3.52

Town of Oakville Block Plan Concept

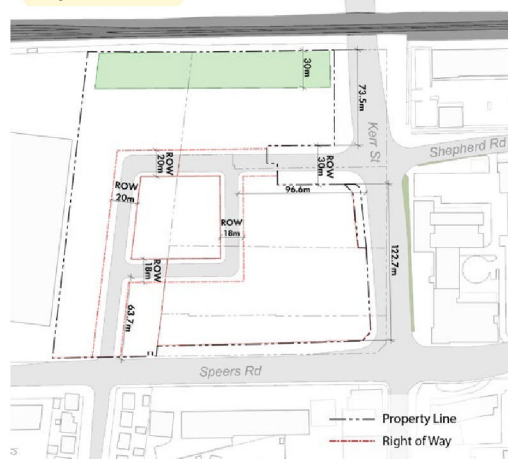
- Network of public streets including internal loop service road
- Limited to two access points for the site
- Suggested 2 acre park site (may include package of POPS/ greenways/other)
- Urban plaza/square in SE corner
- Mid-rise built form and landmark towers (up to 16 storeys)
- Commercial/retail frontages on Kerr/Speers



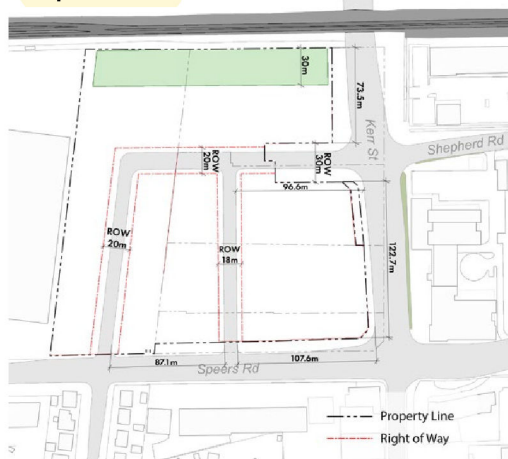
Review of Street and Block Options

- **Two preferred options** reflect refinements to our previous concepts and respond to Town's feedback
- Both options follow **proposed alignment for Shepherd Rd extension**
- This enables a **new signaled intersection at Speers Rd** and better condition for pedestrian/cycling connection
- **Option 1** provides internal loop service road similar to Town's alignment
- **Option 2** provides N/S service road with additional access on Speers (shifted west to allow adequate distance to Kerr intersection)

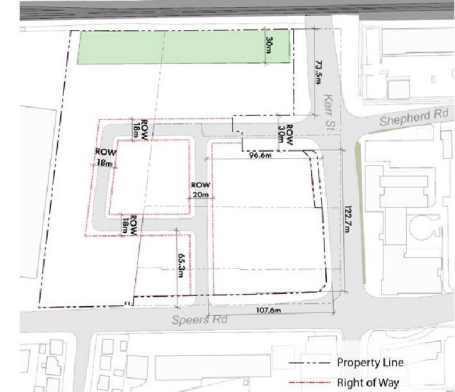
Option 1



Option 2



Option 3



Option 4

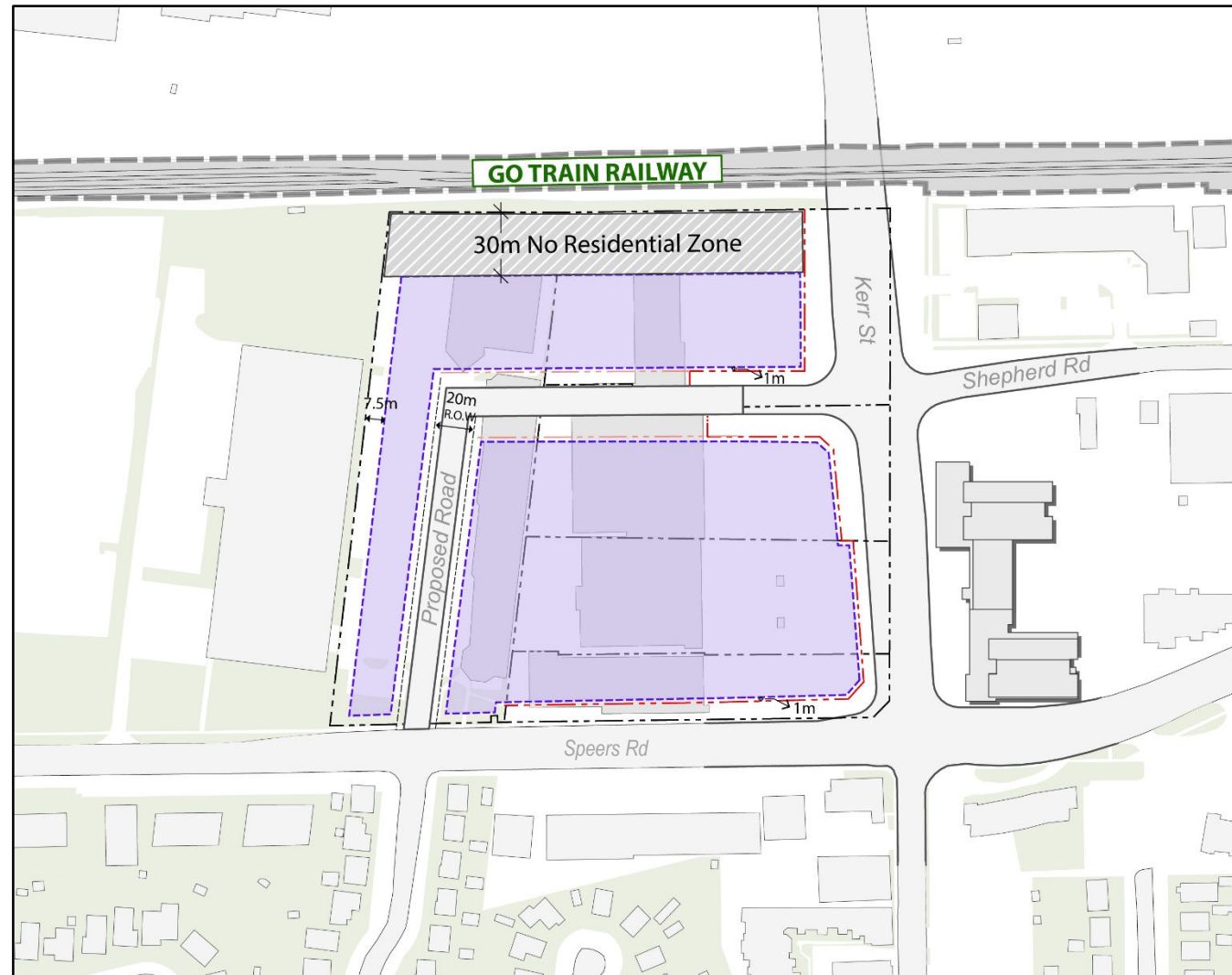


Option 5



Other Development Assumptions

- 7.5m setback to west property line
- Minimum 1m setback from front of lots
- 20m right of way for proposed Shepherd extension
- Residential use restricted within 30m of railway



Option 1: Centralized Park

- Proposes a 1 acre public park
- Park location central to new community with public/internal road frontages on all sides
- Greater retail frontage opportunity on Speers Rd
- Tower heights lowered with transition down to midrise (12 storeys) toward neighbourhood and low-scale employment



*Net Floor Area : 15% floor area for core, stairs, amenities, lobbies and services.

	Site Area	GCA	GFA	FSI
TOTAL	47,763 sq m. (11.8 acres)	195,300 sq m.	165,900 sq m.	3.47

Option 2: Park Fronting Speers

- Proposes a 1 acre public park
- Park location accessible from Speers Rd frontage with less shadow impact from proposed buildings
- More regularized blocks and better porosity through site
- Tower heights lowered with transition down to midrise and less height/density towards the low-scale neighbourhood



*Net Floor Area : 15% floor area for core, stairs, amenities, lobbies and services.

	Site Area	GCA	GFA	FSI
TOTAL	47,763 sq m. (11.8 acres)	197,800 sq m.	168,200 sq m.	3.52