

Area & Block Context Plan



**Oakville Transit
Oriented Community**

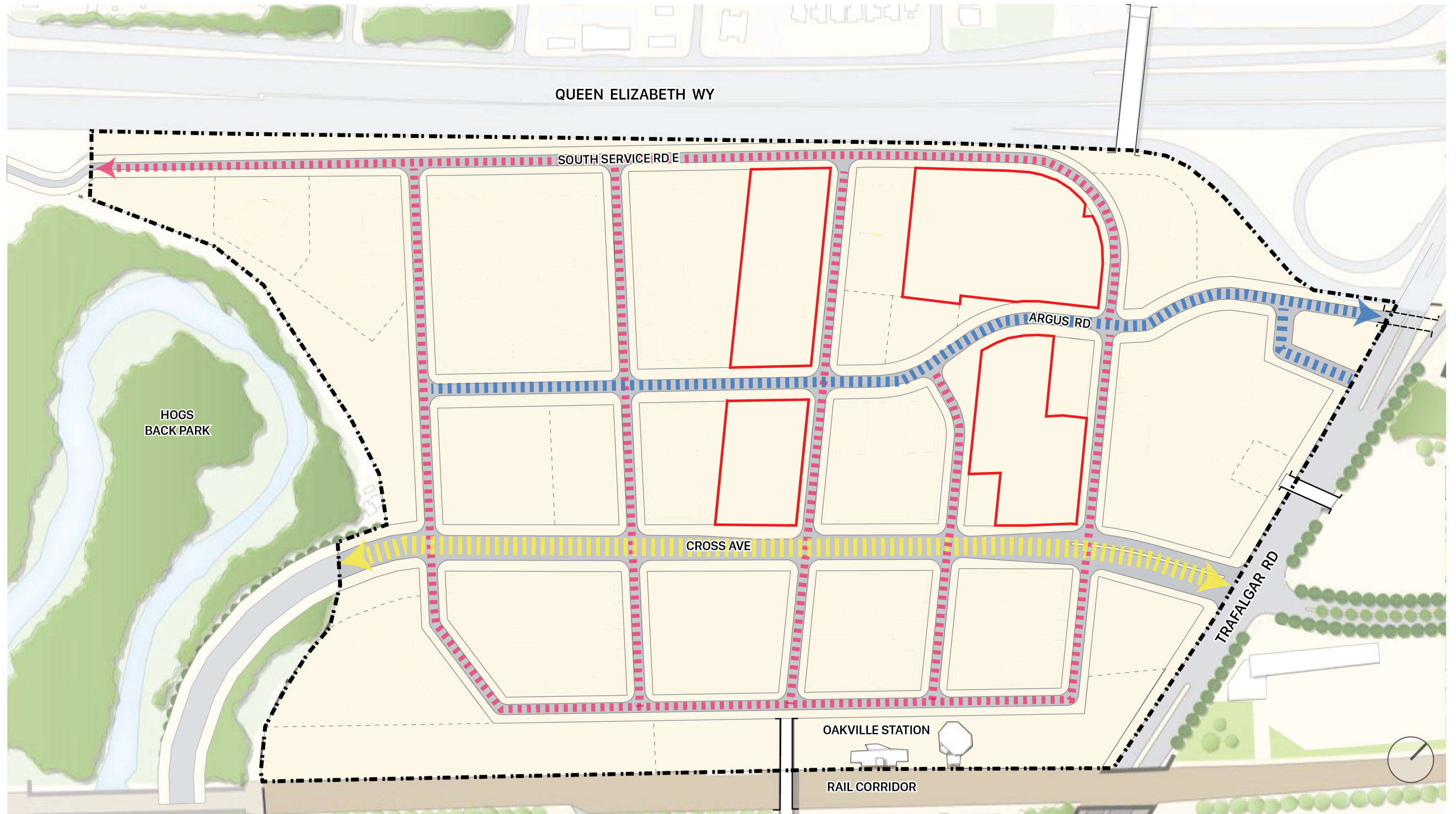
**Prepared For
Distrikt Developments**

October 2024

1

Area Plan

Area Plan - Street Pattern



LEGEND

- STUDY AREA
- OAKVILLE TOC LANDS
- DEVELOPMENT BLOCK
- FUTURE ARTERIAL (36m)
- FUTURE COLLECTOR (26m)
- FUTURE LOCAL (20m)

Area Plan - Built Form



LEGEND

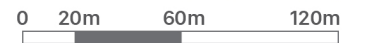
- STUDY AREA
 OAKVILLE TOC LANDS
 OAKVILLE TOC DEVELOPMENT PROPOSALS
 ACTIVE DEVELOPMENT APPLICATION
 RESIDENTIAL (PODIUM)
 RESIDENTIAL (TOWER)
 SCHOOL
- RESIDENTIAL (MID-RISE)
 OFFICE / COMMERCIAL
 PARK & OPEN SPACE
 T TOWER FORM
 M MID-RISE FORM

Area Plan - Open Space & Public Realm



LEGEND

- STUDY AREA
- OAKVILLE TOC LANDS
- PARK & OPEN SPACE
- HYDRO CORRIDOR
- POPS
- MTO SETBACK
- URBAN PLAZA
- SCHOOL YARD
- STREET TREE



Area Plan - Mid-block and Cycling Connection



LEGEND

- STUDY AREA
 OAKVILLE TOC LANDS
 PARK & OPEN SPACE
 FUTURE BICYCLE LANE
 FUTURE CYCLING INFRASTRUCTURE TBD
 FUTURE MULTI-USE TRAIL
 MID-BLOCK CONNECTION
- ➔ POTENTIAL ACTIVE TRANSIT CONNECTION

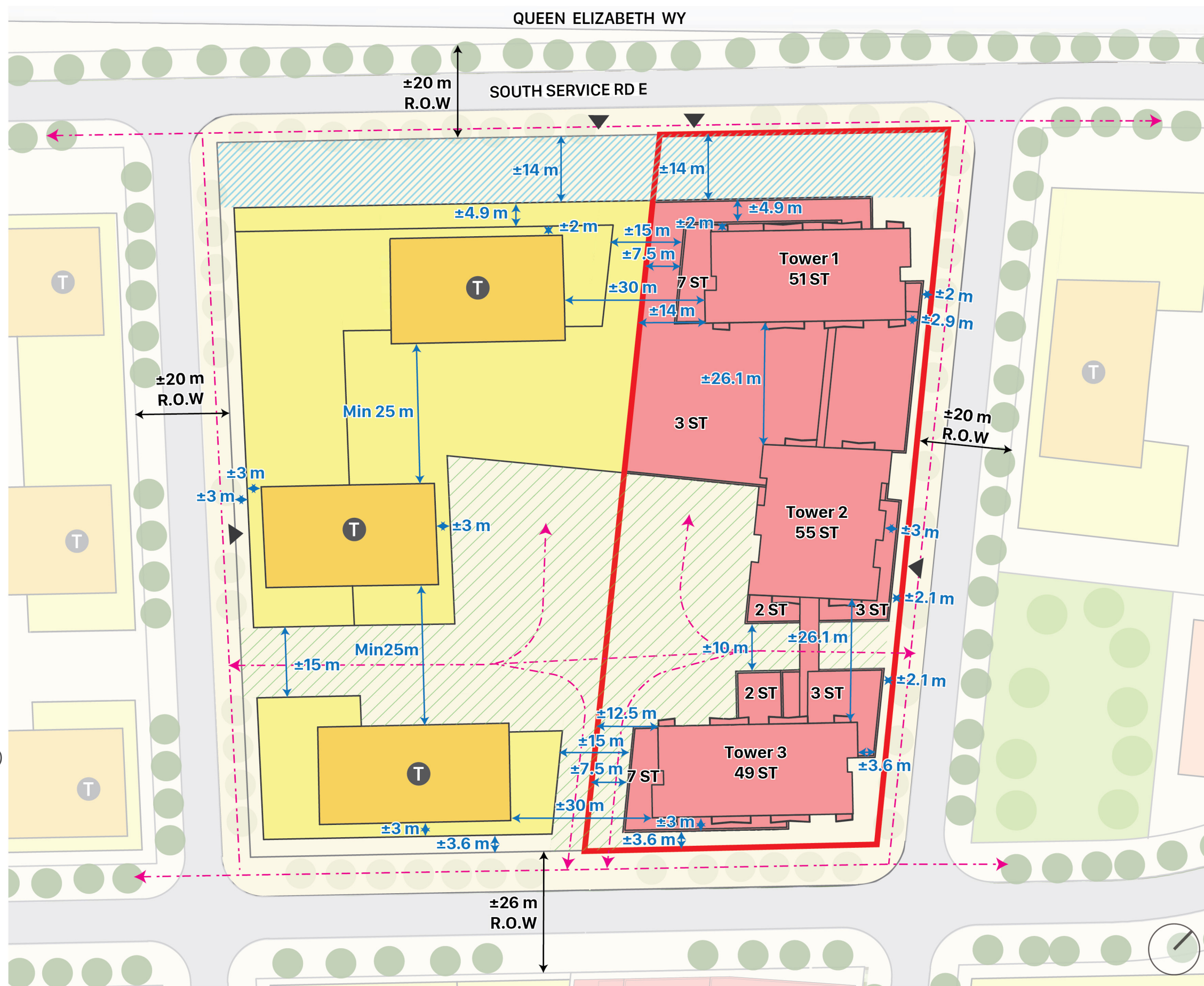


2

Block Context Plan

Block Context Plan

166 South Service Road East



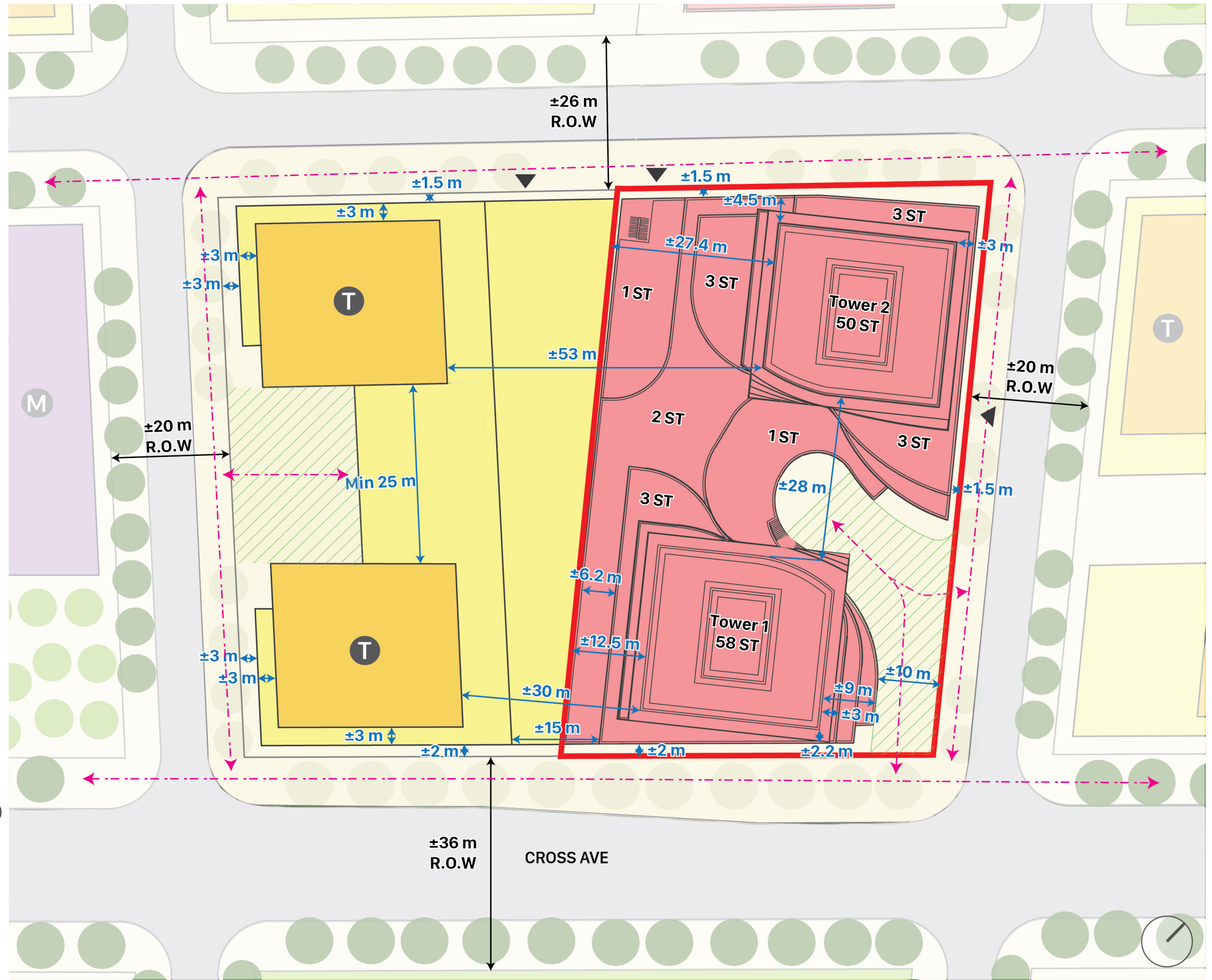
LEGEND

- SUBJECT SITE
- OAKVILLE TOC DEVELOPMENT PROPOSAL
- POTENTIAL FUTURE DEVELOPMENT (PODIUM)
- POTENTIAL FUTURE DEVELOPMENT (TOWER)
- MTO SETBACK
- POPS
- PARK & OPEN SPACE
- PEDESTRIAN CONNECTION
- VEHICULAR ACCESS
- T TOWER FORM



Block Context Plan

157 - 165 Cross Avenue



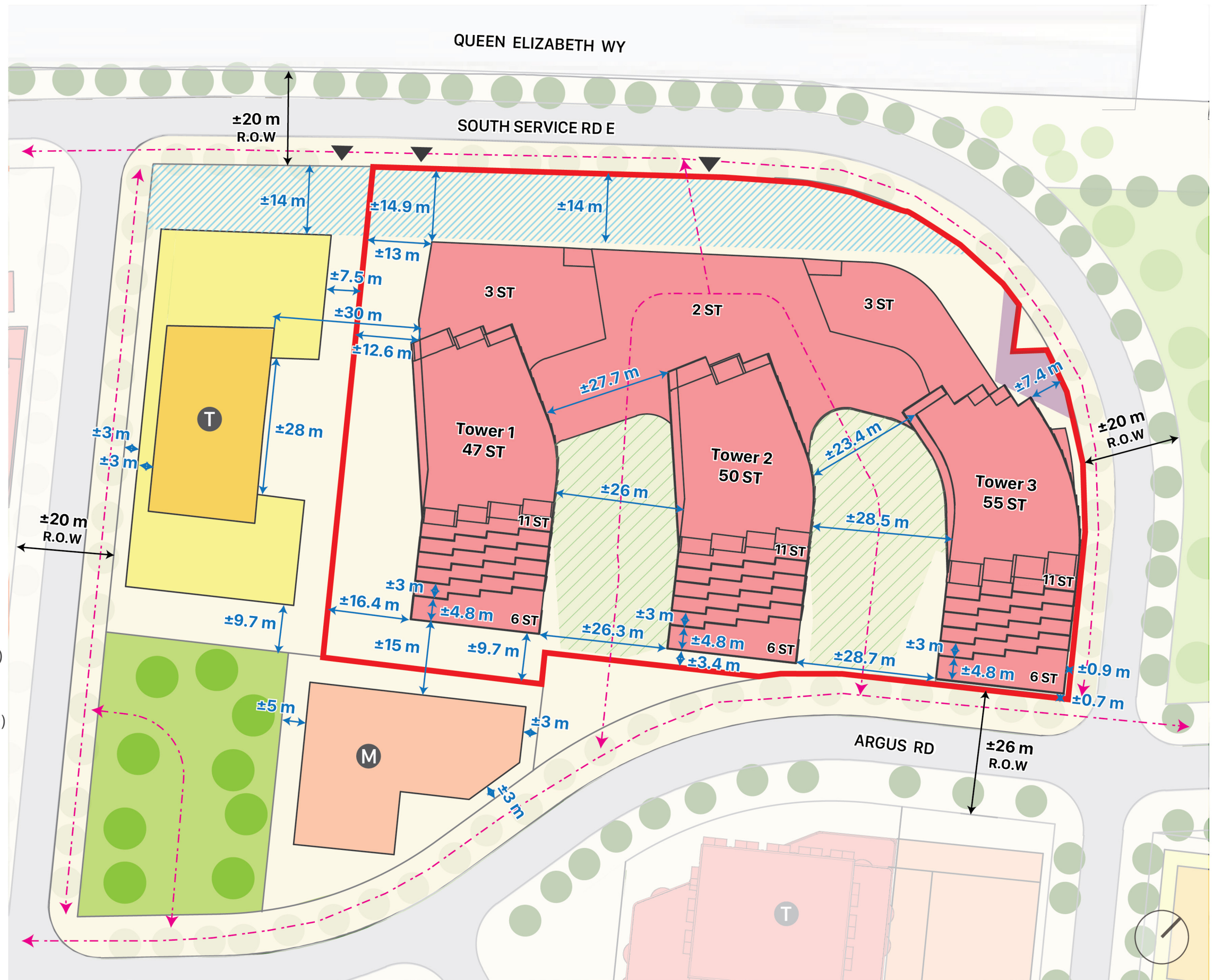
LEGEND

- SUBJECT SITE
- OAKVILLE TOC DEVELOPMENT PROPOSAL
- POTENTIAL FUTURE DEVELOPMENT (PODIUM)
- POTENTIAL FUTURE DEVELOPMENT (TOWER)
- POPS
- PEDESTRIAN CONNECTION
- VEHICULAR ACCESS
- T TOWER FORM



Block Context Plan

590 Argus Road



LEGEND

- SUBJECT SITE
- OAKVILLE TOC DEVELOPMENT PROPOSAL
- POTENTIAL FUTURE DEVELOPMENT (PODIUM)
- POTENTIAL FUTURE DEVELOPMENT (TOWER)
- POTENTIAL FUTURE DEVELOPMENT (MID-RISE)
- MTO SETBACK
- POPS
- EASEMENT
- PARK & OPEN SPACE
- PEDESTRIAN CONNECTION
- VEHICULAR ACCESS
- T TOWER FORM
- M MID-RISE FORM

Block Context Plan

217-227 Cross Avenue and 571-595 Argus Road



LEGEND

- SUBJECT SITE
- OAKVILLE TOC DEVELOPMENT PROPOSAL
- POTENTIAL FUTURE DEVELOPMENT (PODIUM)
- POTENTIAL FUTURE DEVELOPMENT (TOWER)
- POTENTIAL FUTURE DEVELOPMENT (MID-RISE)
- POPS
- URBAN PLAZA
- PARK & OPEN SPACE
- PEDESTRIAN CONNECTION
- VEHICULAR ACCESS
- T TOWER FORM
- M MID-RISE FORM

