

ALDERSHOT MAIN STREET PRECINCT

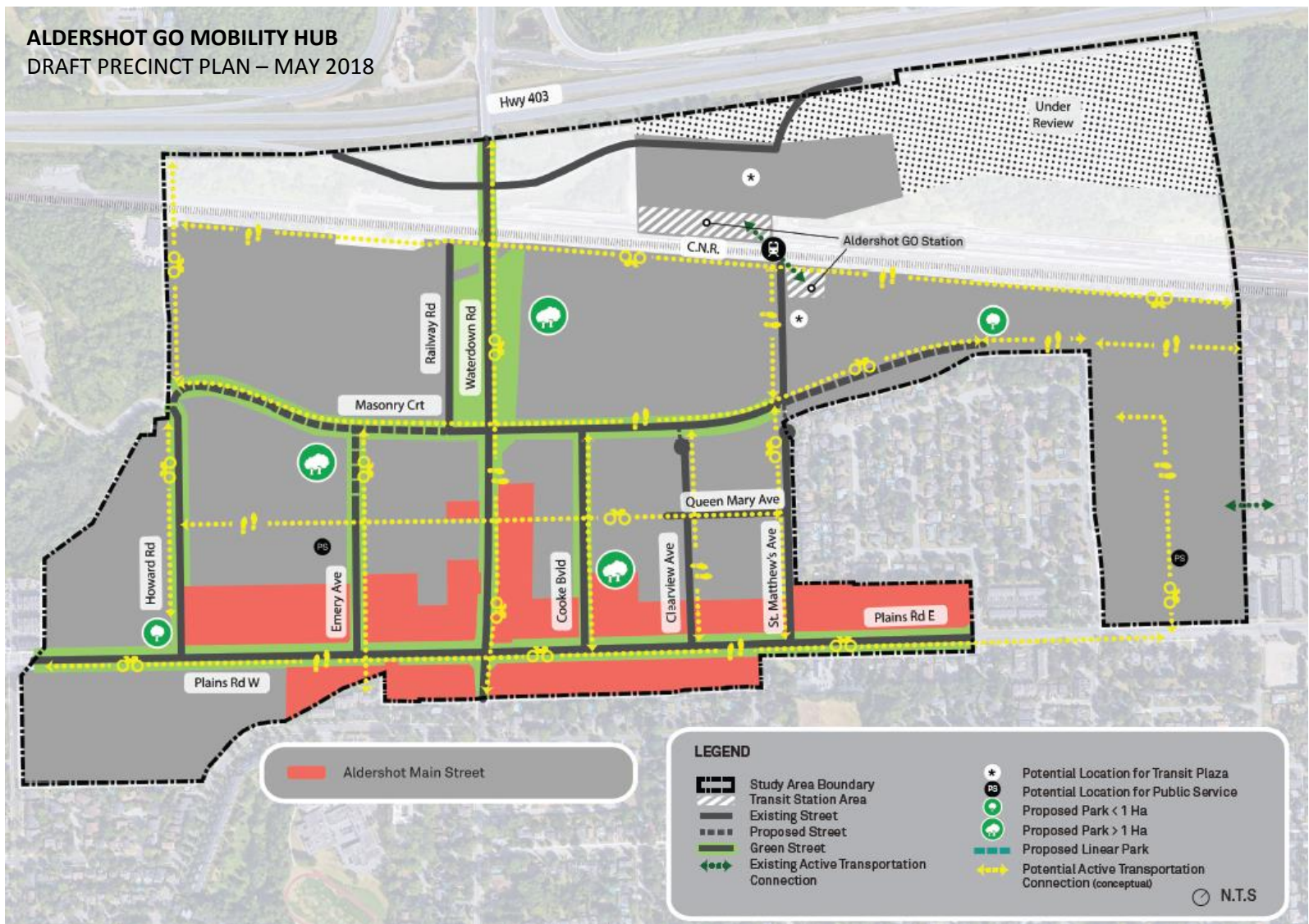
INTENTION STATEMENT

The **Aldershot Main Street Precinct** advances the Plains Road Village Vision and will establish a unique community destination within the Aldershot GO Mobility Hub focused on creating a continuous retail frontage with a main-street pedestrian experience along a planned frequent transit corridor.

KEY DIRECTIONS

- Developments will be in a **mid-rise form** and continue to establish a traditional main-street character along Plains Road generally between Howard Street and White Oak Drive. Development will incorporate a low-rise podium with building heights that respond to adjacent neighbourhoods.
- Establish a **maximum building height of 6 storeys** on the north side of Plains Road adjacent to low-density residential areas and up to a maximum of 11 storeys in a mid-rise form where properties are not adjacent to low-rise residential uses. On the south side of Plains Road, establish a maximum building height of 6 storeys with compatibility criteria to adjacent low-density residential uses.
- Establish a continuous building frontage along Plains Road to provide a predictable rhythm along Plains Road.

- High degree of public realm and building design that support a main-street character.
- Preferred location for public art.
- Achievement of complete streets.
- Requirement for retail and/or service commercial uses to be located at street level on Plains Road.
- Establish a minimum floor height for the ground floor of buildings containing retail / commercial uses.
- Investigate minimum retail unit sizes.
- Introduce a requirement for buildings to incorporate a podium element to create a pedestrian scaled environment at street level along Plains Road.
- Require developments to achieve a minimum of two uses within a building.
- Require the provision of Transportation Demand Management (TDM) and traffic mitigation measures within developments, such as car-share, transit passes, shared parking facilities, etc.



PROPOSED BUILDING TYPES



Please note that the draft precinct plan, precinct boundaries, associated intention statements and key directions are preliminary and subject to change as a result of on-going technical studies and community and stakeholder feedback.