

Urban Design Brief

Mount Pleasant Estates
Town of Caledon



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1. Overview & Community Context



Figure 1: Community Context Map

1.1 Purpose

This Urban Design Brief (UDB) has been prepared for Mount Pleasant Estates, a 21 lot residential subdivision located within the Town of Caledon. Urban Design Brief has been prepared to describe the following:

- Provide a vision for the proposed development that illustrates the character and overall structure of the proposed community;
- To demonstrate and appropriate community access, lotting pattern, built form design criteria and appropriate streetscape elements;
- To demonstrate that the proposed development will complement built form and landscape.

Subsequent to the approval of UDB and the subdivision plan, a site specific Architectural Design Guidelines (ADG) will be required. The Architectural Design Guidelines will provide additional detailing with respect to design criteria for new housing within the Mount Pleasant Estates. The ADG will also outline requirements for the architectural control process to ensure and foster a high quality, design excellence for the proposed built form and landscape features within the community.

Images provided within the document are examples and are not intended to be interpreted as final end product, but are included to provide overall design framework for the proposed community.

Urban Design Brief shall be read in concurrence with the following documents with relevance to built form and site layout design:

- Town of Caledon Official Plan (April 2018), and;
- Town of Caledon Comprehensive Town-Wide Design Guidelines.



Figure 2: Prominent Built Form



Figure 3: Streetscape Features

1.2 Development Principles

The vision for Mount Pleasant Estates is to create a residential enclave that offers all the components necessary to establish a high quality designed community that complements its context. The following urban design principles will be used to guide urban design decisions relevant to the proposed development:

- Promote an attractive, high quality public realm (streetscape features) and built form character.
- Analyze existing context that will influence the overall structuring elements like, street pattern, lotting configuration, building design.
- Establish built form principles to ensure that the proposed built form complements the open space character of the area and minimizes negative visual impacts.
- Reduce the visual impact of proposed built form by ensuring all residential buildings relate to site topography and locating homes on the middle to lower slopes, where possible.
- Promote high quality streetscapes which reflect an upscale residential character through attention to gateway features, architectural design features / materials, and landscape treatments.
- Identify important view termini and prominent lots.
- Minimize the prominence of garages within the streetscape.
- Encourage a safe residential development by ensuring the principles of CPTED (Crime Prevention Through Environmental Design) are incorporated.

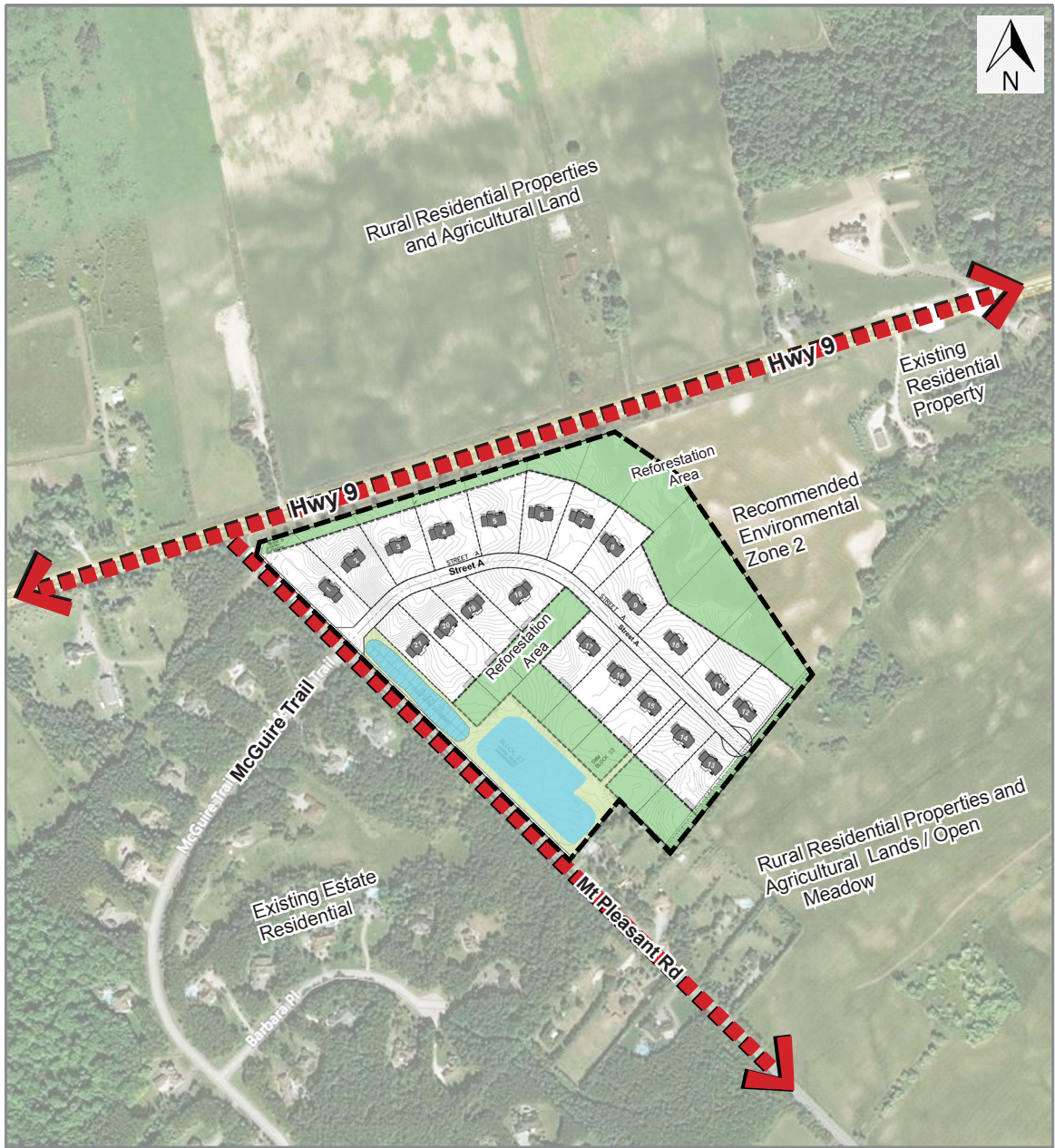


Figure 4: Site and Adjacent Context

1.3 Location and Site Description

The subject site occupies 19.74 hectares and is located at the south east corner of Highway 9 and Mount Pleasant Road intersection, in the Town of Caledon. The subject lands are surrounded by following land uses:

- North - rural residential properties and agricultural land Beyond.
- East – existing residential property and beyond are rural residential properties and a natural feature/ woodlot.
- South - rural residential properties, woodlot and agricultural lands / open meadow.
- West - Existing estate residential properties on McGuire Trail.



Figure 5: Looking North along Mt Pleasant Rd

1.4 Development Vision and Proposal

1.4.1 Development Vision

The proposed community, Mount Pleasant Estates aims to provide appropriate streetscape treatments and propose well-articulated built form that is sympathetic to the existing character of the adjacent developments.

Mount Pleasant Estates is proposing 21 lot subdivision that is envisioned to provide a rural residential enclave character. The proposed built form and streetscape design will compliment the site topography and the adjacent context. In order to maintain an upscale and attractive character of the proposed community, high quality architectural features and landscape features will be incorporated in the overall design of the proposed development.

1.4.2 Proposal

- The proposed development evolves from the framework of the existing roads and site topography. Site layout includes street pattern, residential lots and storm water management facilities.
- The proposed development comprises of 21 residential lots. The proposed community's access is along Mount Pleasant Road just south of Highway 9. The proposed community access aligns with McGuire Trail to the western edge of the development.
- Proposed Street 'A' bisects through the development with residential lots fronting along both sides of the Street 'A'. The proposed Street 'A' currently ends in a cul-de-sac to the south of the property. However, there is an opportunity to continue Street 'A' and connect it to the future development to the south.
- Landscaped entry features could be provided at the Highway 9 and Mount Pleasant Road intersection and announce the arrival to Mount Pleasant Estates.
- Regular shaped lots have been proposed, ranging from lot areas of approximately 0.60 hectares to 0.99 hectares.
- A significant portion of the site along the Mount Pleasant Road has been allocated for Storm Water Management facilities which will also provide for the Open Space area for the community and act as a landscape buffer with enhanced landscape treatments between the community and the Mount Pleasant Road to foster a distinct and high quality community identity.



Figure 6: View from Highway 9 Looking South



Figure 7: Naturalized Buffers and SWM Facilities

2. Public Realm



Figure 8: Site Layout

2.1 Streets and Community Access

- Access to the development will occur from Mount Pleasant Road.
- Since the proposed Street 'A' terminates into a cul-de-sac and will be serving 21 residential units, there are no sidewalks or traffic calming measures proposed within the community.

2.2 Open Space

- There is a recommended environmental zone 2 along the eastern edge of the development parcel. This area is also identified as reforestation area in the Draft Plan.
- Proposed eastern lots backing on to the recommended environmental zone 2 will be designed keeping the sensitivity of adjacent environmental zone.

2.3 Streetscape Features

The streetscape involves the combination of landscape elements including street trees, entry features, community mailboxes, fencing, lighting and utilities elements, in addition to built-form elements. These elements should be designed to complement the proposed development, create visual interest, and foster a high quality character and image for the community.

2.3.1 Landscape Features and Street Trees

- Street trees are important in establishing a residential character within the neighbourhood. Trees should be located along the frontages of the lots.
- Trees should be situated in accordance with the

- Town's standard requirement and setbacks from paving and utilities.
- Species selection should be of a native shade tree variety however, ornamental species may be considered for special locations at the end of a vista or cul-de-sac.
- A variety of species should be incorporated within the proposed development to ensure future health and diversity.
- Where possible, groupings of trees should be used to highlight intersections and transitional areas.
- The locations of and specifications for street trees and landscape treatments will be detailed on the Landscape Plans for the subdivision.

2.3.2 Community Entrance

- A community gateway entry feature could be considered at the Mount Pleasant Road and Highway 9 intersection.
- Entry features facilitate orientation, promote a sense of arrival, add visual interest to the neighbourhood character and articulate transition between the community and its surrounding context.
- Provide high quality masonry materials for the design of entry feature to reflect a rural community inspired character. Proposed materials should be complementary to the prevailing materials used throughout the community.
- A variety of naturalized, low maintenance vegetation should be incorporated with the aim of achieving a wide range of seasonal experiences.

2.3.3 Community Mailboxes

- Community mailboxes provided by Canada Post will be located centrally within the development that will be safe, visible and within walking distance for all residents.
- The prominence of community mailboxes could be enhanced through landscape features, such as decorative paving, seating, landscape structures i.e. pergolas and landscape planting materials.
- The location of community mailboxes will be confirmed with Canada Post and the Town of Caledon.

2.3.4 Fence Details

- Various types of fences would be required depending on the purpose for noise attenuation and privacy. These may include: decorative metal fence, wood privacy fence / screens, wood acoustic fence, and chainlink fence.
- Acoustic fence will be provided in accordance to the noise report prepared for the proposed community.
- Fencing along the perimeter of the development should complement the overall



Figure 9: Community Entry Feature

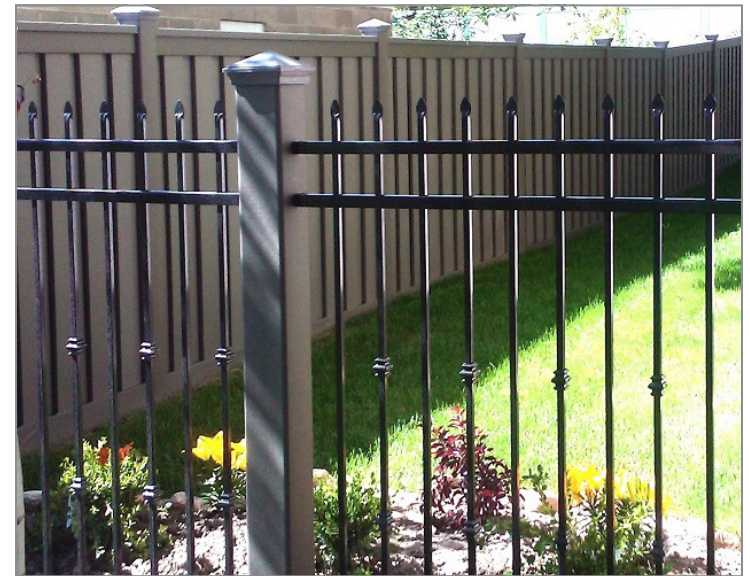


Figure 10: Fence Types



Figure 11: Street Light Design



Figure 12: Screening of Utilities



Figure 13: Area Defined for Community Mailboxes

design/character of the built form and landscape features.

- Fencing details and different types of fencing location requirements shall conform to the Town of Caledon's Bylaws, Architectural Design Guidelines and will be provided on the Landscape Plans of the subdivision.

2.3.5 Utilities and Other features

- Overall design of streetscape elements like, gateway entry features, street lighting and directional signage are important in achieving a high quality public realm.
- Street lights poles and fixtures may be upgraded to have the appearance of carriage style street lamps. Poles which allow for the integration of utilities within the pole base may be considered.
- Upgraded street lights and poles will be considered to enhance the overall public realm within the community.
- In order to mitigate the impact of utilities like, hydro, telecommunication etc. an early coordination with the utility services providers is required so that the utilities are appropriately located within the street ROW.
- Utilities provided above grade shall be provided / located appropriately so that their impact is minimized along the street. Utilities (hydrometers, gas meters, telephone boxes and CATV boxes) located on residential lots should be located unobtrusively on wall faces perpendicular to the street in the interior sideyard, where possible to minimize visibility from the street.
- Directional or Wayfinding signage within the community may be incorporated to provide clear direction to the residents.
- Air conditioning units should not be located in the front or exterior side (flankage) yard of any dwelling.

3. Built Form

3.1 Proposed Built Form

- As per the Official Plan Policy (7.1.2.8) and in order to mitigate the visual impact of proposed built form on the adjacent areas, proposed residential units should be sited on the middle to lower slopes of the lot. Also enhanced landscape features maybe considered and height restrictions to the built form maybe required in areas of high visual impact.
- Overall design of the proposed residential units shall conform to Town of Caledon's Comprehensive Town-Wide Design Guidelines (Section 13.4).
- Every residential unit shall be designed and sited to complement its location appropriately within the proposed development and adjacent site conditions.
- Overall architectural design of the proposed residential units, massing, articulations and materials / colours will be reviewed at the architectural control process to ensure to convey an upscale character and ability to create an attractive streetscape quality within the proposed community.
- Georgian, French Provincial, Victorian, Edwardian, Arts & Crafts, Prairie Style and Mid-Century Modern architectural styles are recommended for the proposed residential units.
- Given the large lot sizes, a variety of design options should be employed to diminish the visual dominance and massing of the garage within the streetscape. The prime goal is to ensure the garage does not dominate the dwelling when viewed from the street.
- Since there are large lots proposed within the subdivision. Therefore, ensure that a variety of built form design options are explored so that the dominance of garage along the streetscape is diminished. It is important to ensure that garage is not prominently visible from the street and does not impact the overall elevation of the house.
- Where possible provide side-loaded garages. The garage wall face of the front loaded garages shall be located behind the main front wall face of the residential unit.
- Provide deep front yard setbacks to promote variety in setback and to provide appropriate landscape treatments in the front yard that will help in enhancing the overall street experience.
- Proposed residential units shall be provided with high quality articulations on all sides, including side and rear elevations of the units.

3.2 Built Form Relationship to the Street

- In order to encourage an attractive and vibrant streetscape, main front façade, wherever possible, should orient houses on an angle to the street line versus



Figure 14: Dwelling Fronting on to Street



Figure 15: Articulated Front Façade of the House



Figure 16: Chimney



Figure 17: Box Window



Figure 18: Architectural Features & Materials

addressing the street squarely. Refer to the Architectural Design Guidelines for further Information.

- Front elevations of the proposed units should be appropriately articulated and provided with front porches / porticos, bay / box windows and other architectural detailing that is complementing the overall style of the built form.

3.3 Architectural Features, Materials and Colour

- Overall design of the proposed residential units will establish a high quality visual character for the proposed community that is vibrant and rich in creating an upscale community image.
- Above mentioned architecture styles are recommended for this development that will complement the local and regional historical building types and styles.
- High quality and upscale elevation treatments will be required throughout the community to ensure that animated streetscape is achieved.
- Whichever style is selected by the builder for a house, it must be clearly expressed in the massing, detailing and colouring; so that the style is recognizable and consistent over the entire building.
- The materials and construction methods used need not be historically accurate to the period of the selected style; the use of modern materials and production methods are acceptable. For example, Victorian style gable decorations could be made of prefabricated plastic or fiberglass, instead of painted wood. The level and density of detailing, typical of the historic style, shall be fully provided.

4. Priority Lot Plan



Figure 19: Priority Lot Plan

4.1 Priority Lots

The residential lots that are at prominent locations and have a high degree of visibility from the public realm will be treated with enhanced architectural upgrades / detailing. These upgrades could be provided to the front / rear or side elevations depending on the locations of the unit.

Where rear or side elevations of proposed units have a low degree of visibility from public views, these elevations may be provided with simplified articulations.

Certain dwellings within the Mount Pleasant Estates community will possess greater visual significance than others due to their locations within Special Character Areas and/or on Priority Lots that have an increased level of public exposure. These dwellings will occur in visually prominent locations such as:

- Mount Pleasant Road streetscape (including at the main entry to the community (gateway dwellings));
- At corner locations near Cul-de-sac;
- At sites that terminate a view corridor;
- Adjacent to SWM ponds and rear frontage along Highway 9.

The enhanced architectural treatment of the Priority Lot / Special Character Area dwellings adds detail, variety and interest to the streetscape at appropriate locations.

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