



URBAN DESIGN BRIEF-

12507 OLD KENNEDY, CALEDON

SINGLE DETACHED HOMES

ABSTRACT

These architectural control guidelines provide a framework of urban design and architectural design criteria that demonstrates a high standard of design quality for the proposed residential developments that will be safe, attractive, sustainable and in line with the vision of the Town of Caledon for the Mayfield Village centre area.

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2 INTRODUCTION

These architectural control guidelines have been prepared for the three detached residential units proposed on property addressed 12507 Old Kennedy Road. The purpose of the Guidelines is to provide a framework of urban design and architectural design criteria that demonstrates a high standard of design quality for the proposed residential developments that will be safe, attractive, sustainable and in line with the vision of the Town of Caledon for the Mayfield Village centre area.

The Guidelines will be used by the Developer, the Builder(s), and the Town of Caledon to assess the development submissions at various stages of the development review and approval process. They are organized as follows:

1. Introduction
2. Site Design
3. Architectural Design Criteria
4. Priority Lot Dwellings
5. Design Review and Approval Process

Please note that the images and diagrams provided in this document are conceptual and are meant as examples that demonstrate the design intent of the Guidelines. They should not be construed as the final product.

3 TERMINOLOGY

Within these Guidelines, certain terms are used in reference to the anticipated compliance. These terms are intended to have the following meaning with respect to compliance:

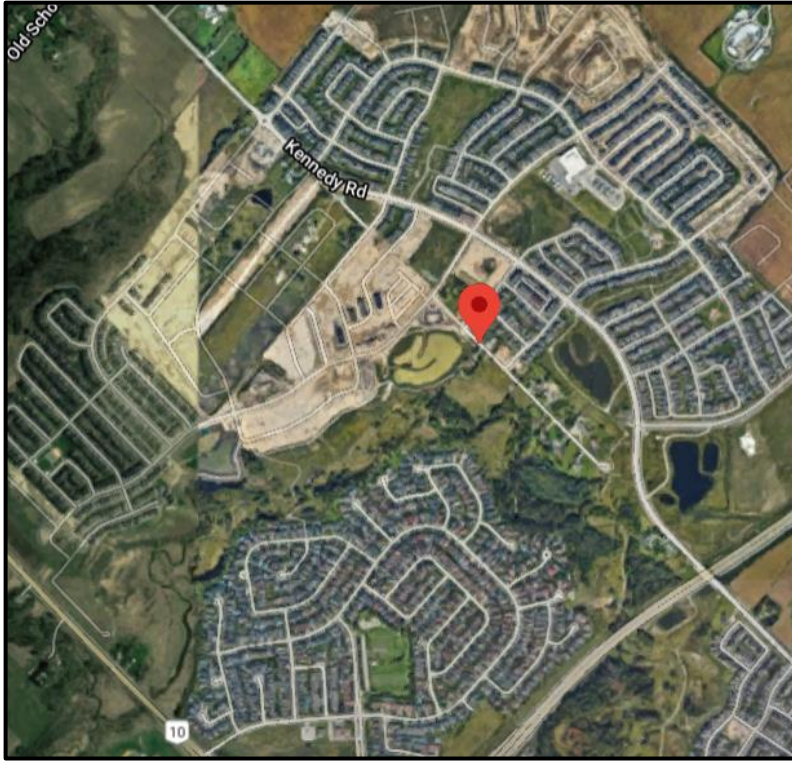
- ✓ May, Encourage or Recommend - it is desirable to comply with this Guideline.
- ✓ Should - it is highly encouraged and requires a convincing reason in order to not comply with this Guideline.
- ✓ Must, Will or Shall - it is mandatory to comply with this Guideline, compliance is required.

4 SITE PLAN & OVERVIEW

4.1 Context

The subject property is located on 12507 Old Kennedy Road, Caledon being Part of Lot 20, Concession 2 East of Hurontario Street, PIN: 114722, Block 9, on Plan 43M-1801; in the former geographic Township of Chinguacousy.

The entire subject property has an approximate area of 2022m² and will be subject to an application for consent to sever. Each severed lot will be 675m² with frontages of 17.78m.



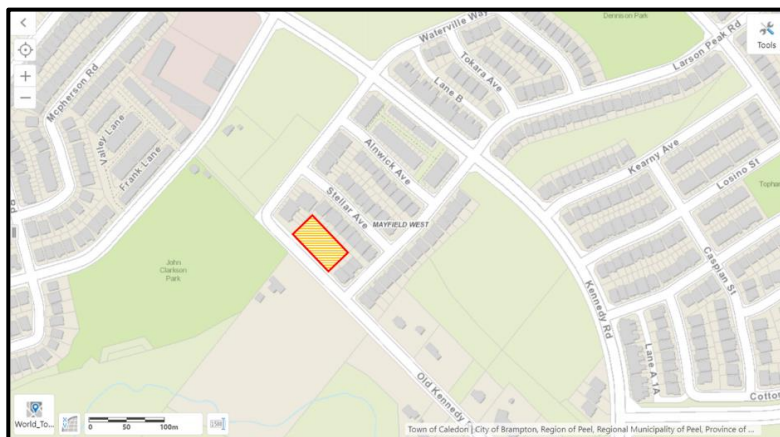
Photograph 1: Location of Site

The property is currently occupied by one residential house which will be demolished to make place for three new detached residential homes.

Surrounding land uses have been designated for medium and low-density use. The surrounding land use comprises of open spaces and a large storm water management pond. Further south of the Etobicoke Creek there are single detached two storey residences. To the north there are mostly a mix of single family detached homes, town homes and

semi-detached homes.

The John Clarkson Park is located at the intersection of Old Kennedy and Dougall



Photograph 2: Surrounding Area

Ave. Across the road is a mix of medium and low residential housing.

4.2 Site Plan and Development Vision

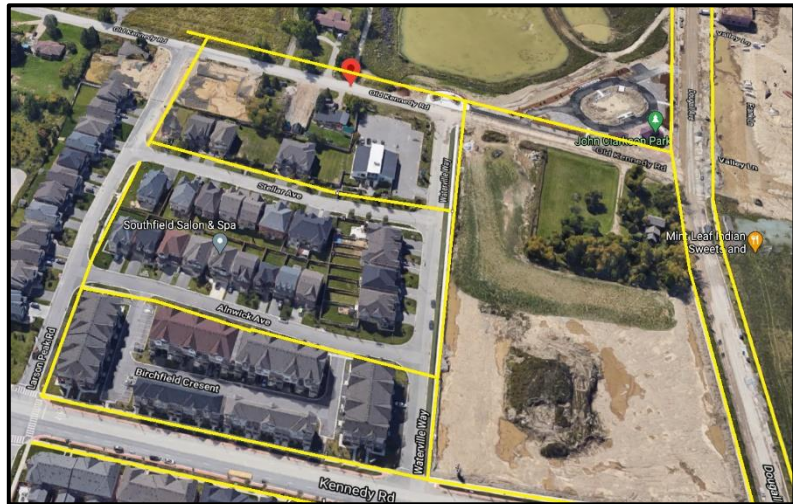
The subject development envisions to create three detached single-family residential developments on each of the retained and severed lots which are

compact and follow the best design principles. The proposed development has been designed to fit into the existing urban fabric of the Mayfield Village Centre area. The three detached single-family residential development will front on Old Kennedy Road and ensure an attractive streetscape is provided facing the public road. The use of attractive building features and landscape design elements will help to establish a sustainable residential development with a strong visual character that will complement and enhance the existing character of the Mayfield Village Centre area.

DESIGN PRINCIPLES

The following design principles were used to support the design vision and to guide architectural/ urban design decisions related to the proposed development:

- ✓ To promote a high-quality public realm by establishing an attractive architectural and landscape character.
- ✓ To provide for a pedestrian-scaled development that integrates with the neighbouring uses.
- ✓ To provide for residential density that provides housing options within the existing community and integrates with the community character of the immediate neighborhood.



Photograph 3: Efficient & Safe Pedestrian movement

5.1 Conceptual Design Vision

- ✓ To encourage harmonious and attractive dwelling facades, building materials, colour palettes, and landscaping.
- ✓ To encourage safe, pedestrian friendly streetscapes by promoting the principles of CPTED (Crime Prevention Through Environmental Design).
- ✓ To minimize the visual impact of garages and driveway within the public streetscape.

5.2 Public Realm

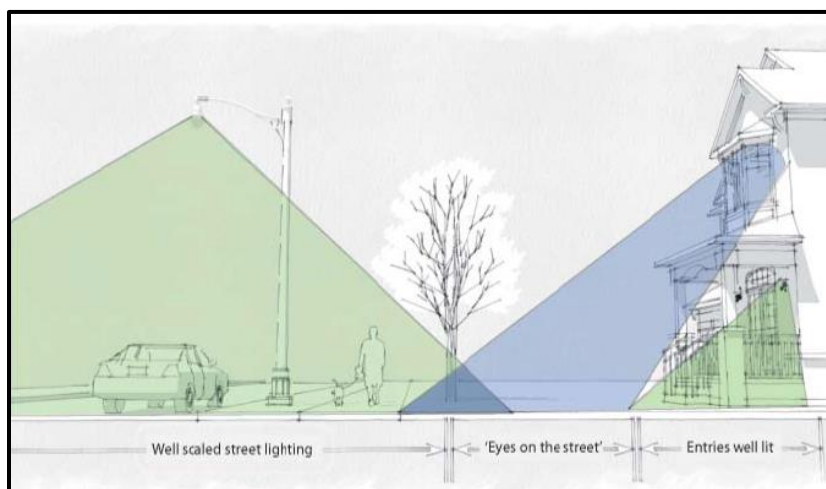
The following section describes the design rationale for the development of three single detached residential development on the retained and severed properties and provides guidelines to ensure that the proposed developed is in harmony with the surrounding community's-built fabric and landscape design.

5.2.1 Site Access and Circulation

The detached residential units will each have access through a single driveway entrance from Old Kennedy Road. Within the context of a general pedestrian orientation, the new residential neighbourhoods will maximize efficient and safe pedestrian access to the community's key elements, including the Village Centre, public spaces, community facilities such as schools, and transit routes.

5.2.2 Public Safety

A greater front yard setback is envisaged in the proposed development to ensure adequate off-street parking. Larger than normal lot sizes will ensure that each residential lot will have a single driveway entrance onto Old Kennedy Road thus minimizing heavy traffic and the general appearance of the street will be enhanced.

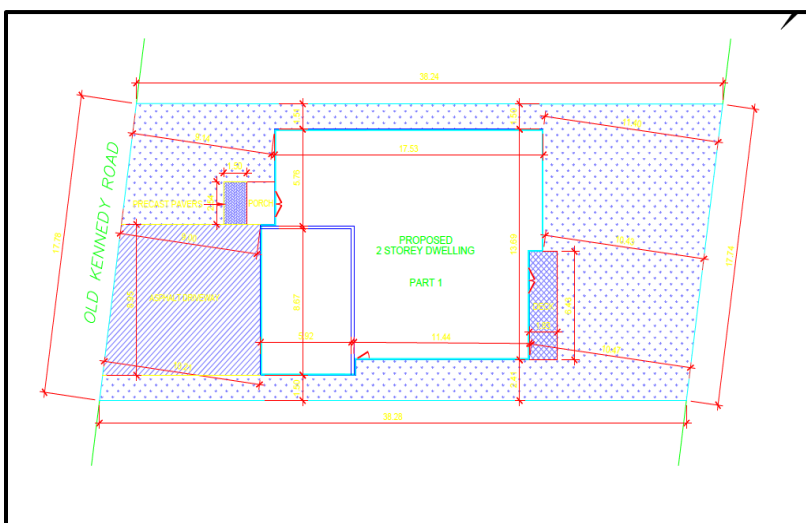


Photograph 4: Eyes on the street (Source-John Williams for Maple Lands)

In order to promote a safe, pedestrian-friendly development, the following principles of CPTED

(Crime Prevention Through Environmental Design), will be incorporated into the design of the subject site:

- ✓ Dwellings will be designed and sited to maximize observation of public areas such as streets, open spaces and amenity areas.
- ✓ Ample fenestration facing public areas will be provided to promote neighbourhood safety



Photograph 5: Site Plan with access on Old Kennedy Road

through 'eyes on the street' and natural surveillance from within the dwelling.

- ✓ Front facing garages will have minimum projection in front of the main front wall or porch.
- ✓ Porches and balconies will be encouraged to promote an active street edge.
- ✓ The main front door will be clearly visible from the street.
- ✓ All entries to the dwelling will be well lit.

Adequate lighting will be provided along streets, walkways and amenity areas to ensure pedestrian comfort and safety (Williams, 2015).

5.2.3 Streetscape Elements

A green, pedestrian friendly streetscape is envisaged in line with the Town of Caledon's Comprehensive Town-Wide Design Guidelines and Mayfield West Community Design Plan to include a combination of street trees, unobstructive fencing, lighting, community mailboxes and utilities.

The treatment of streetscape elements should create visual interest and provide unification of the proposed development to the existing neighbourhood character.

Therefore, an approach consistent with the existing street design and placement of streetscape elements will be taken into account to foster an attractive and cohesive character for the development. Details for all streetscape and landscape elements will be provided on the detailed Landscape Plan for the proposed development.

5.2.3.1 Street Trees and Landscape Treatments

- ✓ Street trees act as unifying elements to establish distinctions amongst streets and reinforce character within the neighbourhood. They will be located between the sidewalk and the curb dependant upon the Town's tree spacing standards and ensuring no conflicts with street furniture, utilities or paved areas.
- ✓ Species selection will be of low maintenance, native shade tree that are hardy, salt-tolerant, and high branching variety. However, narrow form trees may be included where conditions necessitate as part of the landscape design. A Landscape Plan will identify the variety and type of trees to be planted.
- ✓ The landscape treatment for each residential unit frontage includes sodding and a 1.0-metre-wide precast concrete paver walkway leading to the main entrance.

5.2.3.2 Entry Features

The development consists of three individual lots housing three single detached homes; therefore, no entry feature is proposed. However, the following may be provided

- ✓ Lighting, signage and planting beds to add visual interest to the streetscape along Old Kenned Road.

5.2.3.3 *Amenity Areas*

- ✓ Outdoor amenity space is provided for each unit by front and rear yard areas with sodding that can be used for private gardens and to create variation between properties. The rear yards will provide a private space having a small concrete slab patio and wood privacy screens and a linear space for family gatherings.

5.2.3.4 *Site Lighting*

- ✓ In addition to the lighting on the building at each entrance and at each garage, site lighting will be provided on locations determined in conjunction with Town requirements and in accordance to the Ontario Provincial Standards for Roads & Public Works, Region of Peel Public Works, Design, Specifications & Procedures Manual, Caledon Development Standards, Policies & Guidelines and Accessibility for Ontarians with Disabilities Act (AODA).
- ✓ Individual home lighting will be located to take into consideration their visual impact on the adjacent properties.
- ✓ Taking into consideration the proximity to natural restoration areas all lighting shall be LED (light emitting diode) and Dark Sky compliant as required in the Town of Caledon's Town-Wide-Design-Guidelines, outdoor LED lighting standards and RP-8, current ANSI/IES RP-8

5.2.3.5 *Fencing*

- ✓ Several types of fencing are required depending on the need for privacy, containment, and/or noise attenuation. These may include: decorative metal fence, wood privacy fence / screens, wood acoustic fence, and chain-link fence.
- ✓ The location of and specifications for fencing will comply with the Town's fencing requirements and by-laws.

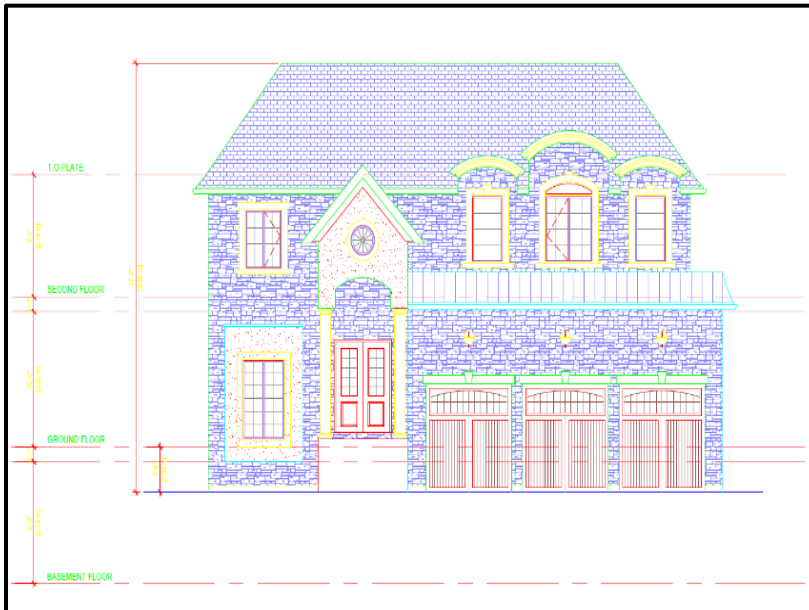
5.2.3.6 *Utilities*

- ✓ There are three types of utilities to consider within the proposed development:
 - a. Indoor Utilities
 - b. Outdoor Utilities
- ✓ Amongst indoor utilities, the exterior components of air conditioners will be visible in outdoor locations. However, for the most part it will be located on the side yard, towards the rear end of the house, so that it is as unintrusive to neighbours, in terms of noise and visibility.
- ✓ Outdoor utilities such as television cable, telephone, hydro, pedestals, transformers, etc. should be combined wherever feasible.

- ✓ Outdoor utility meters that are located on the exterior of homes, will be positioned on a side wall, away from public view where feasible or recessed into the wall. Front façade locations facing public streets are to be avoided.

5.3 Private Realm

The design and site planning of the proposed detached single-family residential units



Photograph 6: Proposed Elevations

should result in an attractive, harmonious streetscape. This is essential in creating a vibrant neighbourhood with a positive identity.

5.3.1 Built Form

- ✓ Building setbacks shall be in accordance with the zoning by-law.
- ✓ The scale and massing of the built form are also dictated by the zoning by-law. The houses on the lots will be two store homes with inbuilt garages.

6 ARCHITECTURAL DESIGN GUIDELINES

6.1 Architectural Styles and Influences

The architectural style for the three detached residential units is envisioned to be elegant, timeless and adapted to suit conventional lifestyles that unifies and enhances the existing neighbourhood character.

- ✓ Architectural styles for use on 12507 Old Kennedy Road will be



Photograph 7: Conceptual Built Form

evaluated through an architectural design control process on their ability to integrate within the existing neighbourhood and create visually appealing streetscape that is in line with the character envisioned for Mayfield Village Area.

- ✓ Generic architecture with styles non coherent with the neighbourhood and devoid of character, will not be permitted.
- ✓ Mixing elements from different architectural styles within the same building should be avoided.
- ✓ All elevations exposed to public view is expected to be given an equal level of design treatment.
- ✓ The architectural style of each of the three proposed developments will be at the discretion of the Builder and their Design Architect.

6.2 Architectural Elements

6.2.1 Main Entrances, Porches and Balconies

- ✓ The main entrance of each dwelling unit should act as focal points through use of appropriate design emphasis.
- ✓ The main entrance to the dwelling units shall be well lit and visible from the street.
- ✓ The main entrance may have a covered entry feature such as a porch, portico, canopy or wall recess in line with other architectural elements used in the façade treatment.
- ✓ The main entrance porch depth of 1.5m (5'-0") is encouraged in order to comfortably accommodate seating.
- ✓ A large flight of steps at the front entrance may be avoided. Where more than 3 risers are required at the main entrance, they step should be flanked by masonry veneer.
- ✓ Porch columns if provided should correspond to the architectural character of the house
- ✓ Railings should be integral to the architectural design styles of the porch and balconies. Unpainted pressure-treated wood railings should be avoided on front or flanking porches.

6.2.2 Exterior Materials and Colours

- ✓ The design, detail, variety and colour of materials should be compatible with the architectural style of the building and at the discretion of the Builder and their Design Architect.
- ✓ Exterior wall cladding materials may include brick, stone, siding or stucco.
- ✓ Changes in material should occur at logical locations such as a change in plane, wall opening or downspout or where it helps articulate the transition between the building base, middle and top of the building.

- ✓ Grading colour, material and detail should be coordinated with the foundation design of the dwelling unit.
- ✓ A minimum 300 mm of foundation walls are encouraged to be above finished grade, where possible unless there are other specific design needs.



Photograph 8: Examples of Freeze Boards, Soldier Coursing, Quoining and Lintels

✓ The colour palette should support the selected architectural style of the buildings so as to provide visual interest and is harmonious with the neighbourhood and streetscape.

✓ All flashing should be prefinished to complement the roof or adjacent wall cladding colour.

6.2.3 Architectural Detailing

Architectural details should correspond to the characteristic style used in the building so as to enhance its visual appearance.

Architectural detailing shall display the following design criteria:

✓ A variety of architecturally appropriate brick detailing is encouraged, including: accent quoining, window/door headers, pilasters, banding, soldier

coursing, base corbelling, etc.

- ✓ A variety of architecturally appropriate precast stone detailing is encouraged, including: sills, lintels, keystones and surrounds for windows and doorways.
- ✓ All masonry detailing should be accentuated from the wall face.

6.2.4 Windows

- ✓ Ample fenestration, is required on publicly exposed elevations to enhance the



Photograph 9: Window Details

dwelling's appearance.

- ✓ Window sizes should allow for maximum natural light penetration into the dwelling units and have proportions and details consistent with the architectural style of the dwelling.

- ✓ Windows should be maintenance-free, thermally sealed, double-glazed and have a stylistically appropriate sill and lintel treatment.

- ✓ Vertical, rectangular window proportions, arranged symmetrically, are preferred to reflect traditional architectural styles.

- ✓ The use of false windows or black glass is discouraged, should be used sparingly if required and should generally only occur above the eaves line of a dwelling. (Williams, 2015)

6.2.5 Roofs

A traditional roof form is recommended. It should be consistent with the architectural style of the dwelling and may include gables, dormers, hips or ridges set parallel to the street.



Photograph 10: Roof Types

- ✓ The potential to utilize the roof for sustainable stormwater mitigation may be explored through the detailed building design process.
- ✓ All plumbing stacks, gas flues and roof vents should be located on the rear slope of the roof wherever possible and should be prefinished to suit the roof colour.

6.2.6 Garages

The following front facing garage design criteria are intended to ensure that its design harmonizes with the proposed design of the dwelling units.

- ✓ The requirements of all garages shall comply with the Town of Caledon's Comprehensive Zoning By-Law.
- ✓ Garages shall be complementary to the character and quality to the principal dwelling structure
- ✓ Garages shall be attached to the main massing of the house, flushed with or with



Photograph 11: Garage Types

minimum projection or recessed behind the main wall or porch.

- ✓ The width of a single garage will be a maximum of 3.0m.
- ✓ Where a second storey habitable room is located above a garage, the set back of the second floor may be recessed from the front face of the garage below.

- ✓ Dwelling designs with the second storey wall face flush with the garage wall face below should be avoided unless an appropriate design treatment is provided to create a visual break (i.e., a boxed-bay window; an intermediate roof; or other elements appropriate to the architectural style of the dwelling).
- ✓ All garage doors shall be segmented, roll-up types.
- ✓ A variety of high-quality garage door styles will be encouraged.



Photograph 12: Garage Types

6.2.7 Driveways

- ✓ Driveways of adjoining units should generally be paired wherever possible.
- ✓ Driveway slopes between garage and street are to be as shallow as possible and in accordance with municipal standards.
- ✓ All driveways shall be finished with a hard surface paving material.

7 IMPLEMENTATION

7.1 Preliminary Review

Preliminary model designs (floor plans and elevations) will be submitted for Architectural review along with elevations, architectural details and Landscape Plan.

The owner's consulting architect will be responsible to prepare specific detailed Architectural Design Guidelines. These Guidelines will be reviewed by the Town Control Architect and approved by the Town.

They will identify:

- ✓ A Community Design Vision and guiding principles (in line with any relevant Community Design Plans or policy directives from the Town of Caledon).
- ✓ Streetscape Design Guidelines that address compatibility of the proposed development, in terms of building type, height and elevation, as well as fencing and streetscape elements. Community Area Provisions in terms of Guidelines for the proposed built form, including but not limited to, architectural style, elevations, and details; and,
- ✓ Implementation process, specifying responsibilities, review of drawings and site reviews.
- ✓ Preliminary site/grading plans together with corresponding streetscapes and colour package.

8 FINAL REVIEW AND APPROVAL

8.1 Working Drawings

Working drawings must depict

- ✓ Exactly what the builder intends to construct All exterior details and materials must be clearly shown on the drawings.
- ✓ Special elevations, where required and grade affected garage conditions, must be shown on the working drawings.
- ✓ A master set of all front and flanking elevations is to be submitted at the time of final approval.

9 SITE PLANS

Submitted site plans must be

- ✓ At a minimum scale of 1:250 where feasible.
- ✓ All engineering drawings submitted for approval must first be certified by the Project Engineer.

10 SUBMISSION REQUIREMENTS

The builder is required to submit to the Control Architect for final review and approval, the following:

- ✓ Site Plan
- ✓ Engineer Drawings;
- ✓ Landscape Plan;
- ✓ Architectural Drawings

The Control Architect will retain one set of the foregoing.

11 TOWN OF CALEDON'S APPROVAL

- ✓ All site plans, working drawings, streetscapes and colour packages must be submitted for review as required, to the Town of Caledon. for building permit approval.
- ✓ Building permits will not be issued unless all plans bear the required final approval stamp of the Control Architect and Project Engineer (site plans only).

12 MONITORING FOR COMPLIANCE

The Control Architect will conduct regular site visits throughout the construction process, to monitor general compliance of the Architectural Control Guidelines and conformity with the approved model elevations.

Any visible deficiencies or deviations in construction from the approved plans, which are considered by the Control Architect to be not in compliance with the Guidelines, will be reported in writing to the Builder and to the Town's Manager of Development.

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