TOWN OF CALEDON PLANNING RECEIVED Sep 14, 2021

MAYFIELD WEST PHASE 1 (STAGE 2) ARCHITECTURAL DESIGN GUIDELINES

Town of Caledon

SEPTEMBER 2021





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INTRODUCTION

1.1 SCOPE & INTENT

Mayfield West Phase 1 (Stage 2) represents a 100 hectare (248 acre) northerly expansion of the Mayfield West Secondary Plan in the Town of Caledon. Planned to comprise primarily low density residential uses, this Architectural Design Guidelines (ADG) provides design direction related to the implementation of the vision and intent for this proposed development. It focuses on the physical design, with particular reference to opportunities and constraints, structuring elements, pedestrian circulation, road network, streetscape treatment, built form characteristics, and the extensive parks, open space and trail system.

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SECTION

The ADG emphasizes and describes those elements that are fundamental in creating an attractive, compact, pedestrian-friendly urban environment situated within the Town of Caledon.

SECTION 1: INTRODUCTION

Provides a description and analysis of the proposed development, goals, opportunities and constraints as well as broader understanding of road hierarchy and land use.

SECTION 2: STEETSCAPE DESIGN CRITERIA

Provides direction for coordination between built form and street elements such as lighting, community safety and visual variety.

A separate Urban Design Brief (UDB) document complements this ADG, and provides further direction on the built form objectives and associated architectural design guidelines. The ADG consists of five sections which have been broken down into the following:

SECTION 3: DESIGN CRITERIA FOR PRIORITY LOT DWELLINGS

Describes the design expectations for publicly exposed elevations and dwellings located on priority lots.

SECTION 4: ARCHITECTURAL DESIGN GUIDELINES

Addresses the detailed architectural design vision and built form guidelines for exterior elevations including variety in streetscapes and utility coordination.

SECTION 5: DESIGN CRITERIA FOR GARAGES

Addresses the detailed design criteria for garage design.

SECTION 6: DESIGN GUIDELINES FOR MIXED-USE MID RISE BUILDINGS

Describes the design expectations for mixed-use mid rise buildings located at primary community locations.

SECTION 7: IMPLEMENTATION

Comments on the applicant responsibilities, as well as the implementation and approval process at the Town of Caledon.



Situated south of Old School Road, east of Hurontario Street, and west of the Greenbelt, the subject lands are immediately adjacent to the low density residential community within the Mayfield West (Phase 1) Secondary Plan. Natural Heritage System (NHS) lands run through the site from the south west corner of Old School Road and Kennedy Road, providing an opportunity for views and trail linkages to an integrated the open space network. Surrounding the NHS, the existing topographical character of the subject lands is that of gently sloping farmland and open space.

Approximately 800m south of the site on Kennedy Road near Dougall Avenue, a mixed use block and the Southfield Community Centre provides amenities and services to the future residents.





View of mixed use block located at the north east corner of Kennedy Road and Dougall Avenue



View of Southfields Community Centre (2)located at the south east corner of Kennedy Road and Dougall Avenue



A public elementary school is located within the southerly portion of

the subject lands, on the west side of Kennedy Road within walking

Existing bus transit service is located on Kennedy Road south of the

site, with the potential to extend service north along Kennedy Road

to be determined by transit authorities. This residential development

is intended to be appropriately integrated with the surrounding

community, and supports the viability of existing and planned transit

service levels in this area. The location of the site is approximately

2km north of Highway 410, offering residents convenient access to

downtown Brampton and broader Peel Region and beyond.

distance for future residents.

3 View of Tony Pontes Public School on Kennedy Road





View facing south east of existing single family detached dwellings on Old School Road



View of future subject lands facing south west from Old School and Kennedy Road



6

View of low density residential development south of subject lands











COMMUNITY DESIGN GOALS & OBJECTIVES 1.3

The Mayfield West (Phase 1) Stage 2 development is intended to supply new residential housing within the Town of Caledon with the goal to promote, facilitate and participate in the development of affordable, welcoming and vibrant neighbourhoods. The following principles shall be used to guide the development and realize the vision:

- A sustainable natural and open space system recognize importance of the natural environment and the established EPA within and surrounding Mayfield West (Phase 1) Stage 2, and the need to protect and capitalize on these existing resources to benefit future generations.
- Provide access and visibility to open space develop physical (interconnected trail system, street network) and visual access to open spaces; these spaces are supportive of an improved quality of life and promote physical activity by providing recreational opportunities for residents.
- Establish a compact, walkable community create pedestrian-scaled neighbourhoods that encourage community interaction and fosters a sense of place within the Mayfield West community.
- **Encourage a variety of housing** implement a variety of housing types, styles and densities that contribute to the character of distinct neighbourhoods.
- Integration ensure the physical fabric and land uses within Mayfield West (Phase 1) Stage 2 integrate appropriately with adjacent existing and future land uses.

- •
- residents.

Attractive Built Form Environment - Encourage a high standard of design that reflects the existing heritage character of the Town and Region, and creates a sense of place, and contributes to civic pride.

Logical street network - establish a street configuration that provides logical, safe and convenient access to community facilities and natural features within and beyond the study area.

Variety of parks - integrate important open space facilities that provide active and passive uses, a variety of functions and features, and serves as a social and recreation focus for

1.4 POLICY CONTEXT

The development of Mayfield West (Phase 1) Stage 2 provides an opportunity to develop an integrated and healthy community within the Town of Caledon. The proposed development is subject to the Region of Peel Official Plan and the Town-Wide Design Guidelines. As indicated in the Official Plan. Schedule A1 Town of Caledon - Town Structure, the Mayfield West (Phase 1) Stage 2 lands are located within the Mayfield West community boundary. The Mayfield West Secondary Plan Area is comprised of approximately 455 hectares located in the south west portion of the Town of Caledon.

In conjunction with the planning and urban design policy goals and objectives, this document will be used to provide a set of high-level guidelines to guide the design guidance process to help achieve the vision for the development.

Refer to the Mayfield West (Phase 1) Stage 2 Urban Design Brief, Section 1.4 - Policy Context for a more detailed review of applicable policies.



Mayfield West (Phase 1) Stage 2 presents a set of opportunities and constraints related to the development's location, contextual issues, as well as design policies that will influence the structure of the development and provide the starting point for the evaluation of more detailed urban and architectural design.

The following opportunities and constrains will be considered during the design and development of Mayfield West (Phase 1) Stage 2:

- Neighbourhood Compatibility mitigate negative impacts to existing adjacent residential to the south of Mayfield West (Phase 1) Stage 2;
- Neighbourhood Connector utilize existing street fabric for neighbourhood linkages;
- Internal Vehicular Connection create safe and logical internal vehicular connections;
- External Pedestrian Connections create opportunities for direct links with existing sidewalk connections on Kennedy Road to the south;
- Internal Pedestrian Connections create safe and logical pedestrian connections throughout the proposed development;
- External Streetscape Presence achieve an effective streetscape edge along Hurontario Street, Old School Road, and Kennedy Road that is appropriate to the proposed built form and reflects the scale of the road;
- Existing Topography configure street layout to respond to adverse grading conditions; and
- EPA and Greenbelt Lands protect and enhance existing topographical and natural heritage features and areas, and their associated ecological functions.

| LEGE | ND |
|------------|---|
| | MAYFIELD WEST (PHASE 1) STAGE 2 COMMUNITY SITE BOUNDARY |
| | MAJOR ARTERIAL ROAD |
| | MINOR ARTERIAL ROAD |
| \bigcirc | PRIMARY GATEWAY |
| | SECONDARY GATEWAY |
| •••• | POTENTIAL PEDESTRIAN LINKAGE |
| | EXTERNAL ARCHITECTURAL CONFIGURATION |
| | STORMWATER MANAGEMENT POND |
| | OPEN SPACE / PARK |
| | ENVIRONMENTAL POLICY AREA (EPA) |
| | |

Figure 1: Proposed Opportunities and Constraints Plan



STREETSCAPE DESIGN CRITERIA

whole development.

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SECTION

The streetscape plays a key role in promoting and enhancing the identity of a community. A carefully considered combination of elements within the right-of-way can create an inviting and unique public realm experience for residents and visitors.

In an effort to maintain the character of the existing Mayfield neighbourhood and to support further improvement of the community, the design of streetscape elements within Mayfield West (Phase 1) Stage 2 shall be coordinated to ensure the safety, comfort and accessibility of pedestrians, cyclists and motorists throughout the

2.1 STREET & BUILDING RELATIONSHIPS

Buildings within Mayfield West (Phase 1) Stage 2 should be located close to the street to create a strong street edge, which supports the pedestrian scale of the street while providing diversity of built form and architectural expression.

Design Guidelines:

- Buildings will address the street by having entrances which are clearly visible from the street, as well as porches, stoops, overhangs or porticoes in the front;
- All elevations of the building visible within the public realm should be well articulated and detailed:
- Corner buildings will respond to both street frontages; and
- There should be considerations to the interface of existing buildings or residences, and special care should be given to the design of new buildings being proposed in their vicinity.



A range of building designs shall be offered to the market which will help create visual diversity in Mayfield West (Phase 1) Stage 2 streetscape. Alternate elevations will differentiate themselves from each other through differences in massing and building forms, rooflines, front entry treatments, garage location and treatments, fenestration, architectural detailing, and building materials. Special designs should be provided for prominent locations to address their exposure to the public view.

Design Guidelines:

- A minimum of two (2) houses should separate houses with the same elevations on the same side of the street:
- Buildings with the same elevations should not be located directly across the street from one another;
- Buildings with the same elevations are encouraged to not makeup more than 30% of any streetscape block, excluding corner lots; and
- A variety of garage door treatments is encouraged along the streetscape block, with porches as the dominant feature of the front elevation.

BUILDING HEIGHTS COMPATIBILITY 2.3

An attractive streetscape relies in large part on the arrangement of buildings within the street block. Visually, the grouping and massing of dwellings within a block has greater impact than a dwelling's individual detailing. Height and massing that is appropriate to the context of the street is key to achieving a pedestrian-friendly, comfortable scale environment.

If observed, the following design criteria will ensure harmonious massing within the streetscape:

- Massing should transition from higher density areas to lower density areas through building designs that achieve harmony along the streetscape;
- Buildings located adjacent or opposite one another should be compatible in terms of height and massing. Extreme variations should be avoided. As such:
- Avoid siting three-storey dwellings adjacent to bungalows, raised bungalows or 1-1/2-storey dwellings;
- When 2-storey dwellings are sited among bungalows or 3-storey dwellings, they should be placed in groupings of at least 2 units; and
- When 3-storey dwellings are sited among 2-storey dwellings they should be placed in groupings of at least 2 units.



Streetscapes should offer a wide range of elevation designs that include variety of architectural massing and exterior colouring



Compatible massing and gradual height transitions along the streetscape will help in creating a cohesive neighbourhood

2.4 EXTERIOR COLOUR SELECTIONS

In order to achieve variety in the Mayfield West (Phase 1) Stage 2 streetscapes, careful attention should be given to the selection of exterior building colour packages.

Design Guidelines:

- The selection of colours and materials for buildings shall be in keeping with the architectural style being quoted by the design of the building;
- Two (2) buildings are encouraged to separate buildings with the same exterior colour packages, except where the buildings feature the same sequence of elevations. In this case, three (3) buildings are encouraged to separate buildings with the same exterior colour package;
- The same exterior colour package may be sited diagonally across a street intersection, provided the buildings are not proposing the same elevations; and
- •



In addition to materials, exterior colours should be in keeping with the architectural style being quoted by the building

- The same exterior colour package should not be located directly across the street from one another;
 - Exterior colour packages should be coordinated with the general appearance of the existing neighbourhoods located at the southern edge and across the Environmental Policy Area (EPA) of Mayfield West (Phase 1) Stage 2.

DRIVEWAYS 2.5

Minimizing the presence of driveways and attached garages within the streetscape is a key requirement for all dwelling designs within Mayfield West (Phase 1) Stage 2.

Design Guidelines:

- Where appropriate, the width of the driveway should always be minimized to reduce its presence on the streetscapes;
- The exterior width of the driveway should not exceed the exterior width of the garage;
- The pairing of driveways is encouraged to maximize landscaped areas, where grading permits;
- Driveways should be located away from intersections and away from daylight triangle or rounding; and
- To break up the expanse of asphalt for double or paired garages, consideration shall be given to integrating decorative paving features. For example, a double soldier course of interlock pavers shall be placed on the property line between each adjacent driveway, effectively dividing a single large asphalt area into two smaller areas.



Integrating decorative paving features such as soldier coursing, helps to minimize the width of a driveway



Streetscape elements include structures in the right-of-way such as light poles, community mailboxes, fencing, street trees and other utility related structures. On-lot improvements should have regard for and be coordinated with streetscape elements to reduce their visual impact. The character of the public realm within Mayfield West (Phase 1) Stage 2 will largely be influenced by the streetscape treatment and planting scheme proposed for areas exterior to the development and those associated with the adjacent extended road network.

2.6.1 Lighting

Proper lighting design is critical to ensuring safe pedestrian and vehicular circulation, as well as support the integration of Mayfield West (Phase 1) Stage 2 into the existing neighbourhood.

Design Guidelines:

- Lighting design (pole and luminaires) shall be coordinated with the architectural style and the exterior right-of-way to promote a consistent and definable character for the development;
- Select a pole and/or luminaires that is appropriate to the site and function to avoid excessively lit areas and light pollution;
- Ensure that there is no light encroachment onto adjacent lands; and
- Encourage 'night sky' compliance as a component of • sustainable design, with illumination directed downwards.

2.6.2 Site Furniture

Attractive, sturdy and functional site furniture is fundamental to the visual appeal of any community and plays an important role in helping to reinforce the development character.

Design Guidelines:

- The colour, material, form and style of site furniture shall be consistent with and complementary to the established design theme of the surrounding neighbourhood;
- The site furniture palette, including benches, waste receptacles and bike racks, shall be coordinated to reflect a similar style, colour and/or material: and
- The placement and layout of furnishings shall encourage safe use, maintain all accessibility requirements and be appropriate to the adjacent built form orientation.

2.6.3 Fencing

Fencing requirements for Mayfield West (Phase 1) Stage 2 will include wood privacy fencing at the flankage of exposed rear yards and chainlink fencing on private lots along the perimeter of parks. Generally, fencing design shall reinforce or complement the character and identity of the community and be coordinated with to match the existing fence design present in the immediate neighbourhoods.

Design Guidelines:

- Fencing shall comprise of only robust, sturdy components for long term durability:
- Cedar wood privacy fencing located along rear yard flankage conditions is typically 1.8m height;
- Intricate design features using smaller components should • generally be avoided for wood fencing due to the effects of weather over the long term; and
- A low decorative chainlink fence (1.2m height) is proposed at the community park perimeter to deter children from running onto the backyard amenity spaces in the course of play and to frame the open space and provide a sense of enclosure.

DESIGN CRITERIA FOR PRIORITY LOT DWELLINGS

Built form on priority lots identified in Figures 2, 5 and 6 - Proposed Mayfield West (Phase 1) Stage 2 Priority Lot Plan which will require special design consideration to ensure an attractive built form character is achieved.

- Gateway Lots:
- Corner Lots:
- Elbow Lots: •
- •
- •
- •

Priority Lots are located within those areas of that have a higher degree of public visibility. Their visual prominence within the streetscape and public open spaces requires that the siting, architectural design and landscape treatment for dwellings on these lots be of an exemplary guality to serve as landmarks within the community.

Priority Lots within Mayfield West (Phase 1) Stage 2 will include:

View Terminus Lots:

Lots Adjacent to Park or Open Space; and

Park, Pond and School Facing Lots.

SECTIO



Gateway lot dwellings are characterized by a very high profile location that results in a significant impact on the perception of the image, character and quality of the community from the outside.

Design Guidelines:

- Where possible, incorporate greater height or massing than is typical in the adjacent streetscapes;
- Feature strong and distinctive architectural elements, such as prominent gables and/or projecting bays;
- Incorporate consistent main cladding, architectural detail and treatment on the front, flankage and rear elevations;
- Associated landscape features, both hardscape and softscape, may be integrated with built form massing to emphasize the gateway function; and
- Although designed as a corner lot with facade treatment addressing both street frontages, the main entry, garage and porch should primarily address the short (front facing) street frontage, particularly where the flankage of the dwelling faces major and minor arterial roads.



Gateway dwellings should orient the main entry, garage and porch to address the short (front facing) street frontage where the flankage faces a collector road

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| N | AYFIELD WEST (PHASE 1) STAGE 2 COMMUNITY SITE BOUNDAR |
| G | ATEWAY DWELLING |
| 🔺 C | ORNER DWELLING |
| T V | IEW TERMINUS |
| E | LBOW LOTS |
| — U | IPGRADED REAR AND SIDE YARD ARCHITECTURE |
| L | OTS ALONG COMMUNITY EDGES |
| | OTS FRONTING ONTO PARKS AND OPEN SPACES |
| | |

Figure 2: Proposed Priority Lot Plan

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Corner lot dwellings should have well-articulated architectural treatment and street orientation on all publicly exposed facades



Figure 3: Conceptual plan view of a corner lot dwelling

CORNER LOTS 3.2

Similarly to gateway lots, dwellings on corner lots and at community gateway entrances typically have the highest degree of public visibility within the streetscape and are important in portraying the image, character, and quality of the neighbourhood.

Design Guidelines:

- Street intersections shall be framed through built form that has a strong orientation to the corners;
- Dwelling designs must be appropriate for corner lot locations. Dwelling designs intended for internal lots will not be permitted unless modified to provide adequate enhanced flanking wall treatment:
- Both street frontages for corner lot dwellings shall have equivalent levels of architectural design and detail with particular attention given to the dwelling's massing, height, roof lines, apertures, materials, and details;
- Given the heightened exposure from the street, rear elevations shall also be treated with upgraded elements;
- Distinctive design elements, such as wraparound porches, porticos, bay windows, generous fenestration, wall articulation, or other features, appropriate to the architectural style of the building, shall be provided on the flankage side to create a positive pedestrian presence along the street and emphasize the corner dwelling's landmark qualities within the streetscape;
- The main entry to the dwelling is preferred to be located on the long elevation facing the flanking street (flanking main entry). However, main entries facing the front lot line or shorter side of the lot (front main entry) may be permitted;
- A privacy fence shall be provided to enclose the rear yard of corner lot dwellings;
- Rear lane garages on corner lots will require upgrades to the side elevations facing the street; and
- Dwellings and porches shall be sufficiently setback from any community gateway entry feature to avoid conflicts.

VIEW TERMINUS LOTS 3.3

View terminus lots occur at the top of 'T' intersections, where one road terminates at a right angle to the other, and at street elbows. Dwellings in these locations play an important visual role within the streetscape by terminating long view corridors.

Design Guidelines:

- A prominent architectural element shall be provided to terminate the view:
- Select models that present visual interest with architectural • treatment and de-emphasize the presence of the garage and driveway locations, favouring a larger area for landscaped treatment in the front yard; and

3.4 ELBOW LOTS

On curved, elbowed or cul-de-sac streets, special opportunities exist on the outside or visually highlighted side of the road bend to create a special grouping of buildings. The overall streetscape design of these areas must include consideration of the group of buildings.

Design Guidelines:

- the street:
- Sensitive and comprehensive driveway placement is essential to avoid driveways on adjoining lots merging at the streetline and to provide enhanced opportunities for special landscaping treatments at the terminus of the site line: and
- The houses should be sited to minimize the visual impact of the garage.

Driveways shall be located to the outside of a pair of view terminus dwellings, where feasible, to increase landscaping opportunities and reduce the visibility of the garage.

 Buildings of high architectural quality should be set back from the street on the lots at the curve with the buildings on the adjacent lots stepping back as a transition from the balance of



T-intersection dwellings are encourages to locate garages away from the intersecting street to promote better terminating views



Elbow dwellings shall be designed to provide visual interest due to their prominence at terminating view corridors

Sep 14, 2021 3.5 PARK, POND & SCHOOL FACING DWELLINGS

Given the prominence of the proposed stormwater management pond and channel, the Neighbourhood Park and adjoining Elementary Schools and their function as a focus and gathering space for the community, dwellings that front onto these features shall be designed in a manner that considers and complements the exposure from this public open space.

Design Guidelines:

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- Dwellings that are very visible from the main gathering space within the community shall implement an enhanced architectural treatment consistent with the architectural style, such as substantial front porches, prominent, well proportioned windows, a projecting bay, articulated wall treatment and other design elements that enhances the front elevation;
- The use of upgraded materials and detailing, such as stone or precast elements, dichromatic brick, quoining, etc. shall be integrated into the elevation design;
- Park facing dwellings shall have available a variety of model types, elevation types and colour packages. However, a cohesive, harmonious relationship shall be achieved for all lots; and
- Dwellings adjacent to public open space shall be sited such that the driveway and garage is furthest away from the edge of the open space, where possible.



Dwellings that front onto parks, ponds and/or schools provide a backdrop to these important community spaces and should therefore be designed in a manner that complements their public exposure

LEGEND

MAYFIELD WEST (PHASE 1) STAGE 2 COMMUNITY SITE BOUNDARY
 GATEWAY DWELLING
 CORNER DWELLING
 VIEW TERMINUS
 ELBOW LOTS
 UPGRADED REAR AND SIDE YARD ARCHITECTURE
 LOTS ALONG COMMUNITY EDGES
 WINDOW LOTS
 LOTS FRONTING ONTO PARKS AND OPEN SPACES

Figure 4: Proposed Priority Lot Plan





The Neighbourhood Park functions as a key community element that provides a visual backdrop for the proposed built form. Lots adjacent to the Neighbourhood Park and/or Open Spaces are therefore visible to the public and should maintain similar quality and facade treatment as the front elevation with respect to window placement and architectural detailing (inclusion of window sills, frieze boards, etc.)

Design Guidelines:

- The use of upgraded materials and detailing, such as stone or precast elements, dichromatic brick, quoining, etc. shall be integrated into the elevation design, consistent with the architectural style;
- Dwellings are encouraged to have wider and deeper porches that effectively allow for multiple seating and will promote 'eyes on the street', which results in an informal monitoring of the park and pond activities;
- Publicly exposed rear elevations should integrate the same materials, colours, design treatments and style used for the front elevation, or provide reasonable alternatives that are well coordinated with the front facade;
- Wall articulation should be provided to avoid flat uninteresting rear facades;
- Applicable enhancements on the exposed elevations include the following:
 - Bay windows or other additional fenestration, and enhancement of windows with shutters, muntin bars, frieze board, precast, or brick detailing.
 - Gables and dormers.
 - Wall articulations.
- Elevation detailing shall reflect the same architectural style as the front elevation.

LEGEND



Figure 5: Proposed Priority Lot Plan



OWN OF CALEDON PLANNING RECEIVED Sep 14, 2021 3.7 COMMUNITY EDGE AND WINDOW LOTS

Streetscapes containing community edge / window street dwellings are those situated on single-loaded roads and laneways along the edges of Mayfield West Phase 2. Window streets, in particular, are designed as local roads and allow front-loaded housing to face onto higher order roads while maintaining the benefit of driveway access from a local road. This arrangement ensures undesirable reverse frontage lot conditions are avoided.

Given the prominence of these locations, the dwellings and associated streetscape treatment will help establish the community's character and identity from the surrounding areas.

Design Guidelines:

- Due to their prominent public visibility, community window street dwellings shall provide a high level of architectural detailing and articulation to reflect the quality of the community;
- Minimum two-storey building massing shall be provided to relate to the scale of the combined roadways, as well as the prominence of the arterial road. Single storey built form in these locations is not acceptable.
- Buildings along community edges will have heightened public visibility and design influence, providing opportunities to express and reinforce a community architectural theme. Accentuating an architectural character that complements the surrounding streetscape treatment and creates a distinct landmark shall be further refined during the building design / architectural control review processes.

ARCHITECTURAL DESIGN CRITERIA

4.1 INFLUENCING STYLES

A high quality built form character shall be achieved for the proposed single detached dwellings, which aim to deliver architecture that is rich and varied in its form and treatments, creating a cohesive and visually appealing streetscapes. The design of all dwellings within Mayfield West (Phase 1) Stage 2 shall offer a harmonious mix of architectural themes derived from traditional architectural styles.

- •
- Victorian Style;
- Georgian Style; •
- Tudor Style; and
- Transitional Style

SECTION

Traditionally inspired buildings are designed to provide contemporary amenities, while paying homage to a particular architectural style. These buildings are revivalist examples that utilize recognizable architectural elements. Stylistic influences may be borrowed from local architectural precedents, and may include:

Ontario Country Traditional Style;



GEORGIAN STYLE

ONTARIO COUNTRY TRADITIONAL STYLE





TRANSITIONAL STYLE



TUDOR STYLE



VICTORIAN STYLE





4.1.1 Ontario Country Traditional Style

Common elements of Ontario Country Traditional Style designs include:

- House has classical proportions which are emphasized by the first storey 6-over-6 windows.
- Also present are two steeply-pitched gables with 4-over-4 gothic windows and a front porch covered by a bell-curved roof supported by flattened columns;
- Steeply pitched roof, front gable(s) usually with decorative bargeboard;
- Entrances are centred, often with sidelights and transom around the main door: and
- Verandas usually have bargeboard, often second storey balcony above entrance.

4.1.2 Victoria Style

Common elements of Victorian Style designs include:

- Irregular plans in both elevation and silhouette;
- Hipped roof styles, sometimes including gables;
- Projecting polygonal bays, turrets, towers and chimneys;
- Variety in detailing including intricate wood work adorning porch support; and
- Common cladding materials include brick or wood, and feature stucco detailing with a mix of shingles, shakes, brick and stone.

4.1.3 Georgian Style

the following elements:

- Pedimented entries with transom and side lights, or decorative pilasters;
- •
- Fine brickwork such as Flemish or English bond patterns, and • belt courses, using traditional colours;
- Quoining; decorative moulding on cornices; •
- Double hung windows (six, nine or twelve panes per sash) with • louvered shutters, and lintel type window heads; and
- Roofs that are side gabled (open or closed), and hipped or • double hipped.

4.1.4 Tudor Style

- pitched;
- Tall, narrow windows, usually in multiple groups and with multipane glazing; and
- pots.

- Georgian style designs typically have symmetrical compositions of
 - Gabled or pedimented dormers;



- Common elements of Tudor designs include:
 - Steeply pitched roof, usually side-gabled, façade dominated by one or more prominent cross gables, usually steeply
- Decorative (i.e. not structural) half-timbering present on about half of examples;
 - Massive chimneys commonly crowned by decorative chimney







4.1.5 Transitional Style

Transitional style in architecture refers to the practice of using traditional forms and materials to design and build a house that is referential to the past but use these forms and materials in new ways. For example, homes with traditional neoclassical elements such as columns or a traditional farmhouse with the gabled roof can be given a more transitional style by using more modern windows that will enhance the architecture and give a modern open feel. The identifiable characteristics of transitional architecture can be distilled to a few guiding principles that capture the overall qualities that are commonly associated with this style.

Design Guidelines:

- Pairing down of the materials and elaborate details of a more traditional facade;
- Use of neutral tonal colors and natural woods to elevate the traditional exterior materials of the dwellings;
- Exterior cladding materials may be varied and include the following: brick, stone, stucco, prefinished siding (fibre cement or laminated veneers). Other materials may be considered subject to design merit;
- Roof forms may be sloped or flat. The appearance of a flat roof may be created with parapets with sloping roof behind provided that the parapets are returned back far enough not to create a false fronting effect;
- Large expanse of fenestration are encouraged with mullions or division of glass appropriate to the selected architectural style;
- The main entry should be emphasized as the focal point of the elevation;
- The introduction of glazed balconies is encouraged as a functional element to accent the elevations; and
- Garages should be integrated in the overall design and encouraged to feature more contemporary styled doors. Other door types would also be considered subject to design merit.

4.2 VARIETY IN ELEVATIONS

Design Guidelines:

- •
- character.



monotony

Harmoniously designed streetscapes will contribute to the identity of Mayfield West (Phase 1) Stage 2 and are therefore key to establishing an attractive, vibrant and livable community.

• Allow for a variety of architectural expressions and elevation treatment to avoid monotony within the streetscape;

• Single detached dwelling forms shall be designed with at least two distinct front facade options for each model to avoid visual monotony in the streetscape;

Identical building elevations within the streetscape shall not be sited side-by-side or directly opposite one another. They shall be separated by a minimum of 2 dwellings and not sited greater than 3 times (30%) within any row of 10 dwellings;

For corner lots, flanking elevations shall be different from those flanking elevations on lots abutting or directly opposite; and

Repetition of architectural design may be permitted in key areas (such as surrounding parks or within special character areas) where it helps to visually strengthen neighbourhood

Variety in architectural designs will help prevent streetscape

CONSISTENCY OF DETAILING 4.3

The design of dwellings in Mayfield West (Phase 1) Stage 2 shall be designed to incorporate appropriate architectural detailing in order to avoid monotonous and uninteresting façades as well as to fit into the fabric of the existing neighbourhood.

Design Guidelines:

- Each building shall include architectural detailing characteristic to its style on all publicly exposed elevations. Where an elevation has reduced public visibility (i.e. sides and rears) the level of detail may be simplified;
- On lots located in priority locations, a higher standard of architectural detailing will be required, consistent with the architectural style, including:
 - Cornice / frieze board treatments:
 - Lamps for entrances and garages;
 - Decorative address plaques;
 - Stylistically appropriate porch columns;
 - Generous use of precast stone elements;
 - High quality decorative glass, metal, wood or vinyl railings;

and

- High guality, well detailed garage doors that reflect the architectural style of the building.



Architectural detailing is especially important on publicly exposed elevations and should be consistent throughout the whole facade







MAIN ENTRY & PORCH DESIGN 4.4

The front entry of a building is aesthetically, functionally, and socially important to the design of both the individual building and the streetscape. A visible and well-designed entry area promotes an individual sense of address and a collective sense of community and safety by providing "eyes on the street".

Design Guidelines:

- The main entry should be a distinctive element of the building design, and should reflect the character of the entire building;
- Varied and distinctive entry door designs should be provided, such as single-door, double-door, or door with sidelights or transoms:
- Main entry designs should provide shelter from the weather;
- Building designs featuring porches should be sized with min. • depth of 1.5m to allow sufficient space for seating;
- The cladding of the sides of the porch steps shall start no more than 300mm above finished grade;
- Steps constructed with landscape paving slabs could be an attractive alternative to conventional precast steps, and may be considered where the number of riser is limited (e.g. max. of 4 risers or 3 steps);
- Handrails shall be provided where required by the Ontario Building Code and additionally may be included for aesthetic or stylistic reasons; and
- Where handrails are provided they are to have a top and bottom rail with vertical pickets, and to be consistent with style of porch columns, in terms of vernacular and colour.

Front entry and porch design is encouraged to provide enough room to provide an area for seating and shelter from the weather

EXTERIOR BUILDING MATERIALS 4.5

The use of high quality wall cladding materials reflective of the architectural style of the building will be required to contribute to the built form character and longevity of the development.

Design Guidelines:

- merit:
- •

- plane: and

• Permitted predominant cladding materials may include brick, stone masonry, stucco and cement fiber board. Other cladding materials will be reviewed for suitability and subject to design

Buildings are to be clad with a single predominant material, and may feature other materials as accents;

• Priority lots are encouraged to have consistent materials on all publicly exposed elevations; and

• Where stucco is proposed as a main wall material it shall be used in conjunction with a masonry base.

Main wall cladding material should be consistent on all elevations of the dwelling. Exceptions to this may be permitted where an upgraded stone façade, stucco façade or stone plinth is incorporated into the design and the side and rear walls have brick. These features should return to a logical stopping point such as an opening, downspout or change in

Material transitions occurring near the front corners should be returned to a natural or logical break point, such as a plane change or jog. Material transitions are permitted to occur at 4'-O" if there is no logical break on interior lots only.





Coordinating architectural detailing, exterior building materials and colours will aid in promoting a vibrant streetscape and positive community identity



Roofscapes should vary in slopes and articulation, where possible, to contribute to the creation of interesting skyline streetscapes



Private outdoor amenity spaces should have access to sunlight, be comfortable, and designed to afford a level of privacy for all unit residents

4.6 ROOFS

Roof form plays a significant role in the massing of the individual building and in the overall built form character of the community. A variety of roof forms are encouraged, consistent with the architectural style of the dwelling and the surrounding neighbourhood.

Design Guidelines:

- Housing forms should generally have pitched roofs. The minimum main roof slopes should generally be 10:12 pitch (side slopes) / 5.9:12 (front to back slopes).
- Steeper pitches than the minimums stated are encouraged where appropriate to the architectural style of the dwelling to ensure roof form variety within the streetscape.
- Roof overhangs should generally be 300mm;
- 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: and
- The use of false dormers is discouraged and shall only be considered where scale, orientation and roof line make them appropriate and an authentic appearance is assured.

4.6.1 PRIVATE AMENITY SPACE

In addition to single detached dwellings, each townhouse unit shall have ample outdoor amenity space particular to the townhouse type to enhance the private living environment of residents.

Design Guidelines:

- Front-loaded townhouses will have traditional rear yards, whereas back-to-back and rear lane townhouses will provide private amenity space in the form of a terrace or balcony, in addition to the front yard or front/side yard for corner units;
- The design of the terrace or balcony shall be appropriately integrated with the architectural style of each unit and the overall built form massing; and
- Opportunities for terraces or balconies at multiple levels should be considered.

FENESTRATION 4.7

Ample fenestration, in a variety of styles consistent with the dwelling's architecture, is required for all publicly exposed facades to enhance the dwelling's appearance and to promote "eyes on the street" and natural surveillance of the street from within the dwelling.

Design Guidelines:

- dwelling; and
- the dwelling.

• Publicly exposed elevations to enhance the dwelling's appearance and to promote casual surveillance of the street from within the dwelling;

• Vertical, rectangular window proportions are preferred to reflect traditional architectural styles. Other window shapes are encouraged as an accent, but should be used with discretion to ensure consistency with the architectural style of the

• False windows and blackened glass are not permitted, but may be considered for small glazed areas above the eavesline (i.e. small dormers, oval windows) where a high quality glass set within a sash is provided;

Bay windows should be used at appropriate locations and designed in a manner consistent with the architectural style of





Presence of ample fenestration is encouraged to provide opportunities for informal surveillance of the neighbourhood





RELATIONSHIP OF HOUSES TO GRADE 4.8

Dwellings should be designed to reflect the grading conditions of the site, and make provisions for the grade changes to accommodate surface water drainage proposed by the engineering consultants.

Revised elevations on the streetscape drawings are required to illustrate the architectural detailing response, where grade differential is greater than 900mm or 5 risers.

Design Guidelines:

- Where severely sloping grade conditions occur, building designs shall be adapted to suit the site. This is particularly important for lots having back-to-front sloping grade conditions (front walk-out condition) to ensure an appropriate relationship between the dwelling, the garage and the street is maintained;
- Where sloping grade conditions occur, entrance levels should be related to grade through terracing;
- Building designs shall be adapted to suit the site, and high service floors or basement garages should be avoided; and
- Care shall be taken to ensure foundation walls are not overexposed. Grading shall be coordinated with dwelling foundation design and constructed so that generally no more than ~300 mm of foundation wall above finished grade is exposed on all visible elevations of the dwelling.

Refer to Section 5 - Design Criteria for Garages for detailed guidelines related to adverse grading and garage design.

4.9 LIGHTING

Lighting is one of key architectural element that influences how people experience a building. High quality outdoor lighting should be integrated into the building architecture and located strategically throughout the site will ensure ease of navigation, nighttime safety, security and enjoyment while preserving the ambiance of the night.

Design Guidelines:

- Outdoor lighting shall be selected and located to reduce light pollution and avoid light spillage or glare on nearby properties;
- •
- resources: and
- Outdoor lighting shall be in keeping with the overall architectural style of the building and coordinated with lighting style present in the surrounding community.

- Outdoor site and building lighting should be task oriented and not excessive. Use of full cut-off light fixtures that cast little or no light upward in public areas will be encouraged;
- Energy efficient lighting should be utilized to conserve













High quality municipal address signage should be legible and placed in a prominent location to aid in resident and visitor navigation

4.10 MUNICIPAL ADDRESS SIGNAGE

Well designed, placed and constructed municipal signage contributes to the visual appeal of neighbourhoods, supports community identity and provides visitors and residents with a level of comfort by enabling them to easily navigate within a community.

Design Guidelines:

- The address signage shall be located prominently to be easily seen from the street and be large enough so that the numbering can be legible. Preferably, the signage should be minimum 100mm (4") in height;
- The background should be white or light in colour with dark numbers:
- The builders should provide a consistent approach to municipal address signage that reflect the quality level present in the surrounding neighbourhood; and
- Plagues with coloured LED lighted numbering are highly discouraged.

4.11 UTILITIES & SERVICE ELEMENTS

To reduce their visual impact, utility meters or service connections for hydro, water, natural gas, telephone and satellite for detached dwellings shall be discreetly located away from public view, preferably on a wall that is perpendicular to the street and facing an interior side yard.

DESIGN CRITERIA FOR GARAGES

5.1 ATTACHED FRONT FACING GARAGES

Where the garage is oriented towards the street, its mass should be recessed back and integrated into the overall shape of the building so that its presence is not dominant in Mayfield West (Phase 1) Stage 2 streetscape. Front-facing garages will be encourages to have several possible design options to maintain elevation variety.

Design Guidelines:

- Garages shall be complementary with regards to character and • quality of the principal dwelling;
- include:
- Locating the garage at the side of the house, recessed behind the main front wall face:
- Projecting up to a maximum of 1.5m from the front wall or porch face (this may only occur on a limited basis for up to 20% of the streetscape);
- Provide a tandem garage; and
- Stagger the front façade of the garage.

SECTION **D**

- Minimizing the presence of attached garages within the streetscape is a key requirement for all low and medium density dwelling designs;
- Acceptable design options for attached street-facing garages
 - Integrating the garage into the main massing of the house, flush with the porch;
 - Integrating the garage into the main massing of the house, flush with the main wall:





Different garage designs and garage door styles help mitigate visual dominance and monotony along residential streetcapes





The amount of garages per dwelling type or lot size will be provided as follows:

-Street townhouses and semi-detached dwellings shall have a single car garage;

- Detached dwellings on lots with frontage less than 11.0m shall have a single-car or 1-1/2 car garage;
- Dwellings on lots with frontage 11.0m or greater may have a double car garage;
- Dwellings on lots with frontage of 18.0m or greater may have a three-car garage, provided the garage face is staggered.
- Only sectional, roll-up type garage doors shall be considered. A variety of garage door styles shall be provided;
- Where a double car garage is contemplated, 2 individual garage doors / bays separated by a dividing column is preferred; and
- Where dropped garage conditions occur on rear to-front sloping lots, alternative architectural treatment shall be employed to minimize the massing between the top of the garage door and the underside of the soffit.

5.2 REAR ACCESSED GARAGES

Lots with rear accessed garages provide space for large front porches, and ensure doors and windows are articulated along the sidewalk and street edge. The continuity of the street and sidewalk is not disrupted by driveway crossings, which eliminates a vehicle/ pedestrian conflict on the sidewalk.

Design Guidelines:

- streetscape:
- •
- neiahbourhood:
- •
- •
- garage entry.

• Lane accessed garages for townhouses and single detached dwellings may be attached or detached from the dwelling. Both single and double car garages may be permitted;

• The design of garages shall be consistent with the architectural style of the dwelling with respect to materials, massing, character and quality;

• In locations of high public exposure, such as flankage lots, lots adjacent to walkways, and end lots, the rear garage, particularly the exposed flankage face, should be designed to the same level as the main dwelling, and finished with elements, details and materials compatible with the front

Corner lot garages shall be designed with upgraded features in consideration of its prominence along the street;

• Parking pads may be permitted beside the rear yard garage where space permits. For corner lots, parking pads should not be sited between the garage and the street line, but, rather, between the garage and the interior lot line;

• Amenity spaces above rear garages may be permitted to add variety to the lanescape and enhance the character of the

Pairing of garages within the lane may occur where advantageous to lot layout and vehicular accessibility;

Only sectional, roll-up type garage doors shall be proposed;

Garages shall be sited to provide for access and drainage from the rear yard of the unit to the laneway; and

• A municipal address plaque or sign shall be provided on the garage wall facing the lane, and shall be well lit along with the





Any garages (detached or attached) should match the main dwelling through vernacular, massing, materials, and colour





Locate windows to maximize light penetration and casual surveillance on the laneway or flanking street (for a corner lot), while minimizing overlook and shadows into adjacent private yards.

SECONDARY SUITES

Secondary suites are self-contained residential units that are accessory to a principal residential dwelling. They are an effective means of providing affordable, rental housing, and options for aging in place. They also support the objective of a compact community, increasing the number of people living within a specific area, and therefore support transit and community facilities which are essential elements of creating a complete community.

Secondary suites within Mayfield West (Phase 1) Stage 2 may take the form of coach housing located at the end of a laneway. Coach houses are secondary units located above a garage, and can benefit the community by creating 'eyes on the street' on adjacent laneways, and improving the massing and streetscape conditions on the laneways and on flanking streets.

Design Guidelines:

- Restrict secondary suites to a maximum of 1 accessory unit for a principal residential dwelling;
- Incorporate similar building materials, textures and colours as those used on the principal dwelling, complementing but not replicating the design of the main building;
- Provide articulated elevations and variations in height and • massing to add visual interest to the streetscape, especially for the side elevation facing the flanking street;
- Incorporate step-backs to transition massing from interior side yards to a greater height onto flanking streets;
- Provide a complementary rhythm, scale and height to that of the surrounding streetscape;
- Locate habitable space towards the flanking street and laneway to activate the frontage and encourage casual surveillance: and
- Incorporate green building technologies, where possible, • including energy and water efficiency measures.

DROPPED GARAGE CONDITIONS 5.4

Buildings should be designed to reflect the grading conditions of the site, and make provisions for the grade changes to accommodate surface water drainage proposed by the engineering consultants. In cases of adverse grade, revised elevations on the streetscape drawings are required to illustrate the architectural detailing response, where grade differential is greater than 900mm or 5 risers.

Solutions to address adverse grading condition include:

- •
- •
- •
- •
- overhangs.

GARAGE DOOR TREATMENT 5.5

Builders are to offer a variety of garage door designs, and should consider the following criteria:

- •
- penetration.

Elevated main front entrances with large number of steps should be avoided by either integrating groups of steps into the front walkway or providing a lowered foyer and internal steps;

Roofs over garages should be designed in such a way that the entire roof form or the eaves can be lowered in the event that the garage is dropped to respond to grade;

Where there is a roof directly above the garage, the height of plain wall above garage doors should not exceed 750mm;

The height of garage doors may be increased by an amount up to 300mm to a maximum height of 2.4m; and

Details above garage doors may be introduced to punctuate the wall, such as windows to the garage attic, arches over doors, header details over doors, masonry details or roof

Single-car door widths of 2.5m should be typically used. The use of double-car door widths is generally discouraged, but may be permitted subject to design merit and lot size;

• The style of garage doors should be appropriately coordinated with the architectural style of the dwelling; and

Garage doors should offer glazing to encourage natural light



Taller garage doors, larger lighting fixtures and masonry detailing can be used in combination to address dropped garage conditions



The goal for the community is to promote house designs that emphasize the architecture of the house and the front entry area and de-emphasize the appearance of the garage.

DESIGN GUIDELINES FOR MID-RISE RESIDENTIAL BUILDINGS

6.1 BUILDING DESIGN

The architectural design theme reflects a distinct urban form and treatment that is appropriate to Mayfield West (Phase 1) Stage 2 and will result in an attractive, unique addition to the surrounding community. A contemporary architectural style shall define the mixeduse mid rise buildings, characterized by a consistent colour palette, simple detailing, and adornment with respect to entry canopies, window styles, base condition, parapet, etc.

- •

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SECTION O

As a compact residential site, this singular design emphasis is intended to deliver a cohesive character for Mayfield West (Phase 1) Stage 2 development and create a distinct, attractive sense of place within the immediate community context.

• Articulate walls to show a substantial base and heavy capital top, inspired by the 'traditional storefront'.

• Ensure the architectural style, theme, and materials are consistent or complementary with the materials and forms characterized by the housing that will define the residential component of Mayfield West (Phase 1) Stage 2; and

Design corner building(s) with massing that provides a sense of vertical scale and prominence to the site as a gateway node. Buildings extending from the corner may be reduced in scale with a more horizontal massing.

6.2 ROOF LINES

- Design mixed-use mid rise building(s) with articulated roof lines: and
- Beyond the roof treatment at entrances, design roof projections to provide continuous weather protection for the surrounding walkwavs.



A contemporary architectural style will define the mid rise residential building, characterized by a coordinated colour palette and detailing





Examples of mid-rise residential built form with prominent building massing and consistent architectural treatment along both street edges

FACADE TREATMENT 6.3 (FENESTRATION, PROJECTIONS)

- Design building(s) with highly articulated facades and provide multiple entrances and openings along all walls facing the street and parking lot, with ample ground level storefront glass to maintain a pedestrian-friendly relationship and to reinforce the visual connection between the interior and exterior of the building;
- Provide grade-related main facade entrances with design emphasis;
- Strongly encourage appropriate architectural design treatment, such as ample fenestration, change in wall planes, projecting elements, masonry detailing, character lighting, etc. on both the street and parking lot elevations to avoid blank, uninterrupted wall facades;
- Encourage building projections, including bay features, cornices, canopies, patios, and porticos;
- Provide unified architectural treatment of buildings though repetition of complementary design elements, including wall finishes, material, and colour such as the use of a consistent masonry skirting around the buildings;
- Maximize glazed areas along street frontages and parking areas to animate the building and encourage comfortable and safe pedestrian use.

ARCHITECTURAL DETAILING 6.4

Achieve visual interest and architectural detailing that will create a consistent, cohesive, and attractive appearance through arrangement of columns, base treatment, fenestration, facade materials, and roof line.

6.5

- Use a coordinated palette of materials, colours, and textures that will be consistent and/or complementary to the intended architectural theme of the community;
- Use colours and textures that may reflect traditional or contemporary elements;
- Define the exterior wall treatment with a combination of masonry, stone, and glass. Masonry will serve as the field treatment, with the stone used for accents and emphasizing features such as columns and base elements;
- and stone:
- Ensure roof material and colour is consistent throughout and reflects or complements the surrounding residential;
- panels: and
- Ensure material quality is consistent with the surrounding • residential community.

BUILDING MATERIALS

- Provide high quality, low maintenance materials on all elevations visible to the public;
- The majority of the ground level facade will comprise storefront window treatment:
- Ensure precast concrete base coping, window sills, and casings have a tone that is complementary with the masonry
 - Discourage the use of plain concrete block, glass curtain wall, vinyl siding, stucco, metal siding, or industrial corrugated wall

BUILDING ENTRANCES 6.6

- Coordinate the configuration of building entries with the architectural style, roof lines projections etc., to ensure a consistent and balanced appearance;
- Design main entrances to be grade-related, face the street/ sidewalk where feasible, be accessible from the sidewalk adjacent to the street, and be given design emphasis; and
- Design corner building(s) as prominent architectural features with entrances that are oriented to the corner gateway and will be highly visible. as towers, canopies, colonnades, etc., and appropriate to the architectural style.



Mid-rise residential buildings should be designed to incorporate grade-related main facade entrances with design emphasis

IMPLEMENTATION

7.1 APPROVAL PROCESS

Plan.

7.1.1 Architectural Control

Architectural Control for Mayfield West (Phase 1) Stage 2 will occur prior to the issuance of Building Permits. While it is incumbent upon the applicant to prepare architectural designs that comply with the design objectives and built form guidelines provided in both the Architectural Design Guideline and Urban Design Brief, all submitted plans and designs shall be reviewed and approved through an architectural control process.

In all instances, the developer or builder is to make satisfactory arrangements with the Control Architect in regards to cost. In no instance shall the Control Architect and the design architect be the same individual or firm.

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SECTION

This ADG will be implemented through the various development application processes. Complete Submission requirements for development proposals are outlined in the Town of Caledon's Official

7.1.2 Site Plan Approval Process

Where Site Plan Approval is required, Town staff will circulate the application to the Control Architect for review and coordinate comments for the applicant. Plans reviewed by the Control Architect will include the following:

- Site plan;
- Architectural renderings and elevations; and
- Material and exterior colour charts.

Approved drawings will be stamped by the Control Architect, and suffice for any subsequent approval required as part of the release of a Building Permit. Complex site plan applications may require the submission of an urban design brief, at the discretion of the Town.

7.1.3 Building Permit Process

Where Site Plan Approval is not required (i.e. detached homes), the developer (or individual builder where applicable) will provide site plan, architectural elevations, material and colour chart information, and floor plans directly to the Control Architect. Approved drawings will be stamped by the Control Architect, prior to permit submission to the Town. It is recommended that preliminary approval be obtained for plans and elevations, including materials and colours, prior to the commencement of marketing and sales programs.

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