

APPROVED

Planning & Development Services

Senior Manager, Urban Design

Date

Urban Design Brief

Proposed 30 Unit Townhouse Development

18314 & 18309 Hurontario St, Caledon, Ontario



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Disclaimer:

The Urban Design Brief is in compliance with the City of Brampton's Development Design Guidelines (DDG). The text and images contained in this document are only a conceptual representation of the intended version and character of this development. In this regard, they should not be construed or interpreted literally as to what will be constructed. Although this design brief represents City standards for various design elements at the time of issue, final design may vary from standards shown in this brief as standards in

1. Site Plan & Overview



Figure 1: Site Context

Scale: NTS



1.1 Context

The subject land is located in the Caledon Village, within the Town of Caledon, in Region of Peel. It is more specifically located on the west side of Hurontario Street which is a Major Road of the Region of Peel. The legal description of the subject land is Part of North Half Lot 15, Concession 1, (Former Township of Caledon, County of Peel) in the Town of Caledon within the Regional Municipality of Peel. It is municipally known as 18314 Hurontario Street.

The subject land is rectangular in shape and 1.38ha in size, with approximately 133.95 metres of frontage on Hurontario Street, and an approximate depth of 107.93 metres. There is a two-storey detached residential dwelling currently located at the northeast corner of the subject site and the balance of the site is currently vacant.

The existing residential dwelling is designated under Section 29 of the Ontario Heritage Act as a "property of architectural and/or historical value or interest. It is the intent of the proposed development to preserve and protect the existing residential building.

Jan 06, 2021

1.2 Official Plan/ Zoning By-Law Policies

The subject site is currently designated "residential" in the Town of Caledon Official Plan, and the proposed townhouse development is consistent with and implements the Official Plan designation of the subject land. The current zoning of the subject land is "RR" Rural Residential, and the proposed Zoning By-law Law Amendment is to change the zone designation to "RT" which permits the proposed townhouse development.

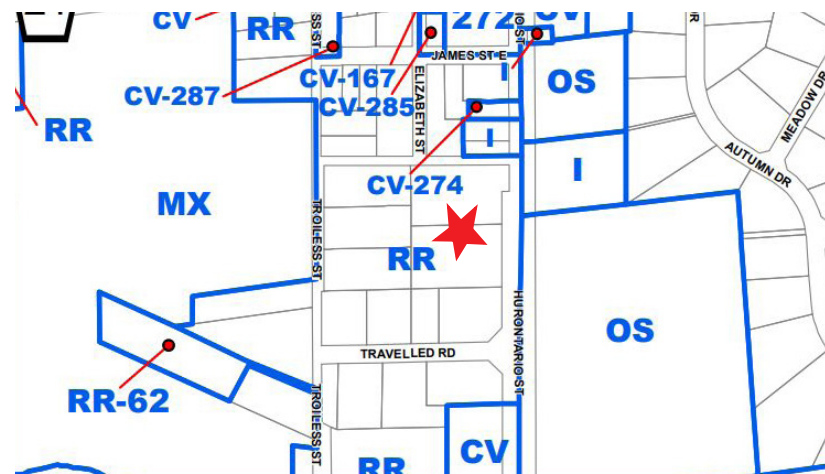


Figure 2: Zoning Map

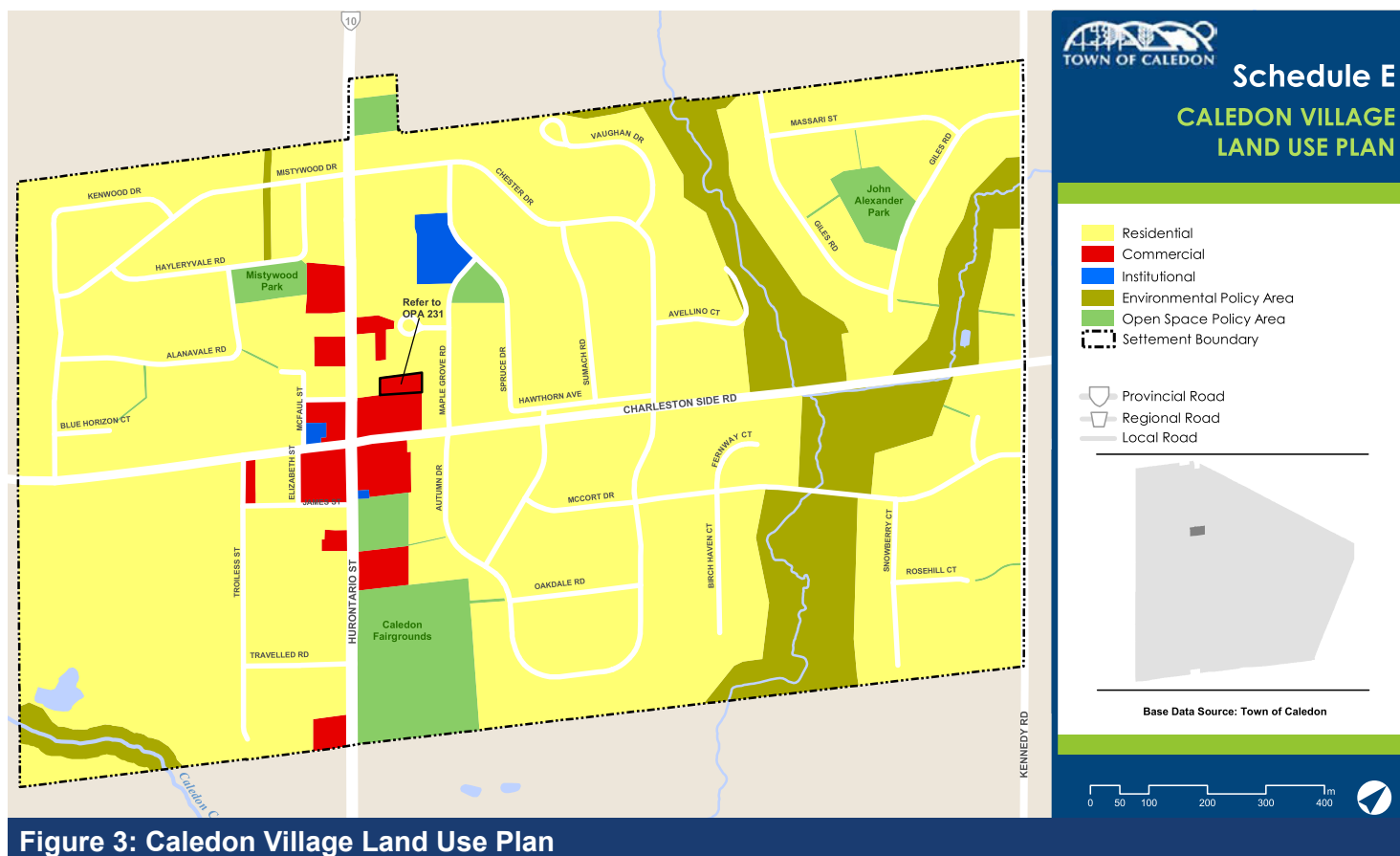


Figure 3: Caledon Village Land Use Plan

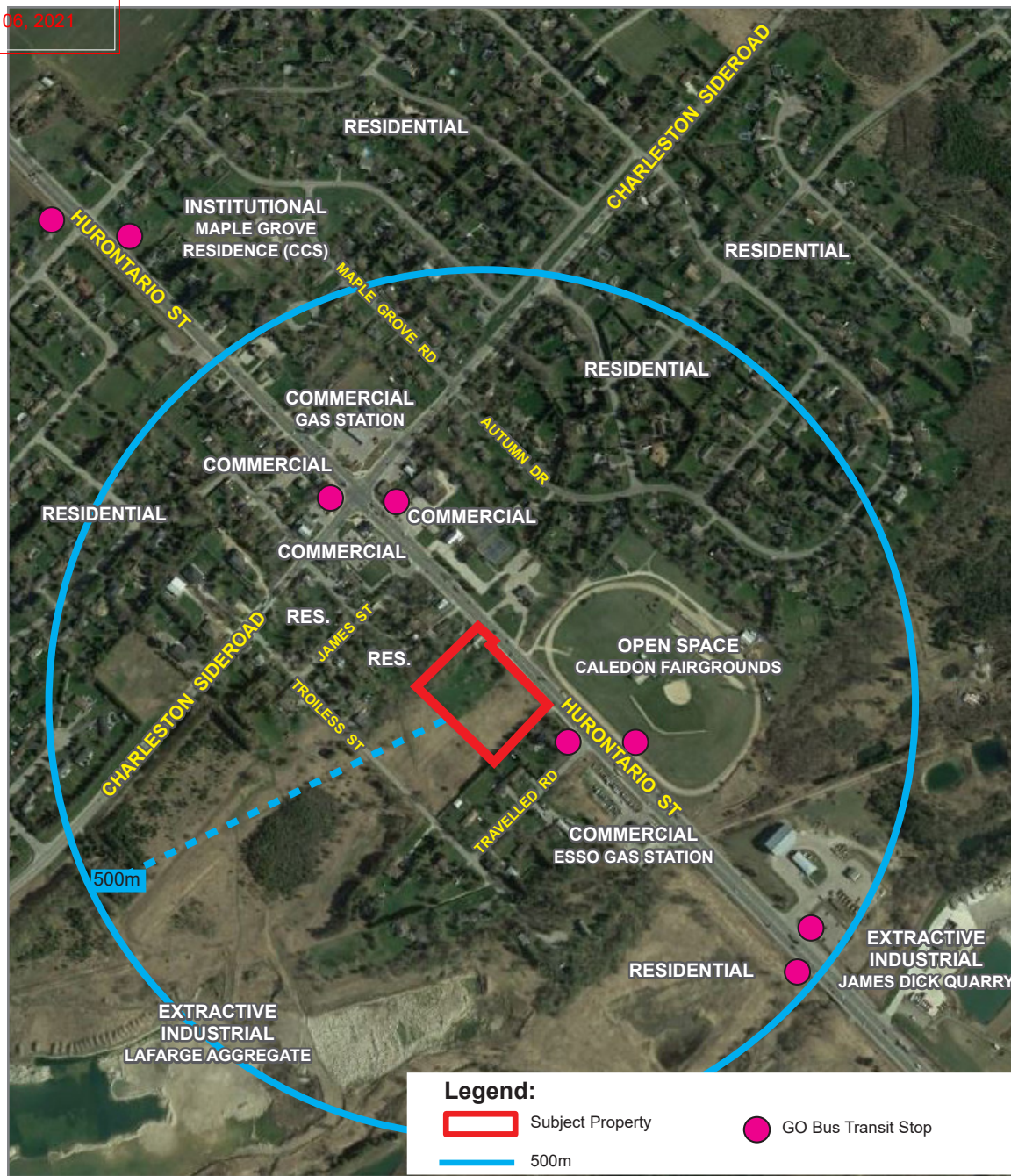


Figure 4: Surrounding Context

Scale: NTS



1.3 Surrounding Context

The subject land is located within the "Settlement Area" of Caledon Village. The surrounding land uses are predominantly residential, commercial and institutional. The subject site is in close proximity to the intersection of Hurontario Street and Charleston Sideroad which is considered the centre of Caledon Village and the area consists of a gas station, retail stores, restaurants, and community services. The Old Caledon Town Hall Theatre, Caledon Village Place, and the Caledon Fairgrounds are located to the north and east of the subject site across Hurontario Street. The proposed townhouse development represents modest intensification of an underdeveloped parcel within a built-up area with existing utilities and municipal services.

Jan 06, 2021

1.4 Site Plan & Development Vision

The Vision for this development is a small, self-contained condominium community that meets the Provincial objectives of increased density on infill sites and provides a new form of housing to Caledon, in response to current market demands. The architecture will be traditional in design approach, to respect the character and context of the surrounding residential neighbourhoods.

The subject land is proposed to provide 30 condominium townhouse residential dwellings with a condominium road to provide internal circulation and access from Hurontario Street. The condominium road is also proposed to be connected to Brock Street, which is to the north of the subject site and is currently an unopened road allowance. The density of the proposed development is 22 units per hectare which is in keeping with the surrounding residential context of Caledon Village while providing a modest increase in density within a designated "Settlement Area". The subject proposal will accommodate the projected population growth in the Town of Caledon and contribute positively to the local economy.

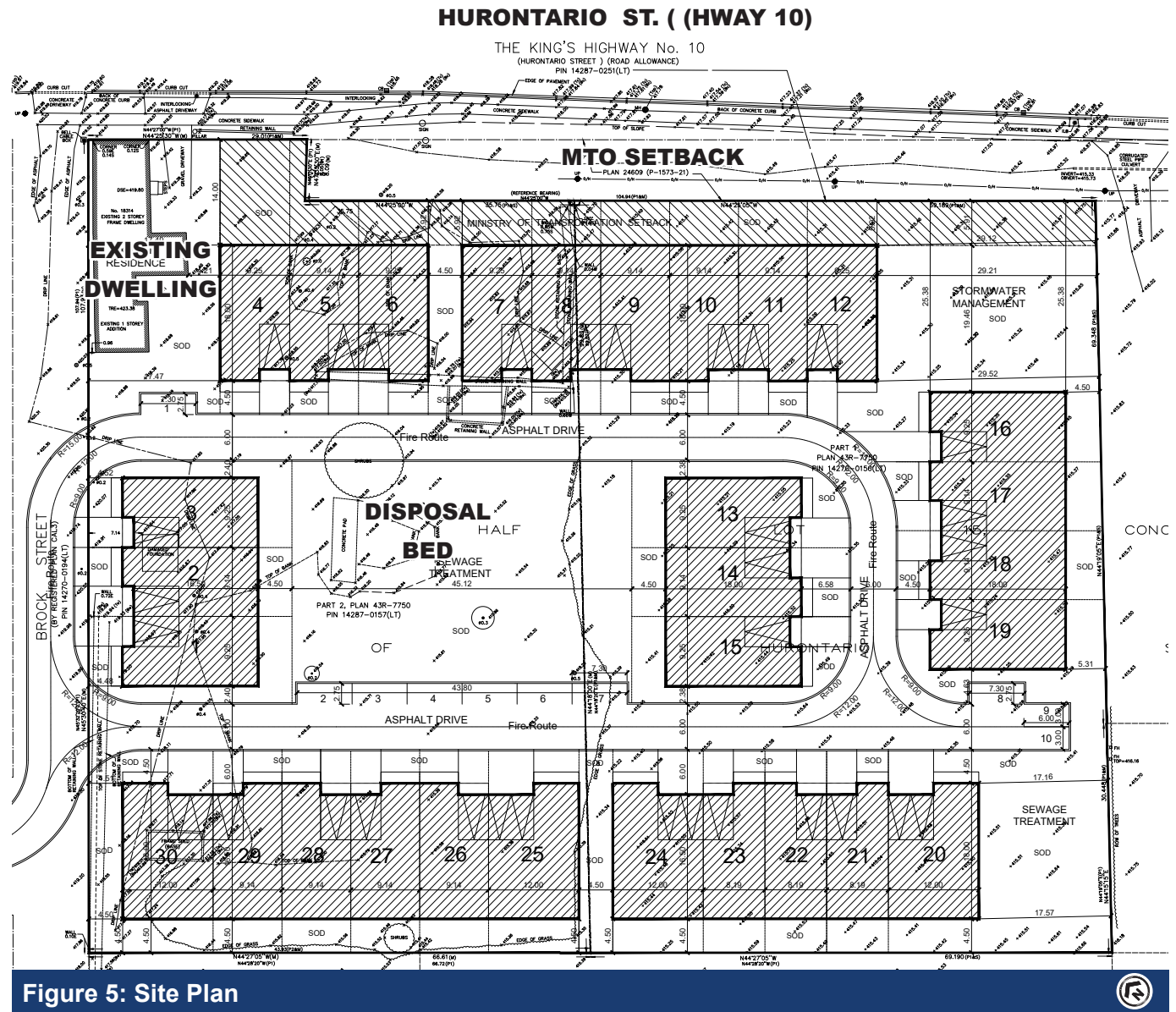


Figure 5: Site Plan

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1.5 Circulation & Access

- The vehicular entrance to the site's condominium is to be connected to Brock Street.
- Vehicular circulation is provided through the site's proposed condominium road providing convenient access to all lots, and parking spaces.
- Pedestrian connections have been made to the municipal sidewalk along Highway 10.
- An internal concrete walk walkway has been provided to access the play area/amenity space on the north-eastern location of the site.

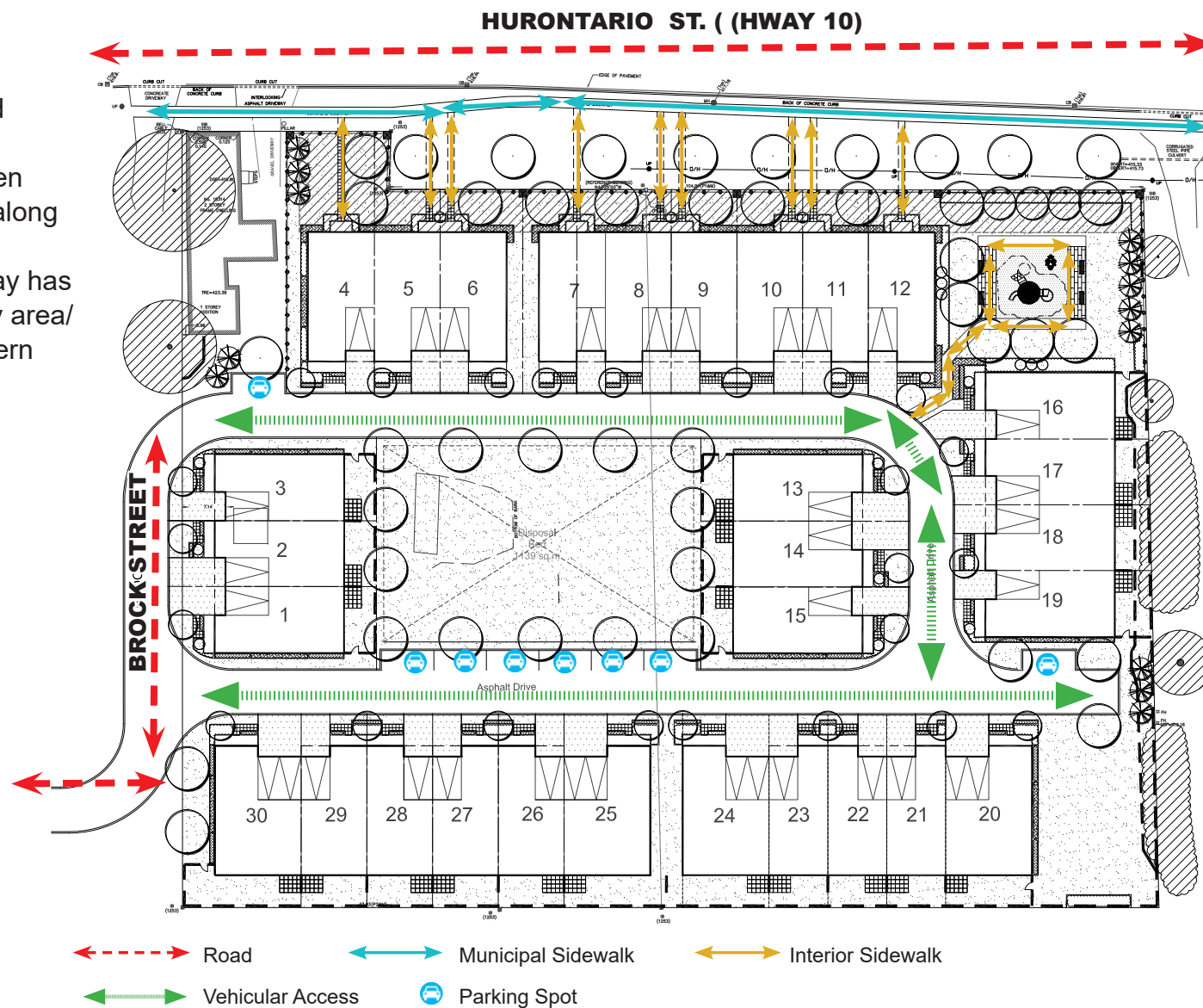


Figure 6: Pedestrian and Vehicular Movement Map

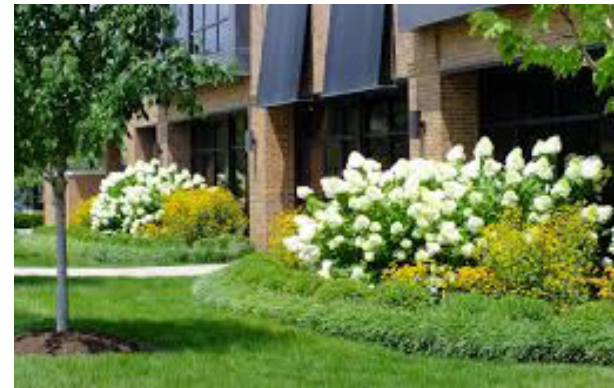


2. LANDSCAPE PLAN

The purpose of this chapter is to describe and illustrate the design intent of the project's proposed landscape. The landscape design sketches in this document are conceptual in nature. Final design solutions are to be resolved during the detailed design stage of the project in consultation with the Owner, the Township of Caledon, and other consultants.

2.1 Landscape Design Vision

The vision for the landscape in this small self-contained development will be to deliver a superior landscape treatment through design, materials, and implementation. The photos below reflect the vision for the proposed character of the residential portion of the community.



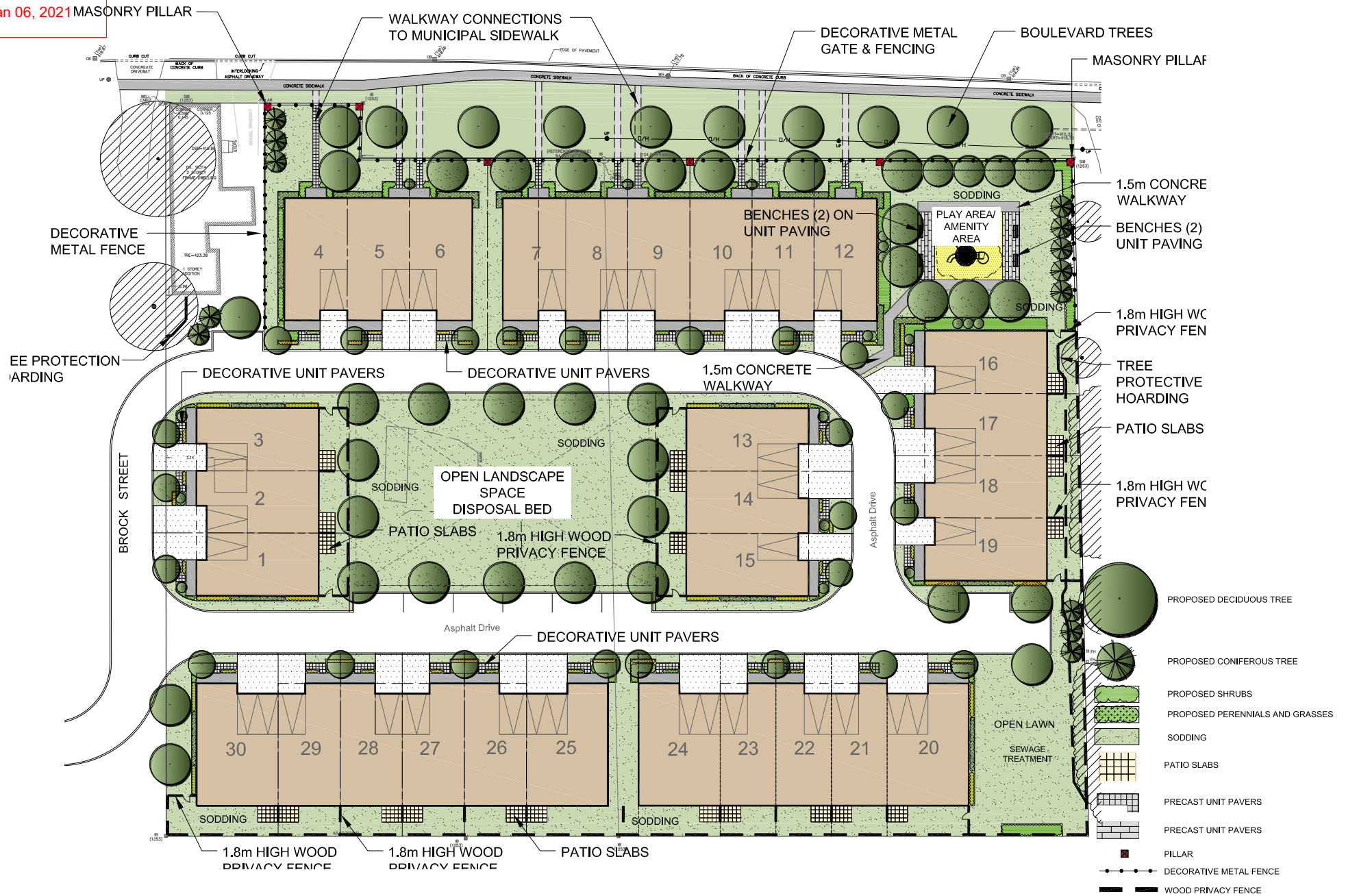


Figure 7: Landscape Master Plan

Scale: NTS



2.2 Streetscape

Streetscape is defined as the boulevard edge treatment of the streets throughout the development. Streetscape treatment will involve a combination of landscape elements, including boulevard trees, fencing, front entry planting, and false front treatments along Highway 10. The proposed streetscape treatment will enhance the character of the development while harmonizing with the naturalized character of the surrounding community context. This section will provide guidelines for the various landscape elements to be used throughout the community.

2.2.1 Landscape Elements

Landscape Elements consist of:

- Boulevard trees (min. 50mm Caliper trees)
- Fencing
- Decorative paving
- Masonry Pillars
- Site Furnishings

Landscape Elements Serve to:

- Provide unification to the community
- Provide visual interest
- Contribute to the character of the community.
- Provide shade and create comfortable, safe environment for residents.

2.2.2 Boulevard Trees

Boulevard trees are a significant feature of the streetscape, softening and defining the edges of the street creating natural character of the community. Boulevard trees are to be planted within areas with sufficient space, placed around the open landscape space & providing shade for street parking. Where space is unrestricted, trees are to be planted 8-10m on center. Narrow ornamental trees will be planted along the front entrances along the internal roadway.

All boulevard trees in this development are to be high branching deciduous trees of 50mm caliper. Trees are to be planted in groups of 3 to 9 of the same species. Native tree species or their cultivars are preferred, but noninvasive exotics may be used in limited cases, as necessitated by site conditions. Some appropriate boulevard tree species are listed below:

High branching:

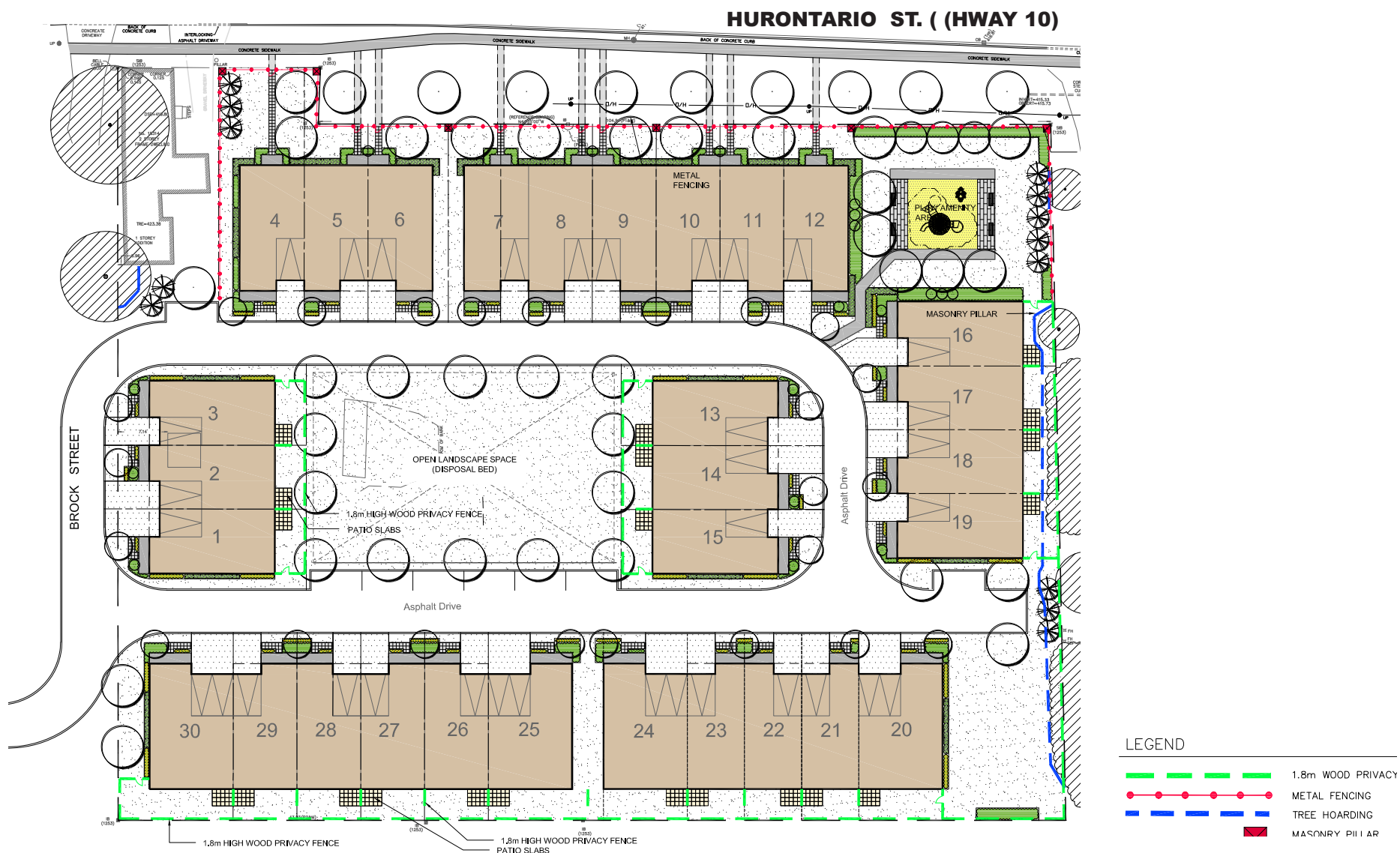
- Acer saccharum (Sugar Maple) cultivars
- Acer rubrum (Red Maple)
- Acer x freemanii (Freeman Maple) cultivars
- Celtis occidentalis (Hackberry)
- Gleditsia triacanthos 'Shademaster' or 'Skyline' (Honeylocust)
- Quercus rubra (Red Oak)
- Quercus macrocarpa (Bur Oak)

Narrow Form:

- Narrow cultivars of above species
- Amelanchier laevis (Allegheny Serviceberry)

2.2.3 Fencing

Depending on the need for privacy, or containment, the following types of fencing are required: wood privacy fence, and decorative metal fence. All fencing types shall be in accordance with the Town of Caledon standards.

**Figure 8: Fencing Plan**

Scale: NTS



Wood Privacy Fencing

- 1.8m high wood privacy fencing will be required at corner lots, and potential locations where abutting existing residential properties.
- The wood fence will be constructed with superior materials and carpentry, consistent with the quality of other built elements within the development.

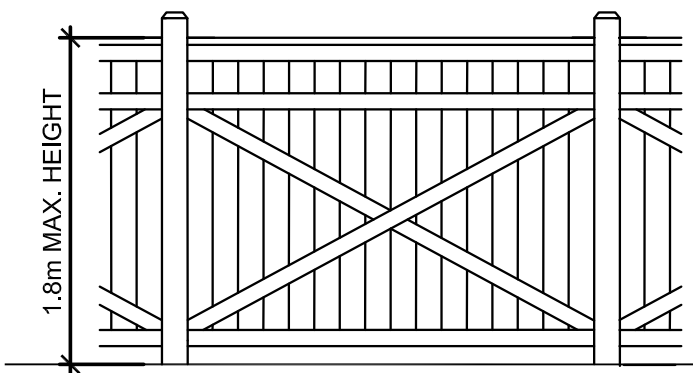


Figure 9: Wood Privacy Fencing

Decorative Metal Fencing

- Decorative metal fencing & gates will be provided along Highway 10 as decorative feature of the faux fronts.

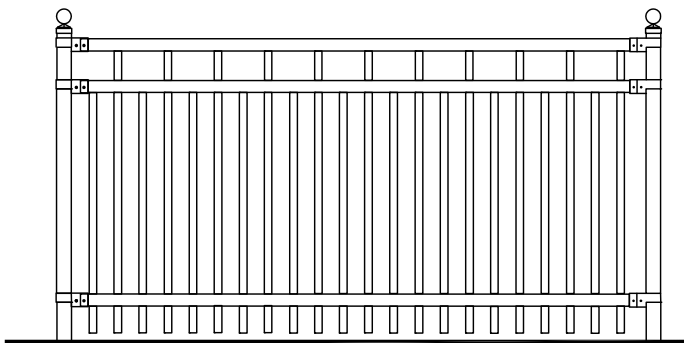


Figure 10: Decorative Metal Fencing

2.2.4 Masonry Pillars

- Pillars will be used in various locations through the development such as along the Highway 10 frontage. The pillars will be constructed out of materials to match the buildings.

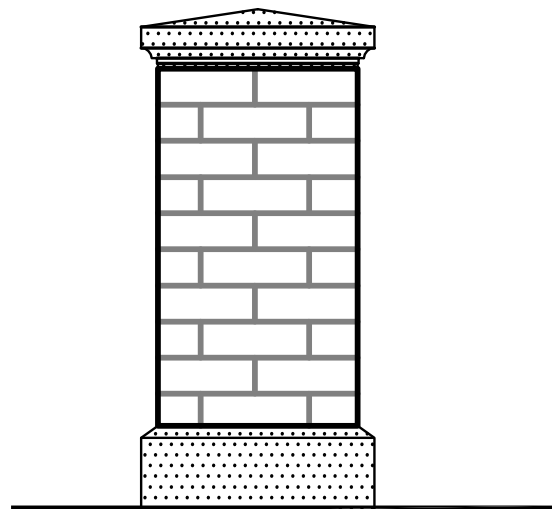


Figure 11: Chain Link Fence

2.2.4 Highway 10 Faux Frontages

Highway 10 forms the north-eastern boundary of the site. The proposed townhouse dwellings along Highway 10 will be dual-frontage townhomes that will enhance the character of the development. The entrances facing Highway 10 will be considered faux fronts. A front walkway connection will be provided from the front porches towards the municipal sidewalk. Decorative metal fencing interspersed with masonry pillars will define the front yard along the property line. The inclusion of the faux fronts provides a streetscape that gives the appearance & presence of a front yard to prevent the architecture from being closed off from the street & neighbourhood.



Figure 13: Highway 10 Streetscape Precedent Images

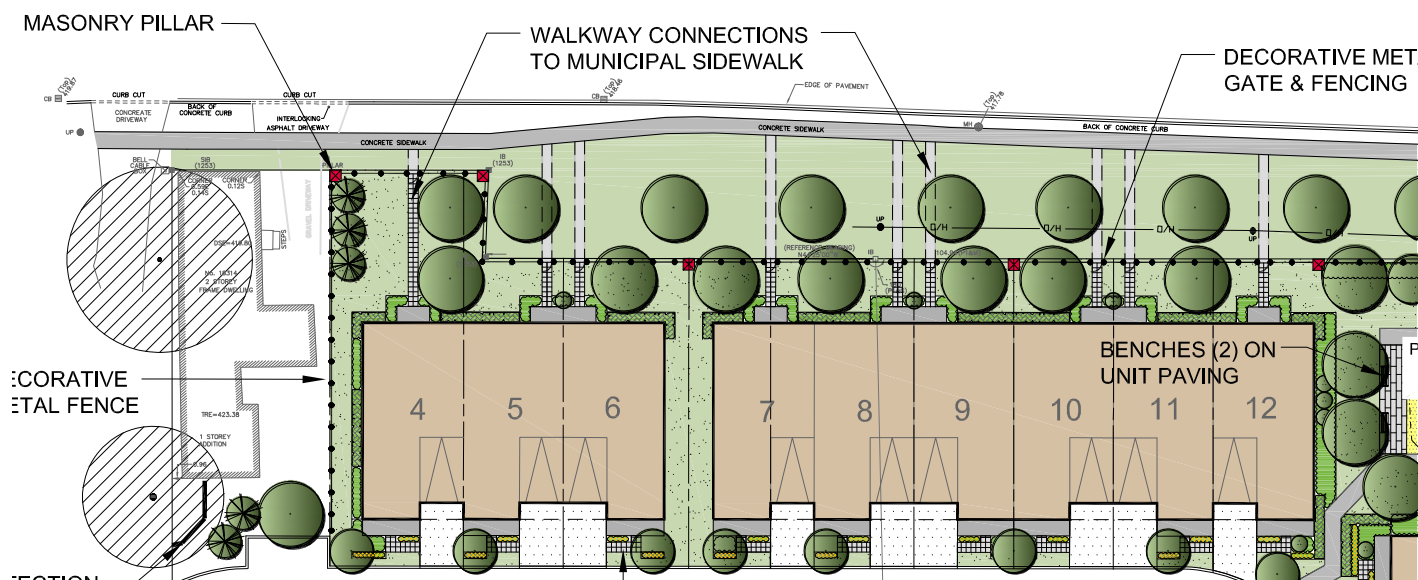


Figure 12: Dual-frontage Townhomes with Faux Fronts

2.2.5 Condo Amenity Areas

Parkettes should provide the condo residents a common green space, which will contribute to defining the character of the neighbourhood. These open spaces provide a place for residents to interact, hold social events and areas for children to play.

Parkettes Should include the following elements:

- Children's Play area
- Paved pedestrian walkway
- Seating areas
- Large canopy trees
- Open lawn

Landscape Guidelines:

- Parkettes should provide opportunities for both active & passive recreation opportunities.
- Trees should be proposed adjacent to seating areas to provide shade.
- Planting shall comprise species tolerant of urban conditions with emphasis on native species.
- Hard and soft landscaping elements and features will be designated to identify areas of the activity, circulation, entry points and gathering areas.



Figure 14: Plant Palette

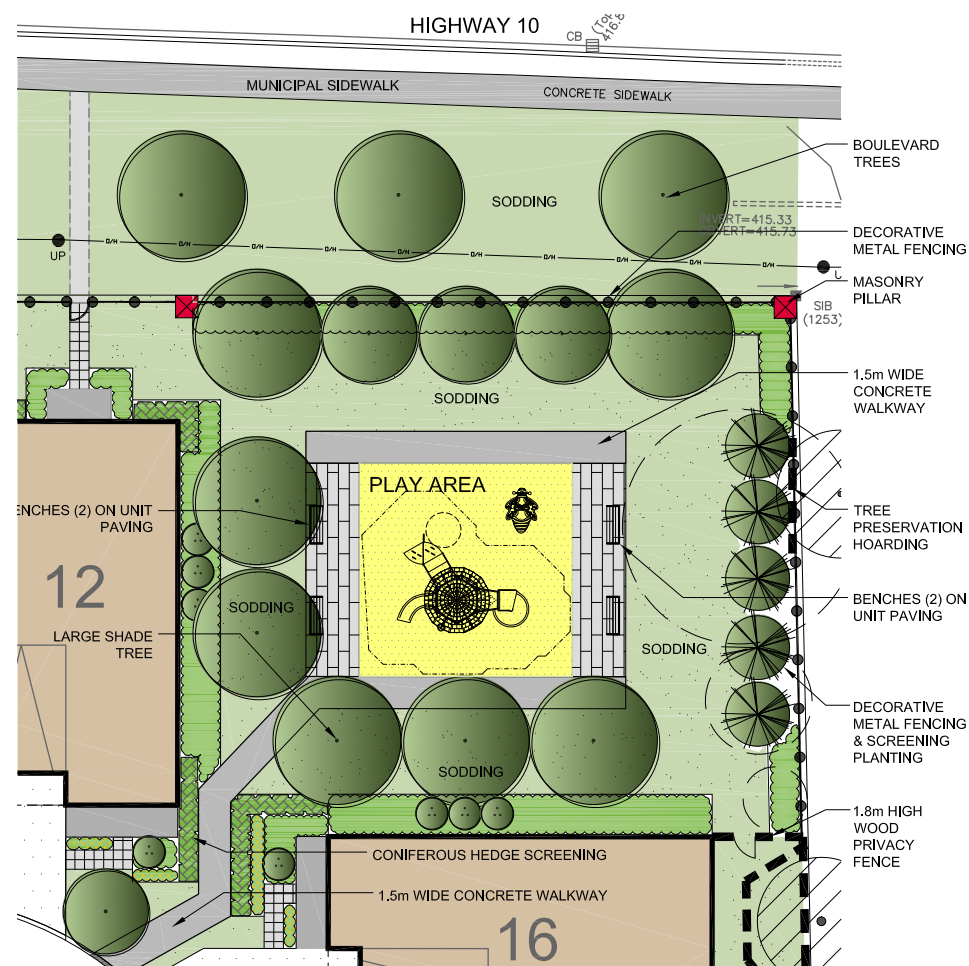


Figure 15: Amenity Area Plan



Figure 16: Parkette Design Precidents

3. BUILT FORM PRINCIPLES

3.1 Architectural Character / Building Design

The development proposes two-storey townhouses and 1 ½ storey bungalow loft townhouses. The unit widths are 9.14m and 12m respectively. The wider units have double garages and driveways, providing 4 parking spaces per unit. The narrower units provide single garage and driveway with 2 parking spaces per unit. The zoning appropriate rate of visitor parking is provided on the site.

The massing of the proposed homes is similar to that of the existing neighbourhoods in and around Caledon with higher pitched roofs, front-facing one and two storey gables and large porches to the street. The detailing of the front elevations will provide a level of streetscape interest, both internally to the site and to Brock Street and Highway 10.

Elements such as bay windows, balconies, porches, dormers, together with a variety of building materials such as brick, stone and stucco are proposed to provide elevations with their own identity, albeit in a townhouse block. This architectural treatment is very similar to that of the newer, upscale homes being built in other neighbourhoods in and around Caledon. Exposed front elevations to Highway 10 and to the community beyond will be detailed to match their rear elevations. Lots fronting onto Highway 10 will be detailed with a decorative metal railing, and landscape features. Refer to Landscape Masterplan.

3.1.2 Site Planning

The site plan has been designed around the concept of a self-contained community around a loop road with access from Brock Street. The units are arranged in 7 blocks, comprising 3-6 units per block for a total of 31 residences. All units are traditional front-loaded townhouse with the exception of the 2 blocks that face Highway 10. These units are rear-loaded with front doors and walkway connections to the municipal sidewalk.

3.2 Priority Locations

Refer to the Site Plan for Lot Locations.

A higher level of architectural detail including windows, roof dormers and bay windows will be provided on Lots 1, 3, 4, 12, 13, 15, 16, 19 and 30.

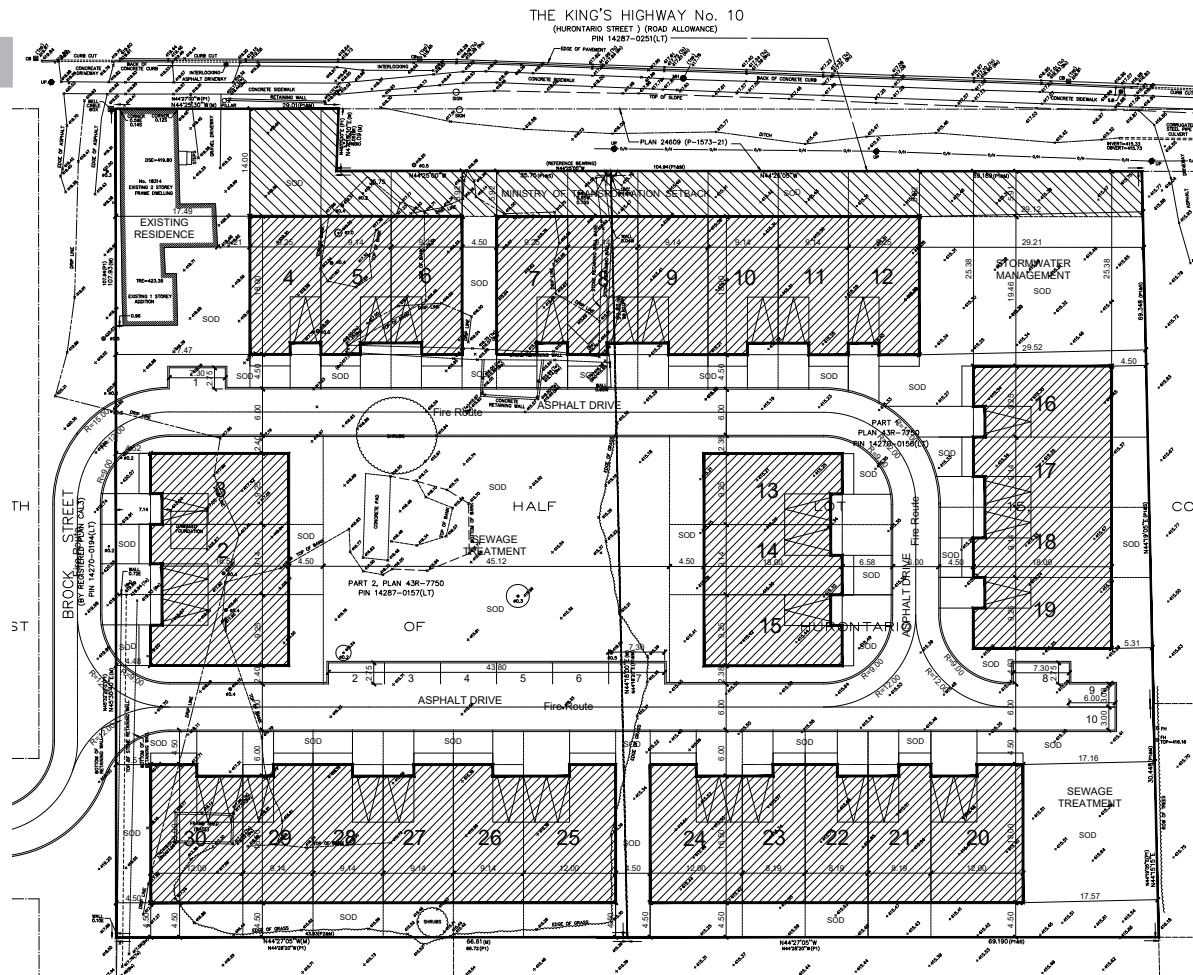


Figure 17: Site Plan

3.3 Elevation Drawings



Figure 18: Partial Townhouse Elevation 1 of Townhouse Block



Figure 19: Partial Townhouse Elevation 2 of Townhouse Block

4. SUSTAINABILITY PRINCIPLES

The design, including architecture, engineering and landscaping shall conform to the requirements to prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure and mitigating risks to human health, safety, property and the environment.

4.1 Development

The following sustainable development practices may be considered:

- Encourage the implementation of Low Impact Design Standards for the treatment of stormwater and to reduce stormwater runoff.
- Provide drought tolerant, hardy, disease and pest resistant plant species that also contribute to an increased urban tree canopy.
- Source local materials and manufactured components.
- Landscape building materials which include sustainable features and or qualities should be selected where possible ie. Recycled materials, etc.
- Provide high-albedo paving for pedestrian walkways, to reflect light and thereby mitigating the Urban Heat Island Effect.

5. IMPLEMENTATION

All design criteria contained in the “Community Design and Architectural Design Guidelines, Caledon East” will be respected in the development of the Community and all architectural designs will be subject to the Architectural Control process as required by the Town.

4.2 Building Considerations

The following strategies are proposed for the construction of the buildings on the site to reduce energy consumption, reduce greenhouse gases and reduce water consumption:

- Upgraded building envelope
- Higher insulation (Roxul insulation-recycled),
- Increased air tightness, - upgraded windows (energy star),
- Low flow water fixtures: shower heads, faucets, toilets,
- Low VOC paints, glues and varnish finishes,
- Energy star appliances (Stoves, clothes dryers and front load clothes washer),
- Compact florescent light bulbs,
- Integrated mechanical systems,
- Energy star washroom exhaust fans.