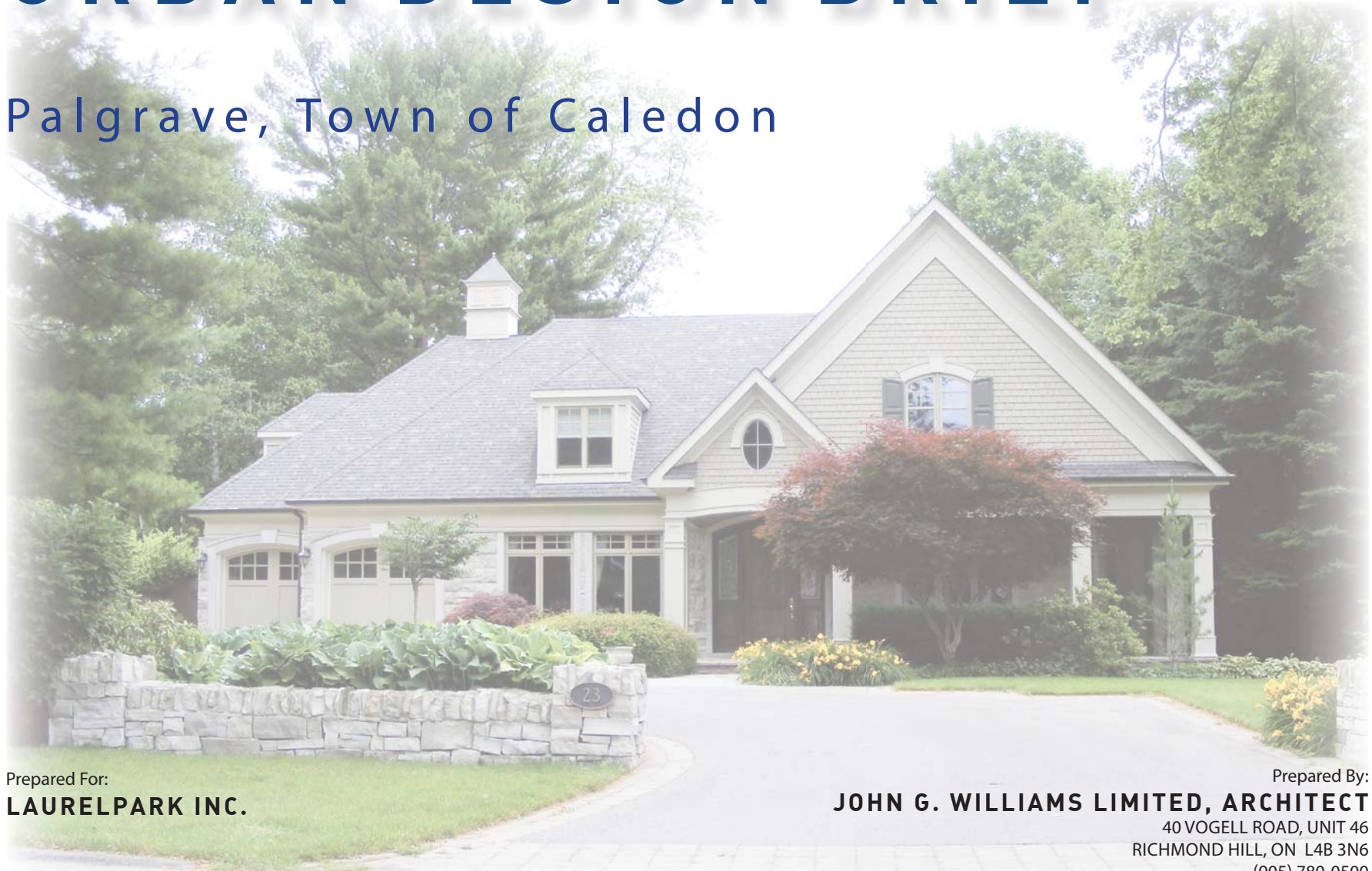


# URBAN DESIGN BRIEF

Palgrave, Town of Caledon



Prepared For:  
**LAURELPARK INC.**

Prepared By:  
**JOHN G. WILLIAMS LIMITED, ARCHITECT**  
40 VOGELL ROAD, UNIT 46  
RICHMOND HILL, ON L4B 3N6  
(905) 780-0500  
[www.williamsarch.com](http://www.williamsarch.com)

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## 1.0 Introduction

### 1.1 Purpose

This Urban Design Brief (UDB) has been prepared on behalf of Laurelpark Inc. for their proposed 8 lot estate residential subdivision located in the Hamlet of Palgrave within the Town of Caledon.

The purpose of this UDB is to:

- To describe a design vision proposed development that will illustrate its intended visual character and structure;
- To address matters such as appropriate site access, lotting patterns, built form, and streetscaping;
- To describe how the proposed development will relate to the existing local built form and landscape context.
- To provide sufficient flexibility to guide the development while not restricting the future developability of the lands should modifications to the proposed draft plan occur.

Site specific Architectural Design Guidelines (ADG) will be required once the UDB and the subdivision plan have been approved. The ADG will build upon the UDB by providing detailed design criteria for new housing within the Laurelpark Inc. Subdivision. The ADG will also set out requirements for an architectural control process that will ensure a consistently high level of architectural design quality to foster a high quality and attractive estate residential development, that is appropriate to its locational context.

The images and graphics within this UDB are conceptual in nature and have been assembled to 'paint a picture' of the development proposal. They are not intended to be literally interpreted as the end product, but instead, are meant to provide a design framework to guide the development of this subdivision as the planning process goes forward.

### 1.2 Objectives

The following design principles will be used to guide urban design decisions related to the proposed development:

- To establish guidelines that will promote an attractive, high quality landscape (public realm) and built form (private realm) character.
- To analyze existing conditions that will influence street pattern, lotting configuration, building envelopes and access to each lot.
- To establish built form objectives to ensure new housing harmonizes with the open space character of the area and minimizes negative visual impacts.
- To encourage harmonious and attractive streetscapes which reflect an upscale residential character through attention to gateway features, dwelling façades / materials, and landscape treatments.
- To identify important views and focal lots.
- To minimize the visual impact of garages within the streetscape.
- To encourage a safe residential development by promoting the principles of CPTED (Crime Prevention Through Environmental Design).



THE INTENT OF THE URBAN DESIGN BRIEF IS TO PROMOTE AN ATTRACTIVE, HIGH QUALITY LANDSCAPE (PUBLIC REALM) AND BUILT FORM (PRIVATE REALM) CHARACTER FOR THE LAURELPARK INC. SUBDIVISION



## 2.0 Community Context

### 2.1 Location and Site Description

The subject lands occupy 10.37 hectares on the west side of Mount Pleasant Road just south of Old Church Road, in the Town of Caledon. The site is bounded by:

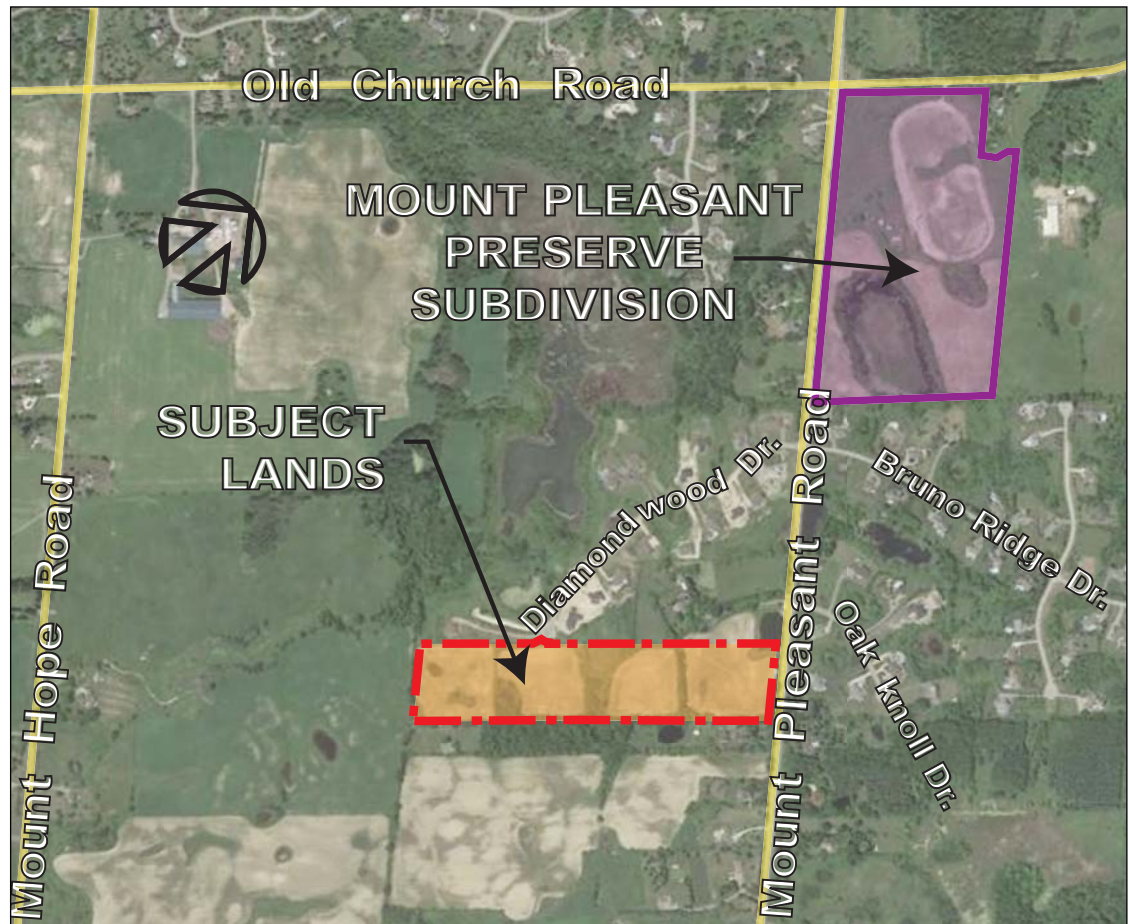
- North - Diamondwood Drive and rural / estate residential properties.
- East - Mount Pleasant Road, opposite are existing estate residential properties on Oak Knoll Drive.
- South - A rural residential property, woodlot and agricultural lands.
- West - Agricultural lands / open meadow.

The site contains moderately rolling terrain and a mix of agricultural fields, treed areas and wetlands. Significant natural heritage features and steep landforms will be protected and buffered from development. Tree preservation practices will be applied to maximize retention of healthy mature trees on the building lots where feasible, as per the approved Tree Preservation Report.

### 2.2 Existing Built Form Context

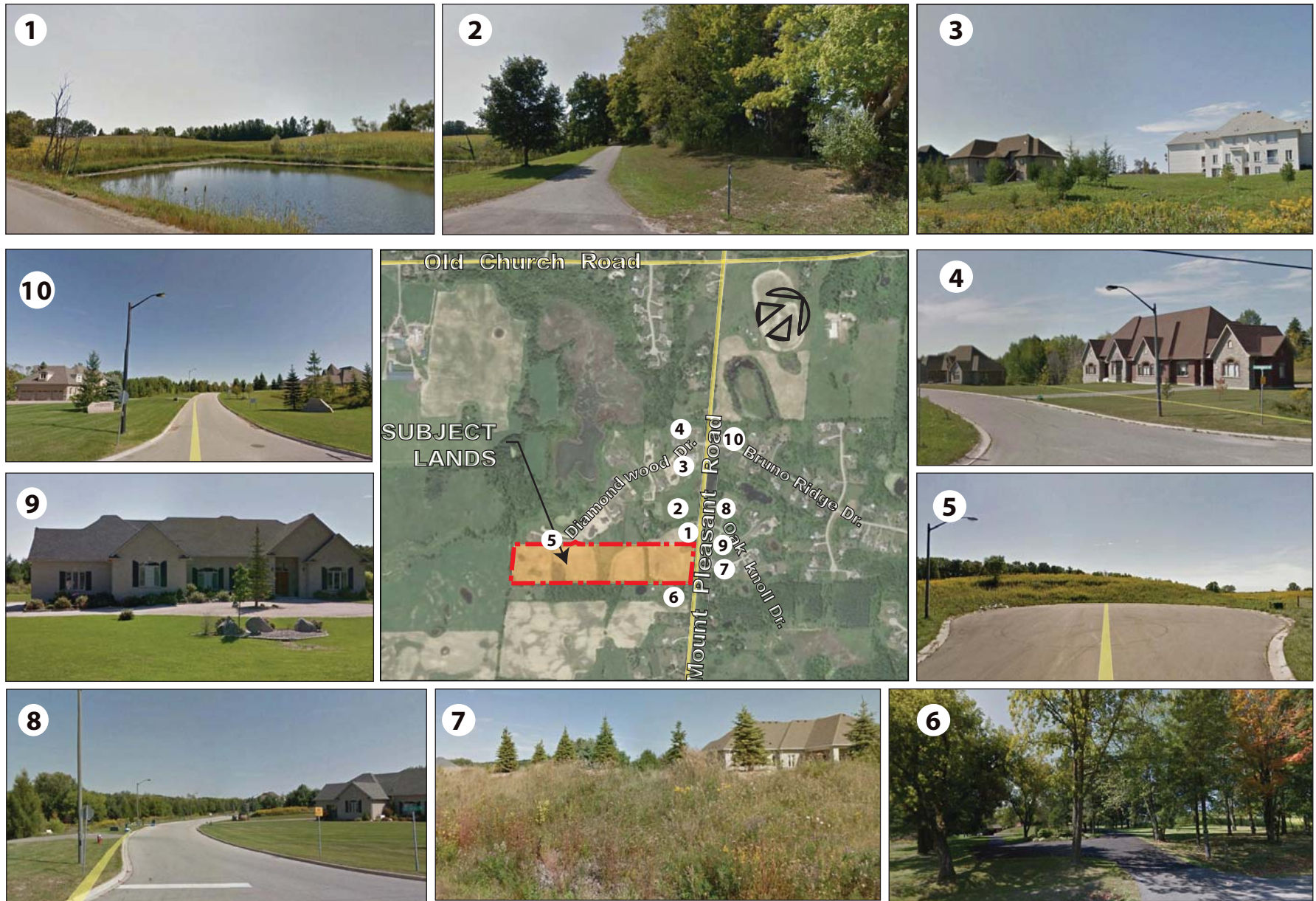
The site is in proximity to several estate residential subdivisions, including the recently approved Mount Pleasant Preserve Subdivision (the Urban Design Brief for the subject lands was conceptualized using the same approach as the Mount Pleasant Preserve Subdivision) that typically have single detached dwellings sited on large lots with municipal water services and private septic systems. Homes on Bruno Ridge Drive and Oak Knoll Drive have been constructed over the past 5 to 20 years. Homes on Diamondwood Drive have been constructed over the past 8 years and the subdivision is close to assumption. These homes are typically characterized as large, upscale bungalow and two storey masonry-clad detached dwellings that represent an eclectic range of tradition-inspired architectural styles.

Refer to the site context images on the following page.



SUBJECT LANDS - KEY PLAN

Source: Google Earth



IMAGES OF SITE CONTEXT AND EXISTING BUILT FORM IN PROXIMITY TO THE SUBJECT LANDS

Source: Google



### 3.0 Vision and Proposed Development

#### 3.1 Vision

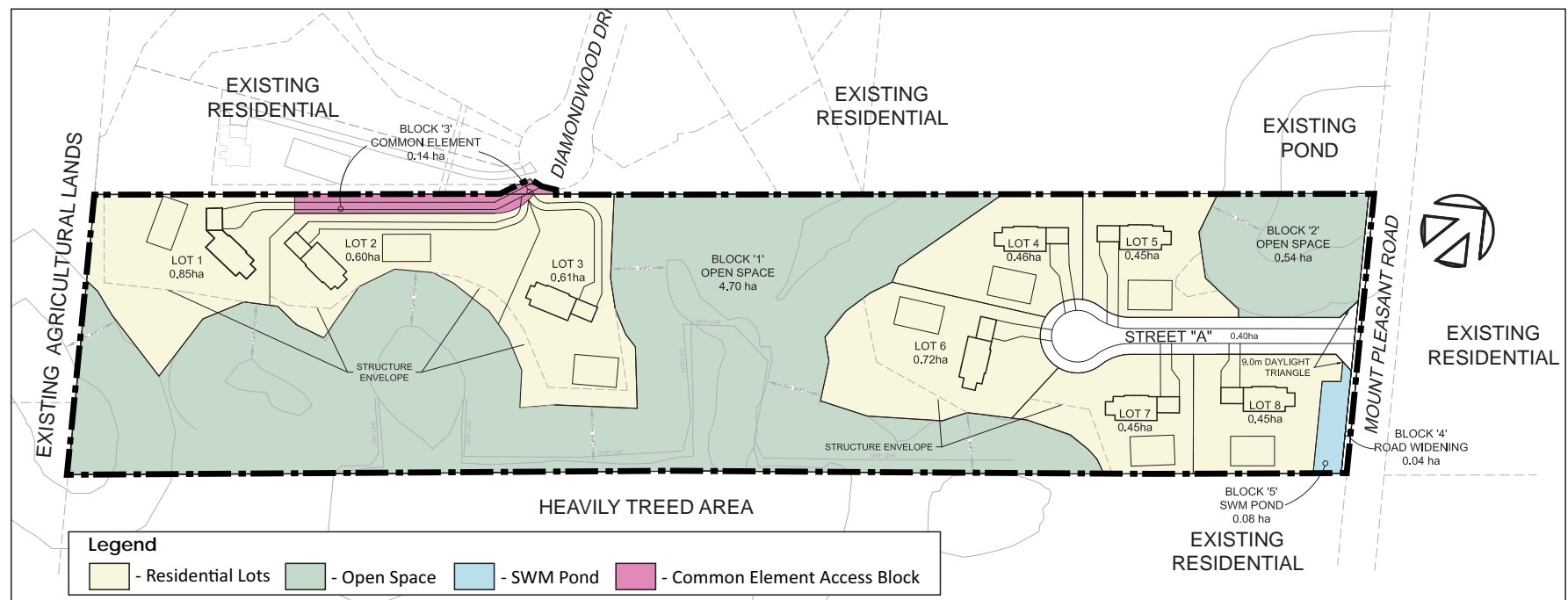
Laurelpark Inc. is proposing an 8 lot subdivision that is envisioned to be reflective of a “rural-picturesque” estate residential enclave, with built-form and streetscape designs inspired by the open space character of the surrounding area. The subdivision has been designed to maximize tree preservation and protection of significant natural features and landforms within the Oak Ridges Moraine through the use of irregular shaped lots and establishment of building envelopes. The landscape features and housing will be designed with quality in mind creating an attractive, vibrant upscale neighbourhood identity that will harmonize with its natural setting amongst the rolling countryside of Caledon.



THE LAURELPARK INC. SUBDIVISION IS ENVISIONED AS A “RURAL-PICTURESQUE” ESTATE RESIDENTIAL ENCLAVE, WITH BUILT-FORM AND STREETSCAPE DESIGNS INSPIRED BY THE OPEN SPACE CHARACTER OF THE SURROUNDING AREA

### 3.2 Proposed Development

- The proposed development pattern (including streets, residential lots, and storm water management facilities) evolves from the structure of the open space system and the location of existing roads.
- The development proposal includes 8 estate residential lots located in 2 areas separated by open space. This includes 3 lots (Lots 1 - 3) accessed via a shared common element access from the existing Diamondwood Drive cul-de-sac bulb and 5 lots (Lots 4-8) accessed from Street "A", a new cul-de-sac road that will provide access from Mount Pleasant Road.
- The shared common element access to Lots 1-3 will be distinguished through use of masonry piers and landscape elements to demarcate the enclave entry from Diamondwood Drive.
- Lots will be irregular-shaped, while maintaining a minimum lot area of 0.45 hectares.
- Each lot will have its own private septic system and municipal water service.
- A significant portion of the site will be dedicated as Open Space to protect and buffer sensitive environmental features and landforms.
- An existing pond is located on the west side of Mount Pleasant Road at the Street 'A' entry to the development with a small storm water management block proposed to the south of Street 'A'. Landscaped entry features may be provided at this location to serve as place-making elements and announce the arrival to Laurel Park.
- Each dwelling and septic bed will be sited within the defined building envelope with regard for on-site natural features, lot grading constraints and building setbacks as stipulated in the Municipal Zoning By-law.
- Visual impact from the street will be addressed using front yard landscaping treatments to help screen the new homes and encouraging built form that helps to diminish the overall massing of the dwellings.
- Landscaping treatments should support the rural character of the area. All areas of the site disturbed by construction must be sodded or effectively seeded within 1 year of completion of construction. During construction, steps must be taken to prevent erosion.

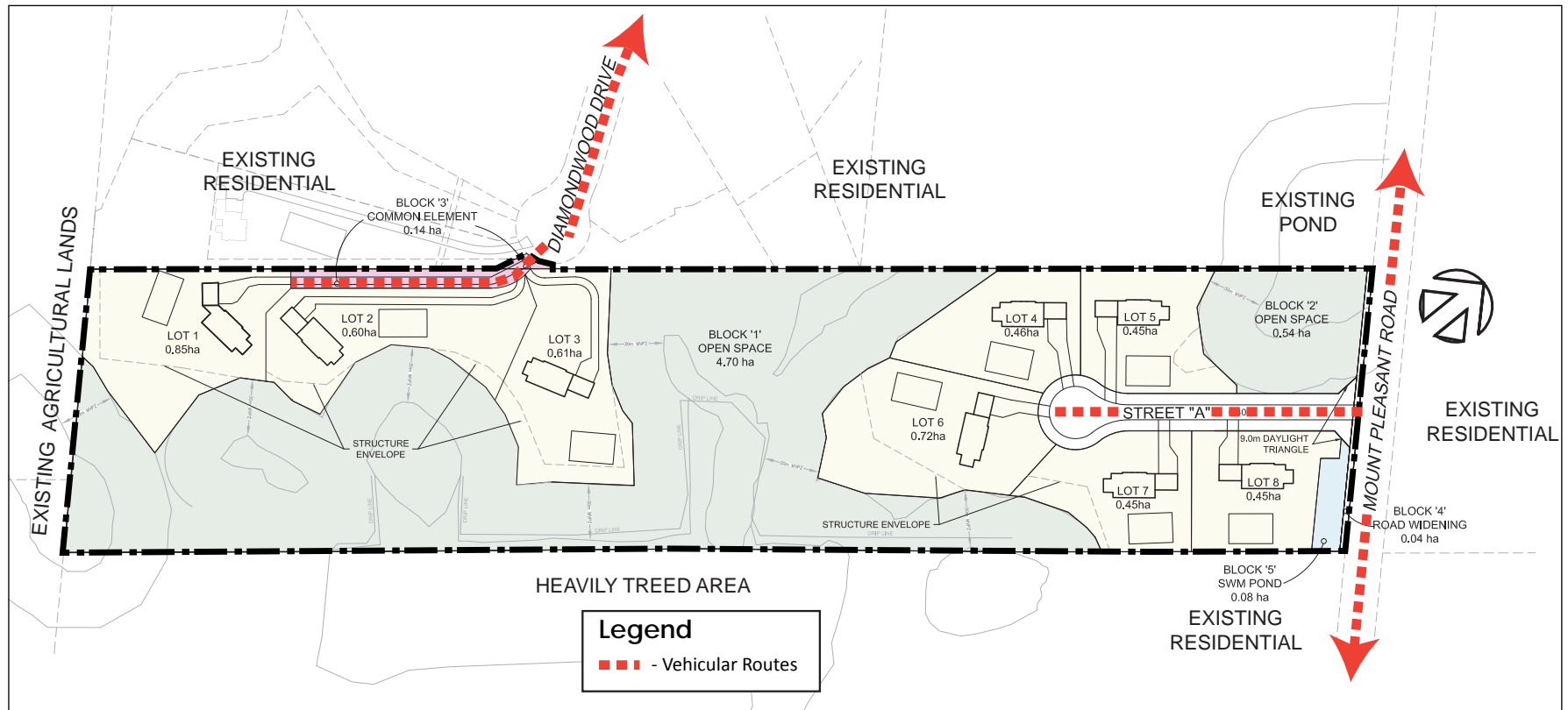


DEVELOPMENT CONCEPT PLAN

## 4.0 Public Realm Design Criteria

### 4.1 Roads / Site Access

- Access to the eastern development parcel will occur from Mount Pleasant Road via Street "A", which will have a 20.0m wide public right-of-way. Street "A" provides access to lots 4 - 8 and will extend west, terminating as a cul-de-sac. Given that this proposed street will be serving a small number of residences, there are no sidewalks or traffic calming measures proposed.
- Access to the western development parcel site (Lots 1-3) will occur from Diamondwood Drive via a common element access driveway. Due to narrow frontage on Diamondwood Drive, a single driveway connection with the street is proposed at the end of the existing cul-de-sac. This shared common element driveway will extend south and west from Diamondwood Drive and split into 3 separate driveways to access lots 1 - 3.



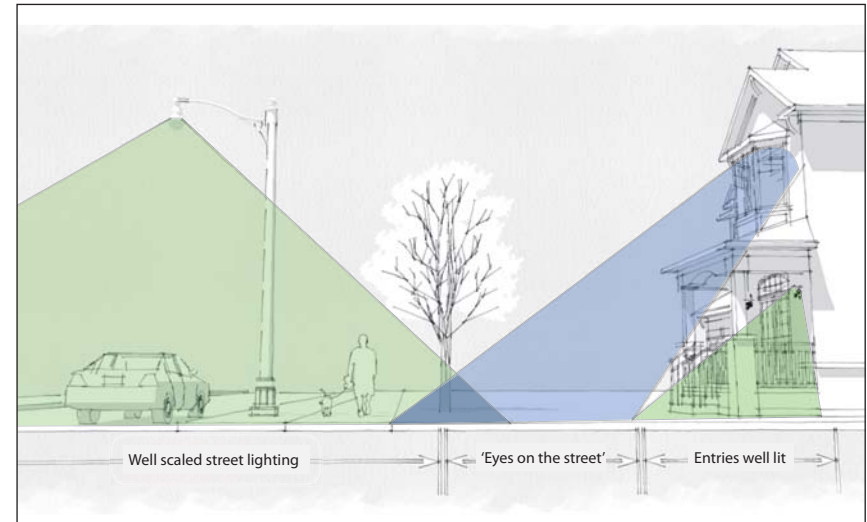
ROADS / SITE ACCESS



## 4.2 Neighbourhood Safety

In order to promote a safe, pedestrian-friendly residential development, the following principles of CPTED (Crime Prevention Through Environmental Design), have been incorporated into the design of the subject site:

- A clear definition between public and private space will be provided through the design and placement of buildings, fencing and landscaping.
- Site planning and building design will allow for visual overlook of public spaces, such as streets and open space areas.
- Ample fenestration facing public areas will be provided to promote natural surveillance (eyes on the street) from within the building.
- Terraces, porches or other similar outdoor features will promote natural surveillance and serve as an interface between private and public realms.
- Main entrances to the buildings on public roads should be visible from the public street and clearly defined.
- Blank and inactive building façades facing public areas should be avoided.
- Lighting will be provided along Street 'A' and the common element access to illuminate vehicular routes and ensure pedestrian comfort and safety.
- Site lighting will be directed downward and inward to mitigate negative impact on neighbouring uses.
- The presence of garages within the streetscape should be diminished by locating garages behind the main wall of the dwelling and/or orienting them to face away from the street.
- All building and garage entries shall be well lit.
- Address signage shall be placed in a well lit location on the building.



CONCEPTUAL DIAGRAM ILLUSTRATING CPTED OBJECTIVES

### 4.3 Open Space System

- The open space system in this area is an essential component of the community's character and the Region's ecological system. The Town of Caledon Official Plan contains detailed ecosystem planning and management policies whose fundamental objective is to ensure that the integrity of Caledon's ecosystems is protected, maintained and enhanced.
- Existing natural features, including woodlots, wetlands, riparian zones, etc., shall form a system that will be fully integrated into the community's open space system;
- Existing natural features and habitat shall be protected through the use of 30m buffers.
- Homeowner education and stewardship should be encouraged by distributing a homeowner's information pamphlet, which includes information on using native plants and avoiding waste dumping, as well as the potentially harmful impacts of human and animal encroachment within sensitive natural areas.
- Streetscapes located along the edge of Open Space areas should be designed with careful consideration for any sensitive features they may contain, including the planting of native street trees and buffer vegetation.
- A Provincially Significant Wetland and proposed bioretention facility adjacent to Mount Pleasant Road at the entrance to the subdivision will become focal visual features within the proposed development due to their prominent gateway location.
- The bioretention facility shall enhance the open space character of the neighbourhood in addition to achieving the functional water quality and quantity objectives.
- SWM facilities will be naturalized in accordance with requirements for Provincially Significant Wetlands.



CONCEPTUAL IMAGES OF OPEN SPACE CHARACTER

## 4.4 Streetscape Elements

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

### 4.4.1 Street Trees and Landscape Treatments

- Street trees are important in establishing a residential character within the neighbourhood. They should be located within the public boulevard along the frontages of the lots.
- Trees should be situated in accordance with the Town's standard requirement and adequately set back from paving and utilities.
- Species selection should be of a native shade tree variety however, ornamental species may be considered for special locations at the end of a vista or cul-de-sac.
- A variety of species should be incorporated within the proposed development to ensure future health and diversity.
- Where possible, groupings of trees should be used to highlight intersections and transitional areas.
- The locations of and specifications for street trees and landscape treatments will be detailed on the Landscape Plans for the subdivision.



CONCEPTUAL IMAGES OF STREET TREES AND LANDSCAPE TREATMENTS

### 4.4.2 Enclave Entry Feature

- An enclave entry feature is proposed at the 23.0m wide common element access driveway from Diamondwood Drive.
- A gateway feature may also be considered at Mount Pleasant Road and Street "A".
- Entry features facilitate orientation, promote a sense of arrival, add visual interest to the neighbourhood character and articulate transition between the enclave and its surroundings.
- Reflective of the 'rural-picturesque' inspired character, materials used for the built component of the entry features (stone, brick, paving, etc.) should be complementary to the prevailing materials used throughout the community.
- A variety of naturalized, low maintenance vegetation should be incorporated with the aim of achieving a wide range of seasonal experiences.



CONCEPTUAL IMAGES OF ENCLAVE ENTRY FEATURES WITH 'RURAL-PICTURESQUE' INSPIRED CHARACTER





CONCEPTUAL IMAGE OF COMMON-ELEMENT ACCESS TO LOTS 1-3 FROM DIAMONDWOOD DRIVE

#### 4.4.3 Community Mailbox

- Community mailboxes supplied by Canada Post will be located in safe and visible areas within the development that are within walking distance of all residents.
- At key locations, the importance of community mailboxes may be enhanced through landscape features, such as decorative paving, seating, landscape structures (i.e. trellises), and planting.
- The final location of community mailboxes will be determined in consultation with Canada Post and the Town.



CONCEPTUAL IMAGES OF COMMUNITY MAILBOX

#### 4.4.4 Street Lighting, Utilities and Signage

- Streetscape elements, such as lighting, paving, furniture, and signage are important features of the public realm and the identity of the proposed development.
- Street lights poles and fixtures may be upgraded to have the appearance of carriage style street lamps. Poles which allow for the integration of utilities within the pole base may be considered.
- Streetlights will be located to take in consideration of their visual impact on the development and adjacent properties. There should be no light encroachment into natural areas in order to avoid impacts on wildlife.
- Utilities such as hydro, cable, and telecommunication will be placed within the street right-of-way. Early coordination between utility services and other streetscape elements can greatly reduce the number of future conflicts and clutter.
- Above grade utilities shall be positioned discreetly to avoid visually detracting from the streetscape.
- Wayfinding elements may be incorporated to provide clear and concise direction to users as well as providing community character in accordance with the Town.
- Utility and service elements (hydro meters, gas meters, telephone boxes and CATV boxes) located on dwellings should be situated discreetly on wall faces perpendicular to the street in the interior sideyard, where possible to minimize visibility from the street.
- Air conditioning units should not be located in the front or exterior side (flankage) yard of any dwelling.



CONCEPTUAL IMAGE OF STREET LIGHTING

#### 4.4.5 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 chainlink fence.
- Acoustic fencing, where required, will be provided in accordance with the Noise Report for the subject lands.
- Chain link fence separating the bioretention pond and private spaces should be black vinyl.
- Fencing along property boundaries adjacent to PSWs and open space areas should reflect a rural / country character.
- The location of and specifications for fencing shall comply with the Town's fencing requirements and by-laws and will be detailed on the Landscape Plans for the subdivision.



CONCEPTUAL IMAGES OF FENCING CHARACTER



## 5.0 Private Realm Design Criteria

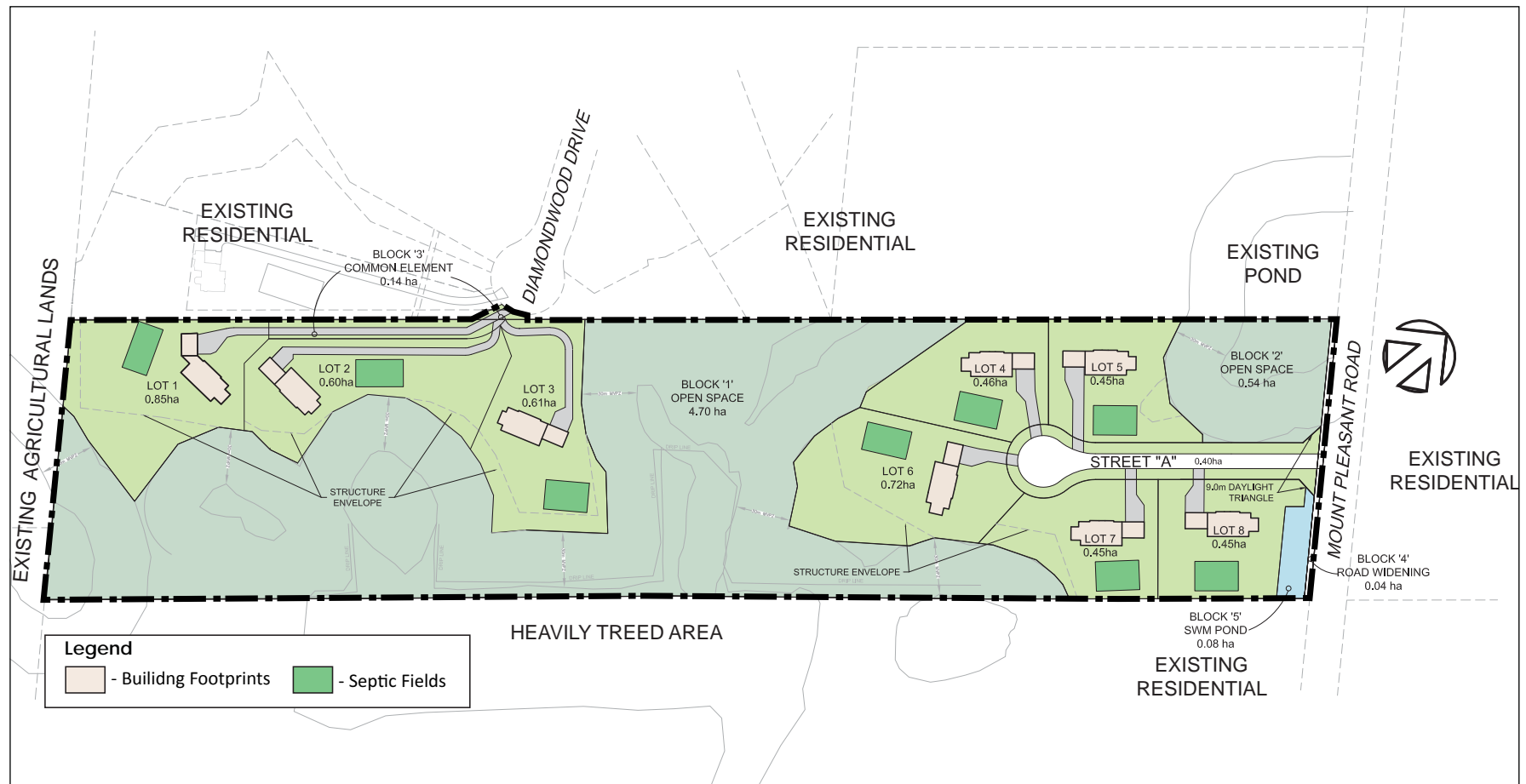
### 5.1 Proposed Built Form

- All dwellings will be single detached bungalow and/or two storey designs.
- Each home should be designed and sited to appropriately respond to its location within the proposed development and local site conditions.
- House designs (architectural style, building orientation, massing, articulation and materials) will be evaluated through an architectural control on their ability to convey an exclusive upscale image and to create a visually appealing streetscape of enduring quality.
- Use of timeless, tradition-based architecture is recommended.
- Given the large lot sizes, a variety of design options should be employed to diminish the visual dominance and massing of the garage within the streetscape. The prime goal is to ensure the garage does not dominate the dwelling when viewed from the street.
- Garages should be located to face away from the street (side-loaded garages). For front-loaded garages the garage wall face shall be located behind the dwellings main front wall face.
- Generous front yards are encouraged to promote setback variety.
- All elevations of the dwelling will be expected to be given an equivalent level of design treatment (including side and rear elevations).
- Dwelling designs should provide for have a variety of floor plans and square footage options to provide a range of housing choice to the marketplace.



CONCEPTUAL ARCHITECTURAL CHARACTER ENVISIONED FOR LAUREL PARK





CONCEPTUAL BUILDING ENVELOPE / SEPTIC LOCATION PLAN

## 5.2 Building Relationship to the Street

- Each dwelling shall be sited within the defined building envelope with due regard for the location of septic fields, significant on-site natural features, lot grading constraints and building setbacks as stipulated in the Municipal Zoning By-law.
- The primary façade of the dwelling should relate directly to the street, where feasible based upon lot configuration, to encourage an attractive and vibrant streetscape.
- The front façade of the dwelling should be well-articulated and detailed through the use of front porches, porticos, bay projections and large windows appropriate to the style of the building.



TYPICAL BUILDING RELATIONSHIP TO THE STREET



THE PRIMARY FACADE SHOULD BE WELL ARTICULATED AND ORIENTED TO THE STREET / GARAGES SHOULD NOT DOMINATE THE DWELLING WHEN VIEWED FROM THE STREET

## 5.3 Architectural Character, Materials and Colour Palette

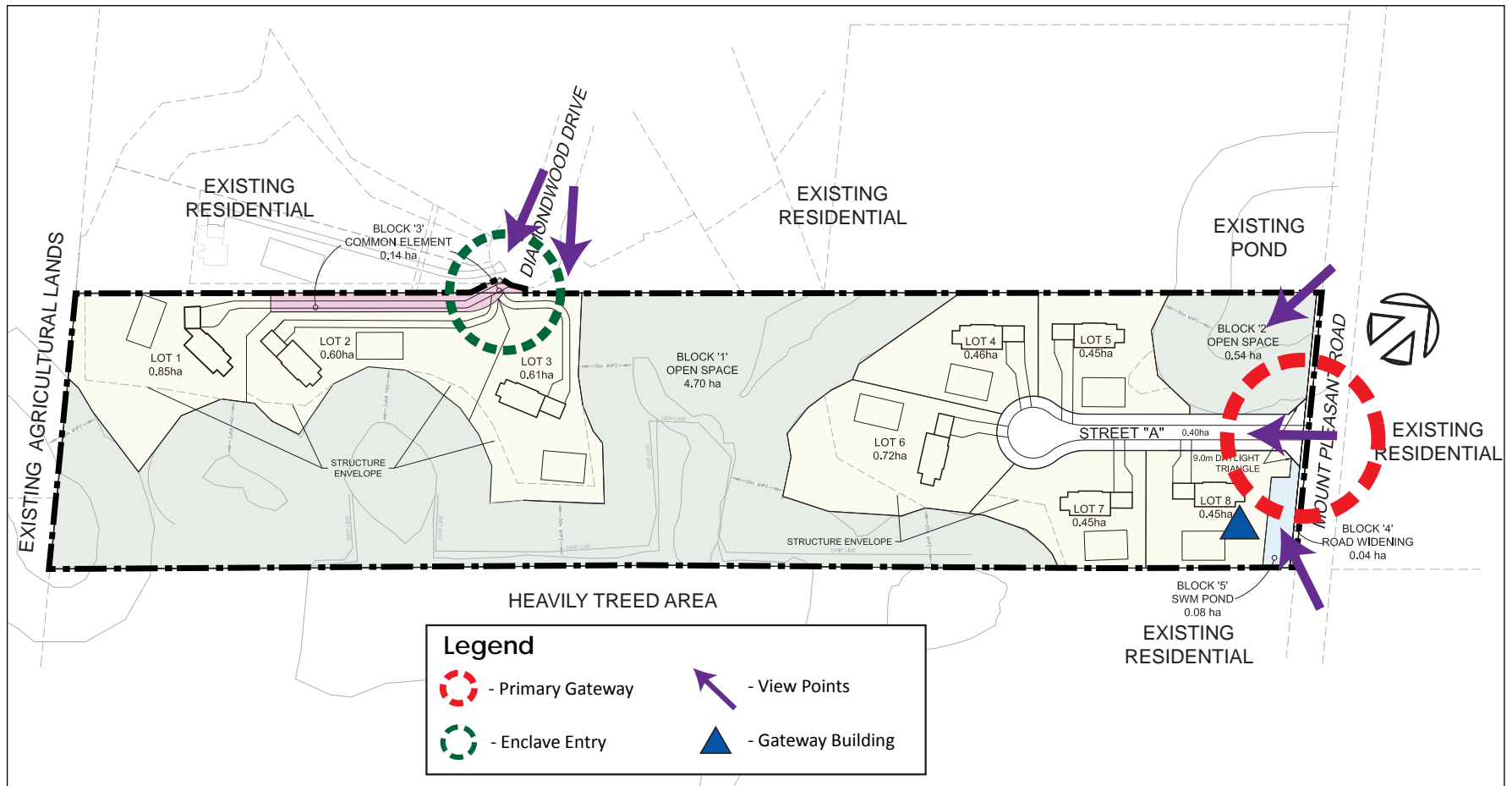
- Residential built form will play a major role in establishing the collective visual character of the neighbourhood as a vibrant, residential enclave with an upscale rural identity.
- The use of heritage-inspired, tradition-based residential architecture is recommended to suit the rural site context and to respect the existing built form context of the area.
- High quality elevation treatments will be required throughout the neighbourhood to ensure streetscapes are highly animated.
- Uninteresting, generic architecture, devoid of authentic heritage character is discouraged.
- High quality materials and colours will be employed to provide a distinctive character, well-suited to the building architecture.
- Main wall cladding materials will include: brick, stone, stucco and siding.
- Colour palettes will be selected to ensure visual interest and harmony within the streetscape and to be compatible with the established visual context of the surrounding area.



EXAMPLES OF ARCHITECTURAL DETAILING THAT SUPPORT THE CHARACTER OF THE DWELLING

## 5.4 Priority Lots

Dwellings in prominent locations, or “Priority Lots”, have a higher degree of visibility within the public realm. Enhanced or upgraded rear / side elevation architectural treatment is required facing open space areas (unless public visibility to the dwelling is obscured by mature vegetation) to ensure attractive views of the dwelling are maintained. Where rear or side elevations have a low degree of visibility from public view, these façades may have a simplified level of architectural detailing.



PRIORITY LOT LOCATION PLAN