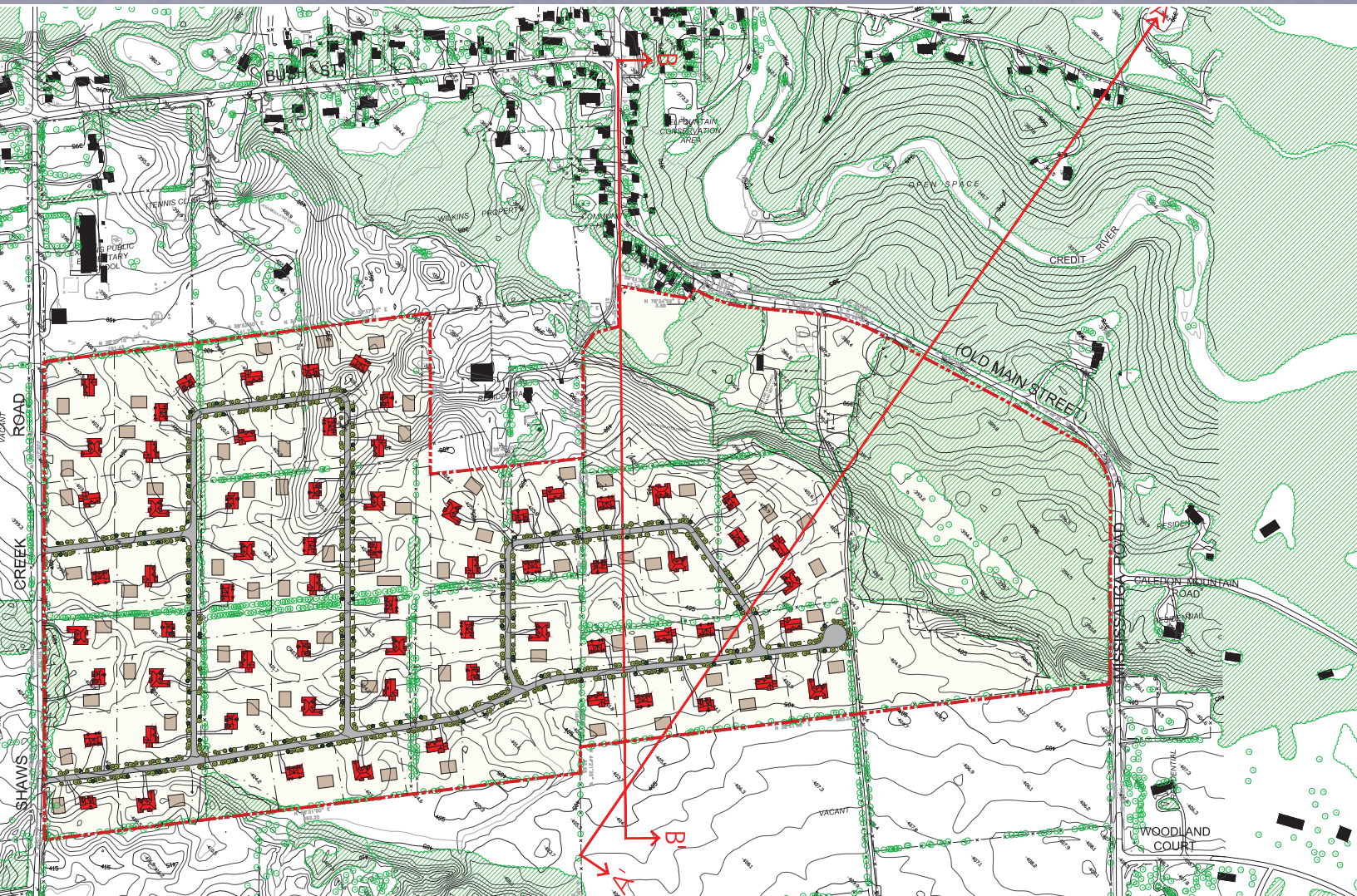


PT. EAST & WEST HALF LOT 9  
CONCESSION 5 W.H.S.  
HAMLET OF BELFOUNTAIN  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL

# URBAN DESIGN AND ARCHITECTURAL DESIGN GUIDELINES



architectureunfolded

FEBRUARY 2018  
PREPARED FOR: THE MANORS OF BELFOUNTAIN CORPORATION



REPORT CONTRIBUTORS:



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WESTON  
CONSULTING

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# 1. INTRODUCTION



## 1. INTRODUCTION

This urban design and architectural design guideline document has been prepared by Weston Consulting, Baker Turner Inc. Landscape Architecture, Architecture Unfolded, and also in consultation with Glen Schnarr & Associates Inc. (GSAI) on behalf of The Manors of Belfountain Corporation. The purpose of this document is to establish an urban design framework and design criteria for a residential subdivision to be developed in the hamlet of Belfountain in the Town of Caledon. Belfountain is one of many picturesque hamlets located in the Town of Caledon, nestled in a natural setting with historic sites and trails.

This site is also situated on the Niagara Escarpment, a unique natural landform extending 725 kilometres across Canada with a variety of topographic, geological and ecological features providing sources for drinking water, clean air, and land for growing crops. This significant natural feature, as well as the historical and rural context of Belfountain, provide a unique opportunity for the proposed residential development.

These guidelines include a description of the site and its contextual setting, along with developing a Vision for the proposed residential development consisting of 67 single estate type residential lots, parks, streets and open spaces. The document includes discussions on how the proposed development will meet the Town of Caledon's Official Plan policies, the Town of Caledon Comprehensive Town-wide Design Guidelines, and relevant policies contained in the Niagara escarpment Commission (NEC) Plan. It also establishes specific design criteria for the proposed development including the open space system, landscaping, streetscapes, architectural built form and lighting design to provide design direction and implementation of the established vision.

These Urban Design and Architectural Control Guidelines has been prepared in support of applications for a Draft Plan of Subdivision and a Niagara Escarpment (NEC) Development Permit to facilitate the development of the proposed residential subdivision. Various other documents and drawings have been prepared in support of this application and should be read in conjunction with this document.

The various images and graphics contained in this brief are for illustration purposes only and should not be construed as to what will actually be built on site.

## 1.1 DEVELOPMENT VISION

The Manors of Belfountain development is envisioned to be a distinct executive residential neighbourhood based on the rural historical context of Belfountain hamlet and the scenic terrain of the Niagara Escarpment. The design vision is to establish a residential neighbourhood consisting of rural estate type lots and dwellings with ample open space and parks that will integrate the built and the natural environment. The design vocabulary will be inspired by Belfountain’s historical significance, its scale and character as a rural hamlet, and its unique natural context in the Niagara Escarpment. High quality, heritage inspired architecture will respect and complement the existing character of Belfountain. The streetscapes and public realm will be carefully designed to provide a consistent character that will enrich and positively contribute to the settlement area. The Escarpment Natural Areas will be preserved and protected. Residential dwellings that are compatible in scale and character to the dwellings of the surrounding area, sited with generously landscaped large setbacks will complement the hamlet’s unique settlement pattern.

The development vision for the Manors of Belfountain is that of an upscale estate manor community consisting of 67 single detached estate manor homes with lot sizes ranging in size from 1.51 to 1.80 acres. Approximately 55.6ac. (32%) of the property has been allocated as park and open space uses, both of which have been located to take advantage of the property’s beautiful natural feature, topography and existing vegetation. The community has been designed to seamlessly integrate with the established surrounding communities and land uses associated with the picturesque hamlet of Belfountain. Like most rural communities, the road network will be the primary circulation system connecting all uses within the community: parks, open spaces, and of course, the estate lots. See Figure 01 for visual precedent of design vision.

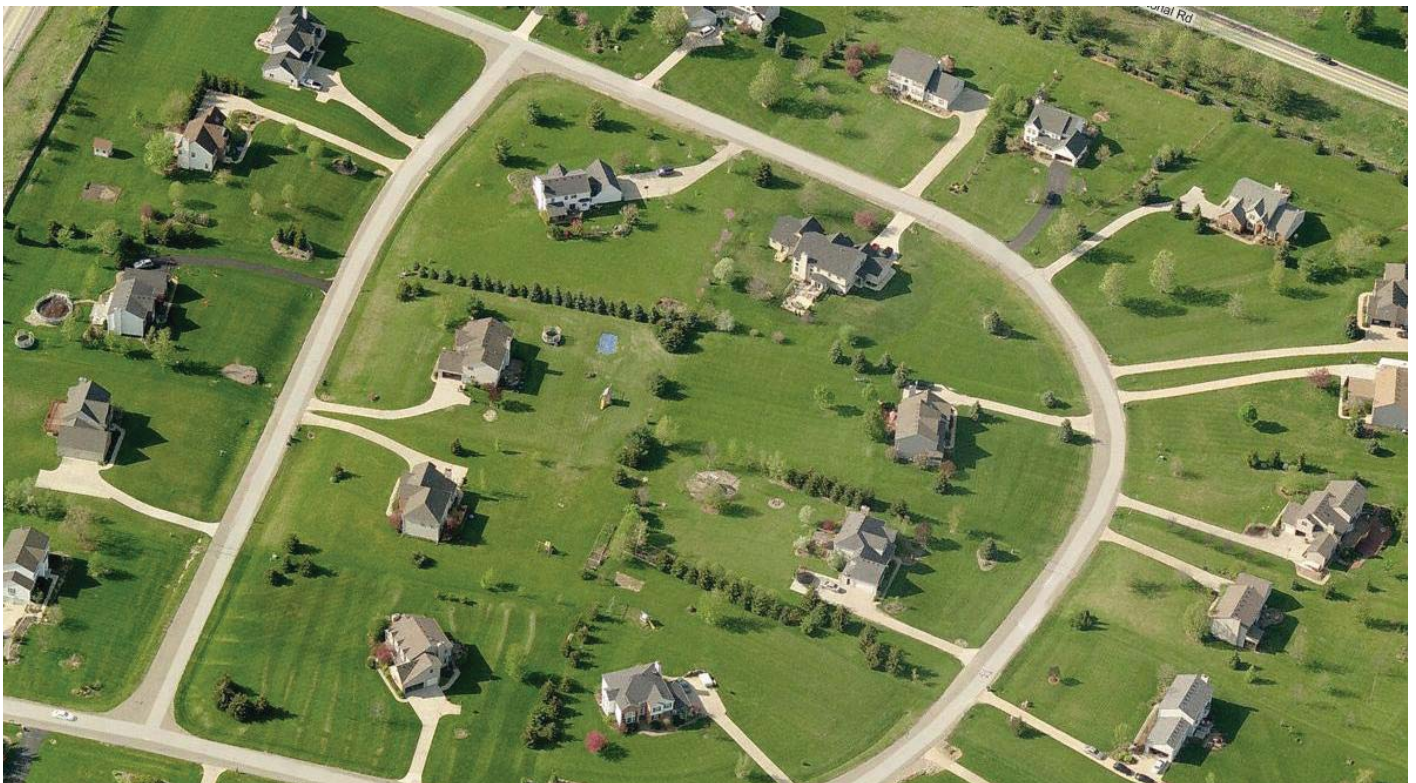


Figure 01: Images representing design vision

## 1.2 DEVELOPMENT OBJECTIVE AND DESIGN PRINCIPLES

The plan of subdivision will be based on design principles which ensure high quality urban design, a context sensitive and compatible built environment, protection and preservation of natural heritage features of the Niagara Escarpment, improved connectivity and permeability, and a reinforced green network. The following design principles will facilitate the implementation of the vision stated in Section 1.1 of this document and establish a community with the style and character appropriate for this unique settlement area. See Figure 02 for design principle precedent.

### **A green community**

Parks and open space blocks will be allocated for recreational and preservation purposes. Tree lined streets with planted swales, a walkway block connection, and an existing farm path, as well as new park walkways and trails will provide links to the open space network. The estate type residential lots are contemplated to have large landscaped setbacks that will further contribute to the greenery. Together, these will form the green network of the community.

### **Context sensitive and Compatible built form**

The scale, height and massing of the residential dwellings, as well as the character and style of architecture, will be compatible with, and sensitive to, the existing surrounding built form context of the historic Belfountain settlement area to support the project's integration within this unique community.

### **Improved connectivity and permeability**

A street network will be established that provides access from Shaws Creek to various parts within the site, including all residential lots, parks, and open spaces. This will improve connectivity and permeability in the neighbourhood. Pedestrian connectivity will be improved by providing a walkway block from the existing elementary school. The existing farm path will be retained within the large open space block, and be connected with the new parkland.



Figure 02: Images representing design principle precedent

### **Protection and preservation of nature and habitat**

The natural heritage features of woodlots, trees, and vegetation will be protected and preserved with adequate buffering setbacks. Both the flora and fauna of this area will be respected. These natural areas and their protective buffer areas will be assigned as Open Space Blocks as illustrated in the proposed Draft Plan of Subdivision 21T-91015C, dated December 5, 2017, and eventually conveyed to the Credit Valley Conservation Authority.

### **Building on the natural and historical context of the Belfountain hamlet**

The development allocates significant portions of the subject site as natural open space, and proposes large rural estate type lots to preserve the natural setting of the Escarpment and the settlement pattern of the hamlet, respectively.

### **Incorporate views of the rolling topography of the Escarpment**

Residential lots will be backing onto the sloped terrain of the site's open space blocks that will provide proximity and views to these sections of the Escarpment.

### **Walkable and pedestrian friendly community**

The proposed subdivision will build on the principles of walkability. The pedestrian network will include adequately sized roadways for walking, pathway blocks and walkways and trails within parks that will provide pedestrian connections to residential lots and various destinations within the site and the surrounding area. The pedestrian network will be furnished with street furniture, shading devices and/or other arrangements for the convenience and comfort of pedestrians.

### **Integration of the sloped topography of the site and surrounding area**

Efforts will be made to reduce alterations to the existing grading of the site. Streets, and overall grading of the site, will maintain the existing slopes of the site as much as possible. Steep slopes at the north edges of the site will be preserved and protected in open space blocks.

### **A unique community identity**

A consistent character of residential lots and dwellings, a coherent streetscape and public realm, entryway features, park features and a coherent material palette will reinforce the project's identity as a rural executive community inspired from the green sloped terrains of the Escarpment and the historic context of Belfountain.



## 2. SITE AND SURROUNDING CONTEXT

**BELFOUNTAIN**

**GORGE LOOP**

**To River Crossing & S**

*Length of Trail - 4*

*Estimated Time to Hike*

**The Niagara Escarpment runs through the  
designated trails and do not venture**

**Parents should watch their children**

## 2.1 LOCATION

The site is located within the hamlet of Belfountain in the Town Of Caledon. The site is located south and east of Bush Street between Mississauga Road and Shaws Creek Road. The site has a total area of 70.28 hectares (173.67 acres) with a frontage of 610.77 metres along Shaws Creek Road.

The site is located in an area that is bounded by an existing public school & residences to the north, agricultural and wooded areas to the west and south, and another wooded area to the northeast - See Figure 03.

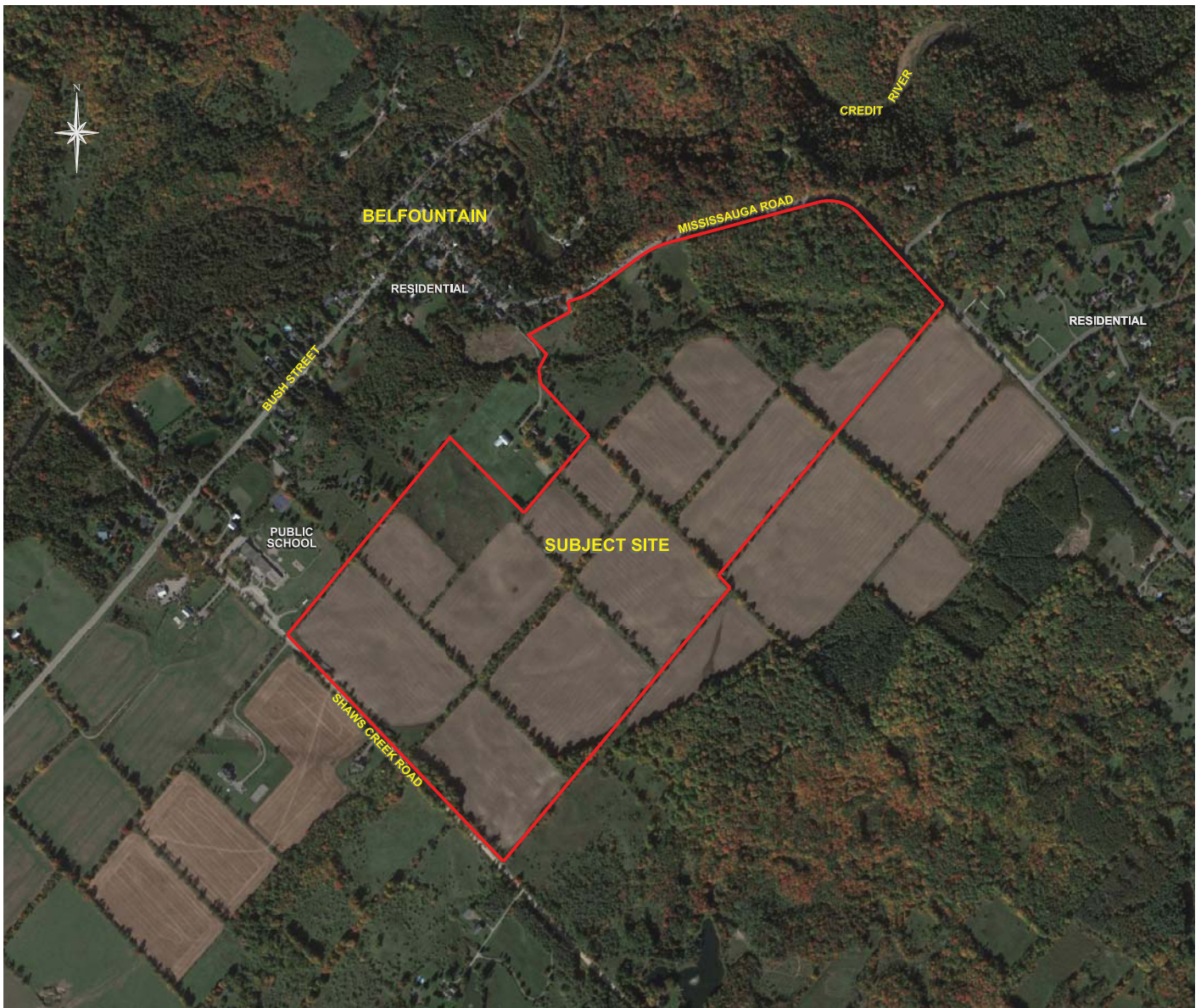


Figure 03: Location map

## 2.2 SURROUNDING LAND USES

The property runs in a northeast-southwest direction and is bound by Mississauga Road to the north and Shaws Creek Road to the southwest. Adjacent to the property's northwest edge is the heart of the Belfountain community. On the east side of Mississauga Road, there is an existing estate residential subdivision with two roads of access off Mississauga Road: Caledon Mountain Drive and Woodland Court. To the west of Shaws Creek Road, there are expansive open agricultural lands with hedgerows and to the south of these lands there are some woodlots. All along the southeast side of the property there is a heavily wooded area situated on elevated lands. Just north of the Belfountain hamlet and on the other side of Mississauga Road there is the Credit River.

The NEC Base Map (Figure 04) below shows the hamlet of Belfountain and the greater surrounding area. The location of the property is shown by the red overlay. It shows the steep slopes of the Credit River bed and the rolling topography at the top of the banks within a concentrated area that is near Belfountain. Within this area there is the Belfountain Conservation Area and a little further north, the Forks of the Credit Provincial Park. Between these two conservation areas, there is the Caledon Ski Club.

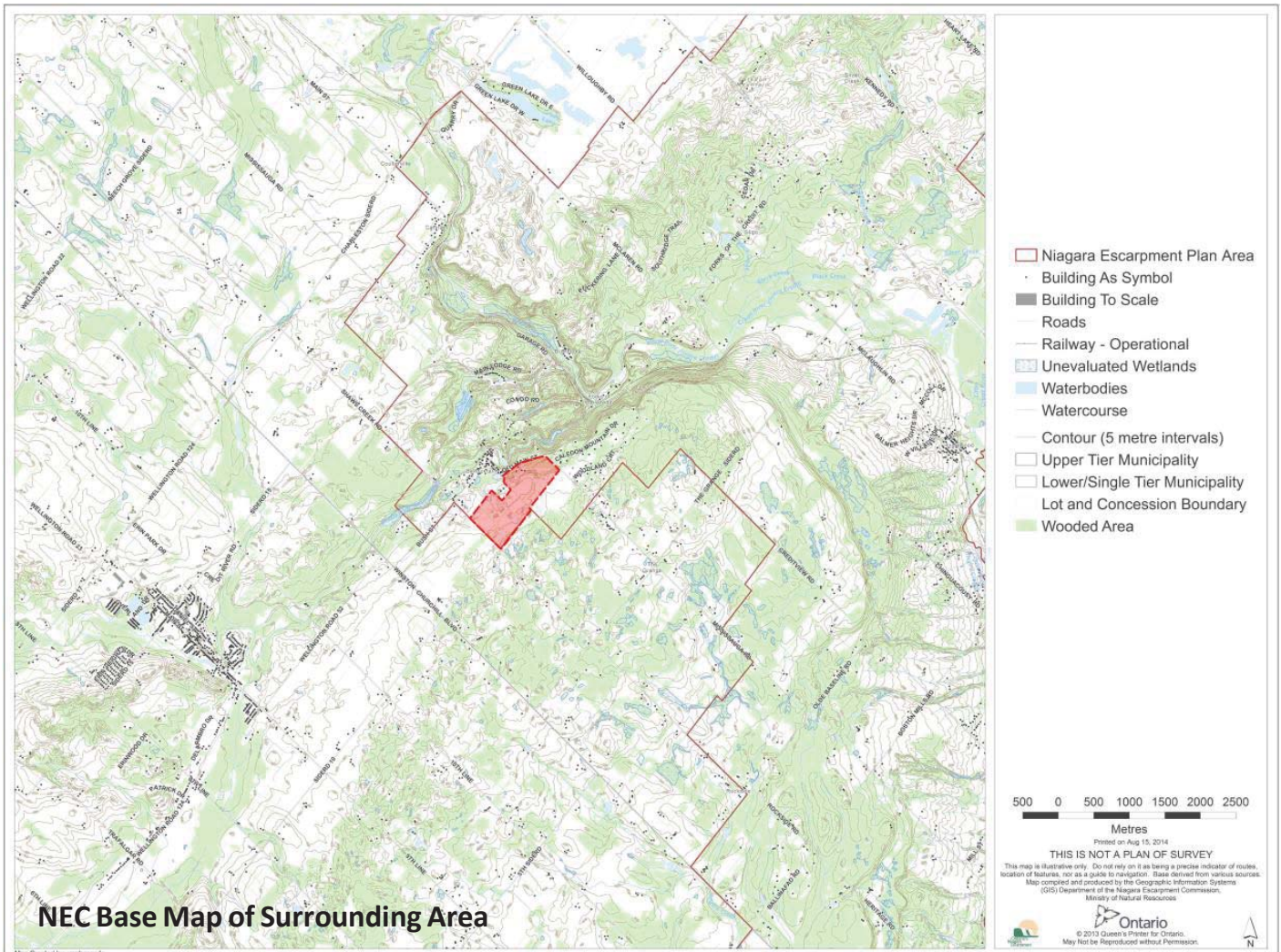


Figure 04: NEC Base Map of Surrounding Area

## 2.3 EXISTING CHARACTER

The property is visually attractive with its gentle rolling agricultural fields divided by well established mature hedgerows. A pronounced wooded area runs along the north side of the property where the land descends to Mississauga Road and Belfountain. This wooded area, which is of natural interest, contains wildlife habitats and provides wildlife corridors to surrounding areas. Even with the openness of the fields there is a sense of enclosure to the property, due to the heavily wooded area to the southeast and the hedgerows along Shaws Creek Road. This sense of enclosure adds to the attractiveness of the property.

Figure 07 shows the existing condition map, prepared by BTInc.

Presented below, in Figures 05 -17, are some images of the property and environs, which convey the attractive and scenic qualities of the property.



Figure 05: Photo of Existing Condition

## 2.4 VIEWS AND VISTAS

The areas of the property proposed for development are characterized by a gently rolling terrain with a grade differential of less than 3.5m. The intent of this development is to minimize site alteration by maintaining the existing topography.

Vegetation defines the boundaries of the development area. The upper slope trees define the north boundary while remnant hedge rows define, and internally segment, the south, east, and west limits of the development.

The existing hedgerows will be maintained and enhanced through a comprehensive planting program featuring indigenous trees and shrubs. Proposed estate manors and the rural grid structure will augment vista opportunities.

Views within the natural setting will be available throughout the open space network, accessed through the existing farm path - see Figure 24.

There is a silo along the old farm path within the subject lands, nestled within the Open space block - See Figure 10



Figure 06: Context image for Belfountain Trail

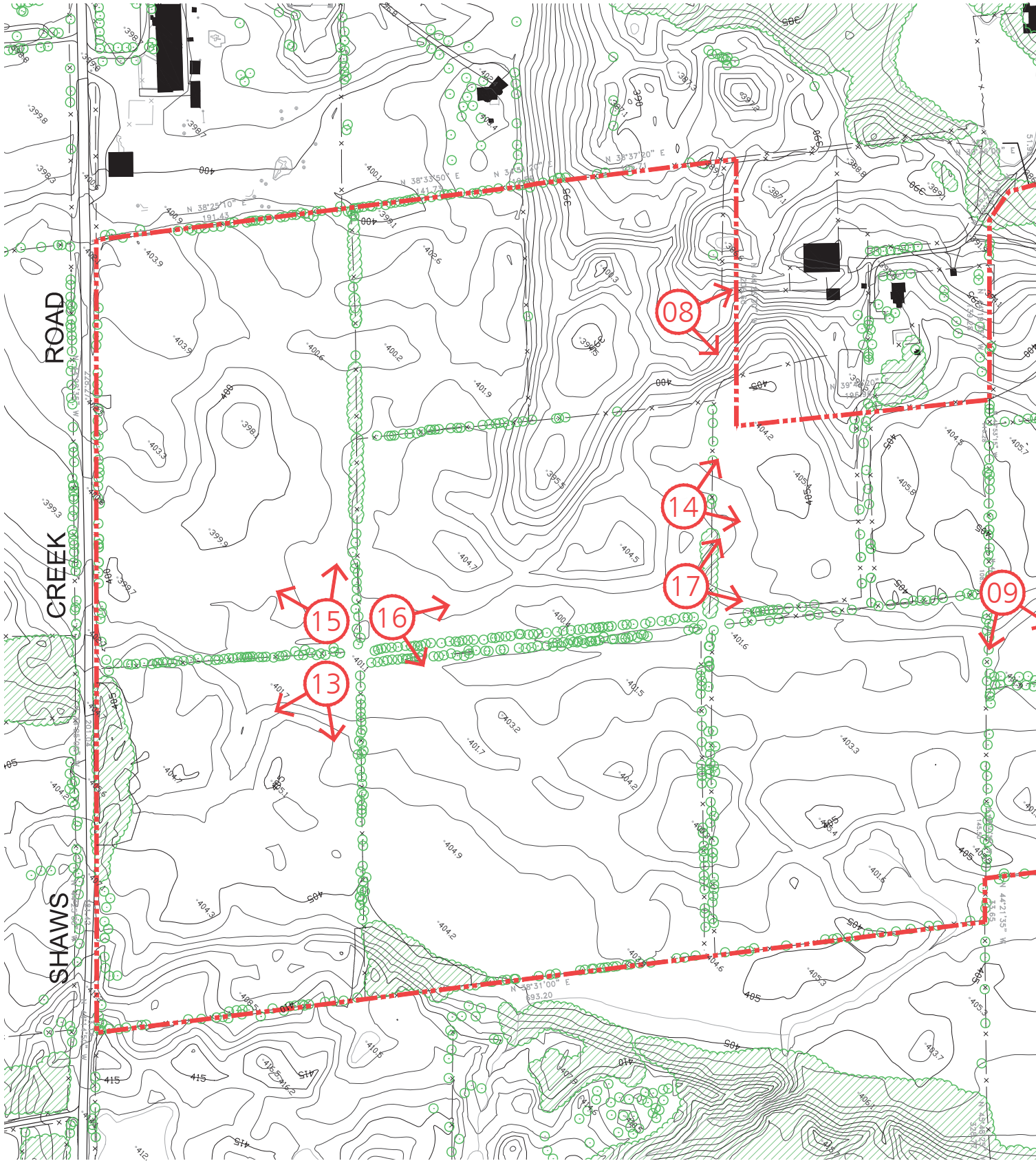


Figure 07: Photo Location Map, prepared by BTInc.

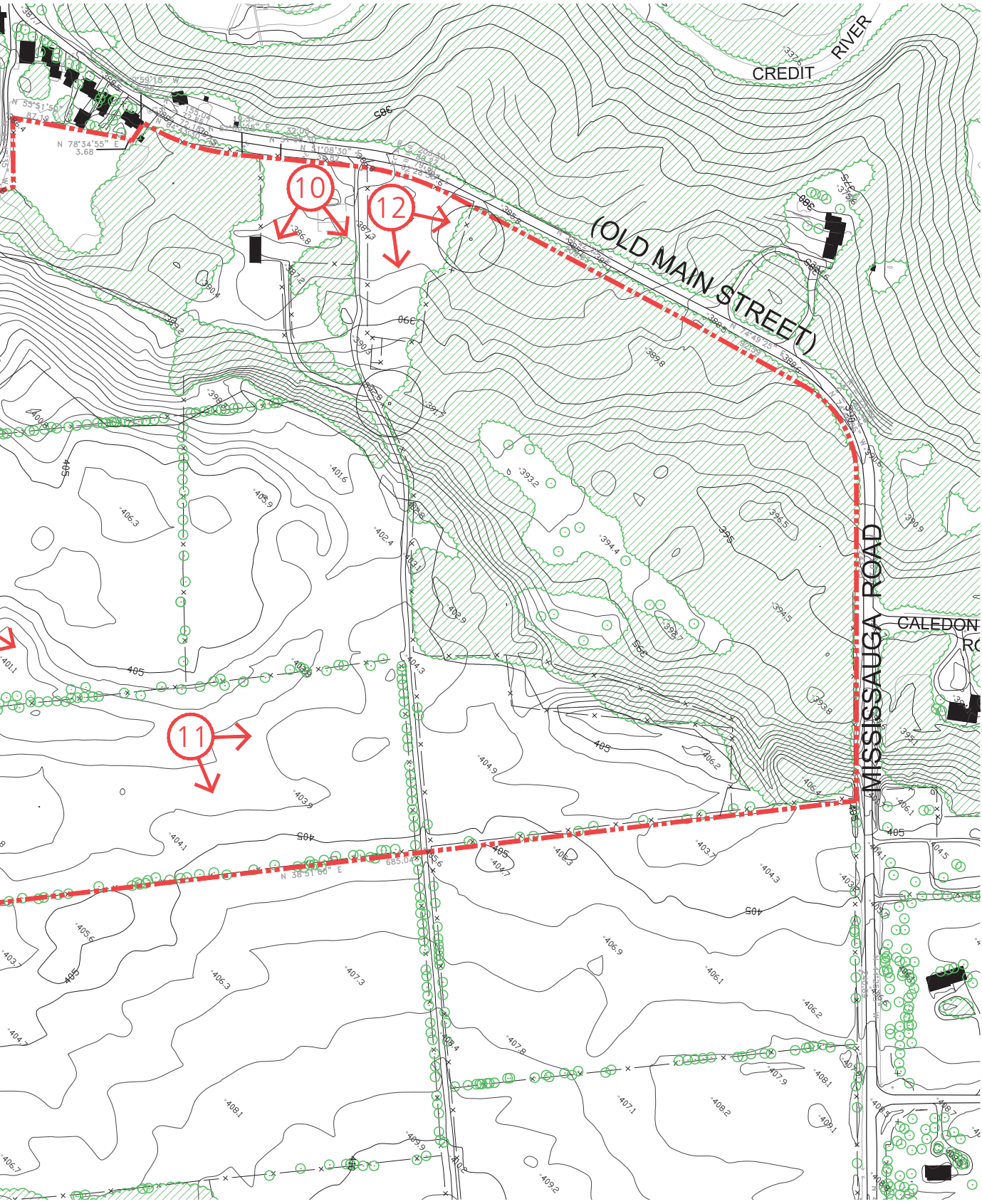




Figure 08: Photo of Existing Condition



Figure 09: Photo of Existing Condition





Figure 10: Photo of Existing Condition



Figure 11: Photo of Existing Condition



Figure 12: Photo of Existing Condition



Figure 13: Photo of Existing Condition



Figure 14: Photo of Existing Condition



Figure 15: Photo of Existing Condition



Figure 16: Photo of Existing Condition



Figure 17: Photo of Existing Condition

## 2.5 CULTURAL HERITAGE CONTEXT OF BELFOUNTAIN

Early settlement of Belfountain occurred circa 1825 with the construction of a saw mill by William Frank on the Credit River. The settlement that grew around the mill became known as McCurdy Mills. By the mid-nineteenth century, the settlement had a general store, a tavern, and a blacksmith shop in addition to the mills. The Belfountain Historical Society mentions that when local quarries and lime kilns dwindled, the importance of Belfountain dwindled too and the village began to settle back to the hamlet it is today.

A Cultural Heritage Resource Assessment has been completed by Archaeological Services Inc. - Filed under separate cover. The results of background historic research and a review of secondary source material, including historic mapping, revealed a study area with a

rural land use history dating back to the early nineteenth century. Of the 14 identified cultural heritage resources: six are residences (BHRs 1-5 and 7) which are all modest one and two storey dwellings along the north east edge of the subject lands on Mississauga Road. There is also a recently renovated community hall (BHR 6) which was built in 1893 of board and batten construction. Another cultural heritage resource is a cemetery (CHL 1) which is a pioneer cemetery that provides a fascinating link to the community's early settlers. There are two roadscapes (CHL 3 and CHL 6) also mentioned as cultural heritage resources, along with two nineteenth-century agricultural complexes (CHL 4 and CHL 5). One of these is a remnant agricultural complex (CHL 2), while the other is an identified Cultural Heritage Landscape (CHL 7).

The hamlet of Belfountain also has a few historical buildings designated under the Ontario Heritage Act. These include the Belfountain General Store at 758 Bush Street which can be described as a two storey Georgian style building with symmetrical detailing. A front porch was added to the original building (date unknown). The Belfountain Village Church at 17258 Old Main Street is a stone building with Victorian inspired architecture. Both of these buildings were erected in the earlier 19th century and are located very close to and northeast of the subject lands.

See Figures 18, 19 and 20 for visual references to Belfountain’s historic past.



Figure 19: Building in Belfountain



Figure 18: Historical image



Figure 20: Historical image

## 3.0 POLICIES AND GUIDELINES

*Lion's Head Provincial Nature Reserve  
Credit: Ontario Parks*

### 3.1 NIAGARA ESCARPMENT (NEC) PLAN

Belfountain is a designated Minor Urban Centre in the NEC Plan. The NEC Plan recognizes the significance of the various rural settlement areas spread over the Escarpment area and strongly recommends to protect and enhance these settlement areas and their rural traditional character. This is articulated through various objectives of Minor Urban Centres as follows:

1. To recognize, maintain and enhance existing rural settlements or provide concentration points for development and growth in rural areas.
2. To ensure that cumulatively the existing Minor Urban Centres and any associated development and growth can be accommodated and serviced in a manner that would be environmentally sustainable over the long term.
3. To promote the co-location of compatible public services to address local community needs in convenient locations that are accessible by walking, cycling and public transit, where available.
4. To conserve cultural heritage resources, including features of interest to First Nation and Métis communities.
5. To ensure that new development is compatible with the identity and traditional character of Minor Urban Centres.
6. To direct the growth of villages, hamlets, and settlement areas away from Escarpment Natural Areas and Escarpment Protection Areas into Escarpment Rural Areas in a logical manner with the least possible environmental and agricultural disruption.
7. To ensure that any growth will be in accordance with a municipal official plan and/or secondary plan that is not in conflict with the Niagara Escarpment Plan (Section 1.6.1, NEC Plan).

Development and growth objectives in Minor Urban Centres are geared towards the protection of natural heritage features and their functions of the Escarpment and maintaining the community character of the village settlements and hamlets. The following are relevant development and growth objectives of the NEC Plan that are relevant for the proposed Manors of Belfountain project:

1. Development and growth, including the creation of new lots, shall not extend into the Escarpment Natural Areas.
2. The Escarpment Natural Area designation and its policies must be incorporated into the official plan/secondary plan or development proposal
3. Development and growth should avoid Escarpment Protection Areas, and be directed to Escarpment Rural Areas in a manner consistent with Escarpment Rural Area Objectives and Part 2, the Development Criteria of this Plan.
4. Development and growth should be limited to minimize land use conflicts (e.g., with agriculture) and all development should be of a design compatible with the scenic resources of the Escarpment. Where appropriate, provision for adequate setbacks, and maximum heights for buildings, structures and screening shall be required to minimize the visual impact of development, consistent with any applicable provincial guidance.
5. Development within Minor Urban Centres should encourage reduced energy consumption, improved air quality, reduced green house gas emissions (consistent with provincial reduction targets to 2030 and 2050) and work towards the long-term goals of low carbon communities, net-zero communities and increased resilience to climate change, through maximizing opportunities for the use of green infrastructure and appropriate low impact development.



6. Development and growth should be minor only, relative to the size and capacity of the settlement to absorb new growth, so that the community character is maintained.
7. Development and growth should take place as a logical extension of existing development in the form of planned groups, rather than linear or scattered development. Expansion in depth, rather than extension along existing roads, is favoured.
8. Limited infilling may be permitted in the built-up portions of Minor Urban Centres that do not have an approved official plan and/or secondary plan.
9. Growth and development in Minor Urban Centres shall be compatible with and provide for:
  - a. the protection of natural heritage features and functions;
  - b. the protection of hydrologic features and functions;
  - c. the protection of agricultural lands, including prime agricultural areas;
  - d. the conservation of cultural heritage resources including features of interest to First Nation and Métis communities;
  - e. considerations for reductions in greenhouse gas emissions and improved resilience to the impacts of a changing climate;
  - f. sustainable use of water resources for ecological and servicing needs; and
  - g. compliance with the targets, criteria and recommendations of applicable water, wastewater and storm water master plans, approved watershed planning and/or subwatershed plan in land use planning.
11. Adequate public access to the Escarpment should be provided by such means as parking areas, walkways or pedestrian trails (e.g., the Bruce Trail).

Discussion :

No lots will extend into the Escarpment Natural Area. The majority of new lots of the proposed subdivision will not extend into the Escarpment Protection Area. A small portion will of the rear of the lots 49, 50, 51 and 52 encroach the Escarpment Protection Area. The encroachment will not extend into the woodlot or wetland features on the site. In fact, the lots are setback a minimum of 10m from the staked top of slope and are well outside of any regulated species habitat areas. The majority of the lots are located on existing agricultural lands and cultural meadow. The portion of lot extending within the Escarpment Protection Area has been confirmed as field by Savanta Inc.

The proposed development will make best efforts in reducing its environmental footprint. All buildings, and the siting of buildings on lots, will be based on sustainable design principles for reduced energy consumption and improved air quality. The project will also make efforts in incorporating best practices in stormwater management.

The proposed development is a non-linear form of development i.e. estate type residential lots are arranged in blocks of developments along the proposed street network. The new streets generating from Shaw Creek Road will circulate through the site and provide connectivity and improve permeability. This form of development makes efficient use of the site's developable area by expanding along the depth of the site.

There will be no conflict with the surrounding land uses as the development proposes a compatible residential development. The development proposes large estate type lots and residential dwellings of a scale, height and mass that will be respectful of the surrounding lots and dwellings in the area. The dwellings will be sited within large, landscaped setbacks. This enhances the overall greenery of the project by building on the scenic resources of the escarpment. Integrating the open space network allows for mutual beneficial connections for the inhabitants and the natural condition.

The development protects natural heritage features and their functions and ensures their ecological integrity by limiting development outside the Escarpment Natural Area and the Escarpment Protection Area, as well as establishing minimum setbacks and buffers from these areas. (Figure 21)

The development does not prohibit public access to the Escarpment. Rather, new connections are facilitated by the placement of a public park abutting the Escarpment Natural Area, offering direct access.

All other policies are discussed within the Planning Justification Report, filed under separate cover of this application.

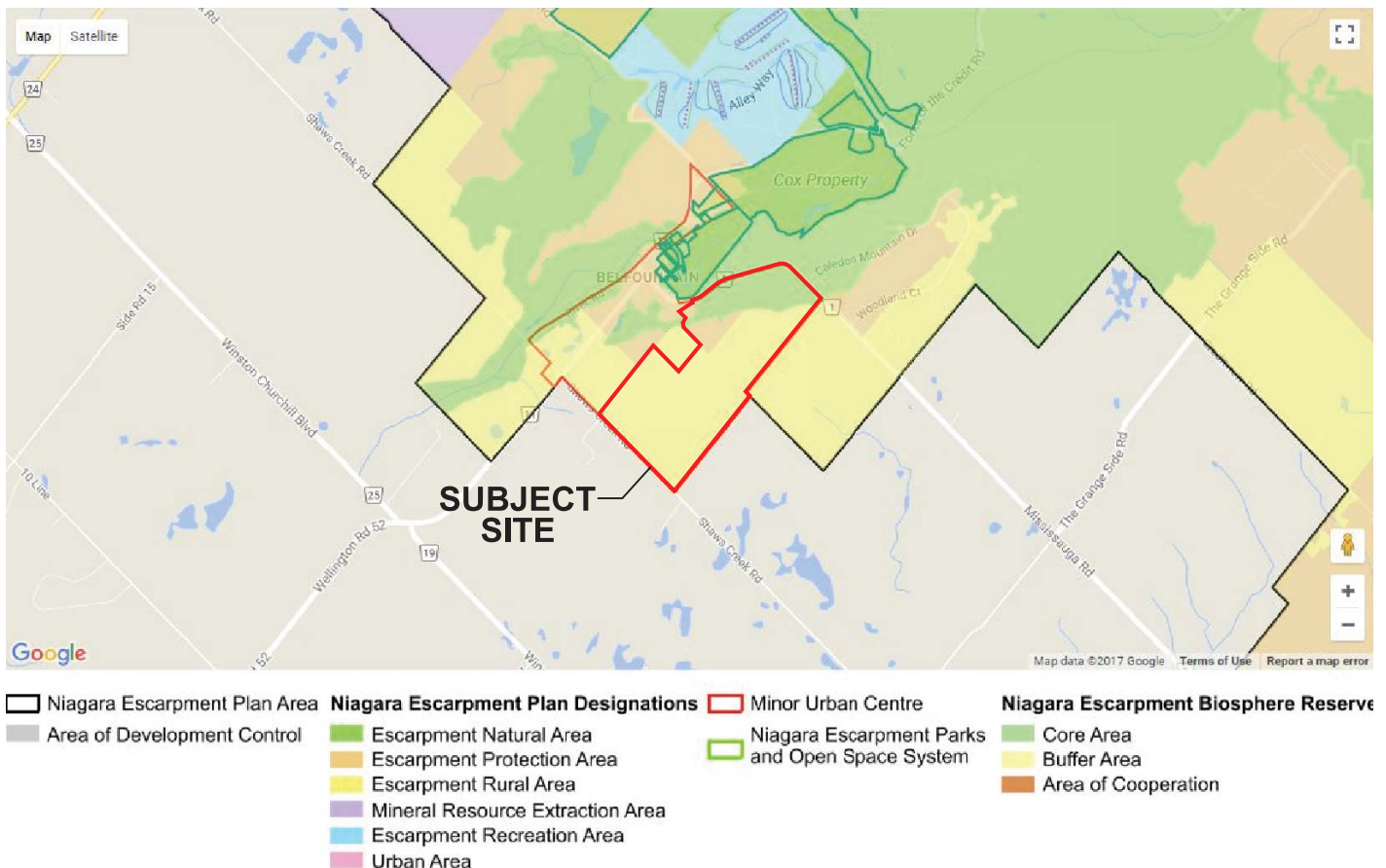


Figure 21: Extract of NEC Plan map showing Belfountain Settlement Area and subject site

### 3.2 TOWN OF CALEDON OFFICIAL PLAN

This Official Plan (OP) is a statement of principles, goals, objectives and policies intended to guide future land use, physical development and change, and the effects on the social, economic, and natural environment within the Town of Caledon.

The OP designates the subject lands as ‘Settlement Areas’ as per Schedule A Land Use Plan. The OP identifies specific objectives and establishes policies for Settlement Areas. See Figure 22

#### Objectives

- To foster and enhance the distinct community character of settlements in the Town.
- To provide for orderly and efficient residential, commercial and industrial growth within settlements.
- To ensure that adequate institutional, educational, recreational and cultural facilities are provided.
- To ensure that development within settlements has regard for environmental and cultural heritage resources, including Escarpment Natural or Protection Areas as designated in the Niagara Escarpment Plan (Section 5.10.2, OP)

#### Policies:

- Development of settlements will occur in an orderly manner that makes efficient use of services, and discourages scattered or fragmented land development (Policy. 5.10.3.5, OP).
- The land uses and the design of any proposed development will be compatible with, or enhance, the community character of the settlement, and development will be compatible with the land use patterns, densities, road systems, parks and open space system, and streetscape(s) of the community (Policy. 5.10.3.10, OP).
- Development will maintain, or preferably improve, the vitality and wellbeing of historic cores and main streets (Policy. 5.10.3.11, OP).
- Accessibility of all buildings for handicapped persons will be encouraged (Policy. 5.10.3.12, OP).
- The potential for crime will be minimized through the use of such approaches as Crime Prevention Through Environmental Design (CPTED) principles (Policy. 5.10.3.13, OP).

#### Discussion:

The proposal makes efficient use of underutilized lands within the Belfountain Settlement Area and establishes a comprehensive land development strategy that will revitalize the area. The proposed development, with its street layout, lot fabric, built form, and open space system, will be compatible with the community character of the settlement. The development will improve the vitality of the area, especially the Belfountain Historic Core area by supporting the functions of the area. The proposed development will be based on the principles of universal accessibility, and will meet the relevant standards of the Ontario Building Code, and the Accessibility for Ontarians with Disabilities Act. The development will also be based on CPTED principles as all dwellings will have main building entrances and main frontages and living areas towards the streets. This will establish ‘eyes on the street’ and facilitate natural surveillance.

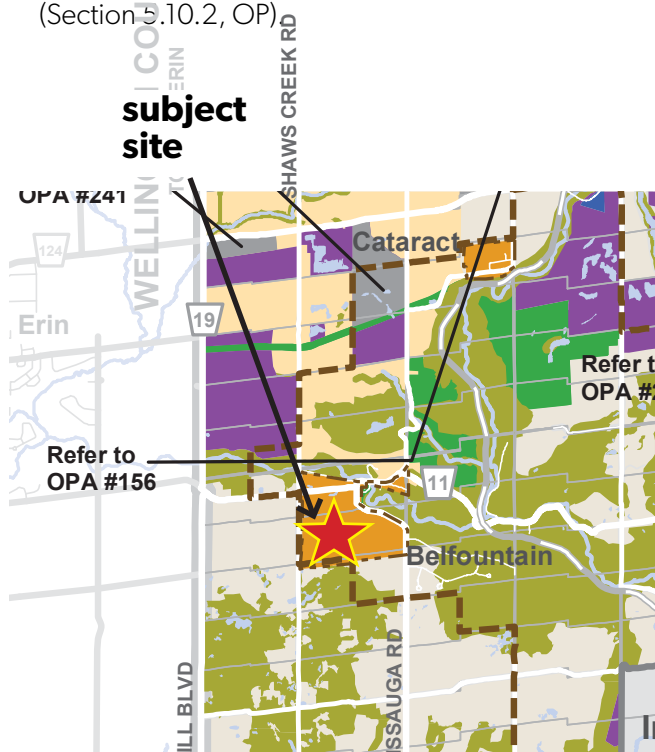


Figure 22: Extract of Caledon Official Plan

Belfountain is identified as one of the hamlets of the Town of Caledon. Hamlets are existing communities which are generally a cluster of houses located around a small historic settlement.

The OP states that residential uses shall be the predominant land use within these hamlet settlements (Policy 5.10.6.2.3, OP). The proposed development builds on this policy by proposing single residential lots only and blocks for open space and parks. See Figure 23

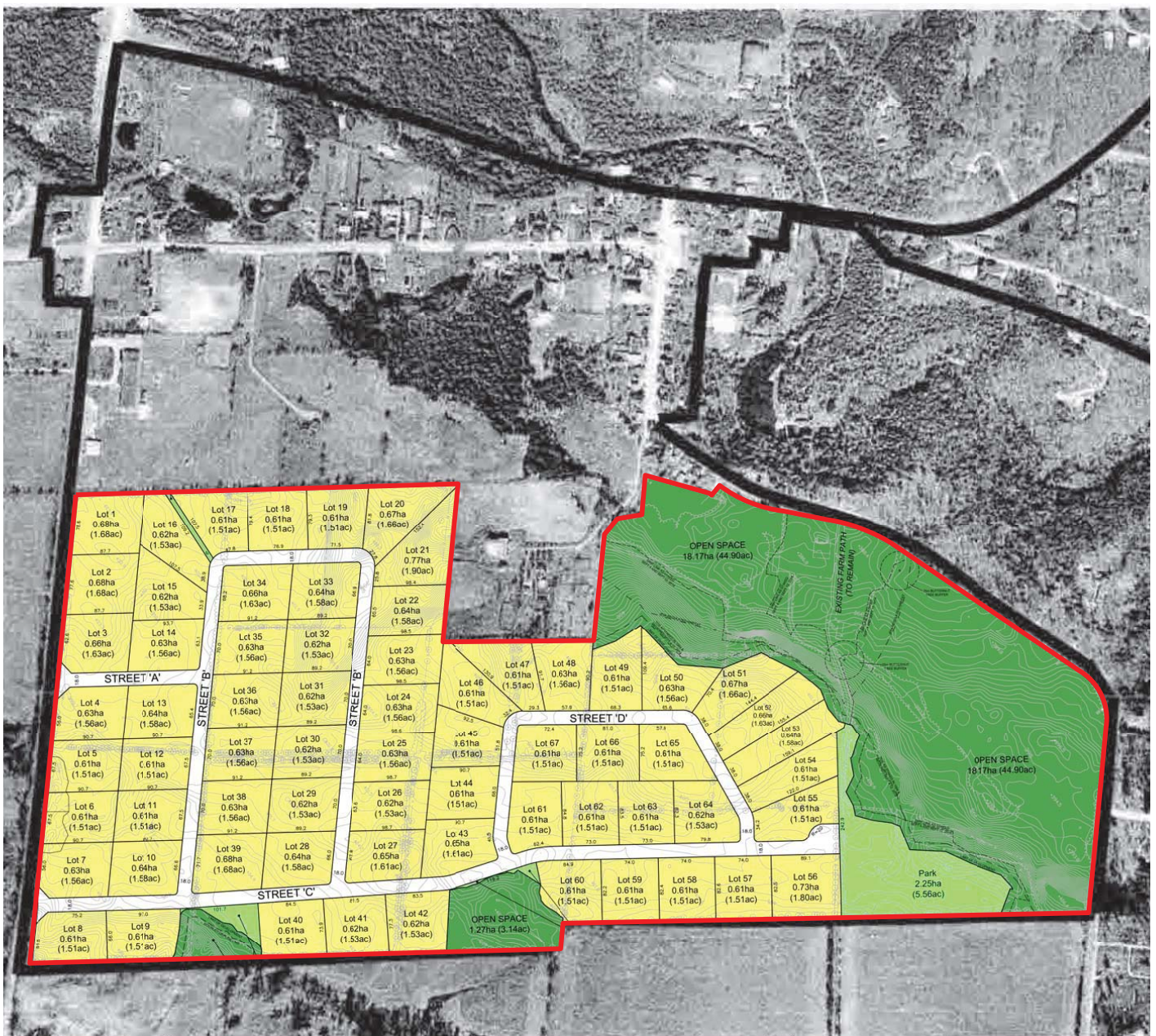


Figure 23: Proposed development within the Belfountain Settlement Area Boundary

### **3.3 TOWN OF CALEDON COMPREHENSIVE TOWN-WIDE DESIGN GUIDELINES**

The Town of Caledon Comprehensive Town-wide Design Guidelines (TWDG) provides comprehensive and area specific urban design, landscape and architectural design guidance. The TWDG establishes a framework for urban design ensuring that 'made in Caledon approach' for developments in the Town. The TWDG establishes key urban design principles as follows:

- Environmental Sustainability
- Accessibility and Universal Design
- Community Safety and Security
- Complete Streets and Active Transportation
- Cultural Heritage Conservation

The proposed development is in keeping with the above design principles. The development preserves a significant portion of the subject lands that have environmental significance in order to maintain the ecological integrity of these areas. Dwellings will be built as per the Ontario Building Code and may exceed provincial targets for energy and water conservation. All dwellings will be universally accessible. The exterior pathway system, landscaped amenity areas /parks and open spaces will also be designed for people with special needs. The development will be based on CPTED principles to ensure the safety of residents and visitors. The design will promote active modes of transportation through its well connected network of walkways, trails, and streets, as well as cycling options within and around the site.

The Design Guidelines includes general design standards for Estate Housing in the Town's settlement areas and along its rural streets. The ultimate design of the buildings of the Manors of Belfountain will comply with the requirements and recommendations of this document as discussed below:

#### **Traditional styles -Design Standard 13.4 a**

The architectural style of the buildings will follow traditional heritage influenced styles of architecture. These Urban Design and Architectural Design Guidelines suggest the use of Victorian, Georgian and Tudor heritage inspired architectural styles to maintain the rural estate type character of the settlement as well as draw inspirations from nearby heritage landmarks such as the Belfountain General Store and the Belfountain Village Church. Section 4.4.1 includes detailed design criteria pertaining to the architectural style of buildings.

#### **Protection of environmental Features - Design Standard 13.4 b**

Significant woodlots and valley lands of the Niagara Escarpment will be protected with buffer strips. These buffer strips will delineate the ultimate limits of development. In addition, the plan of subdivision proposes deep lots against the valley lands and woodlots of the Escarpment for deeper rear yard conditions that will further aid in the protection of these environmentally significant features.

#### **Façade Variety and Model Repetition - Design Standard 13.4 c and 13.4.d**

All efforts will be made to ensure that enough variety of building facades is provided along the streetscapes. Section 4.3 of this Urban Design and Architectural Design Guidelines provides design criteria for model repetition and façade variety.

#### **Garage Treatment-Design Standard 13.4 e**

The massing, orientation, architectural detailing and treatment will ensure that garages are unobtrusive and secondary to the building façade. The detailed design criteria established in this Urban Design and Architectural Design Guidelines in Section 4.4.9 ensures that garages will not project from the main front wall of the house and will not dominate the streetscape. In the case of side entrance garages that project beyond the main front wall of the buildings, the garages will face towards the internal driveway, not the street, and the street facing façade of the garages will be designed with enhanced architectural design to complement the main front wall design.

The following section provides a discussion on how the proposed subdivision complies with the specific design requirements for Estate Houses that are contained in the Town-wide Design Guidelines.

#### **Adequate Buffering - Design Requirement 13.4 f**

The proposed development provides adequate buffers around the site's periphery as well as individual lots either by maintaining existing trees/hedgerows or planting new ones. The proposed buildings will have generously sized setbacks that will further reduce any visual impact on the rural countryside.

#### **Natural and Rural appeal - Design Requirement 13.4 g**

The entire proposal is based on maximizing the visual appeal of the natural and rural setting of Belfountain hamlet, along with the scenic resources of the Escarpment. The proposed estate type lots and dwellings, the architectural style of the dwellings, the massing, height and scale of the buildings, the generously sized lots and setbacks, as well as the protection of the escarpment, will all contribute in maximizing the visual appeal of the site and its environs.

#### **Roofscape - Design Requirement 13.4 h**

The buildings will portray variety in the roof design in terms of providing varying heights, having gable and/or hipped roofs with or without dormers. However, the roof design will be consistent with the specific style of architecture of each dwelling unit.

#### **Roofing Material - Design Requirement 13.4 i**

The roofing materials will be of high quality and durable materials and will be selected to maintain the rural estate feel of the development.

#### **Exterior Cladding Materials - Design Requirement 13.4.j**

Materials such as natural stone or manufactured stone products, clay brick etc. that provide an estate type look and feel and that are consistent with the specific architectural style of buildings will be encouraged. A material palette with a list of all materials, their specifications and colours will be prepared by the builder/developer and will be subject to review and approval by the Control Architect.

#### **Noise Barriers - Design Requirement 13.4.k**

There will be no noise barriers provided in the subdivision, due to the extensive separation between the houses.

#### **Screening Utilities - Design Requirement 13.4.l**

All exterior utility boxes will be screened with landscaping without affecting its operation and maintenance requirements. Where feasible, utilities will be located underground and/or at flankages.

#### **Number of garage doors - Design Requirement 13.4.m**

All dwellings will have no more than three (3) garage doors.

# 4.0 THE DEVELOPMENT CONCEPT AND URBAN DESIGN CRITERIA



## 4.1. THE OPEN SPACE SYSTEM-INCLUDING ENVIRONMENTAL AREAS AND PARKS

Parks and open space blocks will be allocated for both passive and active recreational opportunities, as well as for preservation purposes. Tree lined streets with planted swales, a walkway block connection, and an existing farm path, as well as new park walkways and trails will provide links to the open space network. The estate type residential lots are contemplated to have large landscape setbacks that will further contribute to the greenery. Together, these will form the green network of the community.

The design of the open space system within the Manors of Belfountain and its components of parks and multi-use trail systems are linked within the broader pedestrian circulation system and provide for a balanced recreational

program. The open space system has been designed to take advantage of existing site features and establish a distinct character within the community. Implementation strategies to enhance the Open Space System and complement the built environment include:

- Development of neighbourhood park spaces and gathering nodes.
- Use of the road network for primary pedestrian circulation system; there will be no sidewalks in this development.
- Trail systems will be located within the open spaces to maximize views of the property’s natural features and to provide connections with the road network and surrounding land uses.



Figure 24: Conceptual Circulation Plan



- Use of pedestrian gateways to define linkages within circulation system.
- The Conceptual Circulation Plan (Figure 24) illustrates the both the primary and secondary circulation system as they relate to one another and how they work together to connect all land uses within the development and surrounding areas.

Education will be provided to the inhabitants to ensure proper uses of the environmental areas. Signs will be dispersed throughout to delineate the boundaries of Open Spaces from Park Spaces. Trails within the Open Spaces will be comprised of a mulch surface.

## 4.2 THE STREET AND LOT FABRIC

The street layout, in conjunction with the lot layout, was designed to work with as many of the existing site features as possible. The two predominant site features of the property include the existing vegetation (woodlot and hedgerows) and topography. The primary goal is to achieve the development vision while maintaining the natural site features as best possible. The following steps were taken to ensure this goal was achieved:

- Both a slope analysis and vegetative analysis of the site were conducted prior to establishing street and lot fabric.

- Site visits were undertaken to gain a better understanding of the site and its natural features.
- The road network and lot lines where possible were located along or adjacent to the hedgerows in an effort to ensure their integrity is not compromised.
- Use of larger lots allows for flexibility with building placement to reduce the amount of grading required.
- Open space and park blocks were located to take advantage of the natural features.

The street and lot fabric have been designed in a way to achieve the development vision while maintaining a high percentage of the site's natural features and minimizing development costs and impacts.

### 4.2.1 EXISTING VEGETATION

The current primary land use on the property is agriculture and therefore the clear majority of this site is open space. The existing vegetation is a combination of mature woodlots and a number of well-established hedgerows. The following steps were taken to ensure the existing vegetation is preserved:

- A vegetative analysis of the site was conducted prior to establishing street and lot fabric through both site visits and aerial topography review.
- Open space and park blocks were located adjacent to the natural woodlot found around the property. These act as secondary buffer.
- The street and lot fabric were located along or adjacent to the hedgerows where possible to protect and maintain their integrity.

As with the case of many developments, a minimal amount of trees will require removal to accommodate construction. In this case, there are portions of the hedgerows that will require minimal removal where conflicts exist with proposed streets, right of ways, driveways, and the development entrances. The following steps will be taken to ensure the continued success and integrity of the existing hedgerows:

- Removal all dead, invasive, and diseased material, and augment with smaller indigenous trees to fill in gaps.
- Thin out overgrown shrubs in hedgerow understory.
- Maintain the majority of fallen material as wildlife habitat.

This work will be undertaken in consultation with Savanta Inc. and Baker Turner Inc.

## 4.2.2 EXISTING TOPOGRAPHY

Except for a steep ridge in the north section of the property, most of the site is comprised of gently sloping topography. The following steps were taken when laying out the street and lot fabric with respect to topography:

- A slope analysis of the site was conducted prior to establishing street and lot fabric by way of site visits and study of existing topographic survey information.
- The road and lot layout is located on the gently rolling sections of the site to reduce site alteration.
- The use of larger lots allows for flexibility with building placement to further reduce the need for site alteration.

- Development will avoid steep ridge in north section of the property.
- Locations where topography would pose a challenge for construction were used for open space and park blocks – advantageously, the natural topography of these locations adds to the interest of these blocks.

The Lot Plan below (Figure 25) illustrates locations of roads and lots with respect to both the existing vegetation and topography.

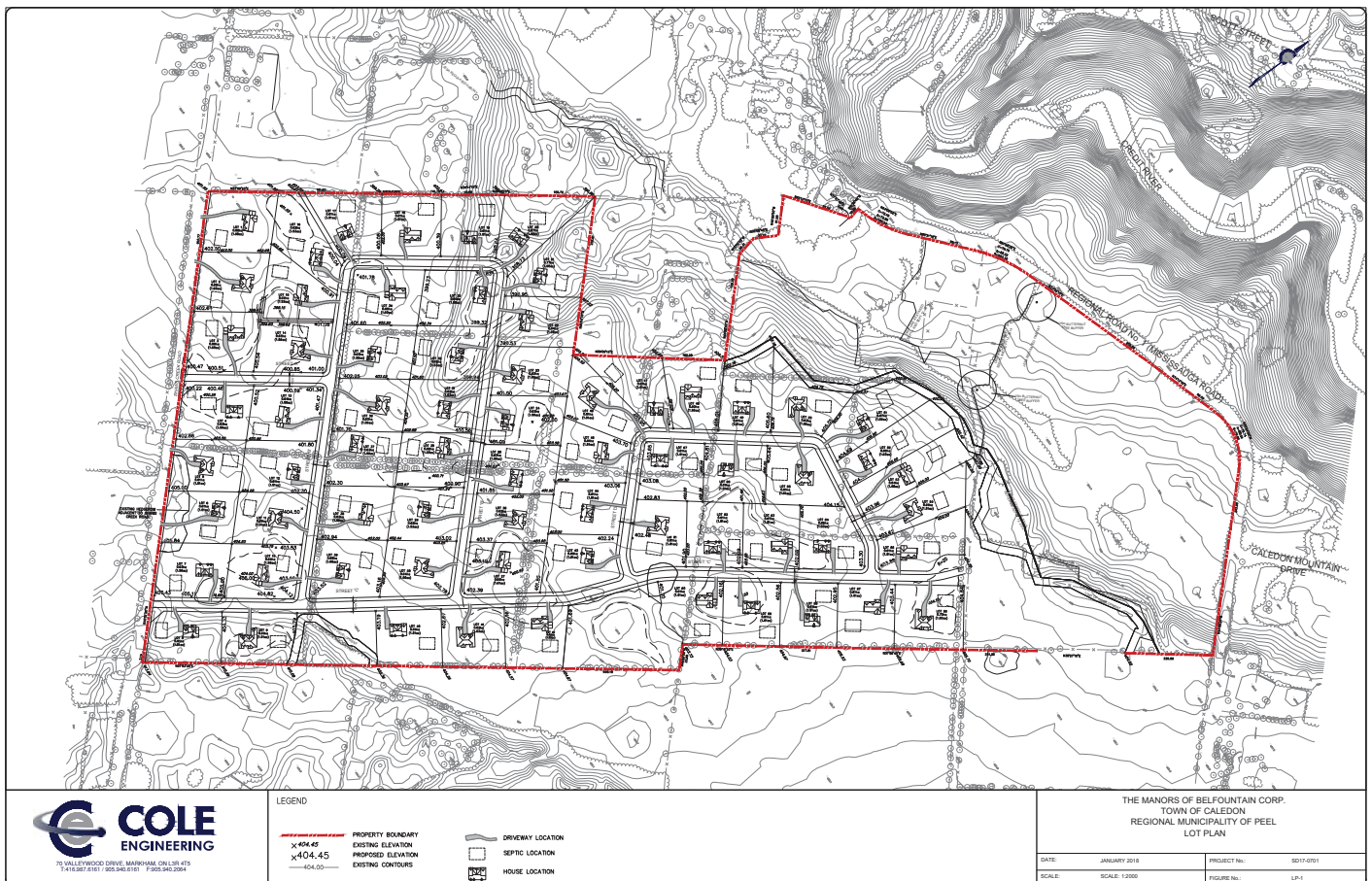


Figure 25: Lot Plan with Proposed Unit Layout, Prepared by COLE Engineering

## 4.3 LANDSCAPE AND STREETScape DESIGN

Streetscape design details found within the Manors of Belfountain are inspired by traditional rural developments and are intended to be fully cohesive with the existing community of Belfountain. The typical landscape design for each lot within the development will have a 'Manicured vs. Nature' narrative and will be as follows:

The typical landscape design for the development will be as follows (See Figure 26):

- Private spaces directly associated with each building and driveway will be neatly manicured with trees, maintained shrubs and perennials, and a mown lawn.
- Lands outside these private spaces will be comprised of taller meadowland grasses requiring no maintenance. See Figure 34
- Meadowland grasses will flow through the development independent of the property lines.
- Trees, shrubs, perennials, and meadowland grasses will be comprised of species with input, and approved by NEC and Credit Valley Conservation.

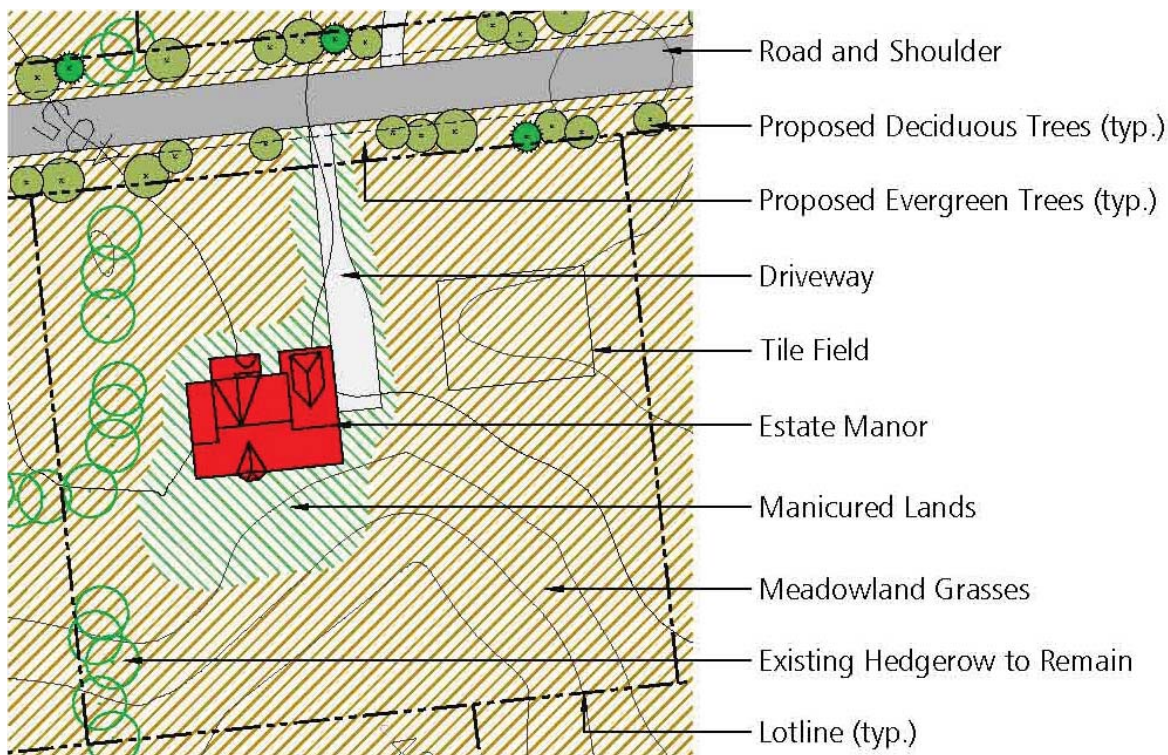


Figure 26: Proposed Site Design, Typical

Estate manors will be accessed from the road network via private driveway. Private driveways shall be:

- Comprised of the following materials:
  - Asphalt - Figure 27
  - Tar and chip - Figure 28
  - Patterned/textured concrete - Figure 29
  - Unit pavers
- Driveways will be one lane wide where they intersect with the road and will widen to accommodate two or three car widths at the garage.
- Stacking space for two cars will be provided in the wider sections of the driveways.
- Driveways can be both straight or gently curved, alignment repetition is to be avoided.
- Driveways are to avoid existing hedgerows in all situations unless unavoidable.
- Repetition of garages facing the road should be avoided - Some garages will face the road, others will face sideways.
- Permeable paving for driveway systems will be supported and evaluated on a site specific basis.



Figure 27: Asphalt Driveway



Figure 28: Textured Concrete Driveway



Figure 29: Granular Driveway

Rural swales, Figures 30 and 31, on either side of the road:

- Intended to improve water quality by slowing, treating and controlling surface runoff during storm events.
- Will contain cattails, riparian grasses, and in some instances flowering daylilies.
- All species will be selected from the CVC approved species list.

Steel culverts with Credit Valley Sandstone walls will be used within the rural swale where intercepted by manor driveways and mail kiosks.

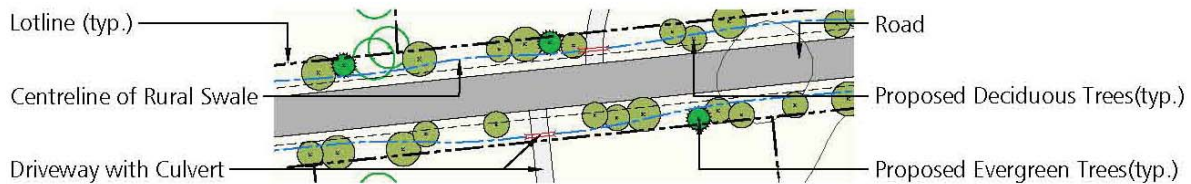


Figure 30: Hedgerow Style Street Tree Planting

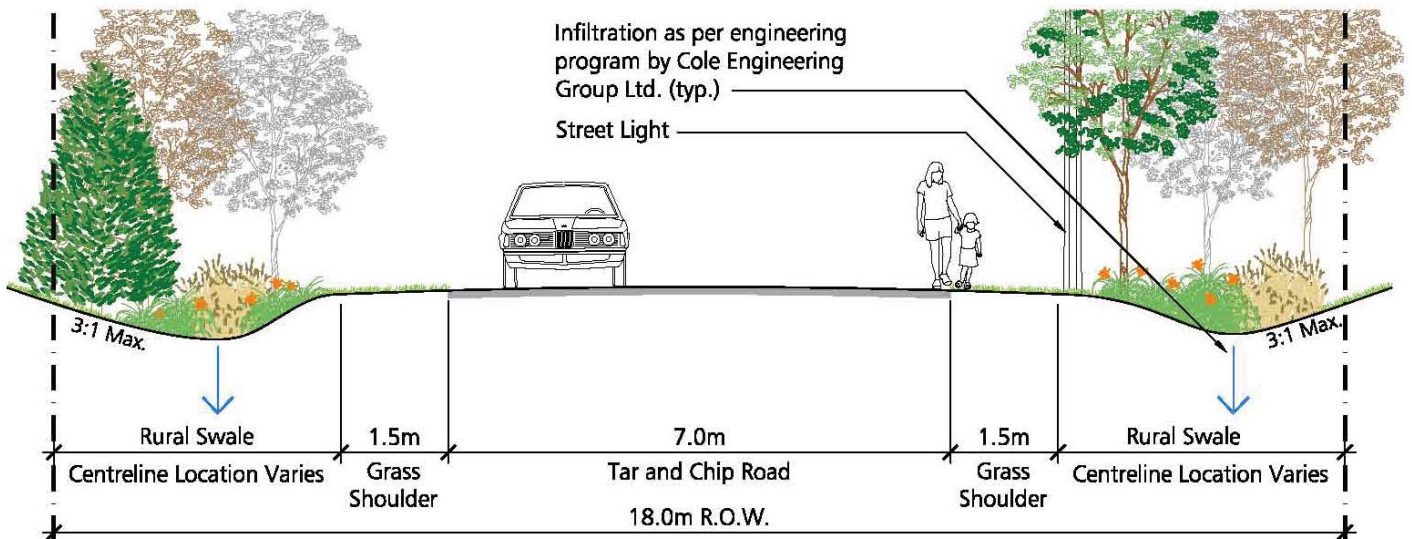


Figure 31: Typical Rural Swale Section

Street trees will be planted on the lot side of the rural swale (Figures 32-34):

- Random and informal street tree planting representative of the hedgerows on site will be planted on either side of the road.
- Will be a mixture of both deciduous and evergreen trees .
- Size of trees to also vary.
- All planting will be indigenous to the area and will conform with the Credit Valley Conservation approved species list.



**Cornus racemosa**



**Diervilla lonicera**



**Sambucus canadensis**



**Amelanchier sanguinea**



**Taxus canadensis**



**Spiraea alba**

Figure 32: Indigenous Shrub Species



**Acer rubrum**



**Acer saccharum**



**Quercus alba**



**Fagus grandifolia**



**Quercus rubra**



**Tilia Americana**



**Abies balsamea**



**Pinus strobus**



**Picea glauca**

Figure 33: Indigenous Tree Species



**Elymus canadensis**



**Bouteloua curtipendula**



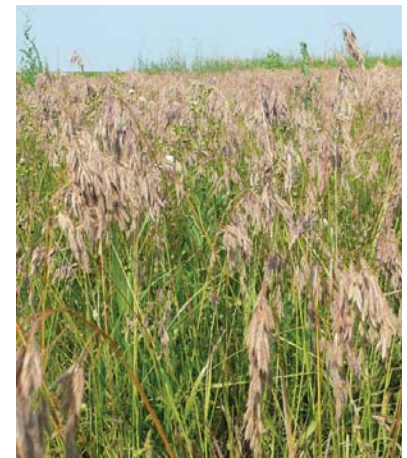
**Sporobolus cryptandrus**



**Elymus virginicus**



**Glyceria striata**



**Bromus ciliates**

Figure 34: Indigenous Riparian Species



### 4.3.1 COMMUNITY SAFETY

Design principles outlined in the Crime Prevention Through Environmental Design (CPTED) guidelines will be applied to the Manors of Belfountain to ensure a safe and desirable community. The goal of CPTED is to reduce the fear and incidence of crime while improving the overall quality of life. These key strategies are put forth by CPTED:

- Natural Surveillance – observation by the inhabitants of the site through visual and audio observation.
- Understory of hedgerows will be thinned out to create greater visibility.
- Sufficient street lighting will be provided to maintain visibility for night use.
- Use of high branching deciduous trees to maintain visibility along ground level – evergreen trees will be planted but their numbers will be significantly lower than that of deciduous trees.
- Natural Access Control – maintains a control of the community’s inhabitants by directing them towards areas of natural surveillance instead of away from them.
- All primary circulation routes are well defined and have clear visibility to all land uses.
- Access points along the primary circulation route are clearly defined creating a sense of ownership within the community.
- Territorial Reinforcement – the philosophy that all estate owners will have a sense of ownership over their property and their community providing them with a sense of responsibility for community safety.
- Grass shoulders and street lights along the road network will define the circulation and promote connectivity.

Lighting will be provided throughout the development. Street lighting design has been undertaken by RTG Systems Inc. They propose to use an LED fixture at 50m intervals (Figure 35). This will produce an average light level of 5 lux to maintain a safe environment, while also considering Dark Sky principles. Please refer to their specifications, submitted under separate cover, for more detailed design considerations.

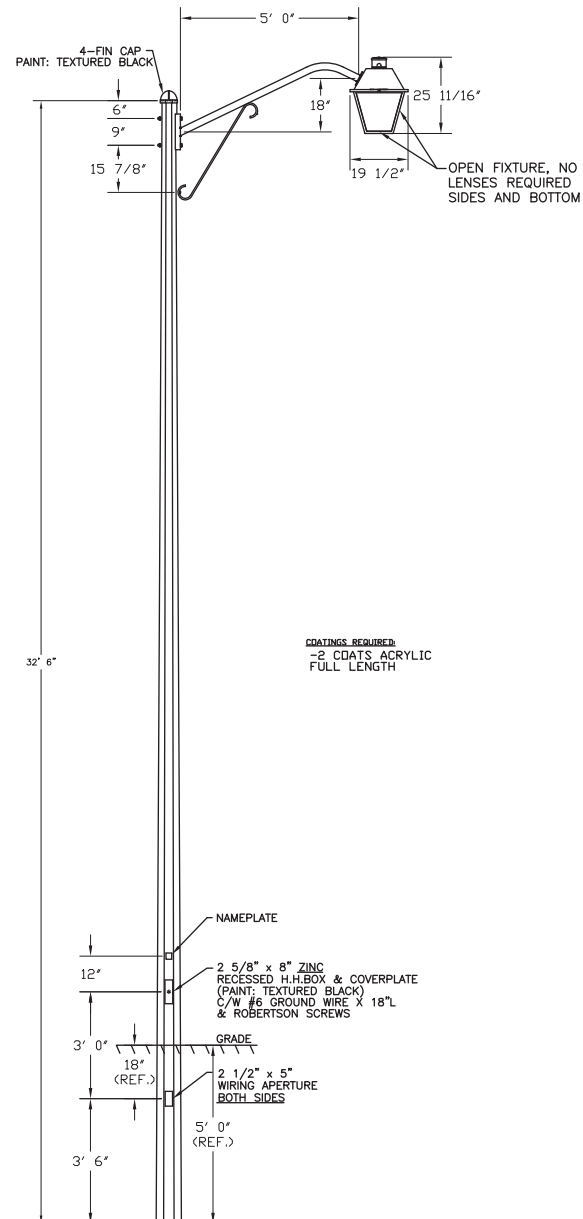


Figure 35: Proposed Streetlighting Fixture

### 4.3.2 STREET AND BUILDING RELATIONSHIP

Unless the existing topography requires it, all estate manors will be set back from the road a minimum of 20m and will be staggered with respect to one another to promote a sense of openness within the development streetscape and to allowing for maximum separation. See Figure 36



Figure 36: Staggered Estate Manors

### 4.3.3 MODEL REPETITION/FACADE VARIETY

There are 4 manor models available for this development. Model repetition is to be avoided unless the existing topography requires identical models to be placed adjacent one another. See Figure 37

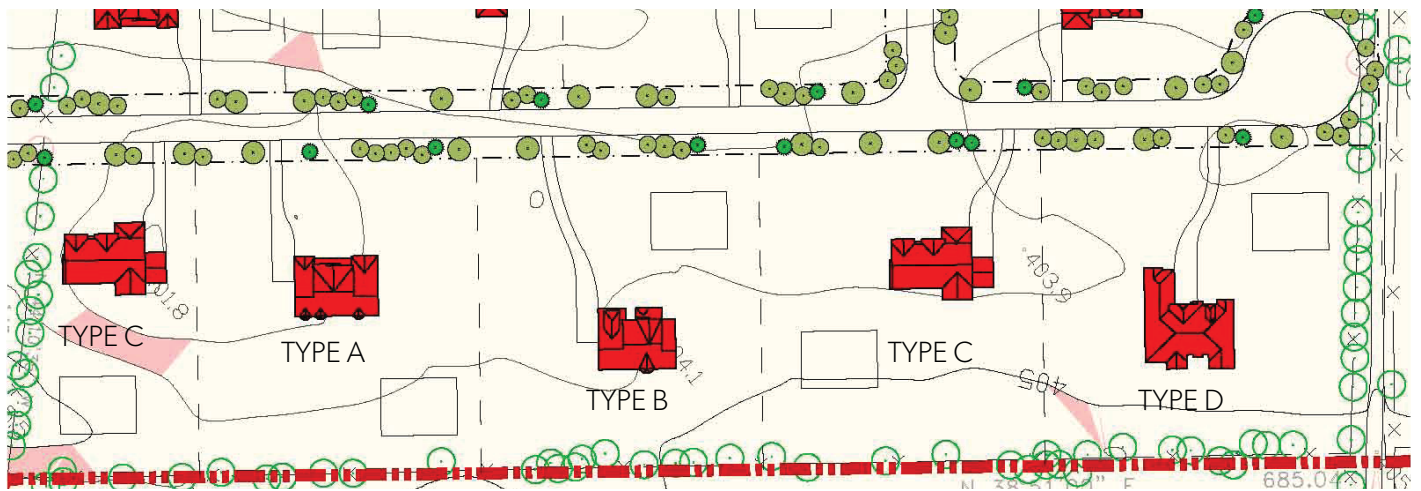


Figure 37: Model Repetition Diagram

#### 4.3.4 FENCING

There will be very little fencing within the development to avoid continuous definition of property lines. Where fencing is required, it will primarily be of the post and wire variety commonly associated with the agricultural land use found nearby. See Figure 38. Post and wire fences will be:

- 100mm Ø timber posts and cross bracing at turns.
- Galvanized high tensile paige wire mesh stapled to the posts.
- Fence height - 1.2m (4')
- Post spacing - 3.0 to 4.25m (10-14').



Figure 38: Post and Wire Fencing

Chain link fencing will be used to define rear property lines of lots that border woodlots - see Figure 39. This will prevent 'lot creep'. See Figure 39. The chain link fences will be:

- Black vinyl coated chain link.
- 1.2m (4') height
- Chain link fencing for rear lots backing on to natural areas will not have gates

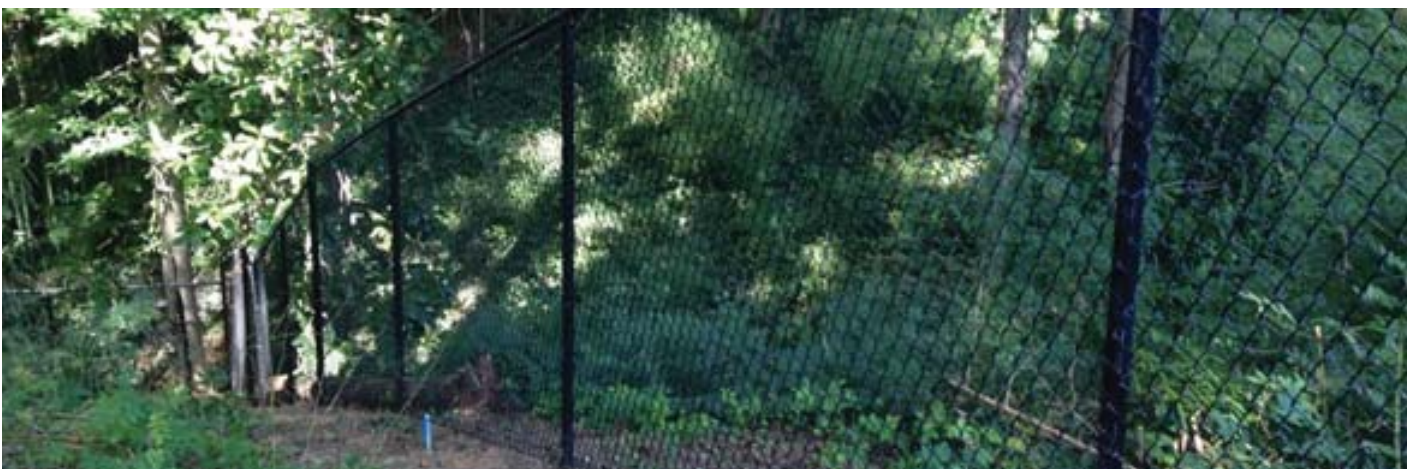


Figure 39: Black Vinyl Chain Link Fence

In rare situations where visual screening is required, timber privacy fences can be constructed in short lengths - see Figure 40 and 41. Privacy screens shall be:

- Stained cedar only, pressure treated will not be accepted.
- 1.8m (6') height maximum.
- 140x140mm (6x6") square posts spaced no more than 2.4m (8') apart.

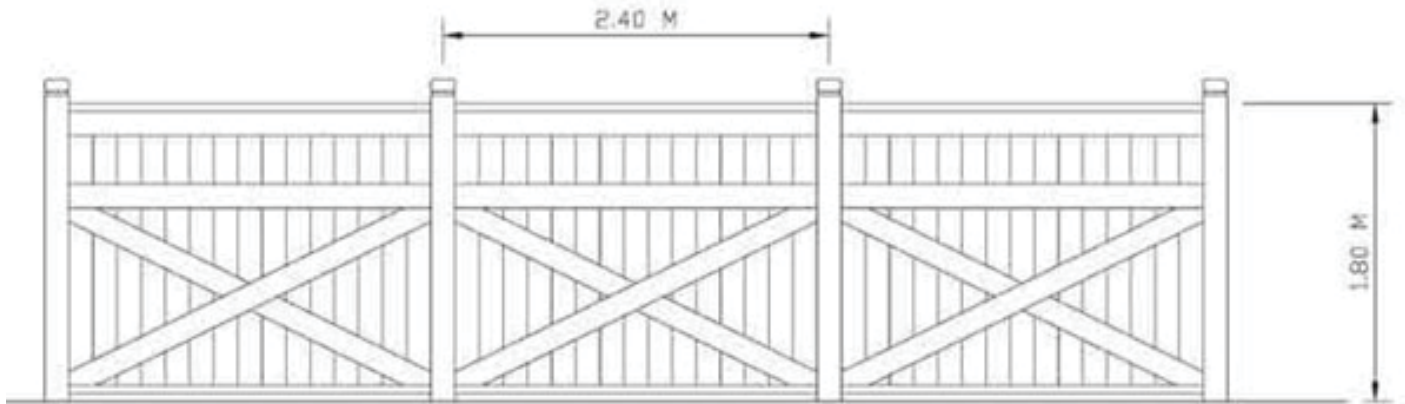


Figure 40: Cedar Privacy Fence



Figure 41: Cedar Privacy Fence Example

It is anticipated that Split Rail Fences could be introduced in to the Open Space network to help protect the environmentally sensitive features from foot traffic.

### 4.3.5 WALKWAYS

There will be three types of walkways within the Manors of Belfountain.

- Type A: The first type of walkway and primary circulation route will be the main development road. The road will be asphalt paved with a grass shoulder and will be shared by both vehicles and pedestrians. See Figure 42
- Type B: The second type of walkway and the secondary circulation route will be limestone screenings and will be used in open space locations such as the community parks and the connection to Belfountain Public School. Width will be 1.8m (6') - See Figure 43
- Type C: The third type of walkway, also a part of the secondary circulation route, will be wood chip mulch and will be used only in woodlot locations. Width will be 1.8m (6') - See Figure 44



Figure 42: Type A - Asphalt



Figure 43: Type B - Granular



Figure 44: Type C - Woodchip Mulch

### 4.3.6 MAIN ENTRANCES TO THE DEVELOPMENT

There will be a main entry feature located at each of the two entrances into the development, both accessed from Shaws Creek Road. They have been designed to convey a rural image of the estate residential subdivision while conveying an additional message that this residential development is of high quality and estate status - See Figures 45 and 46. Both entry features will include:

- Natural stone walls with natural stone coping
- Signage plaque with the name of the development 'The Manors of Belfountain' in a large, legible font
- Cobblestone paving
- Open rural style wood fence
- Simple, yet tasteful, plantings in front of the walls and portions of the rural fence
- Deciduous and evergreen planting placed atop gentle berms – to provide important screening of the development from Shaws Creek Road and to fill in gaps in the existing hedgerow

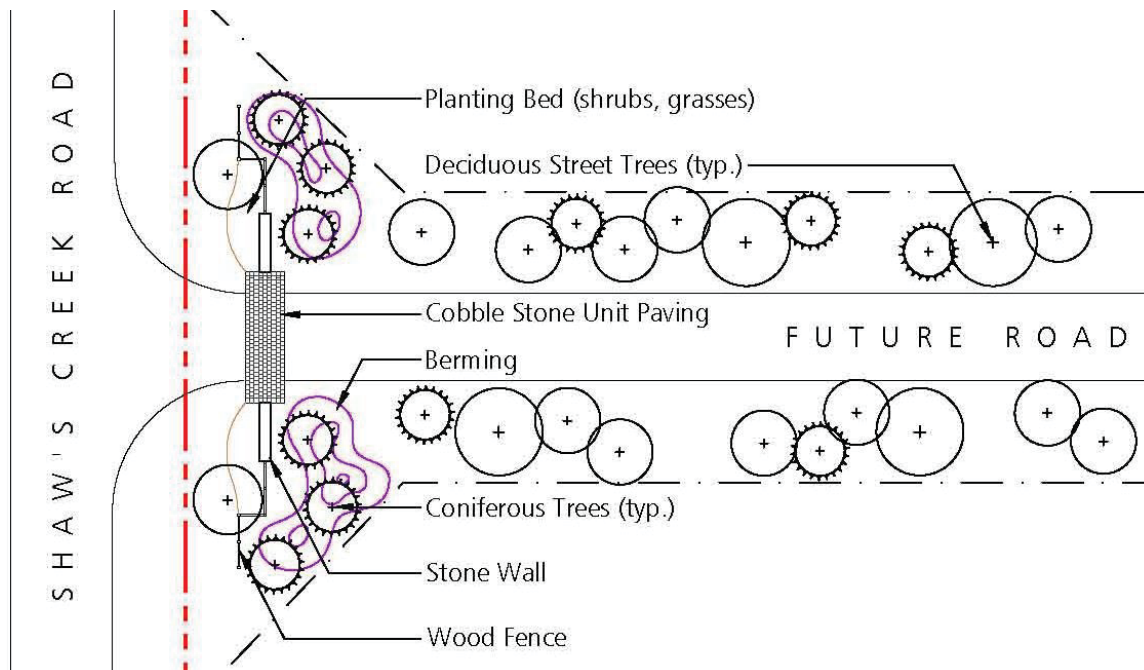


Figure 45: Plan View of Gateway Entry Feature



Figure 46: 3D Model of Gateway Entry Feature

### 4.3.7 COMMUNITY MAILBOXES

Community mailboxes will be an important node within the Manors of Belfountain. They will be places where neighbours congregate and where people will rendezvous for walks. There will be 3-4 community mailbox locations throughout the development, their location will be determined in consultation with Canada Post and the Town of Caledon. See Figures 47 and 48.

Design guidelines for the community mailboxes include:

- Mailboxes will be set on an concrete pad with a concrete approach easily accessible along the road network
- Small amounts of ornamental planting will be used to create a setting for the mailboxes and to reduce side views
- Mailboxes shall not be located directly in front of house windows
- Steel culverts and stone walls will be used underneath the concrete approach within the rural swale to maintain positive flow



Figure 47: Mailbox Precedent



Figure 48: Mailbox Precedent

### 4.3.8 STREET SIGNAGE

Street signage (Figures 49 and 50) within the Manors of Belfountain will consist of the following characteristics:

- Signage will be of an upscale executive design
- Black round posts will pineal topper
- Be subject to Town of Caledon requirements and approval



Figure 49: Street Signage Example



Figure 50: Street Signage Example



#### 4.3.9 SUSTAINABILITY STUDY

A feasibility study will be undertaken at the detailed design phase to determine the viability of the development for sustainable improvements. The feasibility study will focus on evaluating if the proposed homes are suitable to be brought up to the level of 'Net-Zero', and/or 'Passive Haus' standards. These standards are internationally recognized, aggressive targets in sustainable design and energy reduction.

These standards will assess the building layout, envelope, construction methods, and materials for efficiency and possible modifications and upgrades.

Outside of these standards, efforts will be made to assess reduced water consumption within the development by fixture specification and grey water systems.

Energy and heat generation strategies, such as rooftop photovoltaic cells (Figure 51) and ground source heat pumps, will be reviewed to determine viability within the site, and with the design guidelines outlined within this document. Heat recovery strategies and heat exchangers will be reviewed for viability within the study.

Further review will be undertaken with the Town of Caledon to determine a best-use approach for these sustainable strategies.



Figure 51: Rooftop Solar Panels

## 4.4 ARCHITECTURAL DESIGN CRITERIA

### 4.4.1 ARCHITECTURAL STYLE

The architectural style of buildings within the streetscape, in conjunction with the streetscape elements found within the public realm, plays a vital role in establishing the character and identity of a street, a neighbourhood and a community.

Historical traditional architectural styles should be used as references or inspirations for the design of the residential dwellings. The hamlet of Belfountain boasts a few historical buildings, some of which are designated under the Ontario Heritage Act. These include the Belfountain General Store at 758 Bush Street (Figure 53) and the Belfountain Village Church at 17258 Old Main Street. Both of these buildings are located very close to the northeast of the subject lands. These buildings were originally erected in the earlier 19th century depicting both Victorian and Georgian architectural influences in their various details. These buildings should represent themselves as resourceful inspirations for the style of the residential dwellings. The Belfountain Inn (Figure 52) located at 792 Forks of the Credit Road is another example of a small historical building set in the rural, picturesque, landscaped setting of the hamlet.

The Victorian, Tudor and the Georgian architectural styles may be considered for design inspirations of the residential dwellings for the manors of Belfountain.

The following images (Figures XX - XX) illustrate some examples of how modern day estate type houses with historical influences.

Considering the site's context within the Belfountain hamlet, the rural residential estate type look and feel can offer design reference for the proposed subdivision.

- The design of any building should have distinguishing elements characteristic of a single architectural style. Mixing discordant architectural styles within a single building is to be avoided.
- A palette of compatible architectural styles and building forms will ensure visual interest and continuity within the streetscape.
- Housing within each street block should be designed with architectural styles that are complimentary when used together. Architectural variety needs to be balanced with harmony.
- Specific architectural features may be directly inspired from historic buildings within the settlement area.
- The architectural style should be of an upscale design that incorporates stone, brick, and stucco to give it a rural appearance with colours to enhance the relationship between the dwellings and their surroundings.



Figure 52: Belfountain historic buildings as source of design inspiration

#### 4.4.2 ELEVATIONS AND FACADES

Attractive, harmonious streetscapes are essential in creating a vibrant, livable community with a positive identity. The design and appearance of building façades exposed to the public realm plays a fundamental role in establishing the visual quality and character of the streetscape.

- Building elevations visible from public streets should incorporate adequate massing, proportions, wall openings and plane variation and should avoid large, blank façades.
- Individual buildings should combine to create visual harmony when sited collectively with other dwellings within the streetscape. This can be reinforced by use of complementary, but not identical, exterior materials, colours and architectural elements.
- A variety of architectural expression and elevation treatments should be required to provide visual diversity within the streetscape.

- Each dwelling should have façade detailing consistent with its intended architectural style.
- For corner units, the flanking side elevation should be given a similar level of architectural detailing as the front elevation. Entries for these dwellings are encouraged to be oriented to the flanking lot line.
- Dwellings with covered front porches are encouraged on all streets.
- Attached street-facing garages should be incorporated into the main massing of the building and recessed from the main front wall to minimize the impact and presence from the streetscape.
- Larger and more frequent window openings should occupy the publicly exposed elevations with proportions and detailing conveying the architectural style of the building.

See Figures 54 - 57 for proposed building models.



Figure 53: Belfountain historic buildings as source of design inspiration



Figure 54: Proposed Model



Figure 55: Proposed Model



Figure 56: Proposed Model

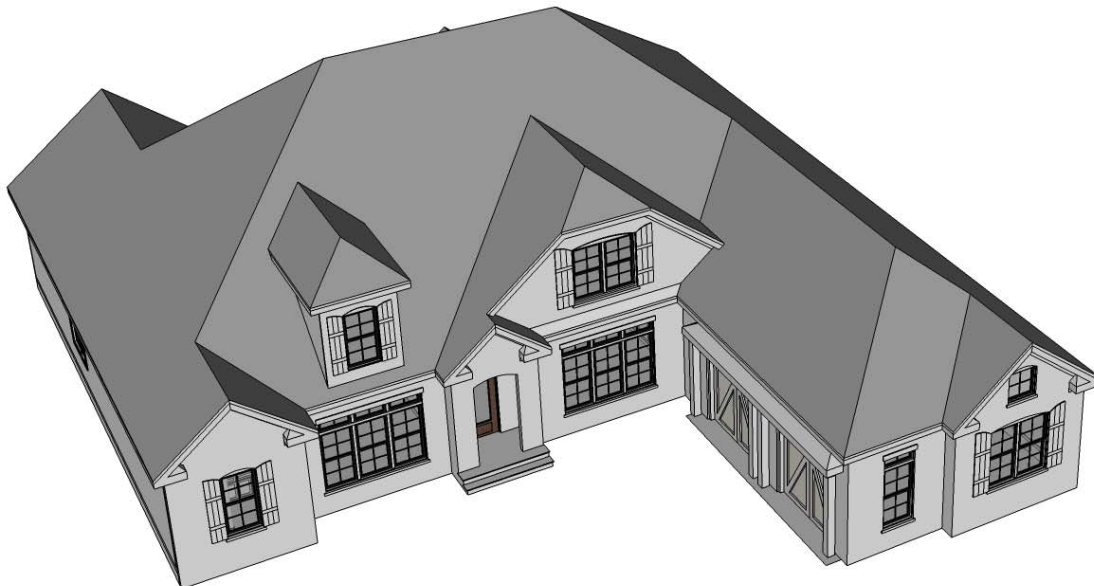


Figure 57: Proposed Model

### 4.4.3 BUILDING PROJECTIONS

Building projections add a visual appeal to the massing of the built form and contribute to an attractive streetscape design, see Figure 58. Generally building projections may include entrance porches, bay windows, building massing, etc:

- The building projections should be complementary to the architectural style of the building.
- Building projections should be integral parts of the built form design and proportional to the main building.
- Projections may include entrance porches, verandas, bay windows, wall projections, dormers, chimneys etc.



Figure 58: Building projections

### 4.4.4 MAIN ENTRANCES

The main entrance to the dwelling should be designed to convey its importance as a focal feature of the façade as well as an important streetscape element which supports the pedestrian-friendly goals for all new residential developments. See Figure 59

- The main entrance to the dwelling should be directly visible from the street.
- The design and detailing of the main entrance should be consistent with the architectural style of the dwelling.
- Weather protection at the main entrance should be provided through the use of covered porches, porticos, canopies, verandas or recesses.
- Natural light at the entry is encouraged through the use of sidelights, transoms and door glazing.
- Enhancements to emphasize the main entry area is encouraged and may include: pilasters and masonry surrounds.
- Large numbers of steps leading to the front or flanking entrance should be avoided, subject to site grading conditions, in order to maintain an accessible pedestrian scale.
- Stairs accessing the main entrance to the dwelling should be designed as an integral component of the dwellings façade.
- Access routes should be provided for people with disabilities.

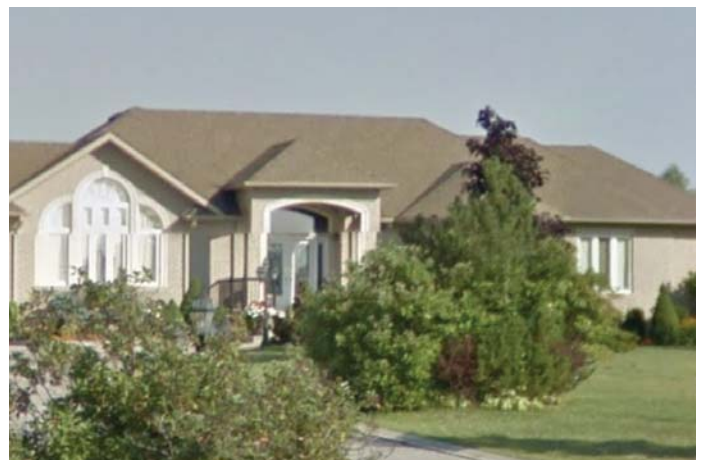


Figure 59: Main entrances

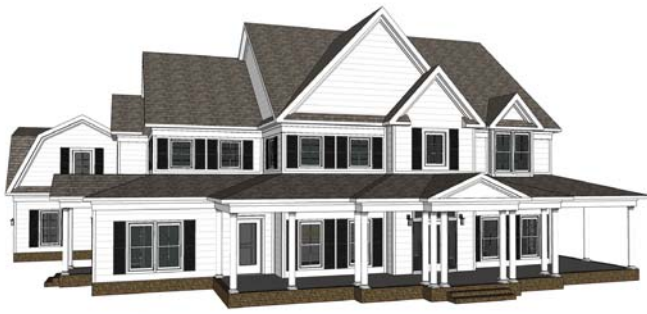


Figure 60: Precedent of appropriate style



Figure 62: Precedent of appropriate style



Figure 61: Precedent of appropriate style



Figure 63: Precedent of appropriate style

#### 4.4.5 PORCHES/ PORTICOS/ BALCONIES

Front porches, porticos, verandas, balconies, courtyards and/or patios help to promote safe, socially interactive and pedestrian-friendly residential streets by providing an outdoor amenity area, shelter from inclement weather, and a linkage between the public and private realm.

- Covered entry features, such as a porch, portico and/or balcony should be included in the majority of dwelling designs.
- The design of the porch, portico and/or balcony should be consistent with the architectural style of the dwelling.
- Porch depths should be sufficient to facilitate comfortable seating. Depths of 2.5m - 4.0m+ are recommended.
- Porches and porticos may project up to 3.5m into the front or flanking yard. The size of the porch/portico and its components (columns, piers, brackets or moldings) should be proportional to the scale of the dwelling and consistent with the character of the house.
- Where railings are required, they should be of traditional design, appropriate to the style of the dwelling with pickets between top and bottom rails.
- Wrap-around porches are encouraged for corner lot dwellings where appropriate to the architectural style.

#### 4.4.6 EXTERIOR MATERIAL COLOURS

Individual exterior colour packages should be carefully coordinated to create a visually consistent streetscape appearance. In this respect, harsh colour contrasts will be discouraged.

- Colour schemes and materials should be carefully coordinated for visual harmony and for consistency with the architectural style of the dwelling.
- Dwellings adjacent or directly opposite one another should not have main wall cladding of the same colour.
- Street blocks should have no more than 30% of the dwellings (3 in 10) sharing the same colour package. Furthermore, identical colour schemes should be separated by minimum of 2 dwellings.
- All metal flashing should be pre-finished or painted to match the wall cladding, roof or aluminum colour.
- Compatible material colours should be provided within each individual colour package.
- Garage door paint colours should generally be visually subdued, while a more dominant front door colour is encouraged. This will have the effect of diminishing the visual presence of the garage and accentuating the main entrance.
- Soffits, eavetroughs, frieze boards and fascias should generally be a single colour for each individual dwelling.
- The use of an accent colour for brick detailing such as lintels, bands or quoins, is appropriate for certain architectural styles (i.e. Victorian) but should be used sparingly. Where an accent brick colour is used it should be subtly different from and complementary to the colour of the main façade brick.
- The roof shingle colour should complement the colour of the primary wall cladding.



#### 4.4.7 ARCHITECTURAL ELEMENTS

Each dwelling should include materials and architectural elements characteristic to the style of the dwelling. Where there is reduced visibility from the public realm, architectural elements may be fewer and simplified.

See Figures 60 - 63 for appropriate style.

Architectural detailing may include the following:

- Brick Soldier course banding or lintels, quoined corners, piers and corbelling.
- Precast : Sills, lintels, keystones, imposts.
- Stone: Stone accent features such as plinths or projections.
- Stucco: Pre-finished, molded architectural details such as lintels, cornices, window surrounds, etc.
- Trim : Window and door casings, louvres, frieze boards, cornice and other moldings.
- A frieze board or brick soldier course cornice should be provided on all publicly exposed elevations, returning a minimum of 1200 mm along the sidewall of non-publicly exposed elevations or to a logical termination points such as a change in plane, a downspout or a wall opening.
- Where a masonry band or plinth occurs on the front elevation, it should return a minimum of 1200mm along the sidewall elevations or to a logical termination point such as a change in plane, a downspout or a wall opening.
- All masonry detailing should be accentuated by projecting about 12 mm (1/2") from the wall face.
- Precast stone accents are encouraged where architecturally appropriate, including: keystones, sills, lintels, door surrounds, imposts, etc.

#### 4.4.8 UTILITY AND SERVICE ELEMENTS

Utility and service elements should be designed as an integral part of the dwelling and carefully located away from public view in order to reduce their negative visual impact.

- Utility and service elements (hydro meters, gas meters, telephone/CATV junction boxes) should be located discreetly on wall faces perpendicular to the street facing the interior side yard.
- For corner lot detached dwellings, utility meters located on the interior side wall are preferred where an adequately sized interior side yard has been provided.
- For corner lot dwellings where utility meters must be located on street facing walls, they should either be screened architecturally or with landscaping, or placed in an unobtrusive location, such as at a wall jog, in order to reduce their negative visual impact within the streetscape.
- Interior lot dwellings should be designed with recessed or screened utility meters.
- Air conditioning units should only be located in the rear yard of dwellings.

#### 4.4.9 GARAGES

It is important to ensure that the visual impact of the garage and driveways are minimized on the streetscape. A variety of garage options should be used to contribute to the diversity of dwelling designs.

- Attached front garages should not dominate the massing of the street-facing façade and should be complementary in terms of character and quality to the principal dwelling.
- Garages that are located at the front wall of the dwelling should be recessed from the main building face.
- Dwellings with recessed garages should comprise the majority of attached garage units in the neighbourhood.
- The maximum setback of a second storey habitable room located above the garage is 2.5m for at least 60% of the width of the garage.
- Dwelling designs with the second storey wall face flush with the garage wall face below are discouraged unless an appropriate design treatment is provided to create a visual break (i.e. a boxed bay window, an intermediate roof or other elements appropriate to the architectural style).
- The streetscape should include a combination of garage door styles to avoid repetition and dominance by a single door type.
- The use of upgraded garage door styles, characteristic of the architectural style of the dwelling, will be encouraged - See Figure 64



Figure 64: Examples of garage doors

#### 4.4.10 ARCHITECTURAL DESIGN REVIEW BY THE TOWN'S CONTROL ARCHITECT

All model design will be submitted to the Town of Caledon's Control Architect for review and approval.

# 4.5 CRITERIA FOR PRIORITY LOT DWELLING AND COMMUNITY CHARACTER AREA

## 4.5.1 PRIORITY LOTS

Dwellings in prominent locations, or “Priority Lots” have a higher degree of visibility within the public realm. The priority lots include corner lots, T-section lots and elbow street lots as well as lots abutting public open space and parks. Special design consideration are required as they have a higher degree of visibility and exposure from the public realm.

Our analysis of the proposed development concept plan identifies various corner lots and view terminus lots as well as lots abutting open space/parks that are illustrated in the Priority Lot map (Figure 65).

- Corner Lots
- T T-Section Lots
- E Elbow Street Lots
- Lots abutting OpenSpace/Park

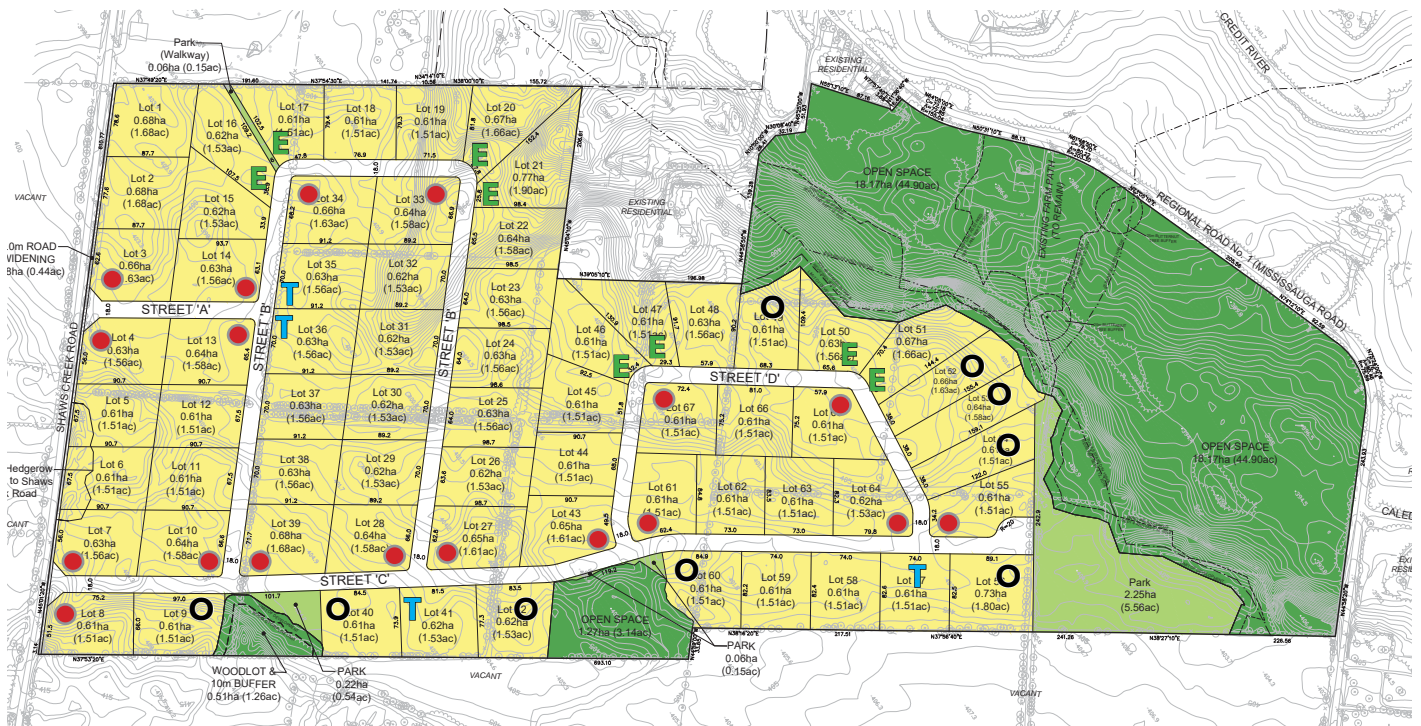


Figure 65: Priority Lot Map and Legend

#### 4.5.2 CORNER LOT DWELLING

- For the corner lots, the corner will be accentuated with built form articulation and/or through the articulation of architectural elements such as towers, wrap around porches, gables and dormers etc.
- For corner lots, the flanking and visible rear elevations of the dwelling should be given the same level of architectural detailing as the front elevation to create a positive streetscape presence.
- Provision of a porch and/or entry feature on the flanking façade helps create a human scale interface between public and private realms.
- See Figures 67, 69 and 70

#### 4.5.3 VIEW TERMINUS LOT DWELLING

- Dwellings on view terminus lots will have strong architectural features providing visual interest while reducing the prominence of the garages.
- Dwellings on elbow streets should have larger front yard setbacks, where feasible, than the adjacent dwellings to accommodate driveways and accent the outside street edge.
- Driveways on paired lots might be located to the outside of the lots to allow for enhanced front yard landscaping opportunities.

See Figure 68

#### 4.5.4 DWELLINGS ABUTTING PUBLIC OPEN SPACE/PARKS

- Dwellings on lots that are abutting public open space and parks will have enhanced architectural design and facade treatment on the building faces oriented towards the open space/park.
- Greater sideyard setbacks from the open space/parks may be provided for increased buffering and separation.

See Figure 66



Figure 66: Dwelling abutting park



Figure 67: Corner lot dwelling



Figure 70: Corner lot dwelling



Figure 68: T intersection dwelling

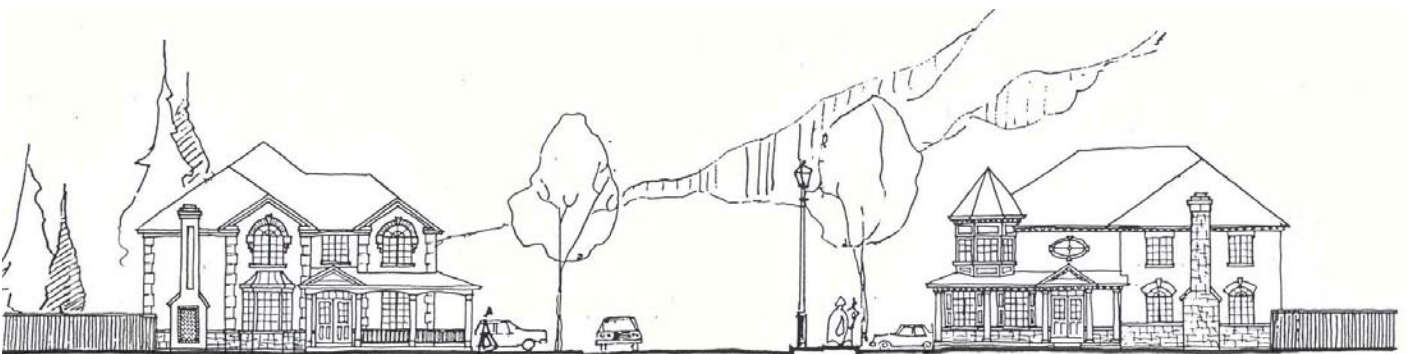


Figure 69: Corner lot dwelling in a streetscape

## 5. CONCLUSION



## 5.1 CONCLUSION

The development vision describes the goal of a new, integrated community within the hamlet of Belfountain. Respecting the historic form and cultural heritage, we believe the proposed built form is both compatible with, and enhances, the immediate environs.

The policies and guidelines that are in effect for the site are generally adhered to, with their intention implemented throughout. Generously sized lots, with appropriate built form and environmental protection, forms the basis of the design, adhering to the goals set out within the relevant policies.

As much of the existing landscaping as possible is to be maintained, with hedgerows undergoing minimal disturbance. The new landscaping elements, trees, shrubs, fencing, etc., all contribute to the holistic implementation of local, natural precedents. All species proposed will be approved by NEC and Credit Valley Conservation Authority prior to implementation.

The pedestrian connections provide access both to the adjacent school and the Open Space network throughout the site. Separation of the Open Spaces and recreational spaces will ensure the protection of certain areas of the site, while providing ample opportunities for the new residents to play, relax, and explore. Sustainable practices will be implemented for water control, and encouraged for energy reduction and conservation.

The architectural built form proposed will consider the surrounding massing, density, and style. Special attention has been given to the historic character of the hamlet, with a specific series of materials and architectural treatments put forward. This seamless visual integration within the broader community will enable the growth of Belfountain, while respecting the current integrity and customs.

The siting of the estate homes will help determine the architectural treatment of each specific parcel. Lot conditions will determine specific façades for enhanced design features. Model repetition and location within the sites will be controlled to offer a variety of conditions and enhance the visual characteristics within the development. All proposed designs will be submitted to the Town of Caledon's Control Architect for approval.

These comprehensive Urban Design and Architectural Design Guidelines highlight an appropriate approach for the development within the hamlet. Integration and neighbourhood values are the guiding design principles with which this community will be brought forward.



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