

SOUTH FIELDS

COMMUNITY ARCHITECTURAL DESIGN GUIDELINES

THE PLANNING PARTNERSHIP



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1.0 Guiding Principles

1.1 Function of Architectural Design Guidelines

Architectural design guidelines are performance standards to guide private development of all aspects of a proposed community. Architectural design guidelines for the proposed South Fields Community will help development proponents and Town staff meet expectations for private realm development, and will be used by the municipality to evaluate development submissions at various stages of the development review and approval process in the Town of Caledon. These Architectural Controls will be used in conjunction with the Caledon Zoning By-law 2006-50, Mayfield West Community Design Plan, Mayfield West Secondary Plan as well as the standards and procedures of the various municipal departments. The last chapter of this report details the process through which municipalities review development applications and the role of the Control Architect.

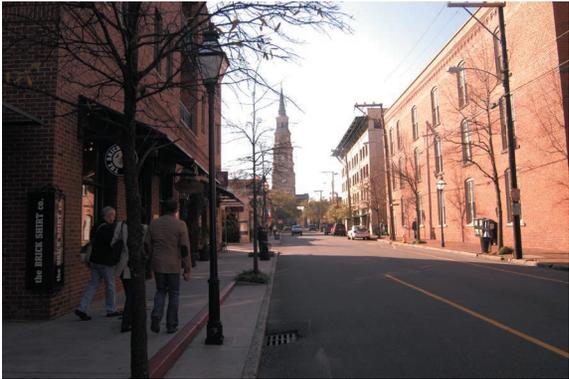
This particular design document has been written specifically for the development of South Fields Community and should not be applied to other areas in the Town of Caledon. It is noted at the outset that architectural design guidelines are not zoning by-law provisions. As such, the controls provide flexibility in interpreting the guidelines based on site-specific conditions. In addition, these architectural design guidelines have regard for the principles set out in the Mayfield West Community Design Report.

1.2 Administration of Architectural Design Guidelines

These design guidelines are an extension of the vision for the Mayfield West Community as set out in the Community Design Plan and Secondary Plan and provide guidance with respect to the siting and design of residential, commercial, employment and institutional buildings.

As an advisory service to the Town and selected by landowners, the control architect will review site plans, detail drawings, and exterior material and colour samples for conformity to these architectural design guidelines.

In the case where residential site plans require approval, the control architect will review, approve, sign, and stamp site plans for compliance with the architectural design guidelines. Building permits will only be issued when site plans are signed and stamped by the control architect.





Pedestrian Connections are integrated throughout the South Fields Community



Where Site Plan Approval is sought by the applicant directly to the Town of Caledon, the Town will circulate site plans to the control architect for comment.

Developers and builders should be aware that conformance with these guidelines and/or approval by the control architect does not constitute approval by the Town of Caledon or any other authority with jurisdiction in these matters. The developer or builder is responsible for verifying that their site plans and drawings conform to the guidelines, rules, and regulations of all necessary authorities. The control architect may consider design solutions that recognize the spirit of the community design objectives but do not strictly adhere to the prescribed performance standards. Any alternative design solutions shall require consultation with the Town's Planning and Development Department.

1.3 Community Design Objectives

Architectural design guidelines have been prepared for the South Fields Community to:

- achieve a quality and coordinated private realm throughout the community;
- integrate and coordinate public and private development;
- integrate employment, commercial, and residential uses;
- provide opportunities for the integration of green building practices for private and public construction;
- establish edge and gateway conditions with architectural and landscape features;
- assist in the creation of a rich built environment;
- encourage street related and pedestrian oriented development;
- encourage a high quality of architectural design;
- implement a variety of housing types and architectural styles;
- create streetscapes that are visually attractive with pedestrian oriented scale buildings; and,
- promote visually unobtrusive garages and vehicular parking.

1.4 Organization of the South Fields Community Architectural Design Guidelines

The Community Design Plan and Secondary Plan were prepared as components of a multi-disciplinary outline of the overall vision and objectives for the community of Mayfield West. Those documents specify guidelines for the proposed open space system and streetscapes that are not reproduced in this report. Developers and builders should have regard for the guidelines set out in the previous documents.

As such, this document focuses attention on architectural design guidelines for non-residential and residential uses in South Fields and expands on prior work to address the interface of different land uses. While urban design guidelines specify the parameters for the community as a whole, architectural controls are essential to promote the use of architectural features and visual integration of buildings within the community.



View of South Fields from the lower Etobicoke Creek

Guideline Terminology

Shall:

Means that the builder/developer will have to comply with this guideline or group of guidelines.

Should:

Means that the builder/developer will have to comply with this guideline unless it is not possible to do so due to physical or other constraints

Encouraged To:

Means that the Control Architect would prefer that the builder/developer comply with the guidelines.

Where Possible:

Means that this is a guideline and as long as the intent or objectives are met, there is flexibility in interpretation.