

4.0 DESIGN GUIDELINES FOR THE VILLAGE CENTRE

4.0 Design Guidelines for the Village Centre

The Village Centre is the focal point of the entire South Fields Community and is designed as a traditional commercial main street, urban in design and characterized by buildings located at or close to the street boulevard. The Village Centre is located predominantly on Main Street, on the realigned Kennedy Road and includes the residential areas immediately adjacent to these streets and represents an opportunity to link the new South Fields Community with the existing Valleywood development and future Snell's Hollow area. It is made up of mixed use, live/work, institutional, commercial, public open space and high density residential with medium density residential at its periphery. The architectural built form of the Village Centre should be pedestrian friendly in scale and transition well with the adjacent four neighbourhoods.

4.1 General Guidelines for the Village Centre

Principle: The nature of the Village Centre is determined through the built form and the basic premise is that it will be the most highly urbanized area in the community. As such the following guidelines apply:

- building faces on Main Street and a portion of the realigned Kenendy Road shall be located close to the street edge and have setbacks ranging from 0.3 to 2m;
- size, scale and design of the built form shall create an intimate, pedestrian friendly space and be complimentary to the existing residential neighbourhoods;
- all buildings should be of a consistent architectural character to reinforce a cohesive image;
- grade related commercial development shall be located on the ground floor of buildings along Main Street;
- building uses will be single and mixed use in nature;
- buildings shall be generally 2-4 storeys in height;
- on street parking shall be provided where possible and off street parking which is screened by buildings or landscaping;
- hard surface paving (i.e. wide pedestrian sidewalk) should be provided between the street edge and building with street furniture and soft landscaping to create a comfortable pedestrian experience.



Imagery of the Village Centre





4.2 Priority Locations

Principle: Priority lots shall incorporate special gateway/corner treatments, higher built form elements, architecturally emphasized entrances, and articulated facades that address the street edges on both frontages.

In addition to the Priority Lot requirements indicated in Section 3.2 of these guidelines, the Village Core includes feature areas which require additional attention due to their special location within the Core.

Because of its prominence, buildings located at the corner of Main Street and Kennedy Road should have highly articulated architectural treatments which may include, but are not limited to the following:

- the intersection should be designed such that buildings address both streets and mark it as an entry into the Village Core;
- building siting, height, massing, and façade design should reinforce community entry locations, and where appropriate, provision shall be made for a landscape strip sufficient in width to provide enhanced landscaping;
- the massing of corner buildings should include elements that distinguish the structure, frame the intersection and generate a sense of entry at the corner; and,
- should include elements such as articulated elevations, roof details, window projections, emphasized entrances, elaborate brick detailing etc.

Commercial Conditions:

- where possible outdoor patios should be provided in the space between the street edge and a commercial/retail use in locations that will not compromise pedestrian movement; and,
- street trees, awnings, or canopies are suggested to provide shade and shelter along the street, provided they do not block views of retail uses;



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Lots Adjacent or Facing onto the “Village Blue”

The “Village Blue” is a landmark within the Village Core and is connected to the surrounding neighbourhoods through a combination of roads and pedestrian pathways. This enhanced water feature will provide for passive recreation and create an extension of the pedestrian activity from the Main Street pleasure shopping district. Therefore, the architectural expression of buildings surrounding this priority location should have regard for the following:

- buildings shall be sited as close to the street edge as possible;
- front porches or balconies shall dominate to reinforce the social activity along the streetscape;
- walkways should extend from entryways to sidewalks;
- colours and materials of buildings surrounding the open space should be similar and coordinated to frame the Village Blue;
- where fencing exists, it should be decorative and consistent along the entire periphery of the Village Blue;
- where commercial exists facing onto the Village Blue, outdoor patios and seating areas should be incorporated wherever possible to reinforce the pedestrian activity and frame the landmark;
- long building blocks shall be highly articulated to avoid long uninterrupted facades and incorporate details such as dormers or balconies wherever possible; and,
- where rear or side elevations flank onto the Village Blue, they shall be of consistent materials, window styles and detailing as per the front elevations.



Buildings overlooking the “Village Blue” shall have highly articulated facades.

4.3 Village Centre Guidelines

Principle: Influenced by Victorian, Georgian and Craftsman styles the architectural character of the Main Street commercial and the residential areas shall be consistent and harmonious.

.1 Village Centre Low and Medium Density Residential Guidelines

Townhouse, Semi-detached and Detached housing units make up the housing types for the Village Centre medium density. In addition to the architectural design guidelines for low and medium density residential described in Section 3.0, of these guidelines, the following shall apply:



Village Centre Medium Density Housing



Village Centre High Density Residential

- on lots less than 40 feet along Main Street/Kennedy Road, garages shall be laneway based, internal driveway or located on the flankage for access. On lots greater than 12.2m front drive access will be allowed;
- for low density residential, rear yard or side yard garage locations are encouraged to minimize their impact on the streetscape;
- townhouses fronting onto Main Street/Kennedy Road in the Village Centre shall have garages or parking areas located at the rear and accessible by a laneway;
- setbacks will be minimized to emphasize the architectural built form face along the streetscape and enhance the small town Village Centre character; and,
- front porches shall be located close to the street edge to reinforce the streetscape.

.2 Village Centre High Density Residential Guidelines

Low rise apartment complexes are proposed for the Village Core .

- architectural elements to promote a pedestrian scale at street level shall be incorporated such as arcades, canopies, soldier coursing and brick detailing;
- buildings shall be well articulated to avoid long uninterrupted facades;
- the massing at corners should include elements that distinguish the structure, provide a frame for the intersection and generate a sense of entry;
- architectural details such as turret or tower features should generally be located at corners;
- buildings should parallel the street to emphasize the architectural style and reinforce the streetscape;
- rooftop mechanical equipment shall be screened from public view through placement of units, incorporation into the building architecture or an enclosure;
- loading and service areas shall be sited at the rear of the building and screened from view with landscape buffers or architectural built form; and,
- parking structures at or below grade shall not be located along predominately retail streets and their entrances must connect to the building.

.3 Village Centre Commercial/Mixed-Use Guidelines

Commercial and mixed-use development located on Main Street or Kennedy Road shall complement the architecture of surrounding residential uses as well as reinforce the importance of Main Street as the focus of the South Fields community. The architectural style of the Village Main Street should reveal a natural transition from the urban to the more low density residential mood of the adjacent neighbourhoods.



Commercial Mixed Use

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- the design of mixed-use buildings should reflect the combination of uses. A strong base should be designed to reinforce the pedestrian nature of the uses on the street and the residential uses above should be clearly distinguished;
- the building base of buildings located on either Main Street or Kennedy Road will be dedicated to commercial activity and should incorporate architectural detail and features, fenestration and entries that reflect this use;
- the residential areas adjacent to Main Street or Kennedy Road, in the Village Core, will provide for opportunities for live/work development, therefore, units should be designed to easily convert to other uses where live/work zoning permits;
- all buildings should be of a consistent architectural character to generate a cohesive image;
- front faces should be highly articulated with a variation in massing, colours, materials, brick detailing and window treatment;
- service areas shall be located at the rear of buildings;
- encroachments into the right of way may include balconies, signage or any architectural details which do not obstruct the public sidewalk;
- front entries should be flushed or recessed as per the Town of Caledon By-Law and should provide weather protection through the use of canopies, awnings, porticos, etc.;
- upper stories may not be set back from the main ground level building wall unless proven to enhance the streetscape;
- buildings may be of individual “free standing” buildings or of a block design format with 3-10 businesses sited side by side.
- block buildings should be articulated to avoid large expansions of uninterrupted blank facades;
- larger commercial spaces should be broken down in scale to give the appearance of smaller individual buildings;
- entrances to residential uses shall be clearly distinguished from commercial entrances and can be located at the front, rear or side of the building;
- where individual residential units are on the ground floor, entrances should be elevated a minimum of three steps to provide privacy;
- corner buildings shall be designed to appropriately address both street frontages in a consistent manner. Architectural design emphasis should be provided at corner locations to add visual interest and provide an identifiable landmark in the streetscape;
- large ground floor “shop windows” which are of an appropriate scale to the streetscape should be provided as an integral part of the building design;
- mechanical equipment, utility meters and service areas should be screened and located away from street view; and,



Example of a Village Centre mixed use Main Street.



Example of a Village Civic Space and special purpose park.



Buildings and their architectural details can help to define civic spaces.



- parking structures at or below grade shall not be located along predominately retail streets and their entrances must connect to the building.

.4 Village Centre Civic Space Guidelines

The Village Civic Space is located at the main intersection into the Village Centre at Kennedy Road and Main Street and serves as a landmark feature in the Village Core.

- civic areas should be designed to contribute to a sense of place and create a community focal point for pedestrians, gatherings, special events and social activities;
- all four elevations of the Civic Centre shall be highly articulated with added fenestration, enhanced window treatments and architectural detailing to address the public views;
- buildings adjacent to and facing Civic Spaces should be located close to the street to establish a strong pedestrian scaled street edge;
- architectural style and materials of buildings adjacent to civic spaces should be complimentary to the architectural style found throughout the Village Centre;
- building entrances facing civic spaces shall be clearly defined;
- pedestrian street lighting and street furniture shall be coordinated throughout the Civic Space;
- an entrance with a landscaped corner feature shall be provided at the corner of Kennedy Road and Main Street;
- pedestrian activity should be encouraged within the Civic Centre through clearly defined pedestrian walkways;
- landscaped pedestrian walkways should connect buildings, special features and parking within the Civic Space;
- pedestrian walkways within the Civic Space shall be well lit with pedestrian scale lighting for safety; and,
- parking shall be located at the rear of the Civic Space and out of view of collector roads;

.5 Neighbourhood School Guidelines

Two neighbourhood schools are proposed for the South Fields Community; one immediately east and one immediately west of the Village Centre. The design of the neighbourhood schools should be sensitive to the architectural style of the South Fields community through the siting, massing, architectural detailing and the selection of materials while establishing visual landmarks in the community.

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- buildings should be placed as close to the street as possible to establish a strong pedestrian scaled street edge;
- the main entry of the schools shall address Main Street;
- the front (facing Main Street) and flanking elevations will be consistent in terms of materials, fenestration and architectural details to address the high visibility of these building elevations;
- massing elements such as major glazed openings, and landscape features should be utilized to emphasize importance of school buildings within the community;
- elevations which are exposed to the street, or community parks shall be detailed with added fenestration, enhanced window treatments and architectural features that address the public views;
- all elevations are to be of a consistent design quality;
- mechanicals must be incorporated into the built form of the school or have an enclosure that is complementary to the colour and materials of the main structure
- soft and hard landscape features are encouraged to distinguish schools as important landmark buildings in the community and to provide architectural visual interest;
- pedestrian walkways should be provided to connect the building entrances with municipal sidewalks;
- drop-off and parking areas should be located so as not to interfere with a pedestrian connection from the sidewalk to the school; and,
- when site constraints necessitate front yard parking, a landscape or architectural element should be provided to define the street edge.

4.4 Parking Areas

- on street parking shall be available in the Village Centre;
- parking lots shall have appropriate landscaped screening to address public views;
- parking lots should be located, wherever feasible at the rear of buildings;
- parking lots should be slightly below grade where possible, with a curbed edge and landscaped buffer;
- where possible landscape islands should be implemented at the end of parking rows within a commercial parking lot;
- where possible adjoining sites should share entry/exit driveways into parking areas; and,
- the number of driveways into parking areas should be minimized so as not to disrupt the pedestrian oriented streetscape and wherever possible, they should be located to maximize joint use with municipal parks and/or civic buildings.



Image of Neighbourhood School



Image of on street parking for the Village Centre



Coordinated Lighting and street furniture help to create a cohesive streetscape.

4.5 Front Entries

- front entries shall be distinguished through the use of building materials, colour, and architectural elements such as arches, canopies, etc.;
- natural light is encouraged at the entry through the use of door glazing, transoms, and side lights;
- the main entry may be oriented towards the street front or the parking/ drop off area; and,
- steps and ramps to entrances shall be integrated into the architectural character of the building.

4.6 Roofline

- to provide visual interest, a varied roofline is encouraged;
- dormers and gables should be used where appropriate and be in keeping with the architectural style;
- roofs should be generally complementary to the line and heights of roofs of adjacent buildings;
- rooftop mechanical equipment shall be screened and, in the case of a mechanical penthouse, should be an integral part of the roof design; and,
- roof materials and colours should complement the design and material choices for the building elevations;

4.7 Signage, Lighting and Street Furniture

- signage should be an integral part of the architecture of a building;
- wall mounted business identity signs should be consistent within a block and placed along the same horizontal plane;
- signage should be placed above the entrance or storefront of commercial uses;
- roof signs are not permitted as per the Town by-law;
- a well defined cornice line should be employed to enhance the roof form;
- the ratio of sign band to building mass should be restricted such that the signage does not dominate the façade;
- signs should be designed to complement the building and enhance the visual appeal of the street;
- street lighting fixtures should be placed in line with street trees and should be distinctive in the Village Centre from the rest of the community;
- pedestrian level lighting may be integrated within street light poles; and
- street furniture design, materials, colours and styles should be complimentary to the architectural style and design of the Village Centre.