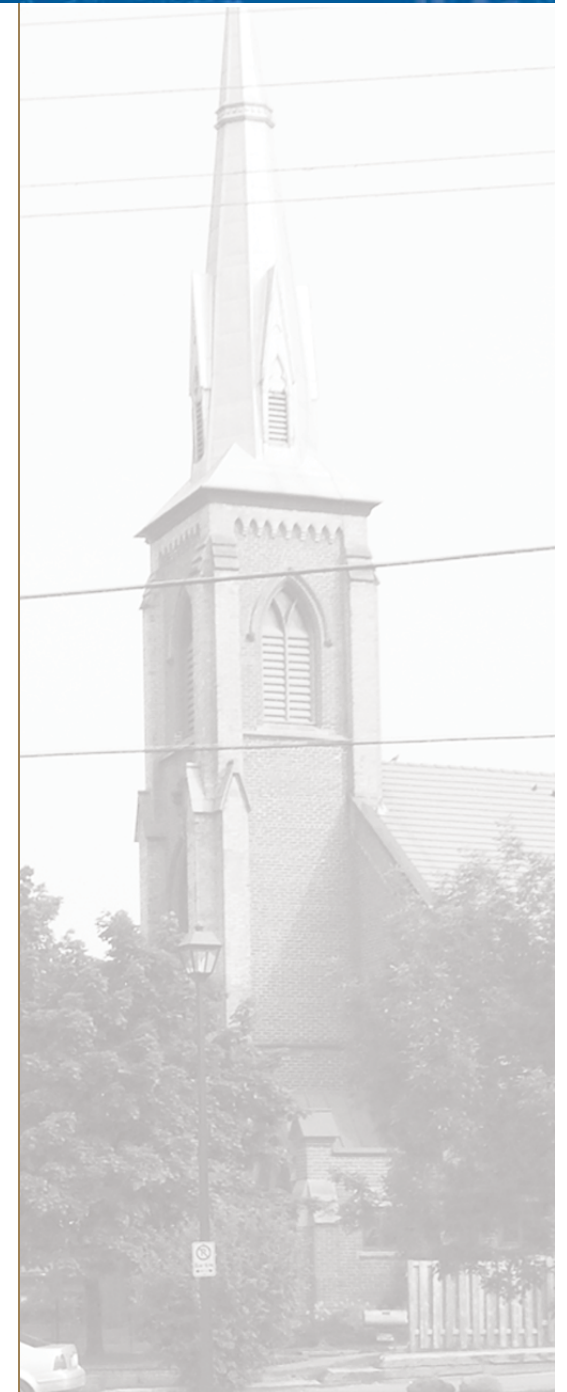


PART 6.0 DESIGN GUIDELINES

- 6.1 Explanatory Note
- 6.2 Streetscape Guidelines
- 6.3 Landscape Guidelines
- 6.4 Built Form Guidelines
- 6.5 Heritage Guidelines
- 6.6 Sustainable Design Guidelines
- 6.7 Signage Guidelines
- 6.8 Engineering Guidelines



Part 6.0: Design Guidelines

6.1 Explanatory Note

The guidelines in the following section are intended to work in conjunction with the Development Policies and Regulations in Parts 3.0 and 4.0 to achieve development that supports the vision for Main Street North. They set out the detailed requirements for open space, streetscape, landscaping, built form, heritage, sustainability, signage and engineering. They are intended to be used in the review of development permit applications and give more detailed direction with respect to the fulfillment of the review criteria for development permits. The numbers and values indicated are not intended to be prescriptive, but to show design intent and do not require a variance if there is a deviation. However, a change from the identified value will have to be justified in terms of confirming that the principle is being achieved.

The applicable guidelines are abbreviated and numbered in relation to their topics.

6.2 Streetscape Guidelines

6.2.1. Overview

The Main Street North Area is within proximity to a number of public open spaces within a comfortable five minutes walking radius. The area is in close proximity to the Etobicoke trail, which is a major trail extending from Mayfield Road to Lake Shore Boulevard.

The Permit System Area proposes to add to and connect with the Open Space hierarchy through improvements to the public realm, creating a “Green Street” that is pedestrian-friendly and supports

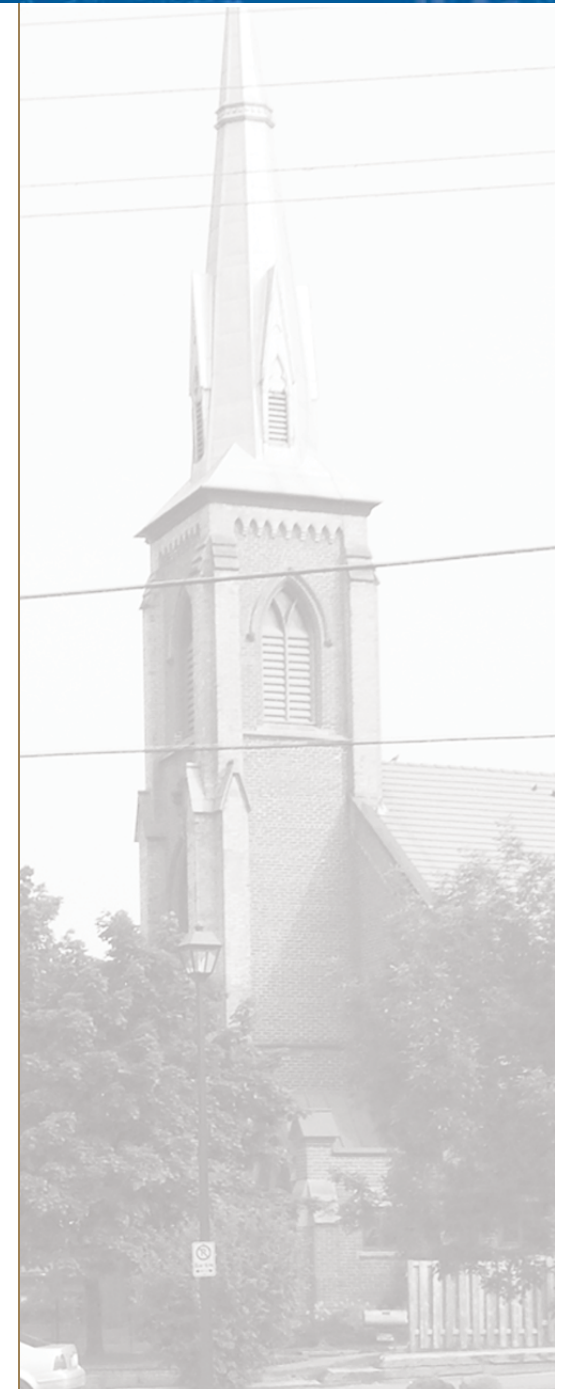
mixed-uses, improving the semi-private realm (the area between the building and the public and the public right-of-way), establishing semi-private urban plazas and identifying opportunities for potential public open space.

6.2.2. Objective

These guidelines implement in detail, the policy objectives of the Development Permit Area as set out under Part 3.0 and the requirements of Part 4.0 (Development Regulations). Specifically, the following guidelines intend to implement the policy objectives which seek improvements in the semi-public and public realm to achieve an enhanced streetscape for Main Street North.

6.2.3. Street and Semi-Private Spaces Guidelines

- STG1. The street will generally have a minimum pedestrian zone of 6.0 metres (see Figure 6-1).
- STG2. The tree canopy will be re-established in the semi private zone or public zone as space permits (see Figure 6-2).
- STG3. The City will seek to establish semi-private open space elements in accordance with the open space plan in conjunction with the review of development permit applications (see Figure 6-3 and Figure 6-4).
- STG4. Property owners are encouraged to participate in the re-establishment of the street tree canopy by planting trees or permitting the City to plant trees within the privately owned portion of the road right-of-way boundary at the front of their property. The provision of street trees will be a requirement of approval of a development permit, where the application type requires streetscape improvements (see Figure 6-5).



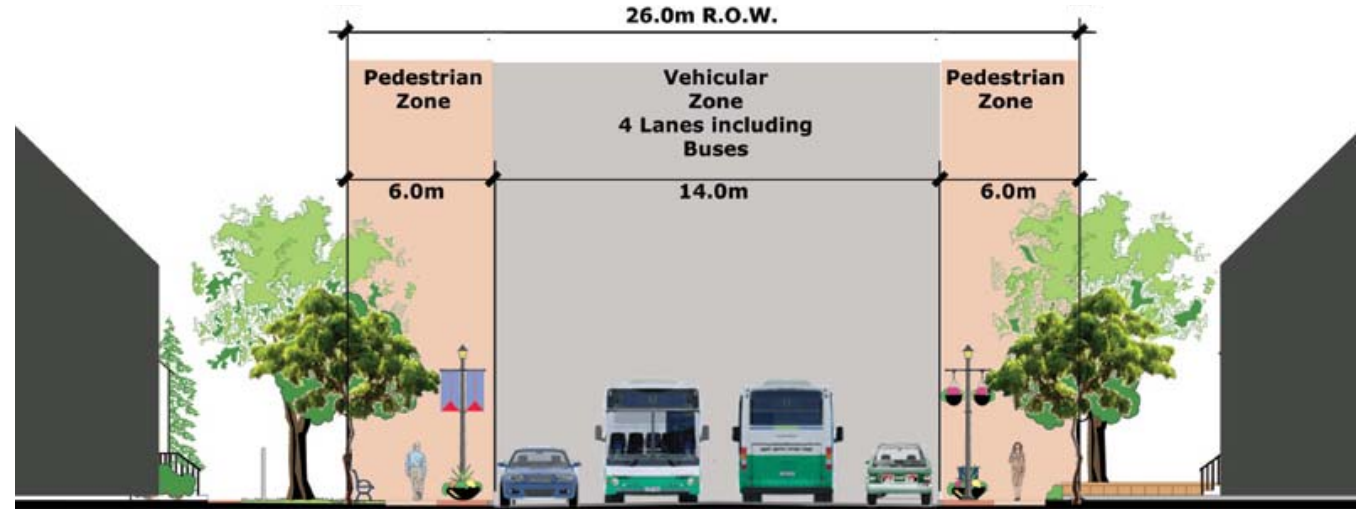


Figure 6-1: Main Street North Pedestrian Zone, N.T.S.

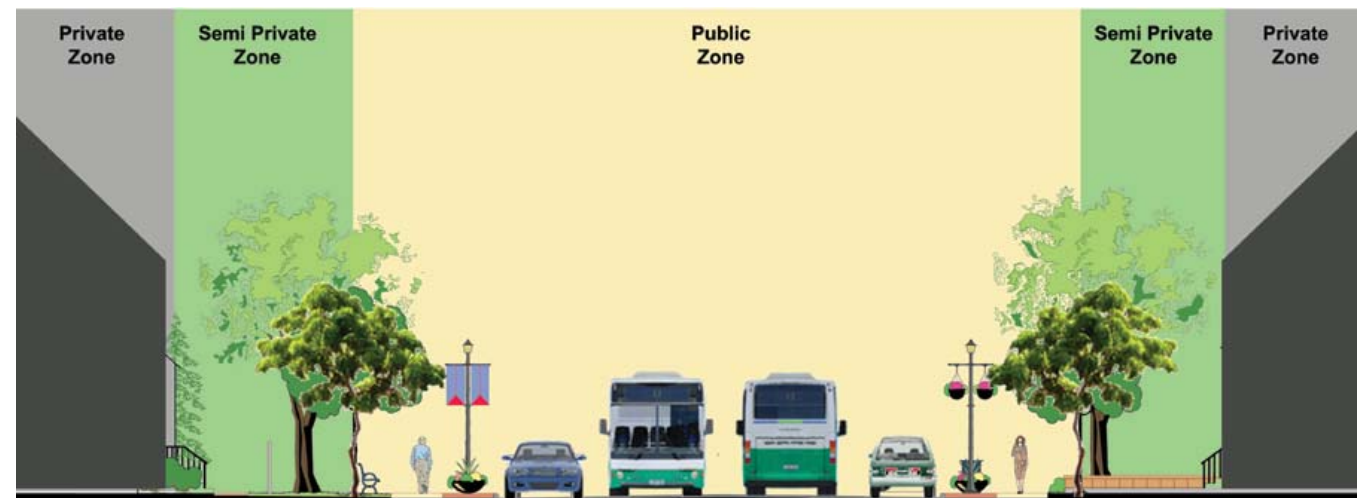


Figure 6-2: Main Street North Open Space Zones Section, N.T.S.

- STG5. Only City-approved streetscape furniture is permitted in the public right-of-way of the street.
- STG6. Development proposals will be required to enhance the pedestrian and transit realm of the street through the provision of suitable semi-private and private open space landscape elements within their developments to enhance the walking experience and the creation of a memorable desti-

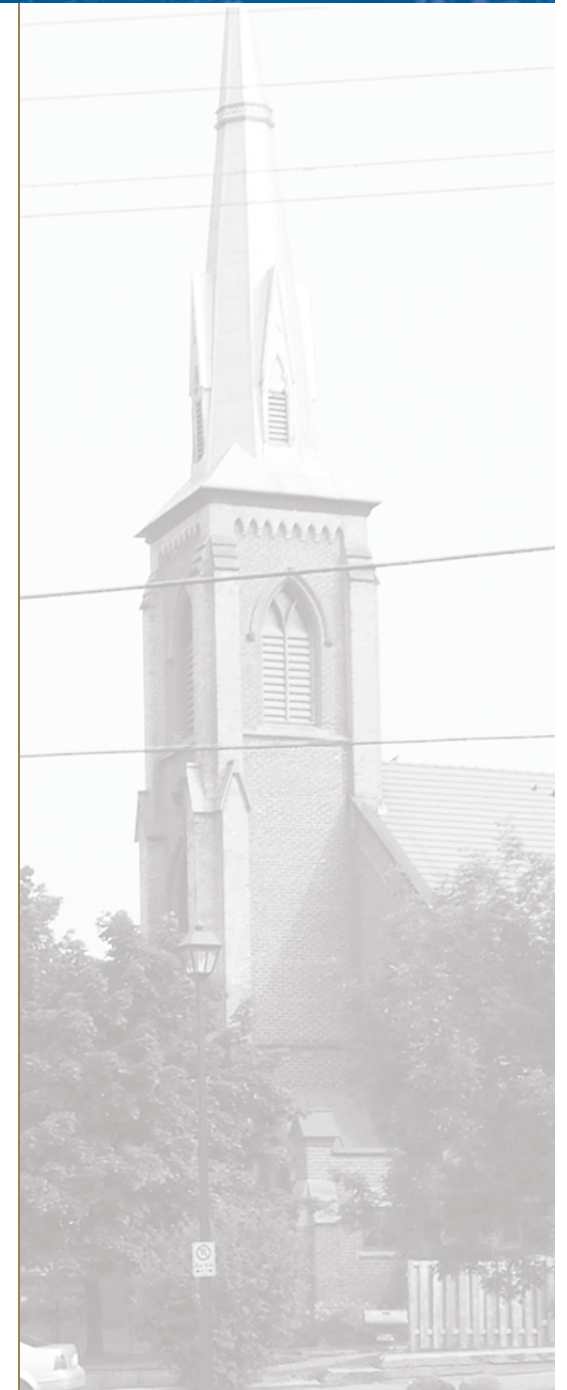
nation and place. The detailed guidelines can be found in Section 6.3 (Landscape Guidelines).



Figure 6-3: Main Street North Visualization



Figure 6-4: Main Street North Visualization





6.3 Landscape Guidelines

6.3.1. Overview

The following landscape guidelines for Main Street North provide a framework for the creation of attractive, sustainable, pedestrian-oriented open spaces that will help enhance the identity and image of Main Street North and give it sense of place. They were developed to support the policies of the Official Plan and Secondary Plan, the objectives of the Main Street North Development Permit System area and to help achieve the vision set out in the City's Flower City Strategy.

6.3.2. Objective

These guidelines implement in detail, the policy objectives of the Development Permit Area as set out under Part 3.0 and the requirements of Part 4.0 (Development Regulations). The guidelines intend to ensure that the private landscaping, preservation of tree canopy and treatment of the public realm work in a co-ordinated manner with the built form and other requirements to achieve the goals and objectives

for the Main Street North Permit Area.

6.3.3. Semi-Private Landscape Design

It is the intention of these guidelines to create attractive semi-private landscape zones that help enhance the identity and image of Main Street North. The semi-private landscape zone is defined as the privately owned open space between the front of a building and the front lot line.

- Improve the aesthetics of the semi-private landscape zone wherever possible.
- The proposed landscape elements in the semi-private landscape zone should be of the highest level quality possible. The material, style, colour, etc. should be compatible with the character of the existing building and be sympathetic to the general character of Main Street North. Particular attention should be given to buildings that have been designated or listed as heritage properties.
- The following landscape elements should be



Figure 6-5: Examples of Attractive Semi-Private Landscape Zone

included in the design of the semi-private landscape zones:

- foundation planting that includes floral displays
 - a central entrance walkway defined by decorative masonry paving that provides functional, adequate pedestrian access between the public sidewalk and the main building entrance
 - low hedging and/or decorative fencing along the boundaries of the semi-private zone
 - street tree planting in the public and semi-private zone.
- ° Other landscape elements that are encouraged to be used in the design of the semi-private landscape zones include:
 - decorative entrance gateways
 - seating
 - overhead elements (i.e. arbours)
 - decorative masonry columns
 - decorative landscape lighting
 - ° Provide appropriate landscaping on both sides of a driveway entrance to define vehicular access to the site.
 - ° Automatic irrigation systems are recommended for commercial, office and mixed-use sites.

Guidelines

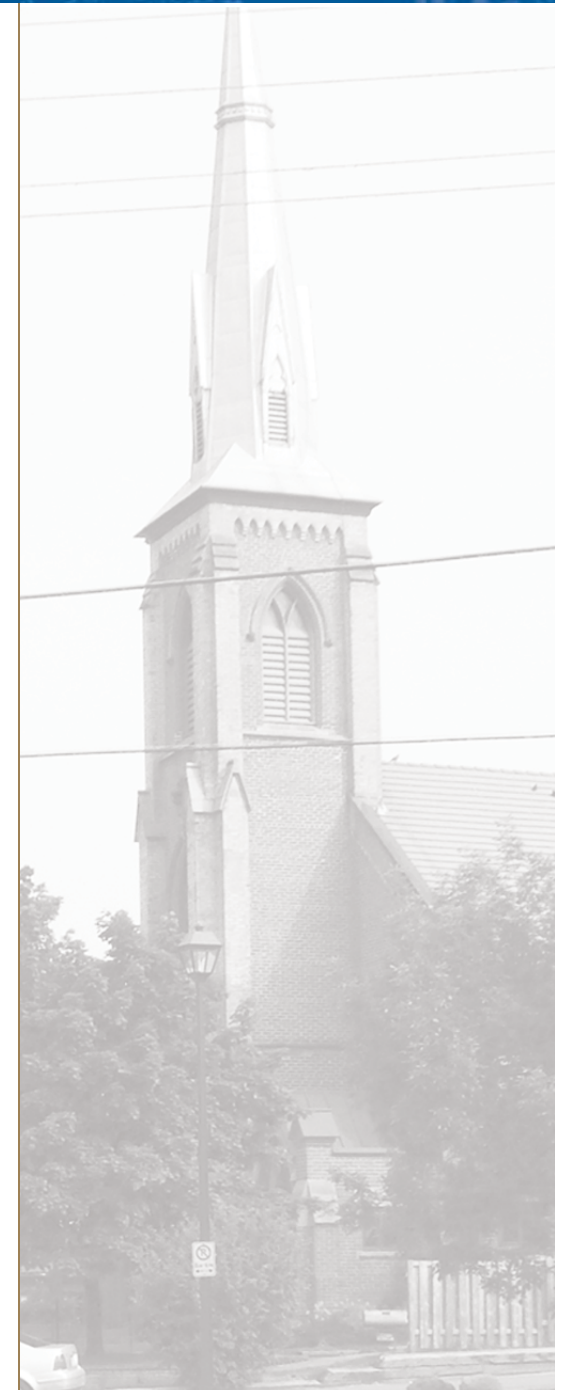
- LG1.** A minimum of 30% of any planting beds should consist of flowering bulbs and perennials – refer to the City of Brampton's Technical Planting Bulletin.

- LG2.** Decorative fencing and gateways should be either metal or wood (open-picket style). Chain link, pressure-treated wood, vinyl and plastic fencing are not permitted. Wood fencing should be appropriately stained or painted and metal fencing should be finished by the manufacturer. Composite materials may be considered as a sustainable alternative.
- LG3.** Front yard fencing should conform to the City of Brampton's Division Fence By-Law and should not exceed 1.0m (39 inches) in height.
- LG4.** Hedging may also be considered a fence and should not exceed 1.0m (39 inches) in height.
- LG5.** Fence height and hedges on a corner lot may also be restricted by the requirements for a visibility triangle.
- LG6.** Evergreen hedges are preferred over deciduous hedges; however, provisions should be made to protect evergreen hedges from salt spray damage in the winter if necessary.
- LG7.** Proposed masonry elements (paving and columns) should be of the highest quality material possible.

6.3.4. Quality of Streetscape

It is the intention of these guidelines to improve the quality of the streetscape environment on Main Street North.

The streetscape is defined as the publicly owned open space between the street curb and the semi-private landscape zone; however, consideration should also be given to landscape elements in the semi-private landscape zone that may visually contribute to





improving the streetscape environment as well.

- The entrances to the semi-private landscape zone should be attractive and clearly identified. Entrances can be defined by gateways, masonry columns and/or overhead elements. The central entrance walkway should extend to the public sidewalk.
- Depending on the setback distance of the front lot line, the streetscape should incorporate street furniture such as benches, bicycle racks and waste and recycling receptacles where space permits.
- The streetscape should incorporate plantings with floral displays between the boundaries of the semiprivate zone and the sidewalk where space permits.
- Incorporate trees where possible, as per the requirements in Section 6.3.7. Automatic irrigation systems are recommended for commercial, office and mixed-use sites.

Guidelines

- LG8. Planting beds should consist of a minimum of 30% of flowering bulbs and perennials – refer to the City of Brampton’s Technical Planting Bulletin. Particular attention should be given to selecting plants that will tolerate roadside conditions (i.e. salt spray, snow-storage, etc.).
- LG9. Street furniture should be consistent with the City of Brampton’s downtown palette of furniture, both in style and colour.
- LG10. Street furniture should be installed and anchored on appropriately paved surfaces and should not impede snow clearing from the sidewalks in the winter. Poured in-place concrete pads are permit-

ted for placement of street furniture.

- LG11. A pedestrian walkway shall be provided to all main entrances of commercial uses and developments and the walkway should be connected to public sidewalks, walkways and bus pad/shelter areas. Safety of pedestrians shall be considered.
- LG12. The pedestrian walkway shall be separated from vehicle traffic. A pedestrian walkway should have a minimum width of 1.5 metres (exclusive of vehicle overhang).

6.3.5. Outdoor Pedestrian Oriented Amenity Spaces

It is the intention of these guidelines to create outdoor pedestrian-oriented amenity spaces on Main Street North in suitable locations.

- The semi-private landscape zones should encourage pedestrian access and use by creating pedestrian-oriented amenity spaces that support the goal of place making.
- The semi-private landscape zones for commercial, office and mixed-use sites should accommodate pedestrian-oriented amenity spaces such as outdoor patios, seating areas, retail display and sales, while considering the impact on adjacent residential properties.
- Patio areas for restaurant and entertainment uses are encouraged, however, they shall be located on a site and designed to minimize impacts on any residential properties and residential amenity spaces.
- Pedestrian access to the semi-private landscape zones should be accessible, safe and comfortable.
- Pedestrian movement within the semi-private

landscape zones should also be accessible, safe and comfortable.

- Consideration should be given to moderating adverse environmental conditions such as sun, wind and noise for the pedestrian-oriented amenity spaces. For example, a proposed outdoor patio with western exposure should provide shade to protect customers from the sun, as well as, protection from the prevailing northwest wind.

Guidelines

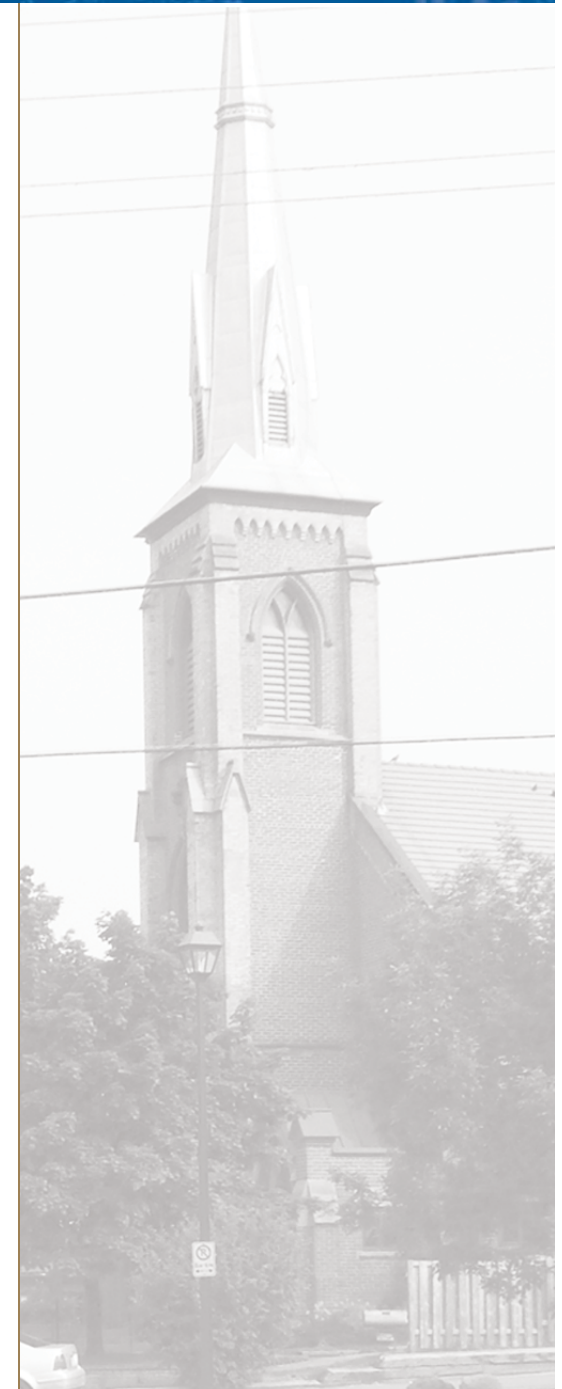
- LG13.** Outdoor amenity space design shall complement building design, in terms of materials, colours and theme.
- LG14.** Provide barrier-free access to all publicly accessible buildings conforming to the standards identified in the Ontario Building Code. Pending implementation of a provincial built environment standard, consideration should be given to providing enhanced accessibility that exceeds the Ontario Building Code standards.
- LG15.** Outdoor furniture should be of the highest quality possible. Preformed, moulded plastic furniture is not permitted. Furniture in the semi-private landscape zones should be moveable and should not be anchored in place.
- LG16.** Overhead elements should provide a minimum of 2.2 metres clearance from the ground level surface.

6.3.6. Landscape Sustainable Design

The intent of these guidelines is to apply leading sustainable design standards and practices for the area.

The following policies are intended to direct the creation of sustainable open spaces on Main Street North, however, as new technologies evolve and become commercially available, other sustainable initiatives may be considered.

- Manage and maximize the infiltration of storm water on site, as much as possible, through the use of permeable paved surfaces, on-site storm water detention, rainwater harvesting, downspout disconnection, etc.
- Minimize the amount of paved surfaces to reduce an “urban heat island” effect, while balancing on site pedestrian and vehicular requirements.
- Minimize the amount of impermeable paved surfaces to reduce storm water runoff while balancing on-site pedestrian and vehicular requirements.
- Select construction materials that support sustainable production practices where possible.
- Consideration should be given to the accommodation of sustainable, long-term maintenance practices.
- Use appropriate, non-invasive plants that will not require the use of pesticides or excessive irrigation.
- Design and manage automatic irrigation systems for commercial, office and mixed-use sites with the objective of supporting water conservation (i.e. drip and micro irrigation systems, rain sensors, etc.).
- Support transit oriented initiatives on Main Street North in the design of the streetscape and semi-private zones.
- Incorporate facilities for parking and storing bicycles where possible.
- Use energy efficient landscape lighting that minimizes glare on adjacent properties and directs





light towards the ground surface to minimize light pollution.

6.3.7. Preserve and Protect Existing Tree Canopy

In order to sustain the existing tree canopy on Main Street North, every reasonable effort should be made to preserve and protect existing trees, unless they are identified as a hazardous tree by a qualified arborist. This section addresses the protection of trees as well as the protocol in relation to tree removal. The City may require that replacement trees be planted on the subject site of existing trees that cannot be reasonably preserved.

Guidelines

The following guidelines will apply to proposed work within the drip line of an existing tree to be preserved with a DBH of 150 mm or greater (including trees located on adjacent properties with drip lines that overhang the subject property)

- LG17. The development permit application should include sufficient information for the City to be able to accurately locate the tree(s) to be preserved (i.e. written description, photographs, survey, etc.).
- LG18. The application should also include detailed information about the proposed work and how the existing tree(s) to be preserved will be protected

from the proposed work.

- LG19. Existing tree(s) to be preserved should be protected during construction with temporary protection fencing as per the City's standard detail #110.
- LG20. The temporary protection fencing should be installed before the initiation of any other work on site, and should only be removed when all other work on the site is complete and the City has approved the removal of the fencing.
- LG21. The existing grade and condition inside the temporary protection fencing should be maintained and no construction activity (including storage) will be permitted inside the limits of the fencing.
- LG22. No hard landscape elements (i.e. paved surfaces, curbs, retaining walls, etc.) will be permitted inside the limits of the temporary protection fencing.
- LG23. Soft landscape elements (i.e. sod, plant material, etc.) may be permitted inside the limits of the temporary protection fencing, provided they are limited to work that can reasonably be completed by hand without the use of mechanical equipment.
- LG24. Excavation for fence post footings within the limits of the temporary protection fencing must be completed by hand. Adjustments to the layout



Figure 6-6: Tree Canopy Plan

and location of the fencing may be required on site to accommodate existing trees and roots.

- LG25.** If work is permitted within the drip line of an existing tree to be preserved (outside of the limits of the temporary protection fencing), consideration should be given to limiting excavation and construction activities, as much as possible, to minimize potential impact to the tree.
- LG26.** Any paved surface permitted within the drip line of an existing tree to be preserved, should be permeable with a permeable base material and designed and engineered to minimize the amount of excavation required. The use of limestone base material with fines (i.e. limestone screenings, Granular 'A', etc.) is discouraged.
- LG27.** If excavation is permitted within the drip line of an existing tree to be preserved, a qualified arborist should be on site during excavation to properly prune any damaged roots prior to backfilling.
- LG28.** Alternative methods of excavation should be considered (i.e. soil hydrovac) to minimize damage to the tree roots.
- LG29.** The City may require other tree protection measures, in addition to the temporary protection fencing, such as mulch, inside the limits of the temporary protection fencing, fertilizing, aeration, irrigation, etc.
- LG30.** Canopy pruning of an existing tree to be preserved, that is required to accommodate proposed work that must be completed by a qualified arborist.

6.3.7.1. Application

An application for Tree Removal, shall provide suf-

ficient information for the City to be able to accurately locate the tree(s) proposed to be removed (e.g. written description, photographs, survey).

The application should also provide the reason(s) and a detailed explanation for the proposed removal(s), including why the tree(s) cannot be reasonably preserved.

The above information may be included on development permit application drawings (e.g. site plan, landscape drawings, engineering drawings).

6.3.7.2. Exemptions

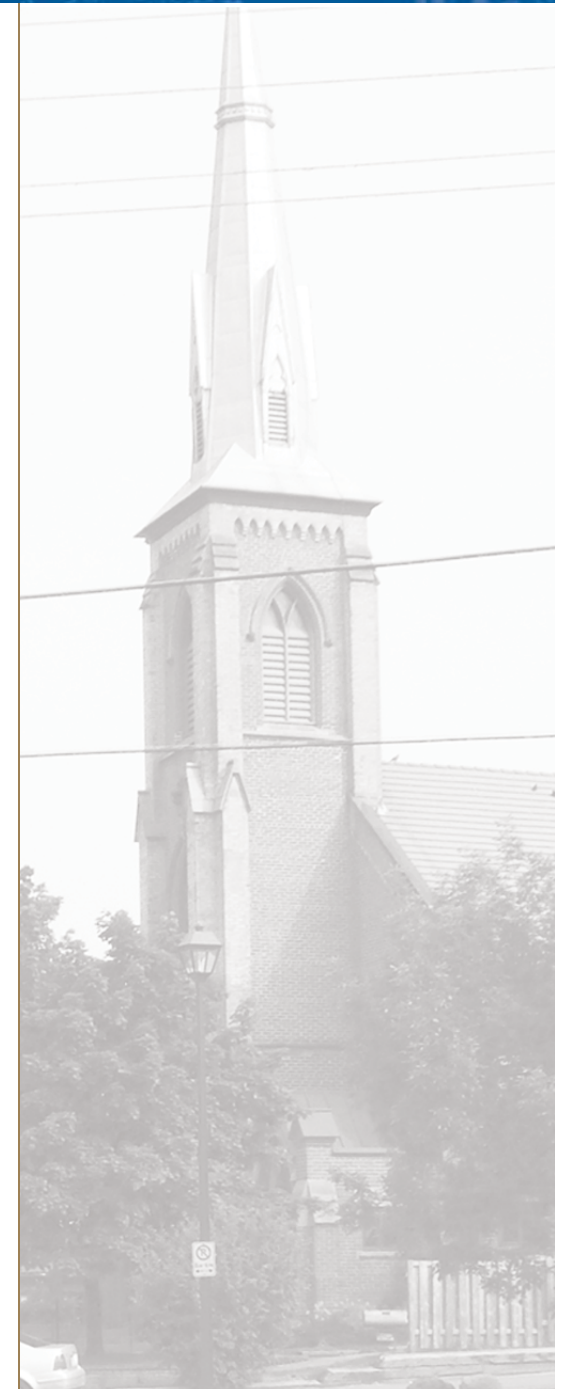
Exemption of preserving and protecting the existing tree canopy include:

- ◇ Tree removals required when there is immediate danger of damage or injury to life or property;
- ◇ Tree removals required to accommodate emergency work such as utility repairs, drain repairs;
- ◇ Structural repairs to a building; and,
- ◇ Tree removals of unwanted species.

6.3.7.3. Tree Protection Fees and Cash-in Lieu

If there are no suitable locations on the subject property to plant a replacement tree(s), the City will require a cash-in-lieu fee.

The cash-in-lieu value would be determined by a percentage of the appraised value of the tree(s) according to the I.S.A. Tree Valuation Guide or other equivalent method. Cash-in-lieu of tree replacement will be deposited in a reserve fund to support the Downtown Street Tree Program.





6.3.7.4. Tree Removal Review

Where tree removal is proposed in conjunction with a development or a specific Development Permit for Tree Removal (Section 5.4 b), the City may require the submission of additional information such as a tree inventory report, tree preservation plan, risk assessment, value appraisal.

The above information may be included on development permit application drawings (e.g. site plan, landscape drawings, engineering drawings).

If the tree(s) appear to straddle a property line, the City may require a survey showing the location of the trees, as well as, written agreement from the adjacent property owner.

When reviewing the application, the City will consider factors such as the species, size, health, condition, location, heritage value, life expectancy, hazard potential, of the tree(s) proposed to be removed, as well as, any proposed work on the subject property and its potential impact on the tree(s).

All options for the preservation of a tree are to be explored.

Hazardous trees must be identified through a risk assessment completed by a qualified arborist, and confirmed by the City. The City may also require a tree replacement strategy for the subject property as a condition of approval.

6.3.7.5. Securities

If the proposed work could potentially harm or damage the tree(s) to be preserved, the City may require a financial security to ensure that the approved tree protection measures are implemented.

The City will hold the security for a minimum period of one year following the approved removal of the temporary protection fencing.

If the tree(s) exhibit symptoms of decline or damage related to the work on the subject property at the end of this period, the City may require the payment of a penalty prior to releasing the security.

The value of the securities and/or penalty will be determined by a percentage of the appraised value of the tree(s) according to the I.S.A. Tree Valuation Guide, or other equivalent method.

Any penalty collected will be placed in a reserve fund to help fund the downtown street tree planting/replacement project and/or street tree planting on Main Street North.

6.3.7.6. Inspections

The temporary protection fencing must be inspected and approved by the City before the initiation of any other work on site.

If securities are being retained to ensure the implementation of the approved tree protection measures, the City must inspect and document the health and condition of the existing tree(s) before the initiation of any other work on site.

The City must inspect the site prior to the removal of the temporary tree protection fencing and approve the removal of the temporary tree protection fencing.

If securities have been retained to ensure the implementation of the approved tree protection measures, the City must inspect the tree(s) after a period of at least one year following the approved removal of

the temporary tree protection fencing to assess the health and condition of the tree(s) prior to releasing the securities.

The City may also periodically monitor the condition of the tree(s) and the tree protection measures during construction

6.3.7.7. Re-establish the Historic Tree Canopy

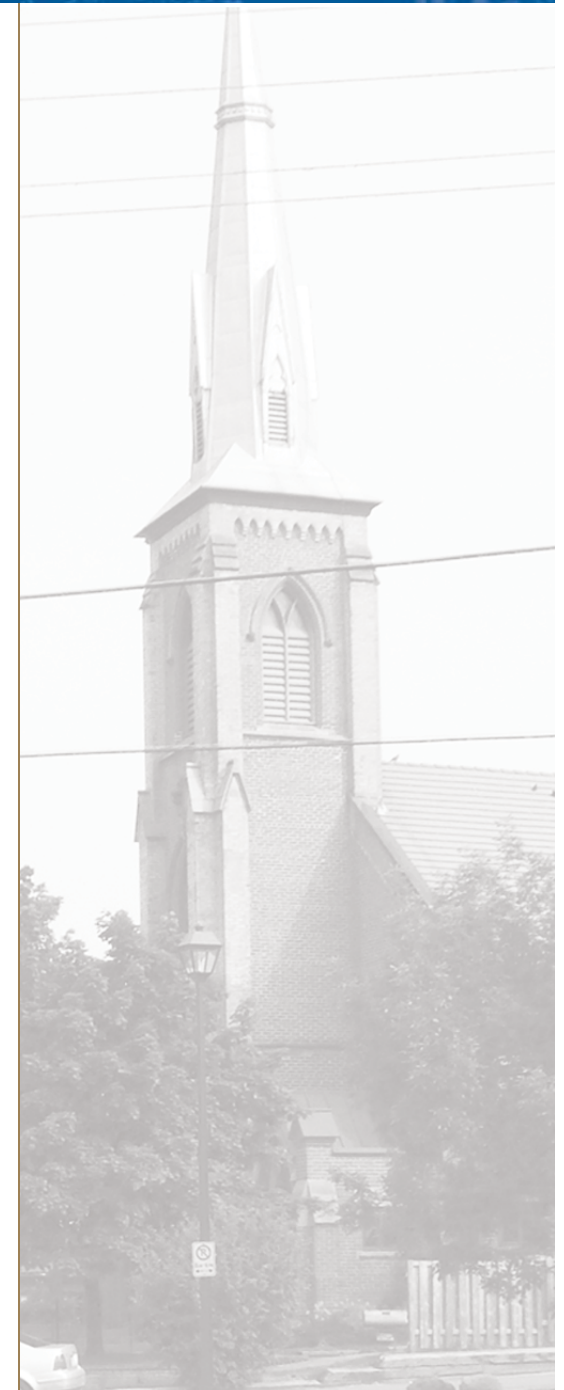
It is the intention of these guidelines to re-establish the historic streetscape tree canopy coverage along Main Street North.

Archival photographs illustrate that the tree canopy coverage was a significant element that helped define the character of the historic Main Street North streetscape. The purpose of the following principles and requirements is to provide direction that will help re-establish the tree canopy coverage.

- Incorporate trees where possible on Main Street North, while considering their requirements to support long-term and healthy growth. Street trees may be located within the semi-private landscape zone if sufficient space is not available in the streetscape.
- Select trees that are appropriate to the conditions of the site. Consider the height and canopy width of the proposed species.
- Ensure a diversity of tree species are planted on Main Street North. Consider the use of flowering tree species where appropriate.
- Street trees should be primarily deciduous, while, coniferous trees may be used to provide screening and buffering.
- Ensure appropriate provisions are made for the long-term monitoring and maintenance of the streetscape trees.

Guidelines

- LG31. Trees are to be planted as per the City's standard tree planting details found in the Appendix.
- LG32. The minimum sizes to be planted are 70mm (dbh) for deciduous trees and 1800mm height for coniferous trees.
- LG33. Select planting locations that avoid future conflicts with above and below ground utilities.
- LG34. Ensure that the tree roots have access to a minimum of 22m³ of uncompacted soil at a depth of 600-900mm.
- LG35. Select locations that avoid potential damage from salt toxicity (run-off from paved surfaces and spray from vehicular traffic).
- LG36. Ensure appropriate provisions are made for drainage and irrigation.
- LG37. If trees are proposed in an area restricted by paved surfaces, then solutions should be considered to allow the tree roots to grow in uncompacted soil under the paved surfaces. Consideration should also be given to permitting water infiltration and air exchange, as well as, preventing damage to the pavement from root expansion.
- LG38. Trees should be physically protected (i.e. tree guards) if they are planted in high traffic areas, or





will be potentially exposed to mechanical damage (i.e. snow clearing).

LG39. Every effort should be made to protect the future root zone of a tree from compaction.

6.3.8. Provide Appropriate Screening And Buffers

Provide appropriate screening and buffers to minimize the impact of proposed development on adjacent properties.

Incorporate visual screening of typically unattractive elements, such as parking lots, storage and loading areas as well as architectural features, such as large expanses of blank exterior walls.

Screen commercial, office and mixed-use sites from adjacent residential properties.

Utilize landscaping as required to minimize any negative aesthetic relationships with adjacent uses and facilities.

Guidelines

LG40. Fencing is to be installed as per the requirements of the City’s Fencing Policies and as per the City’s standard fencing details (see Appendix).

LG41. Parking areas should be screened from the public view with the use of landscaping.

LG42. Parking areas should be screened from adjacent properties with appropriate fencing and landscaping along the property line adjacent to the parking area.

LG43. Services, utilities, mechanical equipment, waste

storage areas and service loading areas should be appropriately screened with landscaping as required.