



# STREETSVILLE GLEN WEST

## Community Design Guidelines



*City Approval Stamp*

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## **EXPLANATORY NOTE**

**The “Streetsville Glen West: Community Design Guidelines” are comprised of two sections (the “Open Space Guidelines” prepared by Baker Turner Inc, Landscape Architects and the “Architectural Guidelines” prepared by John G. Williams Limited, Architect).**

**The text and images contained in this document are a conceptual representation only, of the intended vision and character of the Streetsville Glen West Community. In this regard, they should not be construed or interpreted literally as what will be constructed. Furthermore, this information may not, under any circumstances, be duplicated in promotional literature for the marketing of the community.**

**Where landscaping features or elements, such as decorative landscape pillars, fencing, etc., are shown in images in the Architectural Guidelines portion of this document, they should not be construed to represent proposed treatments for such features. For details on proposed landscape elements, the reader is asked to refer to the Open Space section of these Guidelines.**

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## 1.0 INTRODUCTION

“Streetsville Glen West” is a proposed residential development located on the west side of Financial Drive, north and south of Hallstone Road in the City of Brampton (refer to figure 1.0a). The site is designated Low/Medium Density Residential within Block Plan Area 40-2 of the Bram West Secondary Plan and is subject to Special Policy Area 8 (Financial Drive Lands) of the secondary plan which states:

*“Special Policy Area 8 on Schedule SP40(b) represents lands on the west side of Financial Drive south of Steeles Avenue that are designated Low/Medium Density Residential. The purpose of the Special Policy Area designation is to ensure that the residential development in these lands is consistent in density, built form and streetscape with the executive residential development within the Streetsville Glen subdivision on the east side of Financial Drive. Development shall occur in a manner that minimizes impacts on natural areas associated with Levi Creek.”*

These Community Design Guidelines have been jointly prepared by *John G. Williams Limited, Architect* and *Baker Turner Inc., Landscape Architecture* on behalf of *Kaneff Properties Limited* and *Emery Investments (2146836 Ontario Limited) / Metrus Central Properties Inc.* for the “Streetsville Glen West” residential development. The same consulting team was responsible for writing the urban design documents for “Streetsville Glen East” (east of Financial Drive) and overseeing the development of this award-winning existing community.

City of Brampton staff have confirmed that a full Block Plan Review Process will not apply to the subject lands. However, a Composite Plan was prepared for the subject lands and surrounding area by *Glen Schnarr & Associates* at the request of the City (refer to figure 1.1a on the following page and to figure 2.0 Aerial Photograph of Site in Section 2.0 of these Guidelines).

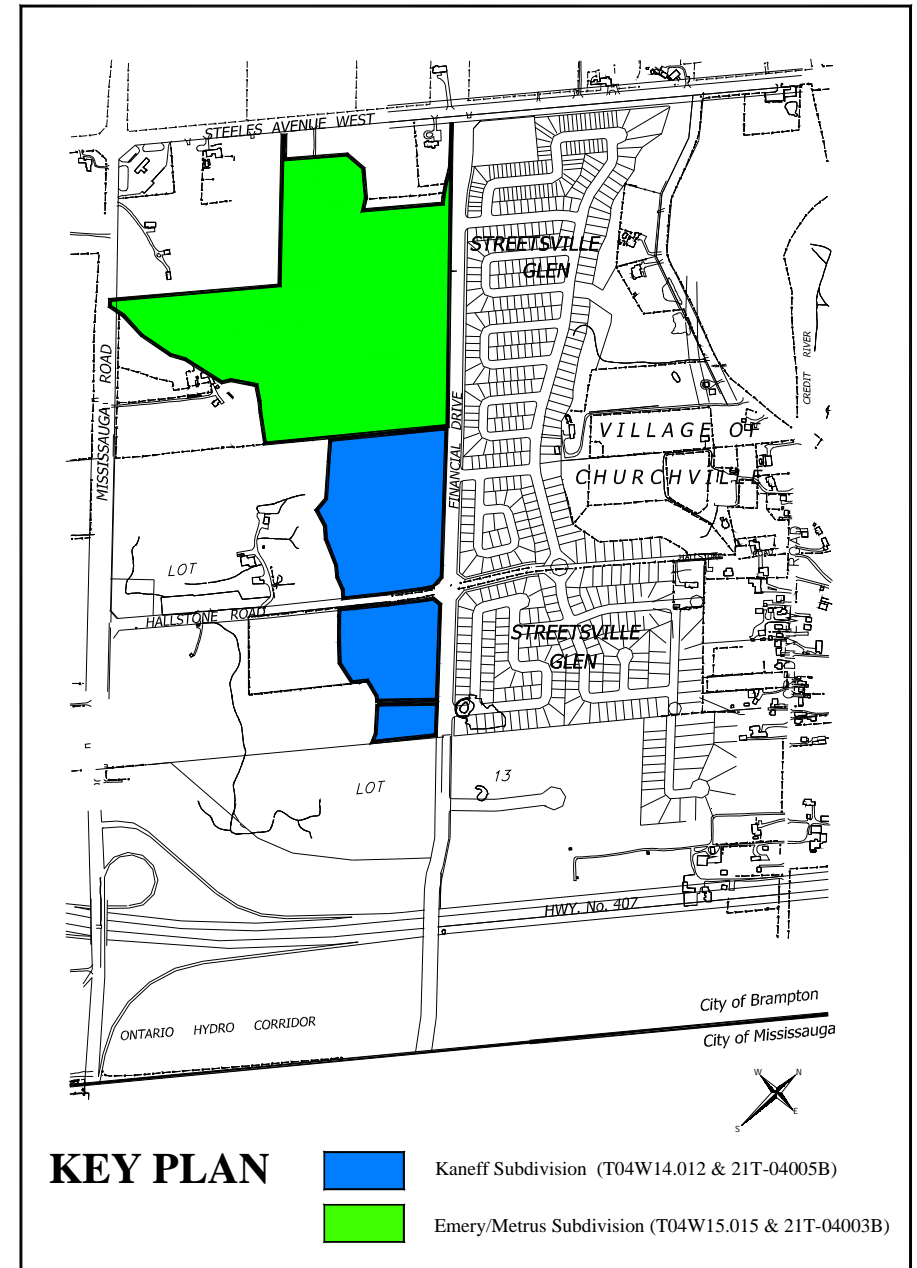


Fig. 1.0a - Location of ‘Streetsville Glen West’



## 1.1 PROPOSED DEVELOPMENT

Streetsville Glen West will consist of approximately 270 single detached homes on lots ranging from 11.6 m (38') to 15.2 m (50') wide and 48 townhome units with frontages of 6.0 m (20') wide on approximately 32.4 hectares of land. A portion of the site has been used for many years as a golf course; the balance is presently rural/agricultural uses. An existing heritage building, Levi Hall House, will remain in situ on Hallstone Road and has been recently renovated for office, live/work or similar uses.

The site is bounded by:

- North: Future office and retail uses / Steeles Avenue West;
- East: Financial Drive and the existing Streetsville Glen East subdivision;
- South: Existing Streetsville Glen Golf Course / future prestige industrial uses;
- West: Levi Creek valley corridor, the existing Streetsville Glen Golf Course, Mississauga Road.

Vehicular access to the site will be from Financial Drive, with an internal modified grid local road system consisting primarily of P-loops and crescents. A large stormwater management pond is provided in the northwest corner of the development; an existing storm water management pond is located south of the subject lands outside of the development area. A park will be provided near the centre of the development adjacent to Financial Drive where it will accommodate several mature trees. Levi Creek, a tributary of the Credit River, provides an open space valleyland system along the northwestern edge of the development and through the existing golf course. These natural and man-made open space features will serve as passive recreational and green amenities for the area residents.

Streetsville Glen West's location amid a natural open space setting together with a range of housing types, lot sizes and short street lengths will provide the essential ingredients to create a desirable and high quality residential development.

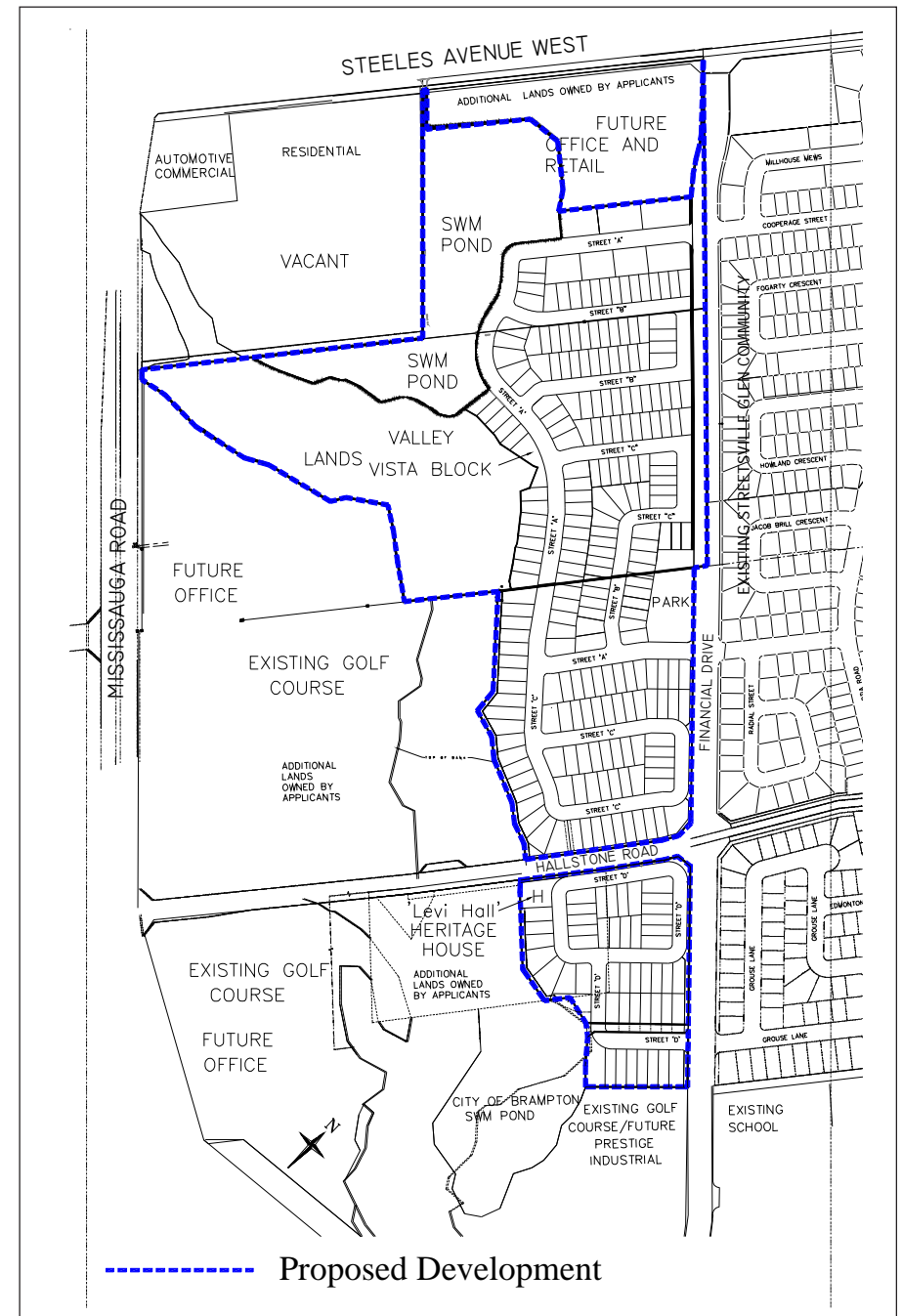


Fig 1.1a - Composite Plan of 'Streetsville Glen West'

## 1.2 GOALS & OBJECTIVES

These Community Design Guidelines are intended to achieve the following goals and objectives:

- To coordinate the design of key elements of the public and private realms by establishing a high standard of urban design, architectural design and landscaping design criteria. This is intended to ensure a visually attractive, cohesive, pedestrian-scaled development with a positive character consistent with the existing Streetsville Glen subdivision to the east, developed by Kaneff Properties Limited.
- To integrate natural and heritage features within the neighbourhood.
- To ensure that development minimizes its impact on natural areas associated with Levi Creek.
- To ensure that community design has regard for the policies and design strategies that promote the City of Brampton's civic design objectives found in the following City policy documents:
  - Bram West Secondary Plan
  - Heritage Resource Management Study
  - Development Design Guidelines
  - Flower City Strategy
  - Gateway Beautification Program
  - Street Corridor Master Plan
  - Pathways Master Plan
- To create attractive neighbourhood edges, gateways and corridors which promote a sense of place and identity.
- To identify key locations where enhanced landscape and architecture will be required to support the street zone, provide a landmark and/or reinforce neighbourhood identity.
- To create public areas and built form which results in a safe, comfortable, pedestrian-friendly environment by incorporating principles of CPTED (Crime Prevention Through Environmental Design).
- To provide an interconnected pedestrian system that allows ease of movement within the neighbourhood and linkages to adjacent neighbourhoods.
- To ensure an appropriate interface is achieved between the on-site heritage dwelling (Levi Hall) and the surrounding new dwellings.

## 1.3 SITE OPPORTUNITIES & CONSTRAINTS

Opportunities exist to develop a positive character for Streetsville Glen West through its many positive site features and through a coordinated community design approach. New development will build on the following attributes to create a vibrant, sustainable, diverse, accessible and memorable community, including:

- Levi Creek valley system, located along the western edge of the development, provides the opportunity for residents to experience the natural environment on a daily basis. This has been facilitated through the pattern of streets, provision of vista blocks and location of storm water management ponds which enhance the valley feature's presence within the community.
- Levi Hall is a heritage building located prominently on Hallstone Road at the western approach to Streetsville Glen West. This building has been retained in situ and will be incorporated into the urban fabric of the development. It has recently undergone extensive renovation / rehabilitation (2008) for adaptive reuse as an office, live/work or similar use.
- Existing Streetsville Glen East community was given an urban design award of merit by the City of Brampton in 2007 and will provide design inspiration for proposed built form within Streetsville Glen West. It also provides physical and visual linkages between these two neighbourhoods and access to the historic Village of Churchville and the Credit River.
- Proximity to Village of Churchville and Credit River will provide residents with easy access to these physical and cultural amenities.
- Proximity to future office centres along Mississauga Road and Steeles Avenue will provide residents of this new housing development with nearby employment opportunities.
- Proximity to transit and highways 407 & 401 provide ease of accessibility to and from this community.
- Community gateways and edges provide opportunities for introducing flower elements within the development, particularly at the intersection of Hallstone Road and Financial Drive and along both these road frontages, promoting Brampton's Flower City initiatives.

Constraints within Streetsville Glen West have been largely overcome through the development of the draft plan of subdivision. Two such constraints, which can be addressed through urban design, are:

- **Reverse frontage lotting** on the north side of Hallstone Road. A similar condition exists along Hallstone Road, east of Financial Drive and also along the east side of Financial Drive opposite the subject lands. The provision of a well-landscaped buffer block, decorative noise attenuation fencing and well-designed rear dwelling facades will be employed to ensure positive views are maintained.
- **Proximity to Future Prestige Industrial / Office Retail Uses** which may potentially occur to the south, north and west of Streetsville Glen West. The provision of building setbacks, buffers and fencing will be employed where necessary to ensure adequate separation and transition between the two land uses.

## 1.4 COMMUNITY VISION

Streetsville Glen West is envisioned as a high quality residential development, similar in terms of built form and landscape character to the existing Streetsville Glen East subdivision located east of Financial Drive. Streetsville Glen West has been designed to fit appropriately within its surrounding context and to create a positive presence within the urban fabric of City of Brampton. The use of well-designed buildings, based upon traditional architectural precedents, will be combined with distinctive urban design elements, well-landscaped streets and attractive public spaces to create an attractive neighbourhood consistent with that found in the existing Streetsville Glen East area.

Included in the vision for the Streetsville Glen West Community is incorporating the City's Flower City Strategy which promotes the design and development of new communities as follows:

- **Floral:** promoting valley themes and the use of flowering plant material.
- **Green:** protecting, celebrating, restoring and/or minimizing negative impacts on healthy ecosystems.
- **Cultural:** protecting, enhancing, integrating and celebrating heritage resources.

- **Pedestrian:** friendly and transit orientated, comprising of identifiable neighbourhoods, pedestrian in scale, and encourage barrier-free access and transit use.
- **Patterned:** valued and defined by community-organizing elements, and by the physical and visual connections.
- **Street related:** with durable, appealing and energy efficient buildings that overlook, define and complement the public domain.

The community vision for Streetsville Glen West will be reflected through:

- Ensuring the design of high quality residential buildings with special design emphasis on architecture in prominent locations.
- Promoting floral and green elements throughout the community with emphasis at key locations.
- A community design theme based upon high quality architectural and landscape precedents established within the existing Streetsville Glen subdivision.
- An interconnected open space system that integrates the existing valleyland as a key feature.
- Integration of Levi Hall House into the subdivision as a heritage landmark.
- The central and focal location of the park at an entry location to the subdivision from Financial Drive
- Locating the park in an appropriate area to protect a large amount of mature trees as an amenity to the community.
- Enhanced views to existing natural features.
- Naturalized stormwater management ponds.
- A logical network of streets to facilitate access to the neighbourhood, movement within the neighbourhood and connectivity to the existing Streetsville Glen subdivision.
- Consistent, attractive and coordinated streetscapes that support a walkable, pedestrian-scaled neighbourhood.
- Community edges which mainly occur as “window streets” with distinctive landscaped buffers.
- A palette of distinctive public realm elements including: gateway entrance features, decorative street lights and fencing and signage.



# STREETSVILLE GLEN WEST | Community Design Guidelines



*Fig 1.4a - Images of Community Vision for “Streetsville Glen West” (including images of the established character within existing “Streetsville Glen East” subdivision)*



## 1.5 HERITAGE

Levi Hall House is a 2 storey ornately detailed brick dwelling located at 1819 Hallstone Road and represents an excellent example of a rural Ontario Georgian-style farmhouse. The house is in good condition and is noted as one of the best-preserved heritage houses in the City of Brampton. It has been classified as a ‘Class A’ resource under the Brampton Register of Listed Heritage Resources. Designation of the Levi Hall House and property by the City is pending. Extensive rehabilitation work has been undertaken to-date to ensure appropriate adaptive re-use of the site for small-scale office, live/work or similar purposes in accordance with the Heritage Feasibility Study for Levi Hall House.

Levi Hall House will remain in situ, providing a major heritage amenity within the community and acting as a western gateway to the development. The building, located within its original natural heritage setting adjacent to Levi Creek, provides an important link to the past and will function as a landmark feature within the development, assisting in creating a distinct ‘sense of place’.

Existing trees on the Levi House property include two White Ash trees in the northwest corner. They are 60-78mm diameter breast height (dbh) and assessed as moderate to high biological health and structural condition (refer to Tree Inventory / Preservation Plan TS.1 of 2, dated 9Jan09). A third tree, a Sugar Maple, 68mm dbh is assessed low to moderate health and condition. Every effort is being made to preserve this tree. Should it die, it will be replaced by a 150mm dbh spaded tree of the same species. Future development of lands to the south and west of this site will give due regard for the heritage site in the form of a buffer. The extent of this buffer will be determined at the time of future development.

Plantings for Levi House have been contained to the traditional foundation style, allowing views to be maintained into the site from Hallstone Road. Likewise, views from the open lawn areas take advantage of the views offered north and south along the open space and valley lands.

A heritage interpretive plaque, *NX-1b Interpretive Sign PDD 820A*, in keeping with the City of Brampton’s Signage and Wayfinding criteria and will be located in the right of way in front of Levi House, easily accessed by the existing sidewalk along Hallstone Road. A bench on a concrete pad, also the City standard, will be provided to accommodate visitors appreciating the heritage site and vantage views.



Fig. 1.5a - Levi Hall House



Fig. 1.5b - Levi Hall House - Heritage Plan

It is essential that the heritage integrity of the Levi Hall House and its property is not compromised, it remains a landmark, it is easily accessible and it forms an important and visible part of the streetscape. The following objectives apply:

- It will retain maximum visibility from the public realm and will be connected to its immediate surroundings and integrated as a landmark building into the community.
- Various visual access points to the Levi Hall House will be provided to help ensure it remains a focal point and that the visibility of the house will be increased.
- The Georgian architecture of the Levi Hall House should be complemented by the new development.
- The natural heritage features of the site, mature trees and shrubs that surround the heritage house, shall be protected, maintained and enhanced to the greatest possible.

## 1.6 CONTROL ARCHITECT

A privately-administered design review process will be conducted by the Control Architect (John G. Williams Limited, Architect) for all new housing proposals within Streetsville Glen West to ensure compliance with the requirements of these Guidelines.

Only those dwelling designs which have been given approval by the Control Architect shall be offered for sale. Approvals by the Control Architect do not release the Developer and/or Builder from complying with the requirements of the City of Brampton, the Project Engineer, the Project Landscape Architect or any other approval authority.

These Guidelines and their interpretation by the Control Architect are intended to provide for sufficient flexibility to foster design creativity and innovation. Architectural design solutions which do not strictly adhere to the performance standards prescribed in these Guidelines may be considered based on their merits, provided the spirit and intent of the Guidelines objectives are maintained. The architectural review process shall generally comprise the following steps:

- Orientation meeting with the Developer / Builder and municipal staff.
- Review and approval of model drawings, site plans, streetscape drawings, exterior materials and colours.
- Monitoring for compliance with the architectural guidelines during construction.

## 1.7 COMPLIANCE

In addition to the provisions of the Zoning By-law, the Conditions of Draft Approval, the Subdivision Agreement and all other applicable agreements and legislation, Developers and Builders are required to comply with these Community Design Guidelines throughout the design, marketing and construction process. It is the Developer's / Builder's complete responsibility to verify conformance with all required authorities. These guidelines are for the use of the original residential builder; subsequent homeowners are not bound by this document and are free to alter the dwelling provided the design and construction are in compliance with all other authorities having jurisdiction.

## 1.8 TERMINOLOGY

Within these Guidelines common terms are used in reference to prescriptiveness of the guidelines. These terms are intended to have the following meaning with respect to compliance:

- *'Shall' / 'Will'* : Guidelines using the words 'shall' or 'will' are mandatory and must be included in the project's design.
- *'Should'* : Guidelines which employ the word 'should' are intended to be applied as stated. However, an alternative measure may be considered if it meets or exceeds the intent of the guideline.
- *'Encouraged' / 'Discouraged'* : Guidelines using the words 'encouraged' or 'discouraged' are desirable but not mandatory.

The images and diagrams contained in this document are conceptual in nature and are provided for illustrative purposes only in order to demonstrate the intended guideline or design principle. They should not

be construed as the final product. Unless otherwise specified, they should not be taken literally as the only manner in which the intended guideline or design principle should be implemented.

The majority of photographic images shown in this document were taken from within the existing Streetsville Glen subdivision just east of the subject lands.

## 1.9 INTERPRETATION OF DOCUMENT

It should be noted that all plans, photographs, sections, elevations and diagrams are conceptual in nature and by no means represent the only manner in which the guidelines outlined in this document could or should be implemented.

## 1.10 BARRIER FREE ACCESS

Barrier free access to services and amenities is essential to achieving a truly vibrant City. The City has established the Accessibility Advisory Committee, and implemented the Accessibility Technical Standards to ensure that all residents of Brampton can live in a barrier free environment, including full access to all City buildings. With the public sector taking the lead, the City shall promote barrier free access to private sector buildings and facilities as well as enforce the Ontario Building Code related to the provision of barrier free access.

All City of Brampton facilities shall be designed and improved in accordance with the City of Brampton Access Accessibility Technical Standards, including but not limited to, fire stations and public recreation facilities.

The City shall ensure that all new public buildings are accessible to persons with disabilities and ensure that existing public and private buildings are adapted to be accessible, in accordance with the Ontario Building Code and the City of Brampton Accessibility Technical Standards.

The City shall encourage the use of the International Symbol of Access for all institutional and public buildings and structures to identify them as buildings that are accessible to persons with disabilities.

The City shall encourage the use of the City of Brampton Accessibility Technical Standards in the design and improvement of health care facilities, places of worship, libraries, day care centres, and police stations.

The Builders within the Streetville Glen West Community are committed to offering accessible housing as an option in their sales portfolio. Sale information will be made available to prospective home purchasers informing them that accessible features and designs are available.



## 2.0 OPEN SPACE GUIDELINES

Streetsville Glen West is located within the southwest sector of the City of Brampton, in the Region of Peel. The parcel to be addressed in these guidelines is 32.4 hectares along the west boundary of Financial Drive, from south of Hallstone Road to south of Steeles Avenue West. The site is a typical example of rural-urban fringe development with a golf course.

The property is bounded the west by Levi Creek, the Credit Valley Corridor and the Streetsville Glen Golf Course. The east boundary is the existing Phase 1 and 2 of Streetsville Community East. Vegetation can be characterized as rural-agricultural. Hedgerows and a small mature woodlot remnant can be found on the site.

The purpose of this section of the following community design guidelines is to establish specific goals for the treatment of the streetscape throughout Streetsville Glen West Community subdivisions for Kaneff Properties Limited and Emery Developments.

This section of the report will outline the guidelines for development to ensure a unified open space design with the subdivision completed on the east side of Financial Drive.

Each section will be explained with an introductory paragraph and followed with supporting details in the form of either a sketch or a photograph to represent intent.

### Sign-off of Respective Guideline Documents:

*This document represents one of the requirements for development approval and consists of two sections: the “Open Space Guidelines” prepared by Baker Turner Inc., Landscape Architects, together with the “Architectural Design Guidelines” prepared by John G. Williams Limited, Architect. A series of conceptual plans, photographs, sections, and elevations are used in combination with the document’s text to describe manners in which the guidelines could be applied to the site. The author of these Open Space Guidelines (Baker Turner Inc, Landscape Architect) acknowledges that the information provided in this section has been coordinated with and is not contradictory to the content of the Architectural Guidelines prepared by John G. Williams Limited, Architect .*

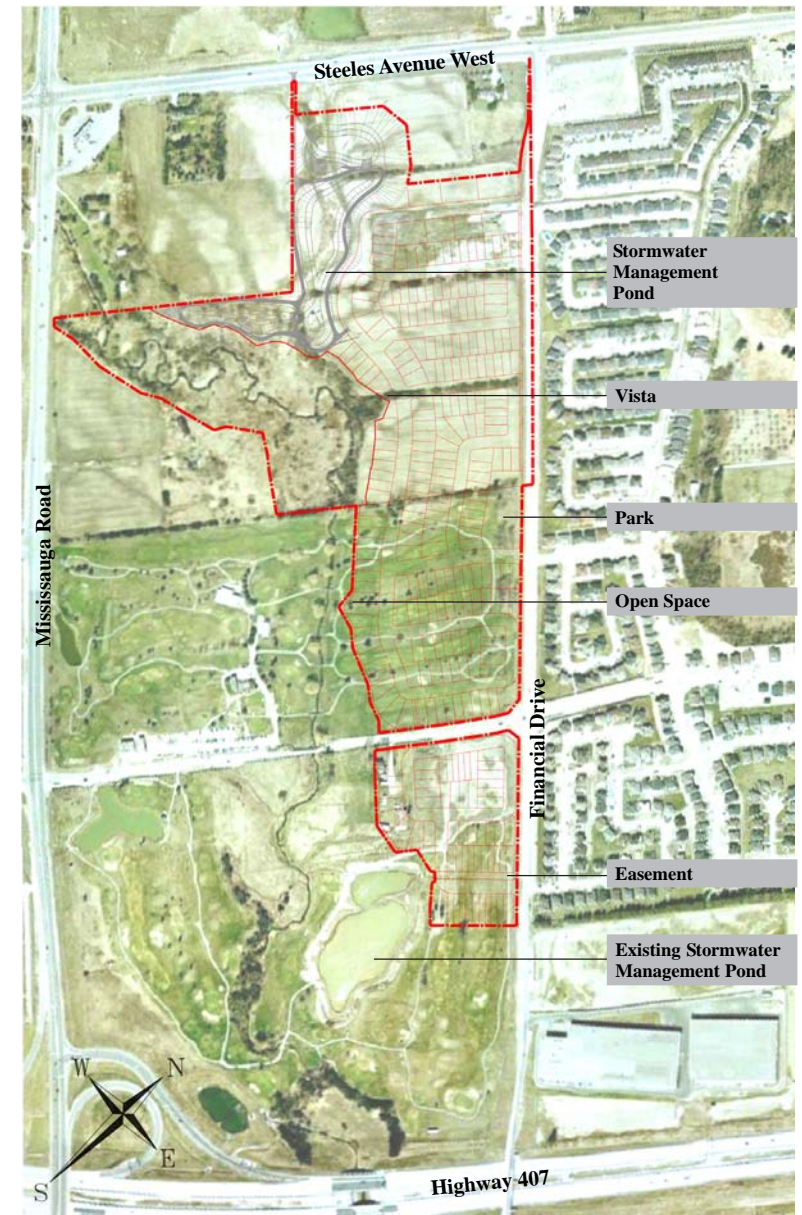


Fig. 2.0 - Aerial Photograph of Site

## 2.1 EXISTING TREE INFORMATION

A site review and assessment of the existing vegetation was conducted by Baker Turner Inc and the drawing ‘Streetsville Glen West Tree Inventory / Preservation Plan’, dated August 2008 (Revised January 9, 2009) was prepared.

Existing vegetation in the Valley lands and Open Space Block to the west of the subdivision will be preserved. This consists primarily of White Spruce, Austrian Pine, Burr Oak, Silver Maple, Weeping Willow, as well as some groupings of Sugar Maple, Hawthorne, Oak sp. and Buckthorn.

Specific attention was given to preserving the existing trees in the Park block and Levi Hall House heritage property. Two groupings of trees in the Park will greatly enhance the character of the proposed subdivision with views from Financial Drive. Species are predominantly Sugar Maple, with some Ash, Ironwood and Linden. Caliper (dbh: diameter at breast height) is an average of 30cm. Their mature growth will greatly enhance the park setting and provide the park with a strong identity. Continuous mulch beds will be created around the base of tree groups to help maintain a natural condition for the root zone, free from compaction.



Fig. 2.1 - Existing Tree Information



## 2.2 CONTEXTUAL SITE ANALYSIS

The design of Streetsville Glen West takes maximum advantage of its strategic location within the City of Brampton. The layout provides views and connections to the valley of Levi Creek. Hallstone Road links the development to the historic village of Churchville and the Creditview River Valley. Recreation opportunities are provided by both Streetsville Glen Course and Lionhead Golf and Country Club. Stormwater management facilities on the north and south ends of the community have been designed to sustain natural habitats. Two major stands of existing trees have been retained within the community park on Financial Drive. By incorporating these natural features into the design, Streetsville Glen West will be a vibrant and very livable community.



*Churchville Heritage*



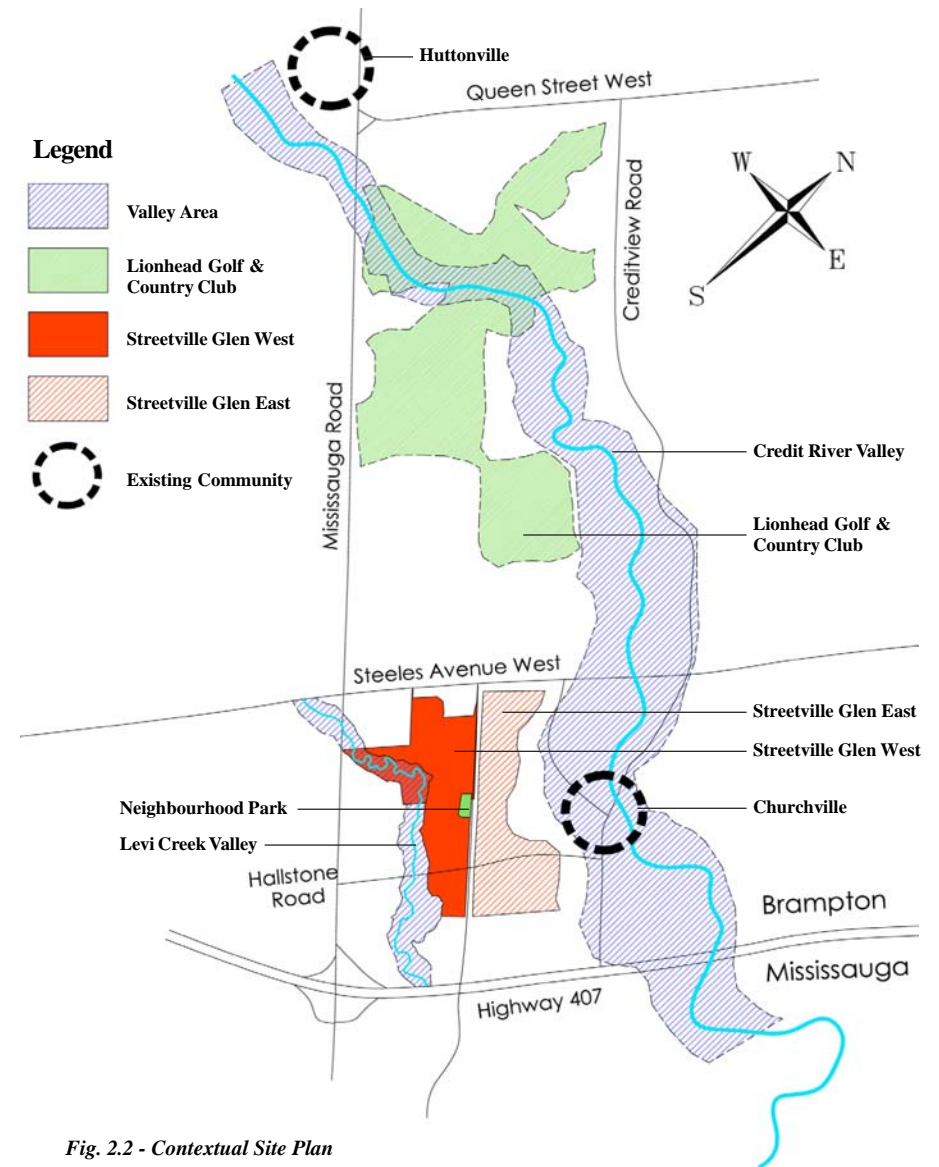
*Golf Course*



*Stormwater Management Pond*



*Winter Creek*



*Fig. 2.2 - Contextual Site Plan*



2.3 ENTRANCE FEATURES

Primary Entrance features for Streetsville Glen Community West have been constructed at three locations: Mississauga Road & Hallstone Road, Steeles Avenue West & Financial Drive, and within the turning circle at Hallstone and Nova Scotia Roads. A future entry feature similar to treatment at the Petro Canada station to be located on south side of Hallstone Road at Mississauga Road. A Secondary Entrance feature at Hallstone Road & Financial Drive will expand existing planting with additional plantings of annuals and perennials. All features will include irrigation. All features have been designed with continuity in scale, material and detail. They provide the appropriate level of identification for proposed residential development.

Flower planting will be incorporated into the final design, following the criteria outlined in the City of Brampton *Technical Planting Bulletin*. The final design will include perennial flower plantings at entrance signs and feature plantings, planted in the foreground of the flowering shrub beds. Flowering bulbs, such as daffodil, tulip and crocus will be planting at the front of the border, where they will be highly visible during their bloom.



Fig. 2.3d - (A) Feature at Steeles Avenue West & Financial Drive



Fig 2.3e - (B) Feature at Mississauga Road & Hallstone Road, (C) Feature will be the same



Fig 2.3f - (D) Feature at Turning Circle



Fig 2.3g - Flower City Strategy Planting

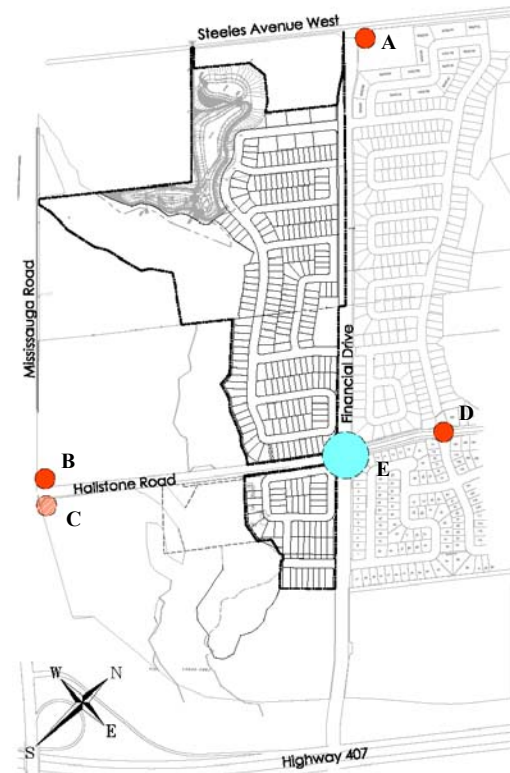


Fig. 2.3a - Entrance Feature Locations

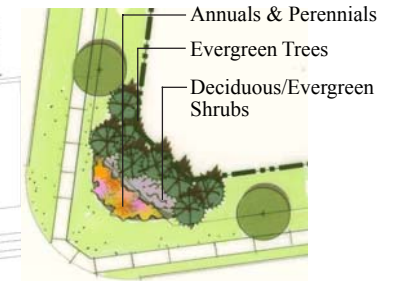


Fig. 2.3c - Entrance Feature Plantings

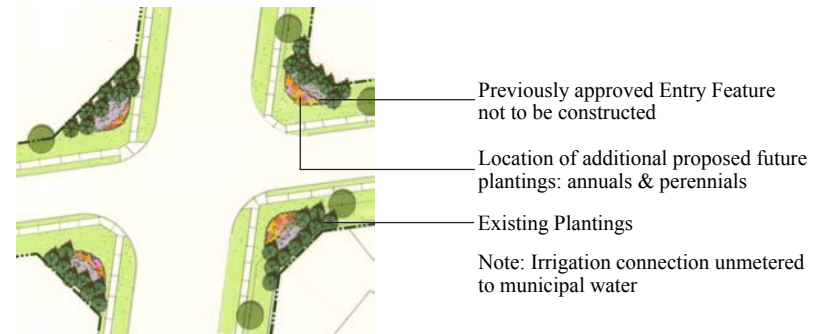


Fig. 2.3b - (E) Secondary Feature at Financial Drive & Hallstone Road per agreement dated Nov. 13, 2007

2.4 FENCING

Fences are a necessary part of any development for privacy and noise attenuation. All wood and metal fences are to be built to City of Brampton Standards. They will be consistent with the design, construction and wood selection (i.e. cedar) of Phase I. Fencing for Levi House property designed to reflect heritage theme (refer to Figure 2.4c).

Wood Acoustic Fences will be a minimum 1.8m ht. throughout the development with precast concrete columns at all 90 degree returns and at 9.0m spacing. The height and final layout of the acoustic fence will be determined by the noise attenuation consultants. Refer to revised *Noise Feasibility Study* by Aercoustics Engineering dated February 29, 2008. Wood Privacy Fences will be 1.8m in height. These fences will be installed along side flankage property lines to provide additional privacy to corner lots, and also serve to buffer views of Super Mail Boxes and hydro transformers.

The proposed colour of all wood fences will be a Cape Cod Grey. Specific fencing layout and design will be addressed at the detailed landscape submission stage.

1.2m height Decorative Metal Fence with Masonry Columns will be installed along all window street frontages and along the Financial Drive frontage adjacent to the Park. 1.2m height Black Vinyl Coated Chainlink Fence will be installed within private property for all properties adjacent to Vista, Open Space, Valley and Stormwater Management Pond blocks.



Fig. 2.4a - Privacy/Acoustic Fence Condition adjacent to Buffer Block

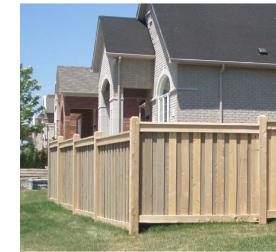


Fig. 2.4b- Flankage Privacy Fence Condition



Fig. 2.4c- Heritage Fence Condition

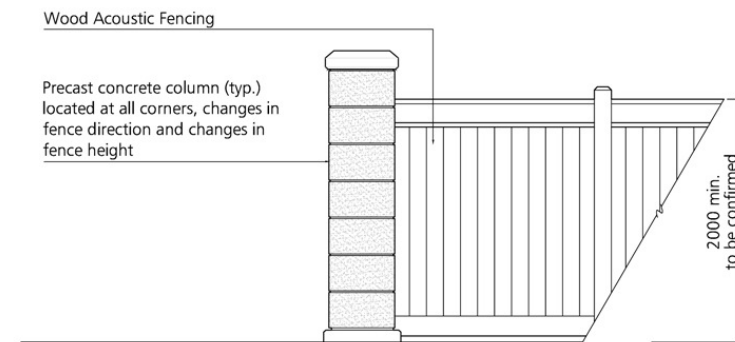


Fig. 2.4d - Wood Privacy/Acoustic Fence Elevation

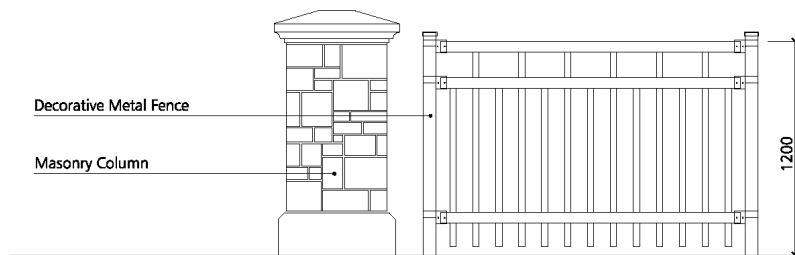


Fig. 2.4f - Decorative Metal Fence Elevation

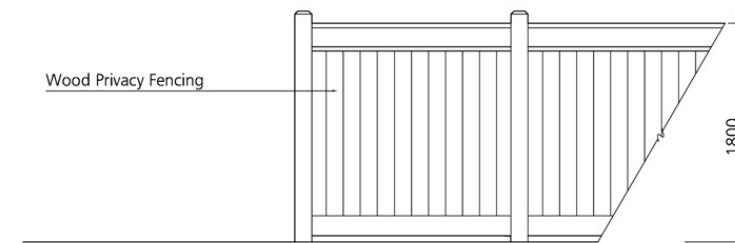


Fig. 2.4e - Wood Privacy Fence Elevation

## 2.5 STREETScape

### 2.5.1 Street Trees

Street trees are an integral part of the streetscape. Street trees for Financial Drive, Hallstone Road and the internal streets will be planted in a consistent, linear pattern, at an average interval of 15 meters with variations to accommodate driveways, swales, and utilities. Street tree planting along Vista, Park block and Stormwater Management Pond frontages will maintain uniform spacing, but allow for openings to permit optimum visibility into these green spaces.

The size and variety of trees planted will be consistent with the species selected for Streetsville Glen East. Species may include:

Coarse Texture: Hallstone Road and Financial Drive

- Maple, Oak, Linden species

Medium and Fine Texture: Internal streets

- Hackberry, Gleditsia, Hornbeam, Amur Cork and Ginkgo species



Fig. 2.5.1b - Street Tree Planting



Fig. 2.5.1c - Street Tree Planting plan



Fig. 2.5.1a - Street Tree Locations



**2.5.2 Buffer Blocks**

Buffer blocks provide a consistent streetscape treatment along residential streets in the City of Brampton. They range from 3.0m wide to 4.5m wide, refer to plan. The buffer blocks along Financial Drive and Hallstone Road will require a combination of fencing and planting.

For side flankage and rear yard conditions, the fencing type will be Wood Acoustic or Wood Screen fence, depending on the site specific condition. Refer to the Fencing Section for specific wood fence descriptions. A 1.2m ht. Decorative Metal Fence will be required along window street sections of the streetscape. Refer to the Fencing Section 2.4 for specific fence descriptions.

Evergreen and deciduous plant material will be planted in buffer blocks along Financial Drive and Hallstone Road. In keeping with the Flower City Strategy, all roadside buffers are to consist of 50% flowering bulbs mixed with perennials in the foreground and 50% of trees and flowering (or fall colour) shrubs in the background. Refer to City of Brampton *Technical Planting Bulletin, Appendix 'A'* for species, quantity calculations and layout modules. The buffer plantings will soften the built landscape and will connect to existing plantings along adjacent properties. Plant material will be chosen for screening effect, seasonal interest and tolerance to roadside conditions. Continuous planting beds will be created and mulched to facilitate maintenance.

Trees species may include:

Ivory Silk, Malus sp., Pyrus sp., Colorado Spruce, Norway Spruce

Shrubs species may include:

Serviceberry, False spirea, Yellowtwig Dogwood, Burningbush, Juniper sp, Mugho Pine, Hydrangea, Forsythia

Perennials and Bulbs species may include

Daffodils, Tulips (early to late flowering), Crocus, Coreopsis, Daylily, Echinacea, Rudbeckia



Fig. 2.5.2a - Streetscape Buffer Block Key Plan

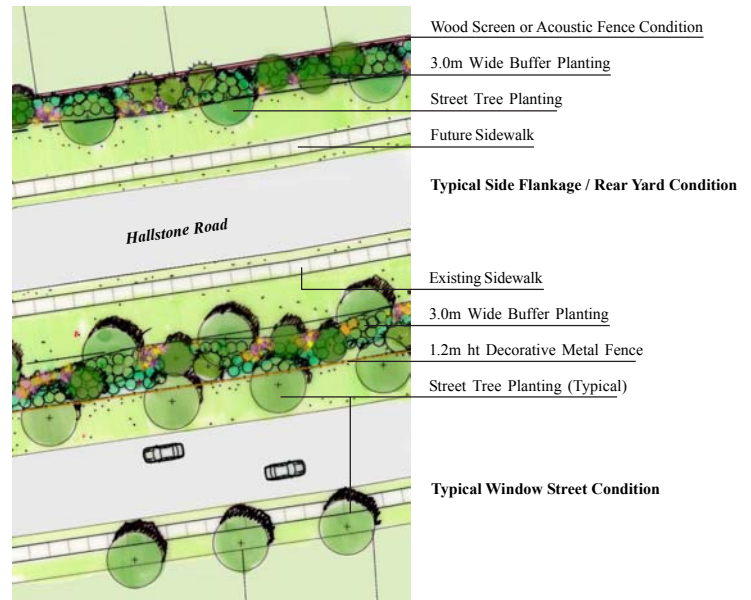


Fig. 2.5.2b - Streetscape Buffer Block Conditions

2.6 SOCIAL & ENVIRONMENTAL SUSTAINABILITY

Through the introduction of tree lined streets and open space connections, this community has been designed to be pedestrian friendly. For those that choose to do so, the car can be left at home. A trip to one of two convenience stores is a walk of less than 10 minutes. Access to the community Golf Course (Streetsville Glen) can be done on foot. Outings to the central neighbourhood park (and playground) or the park like landscape of the storm water management ponds are minutes away. Across Financial Drive and through Streetsville Glen East access to the Credit Valley is available through Sid Manser Park and along Hallstone Road.

Bicycle routes as part of Brampton’s Pathways Master Plan connect this community to the greater area. Bus connections along Financial Drive and Hallstone Road provide transportation to the rest of Brampton and beyond. Future employment opportunities on the lands West and South of this development offer the potential for a live/work community. All these factors make Streetsville Glen West a sustainable, environmentally friendly community.

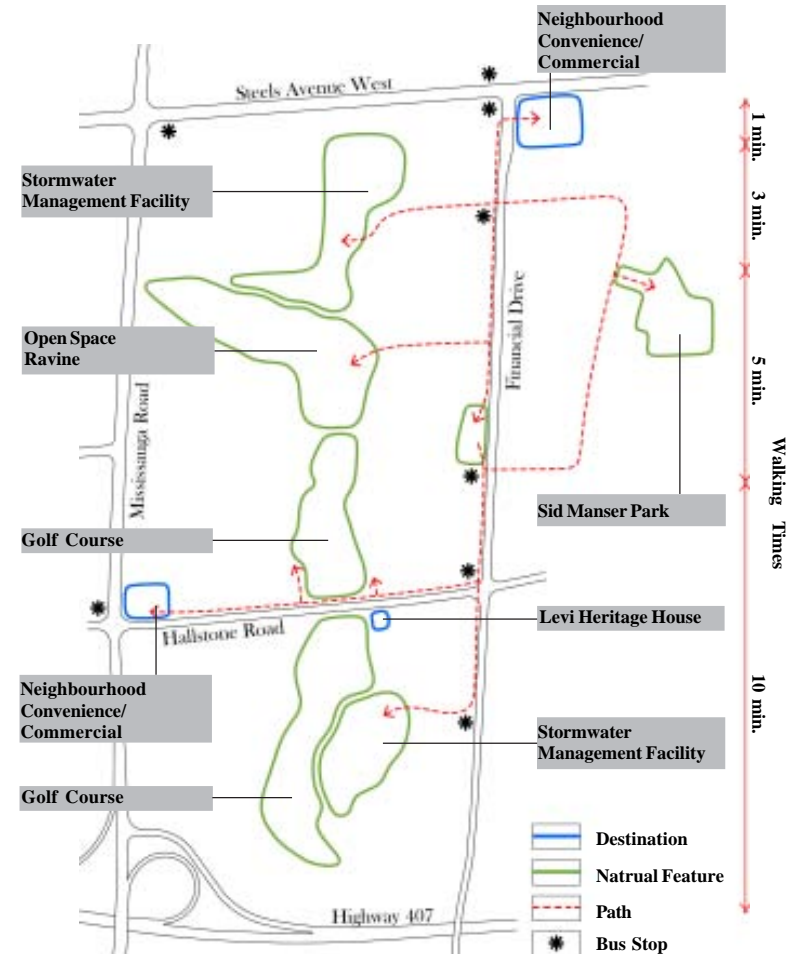


Fig. 2.6 - Community Features, Time and Distance

2.7 VALLEY LANDS AND OPEN SPACE BLOCKS

2.7.1 Valley Lands

Valley lands are a significant features in the proposed development of Streetsville Community West. Approved setbacks from the top of bank and buffers will be maintained and enhanced with native plantings to promote a natural quality and character adjacent to open space.

The use of Open Space Blocks south of Block 139, (currently owned by Kaneff), will maintain golf course use, modified to an Executive 18-hole Golf Facility. Refer to Section 2.7.3, Figure A and Figure B.

Flower planting will be incorporated into the final design, following the criteria outlined in the City of Brampton *Technical Planting Bulletin*. Native perennials, such as Black Eyed Susan, Monarda and Joe Pye Weed, will be incorporated into highly visible locations at the entrance from the Vista Block and the SWM Pond.

2.7.2 Valley Naturalization

In conjunction with the initiation of the 9-hole Pitch and Putt golf course, (refer to Section 2.7.3, 9 Hole Pitch and Putt Golf Course), initiatives will be undertaken by Kaneff for the naturalization of lands within the valley, outside of the golf course operations. This will involve the planting of native trees, shrubs and grasses as per the *Restoration and Enhancement Plan, Levi Creek Valley, Streetsville Glen, Brampton, Ontario* report, prepared by Dougan and Associates Ecological Consulting Services and dated April 23, 2001.



Fig. 2.7b - Flower City Strategy Planting



Fig. 2.7a - Open Space Key Plan



**2.7.3 STREETSVILLE GLEN GOLF COURSE**

The existing 18 hole regulation golf course as it is today represents the redesign of the original 27 hole golf course built in 1962. With the construction of Financial Drive and the residential communities east of Financial Drive, the golf course was reconfigured.

**18 Hole Regulation Golf Course**

The Kaneff portion of the lands being developed for Streetsville Glen West are currently occupied by portions of an eighteen hole regulation golf course. In addition, remnant tees and greens are also in place to facilitate realignment of the course during the implementation of the Streetsville Glen West Community project (refer to Figure A). The total golf course lands, including the stormwater management pond, comprise 116 acres. A total of eight golf holes are located within the floodplain or pass through the floodplain. The golf course is comprised of five par 3's, eleven par 4's and two par 5's for a total par of 69 and a distance of 5516 yards.

**18 Hole Executive Golf Course**

Existing golf course features will facilitate the realignment of holes to accommodate an eighteen hole executive golf course during and following construction of the Streetsville Glen West Community. The existing clubhouse and parking lot will be used to serve the new eighteen hole executive course (refer to Figure B). A total of five holes will be played within the floodplain or over it. 33 acres of golf course lands will be located north of Hallstone Road and 56 acres will be located south of Hallstone Road, including the stormwater management pond. The course will be comprised of eight par 3's and ten par 4's for a total par of 64 and a distance of 4283 yards.

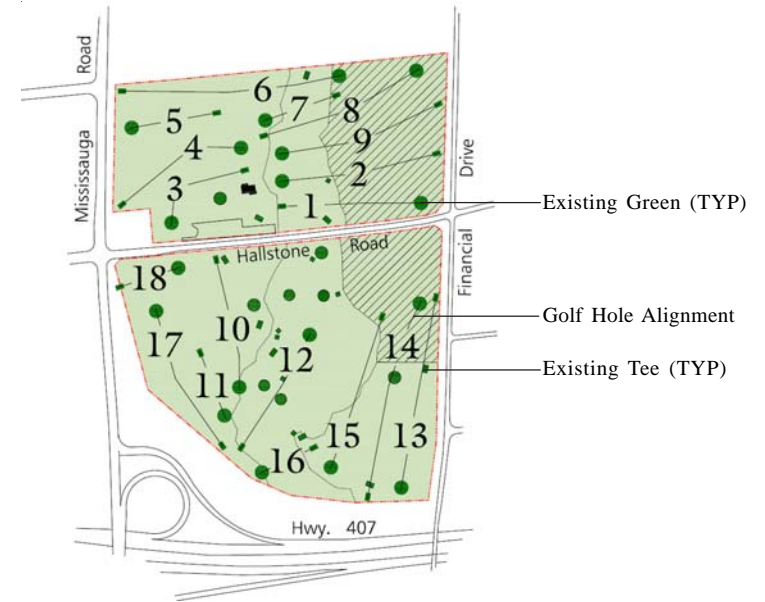


Figure A



Figure B

### 9 Hole Pitch and Putt Golf Course

When lands west of the Levi Creek floodplain, both north and south of Hallstone Road, are developed for prestige commercial / office uses, existing golf course facilities within the floodplain will be used to accommodate a nine hole pitch and putt golf course (refer to Figure C) on 30 acres of land. Nine short par 3 holes will remain within the floodplain. The par will be 27 and the distance of the course will be 1053 yards.



Figure C

**2.7.4 Open Space Buffer Block (5.0m)**

Open Space Blocks 145 & 146 in the Kaneff Property Draft Plan are a 5.0m wide CVC buffer requirement, set back from the regional floodline and staked top of bank. The treatment along this interface will include a combination of 1.2m ht. Black Vinyl Chainlink fence, required 150mm (6”) within private property along the entire length for residential lots abutting the open space block and informal tree planting.

The southern limit of Open Space Block 145 widens at Hallstone Road. This creates the opportunity for a seating area with views oriented toward the open space, valley lands and Levi House. The buffer planting will wrap around the corner and set the backdrop to the seating area.

Plant material will be a combination of deciduous and evergreen trees, native species providing seasonal interest. Views from the residential lots into the open space should be encouraged by planting trees in random groups with open gaps for views.

Flower planting will be incorporated into the final design, following the criteria outlined in the City of Brampton *Technical Planting Bulletin*. Native perennials, such as Black Eyed Susan, Monarda and Joe Pye weed, will be incorporated into highly visible locations at the entrance from the Vista Block and the frontage viewed from Hallstone Road.

**2.7.5 Open Space Block Interface with Residential Lots**

The Emery/Metrus Central subdivision residential lot rear yards are immediately adjacent to the open space. The development setback is included in the valley lands open space block.

The fencing and planting requirements will be the same as noted above.



Fig. 2.7.4a- Open Space Block

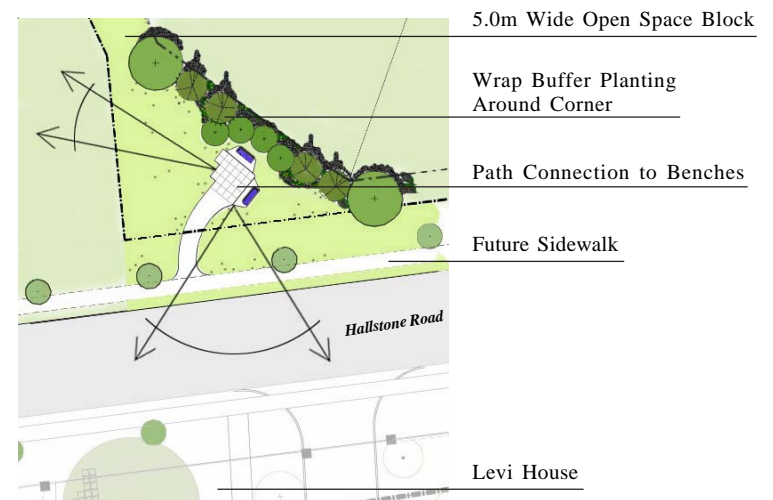


Fig. 2.7.4b - Open Space Block North of Levi House



## 2.8 PARK AND VISTA BLOCKS

### 2.8.1 Park

The park in Streetsville Glen Community West consists of a 0.48ha block flanking onto Financial Drive. For residential lots abutting the park, a 1.8m ht. Wood Acoustic Fence will be required 150mm (6") inside private property. Refer to Section 2.4 Fencing.

The final program and detail for the park will be prepared for the landscape submission. It would typically include a play structure or play elements, walking paths and site furnishings, including benches and waste receptacles, to the City of Brampton standard. Existing trees have been assessed by a certified arborist to ensure trees in good condition will be preserved and integrated into the final design, Refer to Section 2.1 Existing Tree Information. Flower planting will be incorporated into the final design, following the criteria outlined in the City of Brampton *Technical Planting Bulletin*. The final design will include flower plantings in the foreground of the flowering shrub beds. Bulb plantings of daffodil, tulip and crocus will be planting in highly visible, sodded, low pedestrian traffic areas in the park and vista block.



Fig. 2.8b - Park Block

Fig. 2.8a - Park and Vista Blocks Key Plan



Fig. 2.8c - Park Play Area



Fig. 2.8d - Park Entry Columns

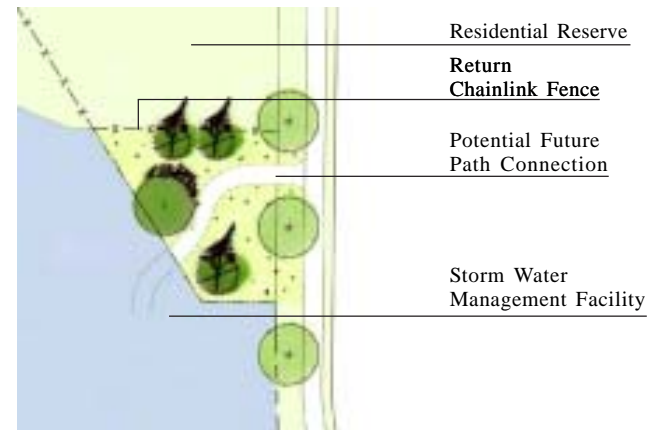
**2.8.2 Vista Block**

The vista block 'A' in the northwest area of the subdivision offers a view from Street 'A' into the valley land open space. The 1.2m ht. Black Vinyl Chainlink Fence will return along the adjacent side yards. A path will connect the street to a look out node with benches oriented to views in the valley. There may be an opportunity for this path to extend the trail system into the valley lands, west to Mississauga Road and south to Hallstone Road, Refer to Section 2.10.

The vista block 'B' in the southwest corner of the subdivision offers views into the Stormwater Management Pond. The 1.2m ht. Black Vinyl Chainlink Fence will return along the adjacent residential reserve. A path will connect from the street through the vista block to the established paths associated with the Stormwater Management Pond.



*Fig. 2.8e - Vista Block A*



*Fig. 2.8f - Vista Block B*

## 2.9 STORMWATER MANAGEMENT POND

A stormwater pond is proposed in the northwest block of the subdivision. The pond will be designed as a community feature and integrate harmoniously with the adjacent open space system. A view vista will be directed to the pond planting and framed with street tree planting where the pond fronts Street 'A'.

To mitigate the engineered appearance of the stormwater pond, varying setbacks to the water's edge, a variety of side slopes and an overall curvilinear and natural form should be considered. Planting around the pond will be of a high quality, with a combination of native deciduous and evergreen trees and shrubs. Shrub planting should be continuous around the pond perimeter to deter geese. Aquatic plants will be included along the pond and areas to be seeded will utilize a native seed blend.

An existing Stormwater Management Pond is located at the southern portion of the Kaneff subdivision. An addition to the Stormwater Management Pond, block 154, naturalized with planting consistent with the existing stormwater pond will be incorporated into these lands.

Flower planting will be incorporated into the final design, following the criteria outlined in the City of Brampton *Technical Planting Bulletin*. Bulbs and native perennials, such as Daffodil, Crocus, Siberian Squill, Black Eyed Susan, Monarda and Joe Pye weed, will be incorporated into highly visible locations at the entrances from the street and in areas designed a planting features or seating nodes. They will also be incorporated into plantings around the stormwater pond to add visual interest and change throughout the year.



Fig. 2.9c - Existing Stormwater Management Pond

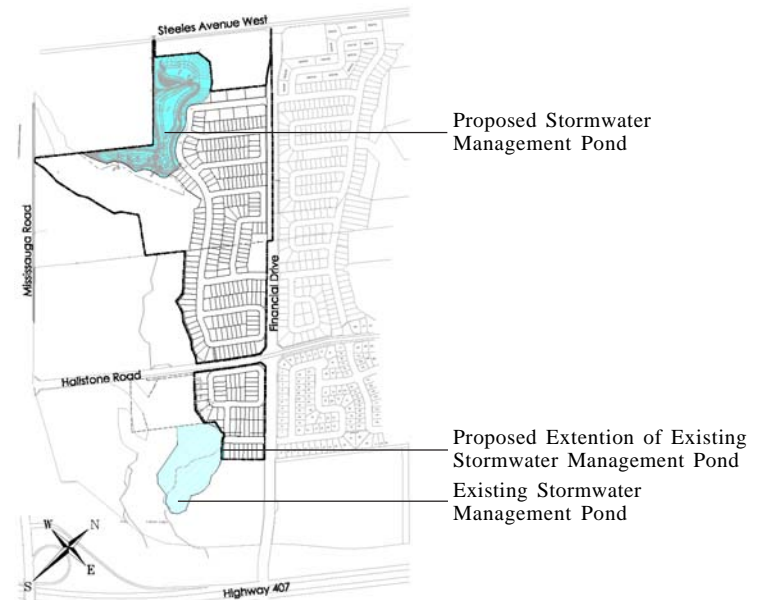


Fig. 2.9a - Stormwater Management Pond Key Plan



Fig. 2.9b - Proposed Stormwater Management Pond



2.10 OPEN SPACE AND PEDESTRIAN NETWORK

On the edges of the community, there is potential to connect to the Credit River and Churchville, as well as north to Steeles Avenue and west to Mississauga Road. The document ‘Brampton’s Pathways Master Plan, Revised Pathways Routing Plan 2006 identifies a Class 1 Pathway, as a 3-metre boulevard trail, along the west side of Financial Drive, and a Class III Path, along the south side of Hallstone Road, (which is a street signed route).

Primary pedestrian movement internally throughout the community will be via the sidewalk system. This will allow residents to connect to the park, vista block and storm pond features. Opportunities for pedestrian and bicycle connections into the open space areas, valley lands and storm pond community features will be explored. A 3.0m wide multi use asphalt path is conceptually represented in the open space areas, connecting to the overall system and pathway plan. In the storm pond area, opportunities also exist to share the access roads (granular), adding to the network.

The open space in the valley, where the golf course activity is proposed to be maintained, paths may be permitted in the final ‘Pitch and Putt’ stage, depending on the final layout of redesigned holes, setback and safety requirements.

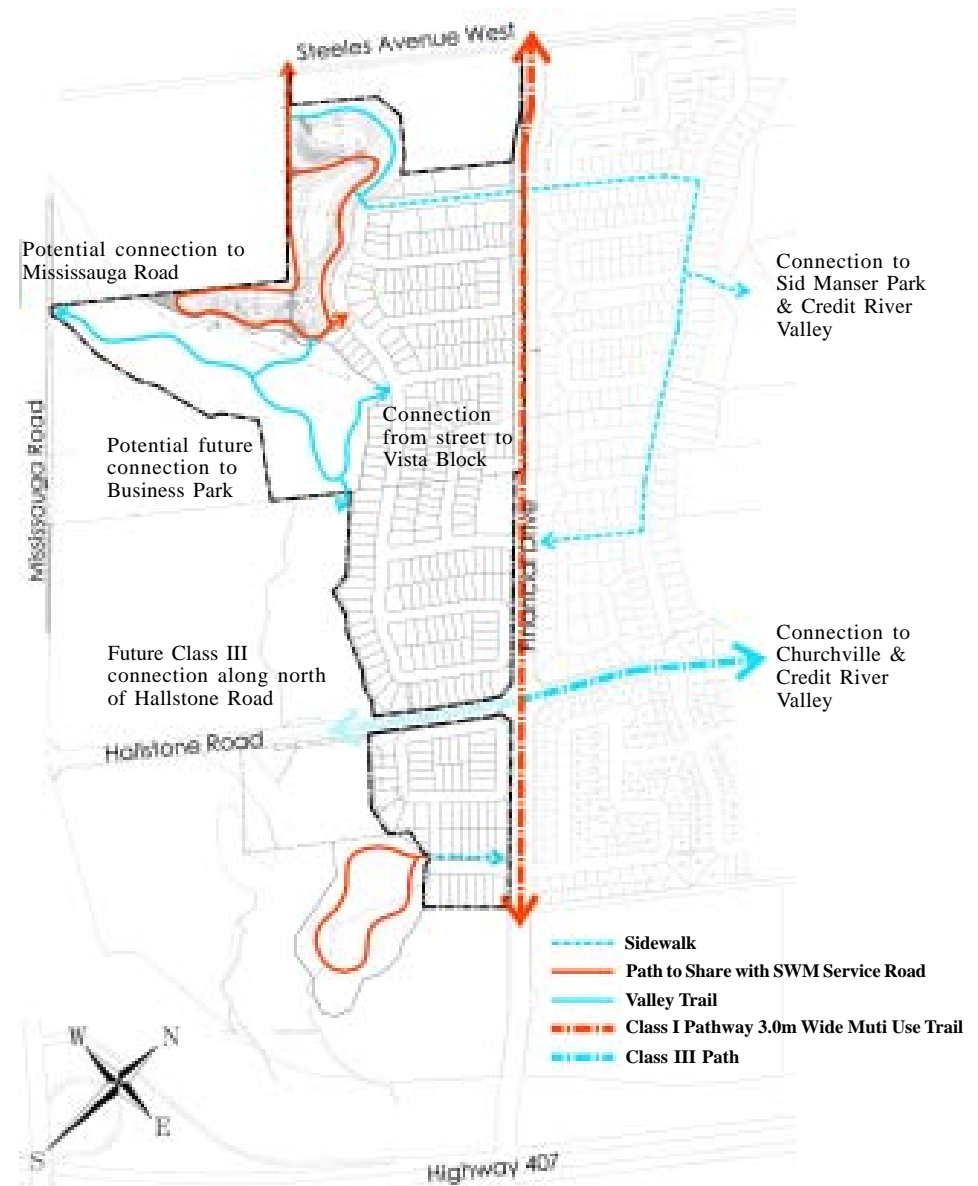
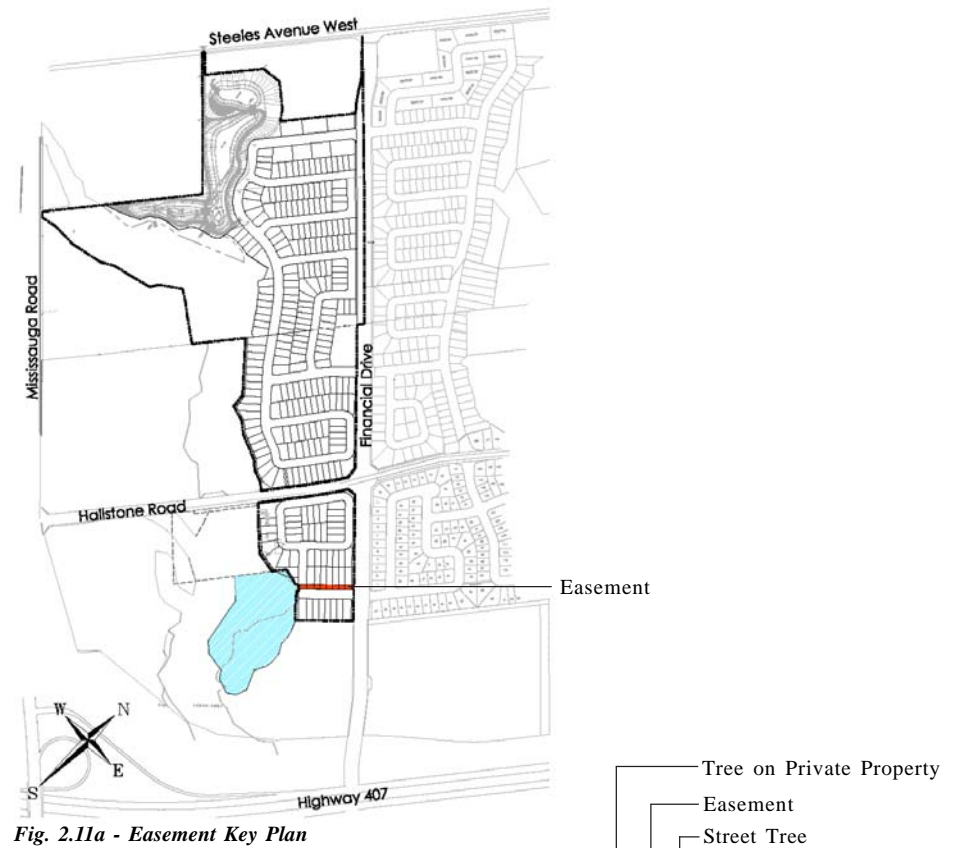


Fig. 2.10 - Trail System

**2.11 EASEMENT FOR EXISTING SWM POND**

There is an existing 10.0m wide easement on the north side of Street 'D', where it enters from Financial Drive. This easement contains constructed stormwater management drain connections to the existing stormwater management pond. As Street 'D' is immediately adjacent to the easement, it will be used for access and the easement will be integrated with Lots 118 to 124.

Driveways will be permitted to cross the easement, but there will be restrictions on planting and landscape structures within the easement.



2.12 COMMERCIAL RETAIL INTERFACE

Commercial Retail is the proposed future land use for the north boundary of the site. Townhouse blocks are proposed within this community abutting the boundary. A visual and physical separation will be required to mitigate views and noise from the commercial development.

The condition is very similar on the east side of Financial Drive and the proposed treatment will be the same; a 2.2m ht. Masonry Acoustic wall constructed within the commercial property side. The wall will run west from the corner of the property boundary at Financial Drive to the stormwater manage pond boundary. At this point, the fence will be 1.2m ht. Black Vinyl Coated Chainlink and return north, (adjacent to the SWM pond service road), to Steeles Avenue West.

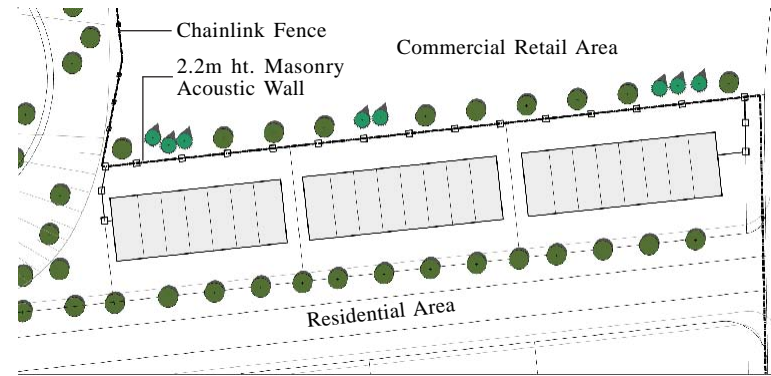


Fig. 2.12a - Commercial Retail Interface Section

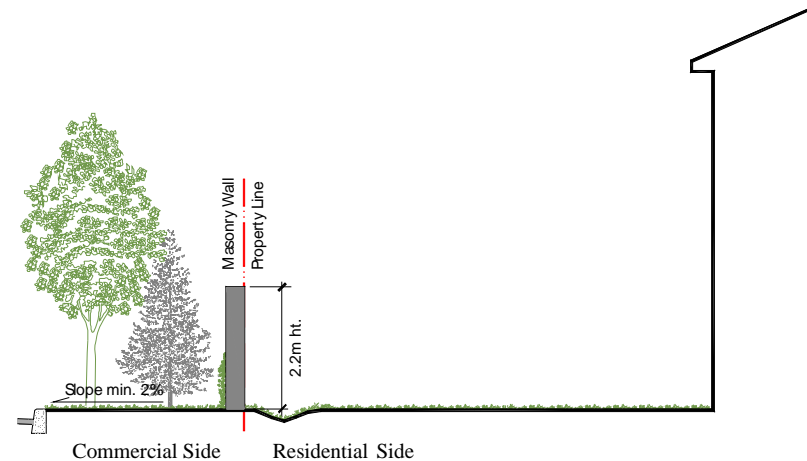


Fig. 2.12b - Commercial Retail Interface Section

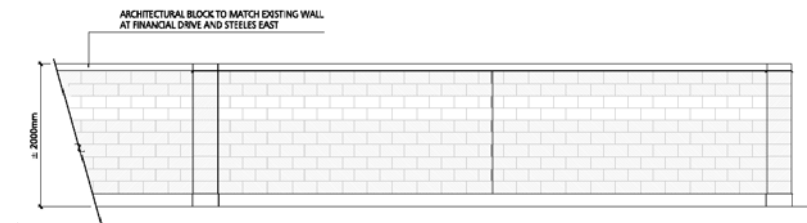


Fig. 2.12c - Commercial Retail Interface Wall Elevation



2.13 PRESTIGE OFFICE/INDUSTRIAL INTERFACE

Prestige office/industrial is the future land use south of the site. The relationship of these facilities to residential development requires a sensitive treatment.

The treatment of the residential-industry interfaces requires a balance between the needs of the two land uses. A landscape buffer, including a 2.2m ht. masonry acoustic wall on a 2.8m ht. berm and planting, will be created to achieve visual and physical separation. Within the residential block, a row of deciduous trees will be planted, one tree per lot. Within the office/industrial property, a hedgerow of evergreen trees should be planted. This requirement should be part of the site plan application.

This will be an effective buffer between residential and office-industrial land uses when used in combination with the generous lot depths (+40m) of the abutting residential lots. As well, it will match the existing buffer on the east side of Financial Drive in Streetsville Glen East (Phase 1).

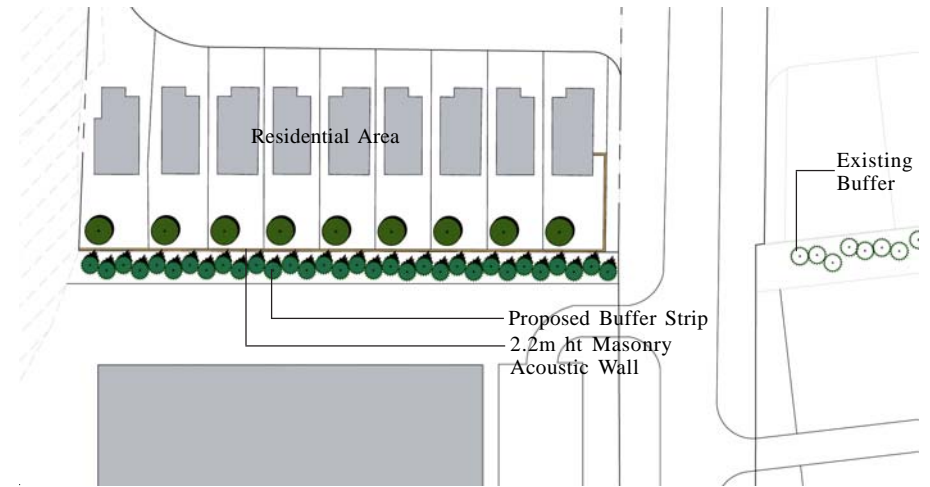


Fig. 2.13a - Prestige Industrial Interface

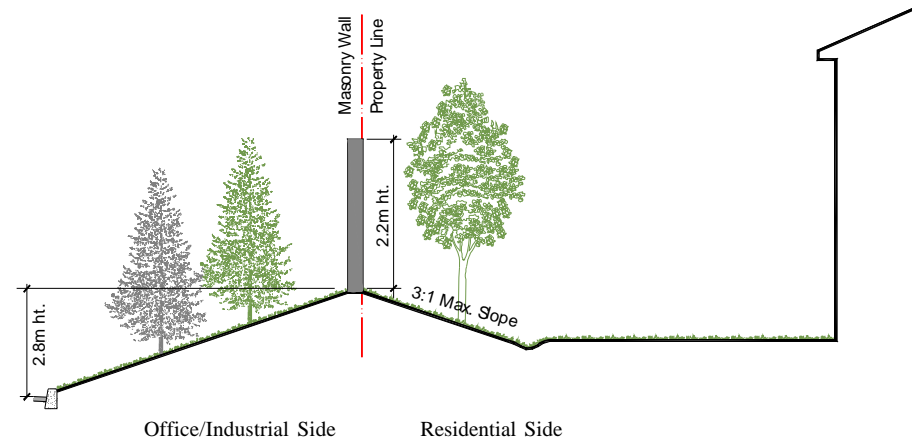
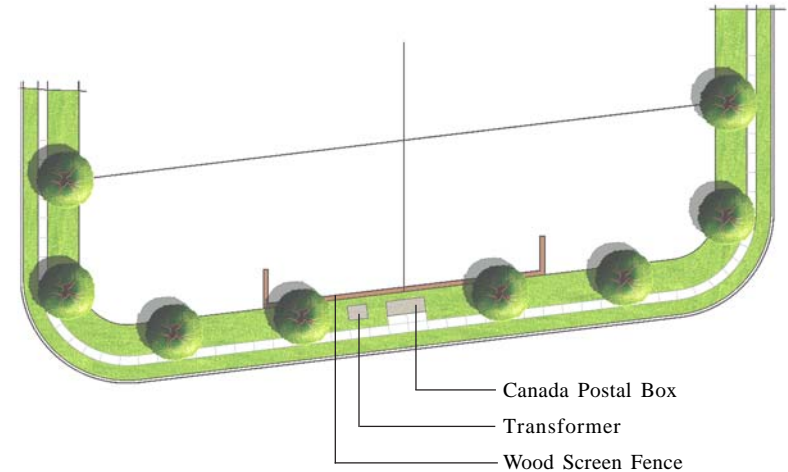


Fig. 2.13b - Prestige Industrial Interface Section

## 2.14 LIGHTING, ABOVE GROUND UTILITIES & POSTAL BOX LOCATIONS

The continuity of streetscape will be reinforced by the use of a consistent style of street light and street name signage. Neighbourhood streets and the eastern section of Hallstone Road will be lit with an ornamental coach-lamp street light as supplied by Brampton Hydro. This light will feature a coloured concrete pole and matching davit. Arterial streets will be lit with the cobra style standard street lights and poles.

Services such as light standards, hydro transformers, and postal boxes are a necessary part of most new development. The treatment of these items in the streetscape requires careful consideration in order to reduce their visual impact. Where possible mail boxes, transformers, telephone boxes and newspaper boxes will be clustered along flankage fences.



*Fig. 2.14a - Above Ground Utilities & Postal Box Location*



*Fig. 2.14b - Neighbourhood Postal*



*Fig. 2.14c - Neighbourhood Street*



*Fig. 2.14d - Arterial Street*

2.15 OPEN SPACE CAPITAL COST RESPONSIBILITIES

Neighbourhood Parkland Development	Developer Cost	City Cost
Rough Grading		✓
Topsoil and Sodding		✓
Planting		✓
Park Benches / Trash Receptacles		✓
Play Structures		✓
Entrance Features / Columns / Decorative Fencing	✓	
Decorative Paving	✓	
Signage		✓
Storm Sewers within Parks		✓
Storm Service to Park including first MH		✓
Asphalt Walkway – 3m width		✓
Stone Piers		✓
Shade Structure (1 every 4 NP)	N/A	N/A
Shade Structure	N/A	N/A
Raised Planters	N/A	N/A
<b>Valleyland Development</b>		
Top of Bank Planting	✓	
Valleyland Planting Enhancement and Restoration		✓
Topsoil, Seeding and Planting Restoration of areas disturbed for construction / Erosion Control	✓	
Park Benches / Trash Receptacles		✓
Pedestrian Bridges	N/A	N/A
Heritage Signage	✓	
Asphalt Trails and Lighting		✓
Entry Features	✓	

Streetscape Development	Developer Cost	City Cost
Boulevard Landscaping	✓	
Buffer Block Landscaping	✓	
Street Lighting (including upgrades)	✓	
Decorative Upgrades to Road / Valley Crossing (incl. Decorative paving, columns, parapet wall, railings)	N/A	N/A
Primary and Secondary Entry Features	✓	
<b>Stormwater Management Pond Development</b>		
Planting, Sodding and Seeding	✓	
Park Benches and Waste Receptacles	✓	
Steel Shade Structure / Trellis	N/A	N/A
Raised Planters – Concrete Seat Wall	N/A	N/A
Asphalt Walkway – 3m width	✓	
Walkway Lighting	✓	
Entrance Features	✓	
Lookout Features	✓	
<b>Open Space Buffer Blocks</b>		
Topsoil, Seeding and Planting	✓	
Rear Lot Retaining / Fencing (if required)	✓	
Rear Lot Fencing	✓	
<b>Vista Blocks</b>		
All Works	✓	
<b>Community Parks</b>		
All Works	N/A	N/A



## 3.0 ARCHITECTURAL DESIGN GUIDELINES

In addition to the guidelines and processes described in this section all ground related residential development is subject to the provisions of “Architectural Control Guidelines for Ground Related Residential Development” (ACGGRD), Chapter 7 of the Development Design Guidelines, added through Council approval on August 6, 2008 and associated fees as per By-Law 177-2008. As the DDG’s may evolve and be updated, developers and their consultants shall verify with Community Design Staff the latest version of the approved document in force.

This chapter provides a framework of architectural design guidelines for the exterior appearance of new residential buildings within the community. The following guidelines are intended to augment the urban design criteria established in Section 2.0 - ‘Open Space Guidelines’ and to assist developers, builders, designers and City staff in promoting an attractive community.

The Architectural Design Guidelines are organized as follows:

- 3.1 Community Streetscapes
- 3.2 Residential Architecture
- 3.3 Garages
- 3.4 Priority Lots
- 3.5 Architectural Design Review and Approval Process

Where landscape features or elements, such as decorative landscape pillars, fencing, etc, are shown in images in the Architectural Guidelines portion of this document, they should not be construed to represent proposed treatments for such features. For details on proposed landscape elements, the reader is asked to refer to the Open Space section of these Guidelines.

*Sign-off of Respective Guideline Documents:*

*This document represents one of the requirements for development approval and consists of two sections: the “Architectural Design Guidelines” prepared by John G. Williams Limited, Architect, together with the “Open Space Guidelines” prepared by Baker Turner Inc., Landscape Architects. A series of conceptual plans, photographs, sections, and elevations are used in combination with the document’s text to describe manners in which the guidelines could be applied to the site. The author of these Architectural Guidelines (John G. Williams Limited, Architect) acknowledges that the information provided in this section has been coordinated with and is not contradictory to the content of the Open Space Guidelines prepared by Baker Turner Inc, Landscape Architect.*

## 3.1 COMMUNITY STREETSCAPES

### 3.1.1 Community Identity Areas

Community Identity Areas serve to foster a unique ‘sense of place’ within the community by providing identifiable landmarks and opportunities to express the intended character of Streetsville Glen West (refer to Fig. 3.1.1a). Dwellings located near or within Community Identity Areas will have heightened public visibility and will be considered Priority Lots, requiring special built form design consideration. Outlined below are locations within Streetsville Glen West which are deemed to be Community Identity Areas together with a general overview of the recommended built form response for dwellings in these areas. Refer to Chapter 3.4 - Priority Lot Dwellings for detailed architectural design criteria for dwellings within or adjacent to Community Identity Areas.

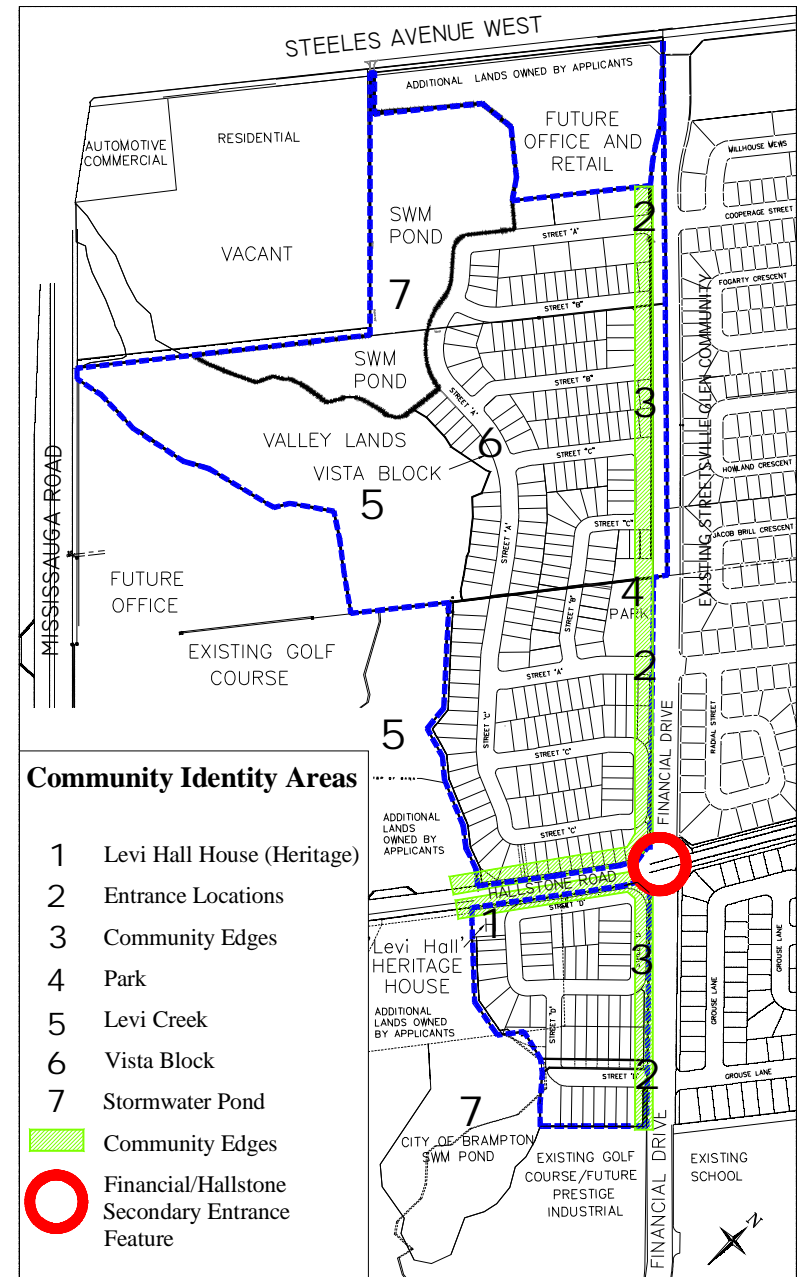


Fig. 3.1.1a - Community Identity Areas

i) Levi Hall House

- Levi Hall House will be retained in situ and incorporated into the development as a landmark building on Lot 140 in the Kaneff Draft Plan. This building has recently undergone extensive renovation and may be used for office, live/work or similar purposes.
- Residential Built Form Response:
  - New dwellings should be respectful of the heritage house by having appropriate regard for architectural style, design, scale, massing, setbacks, building materials and colours to ensure maximum compatibility between new and old construction.
  - Refer to Section 1.5 for further information.



*Fig. 3.1.1b -  
Levi Hall House*



*Fig. 3.1.1c - Conceptual example of new development adjacent to a heritage building (Photo from Bur Oak Drive Markham)*

ii) Neighbourhood Entrance Locations

- Neighbourhood entrances are located at local street intersections with Financial Drive.
- Neighbourhood entrance locations provide excellent opportunities to express the character of the community through the coordinated interplay between built form and landscaping.
- Financial Drive and Hallstone Road is an important intersection within the community and will also be considered a neighbourhood entrance location. A Secondary Entrance Feature will be provided at this location (refer to figure 2.3b in Section 2.3).
- Neighbourhood entrance locations should be designed to function as physical and visual links to the existing Streetsville Glen Community so that neighbourhoods on both sides of Financial Drive can be read as one integrated community.
- Residential Built Form Response:
  - Single detached and townhouse dwelling forms may occur at neighbourhood entrance locations.
  - Dwellings located at neighbourhood entrances require the highest order of design quality.
  - The use of stone is encouraged as a main or secondary wall cladding material.
  - These dwellings will be identified as Gateway Dwellings. Refer to Sec. 3.4.2 for further guidelines and diagrams.
- Also refer to Section 2.3 in the Open Space Guidelines.



*Townhouse*



*Single Detached Dwelling*

*Fig. 3.1.1d - Conceptual images of dwellings at a neighbourhood entrance location (Photos from "Streetsville Glen")*



## iii) Community Edges

- Community Edges within the Streetsville Glen West development will occur along Financial Drive and along Hallstone Road.
- Built form conditions along the community edges will include housing on window streets and on flankage lots. Housing on reverse frontage lots will occur along the north side of Hallstone Road.
- Window streets provide housing located on single-loaded roads facing the west side of Financial Drive and the south side of Hallstone Road. This allows for public views into the development from these perimeter roads.
- As with Neighbourhood Entrance locations, these areas will have a high level of public visibility and should represent the quality and character of the community to passersby.
- Residential Built Form Response:
  - The use of stone or precast elements is encouraged as an accent wall cladding material, where appropriate to the architectural style of the dwelling.
  - A unified architectural theme should be incorporated for dwellings within community window streetscapes.



*Fig. 3.1.1e - Conceptual image Window Street Dwellings*



*Fig. 3.1.1f - Image of existing reverse frontage dwellings on Financial Drive (Photo from Hallstone Road - "Streetsville Glen")*

- Projecting garages beyond what is permitted by City standards shall not be permitted.
- Dwellings flanking Financial Drive and/or Hallstone Road shall be designed using the same criteria required for corner lot dwellings.
- Dwellings backing onto Financial Drive and/or Hallstone Road shall be designed with enhanced rear elevations consistent with the design of the front elevation.
- Levi Hall is located prominently on the south side of Hallstone Road. Views to Levi Hall from Hallstone Road should remain unobstructed to the greatest extent feasible. It is important that new dwellings in proximity to Levi Hall be designed to complement and not compete with this important heritage dwelling.
- Refer to Sec. 3.4.3 and 3.4.6 for further guidelines and diagrams.
- Also refer to Section 2.5 in the Open Space Guidelines.

## iv) Park

- The park is strategically located to provide a green space amenity and focal point for the Streetsville Glen Community.
- Houses facing or adjacent to the park provide an excellent opportunity to develop built form with a coordinated architectural theme.
- Residential Built Form Response:
  - Housing should be designed to foster an identifiable sense of place within the community.
  - Corner dwellings facing parks are encouraged to have a wraparound porch or other similar dominant entry feature.



*Fig. 3.1.1c - Conceptual image of dwellings facing a park*

- Dwellings which back or flank onto parks will require an enhanced rear or side façade treatment.
  - Refer to Sec. 3.4.4 for further guidelines and diagrams.
  - Also refer to Section 2.8 in the Open Space Guidelines.
- v) Levi Creek
- The Levi Creek open space valleylands provide a natural amenity within the community and the potential for an interconnected trail system.
  - Residential Built Form Response:
    - Dwellings which back or flank onto open space areas require an enhanced rear or side façade treatment consistent with the design of the front elevation.
    - This is intended to foster an attractive built form backdrop to the public open space system for those who use a trail system.
    - Where mature vegetation obscures the rear elevation from public view, the level of upgrading may be reduced.
    - Refer to Sec. 3.4.4 for further guidelines and diagrams.
  - Also refer to Section 2.7 in the Open Space Guidelines portion of these Guidelines for further information.
- vi) Vista Block
- The vista block provides views into the valleylands from the street and opportunities to integrate the development with the open space and trail system.
  - Residential Built Form Response:
    - The design of dwellings located on either side of a vista block should be co-ordinated to form a framed view into the open space.
    - The use of similar colours for both dwellings is recommended.
    - Dwellings require well-articulated façades and ample fenestration facing the vista block
    - An enhanced rear façade treatment similar to the dwelling’s front and side elevations is required.
    - Refer to Sec. 3.4.4 for further guidelines and diagrams.
  - Also refer to Section 2.8 in the Open Space Guidelines.



Fig. 3.1.1f - Conceptual image of housing adjacent to valleyland/ open space areas  
(Photo from “Streetsville Glen”)



Fig. 3.1.1g - Conceptual image of a dwelling flanking a vista block  
(Photo from “Streetsville Glen”)



## vii) Stormwater Management Pond

- The storm pond is functionally located to visually augment the adjacent natural open space areas.
- Residential Built Form Response:
  - Dwellings which back or flank onto storm ponds will be highly visible within the public realm and require an enhanced rear or side façade treatment consistent with the design of the front elevation.
  - Refer to Sec. 3.4.4 for further guidelines and diagrams.
- Also refer to Section 2.9 in the Open Space Guidelines.



Fig. 3.1.1h - Conceptual image of housing backing onto a storm water management pond

## 3.1.2 Community Safety

To promote a safe, pedestrian-friendly community, the design and siting of buildings shall incorporate principles of CPTED (Crime Prevention Through Environmental Design), including the following:

- De-emphasizing the presence of the garage within the streetscape.
- Providing ample fenestration facing public areas to foster casual surveillance (eyes on the street). Refer to fig. 3.1.2a.
- Providing large, usable front porches to promote interactive outdoor spaces as an interface between private and public realms.
- Ensuring the front door / main entry feature is visible from the street.
- Ensuring all entries to the dwelling are well lit.

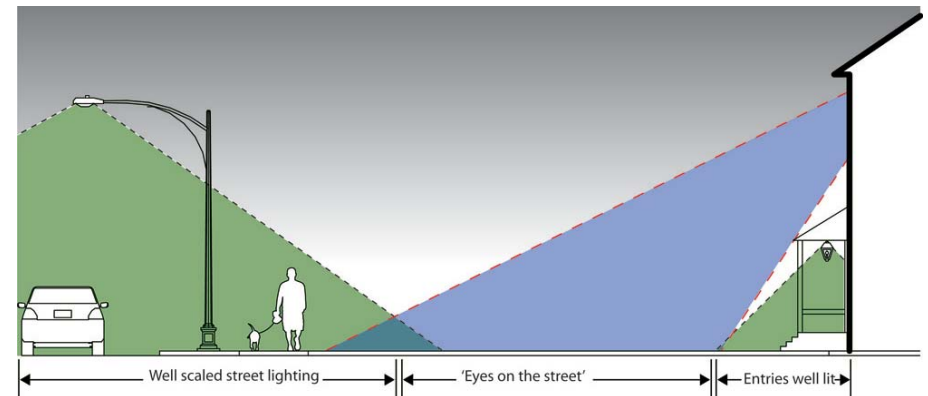


Fig. 3.1.2a - Diagrammatic demonstration of the CPTED principles



Fig. 3.1.2b - Community streetscapes should be designed to foster “eyes on the street”



## 3.1.3 Street & Building Relationships

A well-defined street edge contributes to the pedestrian-oriented goals of the community (refer to fig. 3.1.3a). Attractive streetscapes typically consist of a landscaped boulevard adjacent to a defining edge of private front yards and carefully placed, well-designed dwellings. The following design guidelines shall apply:

- The front façade of the dwelling shall directly relate to the street and shall visually dominate the garage.
- Front yard setbacks shall generally be consistent to define the street edge and create a visually ordered streetscape.
- Siting houses close to the minimum required front yard setback is recommended unless otherwise stated for any Special Areas within the community.
- Controlled variation in front yard setbacks is desirable on long, straight street blocks to provide visual relief. Setback variation should follow a curving pattern occurring across a grouping of dwellings, where feasible and where lot depths permit. Haphazard variation in setbacks should be avoided.
- Projections into the front yard, such as porches, entrance canopies, entrance steps and bay windows are encouraged for their beneficial impact on the streetscape.
- Porch and balcony projections up to 1.8m into the minimum front and flankage yard are permitted, unless contrary to zoning. Bay windows may project up to 1.0m.
- For corner lots, both street frontages shall be addressed in an appropriate and coordinated manner (refer to fig. 3.1.3b and to Section 3.4.2 - Corner Lot Dwellings).



*Fig. 3.1.3a - The street edge should be well-defined through building placement (Photo from "Streetsville Glen")*



*Fig. 3.1.3b - Corner buildings should address both street frontages (Photo from "Streetsville Glen")*

## 3.1.4 Façade Variety Within the Streetscape

Attractive, harmonious streetscapes are essential in creating a vibrant, livable community with a positive identity. The visual appeal of streetscapes is enhanced when the arrangement of the dwellings is ordered with respect to model variety, massing, height and repetition within the group.

- Variety of architectural expression among publicly exposed façades should occur within each street block (see fig. 3.1.4a).
- Each model should have two distinctly different elevations. Popular models may require more than two elevations to avoid repetition and monotony within the streetscape.
- Individual buildings should combine to create visual harmony when sited together within the streetscape. This can be reinforced by use of complementary, but not identical, exterior materials, colours and architectural elements.
- Identical dwelling elevations shall not be permitted directly adjacent or directly opposite one another.
- For detached dwellings, identical elevations shall not comprise more than 30% of a street block and shall have different exterior material colours. To further promote visual diversity along each street, a minimum of 2 dwellings must occur between identical elevations of the same model (see fig. 3.1.4b). This criteria will not apply to townhouse units (refer to Section 3.1.5ii).
- A maximum of 3 alternative elevations of the same model may be sited adjacent one another.
- There shall be at least 3 different model designs (having a different building footprint and floor plan) within each group of ten dwellings.
- Publicly exposed elevations shall incorporate adequate articulation, proportions, wall openings and massing variety to avoid large, blank façades.



Fig. 3.1.4a - Variety of harmonious architectural expression should occur within the streetscape

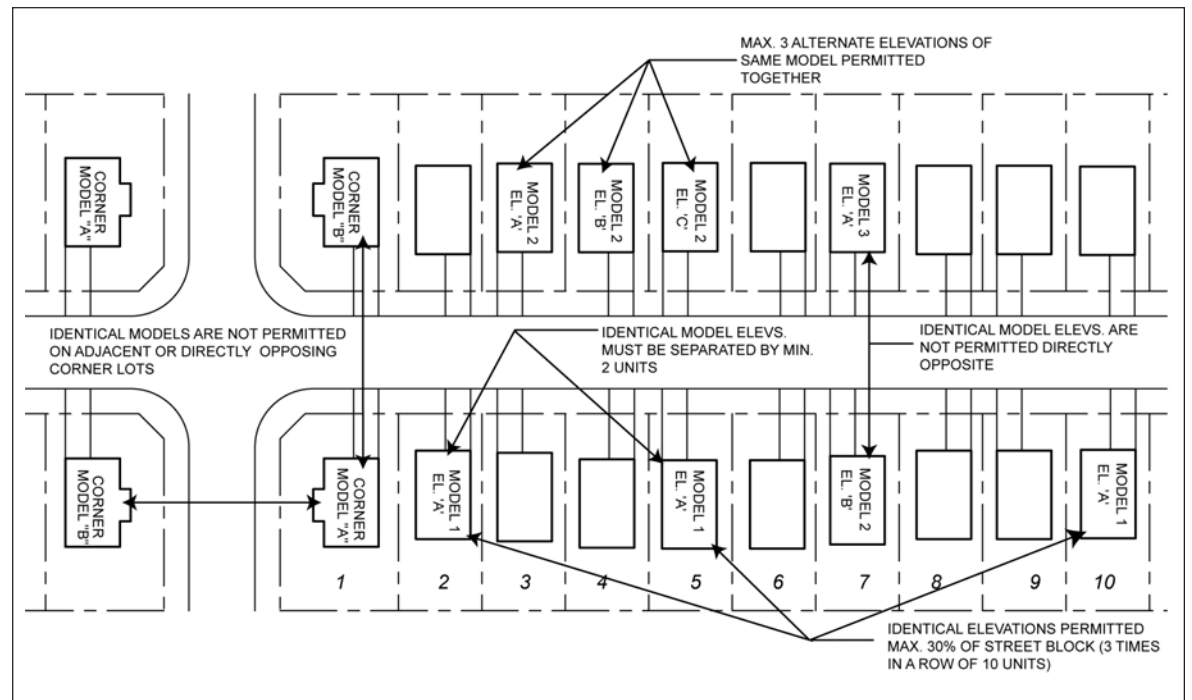


Fig. 3.1.4b - Model repetition criteria

## 3.1.5 Dwelling Massing

### i) Single Detached

The arrangement of houses within a street block is a key component in providing an attractive streetscape. The overall impression created by the grouping and massing of dwellings within a block will have a greater visual impact than the detailing of an individual dwelling. The following design objectives shall be observed to ensure harmonious massing within the streetscape:

- Dwellings adjacent or opposite one another must be compatible in massing and height. Extreme variation in massing should be avoided (see fig. 3.1.5a).
- The apparent variation in height and massing between adjacent one and two storey dwelling types should be minimized in the following ways:
  - Where two storey dwellings are located adjacent bungalows, they should occur in groupings of at least two adjacent dwellings.
  - Where bungalows, or other lower profile dwellings such as raised bungalows or 1 1/2 storey dwellings are located adjacent two storey dwellings, they should occur in groupings of at least two adjacent dwellings and their design should include enhancements such as taller, steep roofs, dormers, side gables or raised front elevations, appropriate to the architectural style of the dwelling, for an effective visual transition between dwelling types.
  - Consideration to the siting of single bungalows will be given, on a limited basis, where massing compatibility with adjacent dwellings can be visually demonstrated.
  - Single bungalows are permitted on corner lots or lots adjacent to open space areas.
- 3-storey detached dwellings are discouraged within the community as they do not reflect the established built form character within the existing Streetsville Glen East subdivision. However, the use of a 3rd floor loft is permitted provided the space is incorporated into the roof form.

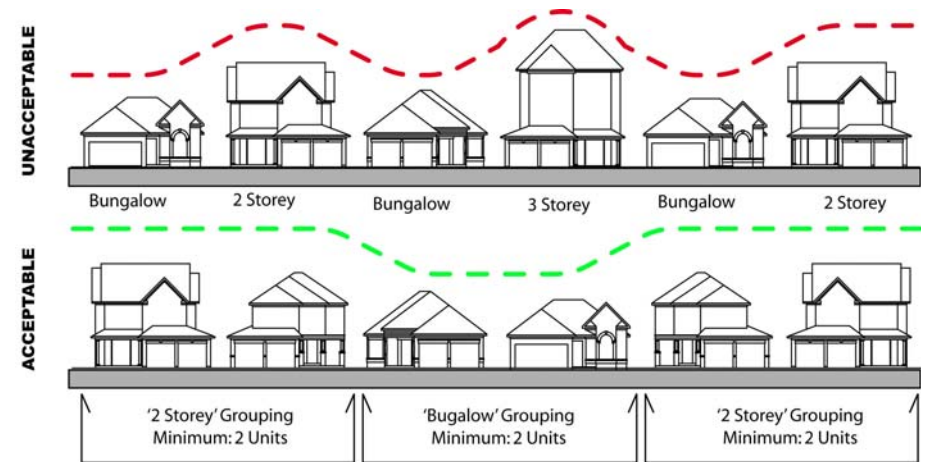


Fig. 3.1.5a - Dwelling massing within the streetscape should avoid jarring contrasts



Fig. 3.1.5b - Conceptual image showing desirable massing compatibility within the streetscape (Photo from "Streetsville Glen")



## ii) Townhouses

A small pocket of 7 townhouse blocks will be located at the northern end of the community where they will serve as an interface between the single detached homes to the south and the future office and retail uses to the north.

Townhouse blocks are typically comprised of 3 or more individual dwelling units grouped together into a single, larger building form. They provide diversity of built form, streetscape character and housing choice within the community. The design of townhouse elevations shall achieve a standard equal to that of adjacent detached housing in scale, form, composition, detail and appearance. Townhouse designs shall satisfy the same general design criteria set out for single detached housing and the following additional guidelines:

- Townhouse blocks may vary in size from 3 to 8 units. Variety in block sizes should be provided within a street block.
- When designing townhouse elevations, the composition of the entire townhouse block should be taken into consideration. Consideration shall be given to building form, massing, and proportions, relative to the number of units within the specific block.
- The design should provide a variety of visual elements and details, which break up the massing and create distinctive character for the individual blocks.
- Variation in height within the townhouse block is encouraged. For example, buildings designed with 2-storey end units combined with 3-storey interior units can produce an attractive built form.
- Townhouse blocks should exhibit design and massing compatibility with neighbouring buildings.
- Variation in facade elements such as front entries, plane variation and bay and dormer designs appropriate to the particular house style are encouraged to add individual unit identity and variety to the streetscape.
- Roofscapes within individual townhouse blocks should vary where possible to contribute to the creation of interesting streetscapes and compatibility with adjacent detached dwellings.



Fig. 3.1.5c - Conceptual images of desired townhouse massing

- The main front entry should be clearly identifiable for each townhouse unit. It should be oriented to the front lot line for interior lot units and should face the flanking lot line for corner units.
- The side elevation of exposed corner / gateway units shall be specifically designed to respond to public exposure and the additional light source by means of articulated building faces, fenestration, and detailing equal to that of the front elevation.
- Where a firewall is necessary it should be located unobtrusively and integrated into the design of the townhouse block to limit its visual impact.
- Due to limited opportunities for the placement of utility meters on townhouse dwellings, care should be taken to ensure they are not visually prominent within the streetscape.

### 3.1.6 Driveways

- Driveway locations shall be approved by the City.
- A mix of paired and unpaired driveways should be provided in accordance with City requirements.
- The frequency and width of curb cuts should be kept to a minimum.
- Adjacent driveways at street elbow locations are to be designed to eliminate overlap between the property line and the curb. Landscape strips must separate each driveway at the curb.
- Driveways for dwellings adjacent intersections, transit stops, public walkways, open space and other non-residential land uses should be located as far from the adjacent use as possible.
- Driveways located at the top of T-Intersections should be located to the outside of the pair of dwellings which terminate the view.
- Driveway slopes between garage and street are to be as shallow as possible and in accordance with municipal standards.
- Driveway widths shall not exceed the width of the garage.
- All driveways shall be finished with a hard surface paving material.

### 3.1.7 Streetscape Elements

Streetscape elements occur within the R.O.W. and include but are not limited to street trees, light standards, hydrants, street signs, community mailboxes, transformers and other street furniture. The builder is required to coordinate dwelling site plans with all streetscape elements located within the street R.O.W., to ensure there are no conflicts between dwelling, driveway, walkway or other dwelling site plan component and streetscape elements. This requirement is the builder's sole responsibility.

### 3.1.8 Municipal Address Signage

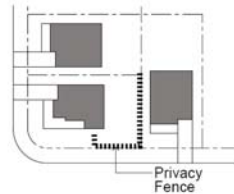
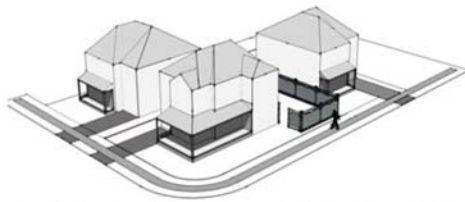
- The design of the address plaque should be complementary to the character of the dwelling and reflect the image of the community.
- The municipal address shall be located prominently in a well-lit area on the front façade of the dwelling. It is imperative that address signage is clearly visible during the evening hours for 9-1-1 emergency purposes.
- Acceptable designs include:
  - Etched masonry plaques set into the wall cladding;
  - Pre-finished ceramic plaques set in a wrought-iron bezel;
  - Pre-finished metal plaques.



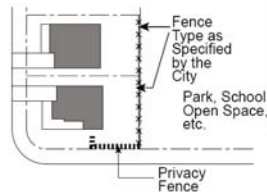
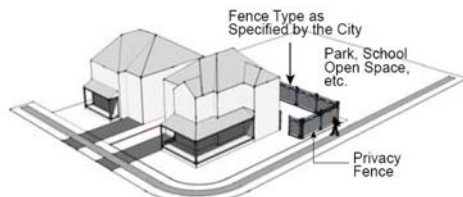
Fig. 3.1.8a - Examples of municipal address signage

## 3.1.9 Fencing

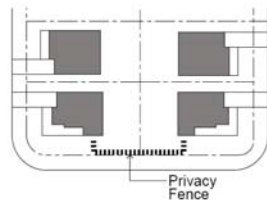
- The design of fencing visible from the public realm should be compatible throughout the community.
- Corner lot fencing shall be provided by the developer/builder for all corner dwellings.
- Corner lot fencing is intended to screen private rear yards otherwise exposed to flanking streets and must be :
  - designed by the developer’s consulting landscape architect.
  - consistent with the design, materials and details of other community fencing.



**Condition One: Backing onto Side Lot Line of Adjacent Dwelling**



**Condition Two: Backing onto Other Land Uses**



**Condition Three: Back to Back Corner Lots**

*Fig. 3.1.9a - Conceptual location of corner lot privacy fencing*

- in compliance with applicable noise fencing requirements and municipal standards.
- located within private property.
- follow the lot line to a point approximately 1500 mm beyond the corner of the dwelling and then return to within 1350 mm of its flanking face to accommodate a gate.
- Where front yard fencing occurs, its design should be :
  - consistent in design and materials with the architectural style of the community.
  - no greater than 900 mm in height.
  - designed to allow for transparency.
  - uniform in appearance throughout the community.
- Privacy fencing is encouraged to extend between the side walls of garages on adjacent lots.
- The builder is completely responsible for ensuring fencing complies with the City of Brampton fencing requirements and by-laws.
- Also refer to Section 2.4 of the Open Space Guidelines for further information concerning fencing.

## 3.1.10 Light Fixtures

- Builders should install a quality grade of exterior coach light fixtures wherever they are visible from the street (front and flanking elevations).
- Light fixtures should be characteristic of the dwelling’s architectural style.
- The use of “jam jar” fixtures is prohibited on street facing elevations of the dwelling.
- The size, quality and design style of light fixtures shall be identified to the design control architect by the builder prior to installation.
- The use of soffit pot lighting, as an option, is encouraged.



## 3.2 RESIDENTIAL ARCHITECTURE

### 3.2.1 Architectural Styles and Influences

Architectural styles and influences for housing within Streetsville Glen West should be derived from those found in the existing Streetsville Glen subdivision. Streetsville Glen housing was designed to provide a harmonious mix of traditional classical period architecture adapted for a modern context, including Georgian, Tudor, Chateausque. The use of Georgian influences will be encouraged, particularly in proximity to the historic Levi Hall House, as this best represents the local vernacular within the area.

Notwithstanding this, it is not the intention of these Guidelines to impose a strict and rigorous application of architectural style(s). The Guidelines are simply meant to assist Builders with a suggested design direction for inspiration, design quality, compatibility and relevance to the local area. Mixing discordant architectural styles together within a single building is not permitted. Regardless of the architectural style of the building, however, it is important that a consistent level of design quality is achieved.



*Fig. 3.2.1a - The Georgian architecture of Levi Hall House should influence the architectural style for new housing in Streetsville Glen West*



*Fig. 3.2.1b - Photos of existing dwellings in “Streetsville Glen” which exhibit architectural compatibility with the Georgian Architecture of Levi Hall House*

## 3.2.2 Housing Types

- New housing within the neighbourhood will be comprised of:
  - Single detached dwellings on lot frontages of 11.6m, 12.4m, 14.0m and 15.2m;
  - Townhouse dwellings with frontages of 6.0m.
- A harmonious variety of house types, architectural styles and elevation treatments will be required to provide visual diversity within the streetscape and to provide a broad range of housing choice to the marketplace.



Fig. 3.2.2a - Single detached



Fig. 3.2.2b - Townhouses

## 3.2.3 Architectural Detailing

- Each dwelling design shall include materials and architectural detailing characteristic to the style of the dwelling on all publicly exposed elevations. Where a dwelling elevation has reduced visibility from the public realm, the level of building detail may be simplified.
- Details appropriate to the architectural style of the dwelling may include the following :
  - Masonry (clay brick) : Soldier course banding or lintels, quoined corners, piers and corbelling (brick detailing should project 12 mm beyond the building face).
  - 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.
  - Siding: Vinyl or prefinished fibre-cement siding with horizontal or board + batten profiles can serve to accentuate key areas such as dormers, box-outs, gables, etc.
  - Wood trim : Window and door casings, louvres, frieze boards, cornice and other moldings.
- Where a masonry band or plinth occurs on the front elevation, it must return a minimum of 600mm along the sidewall elevations.
- A frieze board is required on all publicly exposed elevations, returning a minimum of 600mm along the sidewall elevations.



Fig. 3.2.3a - Architectural detailing characteristic to the style of the dwelling is required



## 3.2.4 Main Entrances

The main entrance to the dwelling should convey its importance as both a focal point of the façade and the interface between the private realm of the dwelling and the public realm of the street (see fig. 3.2.4a).

- Main entries to the dwelling should be directly visible from the street.
- Weather protection at entries should be provided through the use of covered porches, porticos, overhangs or recesses.
- The front entry design and detail should be consistent with the architectural style of the dwelling. Enhancements to emphasize the entry are encouraged and may include: pilasters, masonry surrounds, a variety of door styles, a variety of transom lights above the door.
- Natural light at the entry should be provided through the use of sidelights, transoms, fanlights or door glazing.
- Large concentrations of steps at the front entry are to be avoided, subject to site grading conditions.



Fig. 3.2.4a - Main entrances should be designed as a focal feature of the dwelling

## 3.2.5 Porches / Porticos

Front porches, porticos, 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.

- The design of a porch or portico shall be consistent with the architectural style of the dwelling (for example, a wraparound porch

is generally consistent with Victorian period architecture but would not be appropriate to Georgian period architecture).

- Porch and portico depths should be at least 1.5m to facilitate comfortable seating (refer to fig. 3.2.5a).
- Front porches may project up to 1.8m into the front or flanking yard.
- The size of the porch/portico and its components (columns, piers, brackets or moldings) shall be proportional to the scale of the dwelling.
- Porch/portico columns should generally be no less than 200 mm square or diameter.
- Porch/portico roofs shall generally be supported on a continuous frieze resting on columns. Their soffits shall be :
  - at least 150 mm above the top of masonry openings at the building face.
  - at least 100 mm above the bottom edge of the continuous frieze resting on the top of the columns.
- Ground-level wood porch decking is prohibited on front or flanking elevations.
- Masonry veneering shall be applied to the front and sides of the porch face to ensure no more than 300 mm of exposed concrete foundation wall is visible.

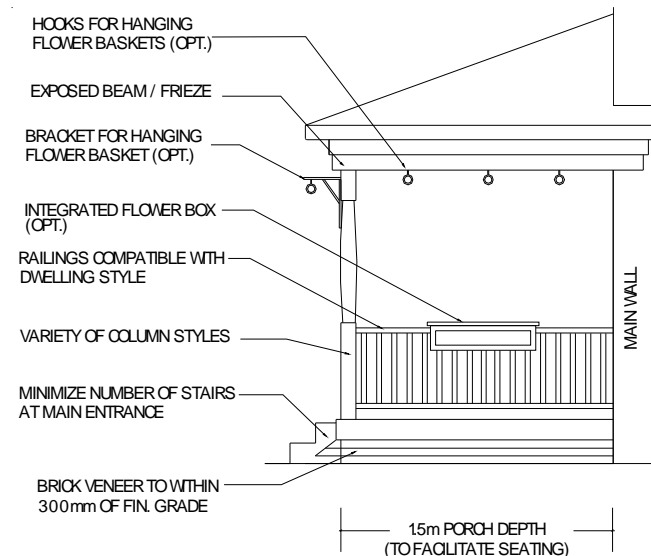


Fig. 3.2.5a - Typical Porch Detail



- Where more than 3 precast steps are necessary to access the front or flankage porch they shall either be poured-in-place concrete with the exposed sides finished to match the front façade cladding or a precast unit with a masonry veneer ledge on the side (eg. ‘Parsons - Brick Ledge’ precast step or similar). Refer to fig. 3.2.5b.
- Detailed treatment of main entry steps should be clearly stated on the model working drawings and on the lot grading plan.
- Where railings are required, they shall be of a design appropriate to the style of the dwelling with pickets between top and bottom rails.
- The use of pre-finished aluminum, vinyl, wrought iron, composite or painted wood is preferred; unpainted, pressure-treated wood railings on elevations visible from the public realm are prohibited.
- Porches and porticos provide an excellent opportunity to express the City’s Flower City Strategy civic design initiatives (see fig. 3.2.5c).



Fig. 3.2.5b - Steps should have masonry veneer on sides where more than 3 precast steps are necessary (front or flanking elevations only)



Fig. 3.2.5c - Porches provide opportunities to express the City’s Flower City Strategy civic design initiatives

### 3.2.6 Wall Cladding

- A high standard of design, detail, quality and variety of wall cladding is required to attain a harmonious blend of textures and colours within the streetscape. The choice of wall cladding materials and colours shall be compatible with the architectural style of the dwelling.
- Exterior cladding on all dwelling elevations should be consistent with the cladding on the front elevation. False fronting shall be avoided (i.e. no 2 storey full-brick fronts with siding on the sides and rear). Exceptions to this may be permitted where siding is used as a main cladding material on the front façade or where an upgraded stone façade, stucco façade or stone plinth is incorporated into the design.
- Changes in materials should occur according to good design practice, i.e. at changes in plane, at the underside of second storey framing, in line with lintels or sills, etc.
- Where material changes occur, they should define transitions between base, middle and upper portions of the dwelling.
- Stone façades or plinths shall return along the side walls a minimum of 1200 mm (4') from the front of the dwelling or to a logical stopping point such as an opening, downspout or change in plane.
- The following main wall cladding materials are suitable:
  - Brick should have earthtones with a smooth or weathered appearance.
  - Stone should be complementary to the brick colour. Certain colours, styles and textures of manufactured stone may be inappropriate.
  - Stucco in natural tones with appropriate trim detailing such as detailed mouldings or half-timbering;
  - Hardi-Siding in either horizontal shiplap or vertical board + batten profiles.
- The use of vinyl siding is not permitted.
- Where stucco is contemplated as a main cladding material, it shall be used in conjunction with a masonry plinth which should form the base of the dwelling on all elevations.
- Crezone panelling and/or stucco board as main cladding materials are not permitted and will be restricted to minor detailing such as over dormers or accent areas.

- The use of secondary or accent materials such as stone, stucco, precast or Hardi-siding is encouraged where consistent with the architectural style of the dwelling and complementary to the primary cladding materials.

**3.2.7 Exterior Materials & Colours**

A visually attractive selection of exterior colours and materials should be chosen for each dwelling as well as for groupings of dwellings within the streetscape. Colour schemes and material selections should be carefully coordinated for visual harmony and for consistency with the architectural style of the dwelling.

- Colour palettes should be selected from the paint manufacturers’ “historical colour collection”.
- Dwellings adjacent or directly opposite one another shall not have main wall cladding of the same colour. Identical colours shall be separated by a minimum of 2 dwellings.
- Street blocks shall have no more than 30% of the dwellings sharing the same main wall cladding colour.
- The use of an accent colour for brick detailing such as lintels, bands or quoins shall be complementary to the colour of the main façade brick.
- The roof shingle colour shall complement the colour of the primary wall cladding. The use of light coloured shingles, such as white or light grey, shall be avoided.
- Garage door colours should be muted to blend with the main wall cladding colour.
- Front door colours should generally be more dominant to draw the eye to the entry.
- Aluminum soffits, eavetroughs, frieze boards and fascias should be a single colour for each dwelling.
- Trim paint colours (i.e. columns, louvres, wood detailing, etc.) should blend closely with the dwelling’s aluminum soffit, eaves and fascia colour.
- The colour of porch railings shall be coordinated with the trim paint colours of the dwelling. The use of white prefinished railings shall be limited to ensure a variety of handrailing colour within the streetscape.

- Where accent panels (stucco, crezone, wood) are used, the field panel should be a contrasting colour to the trim boards.
- Variety of window colour is encouraged.
- All flashings shall be prefinished or painted to match adjacent wall cladding colour or roof.
- Each builder shall submit an “Exterior Material and Colour Schedule” to the Control Architect for review and approval (see fig. 3.2.7a).

**Typical Exterior Material and Colour Schedule**

PROJECT NAME / BUILDER NAME				
Material Item	Manufacturer	Package #1	Package #2	Package #3
Brick				
Stone				
Stucco (Main)				
Stucco (Accent)				
Siding				
Roof Shingles				
Aluminum Raingoods				
Entry Door Paint				
Garage Door Paint				
Trim Paint				
Shutters				
Railings				
Windows				
Mortar Tint				

**General Notes:**

1. This chart indicates the typical materials and colours which shall be identified by the Builder where applicable.
2. The number of colour packages required for each Builder shall be determined on a project by project basis.
3. All exterior colour selections are subject to approval by the Control Architect.
4. All roof vents and flashings to be prefinished or painted to match roof colour.

*Fig. 3.2.7a - Typical exterior colour schedule*

## 3.2.8 Windows

Ample fenestration, consistent with the dwelling's architectural style, is required for publicly exposed elevations to enhance the dwelling's appearance and to promote casual surveillance of the street from within the dwelling.

- Window sizes should be generous and have proportions and details consistent with the architectural style of the dwelling, including integrated muntin bars where appropriate.
- All windows on front, flanking and other high exposure elevations shall be thermally-sealed, double-glazed casement or double-hung type.
- The use of maintenance-free vinyl-clad windows is encouraged. Colour variety is also encouraged.
- Windows on low exposure elevations may be horizontal sliders provided the glass is set within a sash.
- Vertical, rectangular window proportions are preferred to reflect traditional architectural styles. Other window shapes are encouraged as an accent but should be used with discretion to ensure consistency with the architectural style of the dwelling.

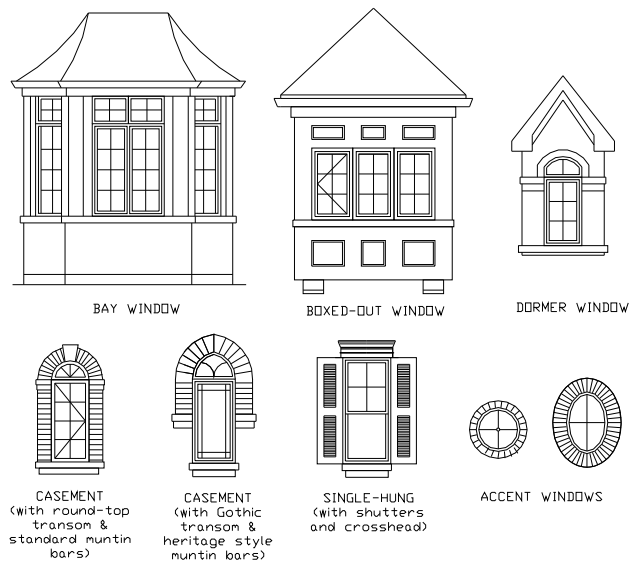


Fig. 3.2.8a - Examples of window style variety

- Sills and lintels should be consistent with the architectural style of the dwelling.
- Bay windows should be used at appropriate locations and designed in a manner consistent with the architectural style of the dwelling. Bay windows may project up to 1.0m into the front, flanking or rear yard, unless contrary to zoning, and may include a foundation.
- At siding and stucco finishes, window and door apertures must have a 100 mm min. wide casing.
- Where shutters are used, they should be half the width of the window.
- Window acoustic performance must meet or exceed the noise attenuation requirements of applicable noise reports.

## 3.2.9 Roofs

Roofs play a significant role in the massing of the individual dwelling (or townhouse block) and in the overall built form appearance of the community. Roofs shall display the following design criteria:

- A variety of roof types and forms are encouraged consistent with the architectural style of the dwelling and may include gables, dormers, hips or ridges set parallel or perpendicular to the street; alternate designs for a given model should have differing roof designs.
- Within the design of a streetscape, attention shall be paid to the relationships of adjacent roof forms to ensure appropriate transitions.
- Minimum main roof slopes should be 8:12 pitch (side slopes) / 6:12 (front to back slopes); Bungalows should have minimum 8:12 side slopes and front to back slopes (refer to fig. 3.2.9a);

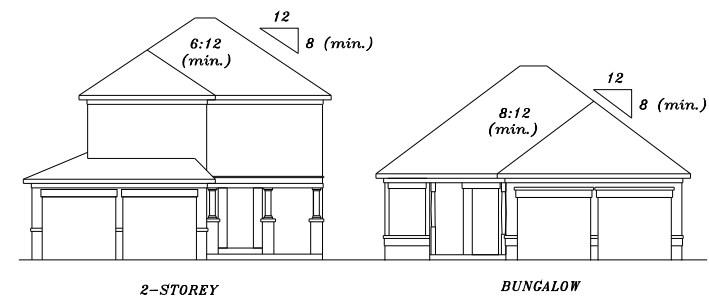


Fig. 3.2.9a - Diagram illustrating minimum required roof pitch



- Increased pitches on side roof slopes, front facing hips, gables and dormers will be required where architecturally appropriate. Lower roof slopes may be considered where authentic to the dwelling style (i.e. Georgian). The use of lower roof slopes will be at the discretion of the Control Architect on an individual basis and will be dependant upon the architectural style of the dwelling.
- Flat main roofs are not permitted, unless as they are used as a component of a mansard roof.
- Roof overhangs shall be a minimum of 150 mm; 300mm is preferred unless constrained.
- All plumbing stacks, gas flues and roof vents should be located on the rear slope of the roof wherever possible and should be prefinished to match the roof colour.
- Where skylights are proposed, they should be located on the rear or side slope of the roof and have a flat profile (e.g. Velux type).
- In addition to the design criteria stated above, the following will apply for townhouses:
  - roof massing for townhouse blocks may take the form of a continuous, connected roof or a series of smaller disconnected roofs.
  - roof massing for townhouses should be articulated through the use of gables, dormers or setbacks.



Fig. 3.2.9b - Townhouse block with continuous roof form



Fig. 3.2.9c - Townhouse block with disconnected roof form

### 3.2.10 Foundation Walls

- Exposed concrete foundation walls shall be avoided (refer to fig. 3.2.10a).
- Grading should be coordinated with dwelling foundation design and construction to ensure that no more than ~250 mm of foundation walls above grade is exposed on publicly visible elevations and ~300 mm for non publicly exposed elevations.
- Where sloping finished grades occur, finished wall materials and foundations should be appropriately check-stepped to minimize exposed foundation walls.

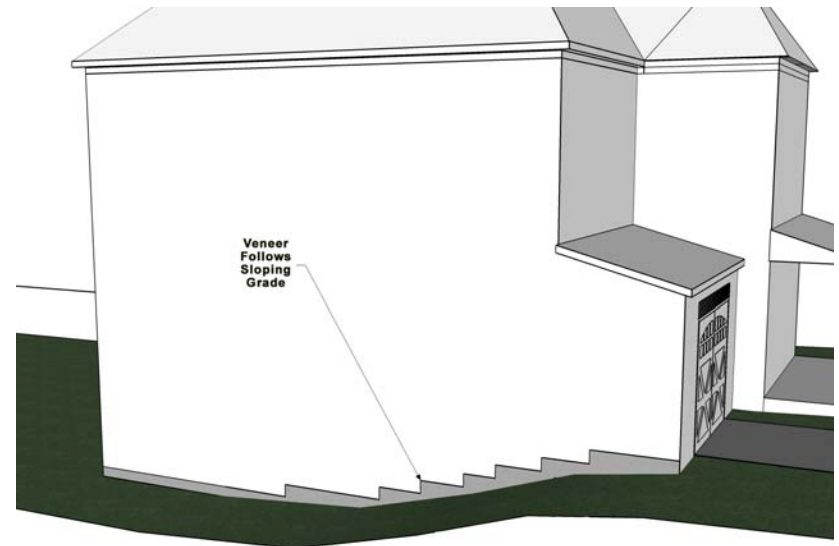


Fig. 3.2.10a - Exposed foundations walls shall be avoided where exposed to public view

## 3.2.11 Adverse Grade Conditions

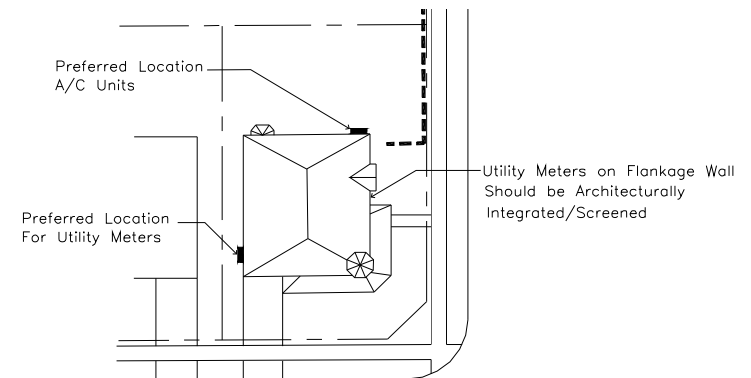
- Where severely sloping grade conditions occur, the builder shall provide dwelling models which are adapted to suit the site.
- This is particularly important for lots having back to front sloping grade conditions (full or partial front walk-out condition) to ensure an appropriate relationship between the dwelling, the garage and the street is maintained.
- The following are suggested design approaches for reducing the height of elevated front entries and the impact of the large number of exterior steps they require :
  - Integrate groups of steps into the front walkway over the length of the front yard.
  - Turn steps toward the driveway.
  - Provide a dwelling design having a lowered foyer and internal steps up to the main living level.
- In order to maintain an appropriate scale of the main entrance to the pedestrian, a relationship where the main floor is within 1.0m of finished grade is preferred, wherever feasible.
- For townhouses that locate the first floor substantially above grade, exterior steps should be limited to a height of approximately 1.5m. Remaining steps should be located internally.
- The design of the garage may require modification to limit its massing on steeply sloping lots. This may be achieved by lowering the roof form of the garage and/or enhancing architectural detailing over the garage.

## 3.2.12 Utility and Service Elements

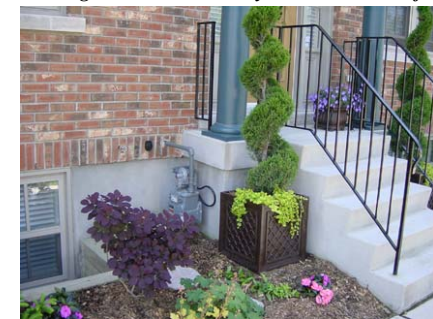
- To reduce their visual impact, utility meters or service connections for hydro, water, natural gas, telephone and satellite should be located out of direct view from any street, preferably on dwelling wall faces perpendicular to the street, and recessed into the wall wherever possible.
- For corner 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 upon the streetscape.

- Interior lot and corner lot townhouses should be designed with recessed or screened utility meters.
- Air conditioning units should only be located in the rear yard of dwellings. It is the Builders' responsibility to ensure purchasers are aware of this requirement.
- It is the Builders' complete responsibility to comply with all regulations of the applicable utility/service provider concerning the placement of utility meters.



**Fig. 3.2.12a - Corner Dwellings should have utility meters screened from street view**



**Fig. 3.2.12b - Where it is not feasible to architecturally integrate the utility meters, they should be located discreetly and screened**

## 3.3 DESIGN GUIDELINES FOR GARAGES

Guidelines for garage design are intended to ensure that the garage is not a dominant element in the streetscape and that its design harmonizes with the dwelling. The design and siting of all garages shall be in accordance with all City zoning requirements.

### 3.3.1 Attached Garages

- Attached garages shall be complementary in terms of character and quality to the principal dwelling.
- Minimizing the appearance of street-facing attached garages within the streetscape is a key requirement for all dwelling designs (both single detached and townhouse dwellings) in order to comply with the community design vision for Streetsville Glen West. This can be achieved in a number of different yet effective ways, such as:
  - integrating the garage into the main massing of the house, flush with the main wall;
  - locating the garage at the side of the house, recessed behind the main front wall face;
  - providing a tandem garage;
  - limiting the projection of the garage to a maximum of 1.5m on lots less than 15.0m;
  - refer to figure 3.3.1a.
- The zoning by-law restricts the projection of an attached garage into the front yard as follows:
  - For single detached lot widths of 15.0m or greater, no garage facing the front lot line shall project into the front yard beyond the ground floor front wall or porch face of the dwelling.
  - For single detached and townhouse lot widths less than 15.0m, no garage facing the front lot line shall project into the front yard more than 1.5m beyond the ground floor front wall or porch face of the dwelling.
  - Refer to figure 3.3.1b.
- House designs incorporating projecting garages will be strongly discouraged within this development. Notwithstanding this, projecting garages will be permitted on up to 1/3 of a street block.

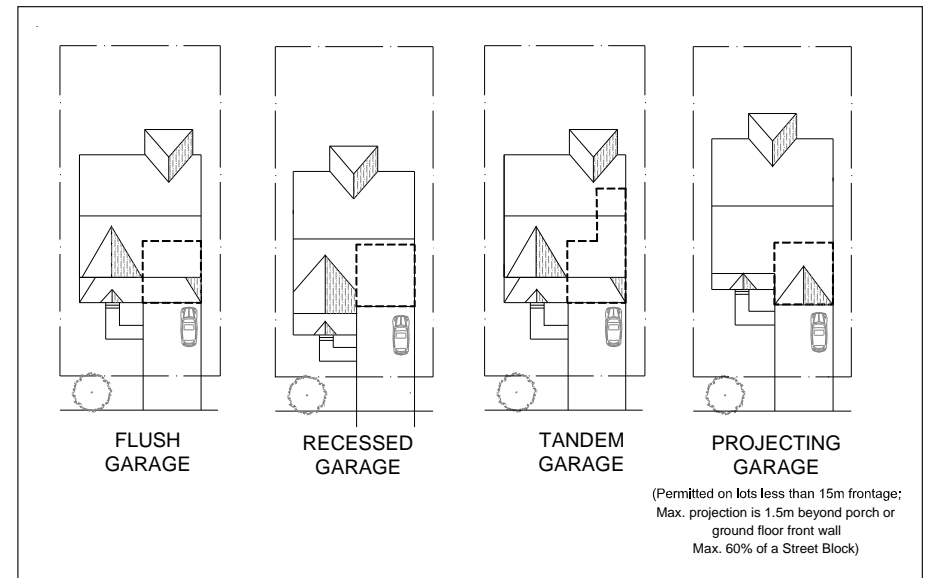


Fig. 3.3.1a - Design options for attached street-facing garages

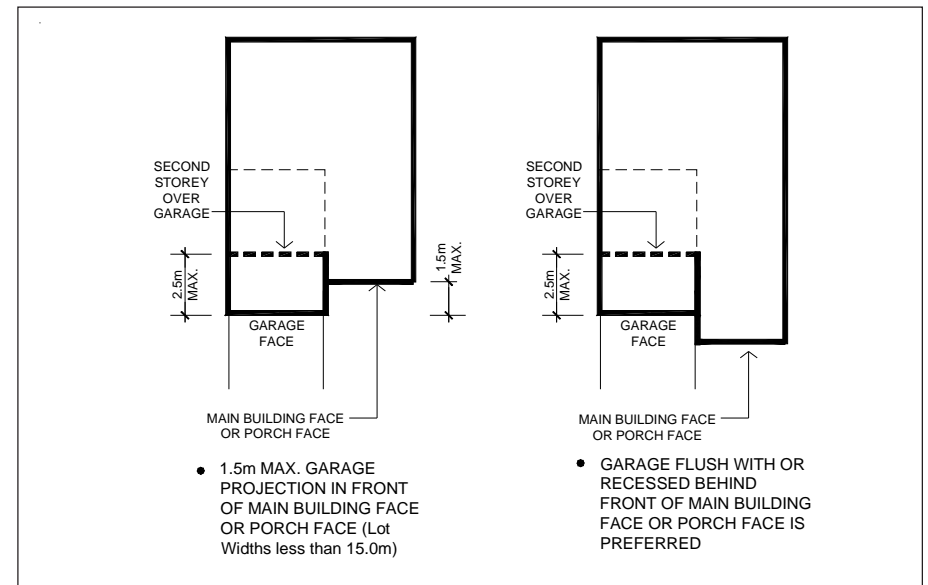
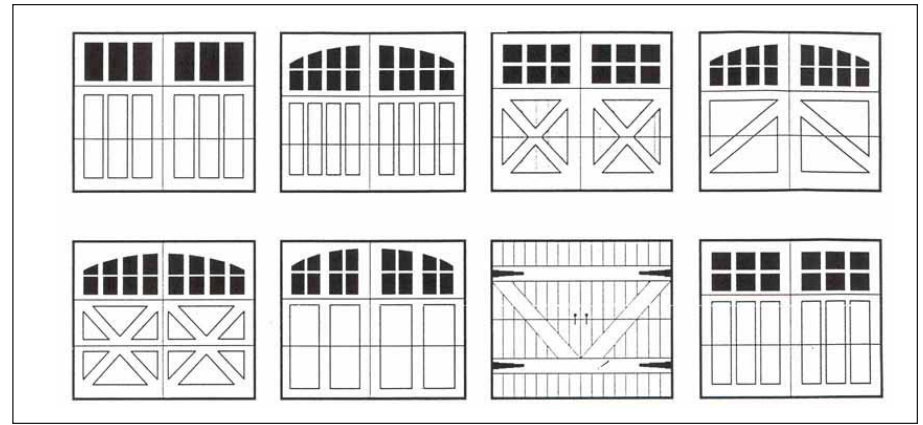


Fig. 3.3.1b - Garage projection criteria (single-detached and townhouse dwellings)



- Townhouse dwellings shall be restricted to single-car garage widths.
- Two-car garages are permitted for single-detached dwellings within the community in accordance with zoning by-law requirements. Where 2-car garages are proposed, the use of 8'-0" wide single-bay garage doors separated by a masonry pier is preferred. The use of 16'-0" wide double-bay doors may be considered on a limited basis only, based upon the merits of the dwelling design and the garage door style.
- The use of recessed garage doors is encouraged. Refer to figure 3.3.1c.
- Garage doors shall have panelled, sectional roll-up doors, with a variety of glazed top panels.
- The use of a variety upgraded garage door styles will be required. Refer to figure 3.3.1d.
- A variety of lintel (header) treatments appropriate to the architectural style of the dwelling shall be provided above the garage doors.
- Coach lamps shall be provided on all garages at the rate of one fixture per garage door. Fixtures can be mounted either beside the garage door or above the garage door where space permits. As an alternative to this, the option of installing soffit pot lights at the rate of one fixture per garage door is also acceptable.



*Fig. 3.3.1d - Variety of upgraded garage door style is required*



*Fig. 3.3.1c - Image of recessed garage door*



*Fig. 3.3.1e - Garages shall not dominate the massing of the streetscape*



*Fig. 3.3.1f - Townhouses shall have single-car garage widths*

## 3.3.2 Rear Yard Garages

Although not required, rear yard garages are encouraged for single detached dwellings as an alternative means of minimizing the negative visual impact of the garage on the streetscape, where lot width and depth permit. Rear yard garages may be detached from the dwelling or attached to the rear wall of the dwelling (see Fig 3.3.2a). The following design criteria applies:

- The minimum lot frontage for a 2-car rear yard garage with the garage doors facing the street is 11.6m; the minimum lot depth is 30.0m.
- Rear yard garages are to be of a complementary design quality (same cladding materials and colours) as the principal dwelling.
- A 6.0m minimum setback shall be maintained between the garage doors and any portion of the house which overlaps the garage.
- For a rear yard garage facing an interior side lot line a minimum of 6.0m shall be maintained between the garage doors and the side lot line.

- In order to keep scenic views unobstructed, detached rear yard garages should not be located in the rear yard of ravine or park lots.
- Detached garages on corner lots should be accessed from the flankage street and will be of increased design quality consistent with the main dwelling.
- Driveways accessing rear yard garages shall be kept to a single lane width. Nothing shall project into this driveway, such as steps, chimneys, wall projections or window wells to ensure a clear access width of 3.5m.

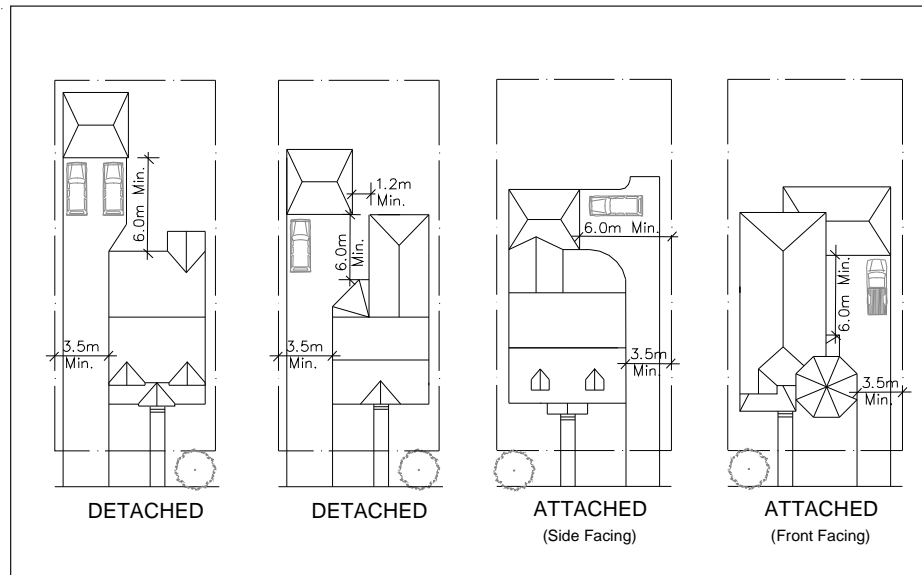


Fig. 3.3.2a - Rear yard garage options



Fig. 3.3.2b - Image of Dwelling with rear yard garage

### 3.3.3 Criteria for Dropped Garage Conditions

- Dropped garages conditions occur on rear-to-front sloping lots when additional risers at the front entry are required. This can create “top-heavy” garage massing by increasing the expanse between the top of the garage door opening and the underside of the soffit above.
- Where the slab of the garage drops more than 600 mm (2'-0") below what is indicated on the working drawings, an alternative design treatment must be submitted for architectural review, shown on the streetscape, and indicated clearly on the site plan.
- Suggested design treatments to reduce the visual impact of the taller garage include:
  - increase the garage door height by 300 mm.
  - lower the garage roof;
  - add a decorative gable louvre or feature;
  - provide additional detailing, such as masonry soldier coursing over lintels, or continuous brick banding.
  - provide a window scaled to the dwelling, above the garage doors;
  - provide wide profile arched lintels over the garage doors;
  - locate coach lamp fixtures above the garage doors.
  - refer to figure 3.3.3a.

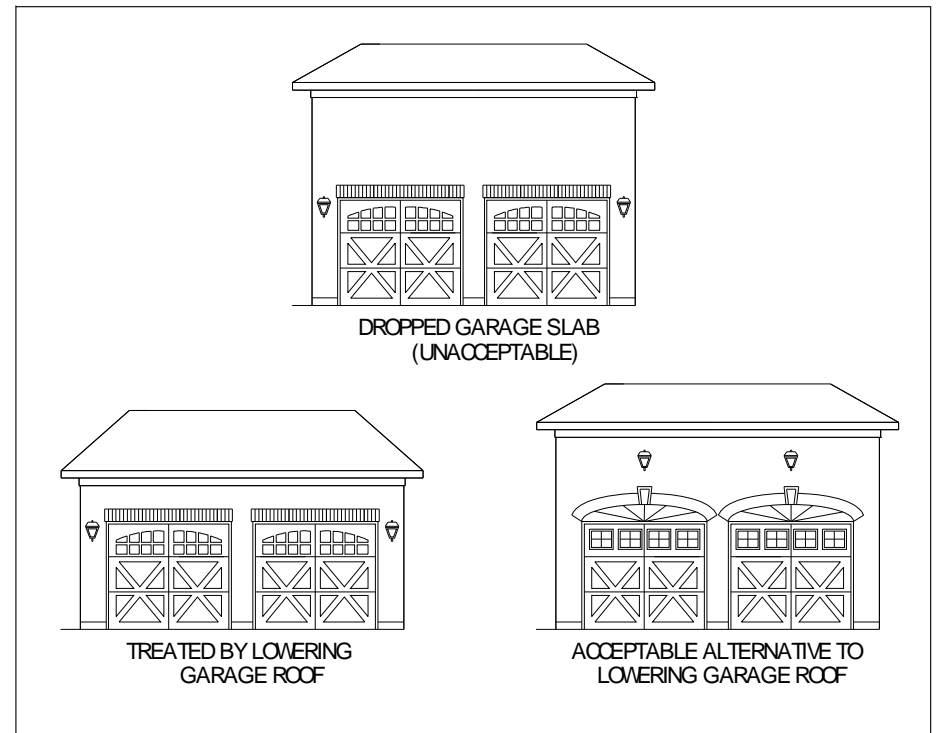


Fig. 3.3.3a - Dropped garage condition



## 3.4 DESIGN GUIDELINES FOR PRIORITY LOT DWELLINGS

Within any community certain dwellings will possess greater visual significance due to their increased level of public exposure. These are typically referred to as Priority Lot Dwellings. Priority Lot Dwellings occur in visually prominent locations such as community entry points, window streets, corners and view termini or where adjacent to highly visible areas such as parks and open spaces. The enhanced architectural treatment of priority lot dwellings adds detail, variety and interest to the streetscape at appropriate locations.

Dwellings located within or adjacent to Community Identity Areas (refer to Sec. 3.1.1) will also be considered Priority Lot Dwellings. Special attention shall be required for the site planning and architectural design on publicly exposed elevations of Priority Lot Dwellings to enhance their visual character.

For the locations of dwellings on Priority Lots, refer to the Priority Lot Location Plan - Figure 3.4a.

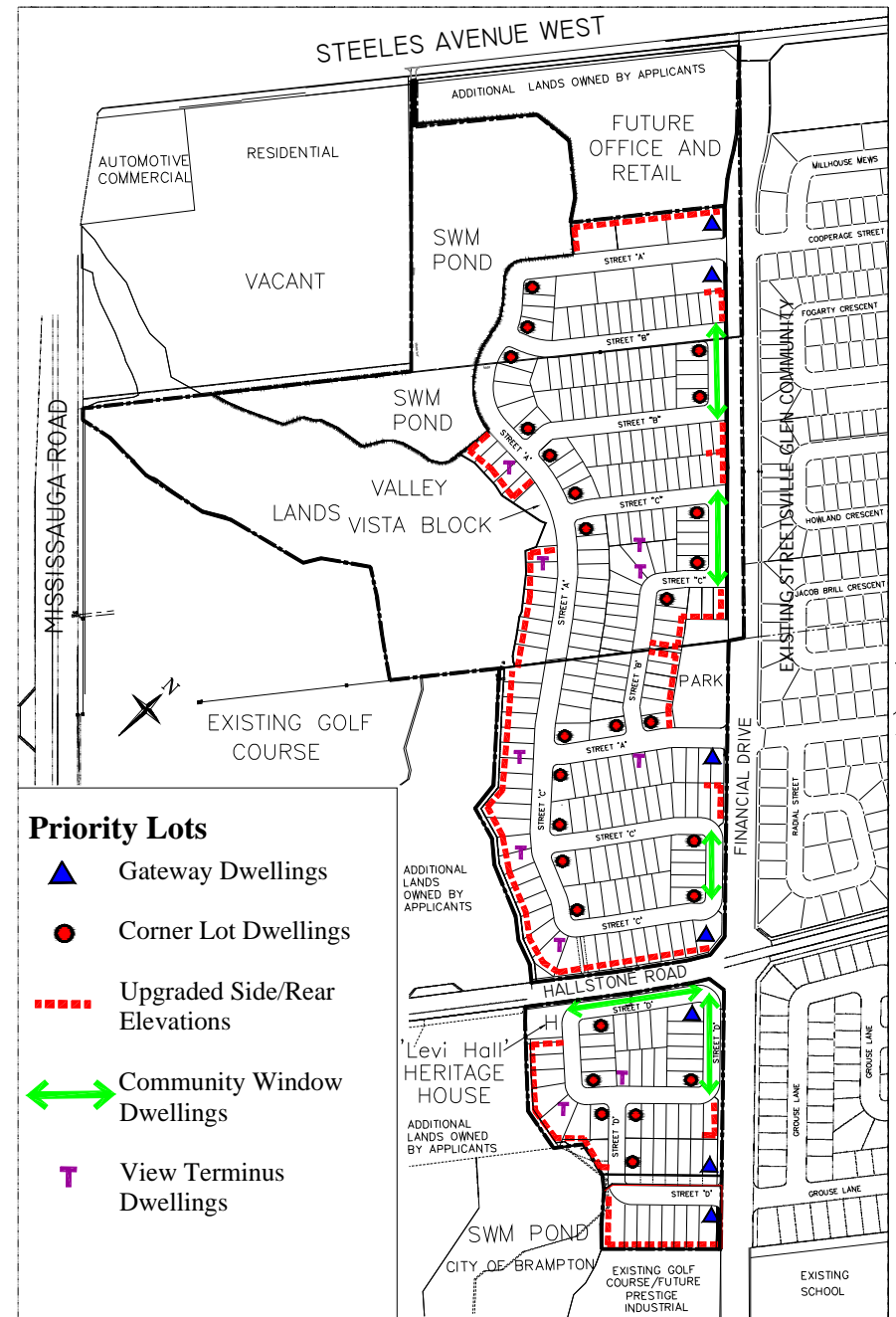


Fig. 3.4a - Priority Lot Location Plan

## 3.4.1 Corner Lot Dwellings

Corner Lot Dwellings are located at the intersection of two streets and have two façades fully exposed to the public realm. These dwellings play a significant role in setting the architectural image, character and quality of the street. The design of Corner Lot Dwellings should include the following:

- Dwelling designs must be appropriate for corner lot locations. Dwelling designs intended for interior lots will not be permitted unless modified to provide adequate enhanced flanking wall treatment.
- Both street frontages for corner lot dwellings shall have equivalent levels of architectural design and detail with attention given to the dwelling's massing, height, roof lines, apertures, materials and details.
- Building setbacks should be close enough to the street to give definition to the street edge at the corner.
- Ground level elements such as porches/porticos, windows, projecting bays and their details, should relate to the pedestrian scale at the street.
- The preferred design for corner lots is to have the main entry to the dwelling located on the long elevation facing the flanking street (flanking main entry)
- Main entries facing the front lot line or shorter side of the lot (front main entry) are discouraged and may be permitted on a limited basis on low exposure corner lots (such as an interior street elbow lot; not on a Primary Streetscape corner) at the discretion of the Control Architect. Where the dwelling design has the main entrance within the building face at the shorter side of the lot, the design of the flanking face will include a secondary entry, projecting bay or other appropriate architectural feature.
- Architectural design elements required for Corner Lot Dwellings include:
  - entry portico or porch on the long side of the dwelling.
  - wall projections along the flanking wall face.
  - well proportioned apertures for doors and windows, located to create well balanced elevations.
  - gables, dormers, eyebrow window or other appropriate elements to enhance the roof form.
  - enhanced rear elevation detailing and windows, equivalent to the front and flanking street-facing elevations.
- The main entry from the flanking elevation should be connected by a paved walkway to the sidewalk (where provided).
- Identical elevations on abutting or directly opposite corner lots are discouraged. However, building designs which have compatible architectural style, massing, elements and details are encouraged on abutting or directly opposite corner lots to provide both harmony and variety to the streetscape.
- A privacy fence shall be provided to enclose the rear yard of all corner lot dwellings.



Fig. 3.4.1a - Conceptual images of corner dwellings

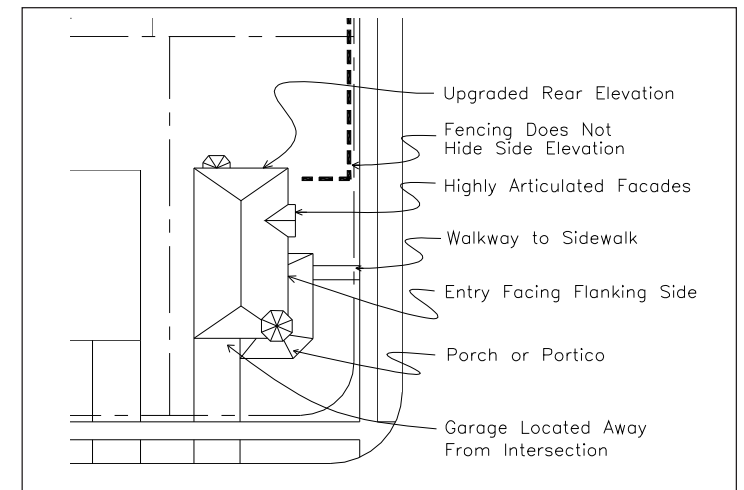


Fig. 3.4.1b - Conceptual plan view of corner dwelling

## 3.4.2 Gateway Dwellings

Gateway Dwellings are located at the main points of entry to the subdivision from Financial Drive and at the intersection of Hallstone Road and Financial Drive. With the exception of the townhouses at the northern entrance to the community from Financial Drive, all other gateway dwellings will be single detached dwellings. Regardless of dwelling type, the same design principles apply. The design of all gateway dwellings should convey the upscale character and quality of Streetsville Glen West. In addition to the design characteristics of Corner Lot Dwellings (refer to Sec. 3.4.1), the design of Gateway Dwellings shall conform to the following:

- All dwelling elevations exposed to public views should be of similar upscale character and quality.
- The design of a Gateway Dwelling should include distinctive built form at the corner such as added height or architectural elements consistent with the dwelling's architectural style. This may include a projecting bay, single storey extension or other design feature.
- The use of stone is encouraged as a primary or accent wall cladding material for Gateway Dwellings in order to convey a high quality image for the Streetsville Glen.
- Detailing should include large, well proportioned windows, shutters, precast details, masonry detailing, quoined corners or masonry chimneys where appropriate.
- The main entry should be oriented to the higher order street or to the daylight triangle, unless this conflicts with noise attenuation requirements or with a community entry gateway feature.
- The garage face should be recessed or flush with the adjoining wall face.
- Porches, projecting bays or other extensions should not encroach on any adjacent community gateway entry feature.
- Dwelling design, colours or materials should be consistent with or complementary to any adjacent community gateway entry feature.
- Gateway corner lot fencing or noise attenuation fencing is required to screen rear yard amenity areas. Fencing shall comply with City of Brampton by-laws.
- The use of enhanced landscaping or planting will be encouraged for Gateway Dwellings.
- The Gateway Dwelling at the northwest corner of Financial Drive and Hallstone Road will be a 'reverse frontage' dwelling (similar to the image shown in Fig. 3.4.4b). Superior rear and flankage elevation architectural treatment is required.



Fig. 3.4.2a - Conceptual Images of Gateway Dwellings



Fig. 3.4.2b - Conceptual Image of Reverse Gateway Dwelling

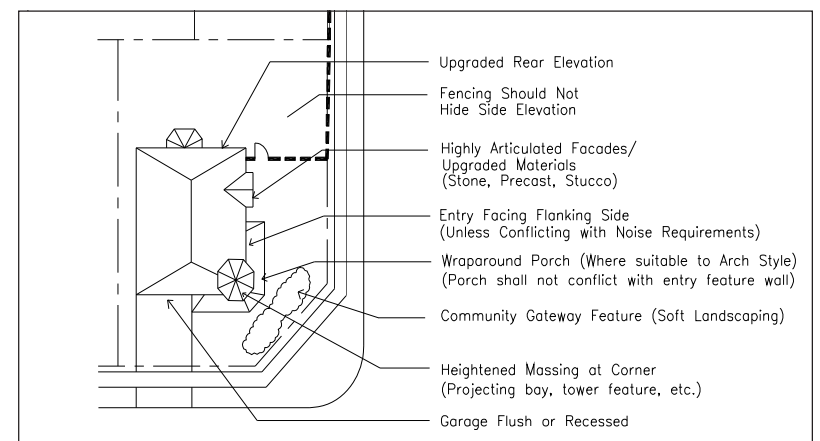


Fig. 3.4.2c - Conceptual plan view of Gateway Dwelling (single detached or townhouse dwelling)



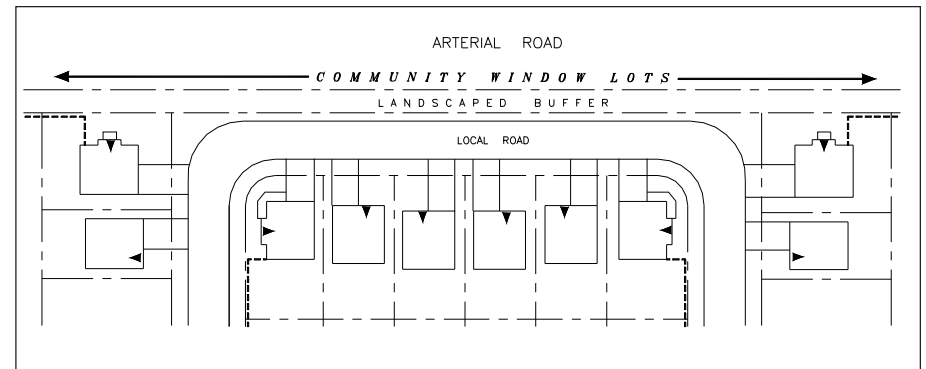
## 3.4.3 Community Window Dwellings

Single-loaded streets which are parallel and adjacent to Hallstone Road and /or Financial Drive provide framed views into the community from these roads. Dwellings in these locations are referred to as Community Window Dwellings and are important in establishing the overall community character to residents and passersby.

- Community Window Dwellings are highly visible within the public realm and shall have a high degree of architectural detailing consistent with the architectural style of the dwelling, such as large, well-proportioned windows, a projecting bay, or other design feature to reflect their visual prominence.
- Dwellings with projecting garages will be discouraged.
- The use of upgraded building materials, such as stone or precast detailing is encouraged to reflect the quality of the community.
- Dwellings which flank onto an arterial road will be considered Community Window Dwellings. The design of these dwellings shall be consistent with the requirements of Corner Lot Dwellings.



*Fig. 3.4.3a - Conceptual images of Community Window Dwellings*



*Fig. 3.4.3b - Conceptual plan view of Community Window Dwellings*

## 3.4.4 Upgraded Rear & Side Yard Architecture

The following design requirements apply for single-detached and/or townhouses. Where the dwelling's side or rear elevations are exposed to public view, they require enhanced design treatment, with architectural detailing similar to the front elevation.

- Applicable enhancement situations include the following:
  - Dwellings backing or flanking onto parks, open space, vista blocks, public walkways, storm water management ponds, parks, or industrial/commercial uses.
  - Reverse frontage lots backing or flanking onto a public road.
  - Dwellings on curved streets where stepped setbacks leave sidewalls exposed to public view.
- The following minimum requirements shall be provided for exposed elevations:
  - Window style and muntin bar configuration shall match front elevation.
  - Cornice / frieze board shall be provided.
  - Architectural detailing shall match front elevation (i.e shutters, precast/brick/trim detailing, quoining, etc.).
- The following additional requirements may be requested to achieve an appropriate enhancement depending upon the location and level of public visibility:
  - Bay windows or other additional fenestration.
  - Covered rear porches.
  - Gables or dormers within the roof.
  - Wall articulation / projections.
- Building projections such as porches or bay windows are encouraged into the side yard adjacent to open space areas to provide visual interest.
- Where a long row of rear elevations is exposed to public view, rear façades should include variation in building edge or building setback.
- Where the exposed elevations occur adjacent areas of limited public visibility, such as heavily treed areas, the level of architectural enhancement may be reduced.



*Fig. 3.4.4a - Conceptual images side and rear elevation upgrades (adjacent to park/open space)*



*Fig. 3.4.4b - Conceptual image of rear elevation upgrade (reverse frontage)  
(Photo from "Streetsville Glen" along Hallstone Road)*



*Fig. 3.4.4b - Conceptual image of rear elevation upgrade for townhouses adjacent to future office and retail uses*

## 3.4.5 View Terminus Dwellings

Streetsville Glen West has been designed to enhance the visual experience by preserving views and vistas to natural features and creating view corridors to community features such as parks, stormwater ponds and community buildings. Within the residential areas of the community, View Terminus Dwellings typically occur at T-intersections where one road terminates at right angles to another or on the outside lots of curved streets, street elbows and the end of cul-de-sacs. These dwellings terminate an axial view corridor and should receive enhanced architectural design and landscaping treatment. Guidelines for View Terminus Dwellings are as follows:

- Where lot depths permit, View Terminus Dwellings should have a greater front yard setback than adjacent dwellings.
- Driveways for paired View Terminus Dwellings should be located to the outside of the lots to provide opportunities for increased landscaped treatment, reduce the visual impact of the garages on the axial view and create a stronger architectural image.
- View Terminus Dwellings should have enhanced design or architectural detailing, giving them greater visual interest.
- The dwellings on the corner lots opposite the T-dwelling should frame the view from the street.

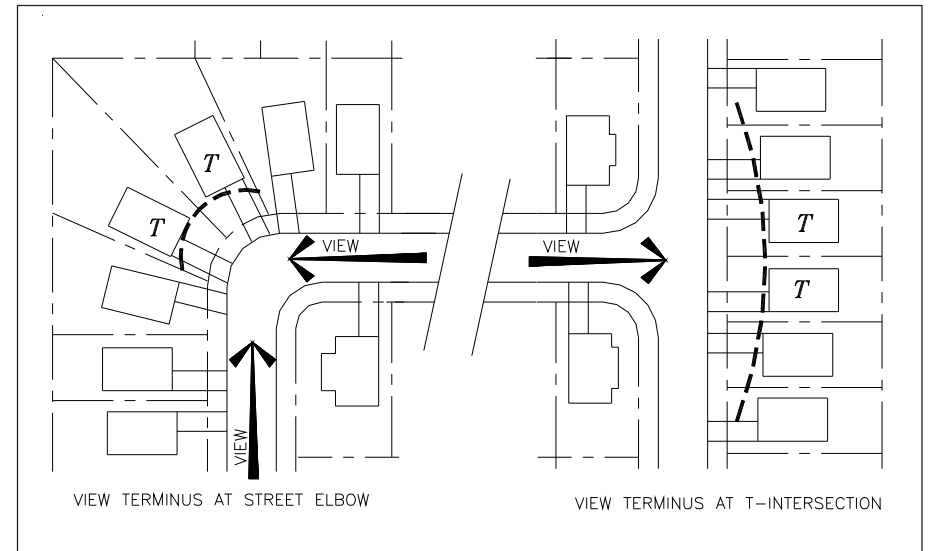


Fig. 3.4.5a - Conceptual plan view of view terminus dwellings



Fig. 3.4.5b - Conceptual image of view terminus dwelling  
(Photo from "Streetsville Glen")



## 3.5 ARCHITECTURAL DESIGN REVIEW AND APPROVAL PROCESS

Ground related residential development is subject to the provisions of “Architectural Control Guidelines for Ground Related Residential Development” (ACGGRD), Chapter 7 of the Development Design Guidelines, added through Council approval on August 6, 2008 and associated fees as per By-Law 177-2008. As the DDG’s may evolve and be updated, developers and their consultants shall verify with Brampton Planning Design and Development (Community Design) staff the latest version of the approved document in force.

These guidelines are for the use of the original residential builder. Subsequent homeowners are not bound by this document and are free to alter the dwelling provided the design and construction are in compliance with all other authorities having jurisdiction. Homeowners are encouraged to maintain the design standards set out in this document in any subsequent work they undertake to their properties.

### 3.5.1 Role of the Design Control Architect

To ensure that the building design and development is consistent with the approved vision of the Block Plan and is in compliance with the approved Architectural Guidelines, the role of the Design Control Architect (John G. Williams Limited, Architect) should include:

- Orientation meetings with the Developers, Builders and their consultants;
- Model design review and approval;
- Siting review and approval;
- Coordination with other consultants;
- Regular site monitoring for compliance.

The Control Architect will:

- Coordinate addendums and Supplementary Guidelines to reflect changes and revisions if applicable.
- Coordinate the consultation process with the City and submit monitoring reports, if required.

### 3.5.2 Preliminary Review Process

- Preliminary model design sketches which are in conformity with these Guidelines and which demonstrate sufficient design quality, variety and the use of appropriate exterior materials will be submitted to the Control Architect for review. They should clearly depict internal planning, entry conditions, building elevations, fenestration, exterior details and materials.
- Exterior building materials and colours shall be submitted at the time of preliminary model review.
- Submissions for preliminary review and approval should include:
  - Site Plans & Floor Plans
  - Exterior Elevations & Details
  - Special Dwelling Units or Lots (when applicable)
  - Typical Streetscape Elevations (when applicable)
  - Landscaping if integral to lot & dwelling design
  - Corner Lot Fencing Locations (when applicable)
  - Materials & Colours
- Floor plans are reviewed and approved in order to support approval of the exterior design. Floor plans will have a dashed line with dimensions indicating the second floor wall face where it varies from the first floor wall line.
- Sale of models cannot commence until after preliminary approval is given by the Control Architect.
- The Control Architect is to review models with City staff prior to giving final approval.
- The applicant should allow up to 5 working days for comments after review with City staff.

## 3.5.3 Final Review and Approval

### i) Working Drawings

- Working drawings must depict exactly what the builder intends to construct.
- All exterior details and materials must be clearly shown on the drawings.
- Unit working drawings will be required for special elevations (i.e. upgraded rear / side), walkout lots and grade-affected garage conditions.
- A master set of all front, flanking and corner lot rear elevations which have been given final approval is to be submitted to the Control Architect as soon as possible after model approval is given. This should be on 1 sheet for each dwelling type if possible.

### ii) Site Plans

- Engineer certified site plans are to be submitted to the Control Architect at a minimum scale of 1:250 and may be submitted on single 8-1/2" x 14" sheets.
- In addition to the required grading details, the proposed siting of each unit must clearly show:
  - model and elevation type;
  - a special note indicating a dropped garage condition (greater than 450m (1'-6") drop from location approved on working drawings);
  - a special note indicating rear or side upgrades, where applicable.

### iii) Streetscape Drawings

- To assist in the review process a blackline streetscape drawing must accompany each request for siting approval.
- Streetscape drawings are to accurately represent the proposed dwellings in correct relation to each other and to the proposed finished grade.
- In the review of streetscapes, minor elevational changes may be required.
- The onus is on the Builder to ensure that these required changes are implemented in the construction of the dwellings.

### iv) Exterior Colour Packages

- Prior to the submission of site plans, the Builder will be required to submit typed colour schedules and sample boards which include the colour, type and manufacturer of all exterior materials.
- Colour package selections for individual lots and blocks should be submitted at the same time as site plans and streetscapes.

## 3.5.4 Submission Requirements

- The Builder is required to submit to the Control Architect for final review and approval, the following:
  - 6 sets of engineer approved site plans;
  - 4 sets of working drawings;
  - 3 sets of streetscapes;
  - 2 sets of colour schedules;
  - 1 set of colour sample boards (to be returned to the Builder)
- The Control Architect will retain one set of the foregoing other than the colour sample boards.
- The applicant should allow up to 5 working days for final approvals.
- Any minor redline revisions made by the Control Architect to site plans, working drawings, streetscapes and colour schedules must be incorporated on the originals by the Builder's Design Architect.
- Any revisions to an existing approval requested by the Builder will be considered on their merits and if acceptable will be subject to re approval by the Control Architect.
- It is the Builders' complete responsibility to ensure that all plans submitted for approval fully comply with these Guidelines and all applicable regulations and requirements including zoning and building code provisions.
- The Builder is responsible for the pick-up and delivery of all materials to and from the Control Architect's office and the City as necessary.
- Submissions should be made to:
  - John G. Williams Limited, Architect*
  - 40 Vogell Road, Unit 46*
  - Richmond Hill, ON L4B 3N6*
  - Tel: (905) 780-0500 Fax: (905) 780-9536*

## 3.5.5 City of Brampton Approval

- All site plans, working drawings, streetscapes and colour packages must be submitted for review and approved by the Control Architect and the Project Engineer (site plans only), as required, prior to submission to the City of Brampton for building permit approval.
- Building permits will not be issued unless all plans bear the required Final Approval stamp of the Control Architect and Project Engineer (site plans only).
- Approvals by the Control Architect and the Project Engineer do not release the Builder from complying with the requirements and approvals of the City of Brampton and/or any other governmental agency.

## 3.5.6 Monitoring For Compliance

- The Control Architect will conduct periodic site inspections to monitor development.
- Any significant visible deficiencies or deviations in construction from the approved plans which are considered by the Control Architect to be not in compliance with the Architectural Review Guidelines will be reported in writing to the Builder and City.
- The Builder will respond to the Control Architect in writing within 7 days of notification of their intention to rectify the problem after which the Developer and the City will be informed of the Builder's response or lack of response.
- The Developer and/or City may take appropriate action to secure compliance.

## 3.5.7 Dispute Resolution

Where there is a dispute between the control architect and the Builder concerning the interpretation or application of these guidelines or the failure to process plans expeditiously, then the following dispute resolution procedure shall apply:

- The proponent shall notify the Control Architect and the City of Brampton's Planning, Design and Development Dept. of the specific reasons and basis for the dispute.
- The Control Architect shall promptly respond in writing to the Planning, Design and Development Dept. and the proponent.
- If the proponent is not satisfied with the Control Architect's response, it may request in writing for the Planning, Design and Development Dept. to intercede and state the City's position on the matters in dispute.
- If the proponent remains unsatisfied, it may request in writing a further opinion from the Commissioner of Planning, Design and Development, or in the alternative, an opinion from the Council-appointed Architectural Review Committee, whose decision will be final.





# Community Design Guidelines Circulation & Approval/Sign-Off Sheet

PLANNING, DESIGN &  
DEVELOPMENT DEPARTMENT  
COMMUNITY DESIGN, PARKS PLANNING  
& DEVELOPMENT DIVISION  
PARKS & FACILITY PLANNING SECTION

**Receipt Date:** September 21, 2009  
**Date:** September 24, 2009  
**File #s:** P20BP40-2.001  
T04W14.012/21T-04005B & T04W15.015/21T-04003B  
**Applicant (or Owners):** Kaneff Properties Ltd., Emery Investments (2146836  
Ontario Limited) & Metrus Central Properties Inc.  
(Glen Schnarr & Associates Inc.)  
**Project Name:** Streetsville Glen West

**Circulation:**

1<sup>st</sup>       2<sup>nd</sup>       3<sup>rd</sup>       Other \_\_\_\_\_       Final

**Comments:**

- The Community Design, Parks Planning and Development Division staff are of the opinion that they have adequately addressed the City's condition of draft approval.
- Community Design, Parks Planning and Development Division staff recommend the approval of the **STREETSVILLE GLEN WEST: COMMUNITY DESIGN GUIDELINES** by John G. Williams Limited, Architect and Baker Turner Inc., Landscape Architecture dated September 16, 2009.

**Circulation List:**

- Open Space, Design & Construction: \_\_\_\_\_
- Urban Design: \_\_\_\_\_
- Traffic: \_\_\_\_\_
- Engineering: \_\_\_\_\_
- Director: \_\_\_\_\_
- Managers: \_\_\_\_\_
- Others: \_\_\_\_\_

**Approval:**

**Recommended:** \_\_\_\_\_ (Manager, Parks & Facility Planning)

**Seconded:** \_\_\_\_\_ (Manager, Open Space Design & Construction)

\_\_\_\_\_ (Manager, Urban Design & Public Buildings)

**Approved:** \_\_\_\_\_ (Director, Community Design, Parks Planning and Development)