

5.0 EDGES AND GATEWAYS

5.1 Community Edges

Edges reveal the community's image, and the character of different neighbourhoods and spaces to pedestrians, bicyclists and motorists. They also play an important role in establishing appropriate interfaces with adjacent land uses and blocks.

5.1.1 Arterial Roads

Arterial Roads are the primary edges of a community. As discussed in section V - 3.0 Street System, a variety of street patterns are encouraged along this edge.

Design Guidelines:

Cul-de-Sacs

These roads occur throughout the residential blocks and usually meet Arterial Roads.

The following guidelines shall apply to Cul-de-sacs at the Block Plan Design stage:

- Provide a pedestrian connection from the Cul-de-sac sidewalk to the adjacent Arterial or Connector Road.
- Planting shall be designed to allow some views into and from the community while providing a windbreak and privacy for residents.
- Low planting shall be incorporated to shield headlights from the adjacent Arterial or Connector Road into the residential community.



Arterial Roads - Landscaped Buffer

Window Streets

These roads which occur parallel to Arterial Roads shall be designed to mitigate views and limit access.

The following guidelines shall apply to Window Streets at the Block Plan Design stage:

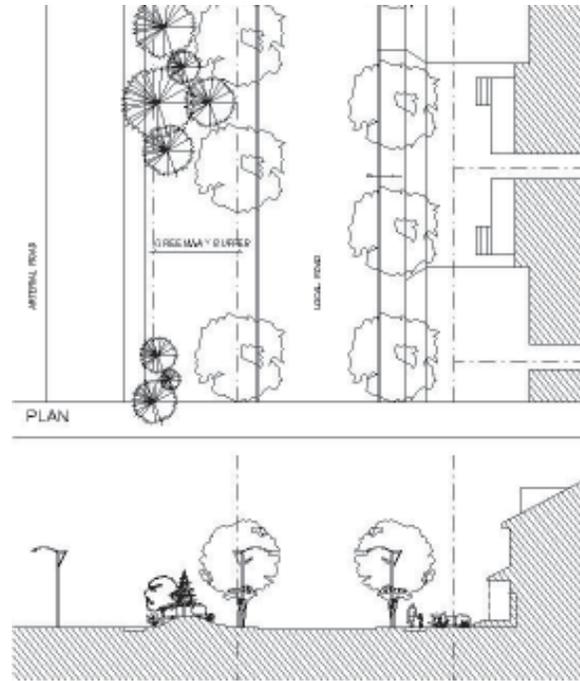
- Decorative fencing shall be installed along the R.O.W.; the design of which shall be consistent and co-ordinated with other street furniture and the character of the community.

The Inner Boulevard

- A required 3.0m wide landscaped buffer shall be provided within the Inner Boulevard.
- Landscaping within this zone shall consist of planting and other landscape elements which are consistent with and enhance the community image.

The Outer Boulevard

- Provide pedestrian walkway connection(s) from the sidewalk within the residential block to the sidewalk along the Arterial Road.
- Planting shall be incorporated with the decorative fencing to screen the Arterial Road, shield headlights and create a visually attractive edge to the community which is consistent with the character of the community and the design objectives of the City of Brampton.
- Placement of utility structures and poles should be co-ordinated and arranged to minimize their visual impact along this edge.



Window Street - Typical Plan and Section



Landscaped buffer along window street with discontinuous fencing and shrub planting



Window Street with landscaped buffer featuring low decorative wood fencing consistent with the character of the community

Reverse Frontage Condition

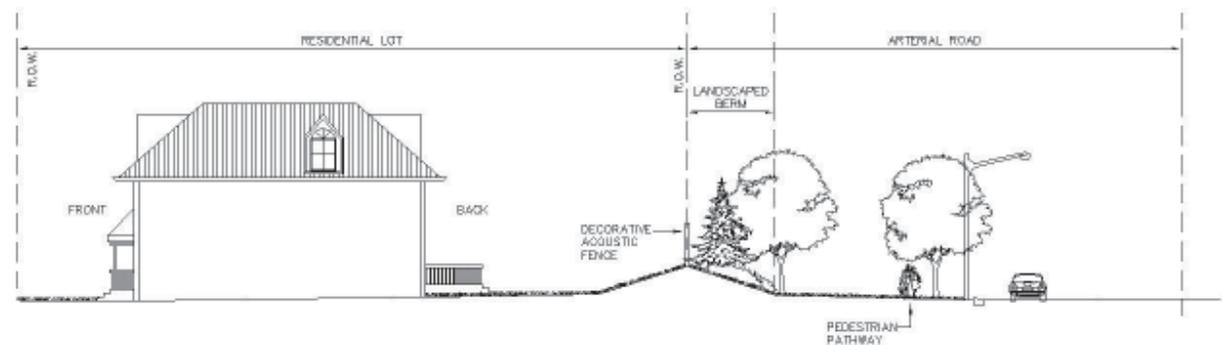
- Reverse Frontage Conditions should be used minimally and in combination with other lotting types.
- Where Reverse Frontage occurs, a landscaped buffer should be provided adjacent to the Arterial Road.
- Arterial Roads which are community edges should be designed to complement adjacent community edges and be consistent with roadway design criteria.
- The design of the landscaped buffer zone should be co-ordinated with the landscape along other lotting types.
- The landscaped buffer zone should include a combination of soft and hard landscape elements which combine together to create a visually consistent and appealing edge to the community.
- Generally the landscaped buffer zone should include decorative wood acoustic fencing and columns (as required), berming, deciduous and coniferous trees and shrubs.
- The landscape buffer should be designed to incorporate the same palette of materials, colours, forms and motifs which are used throughout the development and which reflect the character and image of the community.
- Pedestrian connections from the Arterial Road to the community should be provided in strategic locations to secure access to public amenities and public transit.



Landscaped Buffer



Landscaped Buffer at Neighbourhood Entrance



Reverse Frontage Condition with Landscaped Buffer - Typical Section

5.2 Gateway Intersections

Gateway Intersections usually occur where designated Primary Streets of the community meet the Arterial Roads.

These Gateway Intersections should be designed as integral components of the Primary Streets.

At these locations the sense of entrance, arrival and movement shall be reinforced by the surrounding built form and site planning. Community image and identity should be conveyed through the detailed design of the built form and entrance features.

Design Guidelines:

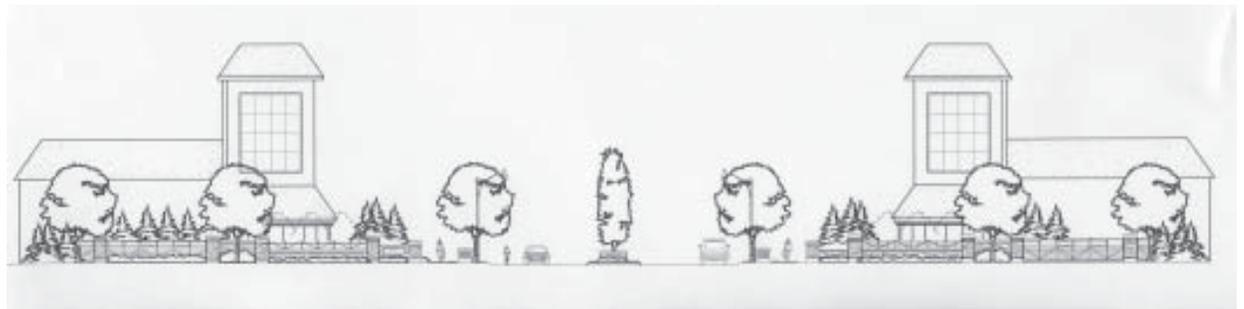
- Buildings should be sited to reinforce the intersection / corner.
- Primary building faces shall be oriented to the intersection / corner.
- Architectural elements should be incorporated into the built form which reinforce the intersection/corner, and create a sense of identity and place.
- Landscape features such as walls, columns, pergolas, planters, combined with planting should be incorporated and co-ordinated with the architecture.
- Gateway Intersections shall be co-ordinated with the City's 'Gateway Beautification Program' to promote Brampton's image as a Floral City.



Landscaped Median at Gateway Intersection



Buildings Sited to Reinforce a Major Intersection



Major Buildings Sited to Reinforce the Gateway Intersection

5.3 Entrance Features

Entrance Features should be used to reinforce the Gateway Intersections and the entrances to the neighbourhoods.

Design Guidelines:

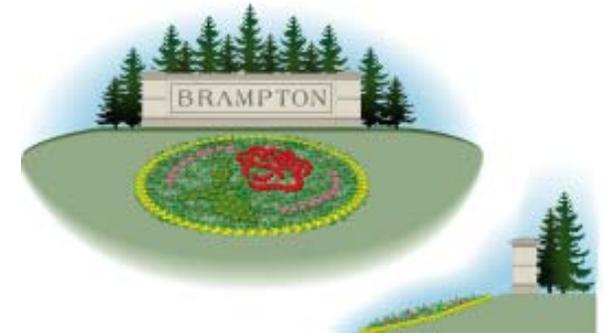
- The location of Entrance Features shall comply with traffic/engineering requirements.
- Entrance Features shall incorporate materials and forms consistent with the predominant architectural style and character of the community.
- Entrance Features may incorporate motifs and themes that are representative of the City's image and identity such as the heritage rose.
- The scale of the Entrance Feature should be visually proportionate to the scale of adjacent buildings, the adjacent streets and its relative importance in the hierarchy of community features.
- Co-ordinate the design of Entrance Features with the City of Brampton Gateways (Refer to the City Gateway Beautification Guidelines).

5.3.1 Other Features

Along the edges of the community, which are not associated with entrances, other features may be located. These features may include signage, walls, planting, columns, decorative fencing and other landscape elements which reinforce the edges of the community, enhance the image of the community or assist wayfinding.



Entrance Features



City Wide



Downtown



Community