Brampton

APPROVED
Community Design, Parks
Planning & Development

K.R. Walsh, OALA, MCIP, RPP
Director

Sept 22/010
Date

Approval Stamp

Bram East Secondary Plan Area (41-2)

Community Design Guidelines (CDG)

Prepared by:
STLA Design Strategies
and
John G. Williams Limited Architect

Prepared for:
The Bram East Landowners Group

Date: August 18, 2010
City File Number: CO9E10.003
Final Version (Submission #3)

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DISCLAIMER:

The Bram East Secondary Plan Area (41-2): “Community Design Guidelines” is a coordinated document consisting of both “Landscape Guidelines” prepared by STLA Inc. and “Built Form Guidelines” prepared by John G. Williams Architect Inc..

The text and images contained in this document are a conceptual representation only, of the intended vision and character of the Bram East Secondary Plan Area (41-2) 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 “Landscape Guidelines” section of these guidelines.

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1.0 CONFORMITY TO COMMUNITY DESIGN FRAMEWORK

The block plan process for the Bram East Sub Area 2 community commenced in 2006 and, as one of the requirements of that process, the Block Plan Community Design Principles document was created in 2008. Since that time the process for block planning, through the 2009 City of Brampton/BILD Development Process Review, has been updated to include a modified terms of reference for a Secondary Plan design document – a Community Design Framework (CDF) and a Block Plan design document – a Community Design Guidelines (CDG).

Since the Block Plan Community Design Principles had already been created and, for the most part, addressed the requirements of the new terms of reference for the Community Design Framework, it was agreed that it would form the basis for the Community Design Guidelines. Therefore, wherever reference to a CDF is made it refers to the Community Design Principles document. The exception being that with respect to the provisions for minimum lot width and lot depth for previously proposed 60 feet lots on the west side of the valley, in order to accommodate 3-car garages in accordance with the City's zoning by-law, and to promote variety of lot type and streetscapes, it was agreed that these would consist of a combination of 50 foot and 65 foot lots.

1.1 PURPOSE OF THE DOCUMENT

The Community Design Guidelines conform to the principles and general design intent of the Community Design Principles (CDF).

The purpose of the Community Design Guidelines is to implement the vision and intent of that document and provide details for the design of Special Character Areas within the community as a tool in the execution stages of the subdivision and, if applicable, site plans. The conclusion or culmination of the Community Design Principles document was the identification of a Community Character Area.

As identified in the STLA memorandum of October 02, 2009, the previously identified 'Community Character Area', which includes a Neighourhood Gateway at McVean, the Stormwater Management Facility, the pedestrian valley crossing and the Memorial Garden / Neighourhood Park, the cental portion of the east side of the valley has been updated to also include the Executive Gateway located at Pannahill Drive and the streetscape connecting it to the Memorial Garden / Neighbourhood Park.

The level of detail provided within this document will be sufficient to guide the preparation of detailed landscape drawings towards the completion of Draft Plans of Subdivision, form the basis for architectural control and provide design guidance for the preparation of future site plans.

Alternative Design Standards are not contemplated for this community.

The Built Form section of the Community Design Guidelines are in addition to the city-wide "Architectural Control Guidelines for Ground-Related Residential Development" which form part of the "City of Brampton - Development Design Guidelines" and are based on building types and their location within the community. In particular, architectural design criteria for "Executive Housing" and "Special Character Areas" has been provided to establish high quality building forms and to promote an attractive community.

The guidelines are to be read in conjunction with:

- "Bram East Sub Area 2 Block Plan Community Design Principles" (December 2008)
- "Architectural Control Guidelines for Ground-Related Residential Development" (August 2008)
- "City of Brampton - Development Design Guidelines"
- "City of Brampton - Accessibility Technical Standards"

Plans, photographs, elevations and diagrams within this portion of the document are conceptual in nature and by no means represent the only manner in which the Guidelines should be implemented.

1.1.1 COMPLIANCE

Performance standards and design objectives within these Guidelines are in addition to requirements of the Zoning By-law, Conditions of Draft Approval, Subdivision Agreements and all other applicable agreements and legislation. Approvals by the Control Architect do not release the builder from complying with the requirements of the City of Brampton or any other approval authority. It is the builder's complete responsibility to verify conformance with all required authorities.

Developers and builders are required to comply with these Guidelines throughout the design, marketing and construction processes. Only those dwelling designs which have been given approval by the Design Control Architect shall be offered for sale and built.

These guidelines and their interpretation by the Design Control Architect are not intended to discourage design creativity or innovation. Proposed designs which are not in total compliance with the guidelines will be considered by the Design Control Architect, based on their merits, and may be approved where the spirit and intent of the guidelines is maintained.

Within these Guidelines, certain terms are used in reference to the anticipated compliance. These terms are intended to have the following meaning with respect to compliance:

- May, Encourage or Recommend - it is desirable to comply with this Guideline.
- Should - it is highly encouraged and requires a convincing reason in order to not comply, in the opinion of the City, with this Guideline.
- Must, Will or Shall - it is mandatory to comply with this Guideline, compliance is required.

1.2 MCVEAN AND CASTLEMORE SPECIAL STUDY AREA

The Bram East Sub-Area 2 Community Block Plan is approximately 84.4ha (208.6ac) and is located in the northwest portion of the Bram East Secondary Plan Area 41. The block is bound by Castlemore Road to the north, the existing Castlemore Park estate subdivision to the east, Cottrelle Boulevard generally to the south, and McVean Drive to the west. Refer to Figure 1.3 - Opportunities and Constraints Plan.

The subject lands are further defined by the West Humber River which meanders through the central portion of the site creating two large parcels of land on its east and west sides, with a small residential enclave at the northeast corner of the block. The topography of the area is generally flat, with gently sloping terrain towards the West Humber River. Currently, the site is used for agricultural purposes with scattered rural residential uses.




1.3 UPDATES TO THE COMMUNITY DESIGN FRAMEWORK

Conclusions of the Community Design Principles (CDF) document are:

1. The identification of the community's Special Character Area, as amended October 02, 2009 and identified in figure 2.0 Areas Subject to Community Design Guidelines;
2. The identification of a number of opportunities and constraints, as identified in figure 1.3 Opportunities and Constraints;
3. Delineation of an upscale Executive Architectural Area.

Updates to the Opportunities and Constraints include:

1. Plans for the proposed golf course require consideration in terms of views and the location/alignment of the City Pathway;
2. The previously shown northwest quadrant of the plan, including a commercial block and residential uses, have been identified as the McVean and Castlemore Special Study Area. Refer to figure 1.3 Opportunities and Constraints Plan.;
3. The executive gateway located at Sagebrook Crescent has been deleted due to its minor role in acting as an entry point to the neighbourhood. It was agreed that the focus for the executive gateway should be at the Pannahill Drive location with supporting architectural and landscape features;
4. The two open space blocks along Street '1' have been removed as suggested by the City and as a result viewing opportunity at the terminus of Street '2' is not possible.

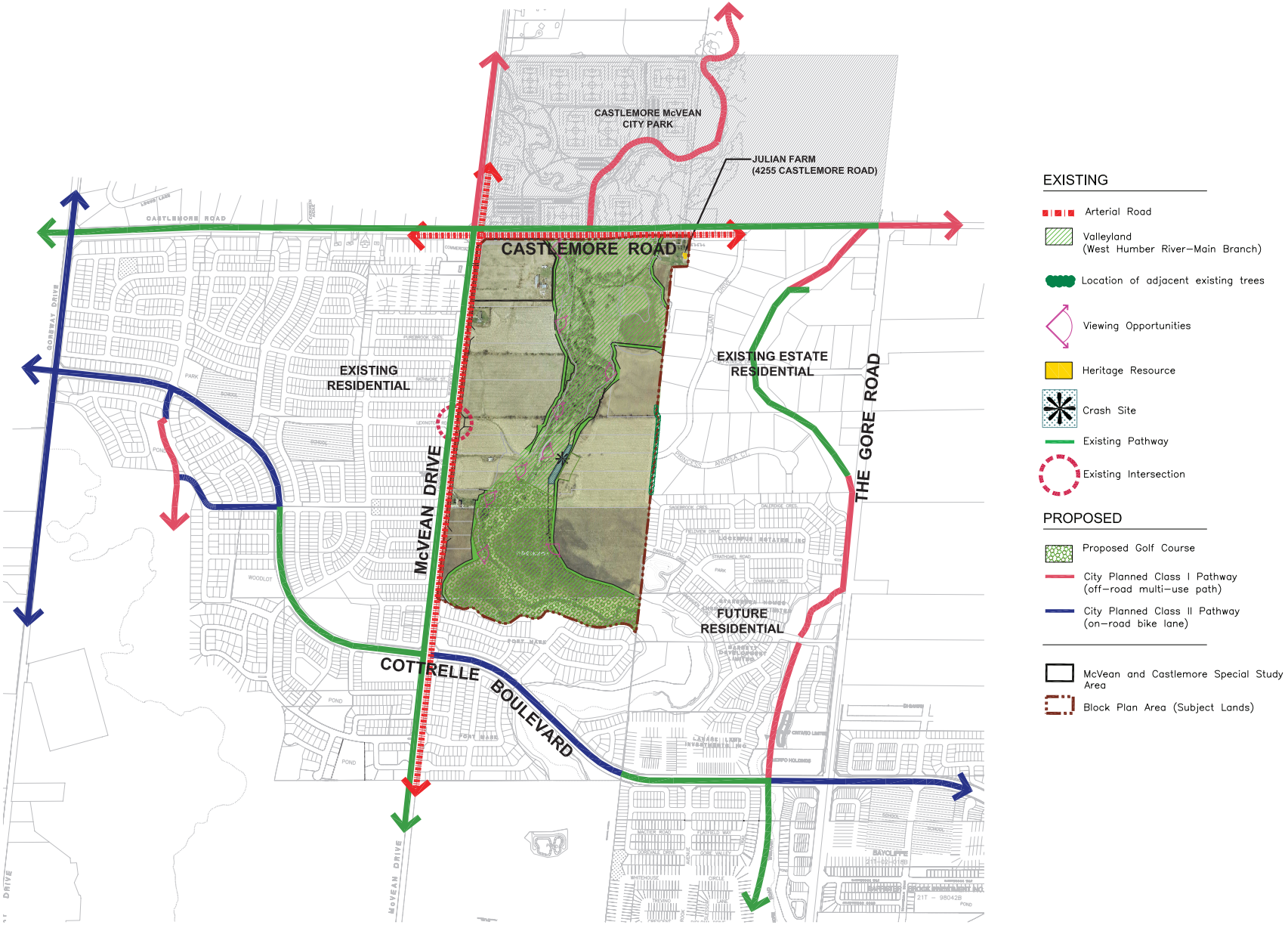


Figure 1.3: Opportunities and Constraints Plan

1.4 DESIGN VISION AND PRINCIPLES

It is intended that the proposed community plan will build upon the City of Brampton's goals for developing its identity as a Flower City, and a community that promotes strong links to the surrounding urban and natural environment. The proposed community plan will:

- Maintain and enhance its natural and cultural heritage,
- Strengthen community connectivity through the creation of interconnected neighbourhoods and a linked open space system,
- Integrate / combine architectural design and landscape design to create well-defined neighbourhoods with discernible (distinct) gateways, edges, focal points and corridors,
- Enhance community function and interaction through the creation of pedestrian-scaled public spaces, attractive and inviting street zones, centrally located community facilities and easily accessible amenities.
- Recognize the significance of the Air Canada flight 621 disaster.

The following design principles will help to achieve the community vision:

1. The natural and cultural features of the site should be maintained and enhanced. Objectives to this end are:

   1.1 To preserve and enhance the existing valley as a natural feature within the Community.
   1.2 To preserve significant heritage buildings within the Community wherever possible.

2. A strong open space system should be an integral part of the Community. Objectives to this end are:

   2.1 To create a linked open space system that includes natural areas, parks and pathways.
   2.2 To provide a diversity of public open spaces that can be used for both social/passive, recreational/active and interpretive activities.
   2.3 To enhance the focal presence of open space within the Community.

3. Community form should be well organized and attractive.Objectives to this end are:

   3.1 To create distinct neighbourhoods with identifiable gateways, edges, focal points and corridors.
   3.2 To create public areas where built form and landscaping are coordinated to present an attractive and inviting environment.
   3.3 To enhance the sense of place and promote community identity.

1.4 DESIGN VISION AND PRINCIPLES CONTINUED

Building on these broad principles the following are specific to the block plan:

- Creating two separate neighbourhoods, east and west of the valley, that are coordinated through design of the public realm and connected through the creation of a linked central open space;
- Developing the linked central open space as a strong east-west pedestrian connection that consolidates enhanced streetscapes, gateway locations, a park a stormwater management feature and pathways;
- Providing enhanced built form and landscape design reflective of the upscale Executive Architectural Areas;
- Integrating the crash site Memorial Garden/Cemetery as a feature within the community and coordinating it with the focal park on the east side of the valley.

2.0 CONFORMITY TO DEVELOPMENT DESIGN GUIDELINES

The area comprising the Bram East Sub Area 2 lands are subject to the Community Design Principles (CDF) document, the Development Design Guidelines and all City of Brampton detail design standards for the elements proposed within these lands.

Executive Architectural Areas, Upgraded Standard Architectural Areas, and the area identified as the Special Character Area shall be the main subject of this Community Design Guidelines document. The area identified as the McVean and Castlemore Special Study Area shall be further subject to a site specific approval process and may require an addendum to these CDGs.

Non-Residential Uses (place of worship/ school site), Executive Housing, Upgraded Standard Housing, and Built Form within the Special Character area will conform to the Community Design Guidelines (CDG) and generally reflect the intent of the Design Workbook for Brampton's Executive Special Policy Areas. Standard Housing will conform to the City of Brampton's Architectural Control Guidelines for Ground-Related Residential Development (ACGGRD), an addendum to the City-Wide Development Design Guidelines (DDG)(Chapter 7).

Figure 2.0: Areas Subject to Community Design Guidelines

3.0 COMMUNITY DESIGN PLAN

3.1 STRUCTURING ELEMENTS

The main structuring elements of the community are illustrated in figure 3.1a Community Structure Plan. Double sidewalk locations for the community are shown on figure 3.1a Community Structure Plan. These generally correspond to the proposed 20.0 metre and 23.0 metre right-of-ways. In all other instances the City standards for the location and provision of sidewalks shall prevail.

The character and identity of the community is in large part defined by the existing West Humber River valleyland which transects the central portion of the plan affectively forming two neighbhourhoods on either side of the valley. Although the east side of the valley has been designated as the primary executive neigbourhood it is anticipated that its relationship to the west side will require some level of coordination in terms of continuity of streetscape and built form design. It is the objective of design to create a visual compatibility between the two neighbourhoods.

Generally, within the **public realm,** streetscape and open space design will conform to the design standards established for the following:

- Parks – facility and pathway layout, entrance features, shade structure(s), play equipment, lighting and site furniture;
- Streetscapes – street tree selection and placement, decorative paving at cross-walks, corner lot fencing;
- Buffers – typical buffer planting, low decorative metal fencing; acoustic fencing;
- Stormwater Management Facilities – pathways, maintenance paths, planting;
- Entrance Features – walls and planting within a dedicated block behind the daylight triangle, and coordinated with adjacent siting of built form.
- Roundabouts - design to be determined, and requires approval from Transportation Planning.

Alternative Design Standards are not proposed; all elements are based on the City of Brampton's approved design and engineering standards, including the 15.2 metre right-of-way for the window streets located along McVean Drive, which is based on a previously approved standard used along McVean Drive to the south within the Registered Plan of Subdivision (21T-050039B).

3.1 STRUCTURING ELEMENTS CONTINUED

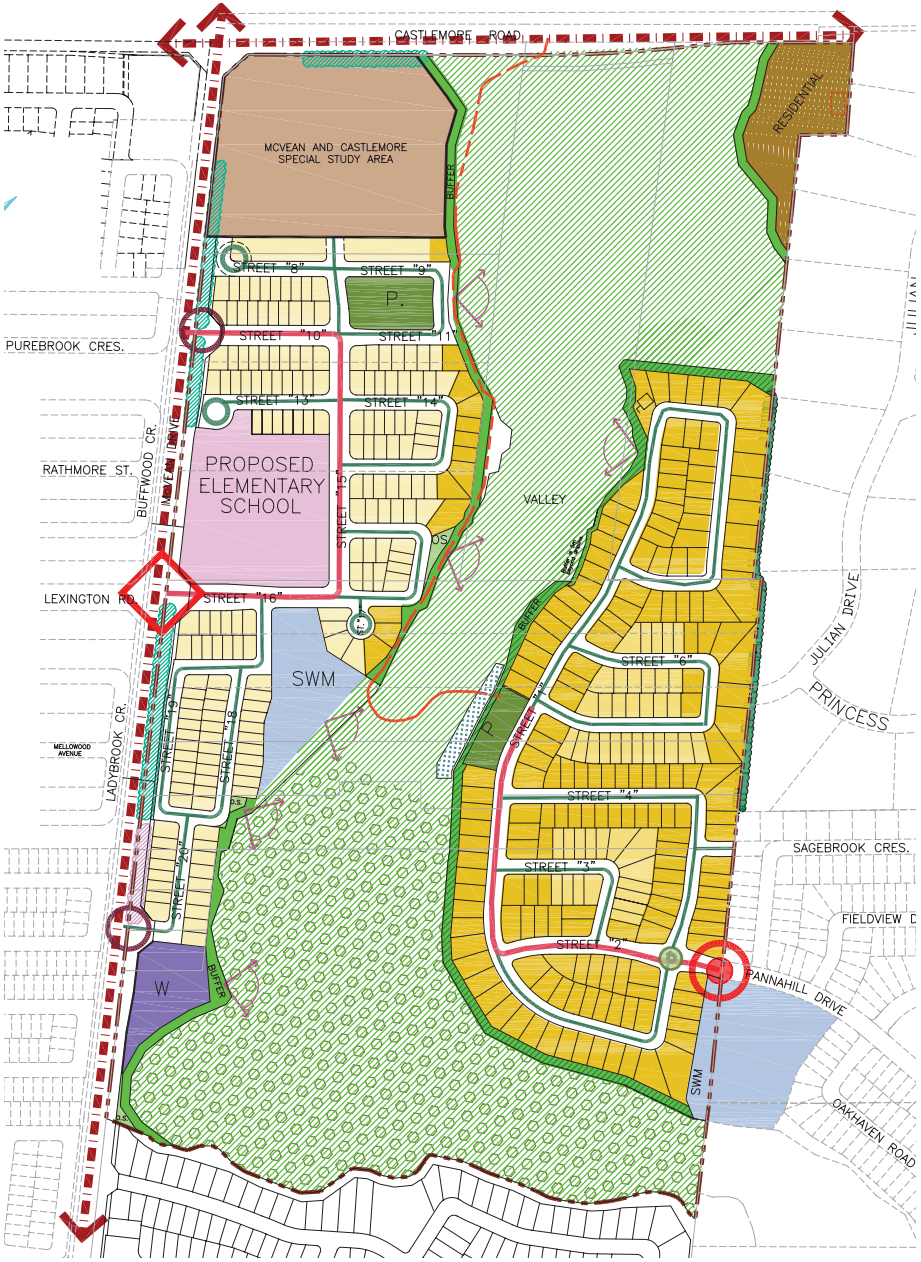


Figure 3.1a: Community Structure Plan

Note: Julian Drive within the residential area to the east will not be extended into Plan Area 41-2 and no pedestrian connection will be provided.

LEGEND

- Standard Housing Area
- Upgraded Standard Housing Area
- Upscale Executive Housing Area
- Place of Worship
- McVean and Castlemore Special Study Area
- School Site
- Valleyland
- Proposed Golf Course
- Valleyland Buffer
- SWM Pond
- Park
- Open Space/Vista Block
- Residential Landscape Buffer
- Viewing Opportunities
- City Pathway
- Arterial Road
- Primary Local Road Sidewalk on both sides
- Local Road
- Executive Gateway
- Neighbourhood Gateway
- Minor Entrance
- Crash Site/Memorial Garden/Cemetery
- Subject Lands
- Valleyland Ribbon
- 'Green' Streets/Window Streets
- Reverse Frontage
- Heritage Home (John Julian Farmstead (4255 Castlemore Road)
- Roundabout

3.1 STRUCTURING ELEMENTS CONTINUED

Within the **private realm**, site planning and built form design will conform to the design standards established for the following built form typologies (as shown on figure 3.1c Priority Lot Plan):

1) **Standard Architectural Area**
   - Located west of the valley
   - A range of single detached dwellings
2) **Executive Architectural Area**
   - Located primarily east of the valley and along the west edge of the valley
   - A range of single detached dwellings
   - Note: In some instances the lot size may not meet the requirements of the OPA with respect to minimum frontage and area. It has been recognized that there are locations within the draft plans recommended for approval where minimum lot sizes of 15.0m x 27.5m deep and 12.2m x 35m deep are acceptable. They warrant Executive Architectural treatment as they are located on minor local streets providing access to the core of the executive housing area.
3) **Upgraded Standard Architectural Area**
   - 2 localized pockets on Streets '3' and '6' surrounded by executive housing
   - A range of single detached dwellings
4) **Special Character Area**
   - Housing Adjacent to Roundabout
   - Housing Adjacent to Memorial Garden
   - McVean Drive Gateway
5) **Non-Residential Uses**
   - A Heritage Resource
   - School site
   - Place of Worship site
6) **Areas of Further Study**
   - Study Area

Dwellings located at priority locations within the block plan will require greater attention to site planning and architectural detailing as noted in the ACGGRD. A Priority Lot Plan (shown on figure 3.1c Priority Lot Map) indicates the location of dwellings within the community which require special design condsideration due to a heightened degree of public visibility. Refer to the design criteria required for Priority Lots contained in the "Architectural Control Guidelines for Ground-Related Residential Development" (ACGGRD). Additional built form and architectural design criteria for the Special Character Area is provided under section 3.2.3 of the CDG.

Note: Julian Drive within the existing residential to the east will not be extended into Plan Area 41-2 and no pedestrian connection will be provided.

Figure 3.1c: Priority Lot Plan

Legend

- Standard Architectural Area
- Upgraded Standard Architectural Area
- Executive Architectural Area
- Park
- Valley/Open Space
- Storm Water Pond
- Study Area
- School/Place of Worship
- Boundaries
- Heritage Resource
- Corner Dwellings
- Roundabout Dwellings
- Gateway Dwellings
- Community Window
- View Terminus Dwellings
- Upgraded Rear and Side Architecture
- Dwellings Facing Park/Open Space

Note:

Refer to Appendix A for 11x17 format.

Example of Roundabout at Executive Gateway

Example of Stormwater Pond

Example of SWM Look-Out

Example of Landscaped Median at Neighbourhood Gateway

3.2 SPECIAL CHARACTER AREA

The Special Character Area identified for this community consists of the main east-west open space feature at the centre of the community. This area is considered special due to its main role in community connectivity - linking the neighbourhoods east and west of the valley. To enhance this function a number of features have been combined in this area. These features include (numbered in figure 3.2.1 Special Character Area Map):

1. A Neighbourhood Gateway at McVean Drive;
2. A stormwater management facility as a passive open space feature;
3. A Neighbourhood Park on the east side of the Valley integrated with a Memorial Garden/Cemetery.
4. A Memorial Garden/Cemetery within the Valley adjacent to the Neighbourhood Park, commemorating the Air Canada Flight 621 Air Crash of 1970.
5. An Executive Gateway at Pannahill Drive;
6. A pedestrian pathway crossing through the valley;
7. Enhanced streetscape design along Street '1' and '2';

Through the creation of the east-west open space feature a number of community design objectives may also be achieved and include:

- Enhanced community identity;
- Integration and commemoration of a memorial garden/cemetery;
- Creation of a community focus;
- Access by the east residents to the school and retail on the west, and a pathway link north to the City Park.

The following sub-sections will focus on the features of the Special Character Area, providing demonstration plans, landscape guidelines and built form guidelines geared towards elements unique to the community.

3.2.1 SPECIAL CHARACTER AREA DEMONSTRATION PLAN

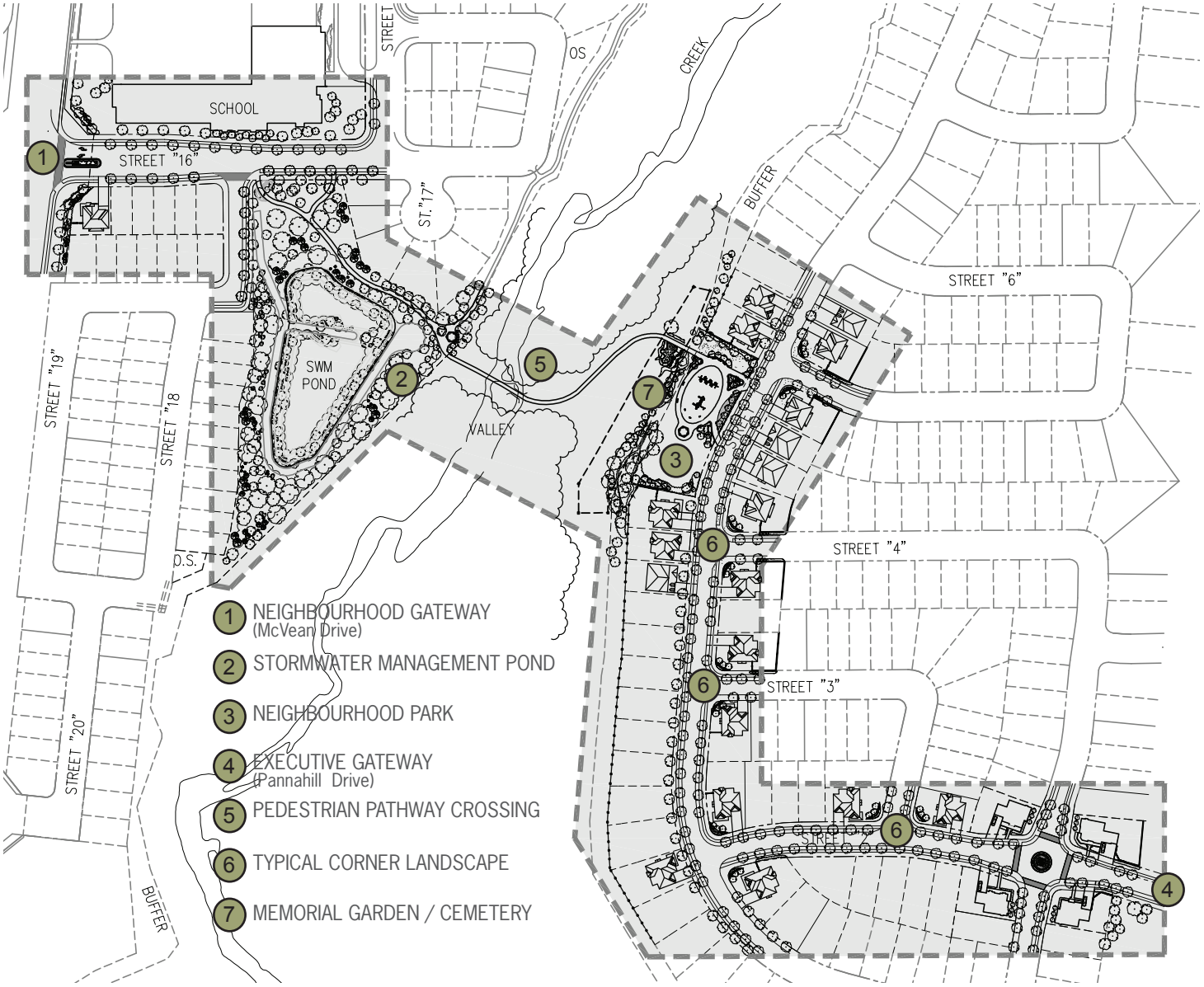


Figure 3.2.1: Special Character Area Map

3.2.2 LANDSCAPE GUIDELINES

3.2.2.1 NEIGHBOURHOOD GATEWAY AT MCVEAN DRIVE

Landscape Guidelines:

- Corner Landscaping within dedicated blocks to include:
  - Perennials
  - Low ornamental shrubs
  - Columnar deciduous trees
- Landscaped Centre Median comprised of:
  - Low feature wall with signage
  - Flowering Trees.
  - Decorative paving
- Enhanced sideyard privacy fence with trellis and planting;
- Consistent street tree species on both sides of the street and spacing to be coordinated where possible;
- Decorative sideyard privacy (or acoustic) fencing for the corner lot;
- Enhanced architectural design for the 'Neighbourhood Gateway Dwelling', see section 3.2.3.2 for details;
- Coordination with site plan for adjacent school.

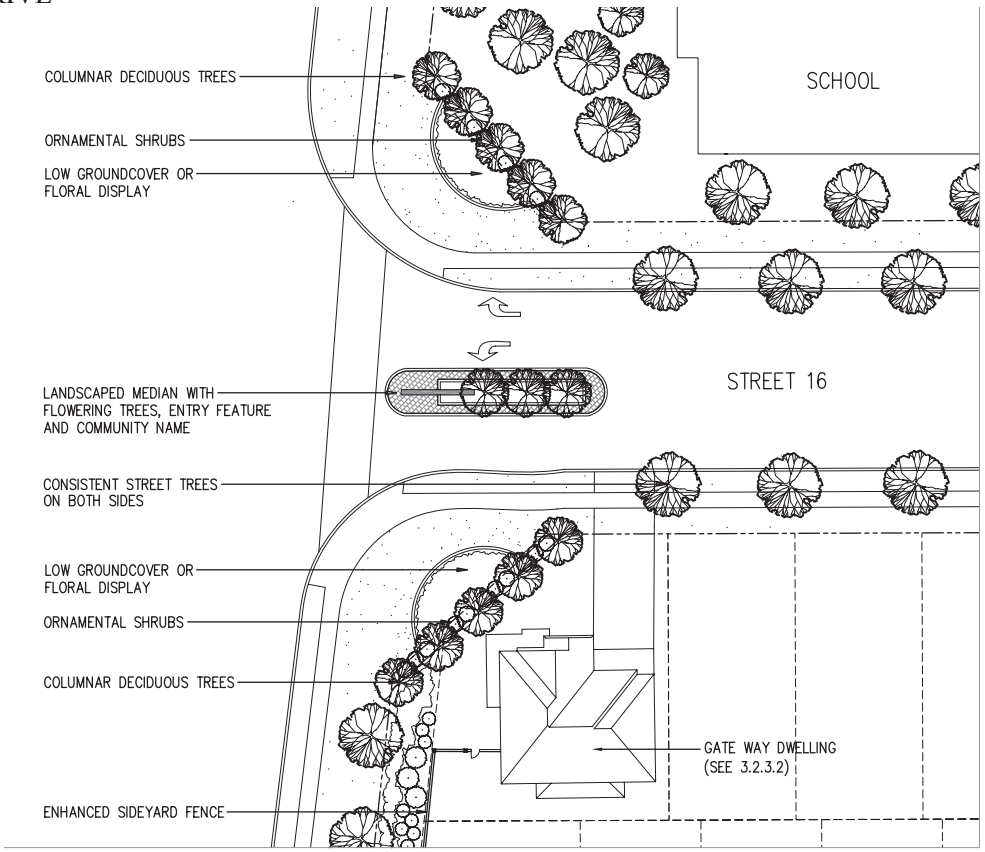


Figure 3.2.2.1a: Neighbourhood Gateway Concept Plan

3.2.2.2 STORMWATER MANAGEMENT FACILITY

Examples of Naturalized Planting within a SWM

Black Willow

Nannyberry

Serviceberry

Red Dogwood

Grey Dogwood

Landscape Guidelines:

- Design as per City and Conservation Authority standards with respect to:
  - Naturalized planting
  - Maintenance access
  - Screen planting and fencing along residential interface
- SWM entrance at Street '16' to include:
  - Low feature wall with potential signage
  - Perennials
  - Low ornamental shrubs & multi-stems
  - Decorative paving
- SWM / Pathway Look-Out to include:
  - Shade structure or pavilion
  - Ornamental planting
  - Seating
  - Armourstone accent wall
  - Decorative paving
- Enhanced architectural design for the 'Housing Adjacent to Open Space', see section 3.2.3.4 for details;
- Coordination with location of valley pathway.

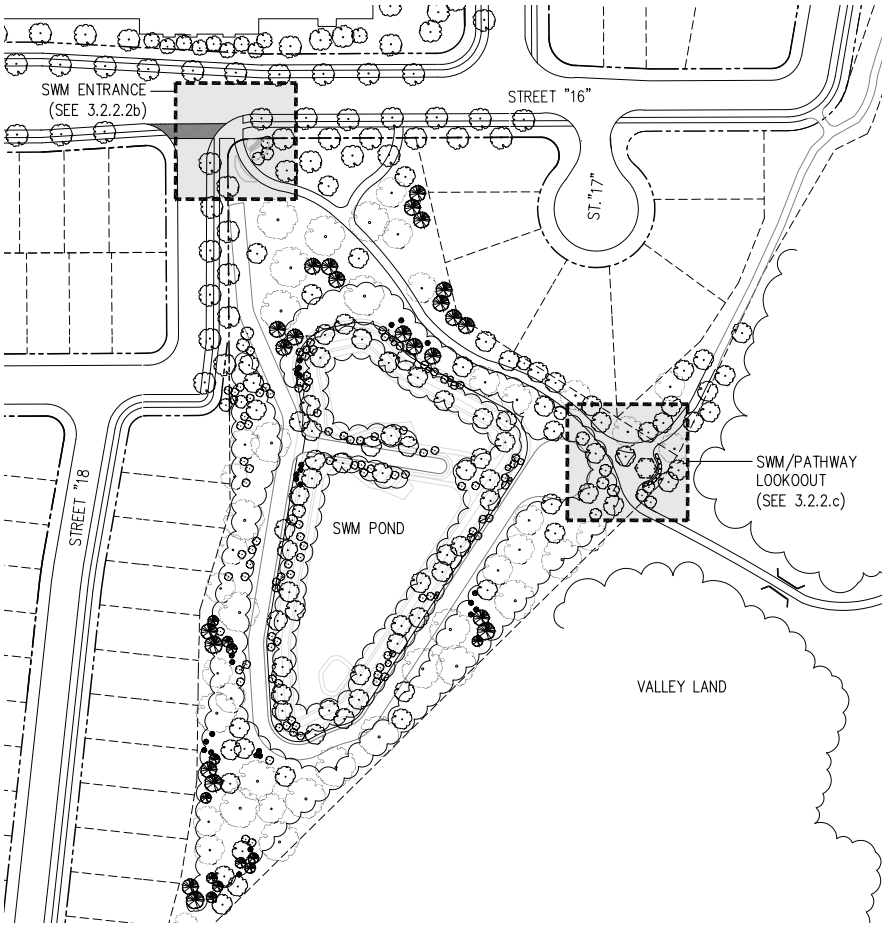


Figure 3.2.2.2a: Stormwater Management Facility

3.2.2.2 STORMWATER MANAGEMENT FACILITY

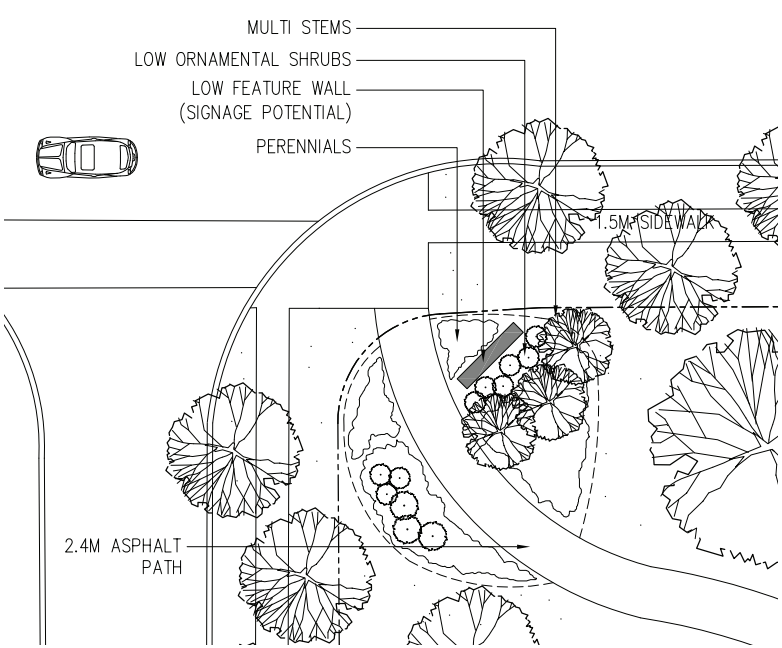


Figure 3.2.2.2b: SWM Entrance

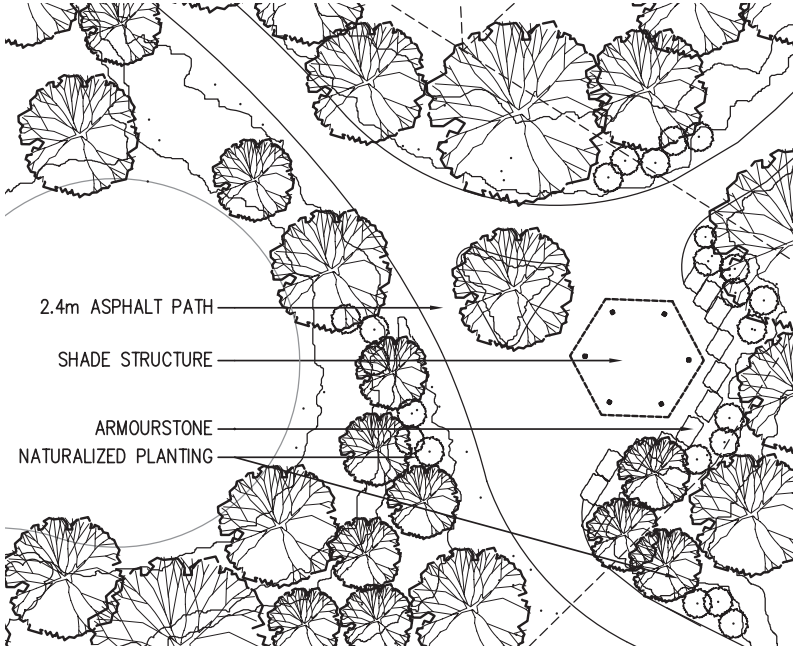
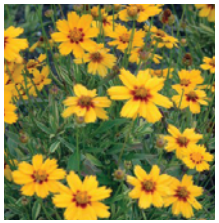


Figure 3.2.2.2c: SWM / Pathway Look-Out

Daffodils

Common Witchazel

Hydrangea



Coreopsis

Sumac

Sugar Maple

Blue Spruce

Consistent with Neighbourhood Park Entrance

3.2.2.3 NEIGHBOURHOOD PARK - MEMORIAL GARDEN/CEMETERY

Landscape Guidelines:

- Design as per City standards with respect to:
  - Layout
  - Facilities and structures
  - Planting
  - Fencing
- Park Entrance, along Street '1' to include:
  - Feature walls with trellis and park signage
  - Perennials
  - Low ornamental shrubs & multi-stems
  - Decorative paving
  - Low decorative metal fencing along street
- Enhanced Sideyard treatment for adjacent lots to include:
  - Low decorative metal fencing and stone column
  - Decorative privacy fencing and stone column
  - Ornamental planting
- Memorial Garden to include:
  - A mixed Lilac buffer
  - Perennial and flower bed
  - Seating
  - Accent boulders with commemorative plaque
  - Hard surface paving
  - Decorative hard surface paving with 109 accent stone pavers
  - Transitional planting towards valley
- Enhanced architectural design for the 'Housing Adjacent to Memorial Garden', see section 3.2.3.3 for details;
- Coordination with location of valley and park pathway.
- Cemetery Block to include:
  - meadow grasses and wild flowers
  - corner stones to denote limit of cemetery

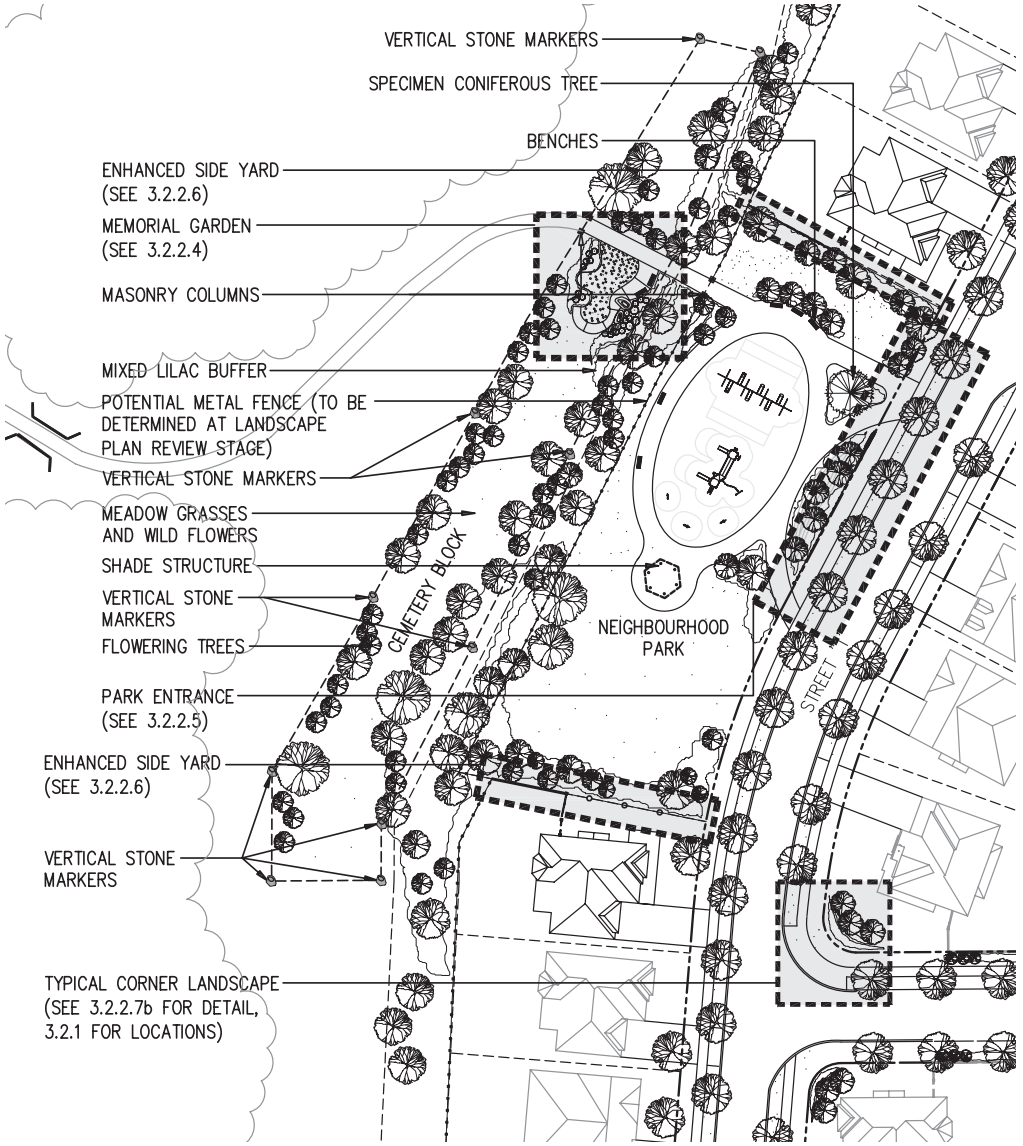


Figure 3.2.2.3: Neighbourhood Park Concept Plan

The above image is a concept for representational purposes. The final design and elements to be contained in the plan will be determined prior to Engineering and Landscape Plan approval, to the satisfaction of the City.

3.2.2.4 MEMORIAL GARDEN

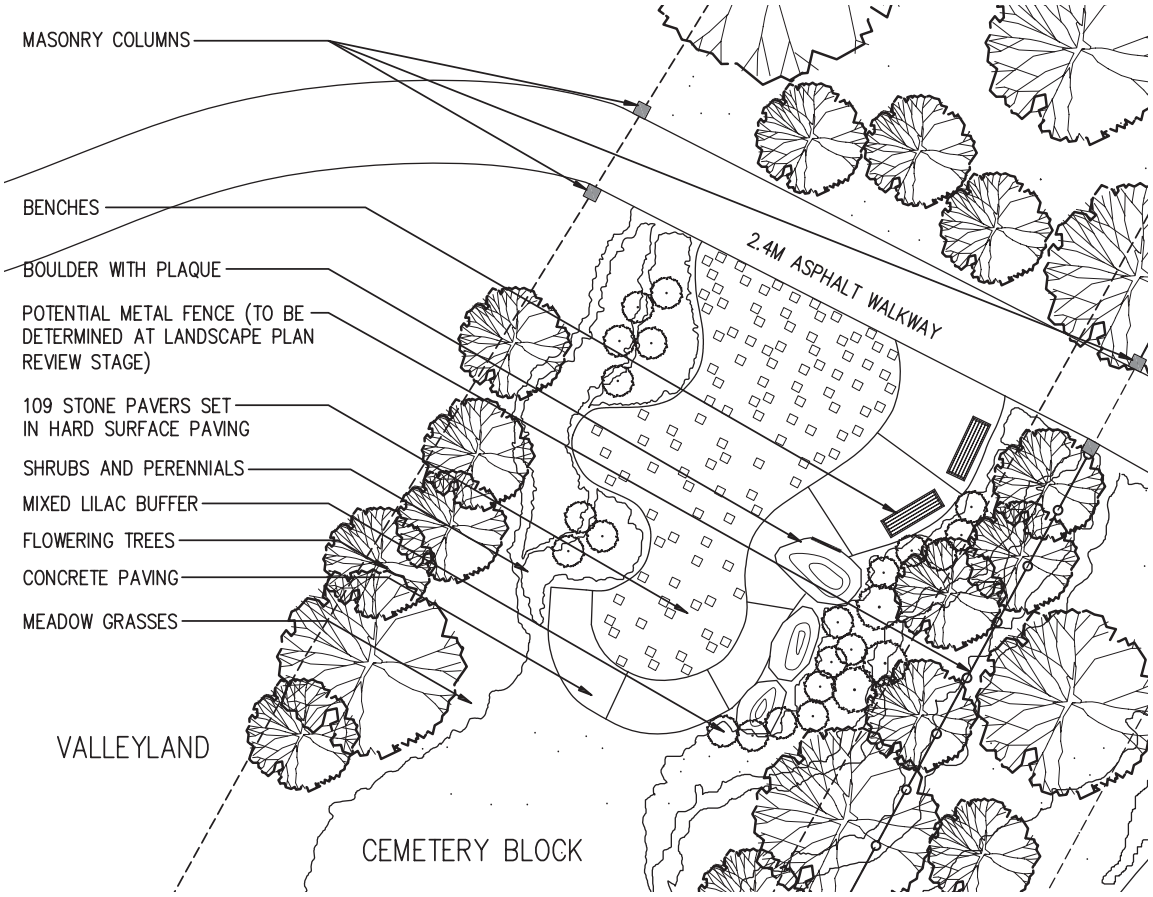


Figure 3.2.2.4: Memorial Garden - Plan

The above image is a concept for representational purposes. The final design and elements to be contained in the plan will be determined prior to Engineering and Landscape Plan approval, to the satisfaction of the City.

Mixed Lilac Buffer

Wildflower / Grass Meadow

Valley Transition / Native planting

Daffodils - Flower Bed

Example of a Commemorative Plaque on Boulder

3.2.2.5 NEIGHBOURHOOD PARK ENTRANCE

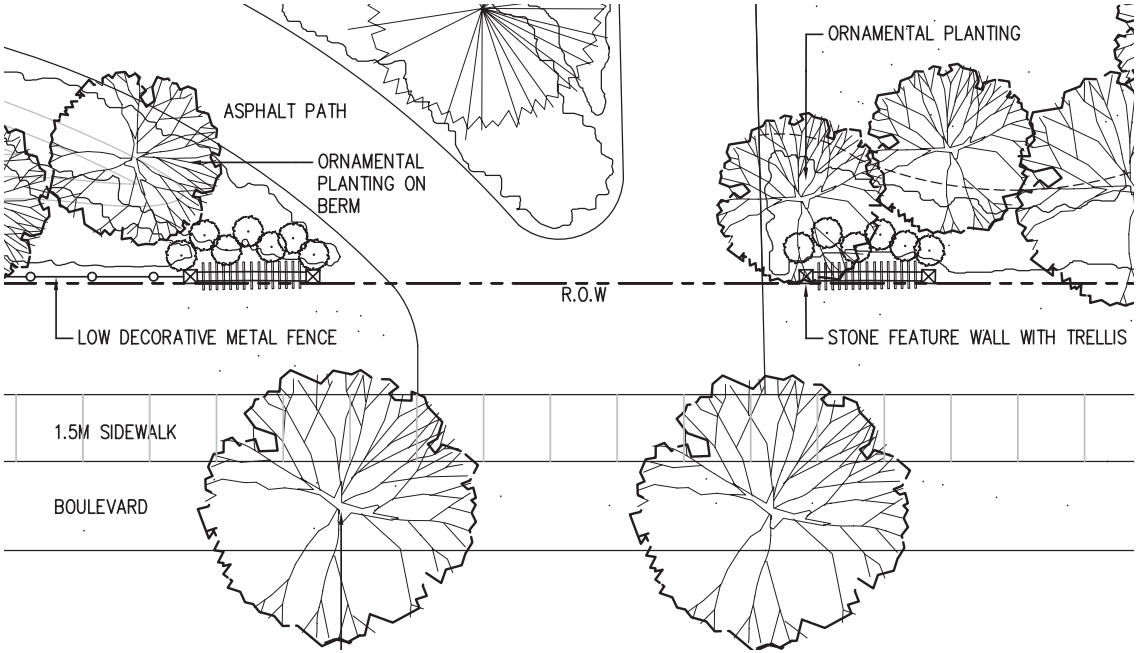


Figure 3.2.2.5a: Neighbourhood Park Entrance - Plan

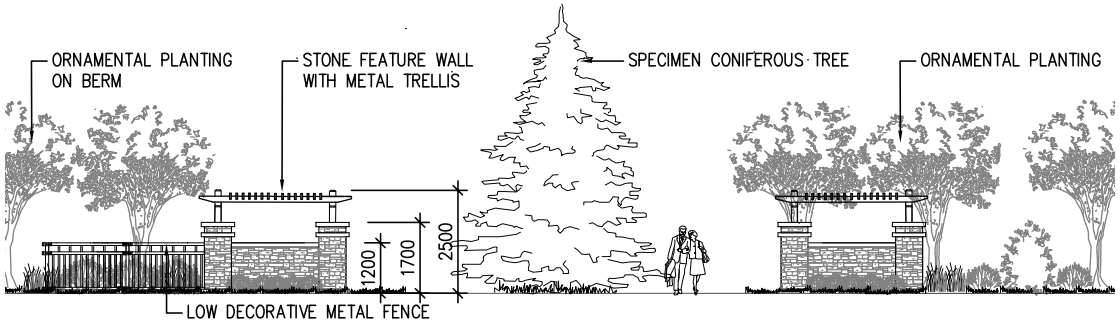


Figure 3.2.2.5b: Neighbourhood Park Entrance - Elevation

Examples of Ornamental Planting at Park Entrance and along Street Frontage

Honeylocust

Echinacea

Maidengrass

Daffodils

Common Witchazel

Hydrangea

Coreopsis

Consistent with SWM Entrance

3.2.2.6 ENHANCED SIDE YARD (NEIGHBOURHOOD PARK)

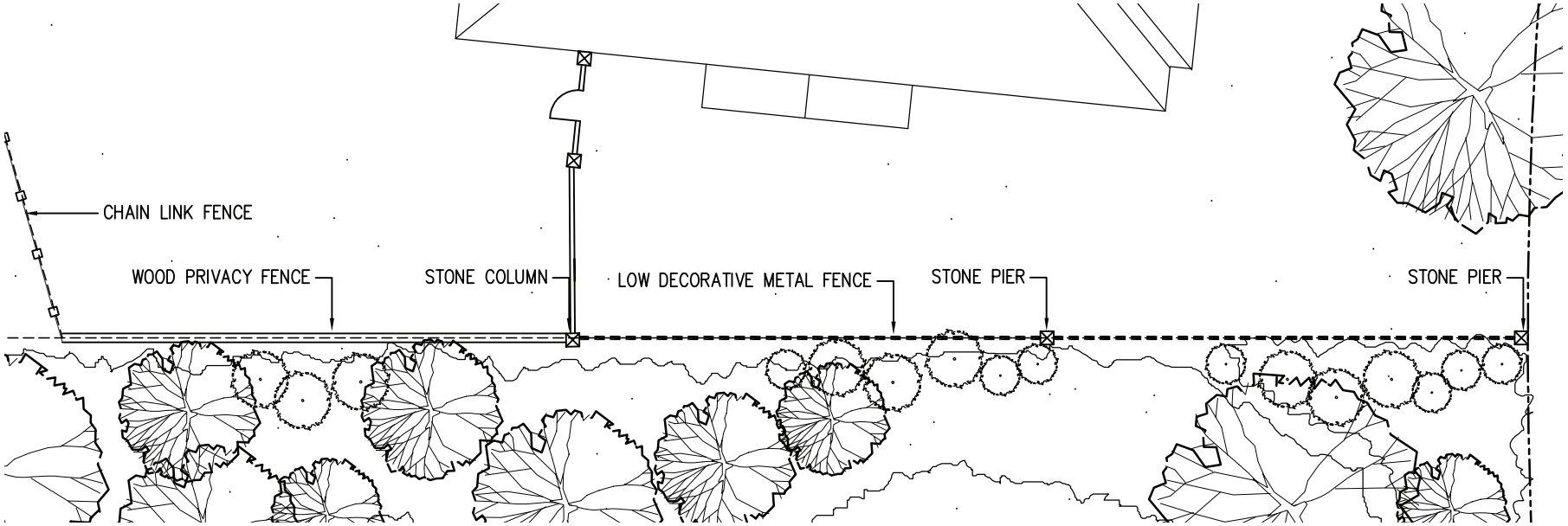


Figure 3.2.2.6a: Enhanced Sideyard Adjacent to Park - Plan

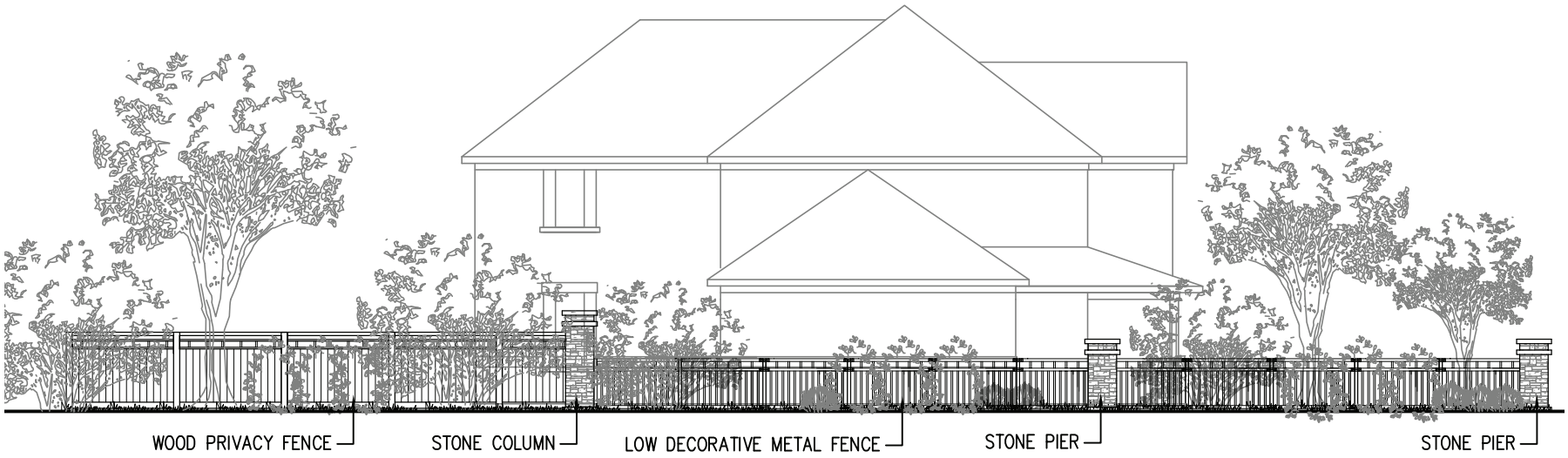


Figure 3.2.2.6b: Enhanced Sideyard Adjacent to Park - Elevation

3.2.2.7 UPSCALE EXECUTIVE AREA

The Executive Areas (including the Upgraded Standard Architectural Areas) will be enhanced through a combination of built form (refer to section 3.2.3.5) and landscape design, in general conformity with the intent of the Design Workbook for Bramption's Upscale Executive Special Policy Areas. The following landscape enhancements are proposed:

1. Executive Gateway (refer to section 3.2.3.1)

2. Enhanced Streetscape Design
   - Higher quality of street trees
   - Enhanced corner lot fencing
   - Corner landscaping on lots along Street '1' from Pannahill Drive to the Neighbourhood Park (see figure 3.2.2.7a)

3. Neighbourhood Park Upgrades / Enhancements
   - Entrance Feature
   - Enhanced Shade Structure
   - Decorative Landscaping and Plantings

4. Pathway
   - Upgraded Pedestrian Bridge

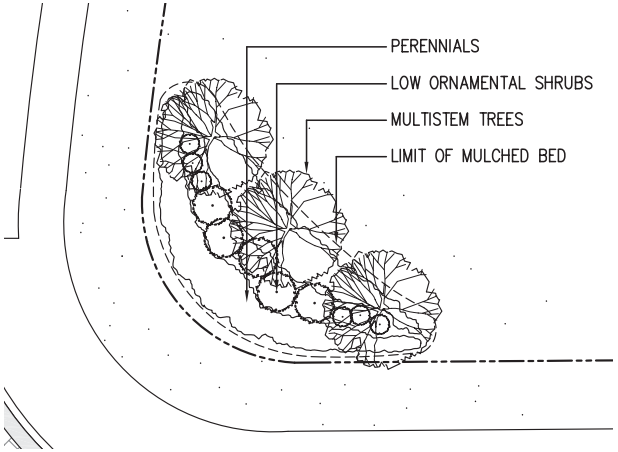


Figure 3.2.2.7a: Typical Corner Landscape

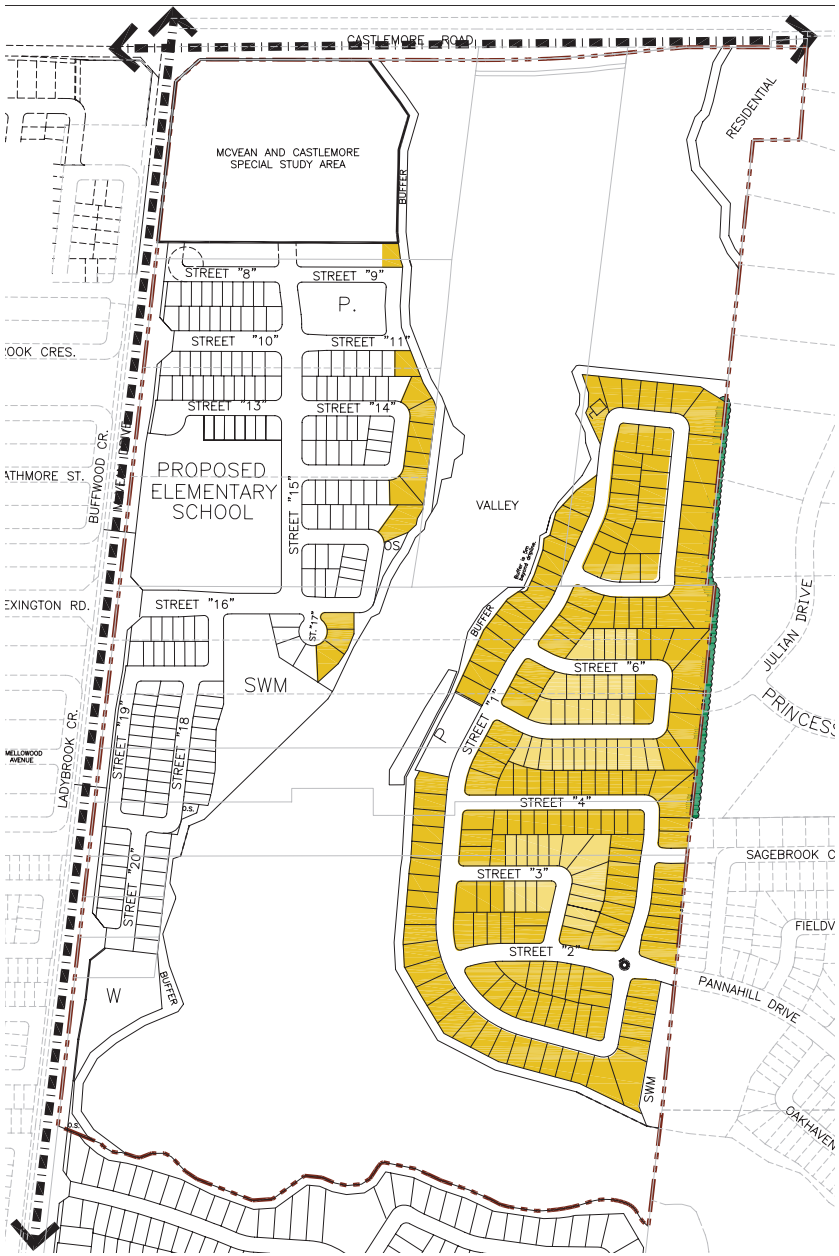


Figure 3.2.2.7b: Upscale Executive Area

3.2.2.8 EXECUTIVE GATEWAY (PANNAHILL DRIVE)

Note: The figure below represents a proposed alternative roundabout that is not part of the City's current standard. Ratification of the proposed alternative as depicted shall be required as part of the engineering submission. Dedicated entry feature blocks may be required to accommodate landscaping and this shall be determined at the plan review stage.

Landscape Guidelines:

- Landscaped roundabout to include
  - Low ornamental shrubs & multi-stems
  - Decorative paving
  - Low wall feature
- Enhanced Sideyard treatment at adjacent northeast and southeast corner lots to include:
  - Decorative privacy fencing with trellis and stone masonry columns
  - Ornamental planting
- Enhanced sideyard privacy fence and planting at northwest and southwest corner lots;
- Consistent street tree species, spaced at 10m on centre, both sides of the street; and,
- Enhanced architectural design for the 'Executive Gateway Dwellings', see section 3.2.3.1 for details.

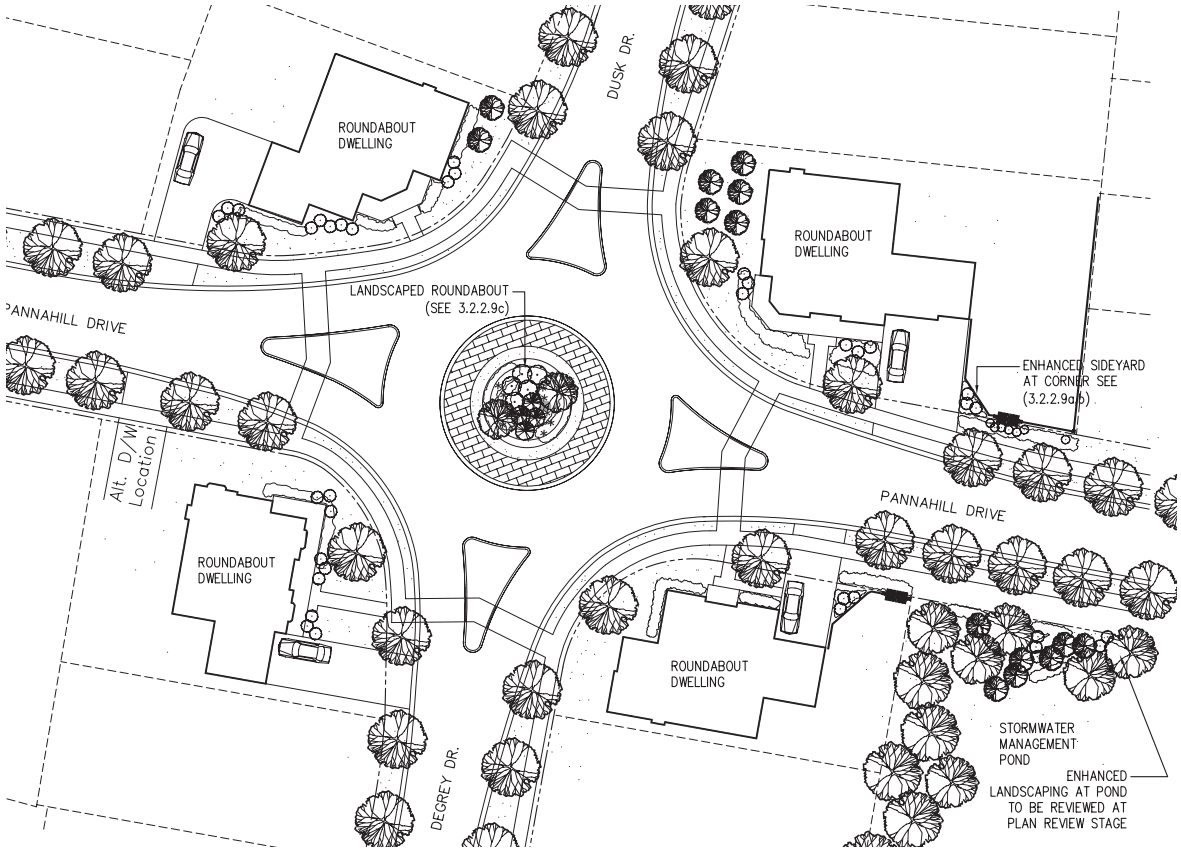


Figure 3.2.2.8a: Executive Gateway - Concept Plan

Example of view toward roundabout

Daffodils

Common Witchazel

Hydrangea

Coreopsis

Consistent with Neighbourhood Park and SWM Entrance

3.2..2.9 EXECUTIVE GATEWAY FEATURES

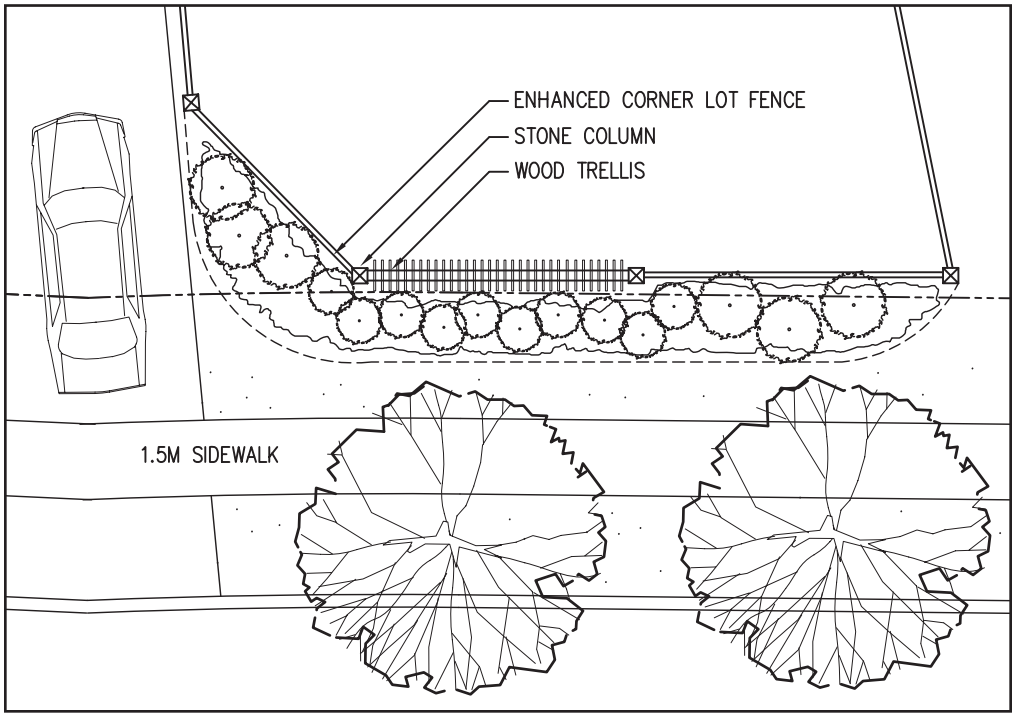


Figure 3.2.2.9a: Typical treatment at Northeast and Southeast Corners - Plan

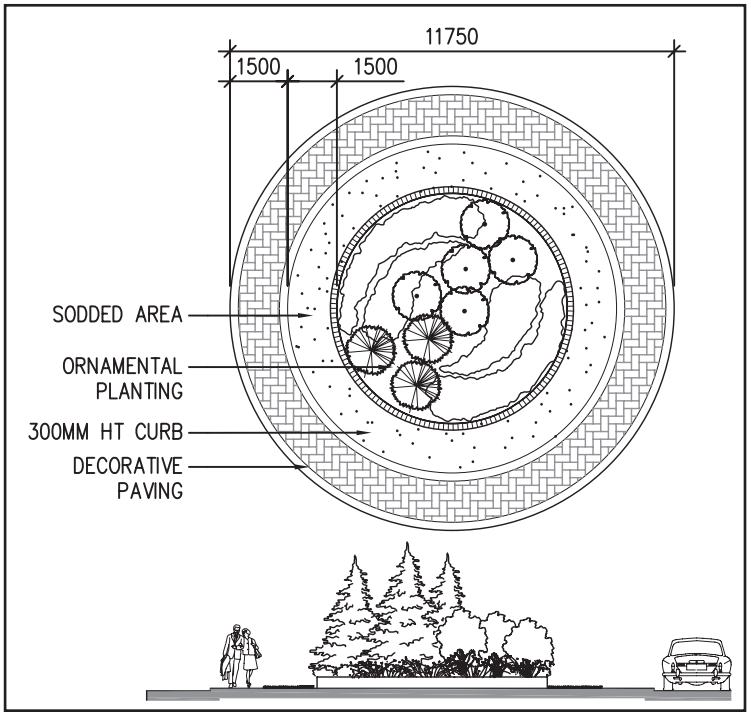


Figure 3.2.2.9.c: Conceptual Treatment of Roundabout - Plan & Elevation

Note: The figure above represent a proposed alternative roundabout that is not part of the City's current standard. Ratification of the proposed alternative as depicted shall be required as part of the engineering submission.

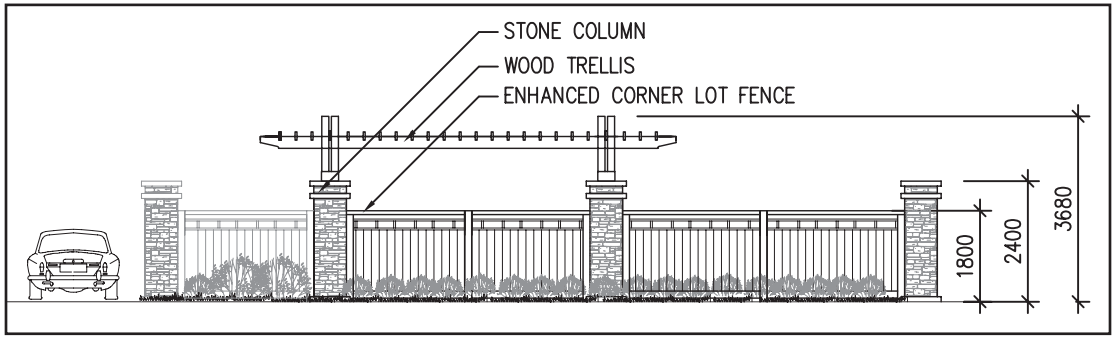


Figure 3.2.2.9b: Typical treatment at Northeast and Southeast Corners - Elevation

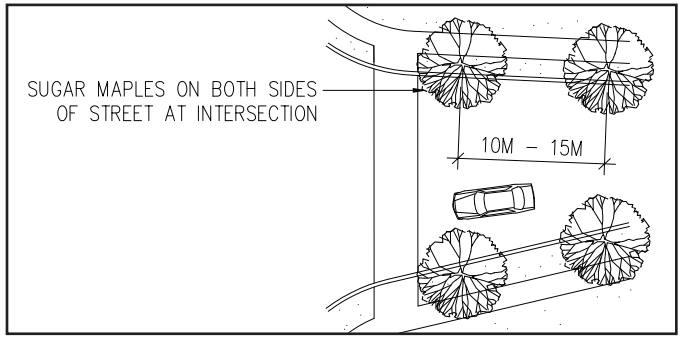


Figure 3.2.2.9.d: TypicalTreatment of Pedestrian Crosswalk - Plan

3.2.3 BUILT FORM GUIDELINES

3.2.3.1 EXECUTIVE GATEWAY DWELLINGS (PANNAHILL DRIVE)

New dwellings on the 4 corners of the landscaped roundabout should be designed to serve as community landmark houses.

- Each of these 4 dwellings shall have a unique facade treatment.
- Garages and driveways shall be located as far away from the roundabout as feasible.
- Main entrances should either face the flanking lot line or be angled to face the roundabout.
- Dwellings shall have dominant building massing; bungalow models will not be permitted in this location.
- A masonry chimney and generous use of stone accents shall be incorporated into the design.
- Utility meters shall be located on the interior side yard elevation and as far back from the front of the house as possible, subject to utility company regulations.
- Private lot landscaping should be provided and detailed by the consulting landscape architect.
- Rear yards shall be screened with enhanced privacy fencing detailed by the consulting landscape architect.

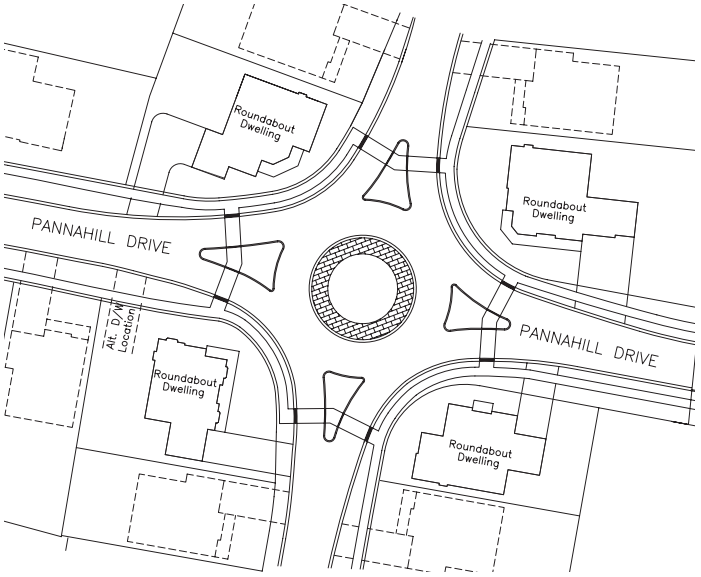


Figure 3.2.3.1a - Conceptual Plan of Roundabout Dwellings

Figure 3.2.3.1b - Conceptual Images of Roundabout Dwellings

3.2.3.2 NEIGHBOURHOOD GATEWAY AT MCVEAN DRIVE

The Neighbourhood Gateway Dwelling located at the intersection of McVean Drive and Street '16' should be designed to convey a high level of quality and character. In addition to the design characteristics of Community Gateway Dwellings (Section 5.3 of the ACGGRD), the following shall apply:

- The design of the Gateway Dwelling shall include a wraparound porch, a corner turret or other prominent design feature appropriate to the design style of the dwelling.
- The Gateway Dwelling shall be a minimum of 2 storeys.
- The use of stone, complementary to the nighbourhood entry feature, is required as a primary or accent wall cladding material.
- The main entry should be oriented to McVean Drive unless conflicting with the entry feature or noise attenuation elements.
- The garage face shall be recessed from the adjoining wall face.
- Noise attenuation fencing shall be located to maximize visibility of the dwelling's side elevation facing McVean Drive.
- The use of enhanced landscaping or planting shall be provided at Gateway locations in accordance with the approved Landscape Plan.

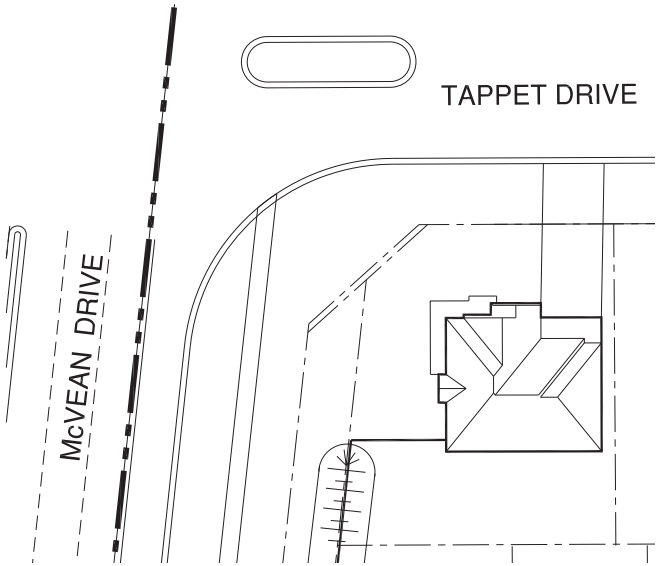


Figure 3.2.3.2a - Conceptual Plan of Neighbourhood Gateway Dwelling at McVean Dr.

Figure 3.2.3.2b - Conceptual Image of Neighbourhood Gateway Dwelling at McVean Dr.

3.2.3.3 HOUSING ADJACENT TO MEMORIAL GARDEN / CEMETERY

Dwellings adjacent to Memorial Garden/Cemetery shall be designed to complement this important feature within the community.

- The exposed side elevations of homes in this location shall be of equal quality to the front facade in terms of the architectural materials, amount and proportions of openings and attention to detail.
- Features that provide emphasis to the corner of the structure and its side elevation (such as a turret or wraparound porch) should be provided.
- A side facing porch providing overlook of Memorial Garden/Cemetery is required. Increased side yard setbacks with encroachments allowances have been provided to accommodate these features.
- A masonry chimney and generous use of stone accents shall be incorporated into the design of these dwellings.
- Garages, driveways and utility meters shall be located away from Memorial Garden/Cemetery.
- Identical models may be used on these lots to frame the park.

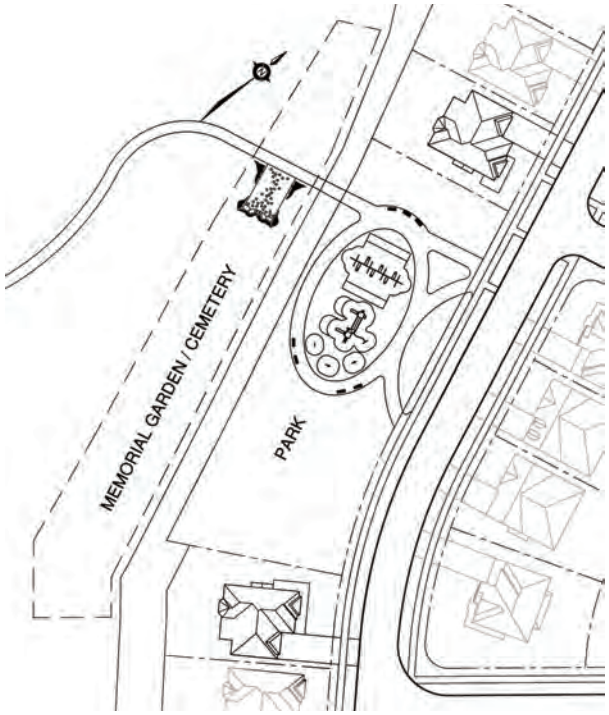


Figure 3.2.3.3a - Conceptual Plan of Housing Adjacent to Memorial Garden / Neighbourhood Park

Figure 3.2.3.3b - Conceptual Images of Housing Adjacent to Memorial Garden Park

3.2.3.4 HOUSING ADJACENT TO PROPOSED GOLF COURSE/PATHWAY/OPEN SPACE

The central valley will serve as an active and passive open space amenity for the community as well as an interface which physically links these two neighbourhoods. Lots along the western edge of the valley north of the stormwater management pond have been designated Executive Housing and will exhibit design compatibility with homes on the east side of the valley. Executive and Standard Housing along the edge of the valley, open space, and proposed golf course will include:

- Publicly exposed rear and/or side elevations should include the application of the same materials, colours, design treatments and style used for the front elevation to a reasonable extent.
- Wall articulation should be provided to avoid flat uninteresting exposed facades.
- The roof form at the rear of the dwelling will have enhancements similar to that of the front elevation where publicly exposed. Detailing shall reflect the same architectural style as the front elevation.
- For dwellings on rear-split or walkout lots where a deck has been provided, it shall be of an upgraded design. This shall include at a minimum:
  - an upgraded railing design;
  - staining of the wood in a tone complementary to the exterior colour of the home;
  - no pressure-treated wood decks, railings, posts or stairs.

Figure 3.2.3.4a - Conceptual Images of Housing Adjacent to Golf Course / Pathway / Open Space

3.2.3.5 EXECUTIVE ARCHITECTURAL AREAS

It is important that the design quality of dwellings within the Executive Architectural Area convey an enhanced upscale identity which is distinct from Standard Architectural Areas within the community. In addition to the provisions of the "Architectural Control Guidelines for Ground-Related Residential Development" (ACGGRD), and a general conformity with the intent of the Design Workbook for Brampton's Upscale Executive Special Policy Areas, the following will apply:

3.2.3.5.1 ARCHITECTURAL STYLES

- Dwelling designs which have historically derived stylistic elements from the classical periods of architecture are encouraged such as: Georgian, Tudor, French Eclectic.
- Vernacular architecture is also suitable and will be evaluated on its ability to portray a stately, upscale character.
- Mixing discordant architectural styles together within a single building is discouraged.
- Regardless of the architectural style of the building it is important that a consistent and high level of design quality is achieved throughout Executive Architectural Areas.
- House designs should be clearly different from housing designed for Standard Areas.
- Dwellings may be bungalow, 1-1/2 storey or 2 storey. Where a third storey is desired it shall be incorporated into the roof form as a loft.
- The design of all homes within Executive Architectural Areas shall be presented by the Control Architect to Brampton Community Design Staff prior to final model approval.

Example of Georgian Influence

Example of Tudor Influence

Example of French Eclectic Influence

Figure 3.2.3.5.1a - Conceptual Images of Tradition-based Architectural Styles

Figure 3.2.3.5.1b - Conceptual Images of Executive Architectural Vernacular

3.2.3.5.2 BUILDING SETBACKS

The zoning by-law will establish minimum yard setbacks for dwellings in Executive Architectural areas based upon the size of the lot.

- Where lot depths permit, houses should exhibit a cohesive variety of front yard setback as shown below.

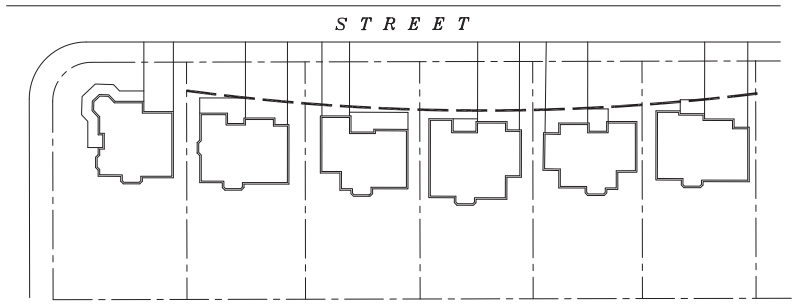


Figure 3.2.3.5.2a - Setback Variety should be provided where feasible

3.2.3.5.3 MODEL REPETITION

- Within Executive Residential areas a wide variety of model choices shall be provided by each builder.
- Identical elevations shall not comprise more than a maximum of 20% of a streetscape and a minimum of 3 dwellings must occur between identical elevations of the same model.

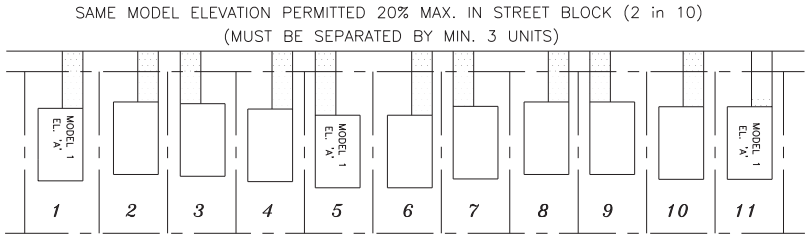


Figure 3.2.3.5.3a - Model Repetition Criteria

3.2.3.5.4 ARCHITECTURAL DETAILING

Each dwelling design shall include materials and high quality crafting characteristic to the style of the dwelling on all publicly exposed elevations. A higher standard of architectural detailing is expected for dwellings within Executive Architectural Areas.

Frieze Boards / Cornice

- Superior quality frieze boards / cornice treatments (200 mm min.) are required on all elevations of the dwelling and should have a variety of detailed profiles suitable to the architectural style of the dwelling.
- As an alternative to a moulded frieze board, builders may use a corbelled masonry cornice projecting a minimum of 12mm (1/2") from the main wall, where appropriate to the style of the dwelling.

Figure 3.2.3.5.4a - Conceptual Images of Frieze Board / Cornice Treatments

Quoining

- Quoins should be designed and dimensioned based upon traditional architectural precedents that are complementary to the style of the dwelling.
- Brick quoins typically have spacing between the quoins approximately 1/4 the height of the quoin (i.e. 4 courses of brick projecting a minimum of 12mm {1/2"} from the main wall separated by 1 or 2 courses flush with the main wall).
- Stone and Stucco quoins can either be spaced in a similar manner to brick quoins or they can be stacked. Whichever method is used, it is important the the quoins extend logically from the cornice line down to either a sill treatment or to the foundation line in an evenly spaced manner.

Chimneys

- The use of chimneys as a design element is encouraged where appropriate to the architectural style of the dwelling to promote the tradition-based architectural theme for Executive Housing.
- The use of chimneys will be promoted where they can act as a highly visible design feature and where they are characteristic to the style of the dwelling. This will include:
  - roundabout dwellings;
  - corner lot dwellings;
  - dwellings with high exposure side elevations (i.e. lots flanking vista blocks or park).
- Chimneys should be designed and detailed in a manner reflective of the architectural style of the home. This may include use of stone or brick detailing (i.e. recessed brick panel, herringbone brick pattern).

Figure 3.2.3.5.4b - Correct Application of Stucco Quoining (Even Spacing)

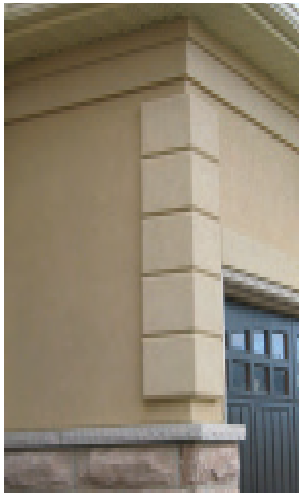


Figure 3.2.3.5.4c - Incorrect Application of Stucco Quoining (Uneven Spacing)

Figure 3.2.3.5.4d - Images of Corner Lot Dwellings With Chimney

3.2.3.5.5 MAIN ENTRANCES, STAIRS & RAILINGS

- The main entrance should be designed as a main focal feature with detailing and proportions which convey the architectural style of the dwelling and a sense of prestige.
- Natural light in the foyer should be provided through the use of sidelights, transoms or door glazing.
- Care should be taken in siting of the dwelling to ensure an appropriate relationship between finished grade and the porch/portico, generally no more than ~1.2m between the porch floor and finished grade. In this regard, the number of stairs in a single run accessing the porch/portico should be minimized. This may require lowering foyers, dispersing steps within the landscape or providing special house designs.
- Precast steps/stairs are not permitted at the main front entrance to the dwelling within Executive Architectural Areas. All stairs shall be poured-in-place with masonry veneering on the sides. Exceptions to this requirement may be considered when a high quality stone or landscape paver treatment is proposed for the stairs at the main entrance.
- Precast landscape steps within the walkway leading to the main entrance will be permitted.
- Railings should be considered an integral part of the dwelling design and not an afterthought. Within Executive Architectural Areas, where railings are required at the main entrance they should be appropriate to the character and quality of the dwelling design treatment in terms of type, colour and materia.
- The colour of railings should be appropriate to the home's colour pallette and complementary to the trim paint colour of adjoining support masonry columns.
- The use of white railings is discouraged unless appropriate to the style and colour package of the dwelling. The use of low-grade vinyl railings is not permitted.

Figure 3.2.3.5.5a - The Main Entry Should Be A Focal Feature of the Home

Figure 3.2.3.5.5b - Precast Steps Are Not Permitted At The Main Entry

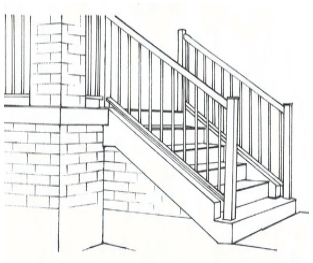


Figure 3.2.3.5.5c - Treatment of Stairs (with Masonry Veneer on Sides)

Figure 3.2.3.5.5d - Conceptual Images of Alternative Treatment of Main Entry Steps

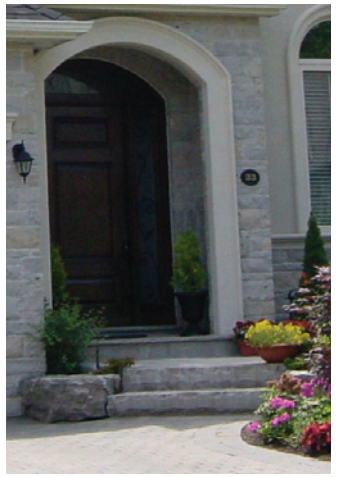


Figure 3.2.3.5.5e - Railings Should Suit the Style of the Dwelling

3.2.3.5.6 WALL CLADDING

A high standard of design, detail and variety of wall cladding is required to attain a harmonious blend of textures and colours within the streetscape.

- The following main wall cladding materials are suitable to express the upscale character of the community: Stone, Clay Brick, Stucco.
- Exterior cladding on all dwelling elevations should be consistent with the cladding on the front elevation. False fronting shall be avoided. Exceptions to this may be permitted where an upgraded stone façade, stucco façade or stone plinth is incorporated into the design.
- Changes in materials shall 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 use of siding, simulated wood panelling, crezone and/or stucco board as main cladding materials is not permitted. Where the look of clapboard or board + batten siding is a design feature of characteristic of the architecture of the home, the use of high quality, authentic materials such as cement-fibre siding (i.e. Hardi-Board or equivalent) or solid wood siding is required.

Stone

- The use of stone accents is often a defining visual element for housing within Executive Residential Areas. Its use is to occur on the majority of all dwellings in a manner appropriate to the architectural style of the dwelling.
- Roundabout Dwellings and Corner Dwellings shall be designed with stone accents (i.e. the minimum requirement is a stone plinth or bay feature with precast accents in combination with other acceptable wall cladding materials).
- Where manufactured stone is proposed, it will be evaluated on its ability to portray a realistic natural stone appearance. Manufactured stone products shall display a range of natural colours, proportions and textures which simulate the appearance of natural stone.
- Blended colours, which mix two or more complementary stone colours, can be effective in simulating the tones of natural stone and should be used where appropriate to the colour package.
- Certain stone types are not appropriate. For example, artificial looking pink or blue stone or stone that has the appearance of coloured concrete.
- Tumbled stone should use a flush mortar joint, whereas straight cut stone should use a raked joint. Exceptions to this may be permitted where an authentic result is achieved.

Figure 3.2.3.5.6a - Example of Stone Accents

Tumbled Texture with Flush Joint

Straight Cut with Raked Joint

Brick

- Brick selection shall be complementary to the other exterior materials on the dwelling and shall be of a colour and texture which is appropriate to the dwelling style.
- Only clay brick will be permitted.
- The use of brick having a "hand-tumbled", rusticated heritage texture is preferred, where appropriate to the architectural style of the home.
- Accent brick may be considered for certain styles such as Victorian-based architecture.

Figure 3.2.3.5.6b - Example of Brick-Clad Dwelling

Stucco

- The use of stucco as a main wall cladding material is often incorporated into upscale home design.
- A variety of rich stucco detailing, characteristic to the architectural style, will be required for dwellings which use stucco as a main wall cladding material.
- Where stucco is proposed as the main wall cladding materials, it shall be used in conjunction with a masonry plinth.
- Where stucco is used as a front facades treatment it shall return approximately 1200mm (4'-0") along the interior side yards or to a logical termination point such as a change in wall plane, wall opening or downspout. For corner lots or lots flanking areas of high public visibility, the stucco should extend continuously around the dwelling.
- Combinations of stucco with stone or brick are encouraged. Where proposed, all colours shall be complementary.
- Stucco details and mouldings shall be installed to have the appearance of continuous unbroken pieces. Builders shall ensure that all joints are appropriately finished to appear seamless.
- Where caulking is required it should closely blend with the colour of the stucco.
- Where flashing is required it should closely blend with the colour of the stucco or be prefinished in a colour complementary to the home's exterior colour package.

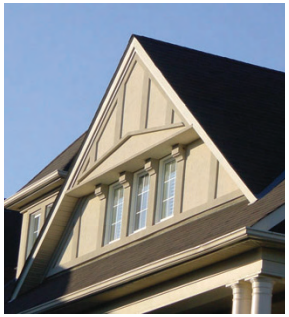


Figure 3.2.3.5.6c- Example of Stucco Detailing

Figure 3.2.3.5.6d - Example of Stucco-CladDwelling

3.2.3.5.7 EXTERIOR MATERIALS AND 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. Builders shall offer 8-12 different packages.
- Adjacent dwellings shall not have main wall cladding of the same colour. In order to promote visual variety, the streetscape shall have no more than 20% of the dwellings sharing the identical exterior colour package and dwellings with identical colour packages shall be separated by a minimum of 3 dwellings.
- Colour sample boards, identifying all exterior colour elements shall be submitted for review and final approval by the Control Architect prior to being offer to purchasers.

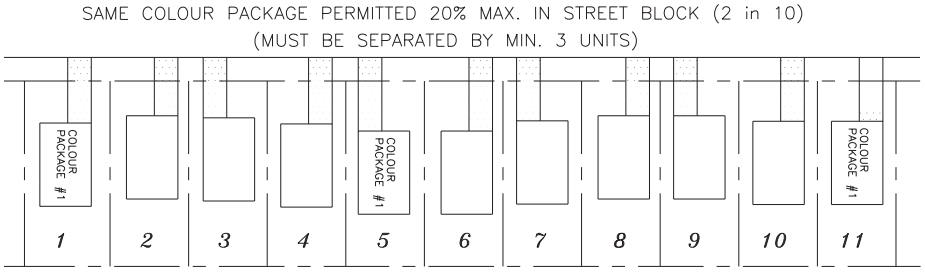


Figure 3.2.3.5.7a - Same Colour Package Shall be Separated by a Minimum of 3 Dwellings and Shall Not Occur More Than 2 Times in any Row of 10 Homes (20%).

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.

Figure 3.2.3.5.7b - Example of Colour Schedule and Sample Board

3.2.3.5.8 EXPOSED FOUNDATION WALLS

- A high standard of quality and care is expected in the application of exterior wall cladding materials within Executive Architectural Areas to ensure that exposed concrete foundation walls do not negatively impact upon the streetscape appearance of new dwellings. This is particularly important where facades are exposed to public view,
- The maximum allowance for exposed foundation walls on dwelling facades (including the garage) that are facing the street or other publicly exposed areas will generally be ~250mm (10") and returning ~1200mm (4'-0") at sides. The maximum allowance for exposed foundation walls on side and rear facades that are not publicly exposed will be ~300mm (12"). This shall be noted on the model working drawings.
- Stepping of masonry veneer along sloping grade is required to ensure exposure of foundation wall is minimized. In low exposure locations where sloping grade occurs, such as interior sideyards between dwellings, it is recognized that exposed foundation wall heights may slightly exceed the ~300mm (12") target.
- Special care shall be given at garage locations to ensure foundation wall height is minimized. Additionally, foundation wall height on the middle masonry column(s) of the garage shall be a consistent height with the outer columns; i.e. any exposure of the foundation should be uniform in height.
- Streetscape drawings are required to show all publicly visible facades of the dwelling with a true finished-grade relationship and to indicate where stepping of the foundation wall is necessary in order to follow sloping grade.
- Builders shall advise their site superintendents and foundation forming contractors to strictly comply with this criteria. The Control Architect, in conjunction with the City, will undertake frequent site visits to monitor this matter.

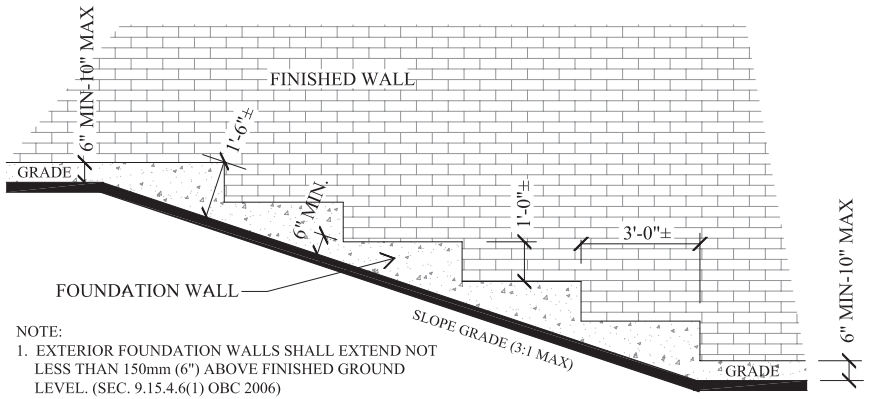


Figure 3.2.3.5.8a - Stepped Foundation Wall Detail for Sloped Grade Conditions

Figure 3.2.3.5.8b - Unacceptable Foundation Wall Height (at garage)

Figure 3.2.3.5.8c - Acceptable Foundation Wall Height (at garage)

3.2.3.5.9 ADVERSE GRADING CONDITIONS

- Adverse site grading conditions can have a negative impact on the proportions of the dwelling's front facade by causing additional risers at the main entrance and additional wall area above the garage.
- This condition typically occurs on lots with rear to front sloping grade conditions.
- Where more than 4 additional risers beyond what is shown on the standard model working drawings (typically 3 risers are shown on a standard model's working drawings), the design architect shall provide appropriate adjustments to the facade to lesson the visual impact on the dwelling's streetscape appearance. Solutions will be evaluated on a unit by unit basis and may include:
  - breaking up the number of risers in a single run by dispersing within the front yard landscape;
  - insetting 1-2 risers into the porch to diminish their projection;
  - banking up the landing area at the bottom of the stairs;
  - lowering the front foyer at the entrance;
  - in extreme circumstances a customized model design is required;

3.2.3.5.10 WINDOWS

Ample fenestration is required for publicly exposed elevations to enhance the dwelling's appearance and to promote natural surveillance of public areas from within the dwelling.

- The style of windows used on the front elevation of the dwelling is to be used on the side and rear elevations in a consistent manner; i.e. use of single-hung on the front and casement on the sides and rear is not permitted.
- A variety of high quality window styles and muntin bar configurations, consistent with the style of the dwelling, will be used. Muntin bars shall be set within the double-glazed panes of glass. Taped or clip-on muntin bars will not be permitted.
- Muntin bars, in a variety of configurations, are required consistently on all windows (4 sides of dwelling).
- Use of main floor transom windows on the publicly exposed elevations is encouraged.
- Builders shall offer a variety of window frame colours, compatible with the exterior colour package for the dwelling. The consistent use of white vinyl windows is not permitted.
- The use of black glass should be minimized; its use is permitted above the eavesline of the roof only, as an accent window; where used it shall be of a high quality .
- Basement windows should be avoided on the front elevations of dwellings unless integral to the dwelling's design. Where used, they should match the upper storey windows.
- Basement windows for rear split or walkout lot dwellings exposed to public areas shall be upgraded to match the upper storey windows.

Figure 3.2.3.5.10a - Example of Coloured Window Frames

3.2.3.5.11 DORMERS

Dormers are often added to the roof form of a building to enable greater headroom and allow natural light in the roof/loft of a building. They can also be used as a decorative, non functional element of the roof form where it is desirable to emulate the appearance of certain architectural styles. These are known as 'false dormers' (constructed with black or mirrored glass) and should be used sparingly.

- The use of low maintenance materials should be used to avoid the dormer becoming unsightly through neglect.
- The size, proportion, shape, design, location and finishes of the dormer should be designed to reflect the architectural style of the dwelling.
- Dormer windows shall be of a similar quality, style and muntin bar configuration of the main windows within the dwelling.

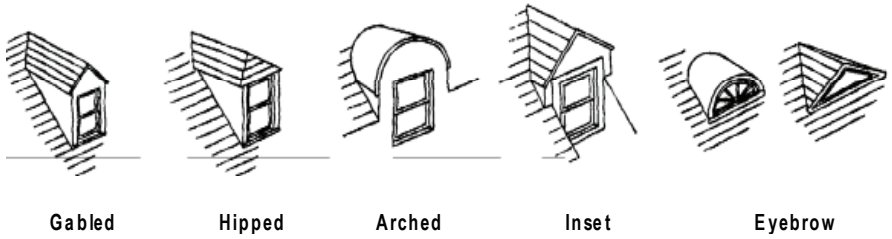


Figure 3.2.3.5.11a - Examples of Dormer Types

3.2.3.5.12 ROOFS

- One of the defining characteristics of an upscale community is a dominant roofscape. The use of steep, well-articulated roof forms shall be required for all dwellings in Executive Residential areas.
- Main roof slopes shall have 8:12 minimum front to back slopes and 10:12 minimum side slopes. Steeper roof pitches will be required where this is characteristic of the architectural style. Lower roof slopes may be considered on their merits only where appropriate to the dwelling style.
- Roofs should display consistency of design style on all sides of the dwelling. For example, a "mansard" roof facing the front elevation with a "cottage" roof facing the rear elevation is discouraged.
- The quality of roofing materials shall be enhanced. At a minimum, the use of heavy shadow textured asphalt shingles will be required (i.e. Renaissance / Timberline shingles or equivalent with a minimum 30yr. warranty). Plain asphalt shingles are not permitted.
- For bay or boxed window features, the roofing material should be prefinished heavy guage standing seam metal, copper or similar which is complementary in terms of style and colour to the architecture of the dwelling. Asphalt shingles on these features should be avoided.

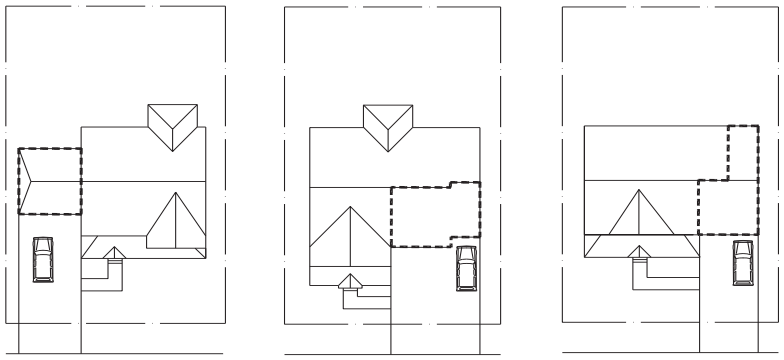
Figure 3.2.3.5.12a - Example of Well Articulated Roof Form With Textured Shingles

3.2.3.5.13 GARAGE DESIGN

Guidelines for garage design are intended to ensure that the garage is not a dominant element in the streetscape, that its design harmonizes with the dwelling and that variety is achieved. Minimizing the appearance of street-facing garages within the streetscape is a key requirement for all dwelling designs. The design and siting of all garages shall be in accordance with all City zoning requirements.

Attached Garages

- All front facing garages should be setback a minimum of 0.6m (2ft) from the dwelling's main front wall or porch face (Recessed Garage).
- The use of Tandem Garages will be encouraged as an alternative to wide garages on any lot size within Executive Residential Areas.
- Most garage types will be located facing the street near the front of the dwelling. To promote a variety of garage configurations, each builder shall offer at least one (1) model with an alternative garage design (refer to design criteria on following page). The type of alternative garage design offered will be at the builder's discretion and may include:
  - Side Facing Garages
  - Separated Garages
  - Flankage Facing
  - Rear Yard Garages (attached or detached)



Recessed Garage *3-car Garage* *Tandem Garage*

Figure 3.2.3.5.13a - Variety of Attached Garages is Required

- Lots with frontages less than 19.8m (65ft) shall be restricted to a two-car garage.
  - Separated (rear yard) garages are not subject to this restriction.
- Lots with frontages of 19.8m (65ft) or greater may have a three-car garage.
- Where triple-car garages are permitted, one bay of the garage should be located at least 0.6m further ahead or behind the adjacent garage bay(s). Articulation of the garage wall face should occur in a variety of configurations.
- Individual garage doors which are directly facing the street shall be no wider than 2.5m.
- Coach lamps should 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.

Figure 3.2.3.5.13b - Variety of Attached Garages is Required

Side Facing Garages

Side facing garages which project in front of the dwelling may be permitted on lots with frontages of 18.3m (60ft) or greater subject to the following:

- Only small groupings of these dwellings may be permitted to a maximum of 2 in a row separated by at least 2 dwellings with non-side facing garages.
- Dwellings of this nature shall be sited in pairs with the garages located to the outside of the pair to create a courtyard effect between dwellings.
- The treatment of the front wall of the garage facing the street shall exhibit design variety, ample fenestration and detailing consistent with that of the front facade of the habitable portion of the dwelling.
- Side facing garages shall not be sited on corner lots.
- Dwellings must be designed to allow for entry steps to project without interfering with vehicular access to the garage nearest to the house.
- The minimum setback to the wall of the garage facing the street shall be 4.5m; bay projections will be permitted to encroach up to 1.8m into the minimum front yard.
- The garage doors shall be setback a minimum of 7.5m from the side lot line.
- The maximum driveway width at the streetline shall be 6.0m.
- Roofline variation above the garage doors should be provided through the use of habitable rooms, dormers and/or gables.
- Garages may accommodate 2 or 3 cars.
- Variations in plan profile should be exhibited for 3 car garages. This can be achieved by offsetting one or more of the garage bays a minimum of 300mm (12").

Separated Garages

Separating a garage (i.e. 2 bays / 1 bay) may be permitted as a design option on lots with frontages of 18.3m (60ft) or greater, provided the cumulative width of the garages does not exceed 9.0m. Similar design guidelines provided for Side Facing Garages shall apply.

Flankage Facing Garages

Flankage facing garages may be used on corner lots. The garage may accommodate 2 or 3 cars. The front face of the garage shall be set back a minimum of 6.0m from the streetline and a minimum of 0.6m from the the flankage wall face of the dwelling.

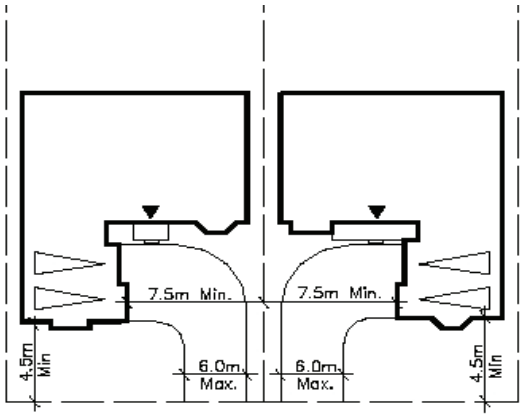


Figure 3.2.3.5.13c - Side Facing Garage

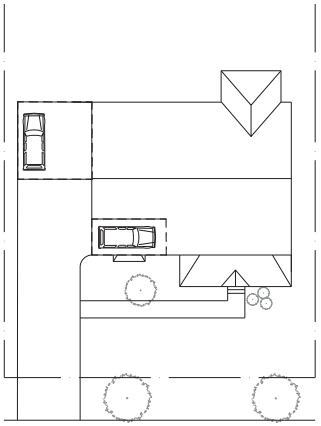


Figure 3.2.3.5.13d - Separated Garage

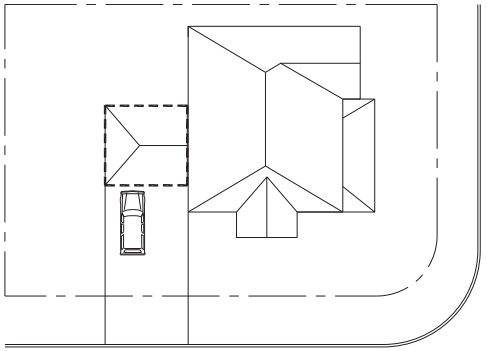


Figure 3.2.3.5.13e -Flankage Facing Garage

Rear Yard Garages

Rear yard garages may be used as an alternative means of minimizing the negative visual impact of the garage on the streetscape. Rear yard garages may be detached from the dwelling or attached to the rear wall of the dwelling. The following design criteria applies:

- 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.
- The use of 16'-0" wide double-bay garage doors will be permitted for rear yard garages.
- In order to keep scenic views unobstructed, detached rear yard garages should not be located in the rear yard of ravine or park lots.
- Rear yard garages on corner lots shall 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.

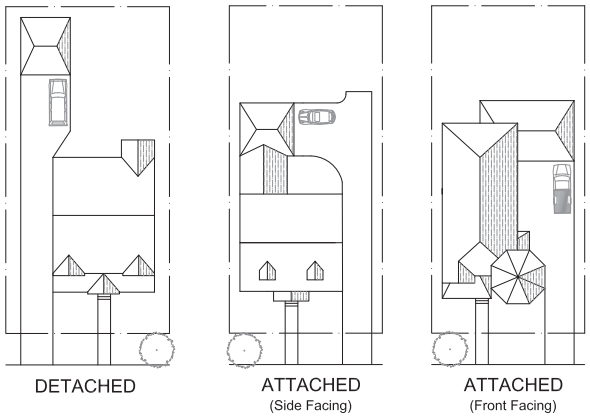


Figure 3.2.3.5.13f- Rear Yard Garages

Figure 3.2.3.5.13g- Rear Yard Garages

Garage Doors

- The use of 2.5m (8') wide single-bay garage doors separated by a masonry column is required where they are directly facing the street.
- Garage doors for all Executive houses will be of a high quality and finish with a demonstrated durability suitable to our northern climate.
- Use of low quality, high maintenance garage doors will not be permitted. This shall include thin grade, pressed MDF (or similar material) which is prone to chipping and warping and does not provide sufficient depth of material to provide pronounced detailing.
- At least 3 different garage door styles should be offered to ensure variety within the streetscape. Each street block shall have a demonstrated variety of garage door (i.e. a minimum of 3 distinct garage door styles within a street block of 10 or more houses).
- Garage doors shall provide well-defined detailing and a realistic simulation of panelled wood doors.
- The use of decorative hardware (such as black metal hinges and handles) should be provided.
- Prior to final approval of building plans, Builders shall supply the Control Architect with information stating the model number and manufacturer of the garage door together with the specifications regarding the materials and warranty. Garage door proposals shall be reviewed by the Control Architect, in conjunction with City staff, to determine appropriateness for upscale Executive Architectural Areas.

3.2.3.5.14 DRIVEWAYS

In order to minimize the visual impact of dwellings on the streetscape the following shall apply:

- Driveway widths shall not exceed the width of the garage.
- Driveway widths should be consistent between the garage and the curb.
- Driveways for dwellings adjacent to intersections, public walkways, open space and other non-residential land uses should be located as far from the adjacent use as possible.

Figure 3.2.3.5.13h- A Variety of High Quality Garage Doors Is Required

3.2.3.5.15 FENCING

- The design of fencing visible from the public realm shall be compatible throughout the community and in accordance with municipal standards and noise requirements, where applicable.
- Corner lot fencing shall be provided by the developer/builder for all corner dwellings.
- Corner lot fencing is intended to screen private rear yards and should return close to the rear corner of the dwelling, exposing the flanking facade of the dwelling to the street.
- Where front yard fencing occurs, it should be no greater than 900 mm in height and designed to allow for transparency.
- For more information on fencing design refer to information provided earlier in this report by STLA.

3.2.3.5.16 MUNICIPAL ADDRESS SIGNAGE

- A co-ordinated approach to municipal address numbers shall be provided by all builders within Executive Architectural Areas. The design of the address plaque should be complementary to the character of the dwelling and reflect the upscale image appropriate for Executive Architectural Areas.

3.3 STANDARD ARCHITECTURAL AREAS

3.3.1 STANDARD ARCHITECTURAL AREAS

The design and siting of residential built form within Standard Architectural Areas shall comply with provisions of the Council approved "Architectural Control Guidelines for Ground-Related Residential Development" (ACGGRD), an addendum to the City-Wide Development Design Guidelines (DDG) (chapter 7).

- Homes will be primarily brick and may have stone, stucco or siding accents in a range of compatible colours.
- Architectural styles may include a blend of traditional and contemporary influences.
- Model designs with garages that do not project beyond either the main front wall or porch face will be encouraged.
- Large porches or balconies should be provided to encourage eyes on the street and active streetscapes.
- Dwellings denoted on the Priority Lot Plan will require special design consideration as stipulated in the ACGGRDs.
- The control Architect will conduct periodic site visits to ensure general compliance with the provisions of the ACGGRDs.
- Corner lot privacy fencing is required to screen rear yards.

The character of built form within Standard Architectural Areas is shown in the images on this page. These conceptual images are not intended to show exactly what will be built but rather to illustrate the design intent for this form of housing.

Figure 3.3.1a - Conceptual Images of Standard Housing

3.3.2 UPGRADED STANDARD ARCHITECTURAL AREAS

- Two small internal pockets of lots, which have been used as a transition within the Executive Architectural Area, occur within the eastern neighbourhood. These lots are defined as Upgraded Standard Architectural Areas.
- Since these areas are surrounded by Executive Architecture and act as transitional lots it is important that they also convey an upscale executive character.
- The same design criteria outlined in Section 3.2.3.5 for Executive Architectural Areas will also apply to Upgraded Standard Architectural Areas with the following exceptions:
  - Builders will not be required to provide a model(s) with an alternative garage design (see 3.2.3.5.15).
  - The front face of the garage shall not project beyond the ground floor wall face or the porch face.
  - The use of 2.5m (8') wide single-bay garage doors separated by a masonry column is required on at least 75% of dwellings where garages are directly facing the street; 5.0m (16') double-wide doors are permitted on up to 25% of dwellings within Upgraded Standard Architectural Areas. Where 5.0m (16') garage doors are proposed, they shall be patterned to appear as 2 doors and shall be separated by a minimum of 2 dwelling units.

3.4 NON-RESIDENTIAL AREAS

3.4.1 JOHN JULIAN FARMSTEAD (4255 CASTLEMORE ROAD)

The John Julian Farmstead, located at 4255 Castlemore Road, has been identified as being of cultural resource to the City of Brampton. This late 19th century Gothic Revival style home faces Castlemore Road and is presently used for residential purposes. This site will be subject to a Heritage Impact Assessment prior to development approvals. As a result, the findings of the study will govern the ultimate use or re-use of this site. Any change in use to this building shall be reviewed and approved by the City of Brampton.

An additional residential lot adjacent to the existing dwelling is proposed. In the event it is determined that a Heritage Conservation Plan is required, this will be stated as a condition of subdivision approval. Any development adjacent to, or incorporating an existing building or a heritage building, must be respectful of the existing building or heritage building by having appropriate regard for scale, massing, orientation, setbacks, building materials, design themes and features.

Figure 3.4.1a - John Julian Farmstead

3.4.2 SCHOOL SITE

The proposed Elementary School site along McVean Drive should be designed to act as a landmark building within the community. The following guidelines should be applied to the design and site planning for the proposed school block:

Building Location and Design

- The school building should address and define the street by generally being located close to the streetline and intersection.
- The school should develop its own distinct visual identity, while harmoniously blending into the community fabric.
- Prominent building features which help to reinforce its landmark status should be employed.
- Main entrances should be directly visible from the street and be given design emphasis.
- High quality building materials shall be used. Preferred main wall materials include brick and/or stone.
- Building design shall comply with the City's accessibility initiatives.

Parking and Site Access

- Parking areas should be located to the side or rear of the building, away from McVean Drive and Street '16' where feasible, and should be screened through the use of landscaping.
- The building should be located to ensure good sight lines for all vehicular access points and to create coherent on-site traffic circulation.
- Pedestrian routes should be well defined and provide easy, direct and barrier-free pedestrian accessibility to school entrances.
- Vehicle circulation at the front of the school should be limited to drop off zones and a single row of visitor parking.

Signage, Lighting and Site Furniture

- Lighting for school buildings should be integrated into the architecture.
- Parking areas, driveways and walkways shall be adequately illuminated with low level, pedestrian-scaled lighting.
- Lighting shall be directed downward and inward to avoid light spill-over onto adjacent properties.

Figure. 3.4.2a - Conceptual Images of School Architecture

- Signage should be incorporated into the building architecture.
- Ground level signage should be designed to incorporate planting beds.
- Provision of upgraded site furniture (benches, public art, community notice boards, mail boxes, trash cans, bicycle racks) is encouraged to support the community character.
- Streetscape elements established for the community should be provided along the street frontages of the school site to maintain a consistent urban community character.

Loading, Service and Garbage Areas

- Loading, service and garbage areas should be integrated into the building design or located away from public view and screened to minimize negative impacts.
- Utility meters, transformers and HVAC equipment should be located away from public views.
- Rooftop mechanical equipment shall be screened from ground level view by integration into the roof or a parapet.

3.4.3 PLACE OF WORSHIP

A proposed Place of Worship site has been located in the southwest portion of the community adjacent to McVean Drive. The following section outlines general design principles for development of the Place of Worship site to ensure appropriate integration of the use into the community.

Building Location and Design

- The Place of Worship building should be sited to address McVean Drive and should be located close to the streetline.
- The corner location of the site presents an opportunity to create a pedestrian plaza that may be combined with landscape elements.
- The architectural style and material choices should be of a consistent quality on all elevations and should have a traditional character to harmonize with adjacent development.
- Prominent building features which help to reinforce its landmark status along McVean Drive should be employed.
- The main entrance should be directly visible from the street and be given design emphasis.
- High quality building materials shall be used. Preferred main wall materials include brick and/or stone.
- Building design shall comply with the City's accessibility initiatives.

Parking and Site Access

- Parking areas should be located to the side or rear of the building, away from McVean Drive.
- Landscaping which screens the parking area and focuses attention on the building should be provided.
- Vehicular access points to the site should be minimized and shall be located to provide safe, visible access and egress. On-site vehicular access routes should avoid conflicts with pedestrian routes and entrances to the building.

Signage, Lighting and Site Furniture

- Parking areas, driveways and walkways shall be adequately illuminated with low level, pedestrian-scaled lighting.
- Lighting shall be directed downward and inward to avoid light spill-over onto adjacent properties.
- Ground level signage should be designed to incorporate planting beds.
- Streetscape elements established for the community should be provided along the street frontages of the Place of Worship site to maintain a consistent urban community character.

Loading, Service and Garbage Areas

- Loading, service and garbage areas should be integrated into the building design or located away from public view and screened to minimize negative impacts.
- Utility meters, transformers and HVAC equipment should be located away from public views.

Figure 3.4.3a - Conceptual Image of Place of Worship Architecture

4.0 IMPLEMENTATION

4.1 PROCESS

The "Bram East Secondary Plan (41-2) Community Design Guidelines" provide the overall design direction for development of both the private and public realms within the community. The private realm (Architecture) will be implemented through an architectural design review and approval process.

The public realm (Landscape Design) will be implemented through a detailed landscape design submission and approval process.

4.1.1 Architectural Design Review and Approval Process

Ground related residential development for all "Standard Architectural Areas" within the community 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 110-2010. 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.

Refer to Section 7.0 of the ACGGRD for further design guidelines for "Design Review and Approval Process".

In addition to these architectural control review process requirements, all housing proposed for "Executive Architectural Areas" and "Special Character Areas" within the community will be reviewed by the Control Architect in conjunction with City urban design staff.

A Site Plan Control process is required for all non-residential uses.

4.1.2 Role of the Control Architect

The Control Architect will review Builder's submissions in a fair and timely manner to ensure they are appropriate and in general compliance with the Bram East Secondary Plan (Block 41-2) Architectural Guidelines. To ensure the City plays a greater role in overseeing the architectural control process, regular meetings between the Control Architect and the City will occur together with regular progress reports to Brampton Community Design staff. This is particularly important for "Executive Architectural Areas" and "Special Character Areas" within the community where both the image and character of the City and the design expectations of the community are at stake. Prior to any sales occurring, the Control Architect and City will arrange a meeting with the Developers, Builders, Site Superintendents and Sales staff to ensure all stakeholders are familiar with the expectations for housing design and construction quality. The Control Architect will conduct periodic site visits to report on any non-compliance with these Guidelines.

4.1.3 Master Landscape Plan

- As a condition of Draft Approval a Master Landscape Plan will be required.
- The Master Landscape Plan will be based on the approved Community Design Guidelines.
- Detailed design for all components of the Block Plan shall be provided. This includes: entry features; streetscape design; fencing; buffers; stormwater management ponds; parks; and walkways/pathways.

4.1.4 Detailed Landscape Drawings

- Detailed landscape drawings shall be based on the approved Master Landscape Plan.
- This will be administered by the City of Brampton.

4.1.5 Monitoring for Compliance

Developer shall employ a Control Landscape Architect to conduct drive-by site inspections to monitor that development is in keeping with these Design Guidelines and the approved Plans. Any visible deficiencies or deviations in construction from the approved plans and drawings will be reported and noted for immediate rectification.

4.2 AREAS OF FURTHER STUDY

Alternative Design Standards are not contemplated for Block Plan 41-2.

4.2.1 MCVEAN AND CASTLEMORE SPECIAL STUDY AREA

A study area is located at the southeast corner of Castlemore Road and McVean Drive intersection. At the timing of writing this report the ultimate use of this portion of the plan was undetermined but may include commercial, mixed-use, and/or medium density residential. A supplementary "Urban Design Brief" will be required for this area prior to any development approval for these lands. It shall be submitted at the site plan approval stage of the development approval process.

4.3 CONCLUSIONS

The guidelines contained in the Community Design Guidelines will guide the preparation of detailed landscape drawings and the architectural control review process at the subdivision approval stage. The Community Design Guidelines will also provide design guidance for the development of future site plans within the Special Character Area.

4.4 CAPITAL COST RESPONSIBILITY MATRIX

FOR STANDARD ARCHITECTURAL / TRANSITIONAL AREAS

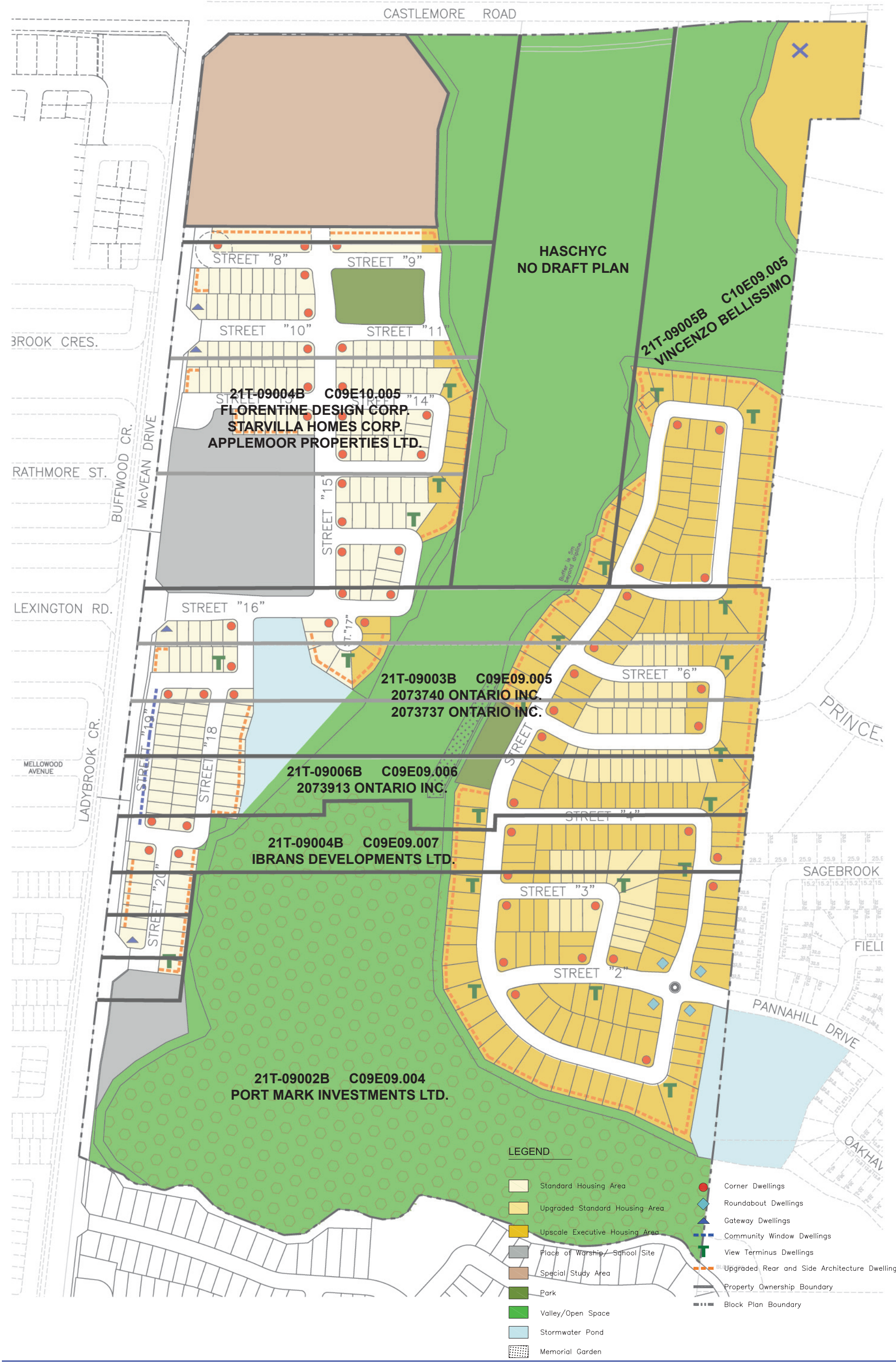
	Capital Cost City Responsibility (DC funded)	Capital Cost Developer Responsibility (Developer funded)
STREET TREES		
• 60mm cal. 15.0m O.C. average; any upgrades to size or density; topsoil and sod within regional and municipal road right-of-ways.		■
BUFFER BLOCKS - 100% planted		
• Planting to City of Brampton standards, any upgrades to species, sizes or densities.		■
• Acoustic fence and masonry pillars.		■
• Fencing at window streets - low decorative fencing, pedestrian connection upgrades.		■
ENTRY ELEMENTS / FEATURES (NEIGHBOURHOOD GATEWAY)		
• Decorative masonry elements and signage, planting, water service and irrigation at corners.		■
• Entry median, paving, planting, irrigation where required.		■
COMMUNITY MAILBOX AREAS		
• Hard surfacing, topsoil, sod and any planting.		■
STREET LIGHTING		
• Coachhouse Lights		■
PARK BLOCKS		
• Grading, topsoil, sodding and tree planting.	■	
• Walkways, hard surfaces only with shade structures	■	
• Drainage system, storm lines.	■	
• Signage and furniture.	■	
• Playground to standards and approval of the City.	■	
• Planting (size, densities).	■	
• 1 enhanced Shade structure	■	
• Pathway within existing DC service level	■	
• Pathways exceeding DC service level	■	
• Decorative paving under shade structure	■	
• Decorative paving at pathway entrances only		■
VALLEYLANDS		
• Topsoil, seeding, planting restoration of areas disturbed by construction.		■
• Rear lot chainlink fencing.		■
• Rear lot retaining fencing (if required).		■
• Planting within 6.0m landscape buffer at rear lots.		■
• Top of bank plantings.		■
• Valleyland plantings to begin re-vegetation/re-establishment of woody vegetation in accordance with MESP recommendations.		■
PEDESTRIAN PATHWAY (Including asphalt paving, standard bridge, walkway lighting (if required) and planting)		
• Pathway within existing DC service level	■	
STORMWATER MANAGEMENT FACILITY		
• Topsoil, seeding, sodding, aquatic and woody shrub and tree planting, per City of Brampton standards.		■
• Signage as per City of Brampton standards.		■
• Planting in excess of City of Brampton standard sizes and densities.		■

4.4 CAPITAL COST RESPONSIBILITY MATRIX CONTINUED

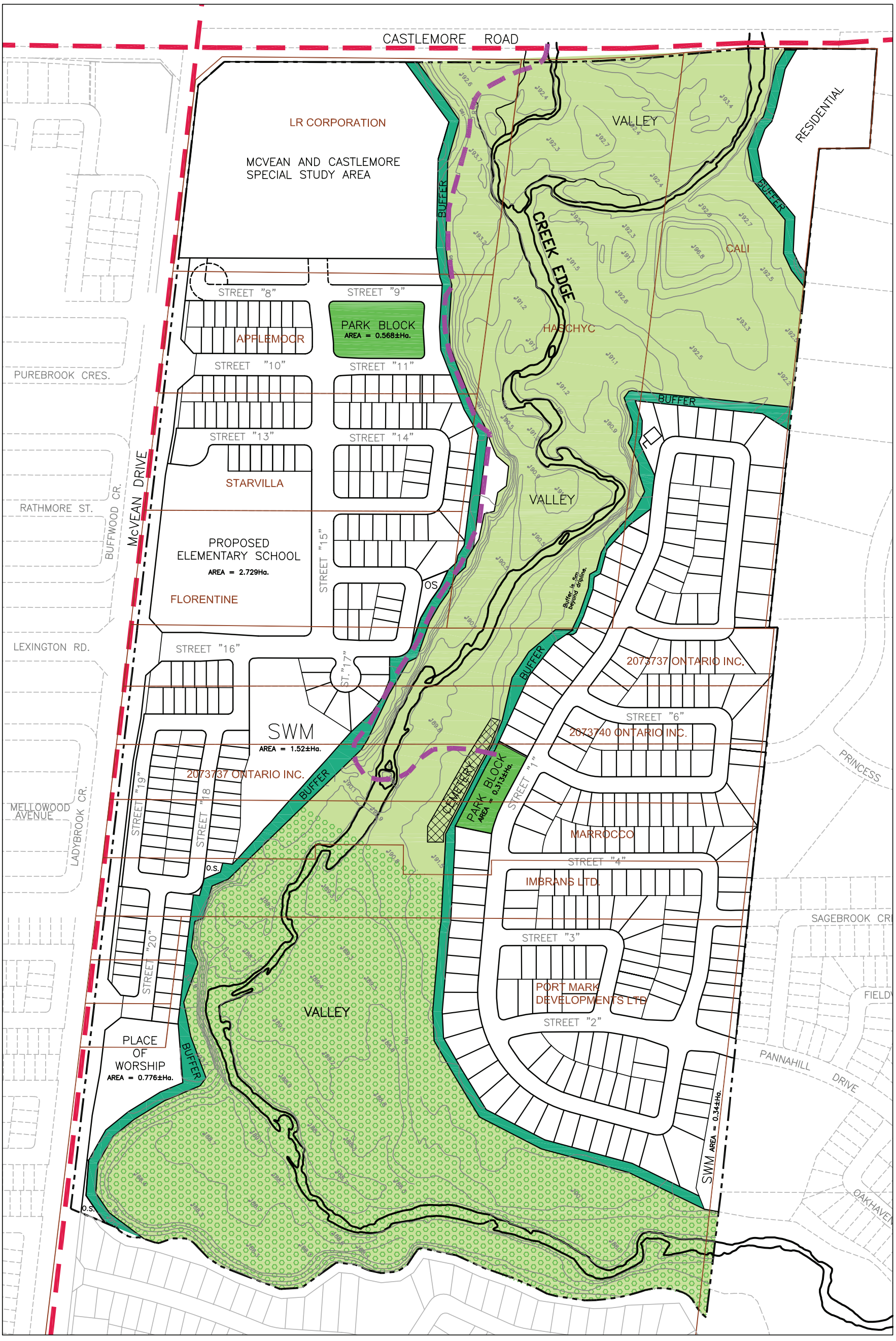
FOR EXECUTIVE AND UPGRADED STANDARD ARCHITECTURAL AREAS

	Capital Cost City Responsibility (DC funded)	Capital Cost Developer Responsibility (Developer funded)
Streetscape		
• Landscaped, irrigated roundabout		■
• Executive features at sideyards adjacent to roundabout		■
• Upgraded corner lot fencing		■
• Enhanced planting, fencing and hard surface at community mailbox locations		■
• Large caliper deciduous street trees (75mm diameter trees on both sides of street throughout)		■
Park Enhancements		
• Park entrance feature, masonry, trellis and decorative paving		■
• 1 shade structure in park		■
• All other park costs beyond DC service level		■
Fencing		
• Visible decorative black metal fencing along flankages adjacent to park		■
• Enhanced fencing and planting along primary streetscapes		■
Pathway in Valleyland		
• Upgraded pedestrian bridge and landscaping		■
Memorial Garden		
• Paving / paving stones		■
• Signage / boulders		■
• Benches		■
• Planting		■
• Pathway	■	
• Memorial cairn/stone and plaque.		■
Stormwater Management Pond		
• Pedestrian look-out at stormwater management facility and pathway		■
• SWM Entrance including low feature wall, signage and ornamental planting		■

PRIORITY LOT PLAN
APPENDIX A



LAND OWNERSHIP MAP
APPENDIX B


CASTLEMORE ROAD
LR CORPORATION
MCVEAN AND CASTLEMORE
SPECIAL STUDY AREA
VALLEY
RESIDENTIAL
BUFFER
CREEK EDGE
CALI
HASCHYC
STREET "8"
STREET "9"
PARK BLOCK
AREA = 0.568±Ha.
APPLEMOOR
STREET "10"
STREET "11"
PUREBROOK CRES.
STREET "13"
STREET "14"
STARVILLA
McVEAN DRIVE
RATHMORE ST.
BUFFWOOD CR.
PROPOSED
ELEMENTARY SCHOOL
AREA = 2.729Ha.
FLORENTINE
STREET "15"
OS
VALLEY
Buffer is 5m beyond dripline.
LEXINGTON RD.
STREET "16"
ST. "17"
2073737 ONTARIO INC.
SWM
AREA = 1.52±Ha.
STREET "6"
2073740 ONTARIO INC.
PRINCESS
STREET "19"
STREET "18"
2073737 ONTARIO INC.
BUFFER
CEMETERY
PARK BLOCK
AREA = 0.313±Ha.
STREET "1"
MELLOWOOD AVENUE
LADYBROOK CR.
MARROCCO
STREET "4"
IMBRANS LTD.
SAGEBROOK CR
STREET "3"
PORT MARK
DEVELOPMENTS LTD.
STREET "2"
FIELDY
PLACE
OF
WORSHIP
AREA = 0.776±Ha.
PANNAHILL DRIVE
SWM AREA = 0.34±Ha.
OAKHAVEN
SCALE 1:4000
50m 100m 200m 400m 800m
LEGEND
Valleyland
Future Golf Course
Valleyland Buffer
SWM Pond
Park
Open Space/Vista Block
Crash Site/Memorial Garden
Subject Lands
Ownership Boundaries
Class 1 (3m) Pathway
Green System Trail