Brampton

APPROVED
Community Design, Parks
Planning & Development

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Director

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Date

Approval Stamp

CREDIT MANOR HEIGHTS

Community Design Guidelines

Brampton - Ontario

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Subdivision File Number: 2IT-07007B

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FOREWARD

Explanatory Note:

The "Credit Manor Heights: Community Design Guidelines" are comprised of two sections (the Open Space Guidelines" and the "Architectural Guidelines" prepared by MBTW/Watchorn).

The text and images contained in this document are a conceptual representation only of the intended vision and character of the Credit Manor Heights Community. In this regard, they should not be construed or interpreted literally as to 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 Archietctural Guidelines portion of this document, they should not b e construed to represent proposed treatments for such features. For details on proposed landscape elements, the reader is asked to refer to the Open Space section of these guidelines.

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PART I
INTRODUCTION

1.0 Introduction

1.1 Executive Summary

These Community Design Guidelines have been developed as part of the Stage Two approvals for the Credit Manor Heights Community, Part of Lots 1 & 2, Concession 4, City of Brampton, Regional Municipality of Peel. They build upon the Planning Justification and Block Plan Principles Document prepared by KLM Planning Partners Inc. and The MBTW Group/Watchorn Architect Inc (MBTW/WAI).

The Stage 2 Community Design Guidelines support and expand upon the Stage 1 Planning Justification Report and are meant to guide developers and builders on important guidelines and principles to create a successful and complete community that includes an executive residential area east of Financial Drive, a mixed residential component west of Financial Drive, a mixed-use component along Mississauga Road and an Office component north of Steeles and south of Olivia Marie Road. These guidelines are also meant to illustrate and describe a clear vision of the function of these particular components within the Credit Manor Heights Community and how they fit and contribute to form a cohesive Community, within and beyond its boundaries. Advanced urban design and architectural principles have been applied to these guidelines to define an innovative, environmentally sensitive and socially active community that will support a broad spectrum of users. The City of Brampton's design initiatives including the Pathways Master Plan, the Development Design Guidelines, Flower City Strategy and several others, have played an integral role in the creation of the Stage 2 Guidelines.

The Stage 2 guidelines have been organized into four main Parts: Part 1.0 Introduction, outlines the scope, vision and context of the community; Part 2.0 Open Space Guidelines, describes elements in the public realm, low impact development initiatives and open space character and function of the community; Part 3.0 Architectural Guidelines, focuses on built form character, building design and special block guidelines. The Architectural Guidelines describes the various types of housing and refers to the City of Brampton's *Architectural Control Guidelines for Ground-Related Residential Development (2008)* as well as the *Design Workbook for Brampton's Upscale Executive Special Policy Areas (2000).* However, supplementary guidelines, not mentioned in these documents authored by the City of Brampton, are discussed further in the Credit Manor Heights Architectural Guidelines section. Additionally, the Office Block and Mixed-use commercial blocks are also discussed in Part 3.0, as these areas will be expanded upon further through a future site plan application process. The Final Section, 4.0 Appendices, includes the cost share matrix for the Conventional Residential and Executive Residential areas respectively.

Through the formation of these guidelines, great creativity and collaboration has taken place between numerous parties. This development is exciting and comprehensive and there is great potential for this area to become an innovative landmark for the City of Brampton.

1.2 Compliance

This document establishes guidelines and principles to provide design direction for the development of lands within Credit Manor Heights. It reinforces the vision and integrates built elements for the community, established in the Planning Justification and Block Plan Principles Reports. Through the complementary design and location of built form elements in the public realm, the site's existing natural and cultural features are promoted. These guidelines will assist in subsequent stages of development including Draft Plan(s) of Subdivision, Conditions of Draft Plan Approval, Site Plan Approval, Zoning, and detailed design of landscape and architecture.

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

- May, Encourage, or Recommended - It is desireable to comply with this Guideline;
- Should - It is highly encouraged and requires a convincing reason in order not to comply, in the opinion with the City, with this Guideline;
- Must, or Shall - It is mandatory to comply with this Guideline, compliance required.

This guideline is one of the interrelated parts of the Community Design process and addresses:

1) Open Space Design Guidelines, generally applicable to the public realm, including public streets and spaces (Part II); and
2) Architectural Design Guidelines, applicable to the private realm, including residential lots and other development blocks (Part III).

These guidelines support the City of Brampton's design initiatives such as:

- City's Six Pillars;
- Development Design Guidelines;
- Flower City Strategy;
- Clean and Green Strategy;
- Parks, Culture, and Recreation Master Plan;
- Streetscape Master Plan;
- The Gateway Beautification Program;
- Pathways Master Plan;
- Stormwater Management Master Plan;
- Brampton Planting Guidelines;
- Brampton's Upscale Executive Special Policy Areas Workbook; and
- Brampton's Accessibility Advisory Committee and Technical Standards.

The design guidelines contained in this document will encourage the following objectives:

- Promote a desired urban form through the community's structure, street network, edges and gateways, streetscape, open space system, and site planning and built form;
- Highlight special features of the community and provide design direction related thereto;
- Ensure the City of Brampton's design initiatives are addressed; and
- Provide a strong foundation for subsequent stages of development.

Through the planning and design process for this block, one will see an evolution of concepts and design solutions as more information becomes available to guide decision making. This will be ongoing through the detail design and construction stages of the block as well.

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

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

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

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

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

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

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

City Council approved on August 6th, 2008 the "Architectural Control Guidelines for Ground-Related Residential Development" (ACGGRD), an addendum to the City-Wide Development Design Guidelines and an Amendment to Fee By-law 380-2003 - Architectural Control Compliance Fee (File P44). The Credit Manor Heights Neighbourhood, which includes executive upscale and transitional housing will adhere to the guidelines and compliance protocol outlined in the ACGGRD.

The word, "shall", as used in this document, describes mandatory requirements, and "shall not" and "unacceptable" describes prohibited conditions.

Where "a variety" of a certain component or form is called for, it means that the component or form shall be visibly different from one house to another, or within each house design as the case may be.

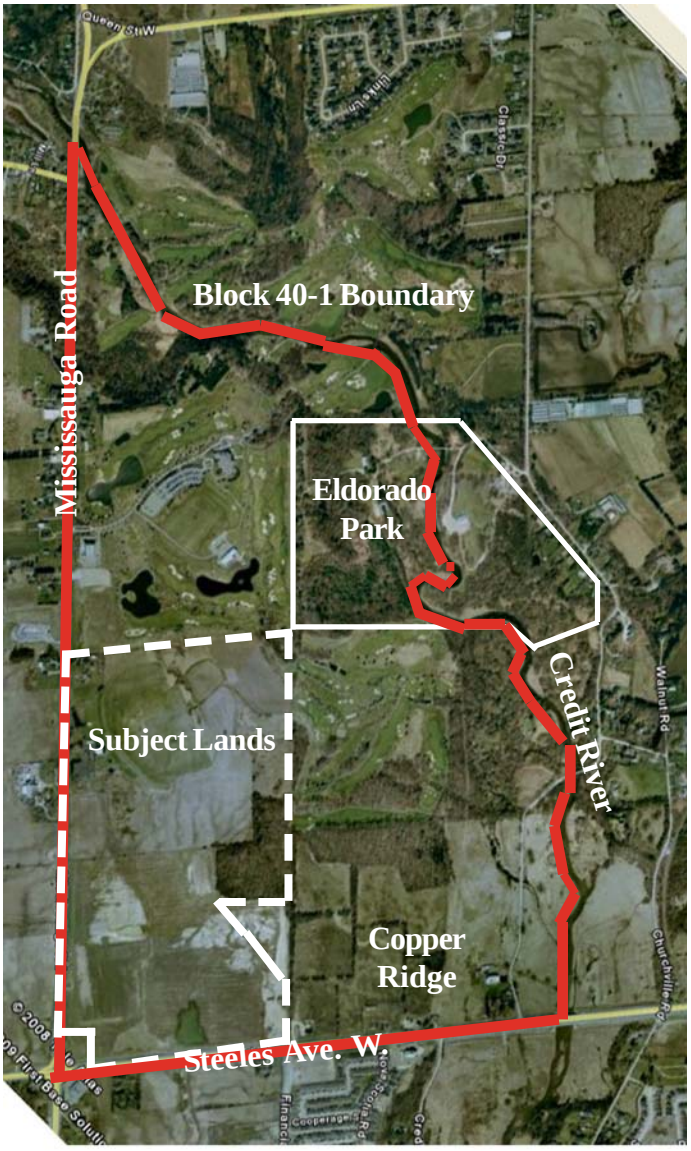


Figure 1.1 - Regional Context Map

Figure 1.2 - Mississauga Road adjacent to site

Figure 1.3 - Steeles Ave. W. & Mississauga Rd. Intersection

Figure 1.4 - Eldorado Park

1.3 Context

Metrus Central Properties and Tesch Development Inc. are owners of 36.2 hectares and 39.6 hectares of land consisting of Part of Lots 1 & 2, Concession 4, City of Brampton, Regional Municipality of Peel as illustrated in

Figure 1.1. The subject lands are part of the Block Plan Boundary 40-1 and are included in Stage 1 within the Bram West Secondary Plan Area.

Mississauga Road, a regional road right-of-way, forms the western boundary. Steeles Avenue West, a city right-of-way, forms the southern boundary, see Figure 1.2 and 1.3.
Eldorado Park joins to the block in the northeast corner, see Figure 1.4 . Copper Ridge, a relatively new residential subdivision abutts the block to the south east, sharing frontage on Financial Drive. Please refer to Figures 1.6 and 1.9.

Mississauga Road from Highway 407 and 401 to the south of Steeles Avenue West, is designated as a prestige gateway streetscape within the City of Brampton and is

Figure 1.5 - Credit River Valley

Figure 1.6 - Copper Ridge Community entrance at Financial Drive and Steeles Ave. W.

intended to enhance Brampton's urban identity and image. The south corner of Steeles Avenue West and Mississauga Road is intended to be developed as a business park. The small parcel at the northeast corner of Mississauga Road and Steeles Avenue West is owned by Imperial Oil and OMB ruling permits development of a service station. To the north and east, the Lionhead Golf Course abuts the parcel. Future redevelopment of the golf course lands is anticipated, but the schedule is unknown.

1.3.1 Opportunities & Constraints - Natural Heritage

The overall natural character of the block consists of a gently sloping pastoral landscape, woodlands, the Credit River Valleylands and the Lionhead Golf Course. Opportunities to enhance and integrate these important natural features with the Metrus and Tesch Development and will result in a unique community.

The property includes an L-shaped provincially significant upland woodlot on the eastern boundary. The woodlot continues to the east abutting the south edge of the Lionhead Golf Course and connects to the environmentally protected areas of the Credit River Valley. Refer to Figures 1.5 and 1.9. The proposed development will preserve the existing woodlot under Sub-Area 40-1 Block Plan. There is a small wetland at the north east corner of the Tesch Lands proposed for preservation as open space in the development plan. The subject lands have a gentle slope with a slight incline in grade from Steeles Avenue to the north. A natural topographic rise along the west edge of the woodlot creates opportunities for long distance overviews to the south and southwest of Mississsauga Road. Refer to Figure 1.8. Preservation of environmental features have been accomplished and recognized in the 40-1 Block Plan.

1.3.2 Opportunities & Contraints - Cultural Heritage

Both the east side of Mississauga Road and the north side of Steeles Avenue West includes overhead high

Figure 1.7 - Lion Head Golf Course

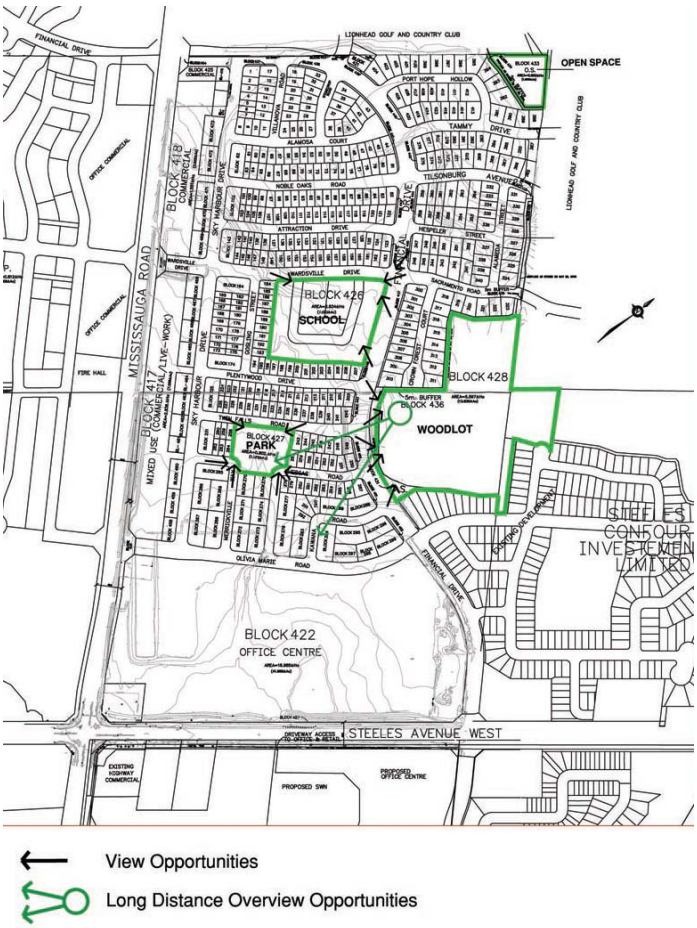


Figure 1.8 - Existing Natural Heritage

voltage power transmission lines within the road right-of-ways. Currently, Steeles Ave. is under re-construction, but Mississauga Road is constructed to a rural profile (See Figures 1.2 and 1.3). One residential dwelling along the Mississauga Road frontage will be removed with development of the parcel.
Copper Ridge, a relatively new residential development, establishes urban design elements and landscape construction precedents along Financial Drive. Credit Manor Heights streetscape elements should be complimentary to the established theme, refer to figures 1.9-1.12.

Lionhead Golf Club abuts the east and north edges of this parcel. For the majority of this interface, there is adequate separation for safe golf play. The 15th fairway/hole is in close proximity to the north/eastern boundary of the proposed development, however part of this boundary to the golf course consists of a hedgerow which will create a naturalized buffer. Safe play solutions may need to be considered for a couple of the lots that are north of the hedgerow.
These lots are designated as 'anchor' lots and have larger setbacks and have a premium market value due to their location adjacent to open space.

The subject lands do not include any historic buildings.

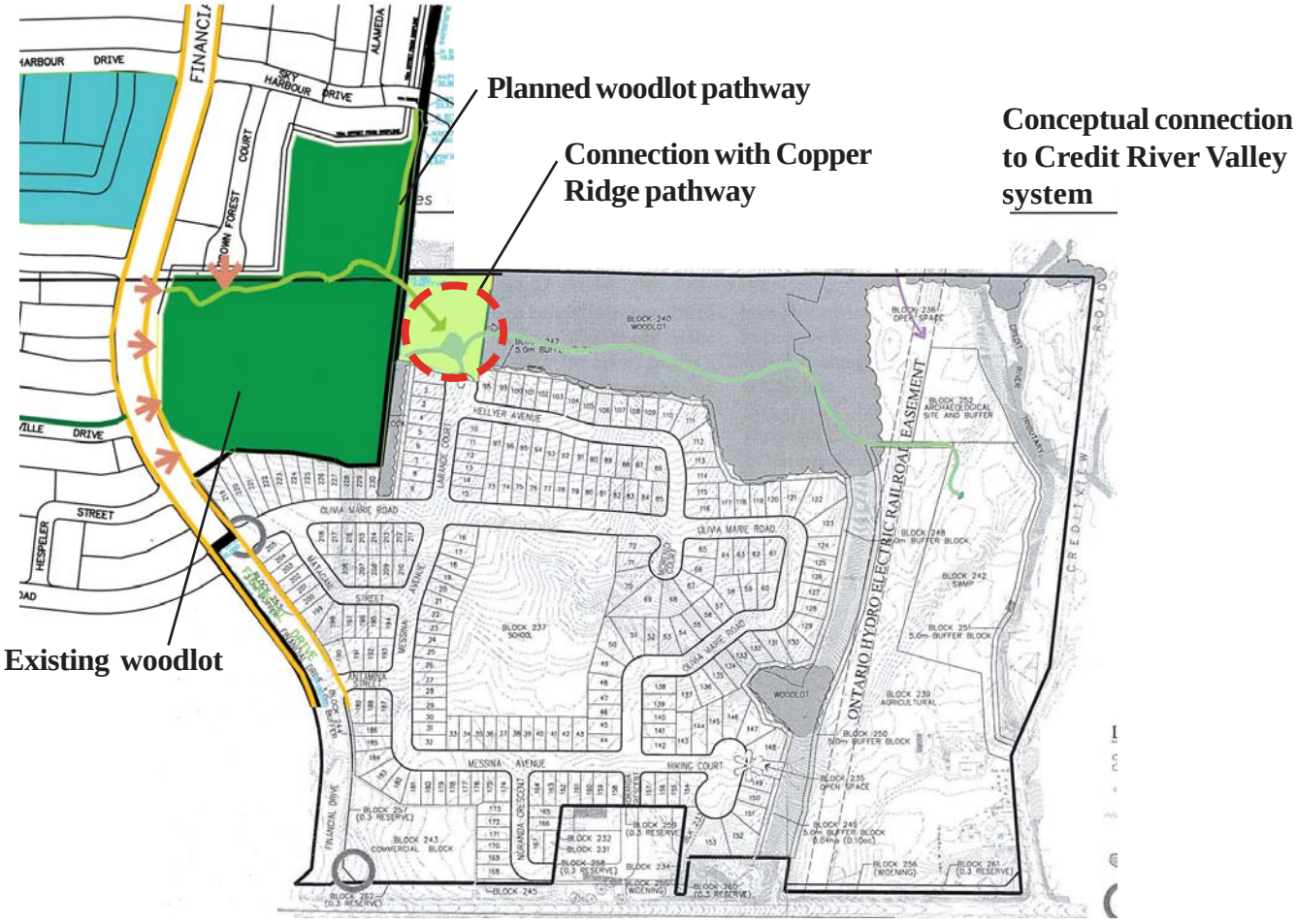


Figure 1.9 - Copper Ridge Community Plan (Excerpt from Copper Ridge Community Design Guidelines, p. 8)

Figure 1.10- Copper Ridge Community residential streetscape

Figure 1.11- Copper Ridge Community residential gateway

Figure 1.12- Copper Ridge Community Financial Drive Streetscape

1.4 Community Vision

The Community Vision will ensure a well balanced community, compatible and complimentary to surrounding existing and proposed development. Several key goals to support the vision for the community can be summarized in the following:

- To establish an integrated community structure that links residential, employment, commercial and open space uses in a walkable, pedestrian-scale pattern of streets and blocks.
- To create a community that is accessible to a wide variety of users and that is designed to support multi-model transportation options, including public transit.
- To create a dynamic and varied streetscape along Mississauga Road.
- To create a diversity of housing opportunities in the community including an executive component taking advantage of the existing natural features.
- To incorporate the natural features that exist on the site as key elements of the community and that they are integrated into the overall open space system.
- To provide access to the various open spaces in the community through an interconnected system of vista blocks, parks, trail/pathway system and the adjoining road network.
- To provide a core area of executive housing.
- To promote a sustainable and healthy community.
- Consists of a significant employment/retail component that:
  - Creates a vibrant shopping experience along Mississauga Road, and
  - Provides significant streetscape opportunities north of Steeles Ave. W
- Create a community which responds to City design initiatives and provides a strong foundation for future stages of development.

The City of Brampton is a city of parks and gardens. This vision is rooted both in the City's cultural heritage as a Floral City and in the City's natural landscape of predominantly 'green' features. The goals of the Open Space System are to reinforce this vision.

The Block plan has been created to ensure a well-balanced community, including residential (accommodating affordable and varied housing types), institutional, retail/commercial and open space. As well, the plan ensures that higher intensity uses are located adjacent to arterial roads and that a transition is provided away from arterial corridors, through the use and creation of lower intensity development. As set out in this design guideline, built form and the design of urban elements will create compatibility with adjacent and neighbouring developments.

1.5 Community Structure

The Credit Manor Heights community's defining systems incorporate existing natural and cultural features that reinforce one another to deliver an integrated and coordinated plan. The plan promotes a well-balanced community, accommodating an appropriate variety of housing types, institutional, retail/commercial and open space that support the principles of sustainable development with the provision of economic development opportunities. The transition between the more intense commercial/employment uses and the lower density residential uses is a key element of the Credit Manor Heights community. A variety of townhouse forms and configurations are used to successfully link and transition the residential areas of the community to the live work, mixed-use and commercial areas.

The overall structure of the community block plan envisions the development of mixed use blocks on Mississauga Road as a focal point of the community; a gateway Office Centre north of Steeles Ave. W.; Cap End and other street-related townhouse blocks as appropriate transition between mixed use blocks and lower density residential; and townhouse dwellings as a transition between the Office Centre and single family residential areas.

The community will be designed to have central spaces including the neighbourhood park, school and nodal enhancement of the main intersection of Financial Drive and Wardsville Drive. The four corners of this intersection will be specifically designed to reflect this areas as a 'node' by coordinating special treatments of the built form and landscaping to create a sense of place at this cross-roads within the community.

The distribution of land uses and pattern of development have been designed to ensure integration and compatibility of its component parts, to eliminate conflict, and to promote the use of transit and pedestrian movement. To this end:

- Higher intensity uses are located adjacent to arterial roads;
- Appropriate land uses and built forms provide smooth transitions and buffers to arterial corridors for residential uses and lower intensity development; and
- Provide compatibility with adjacent and neighbouring developments.

The Credit Manor Heights plan preserves the woodlot feature in a prominent location and locates the school block at the intersection of key community streets, and with the eventual redevelopment of the Lionhead Golf Course, continuous linkages will be provided to the broader open space system inclusive of the Credit River Valley and Eldorado Park.

As shown in Figures 1.13 & 1.14, the plan is endowed with numerous pedestrian and cyclist pathways and transit opportunities. The localized high point at the northwest corner of the woodlot creates long distance overview opportunities across the block to the southwest. Built form, site planning and urban design elements will aid in community identification as well as provide visual reinforcement to the separation of commercial and residential uses. Internal gateway elements will be used to reinforce this separation.

Extension of the trail system from the Copper Ridge development through the woodlot will more immediately provide pathway linkage to the Credit River Valley. The plan also provides key street linkages for future development of the Lionhead Golf Course lands and proposed pedestrian linkage to, and visual unity and compatability with the existing Copper Ridge development.

Figure 1.13 - Community Concept Plan

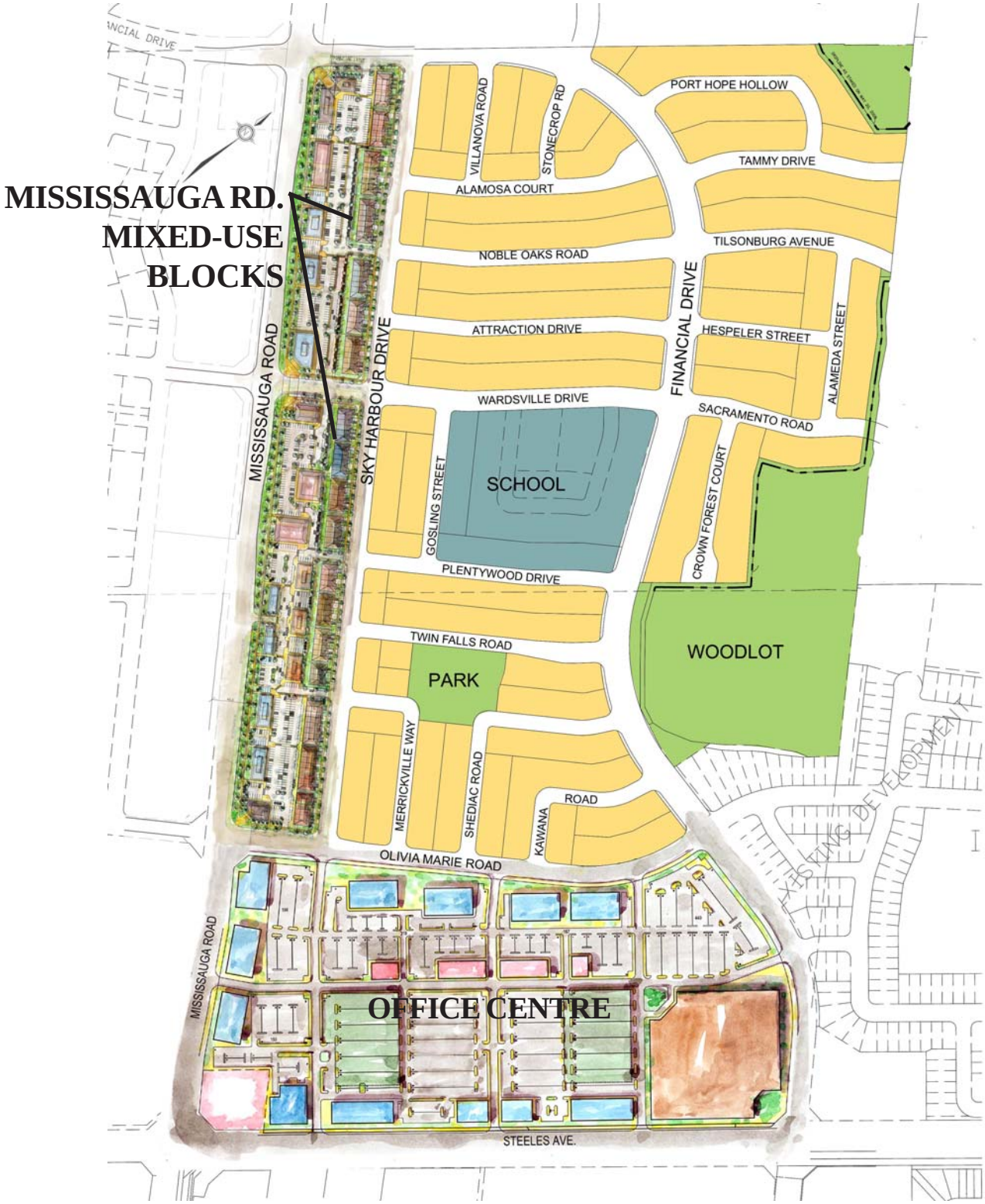
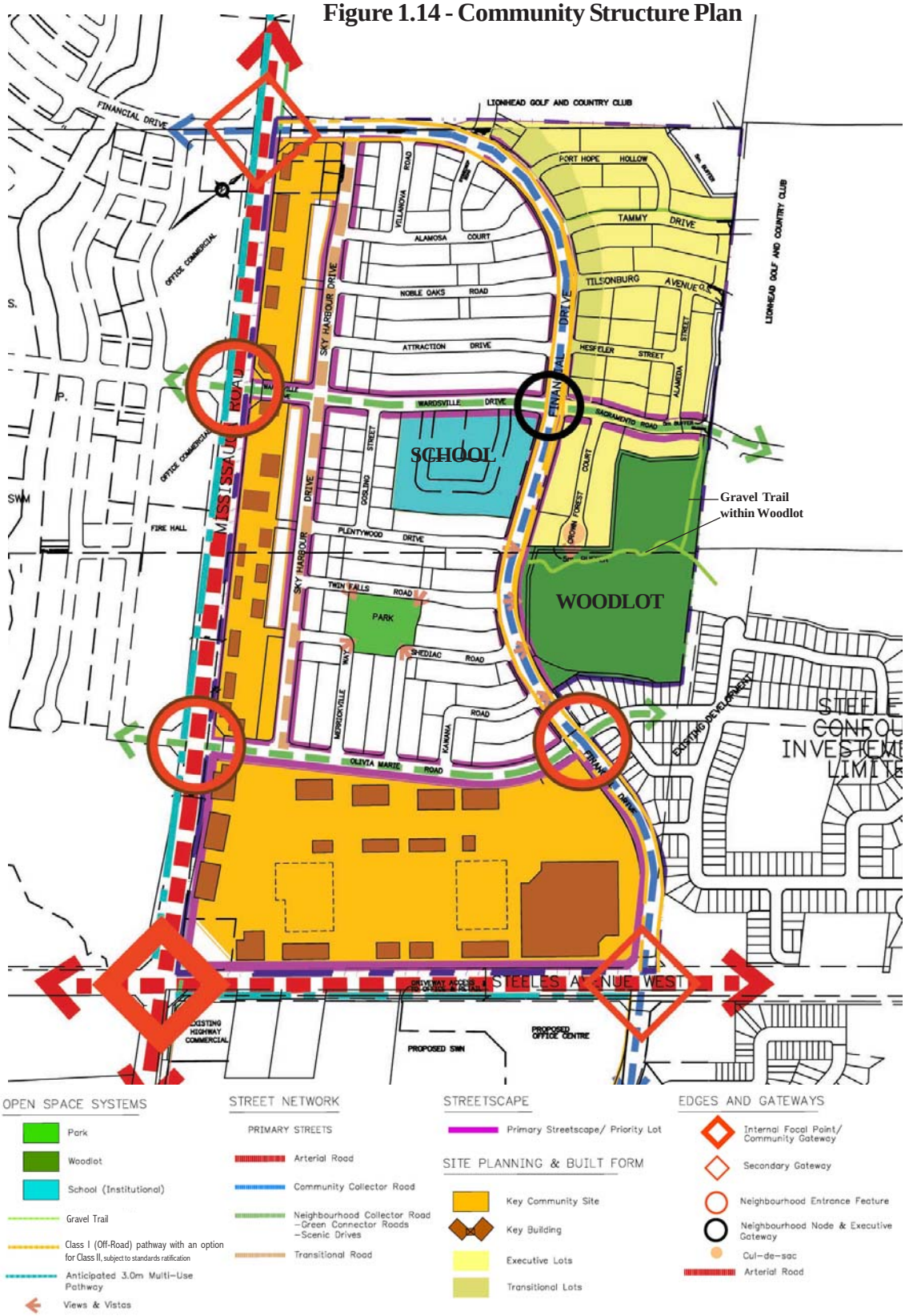


Figure 1.14 - Community Structure Plan



1.5.1 Creating Distinct Neighbourhoods

Proposed land uses and street pattern are the fundamental structuring elements to neighbourhood definition in this plan and each neighbourhood has been scaled appropriately to the 5-minute walk.
See Figure 1.15.

1.5.2 Incorporating Natural Features

The plan area includes two notable natural features, see Figure 1.16. The most obvious and visible is the woodlot fronting to Financial Drive and in the northeast corner, an open space block is created as it preserves an existing wetland.

1.5.3 Pedestrian Scaled Neighbourhoods

Credit Manor Heights Community is well endowed with pedestrian/cyclist pathways, as well as, easy access to transit routes, see Figure 1.14 & 1.17. Desirable pedestrain routes between residential areas and commercial and employment opportunities arranges in predominantly east-west connections.

The proposed school block is centrally located in residential areas of the plan, almost equadistant from all areas of residential development.

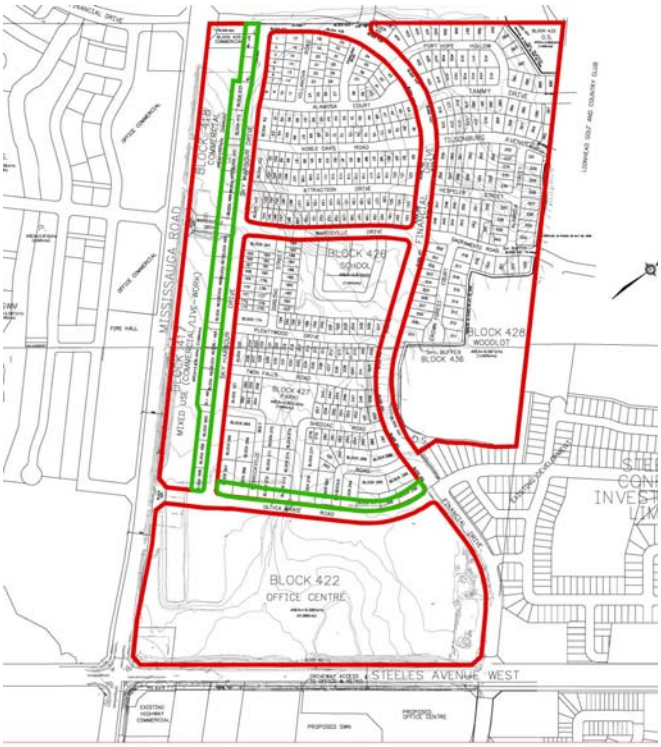


Figure 1.15- Community Neighbourhoods

Figure 1.16 - Community Natural Features

1.5.4 Providing Attractive Green Neighbourhoods

Natural features and proposed open space blocks create islands of green areas within the plan. Overlaying and interconnecting these spaces with pedestrian connector streets and the proposed treatment of key community streets with street trees selected to create large shade cannopies reinforces neighbourhood boundaries and buffers between land uses. Proposed landscape treatment of the buffer blocks along Financial Drive with principally quiet green plantings will further augment the residential community's preceived green qualities.

Special landscape treatment of internal intersections will aid orientation by the creation of landmarks. See Figure 1.14 & 1.18.

Figure 1.17- Community Pathway Plan

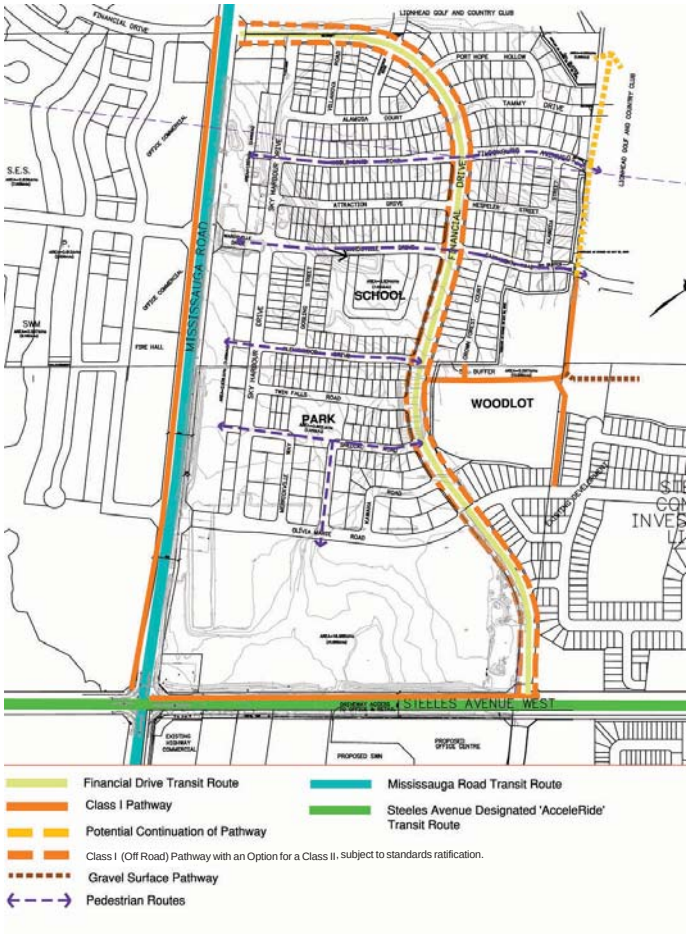


Figure 1.18 - Neighbourhood Greenspaces

PART II

Open Space Guidelines

2.0 Creating Distinct Neighbourhoods

2.1 Distinct Neighbourhoods

The Credit Manor Heights community has undergone a rigorous design process with the premise of creating a unique community for a wide spectrum of users that supports Brampton's goals of increasing employment opportunities and environmental stewardship through the development of a community that implements several important Low Impact Development (LID) initiatives.

The following principles will apply to the distinct design of the Credit Manor Heights community:

- A variety of lot sizes, building types and architectural styles will be required to contribute to attractive streetscape and to avoid visual monotony. These design elements shall be mixed within the streetscapes.
- The relationship between buildings and the street shall result in a well-defined street edge, which reflects the scale of the street, while providing diversity of built form and architectural expression.
- Individual buildings within a street block shall combine to create visual harmony. This can be reinforced through the use of complementary materials, colours and architectural elements.
- Variety among housing forms, including massing, façade and roof line, is encouraged within each neighbourhood and streetscape.
- Neighbourhoods within the community will be encouraged to develop individual identities in order to create a sense of place for residents and visitors. This can be achieved through the co-ordinated use of distinctive architectural styles.
- Building designs shall respond to their location, site orientation, grading conditions and views.
- Corner buildings shall respond to both street frontages with a frontal appearance along both sides.
- High quality facades will be provided where exposed to public realm areas such as parks, open spaces, schools and storm water management facilities.
- Garages shall have reduced visual presence to ensure that dwelling facades and landscaping, rather than garages and driveways, dominate the streetscape.
- Large, usable front porches are encouraged to provide a pedestrian-friendly interface between the private and public realms.
- Intensified residential densities shall occur at focal points within the community, to promote active street life.
- Appropriate transitions in the scale, form and architectural style of adjacent buildings shall be provided.

2.2 Sustainable Design Guidelines and Low Impact Development

It is imperative to consider how a new development will impact that which already exists in the area and to assess the opportunities where Low Impact Development can be implemented feasibly. Sustainability means meeting the needs and aspirations of the current generation, without compromising the ability to meet the needs of future generations. It means thinking differently and making innovative, efficient decisions about lifestyle and community design.

Sustainable communities meet the diverse needs of existing and future residents, contribute to a high quality of life and provide choice and opportunities to its residents. These communities achieve this in ways that make effective use of natural resources, promote social cohesion and inclusion, strengthen economic prosperity, enhance the natural environment and reduce the impact of the built environment. There are a number of benefits associated with building sustainable communities, including healthier living environments, reduced costs of heating and cooling, reduced greenhouse gas emissions, local employment opportuniteis and safe, liveable communities.

2.2.1 Sustainable Community Principles:

- Comfortable, Connected Communities: This means diversity, density, proximity and accessibility to amenities, as well as housing diversity, affordability and community connections.
- Pedestrian-Oriented Communities: This includes the creation of linked communities and open spaces, efficient transit and parking, and block perimeters to promote biking and walking.
- Healthy, Efficient Buildings: This includes the use in buildings of energy-saving design solutions and energy-efficient appliances, as well as the use of local healthy and efficient building materials.
- Healthy Water Systems - Strategies and policies to achieve water conservation and efficiency for buildings, natural, healthy public and private stormwater management systems (including innovative stormwater technologies and biological systems).
- Conserving Resources - Strategies and policies to achieve waste management and reduction, including recycling, composting, and management for building operation, construction and demolition.
- Passive solar gain through the design of east/west block orientation where possible helping to reduce the costs of heating and cooling during the seasons.

2.2.2 Sustainable Building Guidelines:

The Credit Manor Heights community will encourage the application of Energy Star standards, which aims to reduce energy consumption of residential dwellings. These energy saving guidelines deal with the following:

- Insulation upgrades;
- Higher performance windows;
- Better draft-proofing;
- More efficient heating, air conditioning and hot water systems;
- Energy Star certified appliances.

2.3 Specific Applications of Low Impact Development

Based on the Stage 1 Block Plan Planning Rationale document, Shaeffer and Associates Inc., KLM Planning Partners Inc. and MBTW/WAI proposed several LID opportunities in different areas of the proposed development. The main goals and objectives for the implementation of LID within Credit Manor Heights in addition to those mentioned earlier in this section are:

- Increase the amount of evapotranspiration and infiltration where possible to reduce the burden on storm water infrastructure and to enhance the opportunity for ground water recharge such as designing permeable paving solutions where appropriate and feasible.
- Promote storm water volume retention and storage on-site to reduce the occurrence of flash-runoff from large paved surfaces and to optimize using water on-site for landscaping instead of relying on irrigation. The use of bioswales and rainbarrels are examples.
- Reduce irrigation requirements by chosing native species that are more draught resistent (xeriscaping) and create more shaded planting areas.
- Address storm water quality to feasibly reduce the amount of sediment and pollutants collected in water runoff that eventually collects in SWM system.
- Public awareness and education.

These opportunities include:

Low Density Areas - Estate Lots

- Bioswales with rolled curbs - rural in lieu of urban road cross section
- Interlocking permeable pavement driveways
- Additional topsoil depth beyond 100mm or 150mm and increased organic content

Medium Density Areas - Towns and Smaller Singles

- Rainbarrels (essentially cost effective cisterns)
- Turfstone and/or asphalt driveways with permeable pavement strips
- Directing roof leaders to discharge water to rear lots and side yards - also known as 'Third pipe system'

Office Centre

- Bioswales or raingardens in lieu of parking islands, as seen in Figures 2.2 & 2.3.
- Rainwater Cisterns
- White roofing systems
- Use of green roofs where feasible
- Interlocking permeable pavement in effective areas such as parking areas and pedestrian crossing areas

.

Figure 2.1 - Permeable Paving

Figure 2.2 - Bioswale

Figure 2.3 - Bioswale

2.4 Zoning Provisions for Low Impact Development

The Zoning for the Credit Manor Heights development incorporates several provisions for an innovative and low impact development.

The Mixed-Use blocks - Allow for several uses that include:

- Provide amenities and services that people will need daily by including zoning for fitness centres, convenience stores, banks and a laundromat. These will reduce the need for residents to drive elsewhere for essentials, thus cutting down the amount of emmissions and traffic in the community while supporting a healthy and active lifestyle for users.
- The Mixed-use blocks are zoned for particular uses including seasonal events, such as an open air market, that will allow people to buy locally grown produce and goods that will support local farmers and other local trades.
- The opportunity for residents within the Credit Manor Heights Community to work in close vicinity of where they live which will support local businesses and reduce the amount of people commuting to other parts of the GTA for work.
- Zoning in the Office block allows for a minimum bicycle parking space rate of 1 space per 250 square meters. This incentive will help support the use of bicycles (in addition to the proposed 1.5m bike routes on each side of Financial Drive) instead of the automobile. This will encourage children and residents who live further away from the community to access these amenities/services as well.
- The zoning for the Office Block supports water infiltration and green building design by requiring at

Figure 2.4 - Open Air Market

Figure 2.5 - Bicycle Parking design

least 25% of the total site area lands to contain buildings with green roofs, landscaping and permeable pavement.

- The zoning for the Office Block also supports reducing the 'heat island effect'as well as cooling costs in the summer by requiring that at least 50% of the total site area lands shall contain buildings with white roofs.

The Residential blocks - Allow for several uses that include:

- Zoning provisions for minimum setbacks allow for efficient use of the lot which will help optimize on infrastructure and resources. The extra land that would otherwise be found with greater setback minimums in the zoning, can be amalgamated and allocated into the public realm for parks and open spaces
- Certain housing typologies such as townhouses allow for better energy savings by having shared walls and smaller individual units

Figure 2.6 - Green Roof

Figure 2.7- White-coloured Roof

Figure 2.8 - Townhouse Housing Typology

3.0 - Incorporating Natural Features

3.1 - The Open Space System

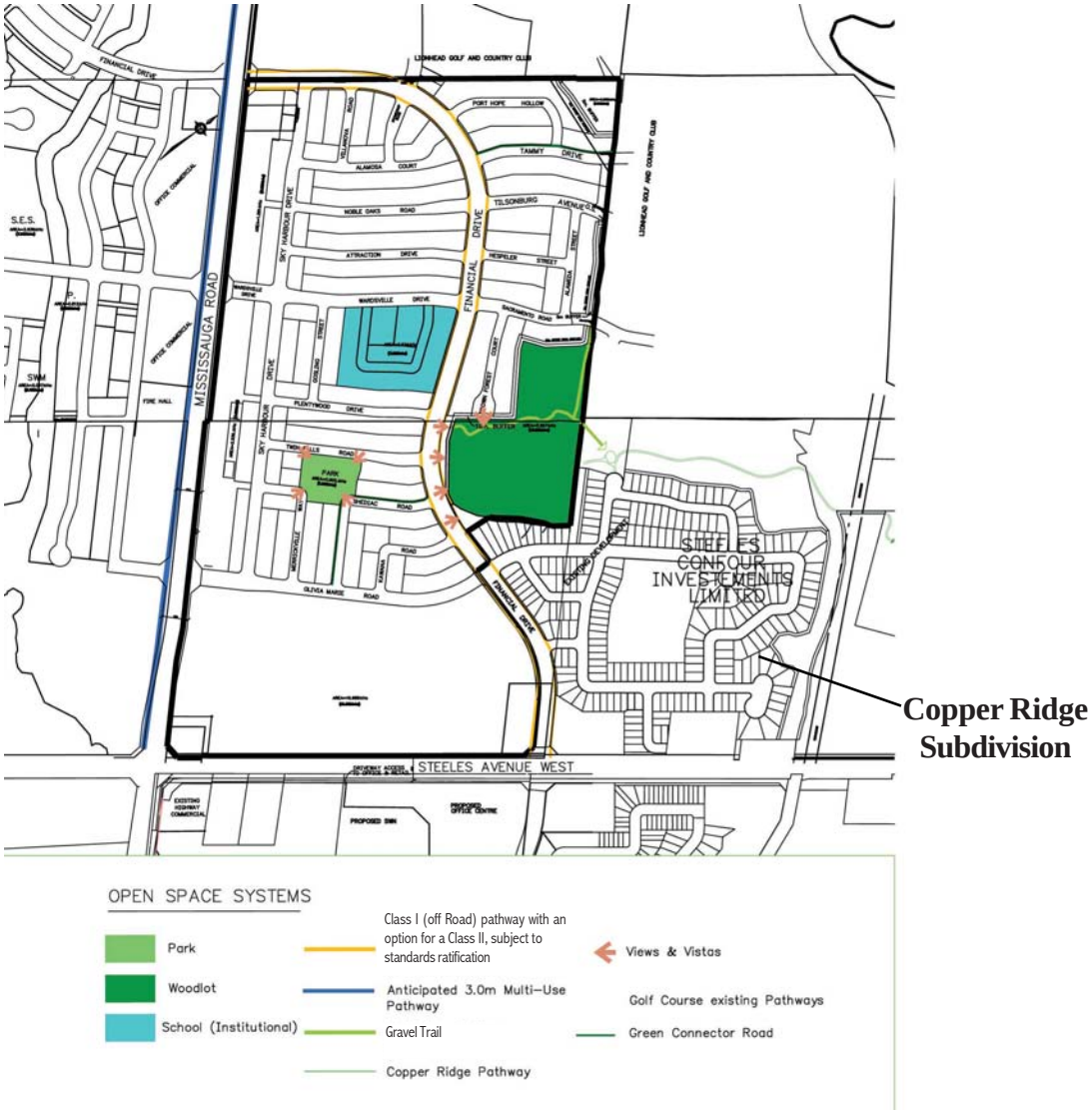
The Credit Manor Heights community is endowed with several high quality natural features: a woodlot, abutting hedgerows, and a wooded open space block with linkage opportunities to Eldorado Park and the Credit River Valley beyond, see Figure 3.1. The site also exhibits topographic variety: along the west edge of the woodlot creating opportunities for long distance overviews to the southwest. Refer to Figure 1.16 in section 1.5.2 titled: Incorporating Natural Features.

A limestone pathway through the public woodlot and connection to the existing woodlot trail (in adjacent Copper Ridge subdivision) is proposed.

3.1.1 - Woodlot

The woodlot, composed of hardwood species such as oak, sugar maple, beech and fewer hickory, walnut, birch and basswood, will tower above the rooflines of abutting

Figure 3.1 - Open Space Plan



residential development and be very visible where exposed to Financial Drive.

An existing gravel trail traverses the woodlot in an east-west alignment in the Copper Ridge subdivision.

Within the Credit Manor Heights portion of the wood lot, a continuation of the trail route has been determined in consultation with the Credit River Conservation Authority. Locally, the Credit Manor Heights woodlot connects to the woodlot north of the Copper Ridge Community which allows for potential linkages at the northeast portion of the woodlot and also to the southeast along the proposed trail, to the Credit River Valley. The combination of a high quality woodlot located on the local topographic high point creates a stunning landmark for this community.

The 10m buffer along the woodlot edge, the open space buffer along Financial Drive frontage and maintenance of the current woodlot edges will sustain the woodlot feature.

The only proposed intrusions into the woodlot is an initial constructed gravel trail which potentially might be redeveloped to a class I trail in the future and a porposed lookout at the north west corner of the woodlot.

3.1.2 - Hedgerows

One hedgerow along the east boundary of the Tesch lands, separates the proposed residential development from the golf course. This hedgerow forms part of a larger wooded feature on the Kaneff Lands, which will be evaluated should development plans materialize. In the meantime, the 10m buffer block in this plan will help reduce development impact to the trees on the Tesch lands.

Figure 3.2- Woodlot with existing gravel pathway Copper Ridge Subdivision

Figure 3.3 - Woodlot pathway connection on adjacent Copper Ridge Community

3.1.3 - Open Space Block

An open space block in the plan's north east corner protects the existing wooded wetland area as well as golf activities. In the future, this open space block has potential to provide linkage to Eldorado Park and the Credit River Valley.

3.1.4 - Topographic Variety

The north, centre area between Mississauga Road and Financial Drive and the entire south area of the plan are gently sloping at 1-2%. However, in the alignment of Financial Drive at the woodlot edge, a grade increase occurs from south to north. This creates opportunity for long distance views to the south and southwest.

Along the north and west edge of the woodlot, in the vicinity of Crown Forest Court, the grades at the edge of the woodlot continue to rise and then slope downwards into a localized depressed feature.

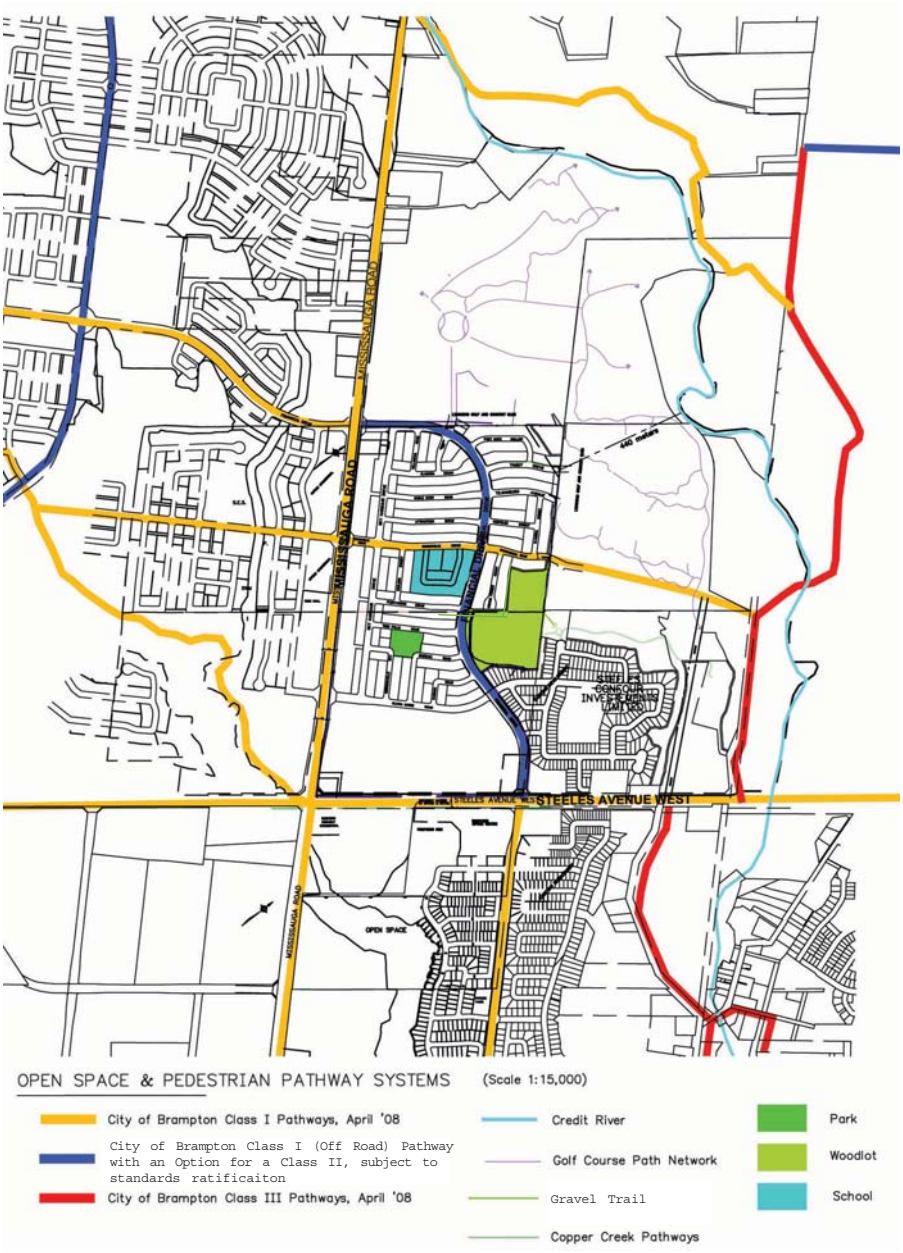
4.0 - Creating Pedestrian-Scaled Neighbourhoods

4.1 The Pathways

The Credit Manor Heights plan sets out a very pedestrian friendly and pedestrian scale development. Financial Drive will be a transit route with easy walkable distances to the entire community. Steeles Avenue and Mississauga Road will also be transit routes allowing easy movement to and from the community. Steeles Avenue is designated as an 'AcceleRide' Route and will be an important transit corridor in the future.

The east-west orientation of roads also facilitates the movement of residents to local service/commercial destinations along Mississauga Road. The office centre functions at the south end of the plan is also within a reasonable walking distance from all areas of the plan. The centrally located school block facilitates pedestrian access and its location adjacent to key streets makes it very visible. Refer to Figure 4.1. Numerous cycling routes for commuter and recreational functions also occur within the community and on its edges.

Figure 4.1 - Regional Pathway Plan



4.1.1 Mississauga Road Commercial

The service commercial blocks proposed along Mississauga Road are intended to create an internal village character, promoting pedestrian routes, pedestrian scale detail design solutions and climatic comfort along the internal facing storefronts. The combination of live/work units, maximum 2 and 3 storey built form and pocket-sized parking areas will create a safe and intimate pedestrian-scaled environment. See Figures 4.2.

Frequent pedestrian corridors and access roads enter this zone from intersections internal to the community, with pedestrain corridors extending to link with Mississauga Road. Higher order urban landscape is necessary to create these internal streetscapes including decorative paving & fencing, landscape columns, coordinated street furnishings, high quality soft landscaping and maintained there of.

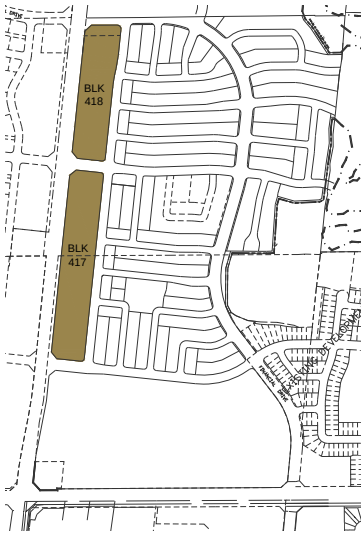


Figure 4.2 - Mississauga Road Commercial

The goal of the Mississauga Road area is to create an active and vibrant destination. The office, commercial, live-work and residential developments will provide a range of uses and activity patterns. Buildings will define corners and the street edge to create a strong street edge. The inter-mixing of uses within the block, along the length of Mississauga Road, and on both sides of Mississauga Road, will encourage pedestrian crossings. Crosswalks will be provided at all signalized intersections for pedestrian safety. The public sidewalks along Mississauga Road and the other public streets will link frequently with walkways within the development blocks to create a comprehensive network. The residential uses on either side of the mixed-use blocks will have good access, and provide additional animation to this area. More details regarding the Mississauga Road mixed-use blocks will be discussed in Part III - Architectural Guidelines.

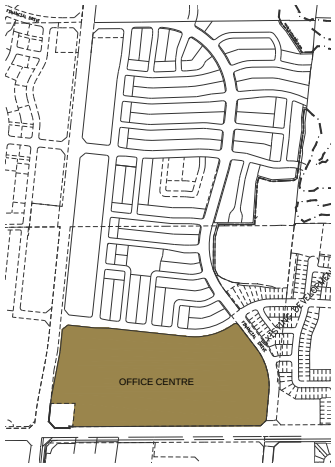
Figure 4.3 - Images of Mixed-Use Precedents

Figure 4.4 - Specialty Office and Service Commercial Concept Plan

* Demonstration Plan Shown Illustrates a Conceptual Layout of the Specialty Office and Service Commercial Blocks meant to illustrate key design principles only; details subject to site planning stage.

4.1.2 Office Centre Block

The large office centre block south of Olivia Marie Road presents a greater challenge to pedestrian scale. The proposed 4-6 storey office buildings, parking structures and larger scale surface parking lots will require careful consideration and detail design of pedestrian zones. Here north-south pedestrian routes across the block are necessary. With buildings located adjacent to the surrounding streets, east-west connectivity will be provided by these streets and site development surrounding the individual buildings.



At grade site design will be the means of creating a pedestrian scale environment. Sufficiently wide pedestrian corridors to provide a welcoming environment rather than a ribbon across the parking lots is necessary. The pedestrian corridors should provide: handicapped access; convenient routes and zones safe from vehicles; year-round climate control; pedestrian scale pavement details, safe levels of night lighting and attractive varied planting with irrigation, as well as strategically located benches and waste containers and office _____ and furnishings. A comprehensive pedestrian site route master plan is necessary if block development falls to various ownerships or stages of development to be enforced by site plan agreements. In addition a site landscape master plan should be required to co-ordinate:

- Site furnishings and lighting styles and colours,
- Decorative pavement materials, colours and patterns, and
- Decorative fencing and landscape structures (colours, arbours, shade/shelter structures, etc.).

Figure 4.5 - Pedestrian Commercial Walkways

Continuity of indoor/outdoor amenity spaces should be co-ordinated in areas immediately adjacent to building entrances. A consistent level of co-ordinated detail design and execution as identified for the cross-site pedestrian routes is required in these zones. Create an overhead plain with canopies, trees, collonades, etc. to aid the scaling of this vast area. With local and regional cycle routes surrounding the office centre, adequate and secure bicycle parking areas adjacent to each building are suggested.

The interface of office buildings located along Olivia Marie Road and the opposing townhouse residential areas requires careful consideration. Consider minimizing the apparent

height and mass of these buildings by greater street setbacks, stepped floor plates and building walls above the ground floor varying from parallel to the street or relocate the buildings to face to the residential area front yard/ street corridor rather then rear yards. As well, less urban landscape solutions in the south side frontage of Olivia Marie Road should be considered, with berming, hedges and coniferous plantings used to screen at grade parking from the street level. Pedestrian crossings of Olivia Marie Road should connect directly to cross-site pedestrian corridors; whereas, driveway access from/to the commercial block should be off-set from opposing residential streets to frustrate driver short-cutting through residential areas.

Where full turn driveways from the office centre intersect with Olivia Marie Road, the residential flankage fencing and boulevard landscaping on the opposing north side of the street should create a 'flower city' focal feature.

Figure 4.6 - Pedestrian Commercial Road Crossing

Figure 4.7 - Demonstration Plan Illustrating a Conceptual Layout of the Office Centre Block. (Plan shown below is meant to highlight key design principles only. Details subject to site planning stage.)

Pedestrian Friendly Office Edge Along Olivia Marie Road

Landscaped Islands within Large Parking Areas.

Landscaped feature with seating area

OFFICE BUILDINGS (SHOWN IN BLUE)

ABOVE-GROUND PARKING STRUCTURES

COMMERCIAL BUILDINGS (SHOWN IN PINK)

Commercial Retail Buildings with Articulated Architectural Elements.

Potential Restaurant Pad Buildings internal to site

4.1.3 Residential Streets

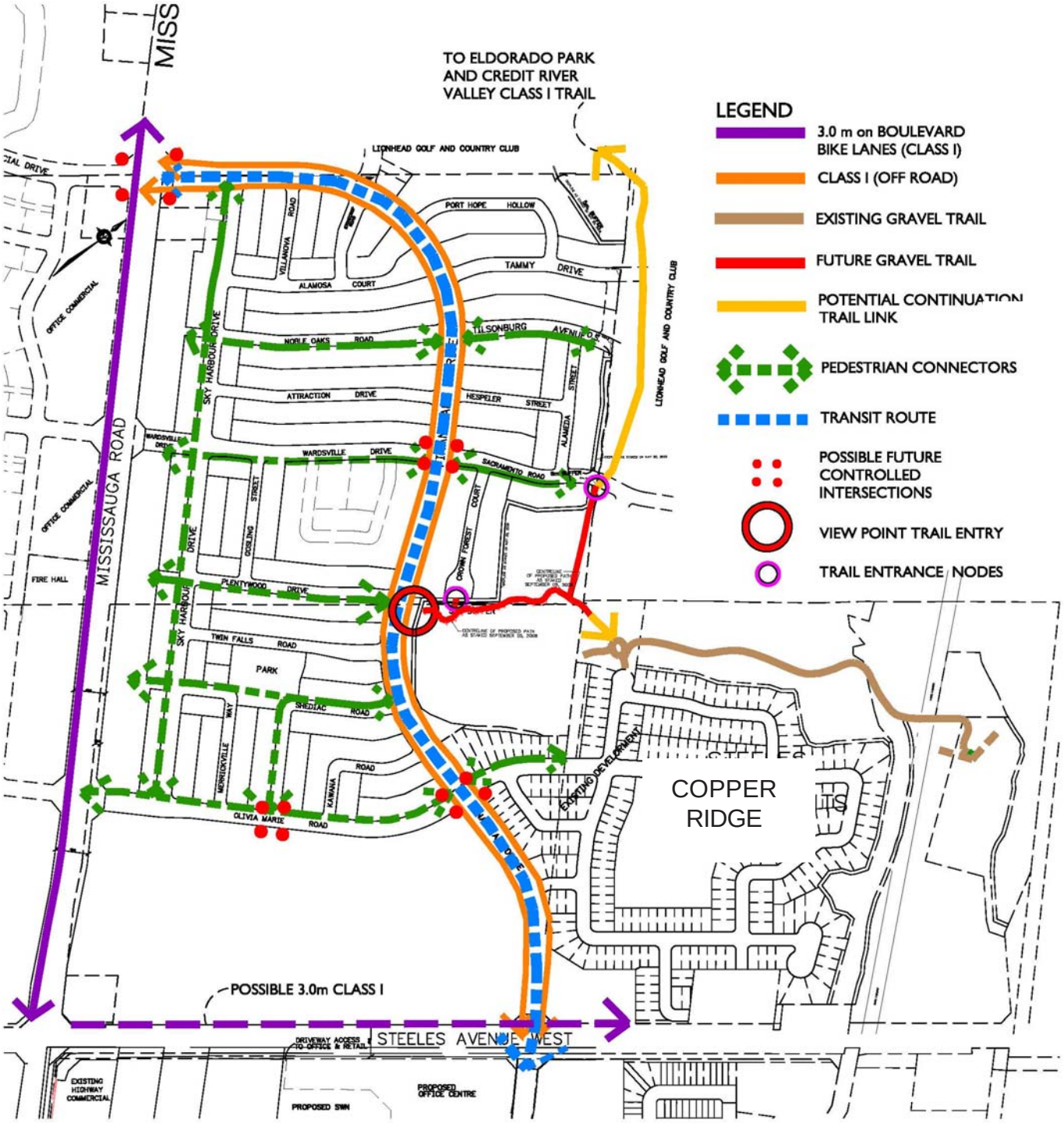
Sidewalks should be provided on both sides of collector and arterial roads and on at least one side of streets designated as pedestrian routes. Where possible, sidewalks should be located on the sheltered and sunny side of the street (ie. North side for east-west streets and west side for north-south streets). Street tree species on pedestrian routes are noted as heavy-textured to provide adequate shade for pedestrian comfort.

4.1.4 Transit Route

At transit stops, concrete pads sized for future shelters and a bench for waiting should be provided. Bench locations should be away from the street adjacent to the landscaped areas. Planting of the buffer should provide visual safety, climate control, sensual experience and pedestrian scale detail.

Species of shade trees along the transit route should be selected for crown height to clear bus roof heights or narrow crowns so not to overhang the roadway curb lane.

Figure 4.8 - Pedestrian Plan



4.1.5 Woodlot and Hedgerow Pathways

The woodlot and hedgerow provide a very high quality natural environment in the centre of Credit Manor Heights for the routing of a trail system. The trail route has been surveyed with the City and Credit Valley Conservation Authority.

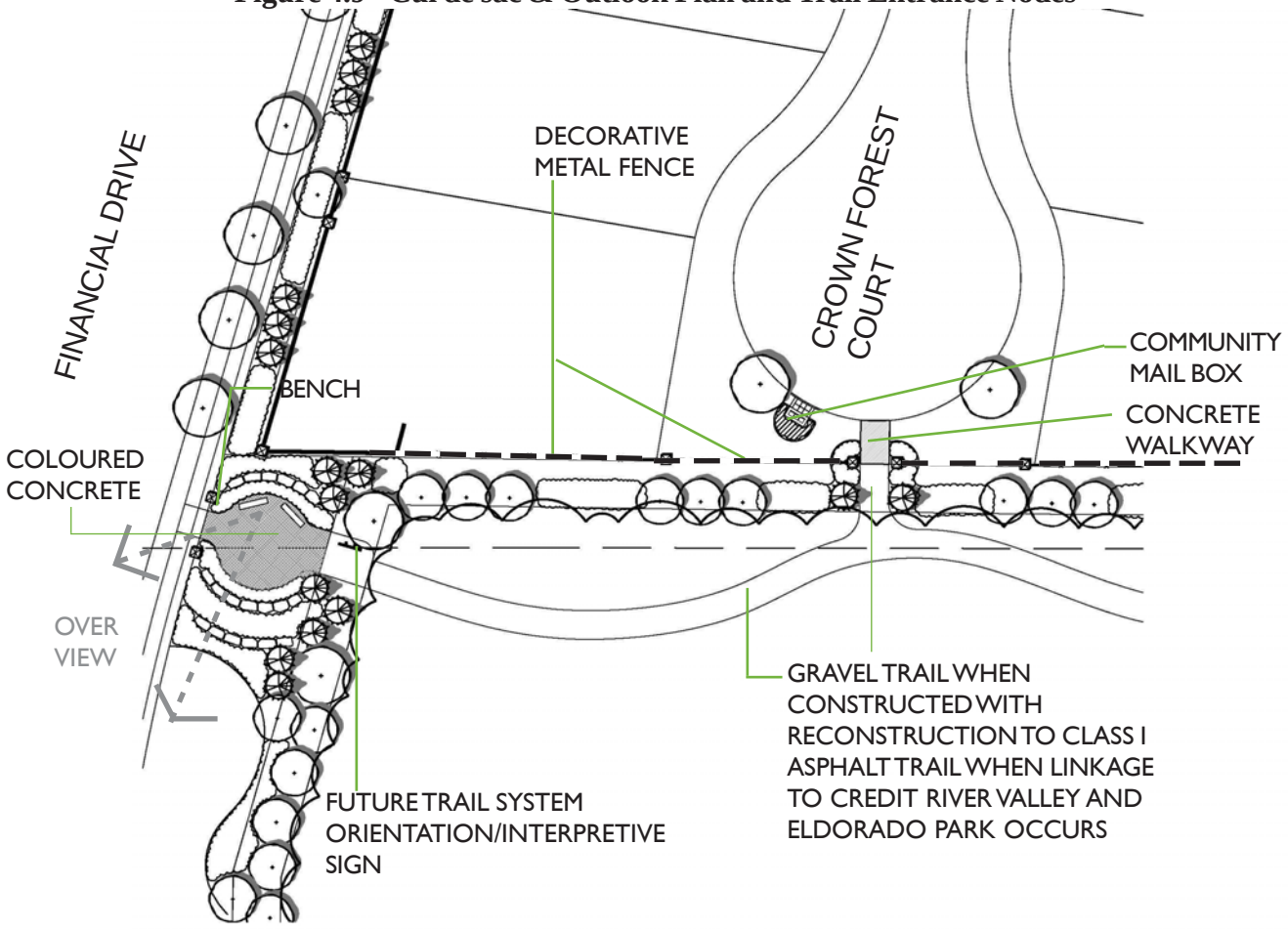
For the foreseeable future, this trail will provide a local recreational opportunity only. When the balance of the block develops however,this trail will provide regional trail connection opportunities to Eldorado Park and the porposed Credit River Valley trail system. With development of this plan area, the trail should be constructed with a granular surface. When the regional connectivity opportunity occurs, the trail should be redeveloped as a class I asphalt surface, without night lighting. Refer to Figure 4.9.

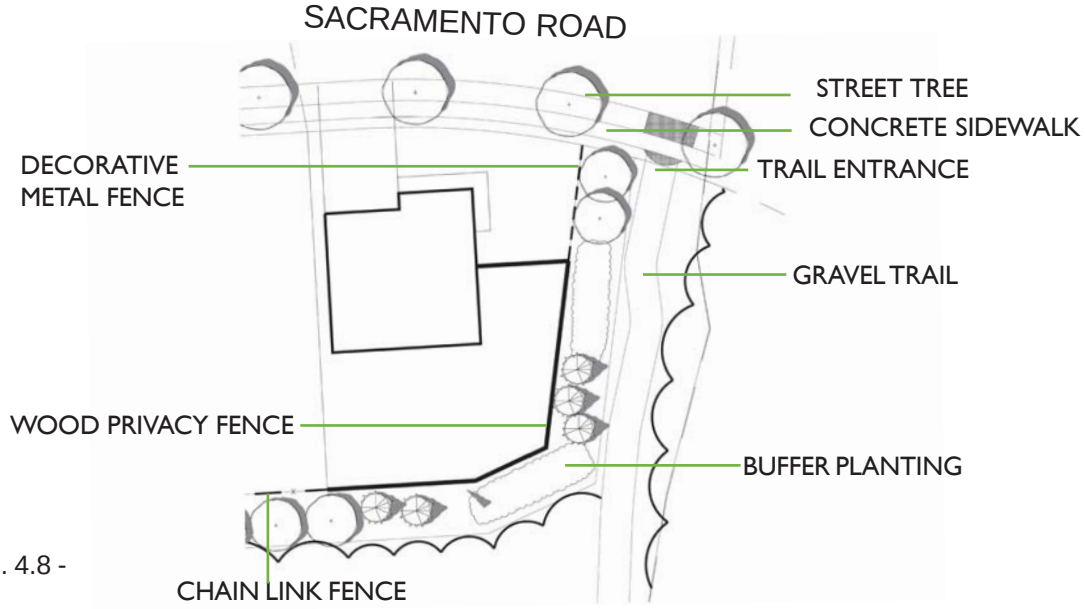
The proposed pathway through the existing woodlot will have the opportunity to connect with the existing gravel trail in the Copper Ridge residential community which will enhance inter-community linkages as well as access to the Credit River Valley system.

4.1.6 Other Design Principles for Pedestrian-Scaled Neighbourhoods

- Promote and convey the urban and pedestrian-oriented character and identity of the community.
- Provide a community 'node' at the intersection of Financial Drive and Wardsville Drive to create a 'sense of place' at this prominent location of the Community.
- Create a visually consistent edge to the community with attractive mixed-use and office centre blocks.
- Design Arterial Roads which are community edges to complement adjacent community edges and ensure consistency with roadways design criteria.
- Provide appropriate interfaces between various land uses and systems within the Block Plan to other Block Plans within the Secondary Plan through the use of townhouse forms and transitional streets and consistencies of housing to neighbouring residential areas.
- Create clear, recognizable and attractive entry points into the community and the various neighbourhoods from Arterial Roads and major thoroughfares.
- Provide strategic land uses such as high profile commercial and public/ institutional areas to create identity and a sense of place.

Figure 4.9 - Cul de sac & Outlook Plan and Trail Entrance Nodes





For trail entrance node at Sacramento Road see Fig. 4.8 - Pedestrian Plan

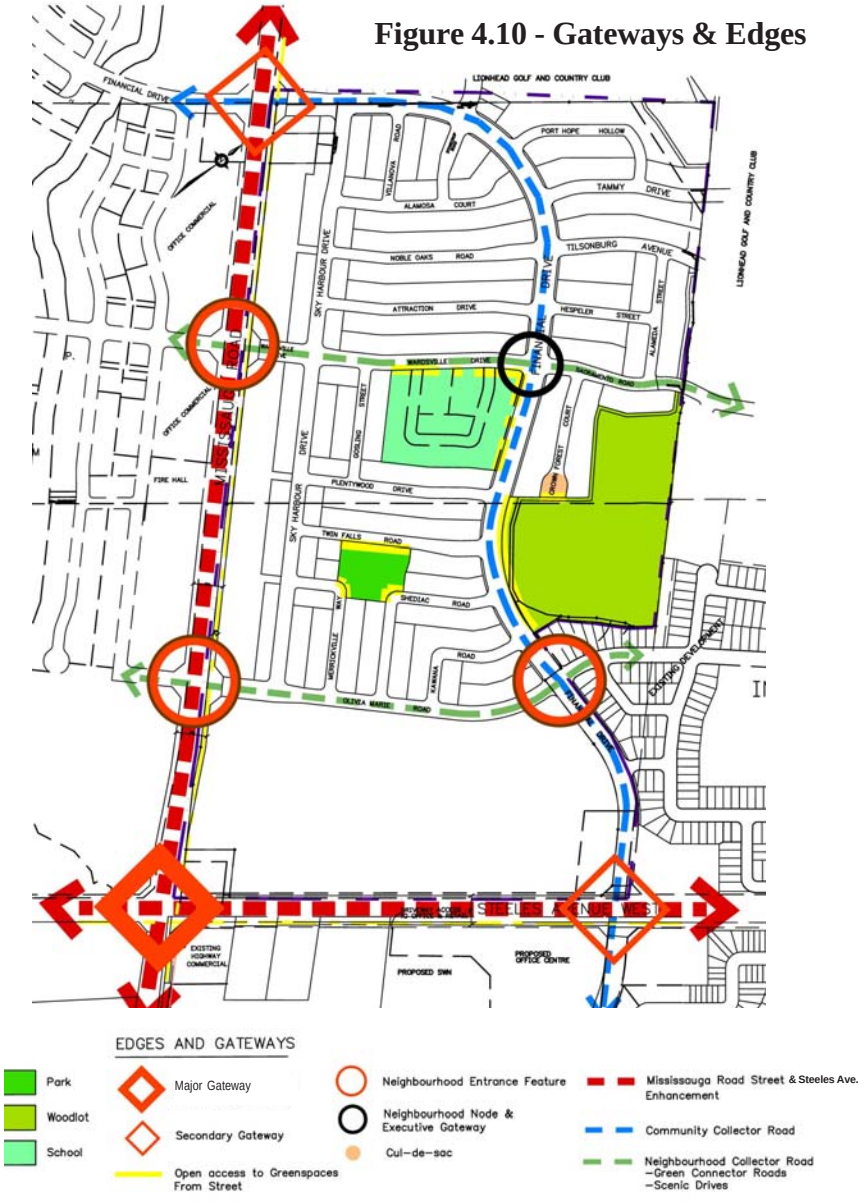
4.2 Gateways & Edges

Edges and Gateways play a particularly important role in the design of communities. They reveal the community's image and the character of different neighbourhoods and spaces as they apply to pedestrians, bicyclists and motorists. Edges and Gateways provide the means to understand a community at its' boundaries.

Design Objectives:

- Incorporate designs which promote the City of Brampton's vision, which includes a reflection of the City's heritage as a Floral City.
- Gateway intersections shall be coordinated with the City's Gateway Beautification Program
- Locate and group focal community uses at key entry points into the community.

Figure 4.10 - Gateways & Edges



4.2.1 Major Gateways

Traditionally the major gateway feature would be located at the intersection of Mississauga Road and Steeles Avenue West. This corner is, however, owned and controlled by an oil company with OMB approval to construct a gas station. As well, this corner is designated as an Internal Focal Gateway for the City of Brampton and will receive a City of Brampton feature, similar to that located on Hurontario (Hwy 10) South of Steeles Ave. Only the process of site plan agreement can influence the functional and visual impact of such an enterprise at this point.

The objectives of this community design guideline for this corner performing the function of a major community gateway include:

- The positioning of the gas station building to be complementary to a City gateway feature.
- Updated architectural materials and details consistent with City of Brampton Gateway features.
- Include high quality, pedestrian scale hard and soft landscape materials.
- That pedestrian access into the building also be provided directly from the municipal sidewalk in proximity to any transit stop.
- That bike racks be provided adjacent to Steeles Avenue West Class I trail in proximity to the direct pedestrian access.

The north and east edges of the gas station site should include corporate office quality landscaping, allowing views to filter between the active areas of the gas station site and adjacent office buildings and related parking areas. Pedestrian access across the gas station should be controlled and directed to the arterial streets to prevent short-cutting, thus low (0.90-1.20 m height) transparent fencing is suggested.

4.2.2 Secondary Gateways

Secondary gateways also provide a first impression of the community and establish a consistent community character through form, material and colour. There are three secondary gateways located where neighbourhood connector roads intersect with boundary roads within the community. The elements will be similar to those implemented on Financial Drive with the Copper Ridge Subdivision but will be of different scale and design. Minor gateways will not be designed to allow for the City of Brampton's signature coping. They will use piers and columns, decorative metal fencing and soft landscaping.

The buildings adjacent to these gateways will help create a gateway element by 3 storey scaling and architectural features.

There are 3 secondary gateways located throughout the community. Secondary gateway landscape elements are inspired by the architectural character of the existing Copper Ridge community elements to create a character for the community. Low columns with decorative metal fencing will announce entry and arrival. Design of the masonry and fencing elements should anticipate easy transition to commercial applications along Mississauga Road and possibly in the office centre area.

Characteristics:

- Located at the intersections of Mississauga Road and Financial Drive and Steeles Avenue W. and Financial Drive and located on open space slope adjacent to woodlot;
- Announces neighbourhood entry into the northwestern edge of the community and the southeastern edge;
- Designed to create an integral component of the streetscape;
- Low column with decorative metal fence;
- Planting co-ordinated with the City of Brampton's 'Gateway Beautification Program' to promote the Floral City Strategy;
- Refer to the City of Brampton's planting guidelines for planting details;
- Entry feature blocks - conveyance to the City;
- The proposed large convention centre building on the northwest corner of Steeles Ave. W. and Financial Dr. will contribute a more substantial community identity feature.

Figure 4.11 - Open Space Secondary Gateway

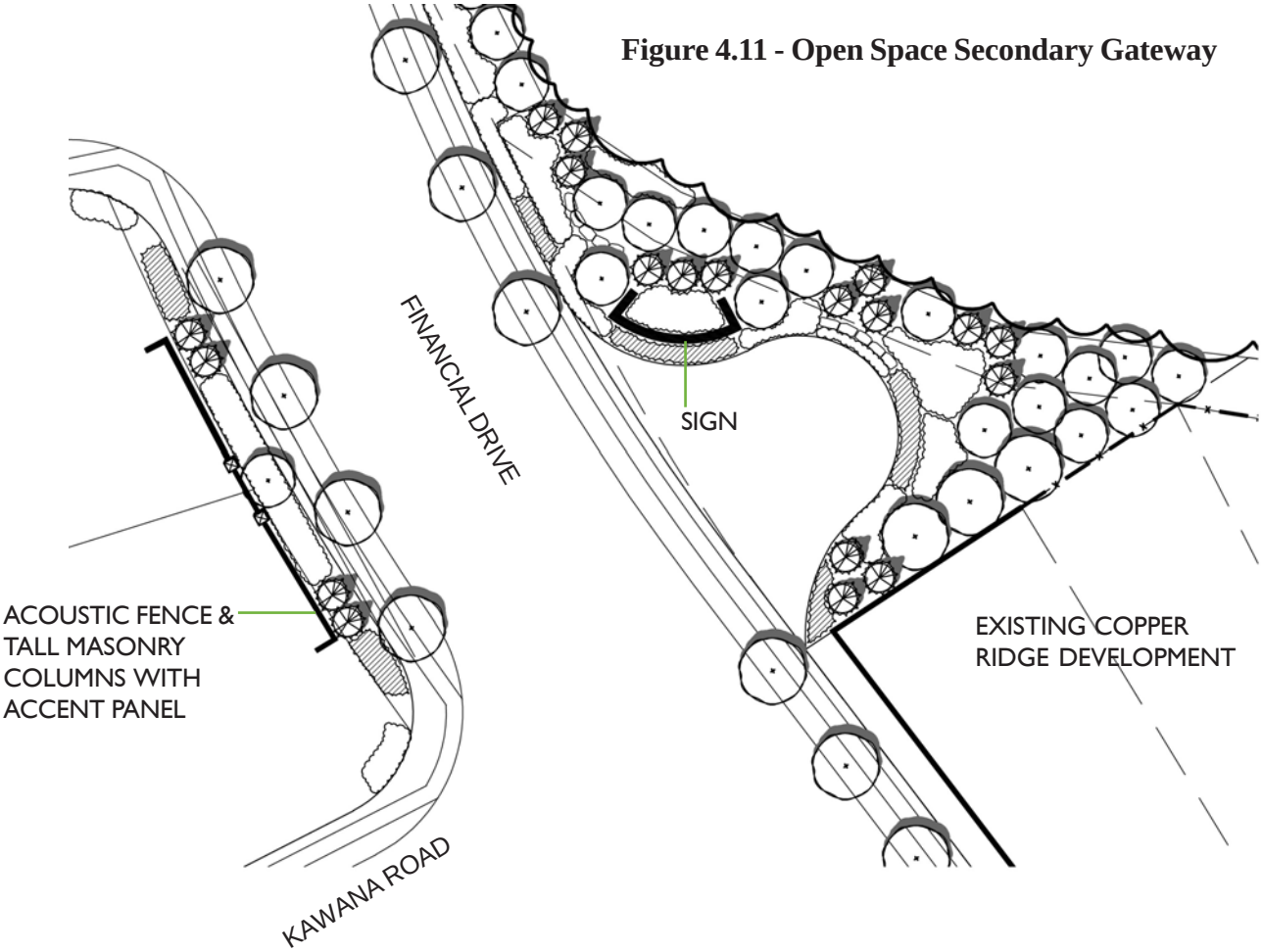
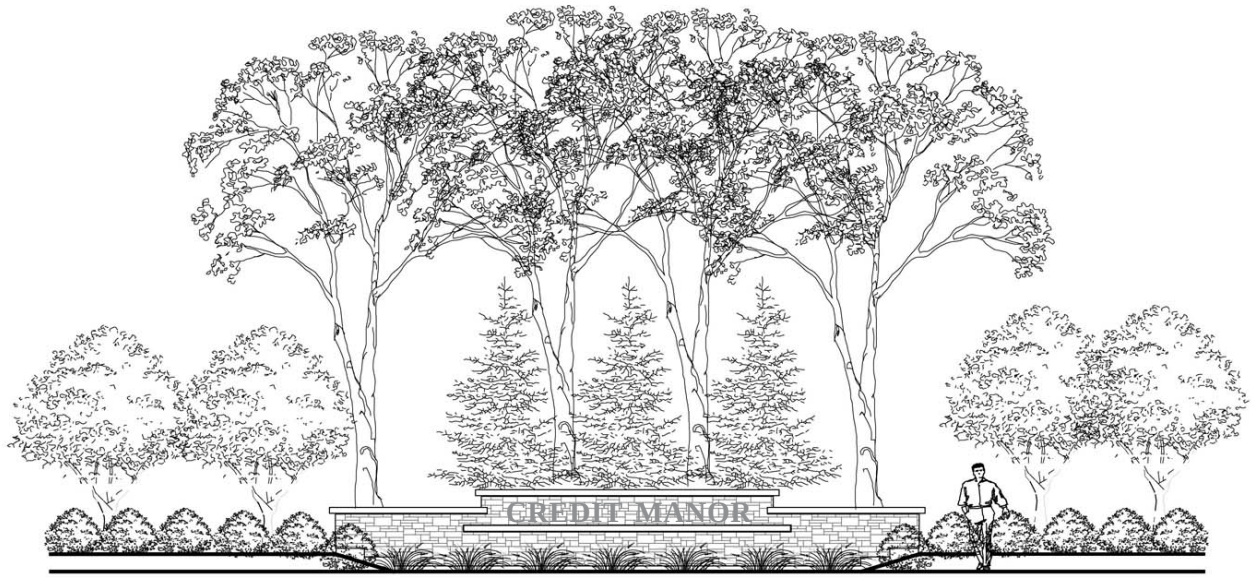


Figure 4.12 - Open Space Feature Elevation



4.2.3 Neighbourhood Entrance Features

Within the Credit Manor Heights community, where land uses transition from commercial to residential uses, the character of the street will change from wide, open and airy to smaller scale, visibly greener and shadier in character. Corporate mass planting solutions will also change to more intimate residential scale and detail. On the Financial Drive median, hard landscaping and masonry elements at key intersections are suggested to reinforce character and scale change.

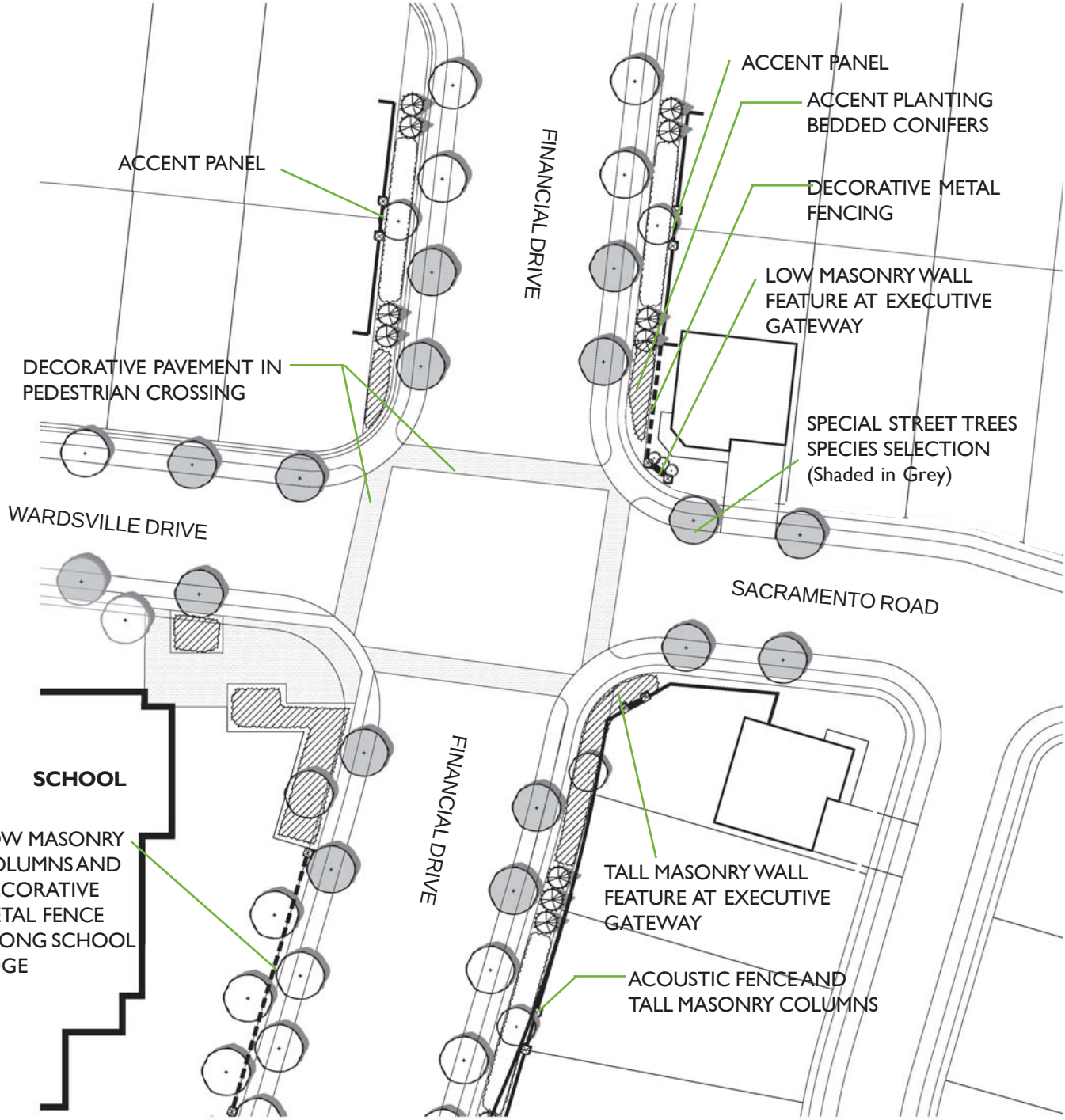
4.2.4 Neighbourhood Node and Executive Gateway

Perhaps the most important intersection in the residential section of Credit Manor Heights community is that of Financial Drive and Wardville Dr. Most residents will pass through this location repeatedly, weekly if not daily.

Buffer planting, acoustic fence with masonry columns and decorative metal fence, will dominate the Financial Drive corridor, except at the school site. To help define the streets at the school site edge, two rows of street trees are proposed, one in the standard right-of-way location and one immediately adjacent to and within the school property line. Placing the school building at the corner with the main school entry located at the intersection would contribute significantly to the vitality and urban character of this intersection. Given the varied streetscapes approaching the intersection, immediate cohesiveness might only be accomplished by specialty pavement features across all four road pedestrian crossing areas as seen in Figure 4.13.

Over time, the installation and maturation of landmark tree species as one approaches this intersection from/on all 4 streets, will contribute additional unique characteristics to this community node. The uniqueness of this intersection will also act as the landmark to designating entry to the executive areas of this community.

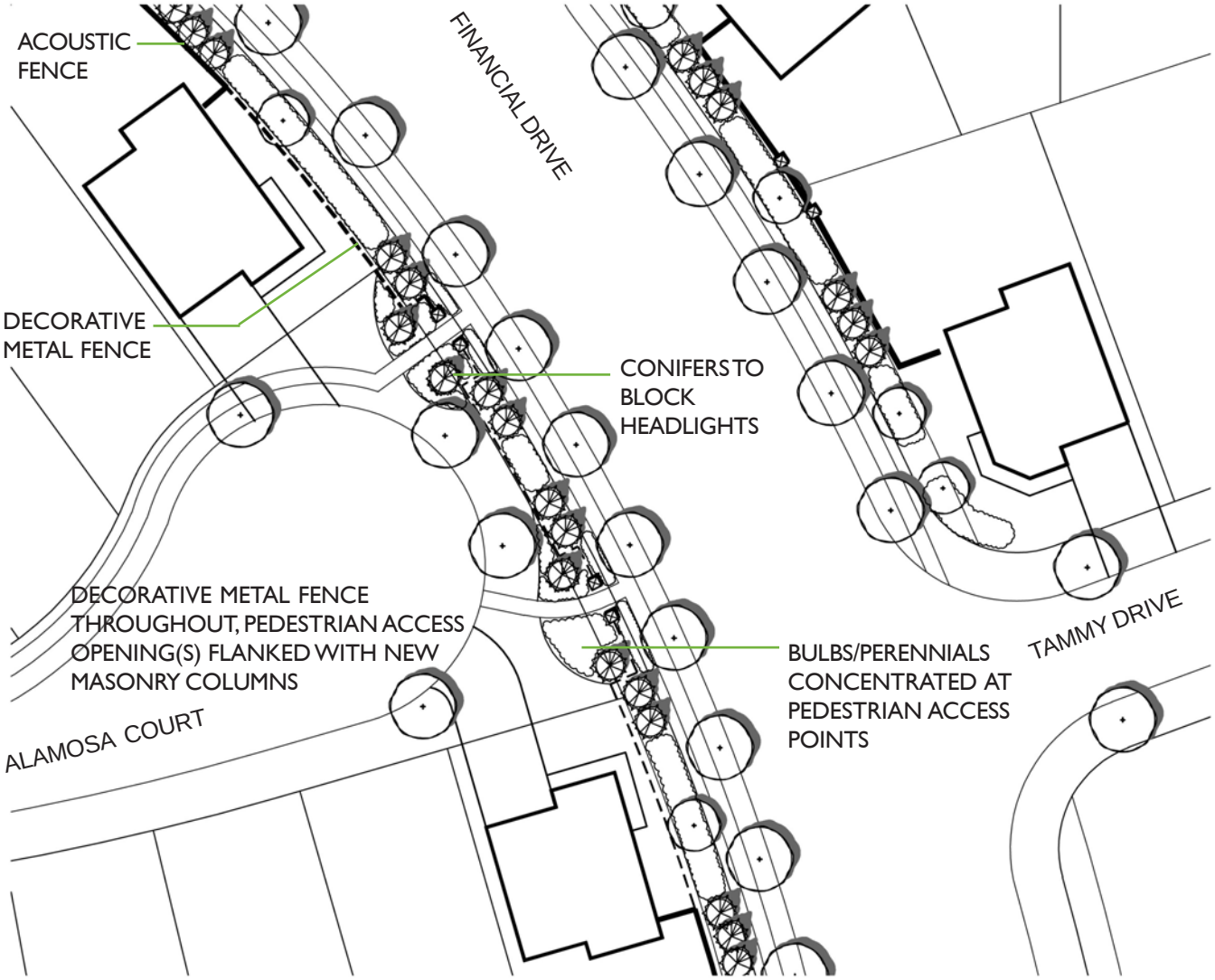
Figure 4.13 - Community Node & Gateway to Executive Neighbourhood



4.3 Window Streets

Only one window street occurs within the community located at the end of a cul-de-sac. Access to Financial Dirve in proximity to a transit stop is proposed. The buffer through the window should include conifer tree massings to reduce the visual impact of the cul-de-sac pavement. At the pedestrian access point low masonry columns, 'flower city' landscaping and street light placement for safe night use should be co-ordinated. Decorative metal fencing with masonry piers per current City standards should extend across the window street closing to acoustic fences/masonry piers on flankage lots. Planting in the buffer should be varied in height to break-up the cul-de-sac scale but not obscure the decorative metal fencing.

Figure 4.14 - Window Street Landscape Plan



5.0 Creating Green and Attractive Neighbourhoods

5.1 Streetscapes

Regional Inspired Landscape Elements - Huttonville, Copper Ridge and Lionhead Golf and Country Club

The major and minor gateway landscape design details found in Credit Manor Heights are inspired from adjacent developments and nearby towns to foster a cohesive community image. Several examples of these proposed landscape elements are illustrated below in Figures 5.1 to 5.5. Some are located in the Town of Huttonville which is north of the subject site on Mississauga Road at the Credit River, the Lionhead Golf and Country Club which is adjacent to the subject lands on the north and the Copper Ridge Community, located to the east of Financial Drive close to Steeles Ave. W.

Figure 5.3 - Huttonville Heritage Home driveway pillars and lights

Figure 5.1 - Lionhead Golf and Country Club enty feature and lighting

Figure 5.4 - Lionhead Golf and Country Club

Figure 5.2 - Copper Ridge entry feature

Figure 5.5 - Copper Ridge acoustic/masonry columns and fencing along Financial Drive

5.1.1 Streetscape Planting - Theming Plan

Street trees contribute significantly to the perceived quality and desirability of a community. They should be appropriately selected and located to define special roads and areas. Tree species should relate to the scale and role of roads and provide for seasonal streetscape interest. Tree planting will respect current City of Brampton standards with regard to location, spacing, species and mix.

Design Guidelines Include:

- Street trees selection should be from the City of Brampton's current Recommended List of Street Trees with possible species augmentation to include special sculptural or ornamental species for key areas;
- Canopy street trees should provide shade for high pedestrian circulation streets;
- Same species of trees may be planted on either side of the street for short lengths and at specific areas such as the Steeles and Financial Drive and Mississauga Road and Financial Drive Gateways and also around the Neighbourhood park and School;
- A double row of street trees will be required along the south side of Olivia Marie Road and the west side of Financial Drive to help transition the office centre to abutting residential areas;
- 100mm caliper street trees will be provided on both sides of the street in executive housing areas; and
- East of Financial Drive native tree species and/or non-invasive ornamentals are required.

(See Figure 5.11)

5.1.2 Neighbourhood and Community Collector and Executive Collector Road Streetscapes

5.1.2.1 Community Mailboxes

Community mailbox locations throughout the residential areas will be determined in consultation with Canada Post and the City of Brampton however their locations should allow for safe access and reasonable pedestrian access distances.

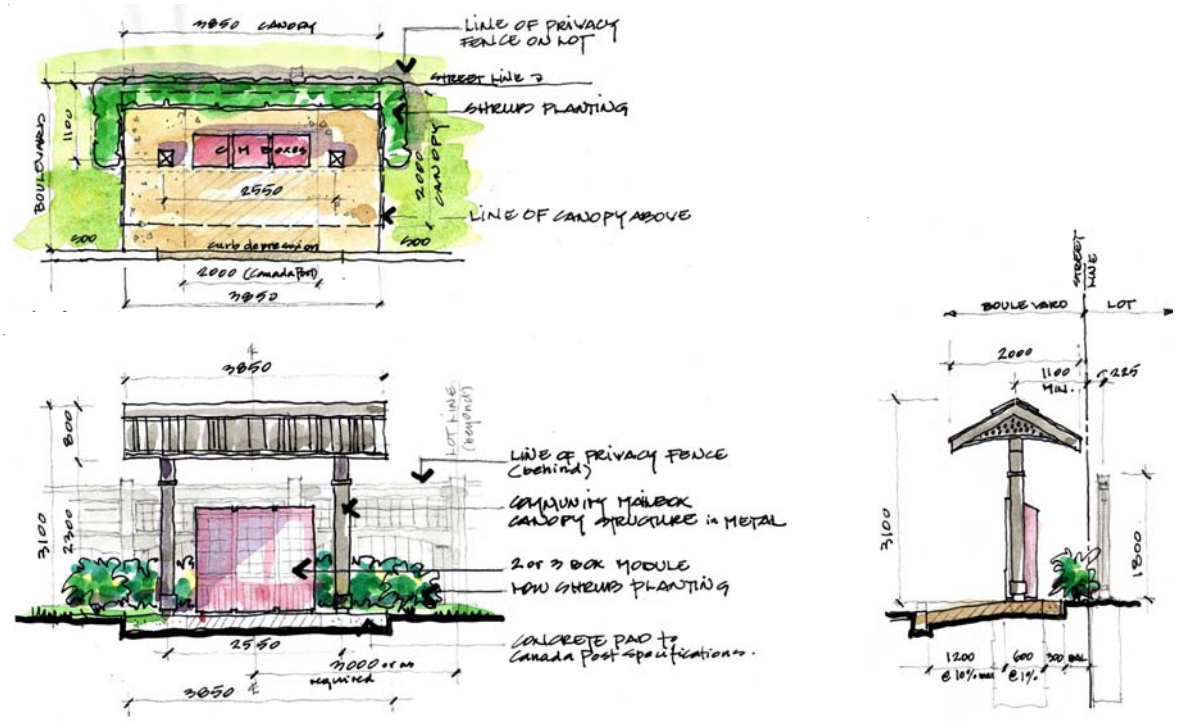
In the townhouse block areas of the plan, locations for community mail boxes are scarce. The location of other street furniture must allow for the location of mail boxes as there are few opportunities in this streetscape elsewhere.

In executive areas, the mailbox sites should be upgraded to include a more decorative cast concrete approach and pad with low coniferous planting to reduce the visual impact of the mail box cluster as viewed in profile on the street.

Design Guidelines Include:

- Community mailboxes should be located along publicly exposed side yards of residential dwellings;
- Where possible, integrate with pedestrian access by connecting walkways to the community centre, schools, transit stops, etc.;
- In executive housing areas upgrade concrete surfaces by saw cut pattern and finish and add ornamental planting to create a setting for mailboxes and to reduce side view. See Figure 5.6 - Conceptual mailbox plan for executive areas. Also, refer to the City of Brampton's Design Workbook for Brampton's upscale executive special policy areas.

Figure 5.6 - Proposed Mailbox Pad Design in Executive Areas



5.1.2.2 Transit

A Transit route will be located on Financial Drive, Mississauga Road and Steeles Avenue. Transit stops shall be designed in compliance with the City of Brampton standards.

Steeles Avenue is planned to support an 'AcceleRide' rapid transit route which consists of a designated lane and specific transit stops. These locations are to be confirmed at a later date and will be considered in the transit planning stages.

Design Guidelines Include:

- Locate transit stops in highly visible and convenient locations with pedestrian connections;
- Amenities such as trash receptacles, benches, mail boxes and newspaper boxes should be considered at transit stops; and
- Locate street trees to provide shade and plant adjoining areas to provide detailed visual interest.

5.1.2.3 Utilities

Utility structures such as hydro, electrical transformers, telecommunication and cable boxes within residential neighbourhoods should be addressed in the beginning stages of development to avoid negative streetscapes. Prior to approval of development within a Secondary Plan area, all interested utilities and telecommunication providers shall be consulted to determine appropriate locations for large utility equipment and utility cluster sites, as required. The location of all utility structures shall be coordinated and located per road R.O.W cross-sections with the City of Brampton and/or may also be located on other lands within easements. Alternative methods of containing utility services on or within streetscape features, such as street light poles that accommodate multiple utilities will be encouraged to reduce street clutter.

On commercial and institutional sites, equal consideration for the location of large-scale utilities is required to reduce their visual impact in the corporate landscape.

Design Guidelines Include:

- Utilities should be located away from highly visible areas; and
- Locate traffic light control boxes so not to interfere with entry features, or to be prominently located within the streetscape.

5.1.2.4 Site Furniture

Site furniture includes elements within the streetscape such as street lighting, benches, trash receptacles, bicycle racks, and open space signage. They shall be consistent with the City of Brampton design standards.

All of the streetscape elements described and illustrated in this section will help to establish a distinctive community. The character and design of the streetscape elements will be well-executed and of a natural colour palette.

Consistency of street furnishing styles in the office centre area to create a cohesive corporate area image, is encouraged.

Similarly in the Mississauga Road commercial/service area, an overall theme and consistancy of street furnishings in the blocks is encouraged.

5.2 Special Streetscapes

5.2.1 Arterials (Boundary Roads)

The arterials that form a part of the community's edges are Mississauga Road which forms the western boundary and Steeles Avenue West which frames the southern part of the lands. These boundary roads will be service/commercial in character and corporate office. The design of landscape elements should be an interpretation of that proposed in the residential areas, but re-scaled and designed to be appropriate in the commercial context.

Figure 5.7 - Mississauga Road Cross-Section

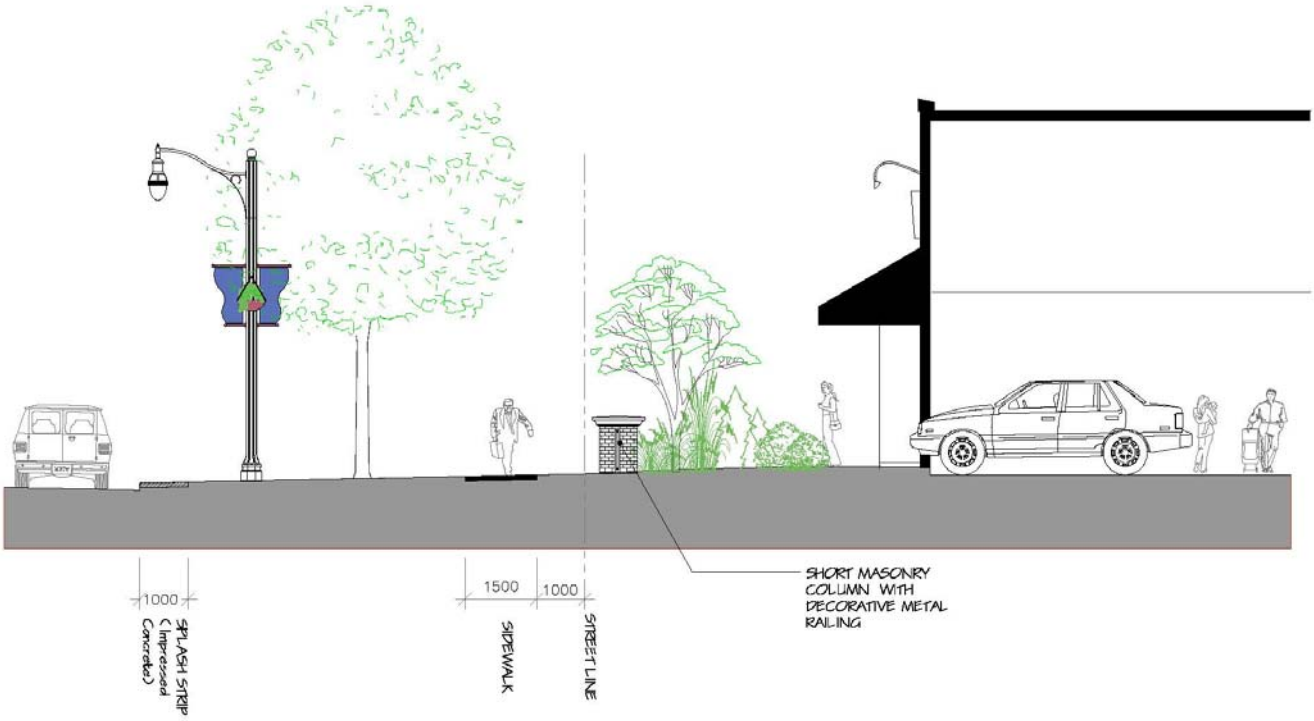
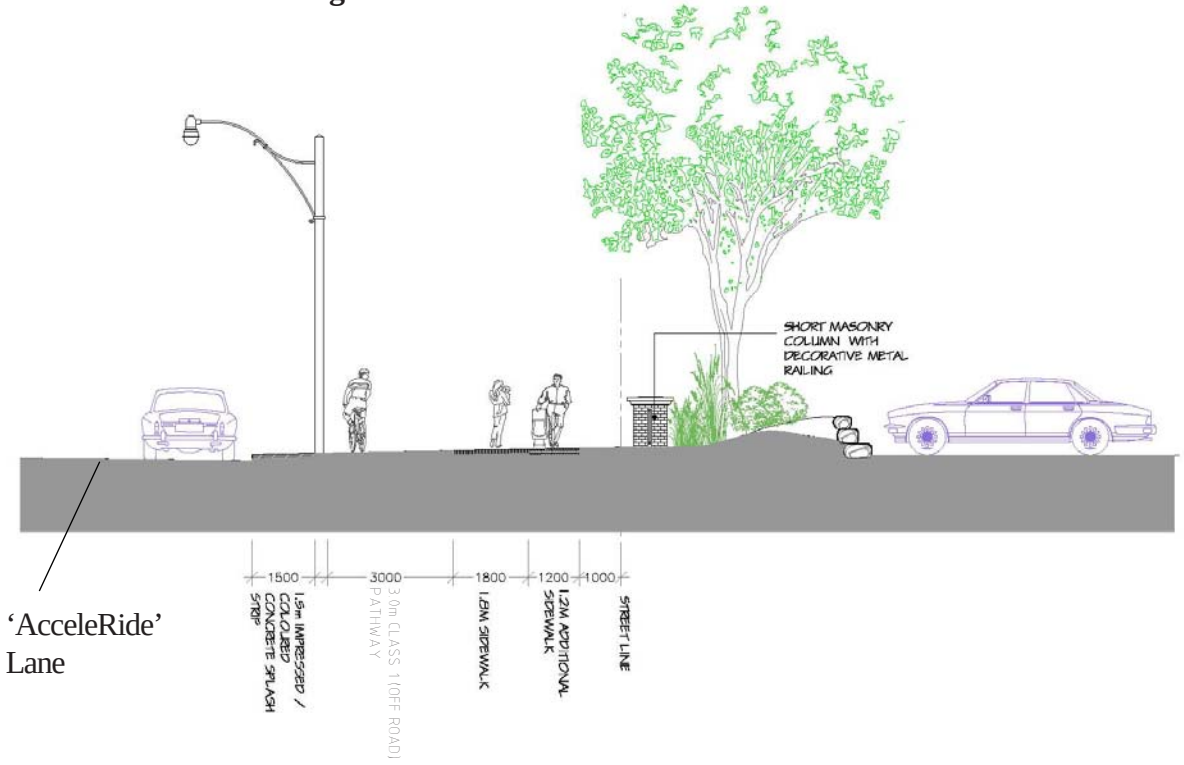


Figure 5.8 - Steeles Avenue Cross-Section



5.2.2 Special Streets

Within Credit Manor Heights community, there are 2 special streets. Olivia Marie Road, which separates the office centre from the townhouse residential area and Financial Drive which is a medianed internal collector road. Both serve the same function of transitioning from residential to commercial land uses and create landmarks unique to this community. The curvalinear alignment of Financial Drive alone contributes to landmarking.

Financial Dr. for the first block north of Steeles Ave. W. creates the division between corporate office/convention facility land uses and the rear lots of the Copper Ridge residential land uses. At present the east side is constructed with a grass boulevard, 1.5m concrete sidewalk and 4.5 m buffer/acoustic fence, see Figures 5.9 & 5.10.

On the west side of Financial Drive the urban edge proposed for Steeles Ave. W. should continue and transition to the first driveway into/out of the office centre site. There after, the street should take on the character of the east boulevard. Where Financial Drive enters from Mississauga Rd., Mississauga Rd. treatment should extend to the first driveway within the block.

Where Financial Dr. passes from commercial to residential land uses, the visual scale of the road needs to be diminished. Dense planting of heavy textured street trees, a sizable planting of bedded coniferous shrubs in the buffer blocks and a masonry element in the median island (if possible) should be considered. This same treatment should also occur at the intersection of Financial Dr. and Wardsville Dr. In addition, the pedestrian crossing areas of this one intersection should be designed with impressed patterning in the asphalt pavement.

Figure 5.9 - Financial Drive grass boulevard

Figure 5.10 - Financial Drive looking south

Olivia Marie Road also provides transition between land uses. On the south side, to diminish the scale of the office buildings two rows of street trees are proposed, one in the conventional location in the road right-of-way and the second immediately inside the property line. On the north side of Olivia Marie Rd. at the flankage fence locations ornamental planting features should be implemented in the road boulevard between the sidewalk and fence as an visual accent for the overviewing corporate offices.

5.2.3 Street Trees and Planting

The street trees masterplan designates light textured tree species in service/commercial and office centre areas to ensure visibility to signage and throughout the sites, and little interference with night lighting. Heavy textured street trees are designated for the main internal collector road within residential areas and along streets designated as main pedestrian connectors. See Figure 5.11.

In addition to light/heavy texture designation, areas adjacent to the woodlot and east of Financial Drive are recommended to be composed of native or non-invasive ornamentals to protect native stands, hedgerows and the Credit River valley.

Throughout executive areas street tree size is increased to 100mm caliper to create an earlier established appearance as well as to provide trees more in keeping with lot sizes.

Street tree species selection along Mississauga Road and Steeles Avenue West will also need to provide appropriate clearance to high voltage overhead powerlines.

Accent street tree species with superior form, flowers and fall colour are recommended for key intersections within the community as well as accent tree species at intersections of pedestrian route significance.

Figure 5.11 - Street Tree Planting Master Plan

5.3 Special Streetscapes

5.3.1 Street Buffers

- Arterial buffers to provide visual screening and acoustic protection for residential lots;
- Exhibit strong presence of flowering shrubs, perennials and bulbs in accordance with City of Brampton's Flower City Strategy; and
- Employ large scaled plantings of bedded conniferous shrubs at key street intersections and as demarkation of land use transition from office/commercial to residential.

Window Street Buffers

- Deciduous and coniferous planting along street buffer;
- Flowering shrubs to support City's Flower City Strategy;
- Minimum one walkway connection provided for pedestrian access to public sidewalk along local collector road; and
- One low precast column to flank either side of pedestrian walkway connection.

Flankage Lot Buffers

- Acoustic fence along flankage lot lines and two tall masonry piers at each end of acoustic fencing; accent panel and
- Deciduous and coniferous planting and bulbs, perennials and flowering shrubs per current City initiatives along buffer edge.

5.4 The Executive Residential Area

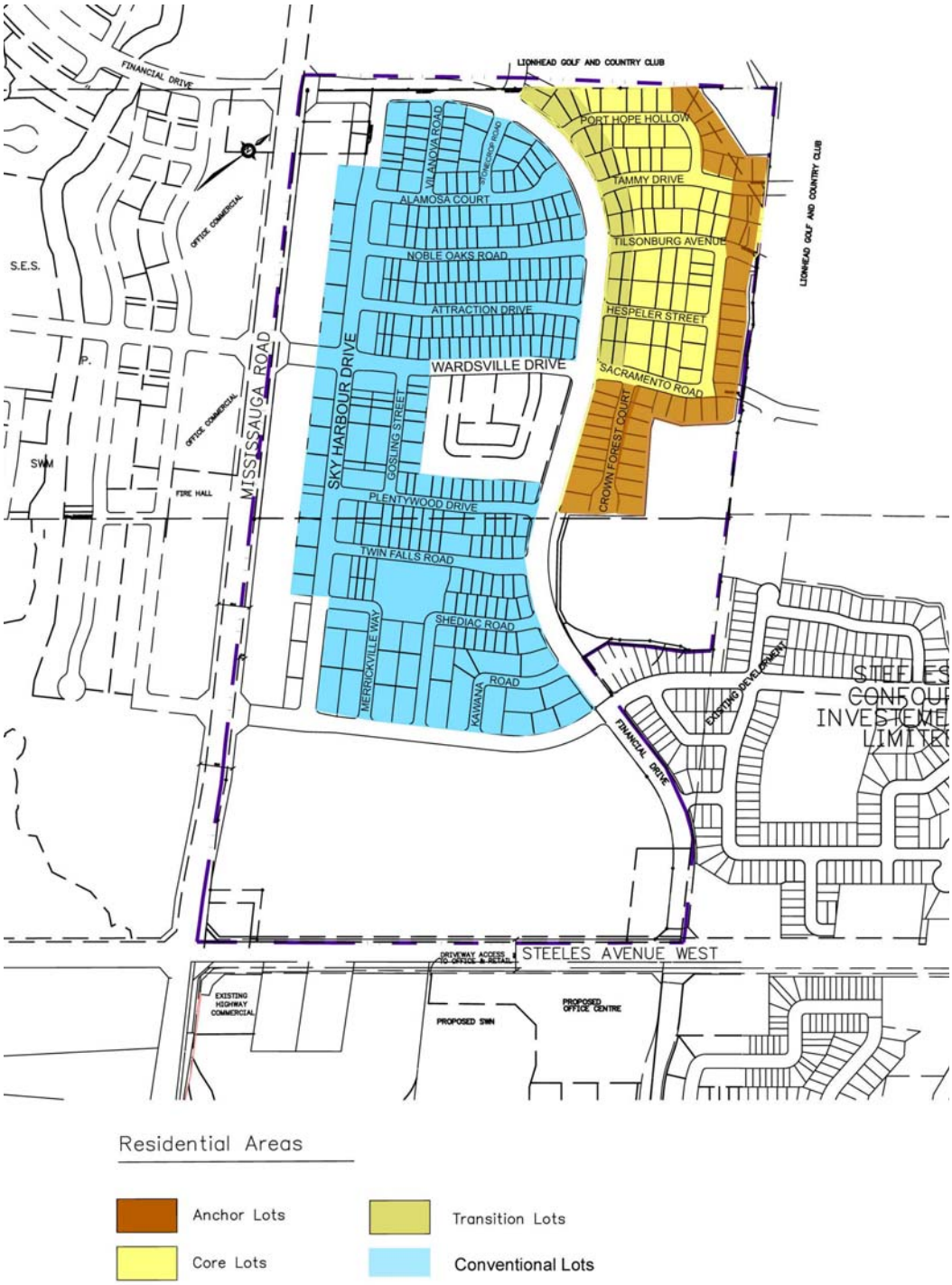
The City of Brampton requires upgraded open space elements to help define executive communities. Visible upgrades to street furnishings, paving, planting, and the addition of community features help to distinguish executive areas.

Executive areas in Credit Manor Heights are depicted on Figure 5.12. As illustrated by this figure, the executive areas are reasonably easy to enclave. Judgement must be exercised when determining the application of the executive area upgrades in the detailed design stage of the subdivisions in concert with house design control exercies.

Executive area upgrades include the following features:

- Larger caliper street trees,
- Upgraded privacy fence see Figure 5.20;
- Decorative metal fence at woodlot frontage see Figure 5.25;
- Pedestrian crossing specialty concrete paving to City of Brampton Standards at the key community intersection of Financial Drive and Wardsville Drive see Figure 4.13;
- Upgraded community mailbox areas see Figure 5.6 ;
- Community Mailboxes will generally be located adjacent to flankage privacy fences and will include enhanced soft landscape to diminish the mailbox cluster profile as viewed in the street.
- Permeable driveways and rainbarrels (Refer to Section 2.0 for Low Impact Development initiative)

Figure 5.12 - Housing Overview Plan



5.5 Parks

Parks are neighbourhood amenities that provide opportunity for both active and passive activities for residents. The one park in Credit Manor Heights is located in the highest density area of the community, where the park will provide recreation opportunities that cannot be accommodated on the smaller lots. The park has frontage on 3 streets and provides important pedestrian links to the commercial/service areas of Mississauga Road. Refer to Figure 5.13.

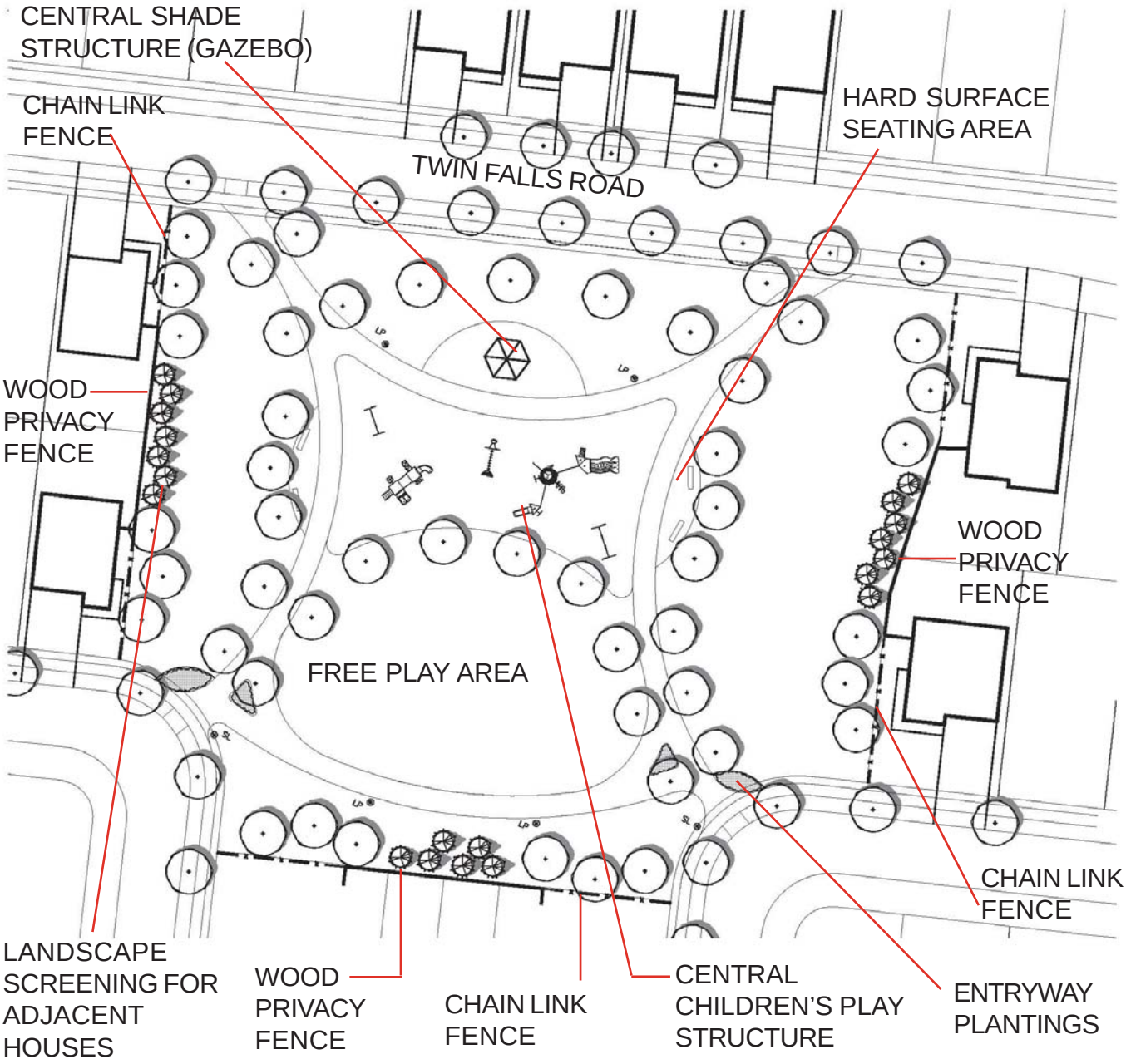
The park is envisioned to be themed as the "Manor Central Park". A focal shade structure (gazebo) and play structures are located at the centre of the park, a distance away from three sides of the street. Tree plantings and pathways are set up symmetrically with a formal layout. A manor style shade structure is recommended.

Homes flanking on to the park should have a porch and upgraded architectural side elevation. The design of these houses should be coordinated with the subdivision community landscape design and treatment in terms of the front entrance location, porch, placement of windows, exterior materials and colours.

Characteristics:

- Contains pathways within that links to the larger path network,
- Opportunity for free play, children's play structure, and a gazebo, trellis, planting or other elements to provide shade and seating areas;
- Landscaping to support the street edges and to provide screening to adjacent residential rear yards.
- Other areas are primarily sod for free use and play
- Where dwellings flank onto the park, provide a 1.2m high chain link fence along public lands to the end of the lot line;
- Where adjacent to residential dwellings, provide a coniferous buffer to screen visibility of rear yards;
- Provide lighting along pathways within the park;
- Ensure park entries and edges implement the City's Flower City strategy by planting flowering shrubs and perennials consistent with the community theme;
- Provide concrete access pads at park entries between the curb and sidewalk to allow for maintenance access;
- Pathways within the park should be 3m wide, paved with asphalt, and treelined;
- Provide hard surface seating areas;
- Optional structural elements provided at the discretion of the City should be located at the end of a view terminus, connected by trails to the public sidewalk;
- Benches and trash receptacles located within the park shall be in conformity with the City's design standards;
- Provide park identification signage in compliance with the City's design standards;
- Carry community hard landscape elements into the park as appropriate to context and design; and
- Implement tree planting approach as outlined for street trees.

Figure 5.13 - Neighbourhood Park Concept Plan



5.6 School Block

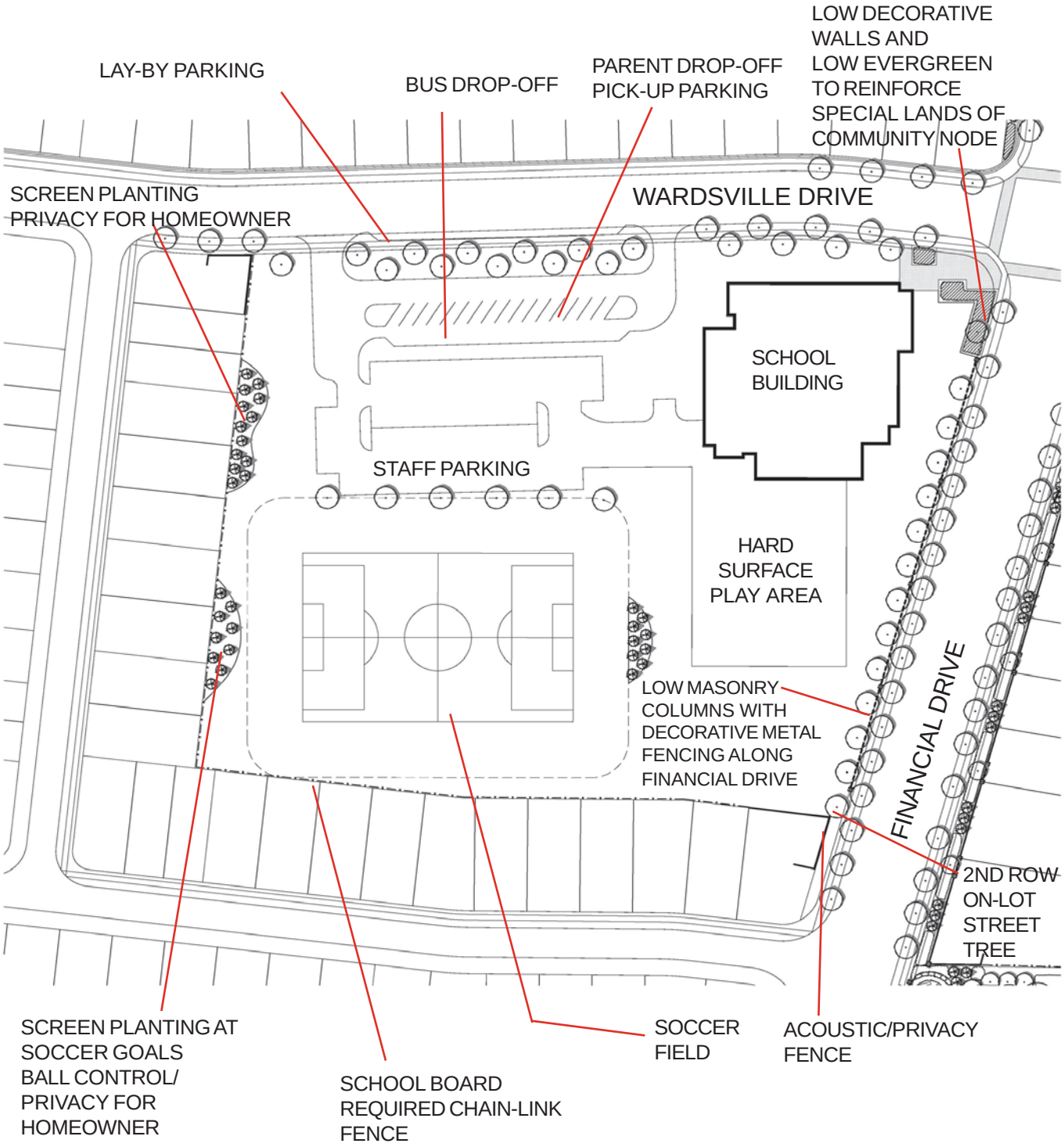
The school block in Credit Manor Heights is centrally located in the community, within easy walking distance of the entire plan area. Located at the intersection of two key roads, it is visible and a landmark for the community. Refer to Figure 5.14.

To help define the street edge, two rows of street trees are proposed at the perimeter, one within the road right-of-way and the second on school property. Low masonry columns and decorative metal fencing will be located along the school property line on Financial Drive. The school building should be located in proximity to the intersection with the main public entry accessible from this location. Vehicle movement is concentrated on the west side of the school site with bus loading, parent drop-off/pick-up, staff parking and maintenance access in one zone.

Adequate space recreational field(s) is provided and will buffer adjacent residential development. On school site 1.8m chain link fencing is required. Conifer plantings are suggested to screen vehicle headlights and to intercept errant sports balls.

Refer to Figure 5.14-School Block Demonstration Plan.

Figure 5.14 - School Block Demonstration Plan



5.7 Stormwater Management Facilities

The Credit Manor Heights community does not have a storm water management pond located on the site. Approximately 62.6 hectares of the site drains to the south and 15.8 hectare naturally drains to the Credit River to the east. The most efficient use of infrastructure and land consolidates the storm water management facility for water quality and control and overland flow is proposed to be directed off site to the south of Steeles Avenue West, where there will be a storm water facility to accommodate the volumes of runoff from this community.

5.8 Streetscape Elements

The Copper Ridge development which shares frontage with the Credit Manor Heights community on Financial Drive sets a precedent for streetscape elements, including fencing, masonry features and planting see figures 5.15 to 5.18. Credit Manor Heights streetscape elements should be respectful of this design, materials and colour palette but re-interpreted for a community with significant office, service/commercial uses and a variety of housing forms and densities.

Figure 5.15 - Copper Ridge masonry columns & fencing

Figure 5.16 - Copper Ridge masonry feature

Figure 5.17 - Financial Drive planting character at Copper Ridge

Figure 5.18 - Copper Ridge Community corner lot privacy fencing

5.8.1 Fencing

Fencing is a dominant element in the residential streetscape with locations determined in response to sound control, privacy for rear yard amenity space, separation of private and public lands and safety (ie. fencing of window streets).

All of the wood fences should have a consistent design theme and colour and be complimentary to fencing designs established by the Copper Ridge development. Refer to Figures 5.19 & 5.20 for examples.

Fencing (if any) in the office centre should be designed and constructed of the same architectural building materials and colours as the abutting building. Where security or control necessitates fencing, decorative metal, security glazing and /or combined with building architectural materials are required.

Fencing in the commercial/service area along Mississauga Road where abutting residential land use should follow residential fencing as identified above and implement City policies regarding masonry walls between commercial and residential land uses. Fencing for security/control should be decorative metal or glazing. Fencing for screening should be an extension of the adjacent architectural materials/form.

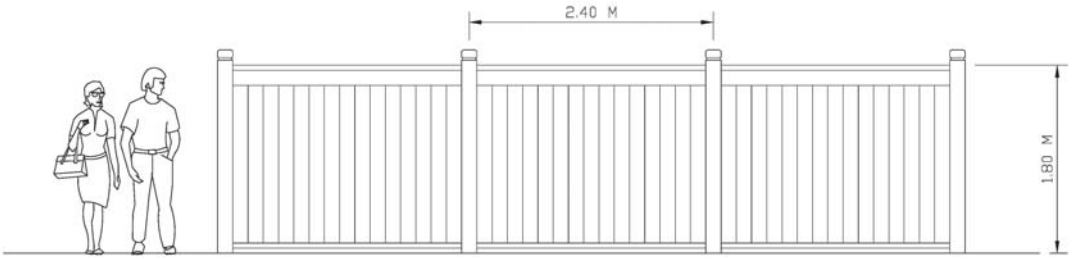


Figure 5.19 - Privacy Fence

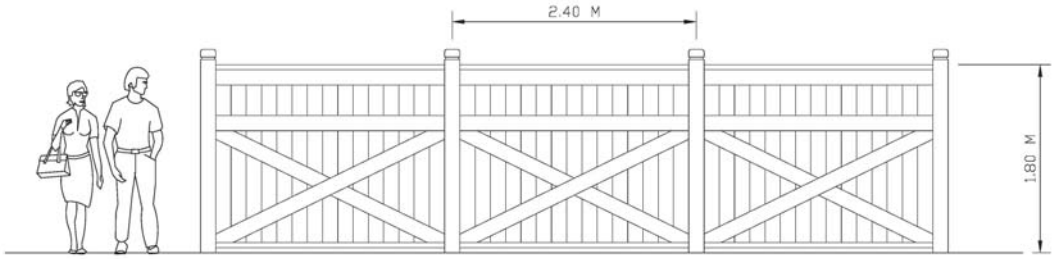


Figure 5.20 - Privacy Fence Upgraded

Rear lot, corner lot and flankage lot fencing is provided for lots with rear yards that are adjacent to public streets or open spaces, and includes both privacy, light acoustic and acoustic fencing. Their location and design should be in conformity with the City of Brampton standards and be complementary and consistent with existing fencing along Financial Drive in the Copper Ridge subdivision area as seen in Figures 5.21 to 5.23.

- The fence screens rear yard amenity spaces, and, provides a unifying element throughout the community that reinforces the community image;
- 2.2m high acoustic fence
- 2.0m high light duty accoustic fence
- 1.8m high privacy fence; and
- Decorative metal fencing is provided as an accent at special feature areas. Decorative metal fence designs are compatible with the various wood fences as well as for use in commercial applications within the community.

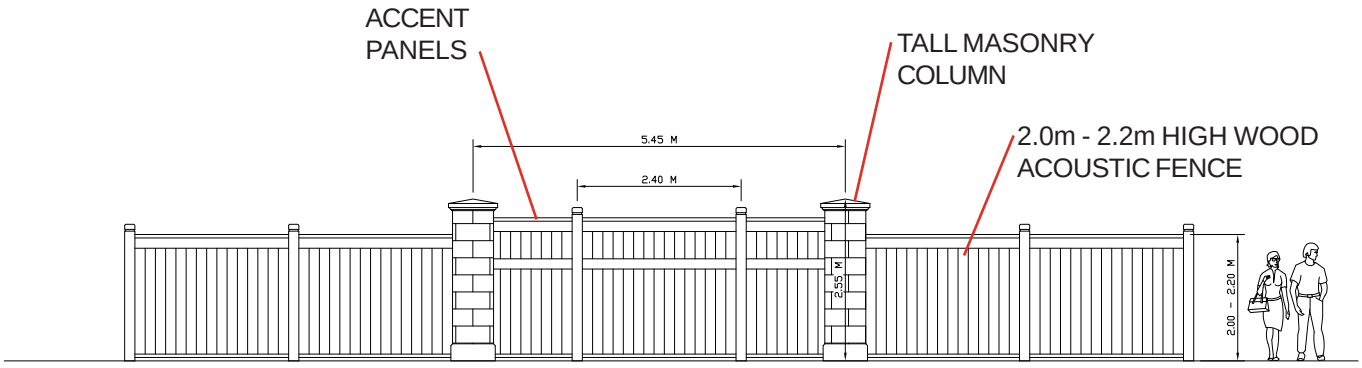


Figure 5.21 - Acoustic Fencing With Accent Panel

Figure 5.22 - Acoustic Flankage Fence with Planting

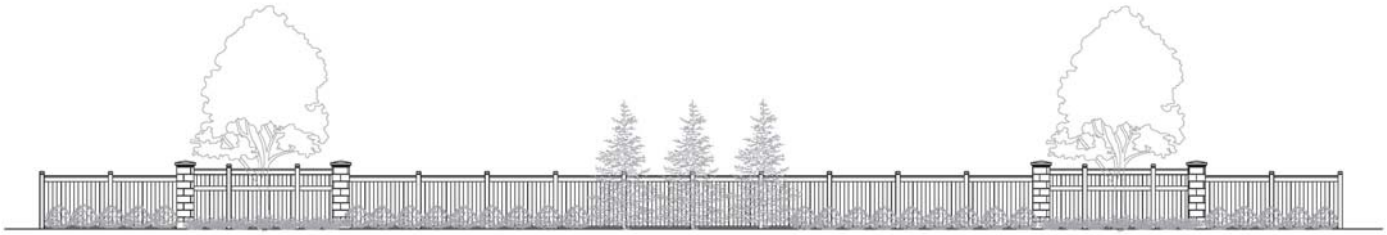


Figure 5.23 - Acoustic Fence with Accent Panels at Rear Lotted Residential Areas

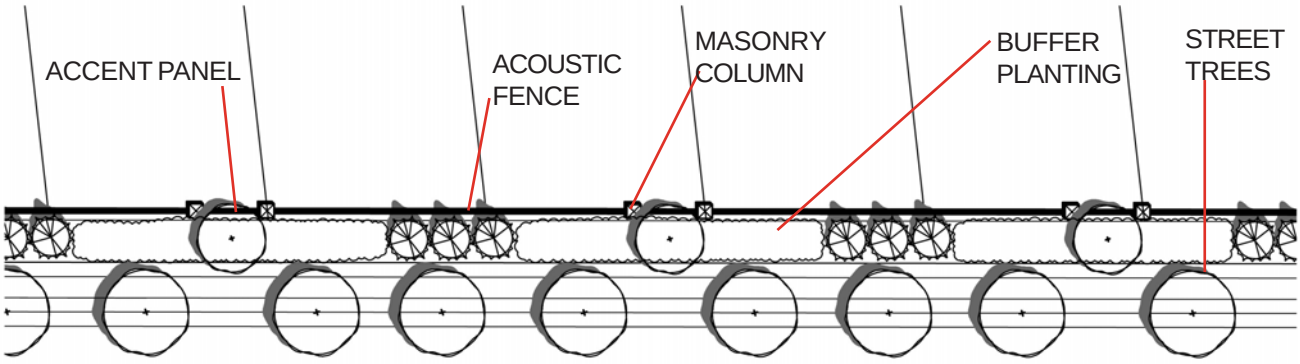


Figure 5.24 - Buffer Planting in area of Rear Lotted Residential Areas

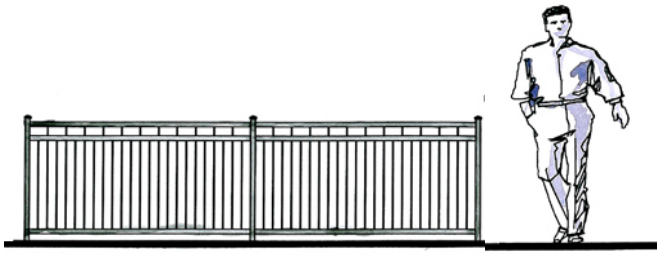


Figure 5.25 - Decorative Metal Fence

5.8.2 Lighting

Concrete poles and cobra head fixtures are installed on the existing portion of Financial Drive (from Steeles Avenue West to Olivia Marie Road). The balance of Financial Drive lighting should follow this precedent. See Figure 5.26. Street lighting within the community shall be located and designed in accordance with the City of Brampton standards. They should generally be consistently designed and provide for appropriate function.

Lighting in the executive areas will implement the new City of Brampton lighting standard - luminaire and pole. Streetlighting in the balance of the residential area will be Trafalgar poles, especially in higher density residential areas of the plan. Refer to Figure 5.27. The *Trafalgar Pole* (shown in figure 5.28) is a positive element on the Streetscapes, as this light pole integrates telephone and cable utilities in its base, thus minimizing the amount of unsightly utility boxes on the streets. The light fixture and profile of this pole is compatible with the character envisioned of this development.

At present, both boundary arterial roads are constructed to rural profiles and are without night lighting except at the intersection of Mississauga Road and Steeles Avenue West. Both roads, however, have overhead high voltage power lines abutting the block. Long arm cobra head fixtures are likely to be installed and as the roads are reconstructed to urban profiles light pole/fixture upgrades will occur.

For site plan areas, the office centre and Mississauga Road service commercial areas, poles and light fixtures should be selected to provide adequate and safe night lighting levels, especially in pedestrian areas. Theming the colour and style of light fixtures and poles should be consistent across the block (ie. Mississauga Road commercial/ service Financial Drive to Wardsville Drive) and facilitate lighting of the office centre block buildings is encouraged, to be directed away from adjacent residential areas.

Figure 5.26 - Existing Street light on Financial Drive

Figure 5.27 - City of Brampton new standard Luminair and Pole

The location of street lights should be coordinated with the location of streetscape elements such as street trees to avoid conflicts and to establish a balanced streetscape.

Night lighting to illuminate office/commercial/service addresses is recommended, contained, tasteful special effect lighting of the office centre block buildings is encouraged, to be directed away from adjacent residential areas.

Figure 5.28 - Image of Trafalgar Pole

5.9 Accessibility

The Credit Manor Heights community plan provides employment, shopping, eductional, residential and local/regional recreation opportunities within the community boundaries, resulting in a complete community. In addition, all areas of the plan are pedestrian accessible and over short distances.

Transit on Financial Drive will move people locally and regionally, providing access and opportunities beyond the community.

The proposed green pedestrian streets will facilitate east/west desire lines as well as connection to the office centre at the south. Community features, such as the school, park and woodlot are all well located in very visible and accessible situations.

Proposed bicycle routes on the arterial roads, Financial Drive, through the woodlot and future trail connections to Eldorado Park and Credit River valley trails provide safe and convenient linkage within and beyond the community.
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PART III
ARCHITECTURAL GUIDELINES

1.0 Introduction

1.1 Role of the Design Control Architect

This Privately Administered Design Review Process coordinates the site planning, architecture and landscape design of the streetscapes of the community.

The Design Control Architect (Watchorn Architect Inc.) will review all submissions for compliance with these Architectural Design Guidelines. Submissions including drawings, exterior material and colour schedule, streetscape drawings and site plans which comply with these Guidelines will be stamped as approved by the Design Control Architect.

1.2 Objective of the Guideline

This Guideline is intended to cause builders to maintain particular standards of design which contribute to the overall quality of the neighbourhood.

This Guideline outlines criteria which are in addition to those of the City of Brampton's Architectural Control Guidelines for Ground Related Residential Development, and the Design Workbook for Brampton's Upscale Executive Special Policy Areas.

1.3 Location and Community Context

Metrus Central Properties and Tesch Development Inc. are owners of 36.2 hectares and 39.6 hectares of land consisting of Part of Lots 1 & 2, Concession 4, City of Brampton, Regional Municipality of Peel as illustrated in Figure 1.4. The subject lands are part of the Block Plan Boundary 40-1 and are included in Stage 1 within the Bram West Secondary Plan Area.

Mississauga Road, a regional road right-of-way, forms the western boundary. Steeles Avenue West, a city right-of-way, forms the southern boundary.

Eldorado Park joins to the block in the northeast corner.

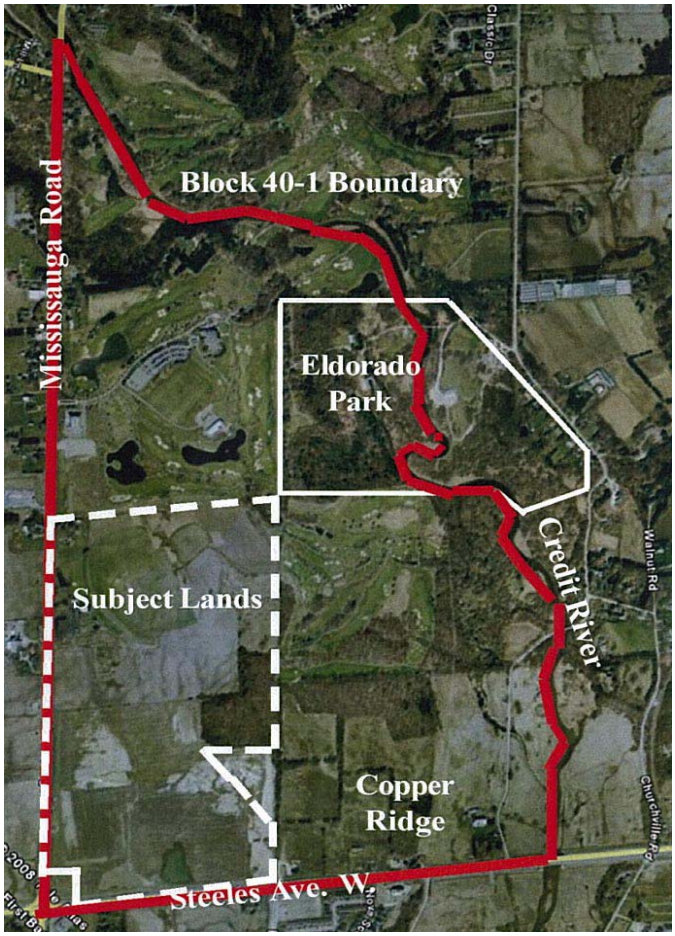


Figure 1.3 - Regional Context Map

Copper Ridge, a relatively new residential subdivision abutts the block to the south east, sharing frontage on Financial Drive. Mississauga Road 'The Mississauga Road Corridor' from Highway 407 and 401 located to the south of Steeles Avenue West, is designated as a prestige gateway streetscape within the City of Brampton intended to enhance Brampton's urban identity and image. The south corner of Steeles Avenue West and Mississauga Road is intended to be developed as a business park. The small parcel at the northeast corner of Mississauga Road and Steeles Avenue West is owned by Imperial Oil and OMB ruling permits development of a service station. To the north and east, the Lionhead Golf Course abuts the parcel. Future redevelopment of the golf course lands is anticipated, but the schedule is unknown.

1.5 Community Structure / Block Plan

The Credit Manor Heights community's plan promotes a well-balanced community, accommodating an appropriate variety of housing types, institutional, retail, commercial and open space that support the economic development opportunities.

A variety of townhouse forms and configurations are used to create transitions between the residential areas of the community and commercial uses. These transitions are intended to eliminate instances of single family houses adjacent to commercial uses, and are a key defining characteristic of the community.

The community block plan envisions mixed use blocks on Mississauga Road as a focal point of the community, a gateway Office Centre north of Steeles Ave. W. and townhouse blocks as appropriate transitions between commercial/mixed use blocks and lower density residential.

The community will have key nodes including the neighbourhood park, school and the main intersection of Financial Drive and Wardsville Drive. The four corners of this intersection will be specifically designed as a community crossroads, a 'node', with special treatments of built form and landscaping to create a sense of place.

The distribution of land uses and pattern of development have been designed to:

- Ensure integration and compatibility of its' component parts by locating higher intensity uses adjacent to arterial roads;
- Eliminate conflict between incompatible uses by creating smooth transitions and buffers between higher and lower intensity development;
- Promote the use of transit and pedestrian movement.

The Credit Manor Heights plan preserves the woodlot feature in a prominent location and locates the school block at the intersection of key community streets. With the eventual redevelopment of the Lionhead golf course, continuous linkages will be provided to the broader open space system including the Credit River Valley and Eldorado Park.

As shown in figures 1.5a & 1.5b, the plan is endowed with numerous pedestrian and cyclist pathways and transit opportunities. The high point at the northwest corner of the woodlot creates long distance overview opportunities across the block to the southwest. Built form, site planning and urban design elements will aid in community identification as well as provide visual reinforcement to the separation of commercial and residential uses.

Extension of the trail system from the Copper Ridge development through the woodlot will provide pathways which link to the Credit River Valley. The plan also provides key street linkages for future development of the Lion Head golf course lands and proposed pedestrian links to the nearby Copper Ridge development.

Figure 1.5a - Community Concept Plan

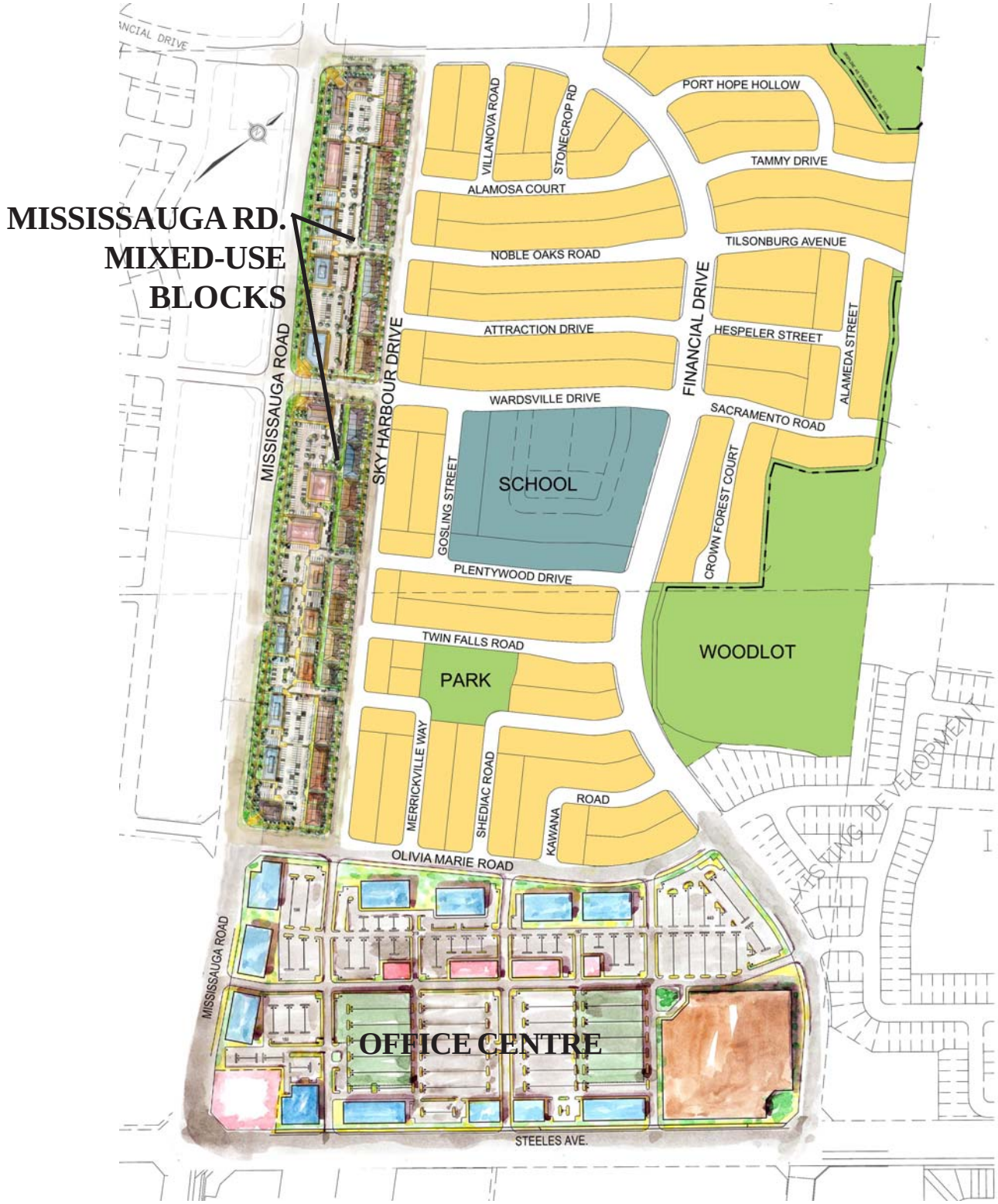
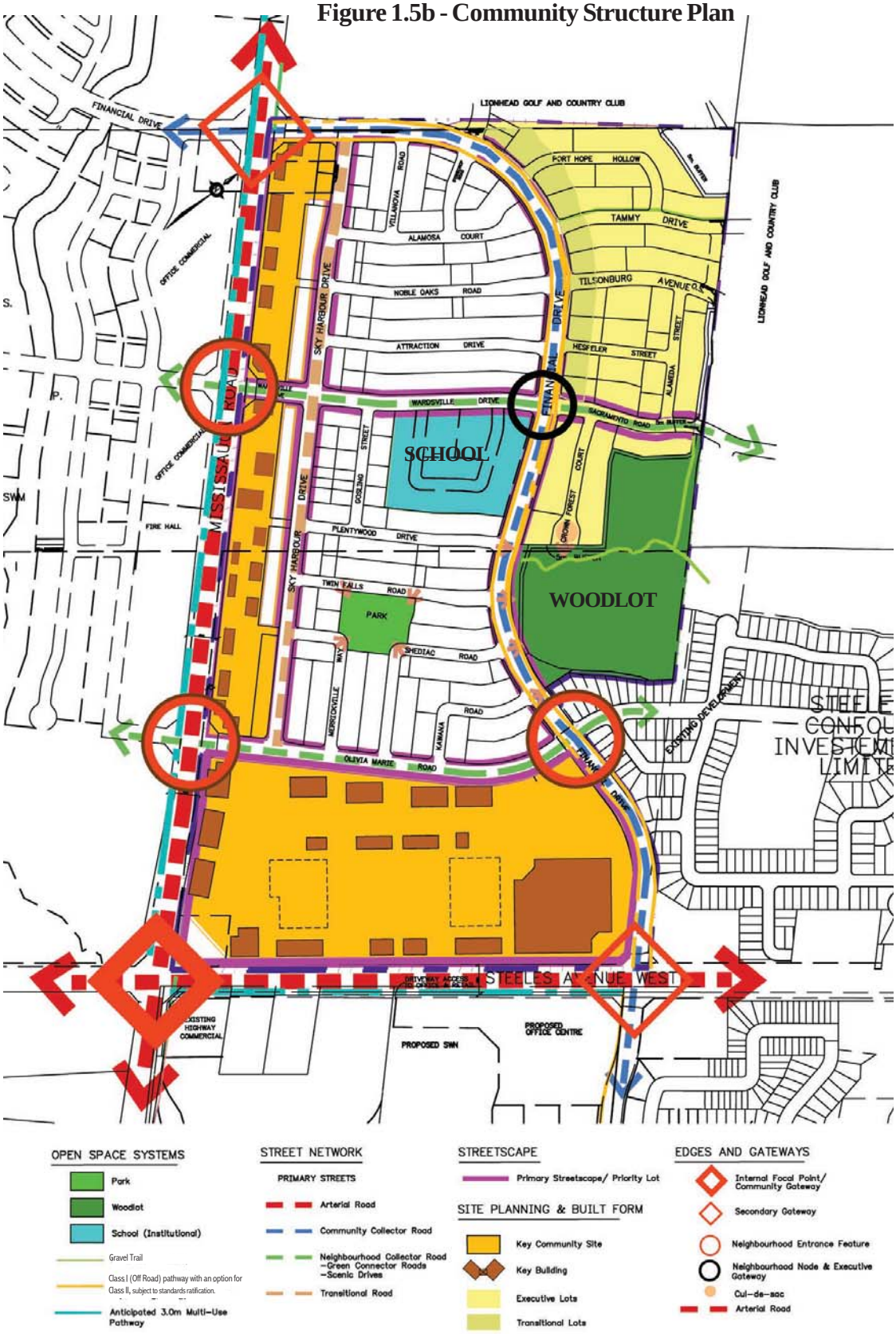


Figure 1.5b - Community Structure Plan



1.6 Community Design Vision

The following goals support the Community Vision:

- A sustainable and healthy community.
- A community that is accessible to a wide variety of users and that is designed to support multi-modal transportation options, including public transit.
- An integrated community structure that links residential, employment, commercial and open space uses in a walkable, pedestrian-scale pattern of streets and blocks.
- A community which buffers residential uses from more intensively used commercial areas.
- A community which responds to City design initiatives and provides a strong foundation for future stages of development.
- A community which incorporates the natural features that exist on the site as key elements of the community and that are integrated into the overall open space system.
- Accessible open spaces in the community through an interconnected system of vista blocks, parks, trail/pathway system and the adjoining road network.
- A dynamic and varied streetscape along Mississauga Road and Financial Drive.
- A diversity of housing opportunities in the community including an executive component taking advantage of the high quality natural features, varied topography and proximity to the Credit River Valley and Eldorado Park.
- A core area of executive housing with appropriate transitions to other areas.

The City of Brampton is a city of parks and gardens. This vision is rooted both in the City's cultural heritage as a Floral City and in the City's natural landscape of predominantly 'green' features. The goals of the Open Space System are to reinforce this vision.

The Block plan has been created to ensure a well-balanced community, including residential, institutional, retail/commercial and open space uses. As well, the plan ensures that higher intensity uses are located adjacent to arterial roads and that transitions are provided between higher intensity and lower intensity uses.

1.7 Special Areas

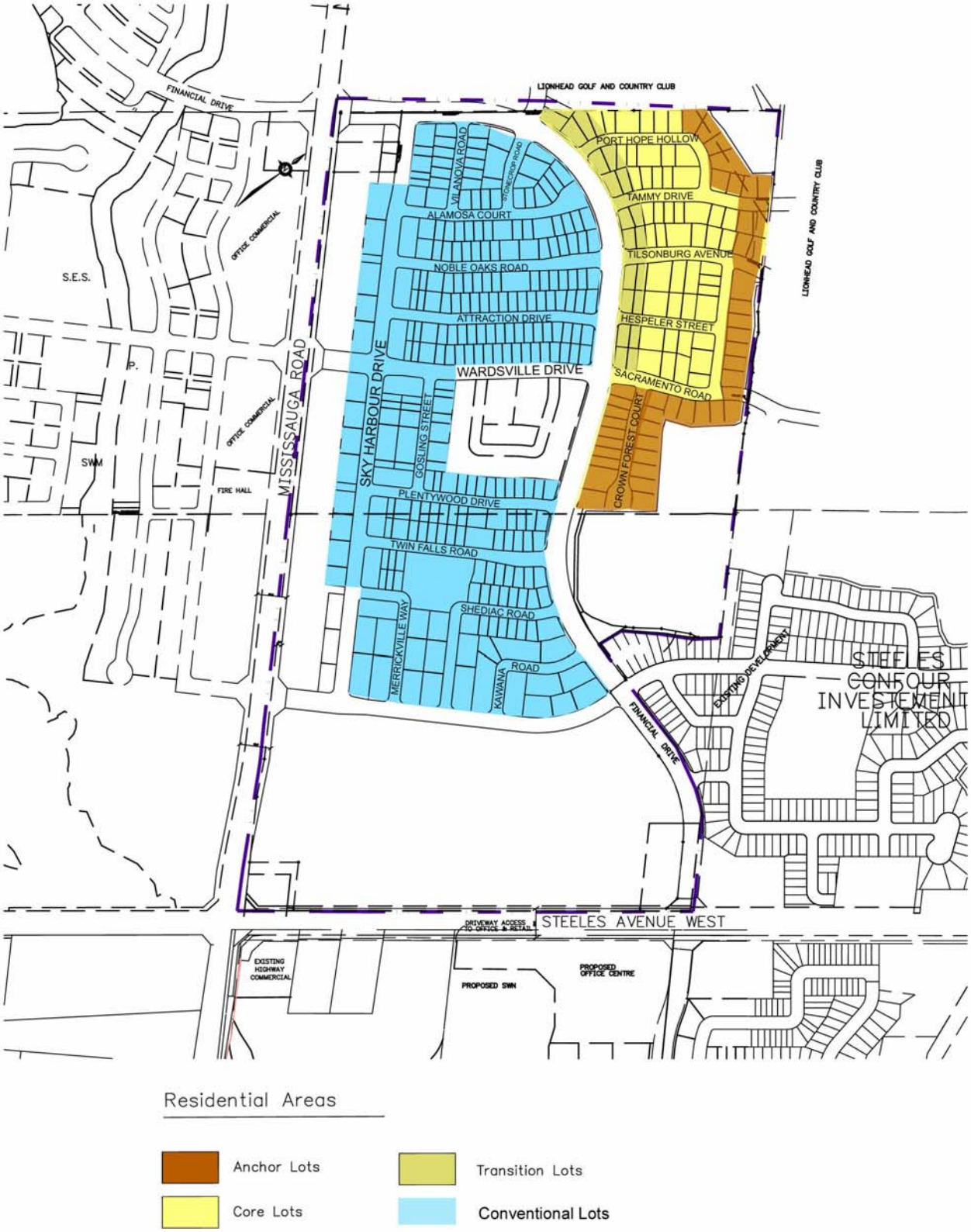
1.7.1 Creating Distinct Neighbourhoods

Neighbourhoods within the community are defined by the overarching pattern of streets and land uses. Distinct neighbourhoods are designed to be the scale of a 5-minute walk.

The community's edges are defined by Steeles Avenue West and Mississauga Road. These arterial roads will be commercial in charachter.

Figure 1.7a - Community Neighbourhoods

Figure 1.7b - Residential Areas



1.8 Special Streetscapes

1.8.1 Arterials (Boundary Roads)

The arterials that form a part of the community's edges are Mississauga Road which forms the western boundary and Steeles Avenue West which frames the southern part of the lands. These boundary roads will be service/commercial in character and corporate office. The design of landscape elements should be an interpretation of that proposed in the residential areas, but re-scaled and designed to be appropriate in the commercial context.

1.8.2 Arterial Road Edges

Steeles Avenue West across the plan area will be dominated by 4-6 storey corporate office buildings. By site plan control, the streetscape edge should be designed to allow convenient pedestrian connection to building main entries where shelter from inclement weather, benches, bike racks and pedestrian scale detailed hard and soft landscape is provided, while maintaining an overall high quality corporate image. Views to at grade parking lots should be editted by grading, hedges, walls or a combination of solutions. Views should continue into the parking areas for security, but edit out the lower 75-100cm of a parked vehicle.

To help create a more urban edge to Steeles Ave. West and Mississauga Rd. edge adjacent to the office centre, corporate office proponents should be encouraged to provide additional sidewalk width, benches, waste containers, pedestrian scale lighting and periodic soft landscape features and street furniture clusters along the entire frontage, especially at transit stops. Refer to Figures 5.7 & 5.8 in the Open Space Guidelines Section. Solutions along Mississauga Road should be in keeping with City of Brampton Mississauga Road streetscape initiatives.

Mississauga Road is a Region of Peel 45m right-of-way intended to move significant traffic volumes. Frontage adjacent to the service commercial uses should be much less urban than the character proposed for Steeles Ave. W. The service/commercial and live/work built form is 2-3 storey with gateway buildings (3 storey massing) at the local street intersections with Mississauga Rd. Customer entries or store fronts will face to the internal street, accordingly most buildings along Mississauga Road will expose a rear wall facade to the west.

Architectural detailing and augmentation will be necessary to minimize the rear/service aspect of these buildings. At corners and where pedestrian access connects to Mississauga Road building glazing should occur on 2 sides, and outdoor uses, such as patios, eating areas, day care play areas be located on the sides of buildings at pedestrian access points, to help animate the Mississauga Road frontage.

The pedestrian access points create opportunity for higher order site design and landscaping, whereas across the back walls, a careful interplay of soft landscaping, signage, special night lighting and architectural features must be used to create a memorable community edge.

1.9 Residential/Commercial Interface

Dual zoned live/work units will form a suitable and compatible transition of commercial to residential land uses. They are intended to face the Commercial 'Main Street' of Blocks 417 and 418 with ground level retail with residential uses above and facing the residential street 'Sky Harbour Drive'. The retail/work component will help animate streetscapes by providing local shops and services, encouraging walking and pedestrian activities for local residents.

Design Guidelines include:

- Locate retail/work component facing the commercial 'Main Street'/parking areas within Block 417 and 418.
- Provide some on-street curb side parking where possible
- Ensure the residential side of live/work units have a 2 to 3 storey residential facade, compatible in massing, roofline, and detail, with the adjacent residential built form.
- Encourage home based businesses, small shops, workshops, galleries, personal and professional services.
- Integrate display windows, at grade glass doors, accent lighting, and business signage into the front face of the building along the commercial street edge.
- Provide a landscaped treatment inclusive of street trees in tree grates where space permits, and decorative planter boxes along the street edge.
- Where space permits, decorative benches can be placed in front of store fronts.
- Provide a minimum of 3m continuous paved area between the work facade and the curb edge.
- Provide pedestrian linkages from residential blocks to retail/work uses.

1.10 Lighting

- Provide pedestrian-scaled lighting along walkways, Open Space areas, and near the playground that are complementary in design to the character of the development
- The style of lighting fixtures and signage shall be complimentary between the subject site and the adjacent uses
- Incorporate accent lighting in retail facades.
- All signage lighting shall be 'goose neck' in type
- Minimize glare onto residential areas and open spaces.

1.11 Signage

- Integrate and coordinate signage opportunities with the primary retail building facade compatible in design, colour, scale and material
- Ensure all signage adheres to by-law regulations with regard to size, type, number, illumination and location.

1.12 Servicing/Loading

Servicing and loading activities including storage, delivery and refuse pickup will operate efficiently with minimum acoustic and visual disturbances.

Live/work units will not have areas dedicated to loading. Pick-ups and deliveries shall be from the front of the 'retail' side with short-term parking provided by the available curb-side parallel parking.

Design Guidelines Include:

- Garbage areas shall be enclosed by decorative fencing and/or masonry wall, with adjacent landscaping, and located away from pedestrian areas.

2.0 Design Guidelines for Community Streetscape

2.1 Community Safety

The design of buildings and other improvements shall have regard for the safety of persons in the Neighbourhood. Accordingly,

- House entrances and windows shall be visible from the street, to create an overall impression that vigilant neighbours are looking out on the street;
- Houses shall have porches, stoops, porticoes or other outdoor usable space in the front, to create an overall impression that neighbours may be out in front of their homes;
- Except for front entrances, buildings shall not have deep recesses in the building perimeter where a person could hide;
- Landscape elements and plant material shall not create obscure areas where a person could hide;
- Privacy fences shall not enclose yard areas which are not visible from house windows;

2.2 Street and Building Relationships

Houses shall be located as close to the street as zoning permits in order to create a strong street edge.

Houses shall address the street by having entrances which are clearly visible from the street, as well as porches, stoops, overhangs or porticoes in the front.

Houses on corner lots shall address both streets. This means that entrances, primary windows, porches, detailing and distinctive roof forms shall be used significantly on both the front and side street ("flankage") elevations.

2.3 Building Types

Single family homes will be one to three storeys in height, and may have attached or detached garages.

2.4 Facade Variety and Model Repetition within the Streetscape

A range of house designs shall be built to create visual diversity in the streetscape. Standard house models shall be designed with alternate elevation treatments to reduce the probability that identical houses will be repeated in the streetscape. Standard house models and their alternate elevations shall differentiate themselves from each other through differences in massing, rooflines, front entry treatments, fenestration, architectural detailing, and building materials. Where certain models are particularly popular in the marketplace, builders shall prepare and offer additional alternate elevations so as to help ensure that similar or identical houses are not repeated.

The Design Control Architect shall review the builders' proposed house sitings for the purpose of ensuring that:

- A minimum of three houses shall separate houses with the same elevations on the same side of the street;
- Houses with the same elevations shall not be located directly across the street from one another;
- Houses with the same elevations do not makeup more than 30% of any streetscape block, excluding corner lots;
- More than one house with the same elevation is not sited at the same intersection.

The Design Control Architect shall have the authority to require builders to change the house design on particular lots in order to maintain the objectives of this section.

2.5 Dwelling Massing and Clusters

Houses should display fairly regular massing and rhythm along the street. There will be no clustering of building masses.

2.6 Driveways

Driveways, which provide access to garages which open towards the side of the lot, shall taper to 3m wide at the curb.

Driveways shall be constructed of asphalt, unit pavers or concrete.

2.7 Streetscape Elements

Streetscape elements include structures in the right of way such as light poles, community mailboxes, acoustic fencing, street trees and other utility related structures. These are discussed in the first part of this document, entitled “open space”.

On-lot improvements shall have regard for and be coordinated with streetscape elements. The Design Control Architect will review house sitings for the purpose of coordinating on-lot improvements with streetscape elements, and shall have the authority to require changes to house designs and/or changes to streetscape elements to avoid undesirable conditions.

Some examples of this coordination are:

- Ensuring that community mailboxes are not located directly in front of house windows;
- Screening electrical transformers with plant material, where feasible;
- Coordinating street trees with on-lot trees, ensuring that they are not too close together and that the species, shape and colour of both are complimentary;
- Ensuring that masonry materials used in corner lot fencing and landscape features compliment those used for the corner lot house;

2.8 Fencing

On-lot privacy fencing shall be provided to the rear yards of corner lots and the rear yards of houses which flank open space. Privacy fencing shall be stained cedar. Pressure treated wood is prohibited for privacy fencing.

Houses which back onto open space shall have black vinyl coated chain link fencing on the rear yard property line to a height of 5’.

Decorative metal fencing as shown on Fig. 2.8a will be provided at stategic locations.

See Fig. 2.8b & 2.8c for Typical Corner Lot Fencing Location Diagrams.

See Fig. 2.8d, 2.8e, 2.8f &2.8g for fence design details.

Figure 2.8a: Typical Decorative Metal Fencing

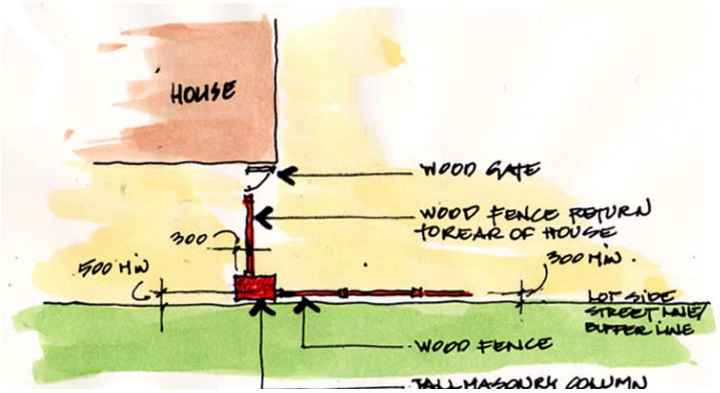
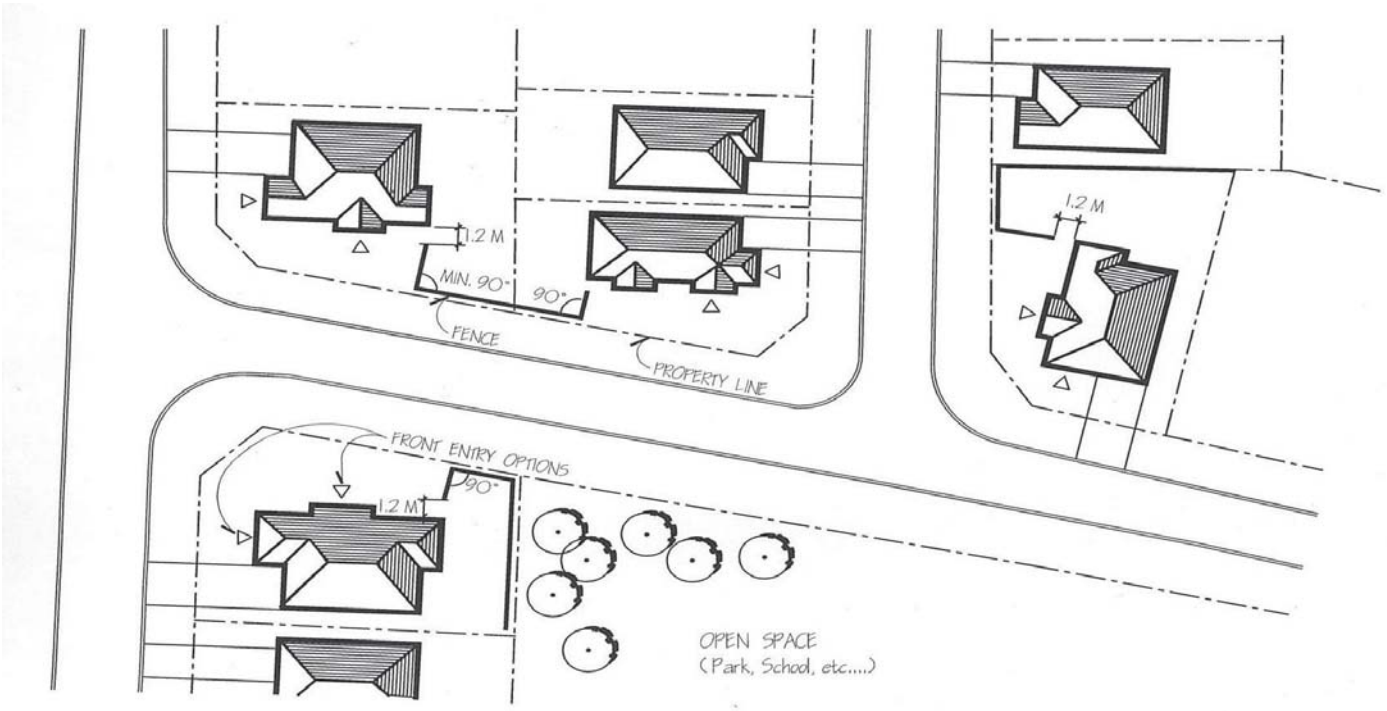


Figure 2.8b: Plan View of Wood Fence in Relation to House



GUIDELINES:

1. Fence is to be set entirely on private property.
2. Fence is to be set back 200mm from exterior lot line, to allow the allow the foundation on the private property.
3. Fence is to terminate 1.2m from the face of building subject to noise attenuation requirements. Optional gate to be installed by homeowner.
4. Fence is to terminate at the rear corner of the house, subject to house design and acoustic requirements.
5. Fence return is to be at right angles to the street line or building face wherever possible. In all cases the interior angle of fence return is to be 90° or greater.

Figure 2.8c: Typical Corner Lot Fencing Locations

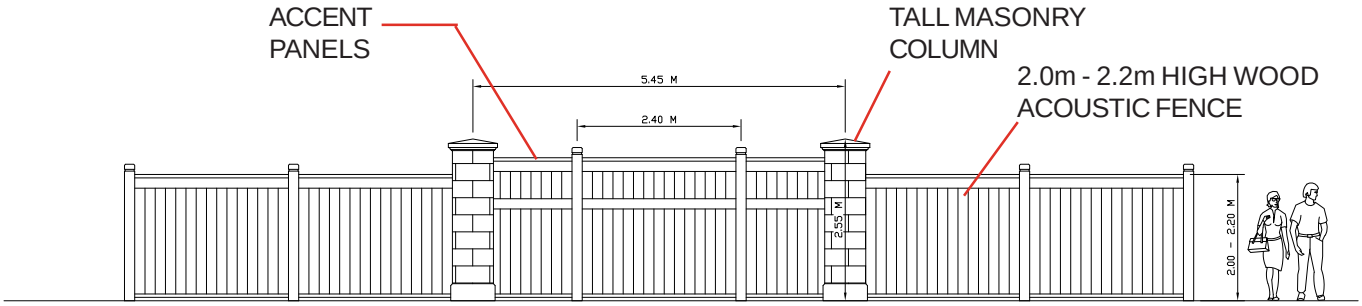


Figure 2.8d: Wood Acoustic Fence with Accent Panel

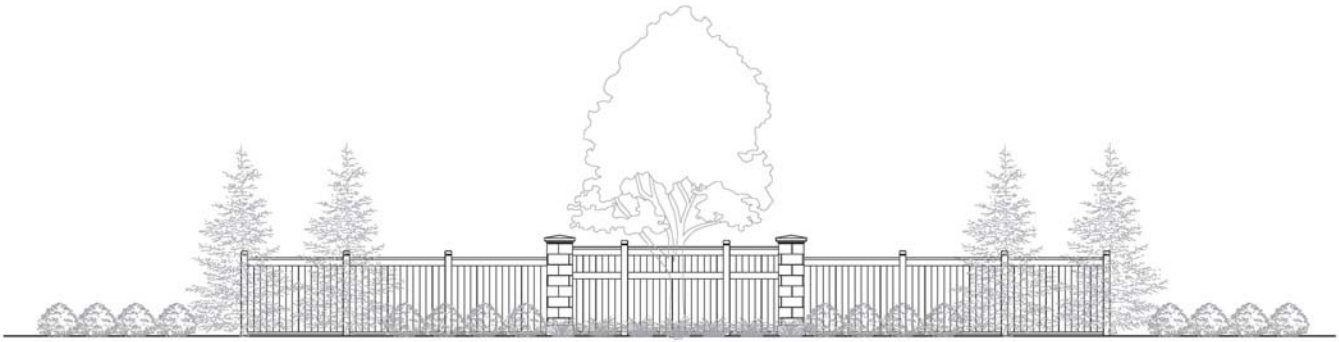


Figure 2.8e: Wood Acoustic Fence with Planting

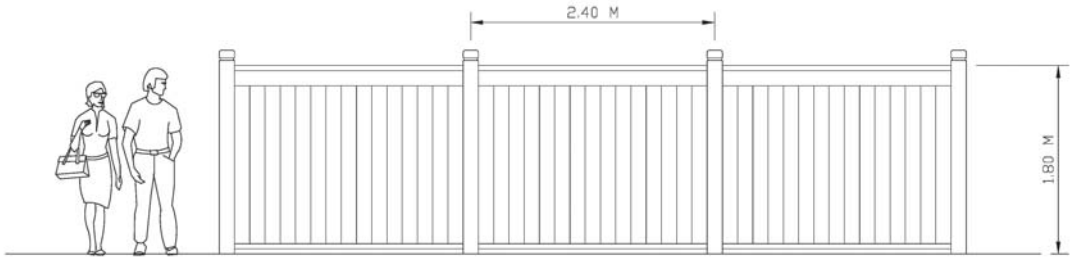


Figure 2.8f: Wood Privacy Fence

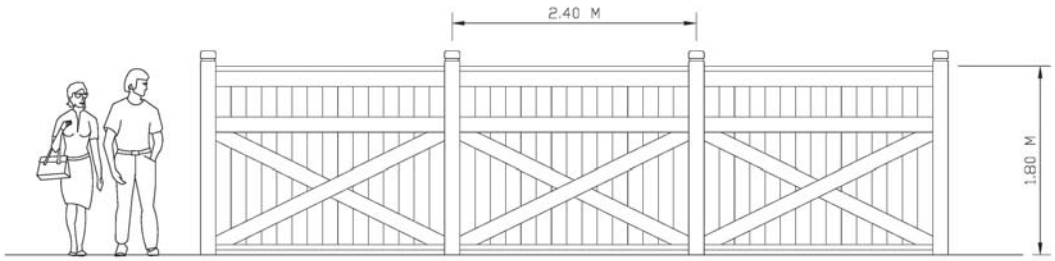


Figure 2.8g: Upgraded Wood Privacy Fence

3.0 Architectural Design Criteria

3.1 Publicly Exposed Elevations

Publicly exposed elevations are those, which are prominently visible from the right of way or other publicly accessible area. Though all front elevations are publicly exposed, this section is intended to address conditions where the side or rear elevations are publicly exposed.

All buildings must be good four sides in terms of quality and consistency of materials, however, elevations or parts of elevations which are publicly exposed shall be designed with regard to the same level of care and quality as the front facades. This includes having regard for good proportions, balance, detailing and fenestration.

These requirements are in addition to the requirements for Priority Lots in Section 5.0.

3.2 Architectural Detailing

Except where used for special emphasis, elements of any given house shall use a consistent language of design, materials and colour. For instance all exterior balusters should match and all window sills should match.

• Transitions between exterior cladding materials should be carefully designed. Preferably, each house will have one main cladding material with few or no transitions. Vertical transitions occurring on a wall plane which are not carefully designed may be rejected by the Design Control Architect. Vertical transitions should occur:

- On an inside corner;
- At a coursed masonry transition detail;
- At a reveal, or at a protruding accent element;

• A continuous frieze board is recommended for all building faces, except where rusticated stone cladding does not provide a flat surface for its proper application. (A frieze board is a trim profile on the wall surface at the soffit.) Notwithstanding the preceding, the Design Control Architect may require the application of friezeboard at any location where design or workmanship creates a poor appearance. The minimum height of frieze boards shall be 200mm;

• Where appropriate to the building style, elements should communicate their structural roles. For instance, overhanging roofs (i.e. porches) may feature columns which indicate the means of support for the roof, and dropped beams to clarify the means of support by columns;

• Frieze board width and window placement shall be coordinated so that a) there is enough space above the window and window header for the frieze board, and b) the application of frieze board does not result in the exposure of a narrow strip of cladding material between the window header and frieze board. There shall be at least 200mm of wall surface between window headers and frieze boards;

• Less robust exterior materials such as EIFS should be limited to areas high above the ground and should be limited to small accent areas;

• The preferred method of creating architectural interest on masonry walls is through masonry detailing rather than through material transitions or applied ornament. Suggested masonry details include:

- a coursing other than running bond for the main cladding treatment,
- non-standard unit sizes,
- reduced mortar bed depth,
- change coursing and/or brick size for areas of emphasis,
- corbelling;
- quoining;
- specially shaped masonry units;
- panels of accent masonry such as herringbone pattern

• Detailing around windows and doors shall be stone, masonry or wood wherever possible;

• Grading should be coordinated with dwelling foundation design and construction to ensure that no more than 250mm of foundation wall is exposed above grade on publicly exposed elevations and 300mm on non-publicly exposed elevations;

• Houses shall have a variety of premium grade exterior light fixtures, stylistically appropriate to each particular house. Light fixtures shall limit light spillage to the sky, surrounding properties and rights of way;

• Houses shall have a variety of mailbox designs and configurations, including:
    - Mailbox on freestanding post away from the house;
    - Mail slot in the front door;
    - Mailbox on the wall beside the front door

• Handrails and balusters shall be made from high calibre materials including aluminium, steel, glass and coated wood. Plastic, vinyl, pressure treated or framing grade wood are not acceptable materials.

3.3 Building Projections

Deep projections and overhangs enhance the upscale look and feel of houses by creating deep shadows and strong profiles.

• Eaves shall project at least 300mm from the face of walls.
• Porches shall be deep enough to provide a 2m x 2.5m clear seating area.
• Main entrances shall be covered by a projecting element.
• Window treatments including sills and headers shall project from the face of the wall by at least 50mm.

3.4 Main Entrances

The main entries must communicate the individual character of the house design, as well as the character of the entire neighbourhood. For all houses in the Neighbourhood, the main entrance:
• Shall be the focal point of the home's façade;
• Shall be prominently visible from the street;
• Shall be covered by any of the following:
    - Porch Roof,
    - Portico,
    - Balcony,
    - Roof projection;

• Shall have an oversized door of premium design; (oversized means at least 150mm larger in one or both dimensions than a standard door);
• Shall incorporate exterior lighting under a roof overhang or on the wall beside the door.

Figure 3.4: Example of Covered Entrance

3.5 Porches / Porticoes

All house models shall have a porch, balcony, portico or overhang at the main entrance. Porches are preferred on all models and are mandatory on corner lots and gateway lots (See Section 3.5).

Porches shall have a clear area of at least 2m x 2.5m for seating. This clear area shall not be part of a circulation path, such as the access to the front door.

Porches shall include waist height privacy screening such as balusters, railing, low wall or landscape planting. This screening shall not be lower than 850mm nor higher than 1100mm from the porch floor.

Porches may be poured concrete or raised wood. Raised wood porches shall have a vented skirt around the crawl space beneath, and may have wood or concrete steps. Concrete porches shall have concrete steps.

Concrete steps shall be poured in place. The Design Control Architect may approve steps which are not poured in place at the builder's request. To be considered for approval, the builder shall make a submittal to the Design Control Architect which demonstrates that the quality of landscape stones, pre-cast concrete or other material has a premium quality and appearance.

Corner lots shall have special corner specific features such as wrap around porches, distinctive roofs, or other built forms.

Figure 3.5a: Acceptible Precast Step Solution

Figure 3.58b: Examples of Porch and Portico

3.6 Wall Cladding

The cladding material of a house represents its' main visual component. In order for houses to each have clear and readable character, cladding design should strive for simplicity and straightforwardness. The use of high quality cladding materials will enhance the upscale character of the community. To ensure that cladding is treated with an appropriate attention to detail:

• All faces of building forms shall use the same cladding material. Additional cladding materials, where used, shall either be for small accent areas or for entire distinct building volumes;

• Masonry cladding for houses adjacent to entry features shall be coordinated with that of the entry feature;

• Cladding material transitions shall occur at inside corners or at a change in wall plane. Cladding material transitions shall not occur on the same plane, except where detailed in accordance with section 3.2;

• The primary cladding material shall be either masonry, wood or cement board;

• Natural stone, and synthetic stone having a natural appearance, are strongly encouraged as a cladding material;

• Clay brick is strongly encouraged as a cladding material,

• The following cladding materials may be used for minor areas, but shall not be the primary cladding material:

- EIFS;
- Metal

• The following cladding materials are not permitted:

- Concrete or calcite brick;
- Vinyl siding;
- Aluminium siding;
- Face coloured brick

3.7 Exterior Colours and Materials

Exterior colours and materials should exhibit qualities which respond to local historic building traditions. As such, there should be a predominance of dark brick, mid-grey stone and dark roofs.

The windows in this Neighbourhood shall have a range of colours so as to be differentiated from the typical white vinyl windows of surrounding neighbourhoods, and to recall the painted wood windows of other upscale communities. The range of colours shall be chosen to compliment overall colour packages, and may include white as one of several available colours.

Rich, bright colours shall be used sparingly, and limited to accents such as the front door, window shutters and porch details.

Light, pastel colours shall be used sparingly, and limited to small areas.

3.8 Windows

• Windows shall be as generous in size as possible, while having regard for good proportions;

• Window surround detailing should be the same on all elevations;

• All windows on a house are to have consistent detailing and colour;

• Façade designs should provide space above windows and below soffits to accommodate any possible trim (a.k.a. "friezeboard") at the window header and trim under the soffit, so that they are not crowded together. Alternately, windows may be positioned so that the wall space above the windows is the exact dimension of the trim width so that one piece of trim fills the entire space.

• Feature windows which include arches or other special shapes should be used sparingly, for special emphasis at the main entrance if at all;

• Muntins should appear to divide windows into smaller glazed panes. False muntins which do not realistically create this impression are prohibited unless they protrude on both sides of the window pane and have the same dimensions as would real muntins;

• Houses should have a variety of muntin configurations other than and in addition to a uniform grid (refer to *Figure 3.3.9a: Muntin Configurations*);

• Window shutters shall be properly sized to window width. This means that shutters should cover the entire window when closed;

• Shutters shall be omitted from windows where the above criterion cannot be met;

• Vinyl clad windows shall have a range of colour options so that they can be well coordinated with the overall colour palette and so that they can approximate the appearance of painted wood windows;

• Horizontal sliding windows are prohibited except for a clerestory basement condition which is not visible from the right of way;

• Black glass is prohibited; windows to non-habitable attic areas shall use clear glass.

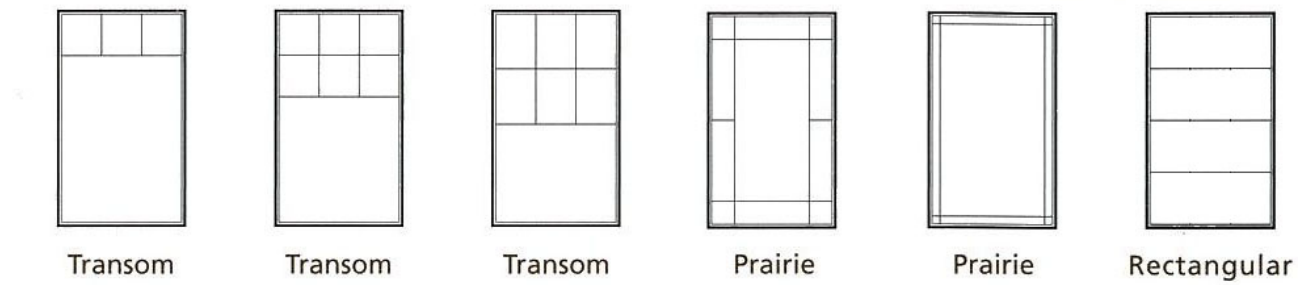


Figure 3.8: Example of Window Muntin Configurations

3.9 Dormers

• Dormers shall only be used to provide fenestration and space to habitable areas;
• Dormer roofs shall be either gable or simple pitch;
• Where multiple dormers are used, they shall have consistent sizes and spacing;
• Dormers shall have the same cladding material on the front and sides;
• Dormer windows shall fill as much of the width of dormers as possible.

Figure 3.9: Example of Acceptible Dormer

3.10 Roofs

High calibre houses are characterized by strong, simple and distinct roof forms. A clearly distinguishable roof form should be a house's principal character statement, and can set the tone for the character of the street and neighbourhood. Accordingly:

• Roofs shall use a minimal number of simple forms. Excessive peaks, valleys, hips and dormers are not acceptable. In order to achieve variety within the streetscape, different houses should have different roof forms;

• Roof slopes shall exceed 6:12 to increase the visual prominence of roof surfaces, (except in small areas of special emphasis, such as flat roofs over bays and pitched roofs over dormers, or over porches);

• Except for the aforementioned small areas of special emphasis, roof slopes shall be consistent within each house design. A variety of different roof slopes is not acceptable;

• Visible roof surfaces shall use premium quality roofing materials, such as slate, concrete tile, clay tile, cedar, standing seam metal and heavy shadow asphalt shingle;

• Roof colours shall compliment the colour palette of the house, and also the prevailing colour palette in the neighbourhood;

• Eavestroughs, downspouts and flashing shall be coordinated as part of the overall design in terms of location and colour;

• Flashing shall be coloured to match the cladding around it;

• All roof and gas vents shall be coloured or painted to match the roof colour;

• Skylights and roof vents should be located so they are not visible from the street;

• Any roof top mechanical equipment shall be screened so as not to be visible from the public realm;

• Roofs over garages shall be designed in such a way that the entire roof form or just the eaves can be lowered in the event that the garage is lowered to respond to grade.

3.11 Foundation Walls

Foundation walls which protrude above the ground shall be parged or clad with materials and colours which compliment the overall appearance of the house.

The parged portion of foundation walls shall not extend more than 250mm above the ground on parts of the house visible from the right of way.

3.12 Adverse Grade Conditions

Adverse grade conditions are conditions where the slope of finished grades is not compatible with standard house models which were designed for flat sites.

The most common outcome of adverse grade conditions is where the slope from one side of a lot to the other causes the garage floor to be farther below the first floor grade than had been anticipated. In such a circumstance, if the roof of the garage is tied to other roof forms, the roof remains where it is while the garage door drops, resulting in a large blank wall area above the garage door.

Another undesirable outcome of adverse grade conditions is that the number of steps up to the front door becomes excessive.
To avoid these adverse outcomes on lots with side-to-side slopes,

- Houses should be sited such that the garage is on the high side of the lot, or, on extreme slopes, the garage should be located on the low side of the lot beneath the ground floor or side split;
- The height of plain wall above garage doors shall not exceed 900mm;
- Roofs over garages may be designed so that they can be lowered along with the garage without affecting other roof areas;
- For grade differentials of up to 450mm the height of garage doors may be increased by an amount up to 450mm;
- For grade differentials greater than 450mm where the roof does not drop, details above garage doors may be introduced to punctuate the wall, such as windows to the garage attic, arches over doors, headers over doors, masonry details or roof overhangs. If there is habitable space above the garage, the floor level of that portion of the second floor shall be lowered along with the garage;
- House models shall be accompanied with alternate designs which would be used in the event that they are sited on lots with potentially adverse grade conditions.

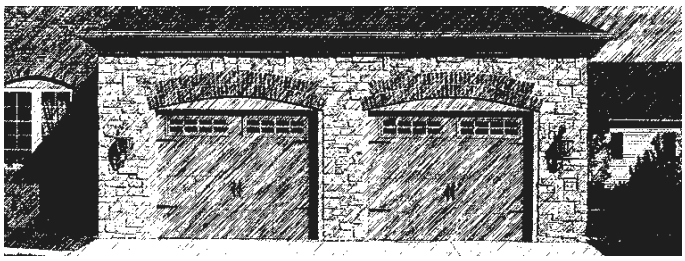


Figure 3.12: Arches are an acceptable method for reducing the dominance of the wall area above garage doors

3.13 Utility and Service Elements

Utility and service elements including air conditioners and utility meters shall not be visible from public rights of way. To achieve this,

- Utility meters shall not be located on the front facades, and shall be as far back from front facades as possible.
- Utility meters shall not be located on the outside elevation of houses on corner lots.
- Air conditioners on corner lots shall be located behind privacy fencing.
- Any utility and service structures which cannot be screened in any other way shall be screened using plant material.

4.0 Design Guidelines for Garages

High calibre houses are not dominated by garages. By emphasizing the features of human amenity and de-emphasizing the features of vehicular amenity, great houses tell a story about being great places to live.

A variety of garage solutions and plans shall be offered to the market. This diversity will aid in creating uniqueness which is a key element in identifying a neighbourhood as an executive development.

4.1 Garages

Attached garages may have the following configurations:

- Front facing, at the front of the house
  - The front face of double width garages shall be set back from the front face of the house by at least 600mm.
  - Glazing shall be introduced to garage side walls which are prominently visible from the right of way.

- Side facing, at the rear of the house
  - To be used on corner lots with vehicular access from flanking street;
  - Doors to triple garages may be on the same plane and without a deep overhang;
  - Glazing shall be introduced to garage side walls which are prominently visible from the right of way.

- Detached garages may have the following configurations:
  - Front facing, in the rear yard;
  - These garages shall have no restrictions as to the width or number of doors.

- Side facing, in the rear yard
  - Same requirements as for side facing attached garage at the rear of the house.

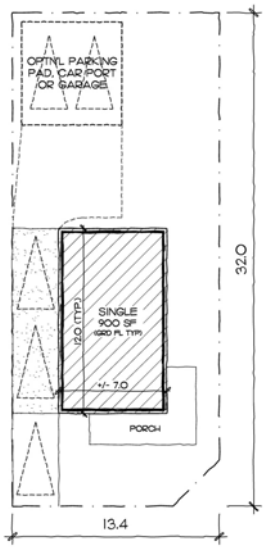


Figure 4.1a:
Example of Rear yard detached garage accessed from front

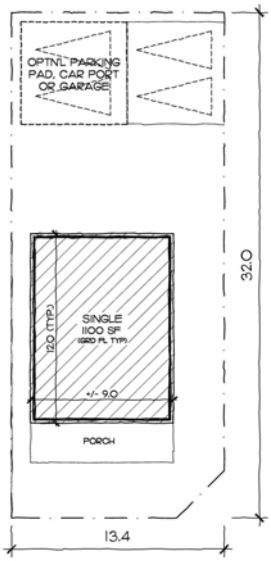


Figure 4.1b:
Example of Rear yard detached garage accessed from flanking street

4.2 Garage Doors

Garage doors shall:

- be limited to single car width for garages prominently visible from the right of way;
- be of premium grade;
- include fenestration;
- have a variety of styles.

4.3 Criteria for Dropped Garage Conditions

See Section 3.12 Adverse Grade Conditions.

5.0 Design Criteria for Specialty Office and Service Commercial (Blocks 417 and 418)

5.1 Vision

This area comprises the Western edge of the community along the East side of Mississauga Road. This area is to be a special commercial corridor, which stands as a prestigious gateway for the community.

The broad objectives of this area are to:

- Create a prestige gateway streetscape along Mississauga Road;
- Benefit from a unique mix of uses including live/work, retail, office and residential;
- Act as a transition between the arterial road and quiet residential streets.

5.2 Site Planning

5.2.1 General

- All commercial buildings shall have entrances which face the internal 'Main Street' and should positively address Mississauga Road;
- Vehicular circulation will be primarily in a North-South Direction.
- Pedestrian Circulation will be facilitated in an East-West direction through the provision of pathways and crosswalks.
- Buffering between commercial uses and residential neighbours shall be provided. Site planning shall leave adequate space between these uses which may include plant material, fencing, berming, grade changes or other elements to achieve a suitable separation between these uses.
- Drive-throughs are prohbited.
- The majority of parking areas shall not be located along the Mississauga Road Street frontage.
- Site Planning shall make adequate allowance for snow storage.

Figure 5.1: Mixed Use Concept Plan
Blocks 417 and 418

5.2.2 Commercial Buildings

Commercial buildings, including both office and retail uses, shall be sited in such a way as to create a strong street edge on Mississauga Road. Accordingly,

- Commercial buildings shall be sited to support a traditional commercial street-front, located with little or no setback to the Mississauga Road property line;
- At least 50% of the Mississauga Road frontage shall be comprised of buildings along the Western edge of the blocks;
- At the intersections of streets and on-site driveways, buildings shall be sited as close as possible to the intersection; Buildings shall be designed to respond to the corner condition by exhibiting a high degree of visual appeal on all exposed frontages and by having corner specific details such as corner entrances or corner glazing;
- Through-lobbies are encourages as a means to allow entrances on both the parking side and the street side.

5.2.3 Live/ Work Buildings

Live/work buildings can be either "single front", in which the front of the building acts as the entrance for both residential and commercial uses, or "double front", in which one side is dedicated as a commercial façade while the opposite side is dedicated as a residential façade.

- Double front buildings shall have garage access on the residential side of the building. Single front buildings may not have private garages;
- Facades of "single front" buildings and the commercial facades of "double front" buildings shall include storefront glazing on the ground floor;
- Said facades shall include space above the storefront glazing for illuminated commercial signage.

Figure 5.2: Examples of Commercial Buildings

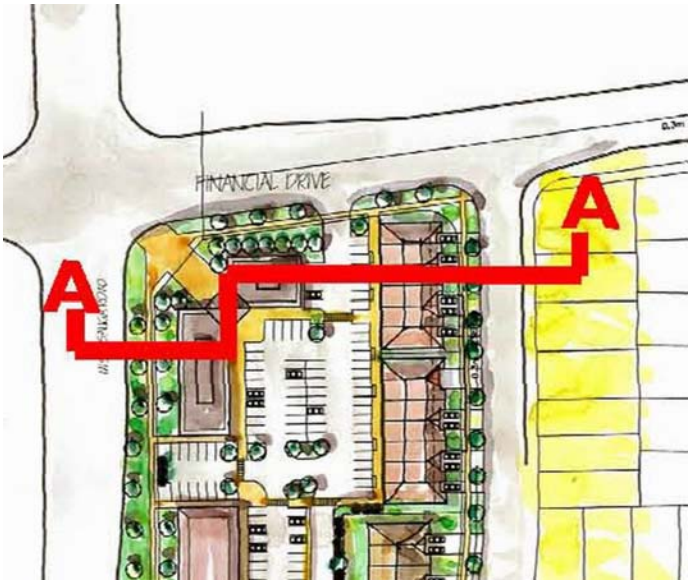


Figure 5.1.3 - Cross-Section of Commercial and Live/Work Interface.

RESIDENTIAL SIDE

RETAIL/COMMERCIAL SIDE

5.3 Building Massing and Roof Lines

5.3.1 General

- Buildings along major streets shall be two or more stories in height;
- Buildings at major intersections to Mississauga Road shall be at least 3 stories in height;
- Commercial building scale and size should not appear to dominate adjacent residential areas;
- Long, continuous roofscapes should be divided and varied to provide visual interest and variety;
- Rooflines and parapets shall be designed to screen all roof-top mechanical units from public and private view.

5.4 Building Elevations

5.4.1 General

- Building elevations shall provide visual interest through their design, articulation and fenestration. Large unarticulated wall surfaces are not acceptable;
- Elevations should use changes in plane to break up long, continuous stretches. Changes in plane should have offsets of at least 300mm;
- Preferred main cladding materials are clay brick, architectural block, storefront glazing and metal panel;
- Accent cladding materials including wood and metal are encouraged to add detail and richness;
- Elevations should avoid or minimize the use of EIFS;
- Cladding shall have a consistent appearance on all elevations; all sides of a building should look like they are part of the same building;
- Elevations should be friendly to pedestrians by having human scaled articulation, detailing and fenestration;
- Elevations should use awnings and other overhangs to create sheltered pedestrian routes and to add depth to the appearance of facades;
- Elevations shall not be designed to appear as front facades when they are not. False entrances, false storefronts and other obscured glass treatment is prohibited. This requirement is not intended to diminish the quality of visible elevations, but only to avoid misleading architectural signals.

5.5 Building Entrances

5.5.1 General

- All buildings shall have entrances which face the street;
- Entrances which are to be used by the public shall be recessed by at least 1m;
- Buildings which have access from parking areas at the rear or side may have entrances which do not face the street, providing that they also have at least one functional entrance which faces the street;
- All entrances used by the public shall be covered; canopies, awnings and other overhangs in addition to recessed entrances are encouraged;
- Entrances shall be architecturally pronounced;
- All entrances used by the public shall be accessible to persons with a wide range of disabilities;
- Entrances which are used by large numbers of people and/or which have significant peak usage times shall have exterior covered gathering / waiting space.

5.6 Pedestrian Circulation

5.6.1 General

- Pedestrian walkways shall be designed to ensure a safe, comfortable and attractive environment for walking;
- Walkways shall accommodate the passage of persons with a wide range of disabilities;
- Walkways shall be designed in concert with parking areas and drive aisles to encourage pedestrians to cross vehicular areas via the safest possible routes. Walkway layout should reduce the number of points at which pedestrians are encouraged to cross vehicular areas;
- Parking lot islands shall include walkways which contribute to safe routes across vehicular areas;
- Walkways shall not be paved with asphalt;
- On-site pedestrian walkways shall have direct and easy connections to the streets and sidewalks of adjacent neighbourhoods wherever possible;
- Major pedestrian access points and routes shall be clearly visible and clearly identified using both ground oriented and upright hard and soft elements;
- Walkways shall be designed to accommodate peak volumes of pedestrian traffic so that pedestrians will not be encouraged to walk on drive aisles or landscaping;
- Walkways shall be laid out in such a way as to minimize the incidence of short-cutting across drive aisles and landscaped areas. To achieve this, walkways should connect pedestrian nodes directly via straight paths;
- Pedestrian walkways should facilitate access to present and future transit stops;
- Pedestrian areas should be designed to facilitate meeting and gathering by incorporating street furniture, seating areas, displays, trash receptacles, public art and landscaping;
- Entrances which are to be used by the public shall not take their access from steps or other condition which would create a barrier for handicapped persons;
- Commericial and dual use building fronts shall have hard surface paving along their frontages, up to 3m from the building. Planting areas should be located farther than 3m from the commercial building fronts.

5.7 Vehicular Access, Parking and Servicing

5.7.1 General

- Vehicular access points shall be aligned with adjacent streets wherever possible;
- Vehicular and service access to commercial sites shall be from major streets wherever possible;
- Vehicular access points and routes shall be clearly identified using both ground oriented and upright hard and soft elements;
- Large parking areas shall be broken up with landscaped parking islands;
- Parking islands shall be curbed, landscaped and located at the ends of all rows of parking stalls;
- Parking islands shall include walkways where required to support a system of pedestrian routes;
- Parking areas shall be screened from direct view of surrounding areas, in a manner consistent with the need to maintain transparency for defensible space;
- Shortcutting through commercial sites shall be eliminated or discouraged through effective site planning;
- All parking areas shall be paved;
- Loading and outdoor storage areas shall be located away from prominent view;
- Loading and outdoor storage areas shall be screened from view from surrounding areas using landscape, screen walls and buildings;
- Garbage storage areas shall be either integrated into the design of buildings, or screened by a four sided enclosure. Garbage enclosures, where used, shall be constructed of masonry which compliments the cladding materials of nearby buildings;
- Utility structures shall be integrated into the design of commercial buildings wherever possible. Where not possible, these structures shall be screened from view from surrounding areas by landscaping, screen walls and buildings;
- Garbage and loading areas shall be located a sufficient distance from residential lots to avoid creating a nuisance. Planting and fencing shall be used to create a buffer between residential lots and service areas;
- Bicycle storage racks shall be provided near to building entrances.

5.7.2 Commercial

- Parking areas shall be designed as pockets adjacent to the buildings they serve, rather than as a continuous parking lot.

5.7.3 Live / Work

- Live/ Work uses need not have dedicated loading facilities;
- "Single Front" buildings shall not have vehicular access (ie. Garage door) on the front façade. Parking for these buildings may be provided in a common area;
- "Double Front" buildings shall have vehicular access to garages on the residential frontage, not the commercial frontage;
- Garbage storage areas shall be provided for the live/ work uses on the block 417 / 418 site. The requirements for these facilities are the same as for commercial uses. Garbage storage areas may be shared with commercial uses or dedicated for live/ work uses only;
- Signs in parking areas which designate stalls for the exclusive use of live/ work residents and customers shall be as unobtrusive as possible.

5.8 Lighting

5.8.1 General

- Exterior lighting shall be unobtrusive to residential neighbours;
- Lighting for outdoor areas shall be designed and located to provide defensible outdoor space for users at night, and to facilitate crime prevention;
- Lighting for outdoor areas shall be designed and located so as to minimize light spillage onto adjacent properties and the sky.

5.8.2 Live/ Work

- "Double Front" buildings may not have exterior lighting which is commercial in nature or which invites public access on the residential side of the building.

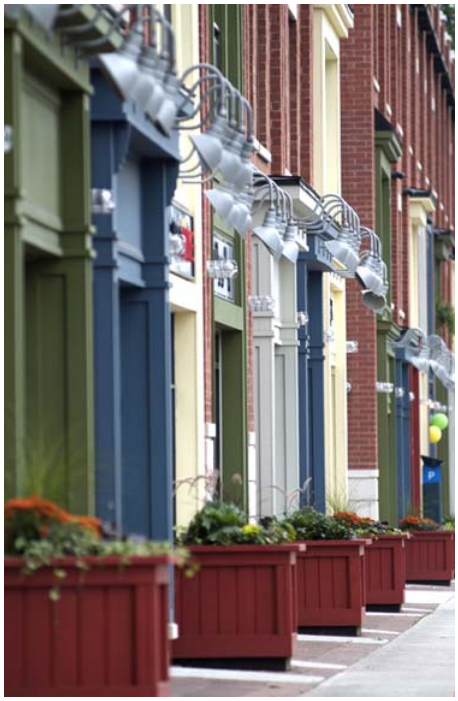
5.9 Signage

5.9.1 General

- Grade related signage should be integrated into the site plan, landscaping and contribute to the overall way finding strategy of the site;
- Grade related commercial signage should be used at key vehicular access points;
- Pylon signs are prohibited;
- Signage should contribute to the design vision for the building, site, and overall community;
- Signage design shall strive to be unobtrusive to residential neighbours.
- Cut-out signage is preferred.

5.9.2 Live/ Work

- Illuminated commercial signage may be provided above the storefront glazing of "Single Front" units and on the commercial side of "Double Front" units;
- No commercial signage may be located on the residential side of "Double Front" units.



Decorative lighting may be used to accentuate retail-oriented building facades facing the commercial/office areas.

5.10 Landscaping

5.10.1 General

- Landscaping should identify, accent, compliment and unify key areas including buildings, entrances, pedestrian and vehicular site access points, circulation systems, signage, parking areas and the street;
- Permanent site furnishings including tree grates, guards, lighting, bollards, benches, bus shelters, waste receptacles, lighting and street signage shall be consistently designed / specified to contribute to a consistent community look and feel;
- Plant material shall be perennial with seasonal colour variation and winter interest;
- Screening of service, utility and storage areas, as well as buffering shall use evergreen plant material;
- Hard and soft landscaping shall contribute to defensible space by allowing clear sight lines and eliminating places to hide;
- All site areas not specifically landscaped nor paved for pedestrian or vehicular use shall be sodded;
- Landscaping shall contribute to pedestrian supportive environments;
- Noise attenuating fencing shall be provided between commercial and residential uses;
- Landscape buffers which include both fencing and planting shall be provided between commercial and residential uses;
- Where incompatible land uses cannot be separated by other means, landscaping should be used to create buffers between these uses;
- Shade trees shall be provided on parking islands, along street edges and at other locations wherever feasible.

5.10.2 Commercial

- Sites along collector roads should have landscaping along the street, unless buildings along the street provide a significant degree of interest;
- Landscaping design should be formal rather than free-form or informal. Avoid a naturalized or overgrown appearance. Raised planters are encouraged;
- Landscaping elements should not create a separation, boundary or buffer between commercial uses and streets.
- Landscaping elements should not obscure the commercial fronts or entrances of buildings;
- Street furniture or other hardscape which provides seating is strongly encouraged near commercial entrances.

Figure 5.10 - Cross-Section of Office and Residential Interface With an Image of a Masonry Privacy Fence with Masonry Columns

6.0 Design Criteria for Office Centre Block

6.1 Vision

This area comprises the Southern edge of the community at the corner of Steeles and Mississauga Road. It is to be a major commercial hub, anchored by a convention centre.

The broad objectives of this area are to:

- Become a major feature of community identity;
- Act as a regional as well as a local draw;
- Accommodate both pedestrians and automobiles well;
- Benefit from the mixing of office and commercial uses with the draw of the convention centre;
- Support strong street edges and landmark structures on Steeles and Mississauga Road.

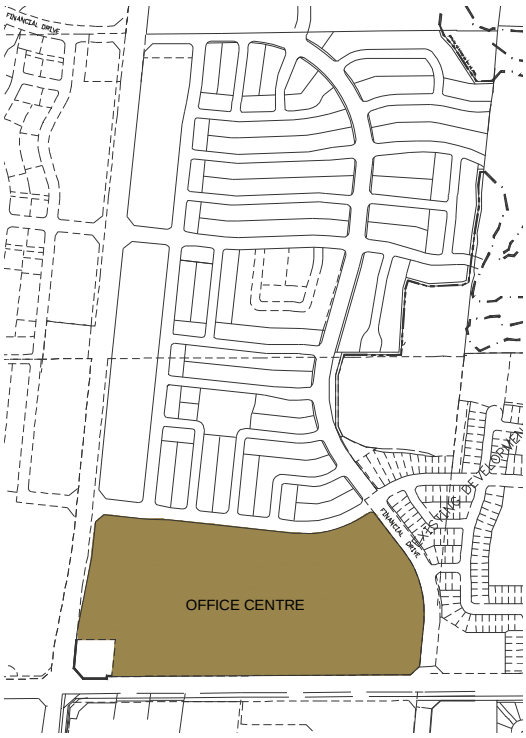


Figure 6.1a - Office Centre Key Plan

6.2 Site Planning

6.2.1 General

- The block will have a grid of internal streets as its main organizing feature. These streets will align with streets in adjacent areas and also provide access from arterial roads surrounding the site.

6.2.2 Convention Centre

- The Convention Centre shall be located at the corner of Steeles and Financial Drive, with entrances on both the exterior (ie. Street side) and interior (ie. Parking side) of the block.
- The building shall be prominently visible from the approach along Financial Drive and along Steeles.

6.2.3 Office Uses

- Office uses shall be located at the block perimeter, along Steeles, Mississauga Road and Olivia Marie Road;
- Office buildings shall be sited to create a strong street edge along perimeter streets with little or no setback to the property line;
- At the intersections of streets and on-site driveways, buildings shall be sited as close as possible to the intersection. Buildings shall be designed to respond to the corner condition by exhibiting a high degree of visual appeal on all exposed frontages and by having corner specific details such as corner entrances or corner glazing;
- Through-lobbies are encouraged as a means to allow entrances on both the parking side and the street side;
- To protect the privacy of residents to the North, buildings along Olivia Marie Road shall not be sited directly across the street from the rear yards of houses. They should be sited across the street from the front yards of houses, and from the house structures themselves;
- Building and site improvements shall have regard for the residential neighbours to the North, and shall create an appropriate transition between commercial and residential uses.

Figure 6.1b - Demonstration Plan Illustrating a Conceptual Layout of the Office Centre Block. (Plan shown below is meant to highlight key design principles only. Details subject to site planning stage.)

Pedestrian Friendly Office Edge Along Olivia Marie Road

Landscaped Islands within Large Parking Areas.

Landscaped feature with seating area

OFFICE BUILDINGS (SHOWN IN BLUE)

COMMERCIAL BUILDINGS (SHOWN IN PINK)

Commercial Retail Buildings with Articulated Architectural Elements.

Potential Restaurant Pad Buildings internal to site

6.2.4 Retail Uses

- Retail uses shall be located in the block interior, and shall be oriented towards a major arterial road.
- Buildings shall be sited to create a strong street edge and distinctive intersections along the block's internal streets.
- Pedestrian Circulation will be facilitated along the site's internal streets through the provision of pathways and crosswalks.
- Where outdoor dining areas are provided, they should be located along internal streets.

6.3 Building Massing

6.3.1 General

- Buildings along major streets will have a minimum building height of 9.5m;
- Buildings at major intersections shall be at least 15m in height;
- Long, continuous roofscapes should be divided and varied to provide visual interest and variety;
- Rooflines and parapets shall be designed to screen all roof-top mechanical units from public and private view.

6.3.2 Convention Centre

- The roof line of this large building should be visually broken down into smaller scale elements through methods such as the following:

1. Multiple roof areas with differing heights;
2. Variation in the height of the parapet;
3. Changes in the plane of the exterior walls.

- The mass of this large building should be visually broken down into smaller scale elements through methods such as the following:

1. Designing the building to appear as a collection of smaller pieces;
2. Changes in the cladding material;
3. Changes in the plane of the exterior walls;
4. Parts of the building which have different heights.

- The building should have at least one signature feature, which is unique and creates a strong identity. This feature should be visible from a distance along major streets. Examples include:

1. Unique roof form;
2. Tower or spire;
3. Unique cladding material, colour or detail;
4. Visible activity, such as curtain wall glazing which reveals interior gathering spaces;
5. Unique building form, such as curves, angles or courtyard.

- The roof should have generous overhangs which provide both cover for pedestrians near entrances and cast shadows onto the facades.

6.3.3 Office Uses

- In consideration of the privacy of residential neighbours to the North, buildings along Olivia Marie Road should step back from the road at stories 3 and above;
- Flat roofs are preferred.

6.3.4 Retail Uses

- Due to the prominent location of the gas station at the corner of Steeles and Mississauga Road, the main roof structure of the filling bay shall be designed as a landmark structure. Architects shall use the shape and slope of the roof structure as well as the means of support to create a unique sculptural element.

6.4 Building Elevations

6.4.1 General

- All buildings in this block will be viewed prominently from all directions. Accordingly all elevations must be designed to be prominently visible, and express a building's identity consistently;
- Cladding shall have a consistent appearance on all elevations. All sides of a building should look like they are part of the same building;
- Building elevations shall provide visual interest through their design, articulation and fenestration. Large unarticulated wall surfaces are not acceptable;
- Elevations should use changes in plane to break up long, continuous stretches. Changes in plane should have offsets of at least 300mm;
- Preferred main cladding materials are clay brick, architectural block, storefront glazing and metal;
- Accent cladding materials including wood, concrete and metal are encouraged to add detail and richness;
- Elevations should avoid or minimize the use of EIFS;
- Elevations should be friendly to pedestrians by having human scaled articulation, detailing and fenestration;
- Elevations should use awnings and other overhangs to create sheltered pedestrian routes and to add depth to the appearance of facades;
- Elevations shall not be designed to appear as front facades when they are not; false entrances, false storefronts and other obscured glass treatment is prohibited. This requirement is not intended to diminish the quality of visible elevations, but only to avoid misleading architectural signals.

6.4.2 Convention Centre

- As a landmark building, the convention centre should strive for a progressive design aesthetic;
- Elevations should use recesses, protrusions, transparencies, screens and textures to play with light and shadow and to create depth;
- All sides of the building should be designed to be prominently visible.

6.5 Building Entrances

6.5.1 General

- All buildings shall have entrances which face either a public street or an internal street;
- Buildings which have access from parking areas at the rear or side may have entrances which do not face the street, providing that they also have at least one functional entrance which faces the street;
- Entrances which are to be used by the public shall be recessed by at least 1m;
- All entrances used by the public shall be covered; canopies, awnings and other overhangs in addition to recessed entrances are encouraged;
- Entrances shall be architecturally pronounced;
- All entrances used by the public shall be accessible to persons with a wide range of disabilities;
- Entrances which are used by large numbers of people and/or which have significant peak usage times shall have exterior covered gathering / waiting space.

6.5.2 Convention Centre

- The requirements for covered entrances are greater for the convention centre than for other buildings in the block. Exterior projections at or near the entrances shall provide at least 50 m2 of usable exterior covered space with a minimum dimension of 4m;
- Main building entrances shall have exterior usable paved areas of at least 250m2 with a minimum dimension of 10m.

6.5.3 Office

- Office buildings shall have entrances from both the street side and the parking side. Through lobbies are encourages as a means to achieve this.

6.5.4 Retail

- Retail buildings at the interior of the site shall have entrances which face onto an internal street.

6.6 Pedestrian Circulation

6.6.1 General

- Pedestrian walkways shall be designed to ensure a safe, comfortable and attractive environment for walking;
- Walkways shall accommodate the passage of persons with a wide range of disabilities;
- Walkways shall be designed in concert with parking areas and drive aisles to encourage pedestrians to cross vehicular areas via the safest possible routes. Walkway layout should reduce the number of points at which pedestrians are encouraged to cross vehicular areas;
- Parking lot islands shall include walkways which contribute to safe routes across vehicular areas;
- Walkways shall not be paved with asphalt;
- On-site pedestrian walkways shall have direct and easy connections to the streets and sidewalks of adjacent areas;
- Major pedestrian access points and routes shall be clearly visible and clearly identified using both ground oriented and upright hard and soft elements;
- Walkways shall be designed to accommodate peak volumes of pedestrian traffic so that pedestrians will not be encouraged to walk on drive aisles or landscaping;
- Walkways shall be laid out in such a way as to minimize the incidence of short-cutting across drive aisles and landscaped areas. To achieve this, walkways should connect pedestrian nodes directly via straight paths;
- Pedestrian walkways should facilitate access to present and future transit stops;
- Pedestrian areas should be designed to facilitate meeting and gathering by incorporating street furniture, seating areas, displays, trash receptacles, public art and landscaping;
- Building entrances which are to be used by the public shall not take their access from steps or other condition which would create a barrier for handicapped persons.

6.6.2 Convention Centre

- Pedestrian gathering spaces at building entrances shall be provided in accordance with the section on Building Entrances. These gathering spaces shall be open and unencumbered by non-usable portions such as large planting beds.

6.7 Vehicular Access, Parking and Servicing

6.7.1 General

- Vehicular access points shall be aligned with adjacent streets wherever possible;
- Vehicular and service access to commercial sites shall be from major streets wherever possible;
- Vehicular access points and routes shall be clearly identified using both ground oriented and upright hard and soft elements;
- Large parking areas shall be broken up with landscaped parking islands;
- Parking islands shall be curbed, landscaped and located at the ends of all rows of parking stalls;
- Parking islands shall include walkways where required to support a system of pedestrian routes;
- Parking areas shall be screened from direct view of surrounding areas, in a manner consistent with the need to maintain transparency for defensible space;
- Shortcutting through commercial sites shall be eliminated or discouraged through effective site planning;
- All parking areas shall be paved;
- Loading and outdoor storage areas shall be located away from prominent view;
- Loading and outdoor storage areas shall be screened from view from surrounding areas using landscape, screen walls and buildings;
- Garbage storage areas shall be either integrated into the design of buildings, or screened by a four sided enclosure. Garbage enclosures, where used, shall be constructed of masonry which compliments the cladding materials of nearby buildings;
- Utility structures shall be integrated into the design of buildings wherever possible. Where not possible, these structures shall be screened from view from surrounding areas by landscaping, screen walls and buildings;
- Garbage and loading areas shall be located a sufficient distance from residential lots, outdoor amenity areas and major pedestrian routes to avoid creating a nuisance. Planting and fencing may be used to screen these uses;
- Bicycle storage racks shall be provided near to building entrances.

6.8 Lighting

6.8.1 General

- Exterior lighting shall be unobtrusive to residential neighbours;
- Lighting for outdoor areas shall be designed and located to provide defensible outdoor space for users at night, and to facilitate crime prevention;
- Lighting for outdoor areas shall be designed and located so as to minimize light spillage onto adjacent properties and the sky.

6.8.2 Convention Centre

- Exterior building lighting of the conference centre shall have regard for and support the landmark character of the building.

6.9 Signage

6.9.1 General

- Grade related signage should be integrated into the site plan, landscaping and contribute to the overall way finding strategy of the site;
- Grade related commercial signage should be used at key vehicular access points;
- Signage should contribute to the design vision for the building, site, and overall community;
- Signage design shall strive to be unobtrusive to residential neighbours.

6.10 Landscaping

6.10.1 General

- Landscaping should identify, accent, compliment and unify key areas including buildings, entrances, pedestrian and vehicular site access points, circulation systems, signage, parking areas and the street;
- Permanent site furnishings including tree grates, guards, lighting, bollards, benches, bus shelters, waste receptacles, lighting and street signage shall be consistently designed / specified to contribute to a consistent community look and feel.
- Plant material shall be perennial with seasonal colour variation and winter interest;
- Screening of service, utility and storage areas, as well as buffering shall use evergreen plant material;
- Hard and soft landscaping shall contribute to defensible space by allowing clear sight lines and eliminating places to hide;
- All site areas not specifically landscaped nor paved for pedestrian or vehicular use shall be sodded;
- Landscaping shall contribute to pedestrian supportive environments;
- Shade trees shall be provided on parking islands, along street edges and at other locations wherever feasible.

6.10.2 Office and Retail

- Sites along collector roads should have landscaping along the street, unless buildings along the street provide a significant degree of interest;
- Landscaping design should be formal rather than informal. Avoid a naturalized or overgrown appearance. Raised planters are encouraged;
- Landscaping elements should not create a separation, boundary or buffer between commercial uses and streets;
- Landscaping elements should not obscure the commercial fronts or entrances of buildings;
- Street furniture or other hardscape which provides seating is strongly encouraged near commercial entrances.

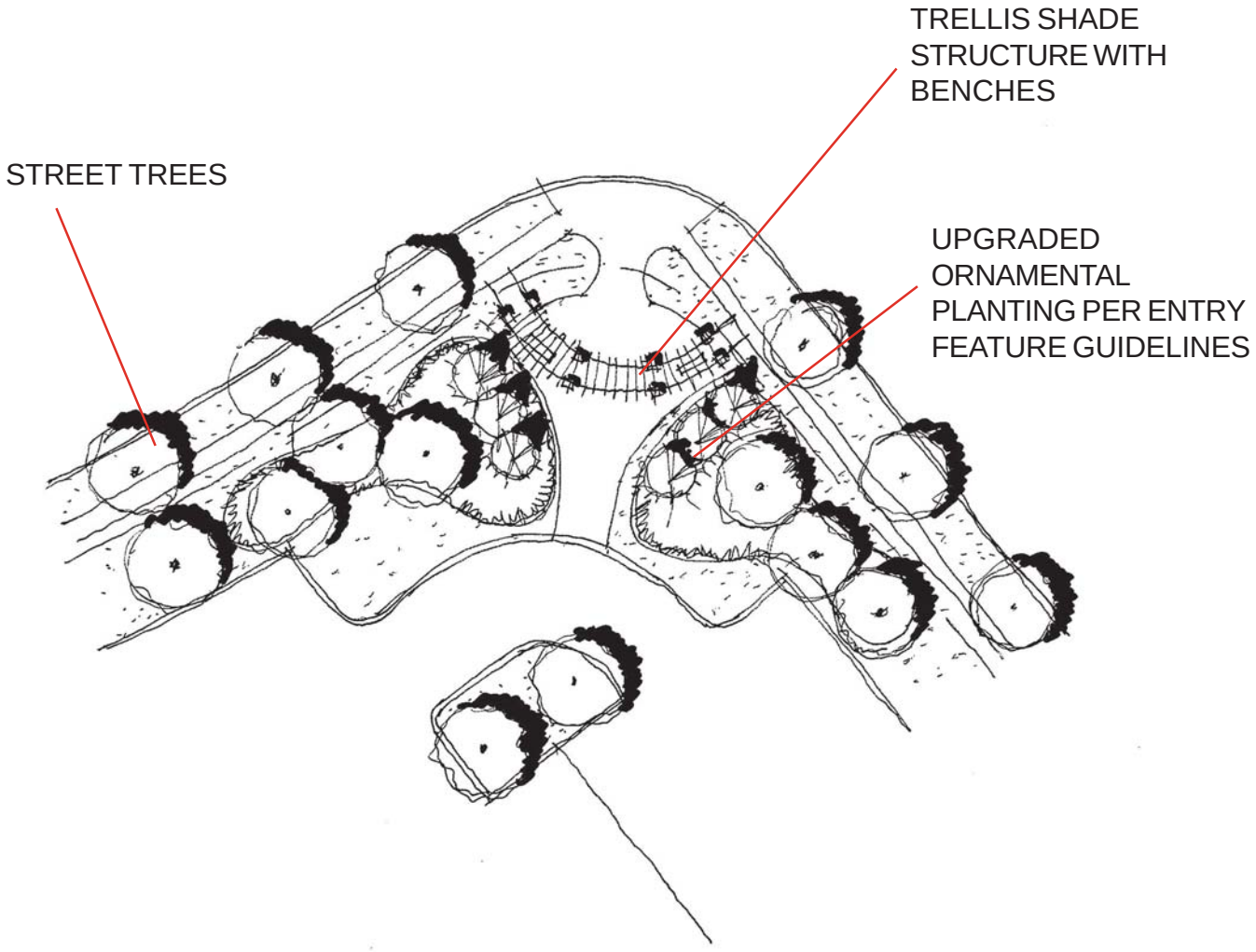


Figure 6.10 - Landscaped Seating Area in Office Block

7.0 Design Criteria for Institutions

7.1 Introduction

This guideline intends to cause schools and other institutions to appear as landmarks and focal points within the community. These facilities should exhibit civic pride and have regard for the character of the community.

7.2 Building Massing and Roof Lines

- Institutional building scale and size should not appear to dominate adjacent residential areas;
- Long, continuous roofscapes should be divided and varied to provide visual interest and variety;
- Rooflines and parapets shall be designed to screen all roof-top mechanical units from public and private view.

7.3 Building Elevations

- Institutional building elevations shall provide visual interest through their design, articulation and fenestration;
- Elevations should use clay brick, architectural block and wood as their primary cladding materials;
- Accent cladding materials, including wood, metal and composite materials are encouraged as a way to add interest and richness;
- Elevations should avoid or minimize the use of EIFS;
- Elevations should arrange cladding materials clearly to reinforce or illustrate the building's form and function; Arbitrary or decorative arrangements of different cladding treatments is not permitted;
- Elevations should use changes in plane to break up long, continuous stretches. Changes in plane should have offsets of at least 300mm;
- Elevations should be friendly to pedestrians by having human scaled articulation, detailing and fenestration;
- Where adjacent buildings have significant or desirable characteristics, institutional elevations should respond to those characteristics;
- Elevations should use canopies and overhangs to create sheltered pedestrian routes and add depth to the appearance of facades.

7.4 Building Entrances

- Primary building entrances shall be prominently visible from the street;
- Building entrances shall open onto an exterior area suitable for gathering or waiting;
- The primary building entrance shall have an exterior covered area of at least 10 m2 which is suitable for waiting.

7.5 Pedestrian Circulation

- Pedestrian walkways on institutional sites shall be designed to ensure a safe, comfortable and attractive environment for walking;
- Walkways shall not be paved with asphalt;
- Major pedestrian access points and routes shall be clearly visible and clearly identified using both ground oriented and upright hard and soft elements;
- Walkways shall be designed to accommodate peak volumes of pedestrian traffic so that pedestrians will not be encouraged to walk on drive aisles or landscaping;
- Walkways shall be laid out in such a way as to minimize the incidence of short-cutting across drive aisles and landscaped areas. To achieve this, walkways should connect pedestrian nodes directly via straight paths;
- Pedestrian walkways should facilitate access to present and future transit stops;
- Transit stops should have bus shelters, preferably custom designed to enhance the character of the community;
- Pedestrian areas should be designed to facilitate meeting and gathering by incorporating plazas with street furniture, seating areas, displays, trash receptacles, public art and landscaping;
- Bicycle storage racks shall be provided near to building entrances.

7.6 Passenger Pick-Up and Drop-Off Areas

- Lay-by lanes are encouraged along the street in front of institutions;
- Bus pick-up and drop-off areas shall be on-lot and separated from other traffic;
- Queuing areas shall be designed so as not to impede the normal flow of traffic.

7.7 Vehicular Access, Parking and Servicing

- Vehicular access points to institutional sites shall be minimized, both in number and in drive aisle width;
- Major vehicular access points and routes shall be clearly identified using both ground oriented and upright hard and soft elements;
- Vehicular and service access to institutional sites shall be from major streets wherever possible;
- Large parking areas shall be broken up with landscaped parking islands;
- Curbed, landscaped parking islands shall be located at the ends of all rows of parking stalls;
- Parking areas shall be screened from direct view of surrounding areas, in a manner consistent with the need to maintain transparency for defensible space;
- Shortcutting through institutional sites shall be eliminated or discouraged through effective site planning;
- All parking areas on institutional sites shall be paved;
- Loading areas shall be located away from prominent view;
- Loading areas shall be screened from view from surrounding areas using landscape, screen walls and buildings;
- Garbage storage areas shall be integrated into the design of institutional buildings. Freestanding garbage enclosures are not permitted;
- Utility structures shall be integrated into the design of institutional buildings wherever possible; Where not possible, these structures shall be screened from view from surrounding areas by landscaping, screen walls and buildings;
- Garbage and loading areas shall be located a sufficient distance from residential lots to avoid creating a nuisance. Planting and fencing shall be used to create a buffer between residential lots and service areas;
- Site planning of institutional lots shall make adequate allowance for snow storage.

7.8 Lighting

- Lighting for outdoor areas shall be designed and located to provide defensible outdoor space for users at night, and to facilitate crime prevention;
- Lighting for outdoor areas shall be designed and located so as to minimize light spillage onto adjacent properties and the sky.

7.9 Signage

- Grade related signage is the preferred signage type for institutional sites;
- Grade related signage should be integrated into the site plan, landscaping and contribute to the overall way finding strategy of the site;
- Signage should contribute to the design vision for the building, site, and overall community.

7.10 Landscaping

- All site areas not specifically landscaped nor paved for pedestrian or vehicular use shall be sodded;
- Plant material shall be perennial with seasonal colour variation and winter interest;
- Landscaping shall contribute to pedestrian supportive environments;
- Hard and soft landscaping shall contribute to defensible space by allowing clear sight lines and eliminating places to hide;
- Where incompatible land uses cannot be separated by other means, landscaping should be used to create buffers between these uses;
- Landscaping should identify, accent, compliment and unify key areas including buildings, entrances, pedestrian and vehicular site access points, circulation systems, signage, parking areas and the street;
- Sites along collector roads should have landscaping along the street, unless buildings along the street provide a significant degree of interest;
- Permanent site furnishings including tree grates, guards, lighting, bollards, benches, bus shelters, waste receptacles, lighting and street signage shall be consistently designed / specified to contribute to a consistent look and feel for the community.

8.0 Design Criteria for Executive Housing

8.1 Objectives of the Executive Housing Guidelines

The objectives of these guidelines are to: provide design criteria for the establishment of a high quality, upscale, executive housing area; provide enhanced design criteria for priority lots and special character areas within executive and transitional residential housing areas; promote Crime Prevention Through Environmental Design (CPTED); reduce visual prominence of garage doors; assist with coordination between builders; establish implementation process.

8.2 Compliance

This development will adhere to the requirements of "The Design Workbook for Brampton's Upscale Executive Special Policy Areas", dated September 2000 and should also reflect and build upon the progress and additional work done by the City for other upscale executive housing areas in other recently approved Block Plans.

Builders shall advise their site superintendents that this guideline, the approved Design Control drawings and the instructions of the Design Control Architect must be strictly complied with. The Design Control Architect may review site conditions for the purpose of observing non-compliance with these guidelines.

This Guideline is intended to cause builders to differentiate their housing product from the product in surrounding neighbourhoods, both qualitatively (different look and feel) and quantitatively (higher grade of materials and design).

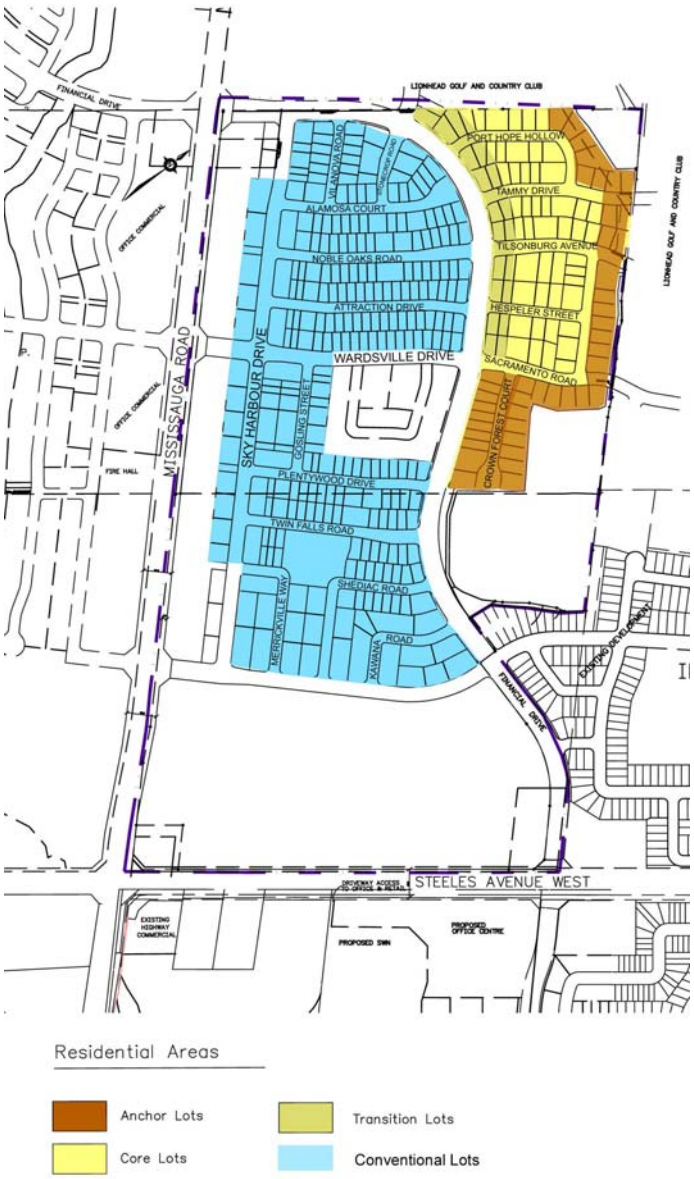


Figure 8.2: Community Structure - Residential Areas

8.3 Transition Lots

The community consists of two different residential areas;
Conventional lots to the west of Financial Drive, and Executive lots as defined by Brampton's "Design Workbook for Upscale Executive Policy Areas", located to the east of Financial Drive.

The Executive Neighbourhood has sub-areas within it, which have greater, and lesser degrees of exclusivity based on their relative proportions of Core Executive Lots, Anchor Lots and Transitional Lots. The Transition Lots located on the east side of Financial Drive create a transition and forms a link between the Conventional and Core Executive lots. These lots are less private, and have a high exposure from Financial Drive. Transitional Lots differ from Conventional Lots. They are wider in terms of lot frontage than conventional lots and subject to the same architectural requirements as Executive Lots, which have distinct and upscale charachter.

Refer to Figure 8.2 Community Structure - Residential Areas

8.4 Executive Housing Vision

The neighbourhood is envisioned as an upscale executive enclave. The street layout is separate from the majority of the neighbourhood to the West of Financial Drive, which sets it apart as a special area.

The homes and lots will be larger than in typical neighbourhoods, and a large number of lots will back onto open space. These attributes enhance the exclusivity and desirability of the community.

Improvements will be designed and constructed to a higher level of quality than in typical neighbourhoods. Accordingly, the open space elements and architecture of the dwellings will be designed and constructed to a superior level in the application of design, materials, built form, indicative of an executive residential development. Visitors will immediately recognize that they are in a distinct neighbourhood which is qualitatively superior to adjacent neighbourhoods.

Superiority and distinctiveness means that, in comparison with surrounding Neighbourhoods:

- House designs will differ from typical or predominant designs found in surrounding neighbourhoods;
- Houses will use higher grade cladding materials and details, including a predominance of stone and brick;
- Houses will have grand, covered entrances;
- Houses will have clear, well proportioned, distinctive roof forms;
- Houses will have distinctive detailing, including chimneys, which differentiates them from typical anticipated tract housing;
- On-lot trees will be provided by the builder, co-ordinated with the anticipated size and location of street trees.

8.5 Executive Neighbourhood Design

8.5.1 High Quality Design and Materials

The distinctiveness of this Neighbourhood will be expressed, in part, through the quality of its improvements. In particular:

- Gateway features will use natural stone;
- Privacy fencing will have a unique design;
- A Community mailbox will be housed in a pavilion within an open space amenity;
- House designs will be distinctively different from those in adjacent neighbourhoods;
- The palette of house materials and colours will be different from adjacent neighbourhoods;
- Premium landscaping treatment will include larger than standard caliper street trees and on-lot trees.

8.5.2 Community Node

The community mailbox will be an important node within the Neighbourhood. It will be a place where neighbours congregate and where people rendezvous for walks.

The standard community mailboxes will be integrated with an upscale canopy structure which tied to other community features:

- The mailboxes shall be housed within a pavilion;
- The pavilion shall be open on all sides and provide cover for mailboxes and people;
- The pavilion shall have a distinguished appearance, including high quality natural stone and a well proportioned roof structure;
- Plant material shall enhance the area around the pavilion;
- The pavilion shall be designed with regard for CPTED principles of visibility and space. Enclosed areas and visual barriers are not appropriate.

Other mailbox locations, if provided, could also be designed as community nodes.

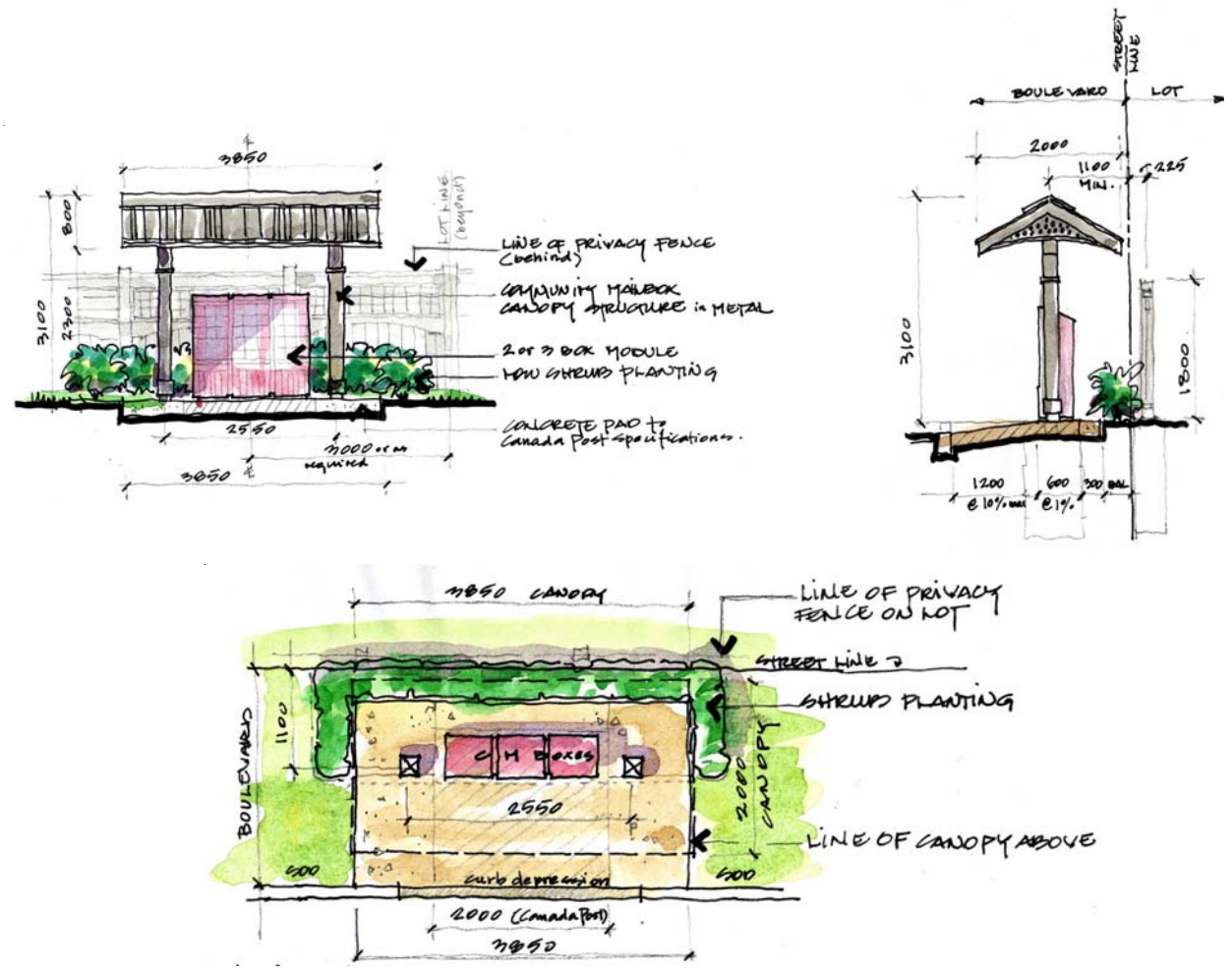


Figure 8.5.2: Community Node - Mailbox

8.6 Streetscapes

All streets in the Neighbourhood will be characterized by higher quality design and materials than are typically provided in surrounding neighbourhoods. In particular,

- Buildings will be sited close to the street in order to reinforce a strong street edge;
- Prominent lots will be given special treatment with regard to the location of houses, garages and driveways;
- Prominent lots will have specially designed buildings;
- Driveways will be limited to a maximum of 6.5m width at the curb, which provides more landscaped yard area and street parking;
- Major streets adjacent to the Neighbourhood will have landscape features which tie into other entry and node features;
- Most streets will have sidewalks on one side.

8.6.1 Streetscape Planting – Theming Plan

Larger than standard street trees will be used throughout the neighbourhood. The use of larger trees contributes to the well established and upscale feel of the Neighbourhood.

Trees will feature vibrant fall colours to create a special experience.

In addition to street trees, on-lot trees will be provided for anchor and core executive lots where feasible, consisting of large size flowering or evergreen accent trees.

8.7 Special Streetscapes

Corner lots will have special treatment. In particular,

- House designs will be held to a higher standard (see Architectural Section);
- All corner lots shall have the option of vehicular access from the flanking street;
- Low walls and privacy fencing will be provided and designed to work together;
- House designs will address both streets.

8.8 Accessibility

All amenities will be designed for accessibility consistent with Brampton's standards.

Figure 8.7: Special Streetscape - Corner Lot Treatment

8.9 Street and Building Relationships

Houses shall be located as close to the street as zoning permits in order to create a strong street edge.

Houses shall address the street by having entrances which are clearly visible from the street, as well as porches, stoops, overhangs or porticoes in the front.

Houses on corner lots shall address both streets. This means that entrances, primary windows, porches, detailing and distinctive roof forms shall be used significantly on both the front and side street ("flankage") elevations.

8.10 Model Repetition

A range of house designs shall be built to create visual diversity in the streetscape. Standard house models shall be designed with alternate elevation treatments to reduce the probability that identical houses will be repeated in the stretscape. Standard house models and their alternate elevations shall differentiate themselves from each other through differences in massing, rooflines, front entry treatments, fenestration, architectural detailing and building materials.

The Design Control Architect will review the builders' proposed house sitings for the purpose of ensuring that:

- A minimum of three houses shall separate houses with the same elevation on the same side of the street;
- Houses with the same elevation shall not be located directly across the street from one another; nor immediately beside a house with the same elevation directly across the street;
- Houses with the same elevation do not make up more than 20% of any streetscape block, excluding corner lots;
- More than one house with the same elevation is not sited at the same intersection;
- Houses which have side-facing garages in the front of the house are in pairs, and that these houses are not more than two in a row.

8.11 Driveways

Driveways which provide access to triple width front facing garages near the front house elevation shall be a maximum of 6.5m wide at the curb.

Driveways, which provide access to attached garages at the rear of the house shall taper to 3m wide at the curb.

Driveways, which provide access to garages opening towards the side of the lot, shall be 6.5m wide at the curb.

Driveways shall be constructed of unit pavers or concrete.

8.12 Streetscape Elements

Streetscape elements include structures in the right of way such as light poles, community mailboxes, acoustic fencing, street trees and other utility related structures. These are discussed in Part II of this document, entitled "Open Space".

On-lot improvements shall have regard for and be coordinated with streetscape elements. The Design Control Architect will review house sitings for the purpose of coordinating on-lot improvements with streetscape elements, and shall have the authority to require changes to house designs and/or changes to streetscape elements to avoid undesirable conditions.

Some examples of this coordination are:

- Ensuring that community mailboxes are not located directly in front of house windows;
- Screening electrical transformers with plant material, where feasible;
- Coordinating street trees with on-lot trees, ensuring that they are not too close together and that the species, shape and colour of both are complimentary;
- Ensuring that masonry materials used in corner lot fencing and landscape features compliment those used for the corner lot house.

8.13 Fencing

This section describes requirements for fencing on private land. and fencing standards.

Builders shall provide corner lot fencing for all corner dwellings. Corner lot fencing shall screen private rear yards which would otherwise be exposed to view from streets. Corner lot fencing shall comply with applicable noise fencing requirements. Corner lot fencing shall run parallel to the side property line from the rear lot line to a point 1500mm forward from the line of the rear wall of the house, and then return to a point within 1350mm of the side wall of the house to accommodate a future gate.

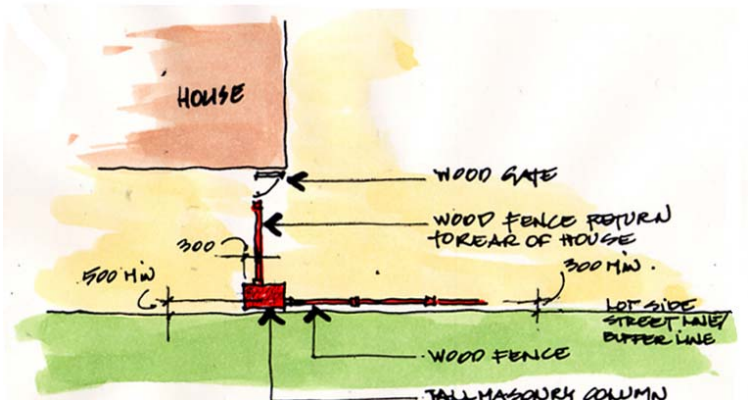
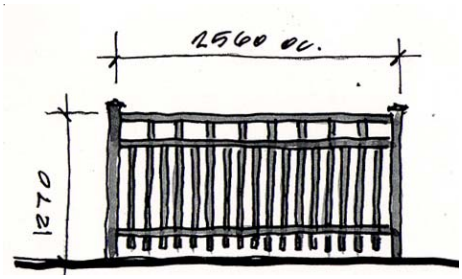


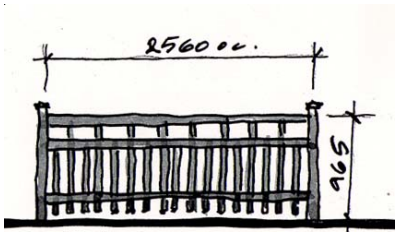
Figure 8.13a: Plan View of Wood Fence in Relation to House

Front yard fencing, where provided, shall be consistent with the design of the adjacent building(s), no greater than 900mm in height, and shall be constructed of a material that does not obscure visibility.

Note: See Figures 2.8d to 2.8g, page 76 for fence designs.



Perimeter & Park



Enclave

Figure 8.13b: Decorative Metal Fencing

8.14 Municipal Address Signage

Municipal addresses signage shall be similar to that shown in Fig. 8.14.

Signage border shall be factory finished metal in black only. The main signage area may be either ceramic or factory painted metal in black and white only.

Figure 8.14: Example of Municipal Address Signage

8.15 Architectural Design Criteria

8.15.1 Architectural Styles

The architecture of Credit Manor Heights is to be inspired by traditional architectural influences that can be found in the elements of the following styles: **Tudor/English**, **French Eclectic**, **Queen Anne**, **Georgian**, **Victorian**, **Ontario Country Traditional** and **Arts and Craft**. (Refer to figures 8.15.1a for Descriptions)

These design guidelines are intended to foster imaginative design solutions that have regards for the traditional building forms and vernacular, which have simple shape and express a balance and harmony in composition of the building elements.

Since, builder's house designs are not expected to accurately replicate any particular architectural styles; they should however attempt to capture the essence of these styles by incorporating distinctive architectural elements and placing emphasis on the entry area. The builders should select from the proposed styles, and incorporate these elements in their house designs.

The architecture of the transitional and executive areas is to also reflect a high level of quality in terms of both design and craftsmanship of the construction. The design control architect will not approve submissions deemed to be inferior in quality or which fail to address the intent of these guidelines.

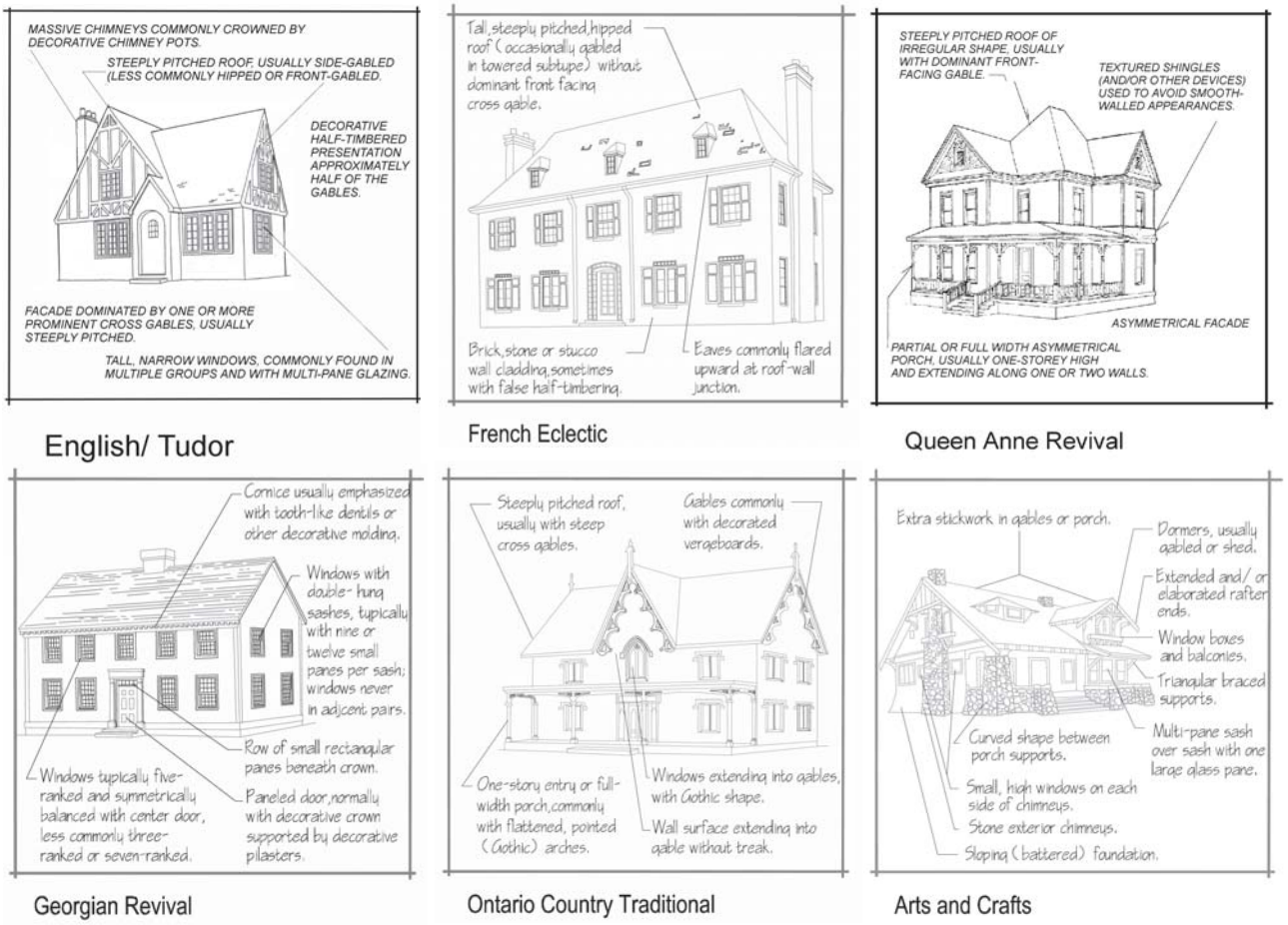


Figure 8.15.1a: Example of Historical Architectural Styles

Figure 8.15.1b: Example of Traditional Inspired House Designs

8.15.2 Architectural Detailing

Attention to exterior detailing further distinguishes upscale houses and neighbourhoods from other areas. The following guidelines shall be help ensure an upscale and distinctive character:

- Except where used for special emphasis, elements of any given house should use a consistent language of design, materials and colour. For instance all exterior balusters should match and all window sills should match;

- Transitions between exterior cladding materials should be carefully designed. Preferably, each house will have one main cladding material with few or no transitions. Vertical transitions occurring on a wall plane which are not carefully designed may be rejected by the Design Control Architect. Vertical transitions should occur:
    - On an inside corner;
    - At a coursed transition detail where one or both of the materials is masonry;
    - At a reveal, or at a protruding accent element;

- A continuous frieze board shall be applied to all building faces, except where rusticated stone cladding does not provide a flat surface for its proper application. (A frieze board is a trim profile on the wall surface at the soffit.) Notwithstanding the preceding, the Design Control Architect may require the application of friezeboard at any location where design or workmanship creates a poor appearance. The minimum height of frieze boards shall be 200mm. House designs shall allow at least 300mm of wall height above window header details for the application of frieze board.

- Notwithstanding the above, the following alternatives to friezeboard are acceptable:
    - Molded cornice made from pre-cast, polymer or composite materials;
    - A corbelled masonry cornice projecting a minimum of 12mm from the main wall under the eave;

- Moulded pre-cast concrete, polymer or composite detailing elements such as profiled cornices and friezeboards, faux keystones, column bases and capitals may be used, provided that they do not cause houses to become over-decorated. The detailed design of these elements shall be included on the working drawings for review by the Design Control Architect as part of the secondary submittal.

- Quoins may be used on brick and stone houses. Quoins shall be made from corbelled or inset brick, stone, artificial stone, or pre-cast concrete. EIFS quoins are prohibited. Quoins shall be equally sized and equally spaced.

- Where appropriate to the building style, elements should communicate their structural roles. For instance, overhanging roofs (i.e. porches) may feature columns which indicate the means of support for the roof, and dropped beams to clarify the means of support by columns.

- Exterior lighting is required at the main entrance and at the garage.

- Frieze board width and window placement shall be coordinated so that a) there is enough space above the window and window header for the frieze board, and b) the application of frieze board does not result in the exposure of a narrow strip of cladding material between the window header and frieze board. There shall be at least 200mm of wall surface between window headers and frieze boards.

- Less robust exterior materials such as EIFS should be limited to areas high above the ground and should be limited to small accent areas;

- Stone accents are strongly encouraged as a means of enhancing the stature and style of houses. “Stone” includes synthetic stone and precast concrete.

• The preferred method of creating architectural interest on masonry walls is through masonry detailing rather than through material transitions or applied ornament. Suggested masonry details include:

- a coursing other than running bond for the main cladding treatment,
- non-standard unit sizes,
- reduced mortar bed depth,
- change coursing and/or brick size for areas of emphasis,
- corbelling,
- specially shaped masonry units,
- panels of accent masonry such as herringbone pattern.

• Detailing around windows and doors shall be stone, masonry or wood wherever possible.

• The height of exposed foundations shall be limited to 250mm (incl. the garage) on all publicly exposed facades and 300mm for sides and rear facades that are not publicly exposed;

• Houses shall have a variety of premium grade exterior light fixtures, stylistically appropriate to each particular house. Light fixtures shall limit light spillage to the sky, surrounding properties and rights of way;

• Houses shall have a variety of mailbox designs and configurations, including:

- Mailbox on freestanding post away from the house,
- Mail slot in the front door,
- Mailbox on the wall beside the front door.

• Handrails and balusters shall be made from high calibre materials including aluminium, steel, glass and coated wood. Pressure treated or framing grade wood are not acceptable materials. The Design Control Architect may permit vinyl railings, if, upon review of a particular product, deems that it is of equivalent quality and appearance to other permitted railing options. The Design Control Architect's approval of vinyl railings will be subject to further review and approval by the city.

• At least one out of every six house models shall have chimneys which are well designed using stone and/or masonry and conspicuously visible from the street. Chimneys shall be designed and located to be visually prominent. Special masonry detailing on chimneys may include herringbone brick patterning, recessed brick panels, specially shaped units, chimney pots and stone or precast pieces.

Figure 8.15.2: Example of Unnacceptable Material Transition

8.15.3 Main Entrances

The main entrance can be the most memorable part of a house. The main entries of executive houses must communicate the individual character of the house design, as well as the upscale character of the entire neighbourhood.
For all houses in the Neighbourhood, the main entrance:

- Shall be the focal point of the home's façade;
- Shall be prominently visible from the street;
- Shall be covered by any of the following:
  - Porch Roof;
  - Portico;
  - Balcony;
  - Roof projection;

• Shall have an oversized door of premium design; (oversized means at least 150mm larger in one or both dimensions than a standard door);
• Shall incorporate exterior lighting under a roof overhang or on the wall beside the door;
• Shall not be recessed more than 1.5. from the front face of the house, nor have walls or other obstructions which create places to hide from street view or from doorway view.

8.15.4 Porches / Porticoes

All house models shall have a porch, balcony, portico or overhang at the main entrance. Porches are preferred on all models and are mandatory on corner lots and gateway lots.

Porches shall have a clear area of at least 2m x 2.5m for seating. This clear area shall not be part of a circulation path, such as the access to the front door.

Porch columns, where used, shall be well proportioned in accordance with generally accepted architectural principles. The Design Control Architect may require designers to adjust the proportions of columns to achieve good proportions.

Porches shall include waist height privacy screening such as balusters, railing, low wall or landscape planting. This screening shall not be lower than 850mm nor higher than 1100mm from the porch floor.

Porches may be poured concrete or raised wood, and have an appropriate relationship to the finished grade. Raised wood porches shall have a vented skirt around the crawl space beneath.

Front steps may be wood or concrete. Concrete steps shall be poured in place. The Design Control Architect may approve steps which are not poured in place at the builder's request. To be considered for approval, the builder shall make a submittal to the Design Control Architect which demonstrates that the quality of landscape stones, pre-cast concrete or other material is compatible with the neighbourhood's upscale vision.

The appearance of the sides of front steps is of prime importance. Sides may be properly finished by:

- Providing masonry piers on either side of steps;
- Cladding the sides of steps in masonry;
- Three sided (cascading) steps;
- Insetting steps into the form of the porch or portico;

Corner lots shall have special corner specific features such as wrap around porches, distinctive roofs, or other built forms.

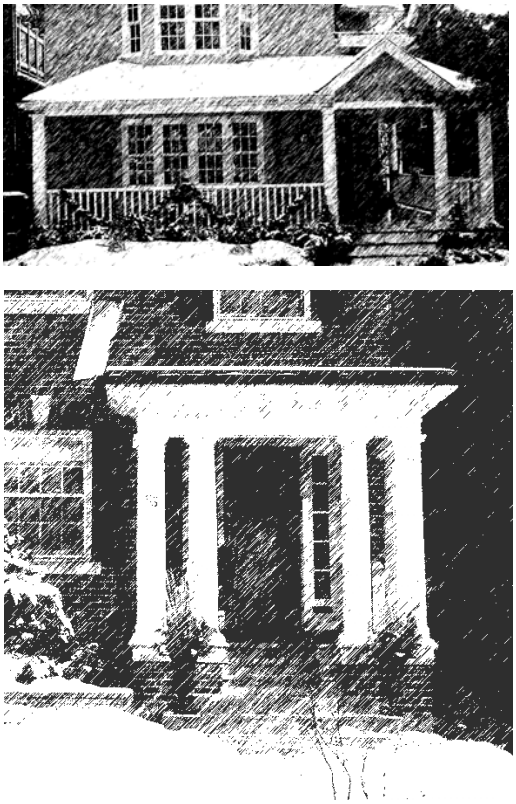


Figure 8.15.4a: Examples of Acceptable Porch and Portico

Figure 8.15.4b: Acceptable Precast Step Solution

8.15.5 Wall Cladding

The cladding material of a house represents its' main visual component. In order for houses to each have clear and readable character, cladding design should strive for simplicity and straightforwardness. The use of high quality cladding materials will enhance the upscale character of the community. To ensure that cladding is treated with an appropriate attention to detail:

- All faces of building forms shall use the same cladding material. Additional cladding materials, where used, shall either be for small accent areas or for entire distinct building volumes;
- Masonry cladding for houses adjacent to entry features shall be coordinated with that of the entry feature;
- Cladding material transitions shall occur at inside corners or at a change in wall plane. Cladding material transitions shall not occur on the same plane, except where detailed in accordance with section 3.6.
- The primary cladding material shall be masonry;
- Natural stone, and synthetic stone having a natural appearance, are strongly encouraged as a cladding material;
- Clay brick is strongly encouraged as a cladding material. Brick other than clay is prohibited. Brick colours and styles shall be complimentary to the other exterior materials on the same dwelling and in keeping with the architectural style.
- Manufactured stone products shall display a range of natural colours, proportions and textures which simulate the appearance of natural stone. Manufactured stone products which appear unnatural or inappropriate to a given architectural style are not permitted.
- Tumbled stone which has poorly finished corners may be rectified by the use of flush masonry joints to improve the finish. The Design Control Architect shall have the authority to require builders to add mortar to create flush joints where it is determined to be necessary in order to comply with the requirements of this section.
- The following cladding materials may be used for minor areas, but shall not be the primary cladding material:
    - Wood or wood type material;
    - EIFS
    - Metal
- The following cladding materials are not permitted:
    - Concrete or calcite brick;
    - Vinyl siding
    - Aluminium siding
    - Face coloured brick

8.15.6 Exterior Colours and Materials

Exterior colours and materials shall have a distinguished appearance so as to recall historic upscale neighbourhoods in Southern Ontario. As such, there should be a predominance of dark brick, mid-grey stone and dark roofs. Materials shall be high quality and low maintenance.

Whereas the overwhelming majority of vinyl windows are white, the windows in this Neighbourhood shall have a range of colours so as to be differentiated and to recall the painted wood windows of other upscale communities. The range of colours shall be chosen to compliment overall colour packages, and may include white as one of several available colours.

Rich, bright colours shall be used sparingly, and limited to accents such as the front door, window shutters and porch details. Light, pastel colours shall be used sparingly, and limited to small areas.

Colour packages shall be linked to particular house models to ensure that building colour is appropriate to building style. Colour packages approved for particular models may not be used on other models without review and approval by the Design Control Architect.

8.15.7 Windows

The careful consideration of windows will enhance the upscale, distinct character of the community. Specifically:

- Windows shall be as generous in size as possible, while having regard for good proportions;
- Window surround detailing should be the same on all elevations;
- All windows on a house are to have consistent detailing and colour;
- Façade designs should provide space above windows and below soffits to accommodate any possible trim at the window header and trim under the soffit, so that they are not crowded together. Alternately, windows may be positioned so that the wall space above the windows is the exact dimension of the trim width so that one piece of trim fills the entire space.
- Feature windows which include arches or other special shapes should be used sparingly, for special emphasis at the main entrance if at all;
- Window panes shall be divided to add detail and richness to all facades. Window divisions shall have a range of sizes, including operable frames (thick), muntins (thin) and false muntins (very thin) to achieve the desired effect.
- Muntins should either physically divide windows into smaller glazed panes or appear to do so. Taped false muntins are prohibited. Clip-on false muntins are acceptible;
- To enhance the distinctiveness of houses and the community, houses should have a variety of muntin configurations other than and in addition to a uniform grid (refer to *Figure 8.15.7: Muntin Configurations*):

- Window shutters shall be properly sized to window width. This means that shutters should cover the entire window when closed;
- Shutters shall feature hardware which, if functional, would be appropriate for shutter operation, including hinging and hold backs;
- Wood windows are preferred (though not required), and painted in accordance with the house's colour palette;
- Vinyl clad windows shall have a range of colour options so that they can be well coordinated with the overall colour palette and so that they can better approximate the appearance of painted wood windows.
- Horizontal sliding windows are prohibited except for a clerestory basement condition which is not visible from the right of way;
- Black glass is prohibited; windows to non-habitable attic areas shall use clear glass.

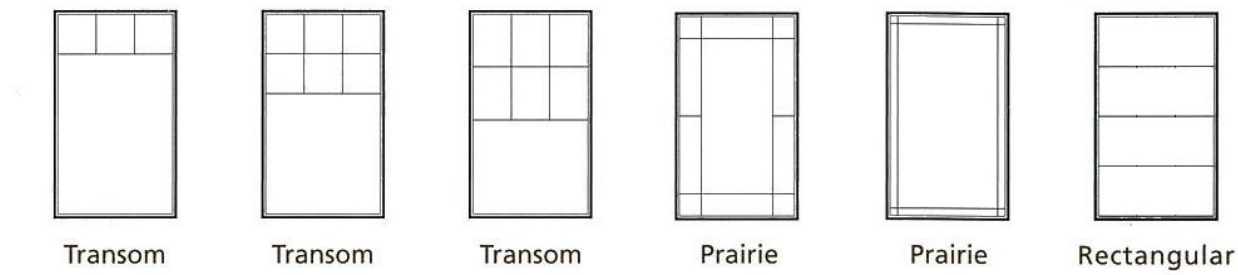


Figure 8.15.7: Muntin Configurations

8.15.8 Dormers

- Dormers shall only be used to provide fenestration and space to habitable areas. Dormers to attic spaces are not permitted;
- Dormer roofs shall be either gable or simple pitch;
- Where multiple dormers are used, they shall have consistent sizes and spacing;
- Dormers shall have the same cladding material on the front and sides;
- Dormer windows shall fill as much of the width of dormers as possible.

Figure 8.15.8: Example of Acceptable Dormers

8.15.9 Roofs

High calibre houses are characterized by strong, simple and distinct roof forms. A clearly distinguishable roof form should be a house's principal character statement, and can set the tone for the character of the street and neighbourhood. Accordingly:

- Roofs shall use a minimal number of simple forms. Excessive peaks, valleys, hips and dormers are not acceptable. In order to achieve variety within the streetscape, different houses should have different roof forms;
- Roof slopes shall exceed 8:12 to increase the visual prominence of roof surfaces, (except in small areas of special emphasis, such as flat roofs over bays and pitched roofs over dormers, or over porches);
- The roof of any given building shall be stylistically consistent throughout. Inappropriate juxtapositions of different roof styles on a building are prohibited.
- Except for the aforementioned small areas of special emphasis, roof slopes shall be consistent within each house design. A variety of different roof slopes is not acceptable;
- All roof surfaces shall use premium quality roofing materials, such as slate, synthetic slate, concrete tile, clay tile, cedar shingles and shakes, standing seam metal, copper and heavy shadow asphalt shingle;
- Steel and aluminium roofs, where used, shall be factory finished, not painted on site;
- Roof colours shall compliment the colour palette of the house, and also the prevailing colour palette in the neighbourhood;
- Eavestroughs, downspouts and flashing shall be coordinated as part of the overall design in terms of location and colour;
- Flashing shall be painted to match the cladding around it;
- All roof and gas vents shall be coloured or painted to match the roof colour;
- Skylights and roof vents should be located so they are not visible from the street;
- Any roof top mechanical equipment shall be screened so as not to be visible from the public realm;
- Roofs over garages shall be designed in such a way that the entire roof form or just the eaves can be lowered in the event that the garage is lowered to respond to grade.
- For bay or boxed windows, the roofing material should be standing seam metal, copper or similar which is complimentary in terms of style and colour to the architecture of the dwelling. Asphalt shingles on bay or boxed windows should be avoided.
- Roofline variation above garage doors should be provided through the use of habitable rooms, dormers and gables.

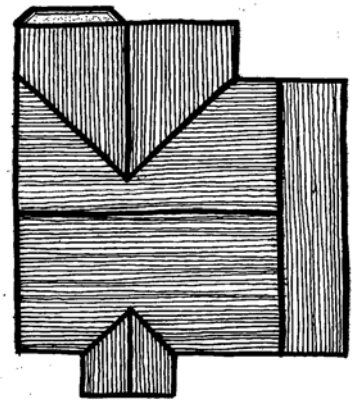


Figure 8.15.9a: Example of Simple Roof (Acceptable)

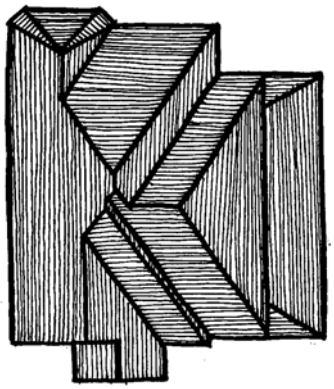


Figure 8.15.9b: Example of Complex Roof (Unacceptable)

8.15.10 Foundation Walls

Foundation walls which protrude above the ground shall be parged or clad with materials and colours which compliment the overall appearance of the house.

The visible, parged portion of foundation walls shall not extend more than 250 mm above the ground, except that in areas with low exposure such as interior side yards, the parged portion of foundation walls may extend up to 300mm above finished grade. The base level of wall cladding should step up and down in accordance with the level of finished grade so as to avoid revealing too much foundation.

The aforementioned limitation on foundation wall height also applies to all garage walls.

The Design Control Architect shall review elevations of sited houses in relation to finished grade conditions to confirm compliance with this section.

8.15.11 Adverse Grade Conditions

Adverse grade conditions are conditions where the slope of finished grades is not compatible with standard house models which were designed for flat sites.

The most common outcome of adverse grade conditions is where the slope from one side of a lot to the other causes the garage floor to be farther below the first floor grade than had been anticipated. In such a case, if the roof of the garage is tied to other roof forms, the roof remains where it is while the garage door drops, resulting in a large blank wall area above the garage door.

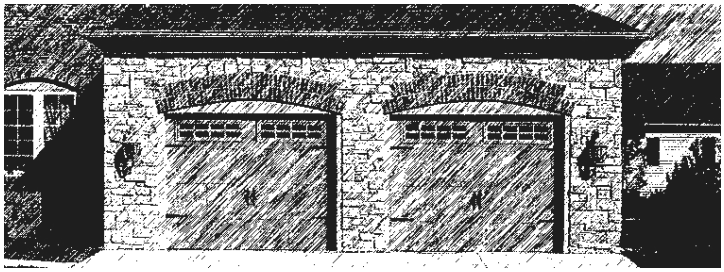


Figure 8.15.11: Arches are an acceptable method for reducing the dominance of the wall area above garage doors

Another undesirable outcome of adverse grade conditions is that the number of steps up to the front door becomes excessive. To avoid these adverse outcomes on lots with side-to-side slopes,

- Houses may be sited such that the garage is on the high side of the lot;
- The height of plain wall above garage doors shall not exceed 900mm;
- Roofs over garages may be designed so that they can be lowered along with the garage without affecting other roof areas;
- For grade differentials of up to 450mm the height of garage doors may be increased by an amount up to 450mm;
- For grade differentials greater than 450mm where the roof does not drop, details above garage doors may be introduced to punctuate the wall, such as windows to the garage attic, arches over doors, headers over doors, masonry details or roof overhangs. If there is habitable space above the garage, the floor level of that portion of the second floor shall be lowered along with the garage.
- For front steps with more than three risers, high quality stair railings shall be included which compliment porch railings;
- House models shall be accompanied with alternate designs which would be used in the event that they are sited on lots with potentially adverse grade conditions.

Where adverse grading conditions require more than 4 additional risers beyond what is shown on the standard model working drawings, the designer shall provide appropriate adjustments to the façade to deal with the condition. Solutions may include:

- Dispersing additional risers within the front yard landscaping;
- Insetting risers into the porch or portico to reduce their projection;
- Banking up the landing area at the bottom of the steps with earth or fill;
- Lowering the front foyer at the entrance (ie. Including risers inside the house);
- A custom house.

8.15.12 Utility and Service Elements

Utility and service elements including air conditioners and utility meters shall not be visible from public rights of way. To achieve this,

- Utility meters shall not be located on the front facades, and shall be as far back from front facades as possible.
- Utility meters shall not be located on the outside elevation of houses on corner lots.
- Air conditioners on corner lots shall be located behind privacy fencing;
- Any utility and service structures which cannot be screened in any other way shall be screened using plant material.

8.16 Design Guidelines for Garages

Garages do not dominate high calibre houses. Emphasizing the features of human amenity and de-emphasizing the features of vehicular amenity, great houses tell a story about being great places to live.

At least 4 types of garage configurations shall be offered to the market, with each builder offering at least 2.

Garages may have the following configurations:

- Front facing, at the front of the house (See Fig. 8.16c)
    - The front face of triple width garages shall be set back from the face of the house by at least 1m
    - One or more doors to triple width garages shall be set in at least 900mm from the front face of the garage so that there are no more than 2 garage doors on the same wall plane;
    - Notwithstanding the above, three garage doors may be on the same wall plane if a deep roof overhang of at least 900mm is provided immediately above the doors;
    - The front face of garages shall be set back from the front face of the house by at least 600mm.
    - Glazing shall be introduced to garage side walls which are prominently visible from the right of way.
    - 3-car garages are only permitted on interior lots not less than 21.0m as shown in Figure 8.16c & d, and corner lots with 18.3m of frontage only as shown in Figure 8.16e with garages on the flankage.
- Front facing at the rear of the house (attached)
    - Doors to triple garages may be on the same plane and without a deep overhang;
    - Doors may be introduced on the rear wall of the garage to provide generous access to the rear yard;
- Side facing, at the rear of the house
    - To be used on corner lots with vehicular access from flanking street;
    - Doors to triple width garages may be on the same plane and without a deep overhang;
    - Glazing shall be introduced to garage side walls which are prominently visible from the right of way;
- Side facing, at the front of the house
    - Houses of this type shall be sited in pairs, with garage doors facing each other;
    - The front facing walls of these garages shall have fenestration which is in keeping with the look and feel of the main house; and
    - The garage doors will be of high quality and finish with a demonstrated durability suited for our climate. Each builder shall provide three different garage door styles to ensure variety within a street block of 10 or more houses. Decorative hardware for garage doors should be provided.

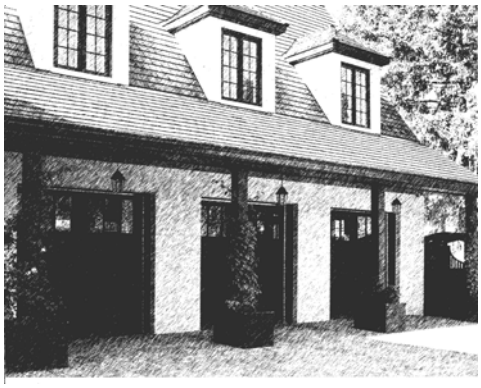


Figure 8.16a: Overhang and Columns help to de-emphasize garage

Figure 8.16b: Example of Side Facing Garage

Acceptable Attached Garage Configurations

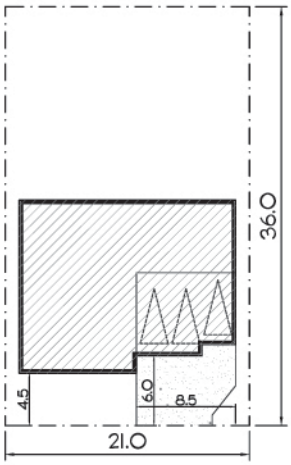


Figure 8.16c

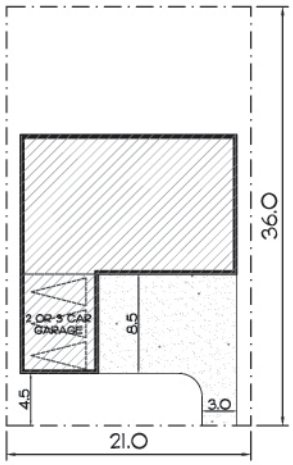


Figure 8.16d

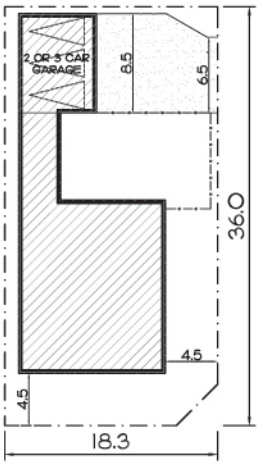


Figure 8.16e

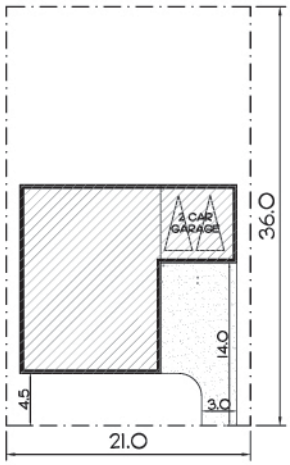


Figure 8.16f

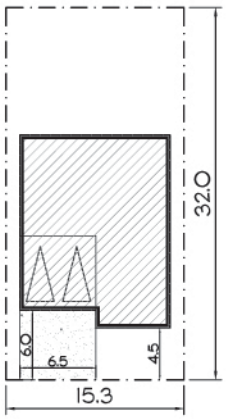


Figure 8.16g

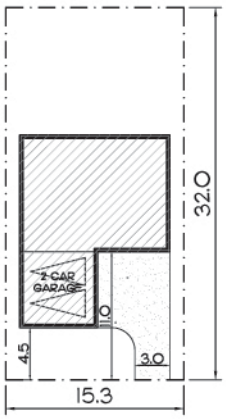


Figure 8.16h

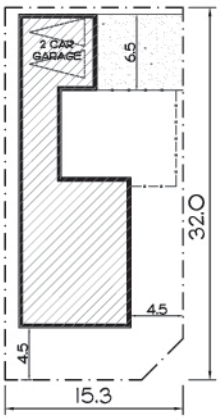


Figure 8.16i

8.17 Corner Lot Fencing

Corner lot fencing shall be provided for screening of the rear yard amenity area by the builder on all flankage lots where the rear yard is exposed to the street, and on all priority lots which flank onto open space or parks. Fences shall be designed to:

- Comply with the overall community vision in scale and character;
- Have consistent detail, colour and material;
- Comply with noise attenuation fencing requirements, where applicable;
- Be constructed of cedar and not of pressure treated lumber.

9.0 Design Criteria for Priority Lots

Priority lots are lots, which by virtue of their location within the neighbourhood are particularly prominent or visible from the right of way. These criteria are intended to describe the special standards which apply to houses on these lots to ensure that they respond appropriately to their prominent locations. The locations of priority lots are shown in the Appendix.

9.1 Corner Lot Dwellings

Corner Lots are characterized by their exposure to two street frontages. Designs for corner lot houses shall have regard for their high level of exposure and take full advantage of opportunities for introducing variety to the streetscape. Houses on corner lots shall:

- Be close to the both streets;
- Be visually appealing to the view from the flanking street, including features such as entrances, major windows, porches and dormers;
- Have fencing along the flankage property line to create a viable, private outdoor yard;
- Include features which are corner specific, such as large windows and gables on exposed side elevations and wrap-around porches; and
- Offer options, which take their vehicular access from the flanking street.

Figure 9.1: Example of Corner Lot Dwelling

9.2 Gateway Dwellings

Houses located at the entrances to the neighbourhood or at special nodes provide special opportunities to emphasize a sense of entry or arrival. Gateway lots create a first impression of the community, setting the tone. The design of gateway dwellings should be co-ordinated with any adjacent community gateway landscape structures in terms of the location of the main entry and windows, as well as exterior materials and colours.

The design of gateway houses should embody design elements which address their high level of public exposure, including:

- Increase in building height; either a three storey house or a design with a high roof and prominent gable ends; and
- Inclusion of distinctive architectural features, which do not occur on typical houses, such as special chimneys, towers, turrets, gable, ends, dormers, wrap around porches or other unique forms.

Figure 9.2: Example of Gateway Dwelling

9.3 Community Window Dwellings

Community windows are conditions at the edge of the neighbourhood where a one sided street gives a broad frontal view of an entire streetscape from outside the Neighbourhood. The houses that are exposed to views from outside the Neighbourhood must be designed to a higher level in order to portray a distinctive impression of the Neighbourhood to the broader community. Accordingly community window dwellings should:

- Have front porches; and
- Have roof forms which feature gable ends facing the front.

9.4 View Terminus Dwellings

View Terminus Dwellings are houses which are located at the end of a long view, such as at a T-intersection. These houses are viewed frontally, and more frequently, and for longer periods of time than typical houses, and are framed by corner lot houses on either side. This prominence means that they will be seen and remembered more readily and therefore they require a higher level of design consideration. View terminus dwellings should:

- Locate any front facing garages so that they are not on axis with a view terminus;
- Locate driveways so that they are not on axis with a view terminus;
- Have additional landscape including trees and low fencing in the centre of the most common viewpoints;
- Have front porches; and
- Have roof gable ends facing the front.

9.5 Curved Streets and Elbows

On curved and elbowed streets and also culs-de-sac, houses on the outer edge of the curve have characteristics of view terminus dwellings, since they are viewed from along the length of the street. In addition, these houses' side elevations can be highly visible. Houses with these characteristics should:

- Not have triple width garages at the front of the house;
- Not have driveways in the centre of the most common viewpoints;
- Have additional landscape including trees and low fencing in the centre of the most common viewpoints;
- Have front porches;
- Have roof gable ends facing the front; and
- Have fenestration on the sides of garages and other solid wall areas which are visible from the right of way.

9.6 Buildings Flanking or Backing onto Open Space and Pedestrian Walkways

Since a large number of houses back or flank onto an open space, these elevations will be visible from the public realm, and required to have elevation treatment that is the consistent and the same level of quality as the front facades. Elevation upgrades shall include wall projections (where feasible), boxed-out window bays, accent gables, and increased fenestration (subject to limiting distances). Upgraded elevations shall also be consistent with the main façade, in terms of architectural styles and cladding materials.

- Houses flanking or backing onto this public realm may also include some of the following:
- Generously sized and well proportioned windows;
- Porches or balconies may be oriented towards the open space;
- Prominent roof forms with gable ends; and
- Chimneys, where visible from the open space.

10.0 Design Review and Approval Process

10.1 Introduction

This privately administered Design Review Process coordinates the site planning, architecture and landscape design of the streetscapes of the Credit Manor Heights community.

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

If the townhouse and live-work blocks are subject to subdivision process, streerscape elevations preferably with relevant landscaping and engineering elements should be submitted and reviewed by the Design Control Architect and the City prior to building permit.

10.2 Builders Responsibilities

An orientation meeting is to take place at the start of the project, which will gather all participants involved in this project, including:

- City representatives;
- Design Control Architect;
- Landscape Architect;
- Developer;
- Builders; and
- House Designers

Builders or their Designers (the "Applicant") shall submit drawings and schedules relating to proposed construction to the Design Control Architect (Watchorn Architect Inc.). The Design Control Architect will review all submissions for compliance with these design guidelines. Where submittals are in compliance with these guidelines, the Design Control Architect will apply a stamp for the sole purpose of indicating such compliance. Submittals include:

- Preliminary designs;
- Working Drawings;
- Material and colour schedule;
- Site Plans and Streetscape drawings;

Within the block plan, the Design Control Architect is to review all developments subject to Site Plan Approval from the perspective that they are in conformity with the approved guidelines and contextuality fit into the community. Detailed Design Review will be conducted through the Site Plan Approval Process by the City staff.

Approvals by the Design Control Architect do not release the applicant from compliance with other approval agencies. The applicant is therefore responsible for ensuring compliance with:

- Municipal zoning requirements;
- Municipal development engineering standards;
- Ontario Building Code regulations;
- Grading requirements, as set out by the project engineer.

Preliminary Approval of building elevations and exterior building materials and colours is required prior to marketing or sales of houses.

The Applicant must market and construct buildings in compliance with the approvals and guidelines requirements. The Applicant is responsible to pay the Design Control Architect for fees incurred for work required to resolve non-compliance items with the Design Guidelines.

10.3 Preliminary Review

The Applicant shall submit the following information to the Design Control Architect for preliminary review and approval:

- House Designs, including:
  - Master Sheet of Elevations;
  - Floor plans

- Special House Designs for Priority Locations for:
  - Gateway Lots;
  - Corner Lots;
  - Side and Rear Elevation Upgrades, where applicable

- Exterior Colours and Materials, including:
  - Preliminary Selection Chart;
  - Samples

- Sitings, including:
  - Site Plan:
  - Streetscape drawing reflecting actual grading conditions

The content presented for preliminary review need not be highly detailed, but should be sufficiently representative to assess how the submission addresses the requirements of these guidelines. All items requiring review and approval should be discussed at this preliminary stage. This procedure will help reduce the possibility of design issues arising when detailed drawings are being prepared.

Satisfactory submissions will be stamped "Preliminary Approval" after reviewed by the Design Control Architect. The Design Control Architect will keep a copy on file.

The Design Control Architect will notify the City of Brampton in writing, when the Applicant's models have been Preliminary Approved.

10.4 Final Review and Approval

10.4.1 Working Drawings

The Applicant shall submit Working Drawings to the Design Control Architect for final review and approval, prior to submitting to the City for Building Permit application.

Satisfactory working drawing submissions will be stamped for Final Approval by the Design Control Architect. The Design Control Architect will keep a copy on file.

The Design Control Architect will notify the City of Brampton in writing, when the Applicant's working drawings have been final approved.

10.4.2 Site Plans & Streetscape Drawings

The Applicant shall submit site plans and streetscape drawings to the Design Control Architect for review and approval. Site plans and streetscape drawings shall identify the selected models and elevation type.

Satisfactory Site Plan and Streetscape Drawing submissions will be stamped for Final Approval by the Design Control Architect. The Design Control Architect will keep a copy on file. The Design Control Architect will notify the City of Brampton when the Applicant's site plans and streetscape drawings have been final approved.

10.4.3 Master Sheet of Elevations

After approval of working drawings, the Applicant shall submit a Master Sheet of Elevations Final Review and Approval. These Master Sheets are to show the front and flankage elevations (for corner houses) of all approved models, and are to be arranged by lot size and unit type. This submittal shall be made prior to the review and approval of Site Plans.

Satisfactory Master Sheet submissions shall be stamped "Approved" by the Design Control Architect and returned to the Applicant. The Design Control Architect will keep a copy on file.

10.4.4 Exterior Colour Packages

The Applicant shall submit an Exterior Building Material and Colour Schedule along with material sample boards for review and approval. The sample boards are to be provided to supplement the review of the exterior materials and colours selected. The Design Control Architect may comment and/or make suggestions to the applicant should the selections not comply with the intent of these guidelines.

Satisfactory colour and material schedules and boards will be stamped "Approved" by the Design Control Architect, and returned to the Applicant along with the submitted sample boards.

10.4.5 Exterior Colour Selections

The exterior colour selections for the individual lots and blocks should be submitted to the Design Control Architect by the time of final approval of the site plan. Failure to provide these colour selections within 2 weeks, following the final approval of the site plan, entitles the Design Control Architect to refuse processing any submissions until the information has been provided.

10.5 Site Reviews

The Design Control Architect will conduct discretionary and periodic site reviews to monitor general compliance with the approved drawings.

The Design Control Architect will also meet on site with the City's representative to review progress during the construction phase of the project.

10.6 Data Recording

The Design Control Architect will maintain a project binder that contains all pertinent information related to approvals, all correspondence, site reports, guidelines and any addendums, priority lot plan, and siting approval plan.

This binder will be submitted to the City when all the work has been completed prior to assumption of the community by the City.

PART IV
APPENDICES

Matrix

APPENDIX A - CAPITAL COST RESPONSIBILTY

FOR CONVENTIONAL LOTS Refer to Figure 5.12 in the Community Design Guidelines	Capital Cost City responsibility (DC funded)		Capital Cost Developer Responsibility (Developer funded)
STREET TREES			
• 70mm cal. Deciduous Street Trees, 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 PRIMARY & SECONDARY GATEWAY			
• Decorative masonry elements and signage, planting, water service and irrigation at corners.			
COMMUNITY MAILBOX AREAS			
• Hard surfacing, topsoil, sod and any planting.			
STREET LIGHTING			
• Decorative pole and fixture (City Standard decorative pole and light)			
WOODLOT BUFFER BLOCK			
• Topsoil, seeding, planting restoration of areas disturbed by construction.			
• Rear lot chain link fencing.			
• Planting within 10m landscape buffer at reat lots and Edge Restoration Planting			
WOODLOTS			
• Removal of dead or hazard trees and/or limbs			
• Remediation, restoration at disturbed edges			
• Removal of invasive species and replanting to desirable native species			
PEDESTRIAN PATHWAY - OPEN SPACE AND WOODLOTS			
• Tree removal and pruning			
• Granular/Asphalt paving, walkway, lighting, and planting			
• Plantings to provide privacy			
• Trail head: specialty paving, masonry columns, planting			
• Granular pathway in woodlots			

Matrix

APPENDIX A - CAPITAL COST RESPONSIBILTY

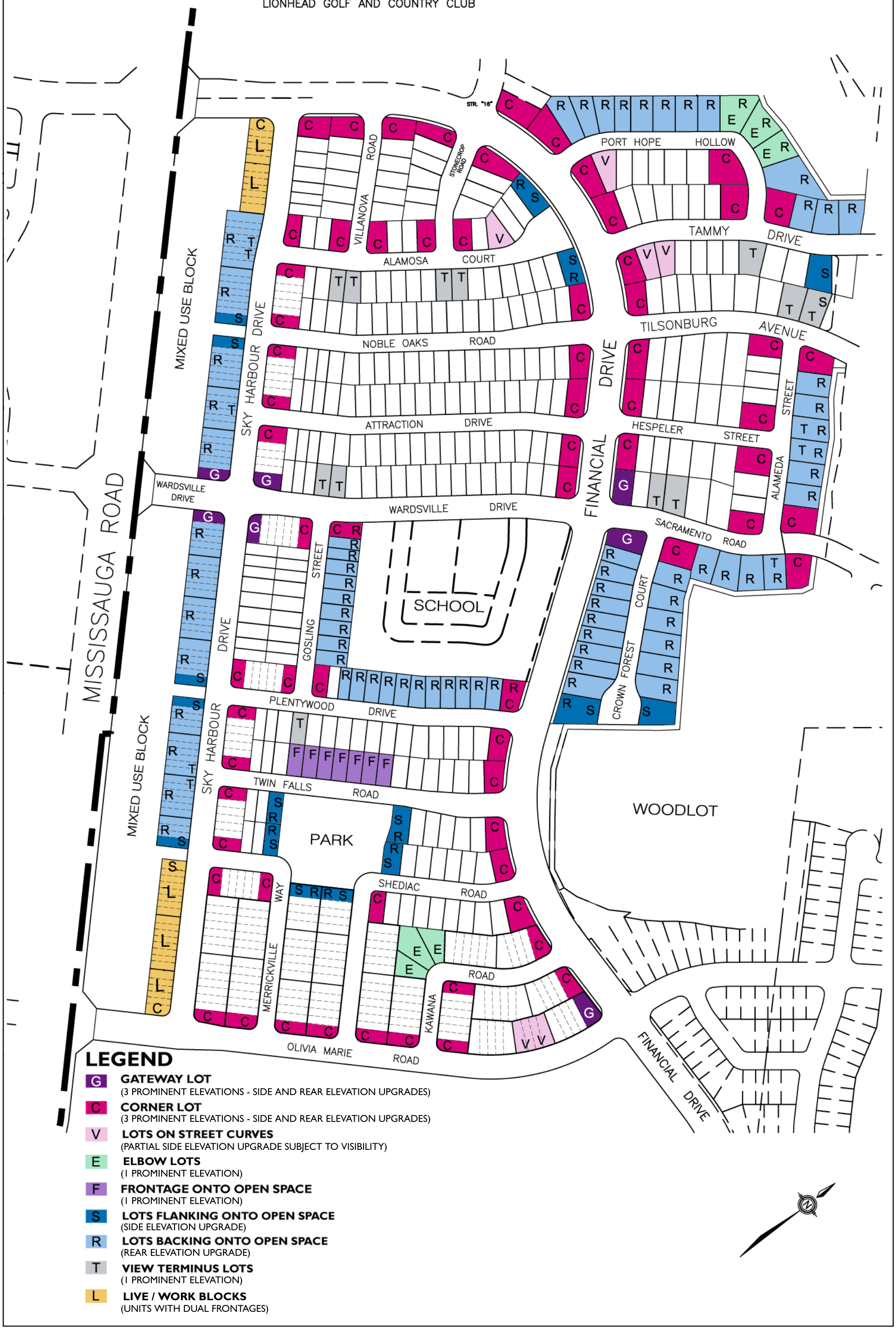
FOR CONVENTIONAL LOTS Refer to Figure 5.12 in the Community Design Guidelines	Capital Cost City responsibility (DC funded)		Capital Cost Developer Responsibility (Developer funded)
OPEN SPACES (VISTA BLOCKS)			
• Grade, topsoil, and sod			
• Street trees			
• Plantings within blocks			
• Lookouts/ view points/ trail heads: paving, retaining walls, barriers, benches			
• Trails with/without night lighting			
PARK BLOCK			
• 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 (trees and shrubs)			
• Park Entrance Features (if required)*			
• Shade Structures *	50%		50%

* Developer contribution to shade structures and other park upgrades to be revisitec following 2009 DC review.

Matrix

FOR TRANSITION, CORE AND ANCHOR LOTS Refer to Figure 5.12 in the Community Design Guidelines	**APPENDIX A - CAPITAL COST RESPONSIBILTY**	
	Capital Cost City responsibility (DC funded)	Capital Cost Developer Responsibility
STREETSCAPE		
Decorative metal fence		
Upgraded privacy fence		
Pedestrian crossings		
100mm cal. Deciduous Street Trees, 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 PRIMARY & SECONDARY GATEWAY		
Decorative masonry elements and signage, planting, water service and irrigation at corners.		
COMMUNITY MAILBOX AREAS		
Enhanced planting, fencing at community mailbox locations and pavilions, where appropriate.		
STREET LIGHTING		
Decorative pole and fixture (Trafalgar Pole)		
WOODLOT BUFFER BLOCK		
Topsoil, seeding, planting restoration of areas disturbed by construction.		
Rear lot chain link fencing.		
Planting within 10m landscape buffer at reat lots and Edge Restoration Planting		

LIONHEAD GOLF AND COUNTRY CLUB



LEGEND

- **G** — **GATEWAY LOT** (3 PROMINENT ELEVATIONS - SIDE AND REAR ELEVATION UPGRADES)
- **C** — **CORNER LOT** (3 PROMINENT ELEVATIONS - SIDE AND REAR ELEVATION UPGRADES)
- **V** — **LOTS ON STREET CURVES** (PARTIAL SIDE ELEVATION UPGRADE SUBJECT TO VISIBILITY)
- **E** — **ELBOW LOTS** (1 PROMINENT ELEVATION)
- **F** — **FRONTAGE ONTO OPEN SPACE** (1 PROMINENT ELEVATION)
- **S** — **LOTS FLANKING ONTO OPEN SPACE** (SIDE ELEVATION UPGRADE)
- **R** — **LOTS BACKING ONTO OPEN SPACE** (REAR ELEVATION UPGRADE)
- **T** — **VIEW TERMINUS LOTS** (1 PROMINENT ELEVATION)
- **L** — **LIVE / WORK BLOCKS** (UNITS WITH DUAL FRONTAGES)

PRIORITY LOT PLAN

CREDIT MANOR HEIGHTS

CITY OF BRAMPTON

FEBRUARY 2010

APPENDIX III

BRAMPTON
brampton.ca Flower City

Planning, Design and Development
Community Design, Parks Planning and Development

Stage 2: Community Design Guidelines Circulation & Approval / Sign-Off Sheet

Receipt Date: March 31, 2010
Date: April 19, 2010
File: P20BP40-1.001 / C04W02.002 & 21T-07007B
Applicant (or Owners): **Metrus Central Properties Inc. & Tesch Developments Inc.** (KLM Planning Partners Inc. & MBTW / Watchorn)
Project Name: **Credit Manor Heights**

Circulation:

☐ 1st ☐ 2nd ☐ 3rd ☐ Other _____ ☑ Final

Comments:

- The Community Design, Parks Planning and Development Division staff are of the opinion that they have adequately addressed the City's condition of draft approval.
- Community Design, Parks Planning and Development Division staff recommend the approval of the ***CREDIT MANOR HEIGHTS – COMMUNITY DESIGN GUIDELINES*** by MBTW / Watchorn dated March 29, 2010.

Circulation List:

☐ Open Space, Design & Construction: _____
☐ Urban Design: _____
☐ Traffic: _____
☐ Engineering: _____
☐ Director: _____
☐ Managers: _____
☐ Others: _____

Approval:

Recommended: _____ (Manager, Parks & Facility Planning)

Seconded: _____ (Manager, Open Space Design & Construction)

_____ (Manager, Urban Design & Public Buildings)

Approved: _____ (Director, Community Design, Parks Planning and Development)

C.c. B. Smith; C. Heike; S. Chevalier; M. Colangelo; A. Wong; M. Debnath; A. Minichillo