Brampton

THE COMMUNITY OF SPRING VALLEY

Credit Valley Secondary Plan, Sub-Areas 1 & 3

Community Design Guidelines: Landscape Design

prepared by:
STRYBOS ASSOCIATES LTD.
5285 Solar Drive, Suite 201
Mississauga, Ontario, L4W 5B8
416-695-4949

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APPROVED
Community Design, Parks
Planning & Development

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

Oct 4/04
Date

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1.0 INTRODUCTION

1.1 CONTEXT

The Credit Valley Secondary Plan was adopted by the City of Brampton on Sept. 30, 2002. This document has been prepared to address the Community Design Guidelines for the lands within Sub-areas 1 & 3 (see Figure 1) and is required prior to Draft Plan Approval of any Plans of Subdivision within these sub-areas.

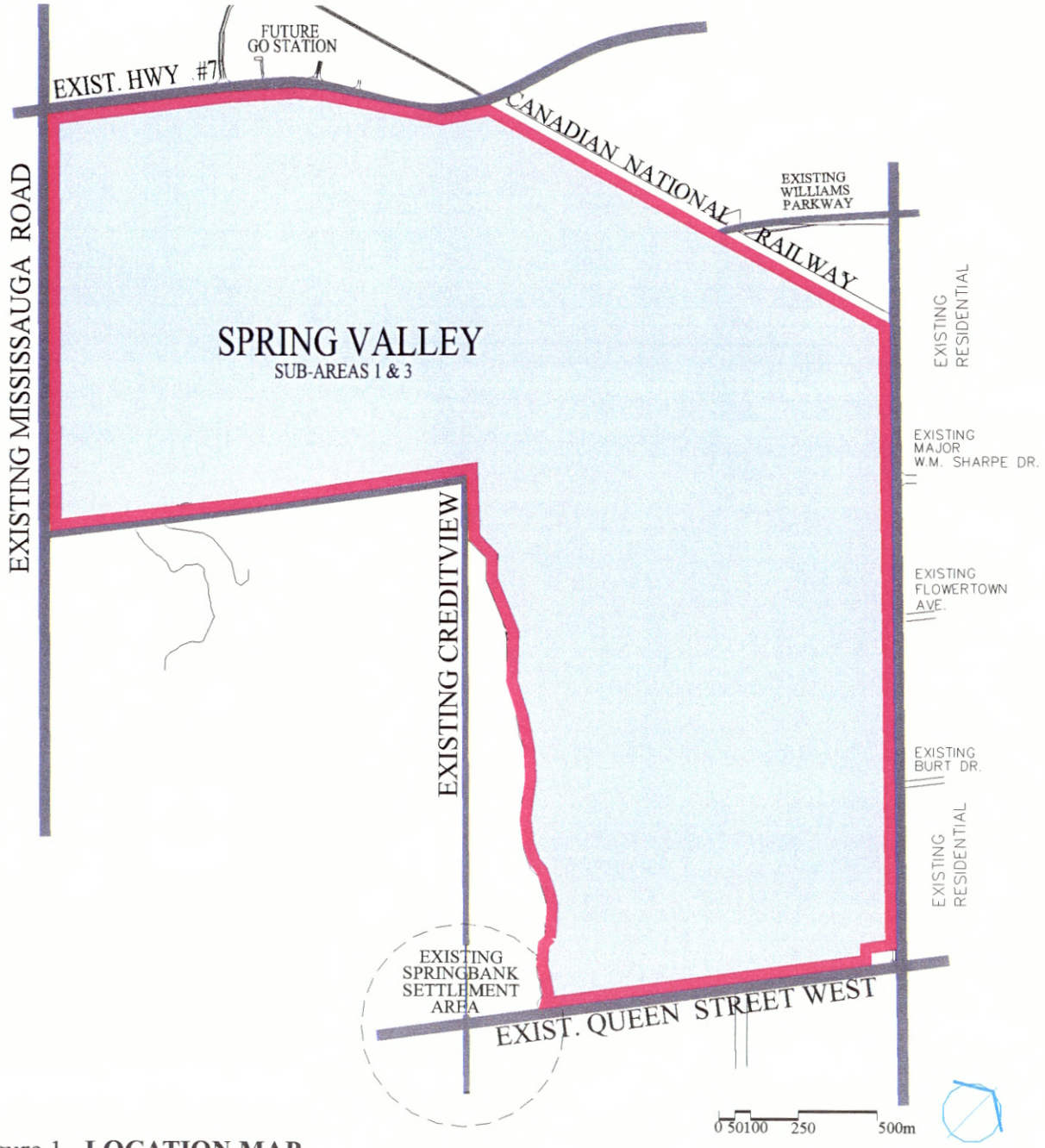


Figure 1. **LOCATION MAP**

1.2 SCOPE AND INTENT

The purpose of the Community Design Guidelines: Landscape Guidelines is to provide design principles to ensure visual coherence and continuity throughout the community. These guidelines will address the following issues:

- Community Identity Entry Features
- Community edges and buffers
- Streetscape elements such as street trees, fencing, community mailboxes, masonry pillars and light standards
- Open Space

For background information pertaining to existing site features, visual analysis, views and vistas etc, please refer to the Block Design Plan Sub-areas 1 & 3 document.

A companion document, Community Design Guidelines: Architectural Guidelines (prepared by Hotson Bakker Architects) should be consulted in conjunction with these Landscape Guidelines. The Architectural Guidelines address issues pertaining to built form. The objectives of the Architectural Guidelines are:

- To provide attractive, harmonious streetscapes through attention to built form, architectural detailing, compatibility of dwelling designs and the appropriate siting of buildings.
- To establish specific design requirements for dwellings in high priority locations.
- To encourage safe, pedestrian-friendly streetscapes by promoting the principles of Crime Prevention Through Environmental Design (CPTED).
- To establish requirements for a timely and fair architectural design review and approval process.

1.3 CITY DESIGN INITIATIVES

Notwithstanding the information within these guidelines, the following City of Brampton initiatives shall be implemented as applicable:

- Gateway Beautification Programme
- Flower City Strategy
- Pathways Master Plan
- Development Design Guidelines
- Clean and Green Strategy
- Stormwater Management Master Plan
- Parks Master Plan
- Streetscape Master Plan

FLOWER CITY STRATEGY

The City of Brampton has initiated a Flower City Strategy intended to reclaim its heritage as Canada's Flowertown. New residential communities have been identified as potential partners for implementing the Flower City Strategy. When implemented, a community will be created which enjoys;

- A beautiful and protected environment
- An improved quality of life
- Increased civic pride
- Strong City/community partnership

Arterial buffers, entry features, parks and storm water management (SWM) ponds offer opportunities for incorporating highly visible flower planting beds to meet the City's Flower City Initiative as follows;

- Daffodil beds and flowering shrubs in arterial buffers
- Flowering bulbs and perennials at entry features
- Perennials and bulbs at Park entrances and shade structure areas
- Daffodil plantings in visible areas around SWM ponds

The City's Flower City Strategy also incorporates the 'celebration of cultural and natural heritage components and their integration into the community fabric'. In this regard, natural features such as valley systems and woodlots are retained and remain visually dominant features of the community. Where feasible, natural vegetation features, such as hedgerows and significant individual trees, should also be retained within SWM Ponds, School Blocks and Parkland.
Cultural heritage features such as the cemetery at the corner of Mississauga Road and Williams Pkwy and the century home at the corner of Queen Street and Chinguacousy Road are retained at visually prominent locations.

1.4 COMMUNITY DESIGN VISION

This community contains several significant open space features including:

- Huttonville Creek,
- Springbrook Creek
- Tributary 8B naturalized channel,
- Hydro Corridor,
- woodlots,
- proposed parks,
- proposed stormwater ponds.

This combination of the existing natural site features combined with proposed man-made forms provides the basis of the community design vision. Significant natural features such as valley systems and woodlots are major structuring elements of this community. These features are integrated into the open space network and are both visually and physically accessible to the community.

The community is made up of several neighbourhoods. Each neighbourhood contains an open space node as its central focus. This node is generally composed of a neighbourhood park which may be combined with open space features such as an elementary school, SWM Pond or woodlot. These open space nodes provide a local recreation amenity and an individual identity for each neighbourhood.

To celebrate the area's natural heritage as well as the proposed man-made forms, natural materials combined with manufactured materials will be reflected in elements of the designed landscape. Community landscape features such as entry features, seating areas in look-outs and park blocks will contain natural, unfinished stone as well as precast concrete and masonry products. Entrance features include a sequencing of materials evolving from rugged natural stone in an informal arrangement, through to a highly ordered arrangement of masonry walls. Signature plantings including ornamental grasses, flowering perennials, bulbs, flowering shrubs, coniferous and deciduous trees will occur at each entry feature. These plantings in combination with natural and manufactured materials within entry features will symbolize the transition from the natural to the built environment. The design vision for this community is a synthesis of built and natural forms. Natural forms are celebrated and are the dominant factor in the structure of this community. As such these natural forms are repeated through existing and proposed community elements.

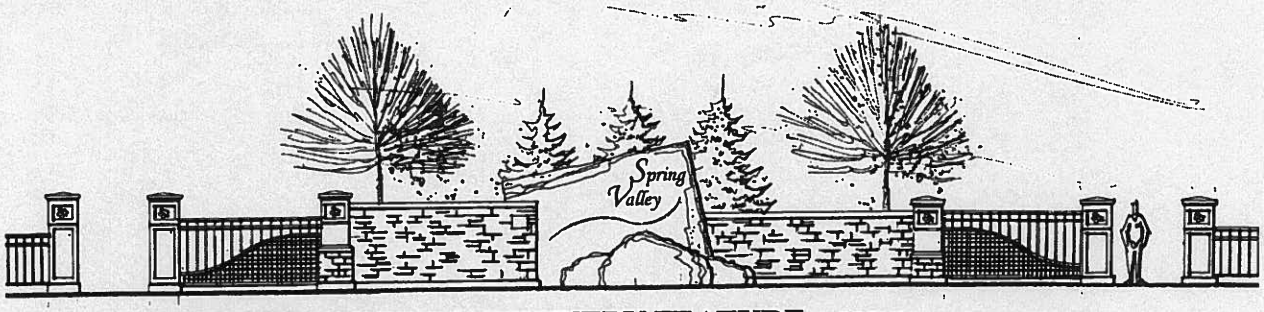


Figure 2. **ELEVATION OF PRIMARY ENTRY FEATURE** - N.T.S.

2.0 STREETSCAPE

In addition to Built Form Elements, Streetscape consists of Landscape Elements such as Community Entry Features, Community Edges boulevard trees, street lighting, fencing, mailboxes etc.

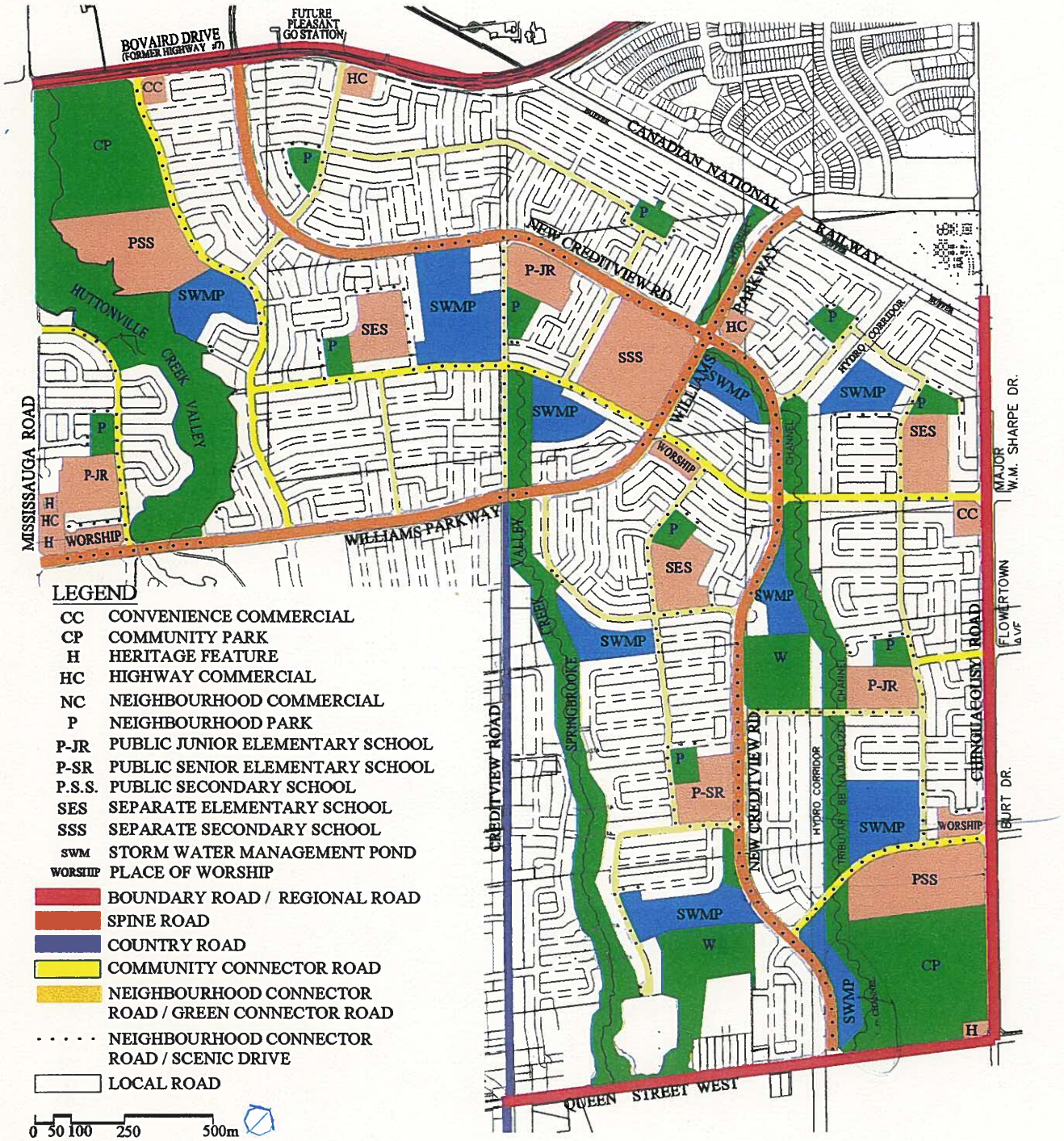
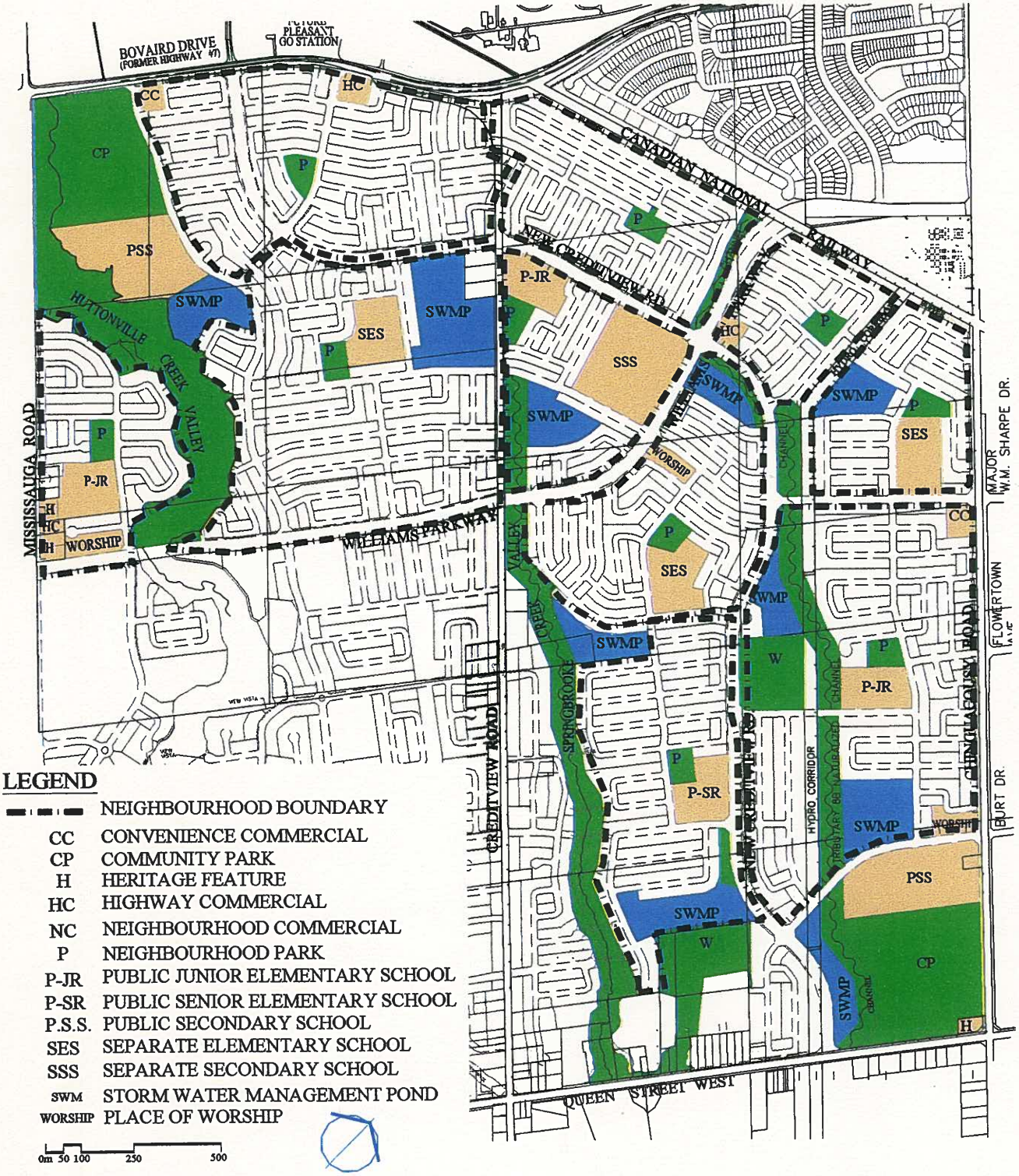


Figure 3. **BLOCK PLAN / STREET NETWORK** N.T.S.



LEGEND

	NEIGHBOURHOOD BOUNDARY
CC	CONVENIENCE COMMERCIAL
CP	COMMUNITY PARK
H	HERITAGE FEATURE
HC	HIGHWAY COMMERCIAL
NC	NEIGHBOURHOOD COMMERCIAL
P	NEIGHBOURHOOD PARK
P-JR	PUBLIC JUNIOR ELEMENTARY SCHOOL
P-SR	PUBLIC SENIOR ELEMENTARY SCHOOL
P.S.S.	PUBLIC SECONDARY SCHOOL
SES	SEPARATE ELEMENTARY SCHOOL
SSS	SEPARATE SECONDARY SCHOOL
SWM	STORM WATER MANAGEMENT POND
WORSHIP	PLACE OF WORSHIP

Figure 4. **NEIGHBOURHOOD STRUCTURE**

2.1 STREET NETWORK

The streets within this community have been sized in response to expected traffic volume. Mitigation of the affects of that traffic volume will be required for some roads. These streets also play a significant role in defining the community itself and allow for the inclusion of certain amenities.

Boundary Roads

- usually an arterial road or Provincial Highway which defines and delineates the 'edges' of the community
- requires acoustic and visual buffering
- opportunities for community theming and gateways
- salt tolerant coarse textured street trees to be used

Spine Roads (New Creditview Rd. & Williams Pkwy)

- arterial roads which bisect the community and whose treatment connects the elements of the site both physically and symbolically
- side lots abutting spine road require acoustic buffering
- good location for the multi-use trail system
- enhanced planting provides a visual amenity for the community and ties Open Space corridors together
- major gateways located where spine roads meet boundary roads
- salt tolerant coarse textured street trees to be used

Neighbourhood Connector Roads (Minor Collector Roads)

- a series of collector roads which usually lead into the site from the boundary roads
- minor gateways will mark most connections of the neighbourhood connector roads with boundary roads
- side lots abutting Neighbourhood Connector road require acoustic buffering
- salt tolerant coarse textured street trees to be used

Local Roads

- local roads connect to Open Space blocks within individual neighbourhoods,
- focus on pedestrian comfort and visibility, and encourage walking through the community
- discourage 'through' traffic
- mixture of fine and coarse texture trees to be used

Scenic Drives

- Scenic Drives are found adjacent to natural features and Open Spaces and are designed for the viewing and enjoyment of the community's picturesque natural beauty
- sidewalks to be provided adjacent to open space features and walkway connection are encouraged
- single loaded roads to encourage views
- native boulevard tree species adjacent to natural areas

2.1.2 TYPICAL ROAD SECTIONS

The City of Brampton's current standard road cross sections will be utilized for the range of road types proposed for this community. These sections indicate how the components of the streetscape are combined to achieve a comfortable environment for vehicles, cyclists and pedestrians.

2.2 COMMUNITY IDENTITY FEATURES

Entrance Features, along with Community Edge Treatments, provide the first impression of a community's image and character and are a clear, recognizable and attractive entry point into the community and the smaller neighbourhoods within the community. They relate the community to the larger City context by the inclusion of the City of Brampton's signature coping and corporate identifier. All entry features will exhibit similar form, proportion and layout. Some flexibility in materials will be permitted to allow for individual expression and marketing.

Primary Entry Features identify the community at its major entrances. These features will be located where two arterial roads intersect:

- Highway #7 & Mississauga Road
- Highway #7 & New Creditview Road
- Queen Street West & New Creditview Road
- Chinguacousy Road and Queen Street West (in the Community Park)
- Mississauga Road and Williams Parkway

These locations will be identified by significant planted and built landscape features and may include significant buildings where applicable. Where intersections involve reverse frontage lots, and acoustic fencing is required to wrap around the corner, entrance features may be integrated with the acoustic fencing or may 'stand alone' within Buffer Blocks in front of the acoustic fence.

Secondary Entry Features shall be provided where the neighbourhood connector roads (minor collector roads) intersect with arterial roads. They will be similar to, but smaller in scale than the Primary Entry Features. These features will be placed at various locations along the following arterial roads:

- Chinguacousy Road
- New Creditview Road
- Williams Parkway
- Mississauga Road
- New Creditview Road & Williams Parkway

In addition to Primary and Secondary Entry Features, additional features may be provided at the developer's option. These features should be similar to but smaller than Secondary Entry Features.

Entry Features should contain a display of flowering bulbs, perennials and grasses to augment the woody plants in accordance with the City of Brampton Flower City Strategy.

In accordance with City of Brampton policy, all entrance features must be located within Blocks owned by the City (buffer blocks or dedicated entrance feature blocks). The City of Brampton will retain ownership and the responsibility for maintenance of these features.

Enhanced Intersection

The intersection opposite the Future Pleasant GO Station will receive a high quality planting scheme. Enhanced plantings will be provided in the landscape buffer and the Highway Commercial Block that abut this intersection. Plantings will include a display of flowering bulbs, perennials and grasses along with a backdrop of woody plants.

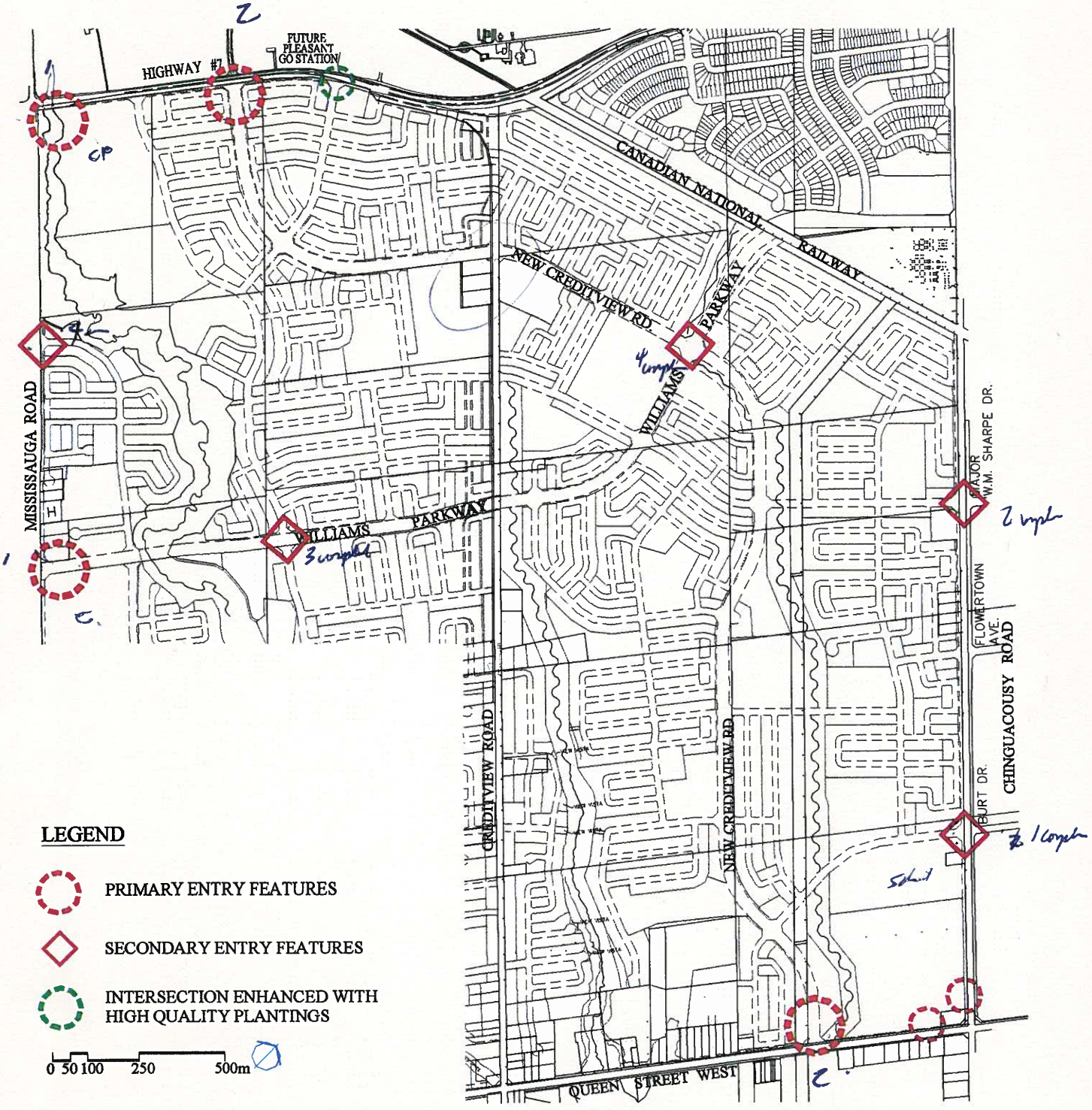


Figure 5. **COMMUNITY IDENTITY FEATURES - LOCATION OF ENTRY FEATURES** N.T.S.

2.2.1 Primary Entry Feature

Primary Entry Features provide an effective landmark for the community. These features will incorporate:

- a masonry wall
- natural stone signage wall
- pillars of precast concrete with masonry base
- planting

The coping for the wall will incorporate the City of Brampton Signature Coping. A 400x400mm precast panel will be provided on the masonry wall to accommodate the City of Brampton's corporate identifier. The community name and logo will be incorporated in the signage wall.

In accordance with the City of Brampton's Flower City Strategy, a planting of perennials, grasses and annuals are to be provided at each entry feature.

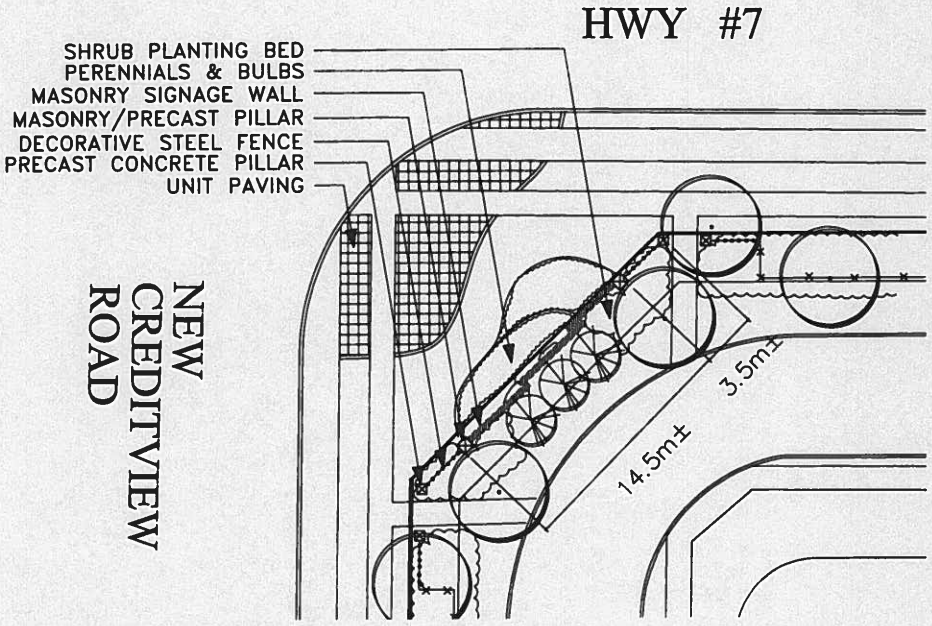


Figure 6. **PLAN OF PRIMARY ENTRY FEATURE -** N.T.S.

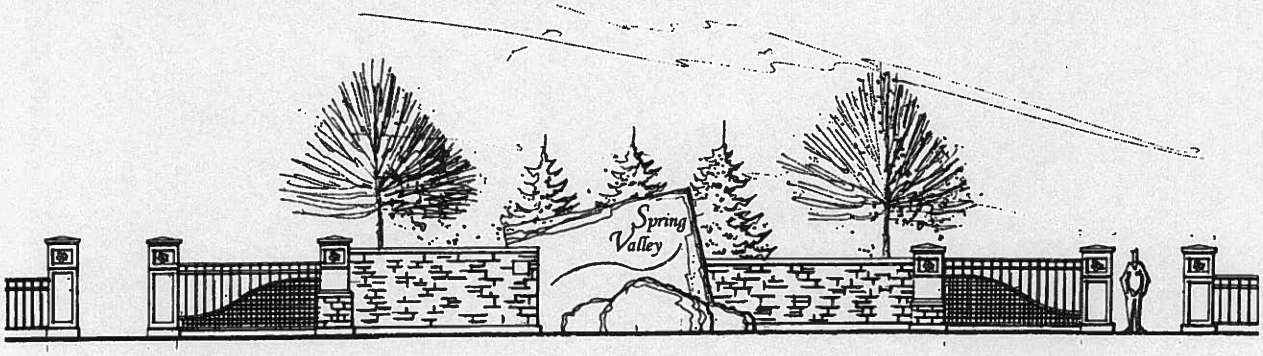


Figure 7. **ELEVATION OF PRIMARY ENTRY FEATURE -** N.T.S.

2.2.2 Secondary Entry Feature

Secondary Entry Features will be similar in style to the Primary Entry Feature. These may be stand alone features within buffer blocks or dedicated entry feature blocks, or may be integrated into the acoustic fencing where appropriate. The entry features will incorporate the City of Brampton Signature Architectural Coping and the wall will incorporate the City of Brampton's corporate identifier. Perennial and bulb planting will also be provided at each location in accordance with City of Brampton requirements.

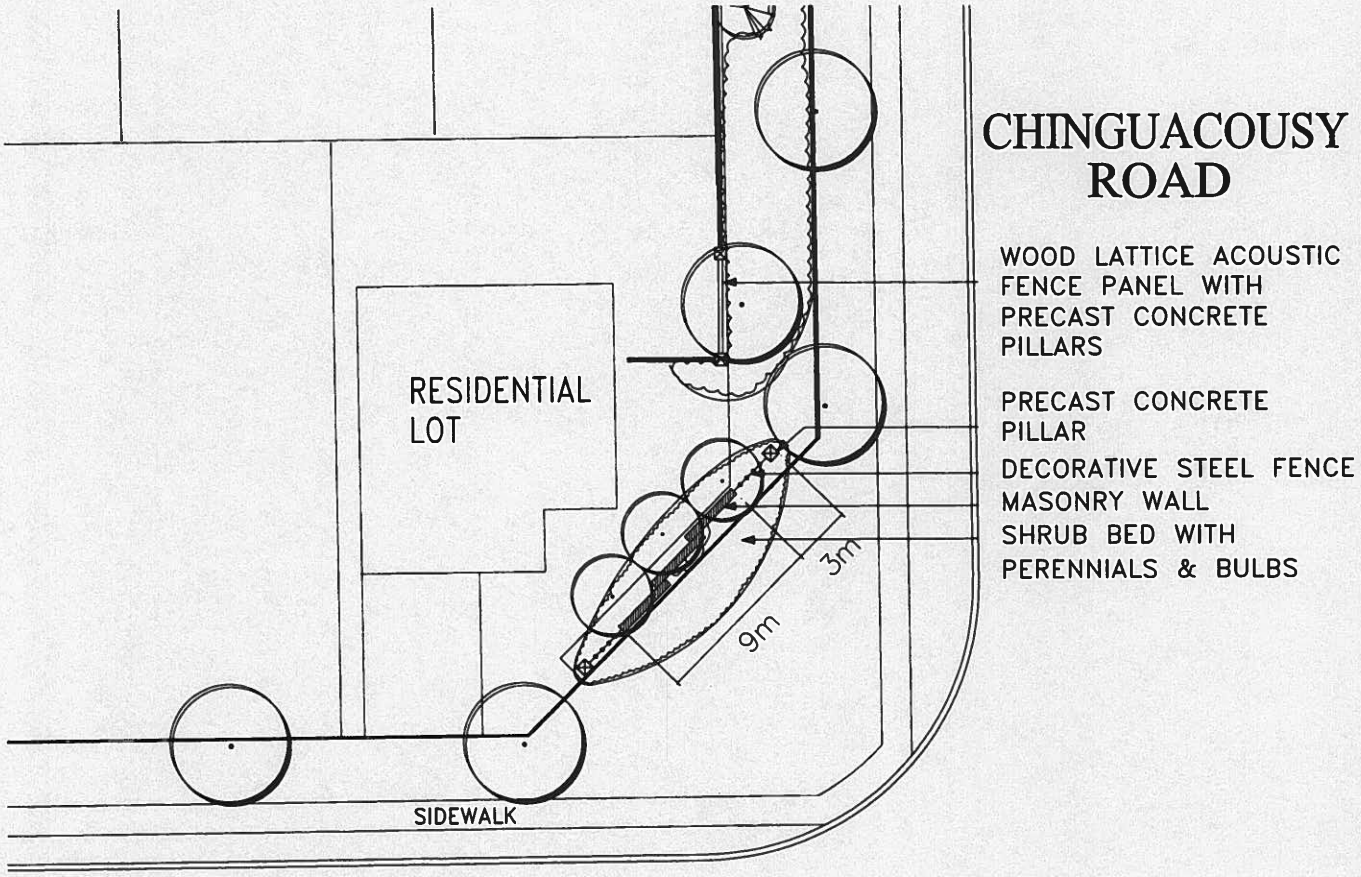


Figure 8. **PLAN OF SECONDARY FEATURE** N.T.S.

Figure 9. **ELEVATION OF SECONDARY FEATURE** N.T.S.

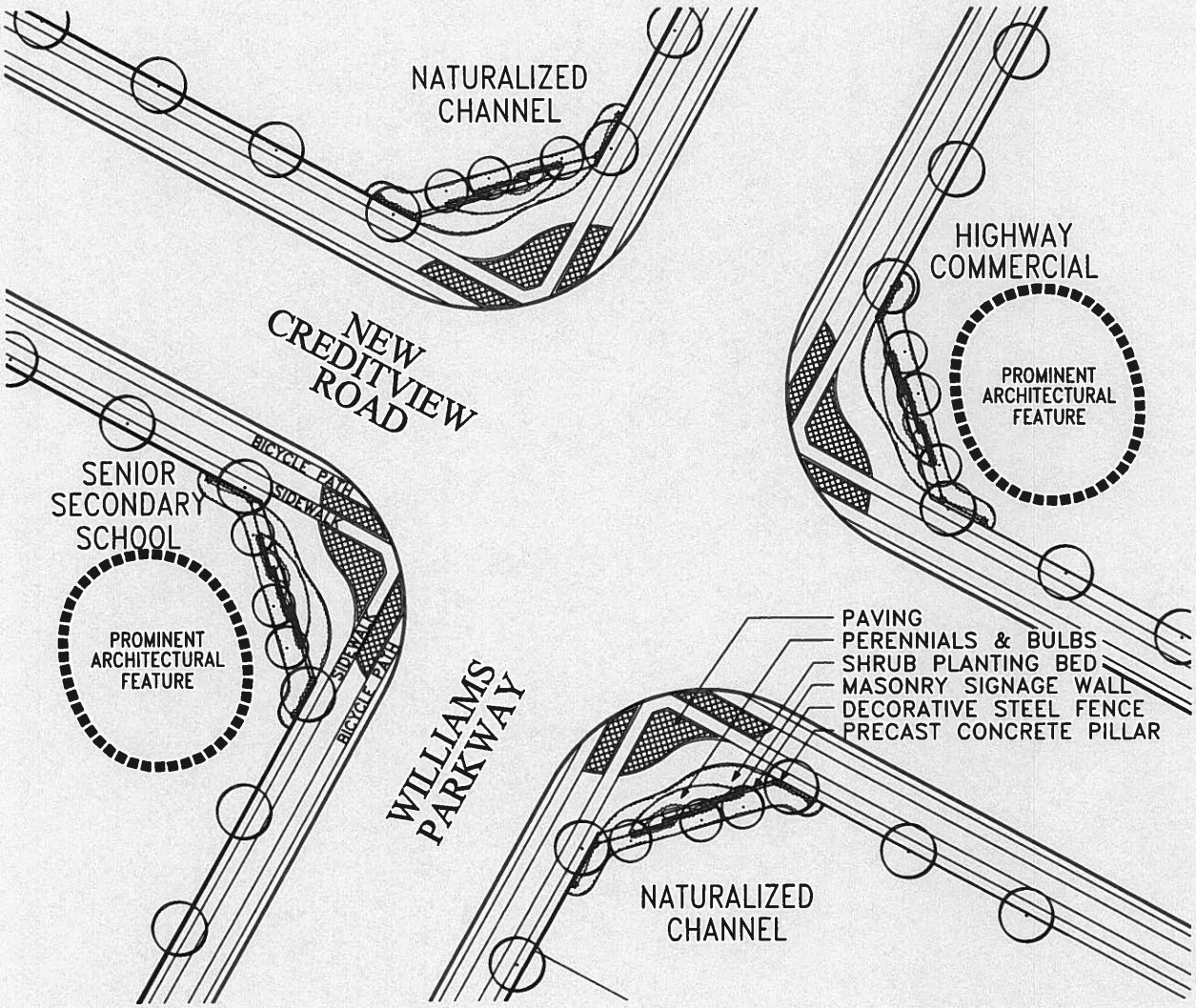


Figure 10. **SCHEMATIC PLAN OF SECONDARY ENTRY FEATURES AT NEW CREDITVIEW RD. & WILLIAMS PARKWAY** N.T.S.
Road geometry to be determined by Traffic Consultant.

2.3 COMMUNITY EDGES

Streetscape Elements are combined along Community Edges in various ways to define the extent of the community and should demonstrate continuity of design and materials. These edges act as buffers, serving practical purposes of acoustic protection as well as visual screening and softening of architectural elements and provide the initial aesthetic definition of the community.

2.3.1 Reverse Frontage Buffer

Reverse frontage buffers are provided where residential lots back onto or flank adjacent arterial roads such as Chinguacousy Road. If required for acoustic purposes, the buffer will include a wood acoustic fence with precast concrete pillars and decorative wood lattice feature panels and planting.

In accordance with City of Brampton requirements, all portions of the buffer block must be completely planted with shrubs and trees to eliminate the need for lawn maintenance and to soften the appearance of the fence. The City of Brampton Flower City Strategy requires that beds of daffodils be planted within the buffers **as indicated below.**

Pillars shall be paired and combined with decorative wood feature panels at a maximum of 30m O.C. Where appropriate, single pillars may be used at terminal fence locations.

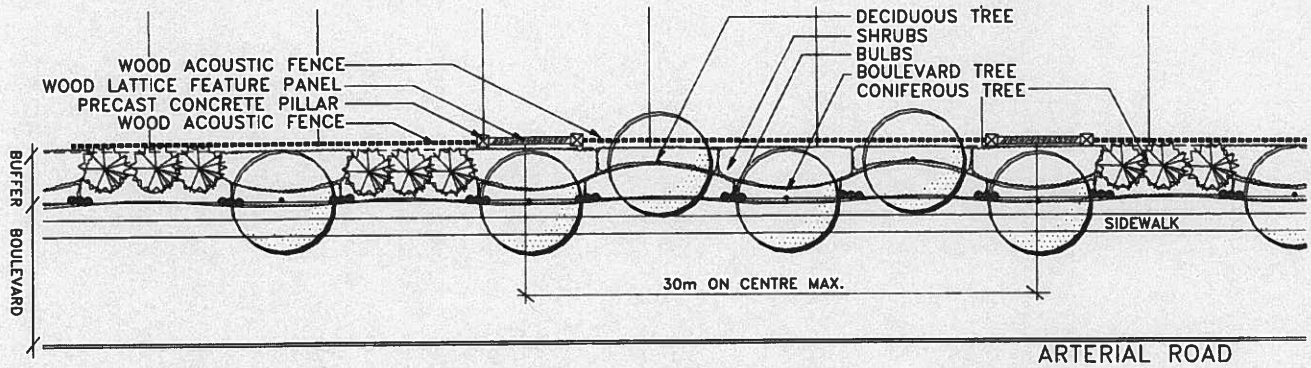
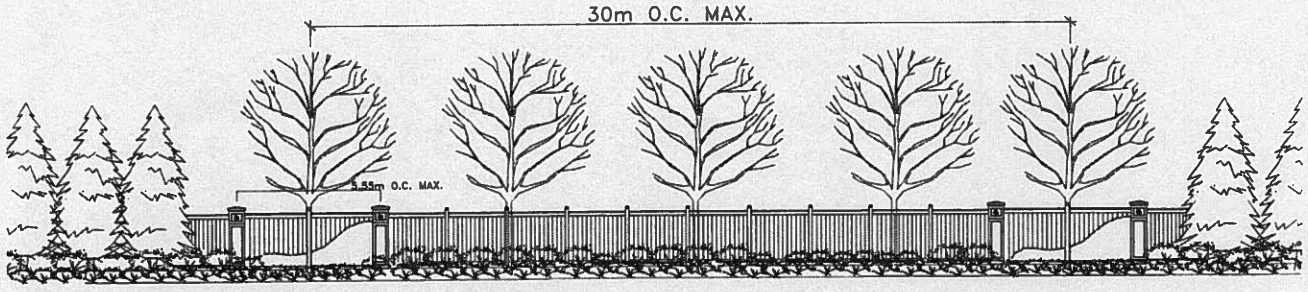


Figure 11. **PLAN OF REVERSE FRONTAGE BUFFER** N.T.S.



ELEVATION

Figure 12. **REVERSE FRONTAGE BUFFER** N.T.S.

2.3.2 Window Street Buffer

Window street buffers are required where local service roads are parallel to major arterial roads such as Chinguacousy Road. These buffers provide physical and visual separation between the two streets while affording views into the community. A 1.2m high black vinyl chain link fence is to be provided along the right-of-way with a 2m opening for sidewalk access. Precast concrete pillars may be used (optional) to flank the sidewalk opening. Planting is to be a mix of coniferous and deciduous trees and shrubs in continuous mulched beds. The buffer planting is to include beds of daffodil bulbs as part of the City of Brampton Flower City Strategy.

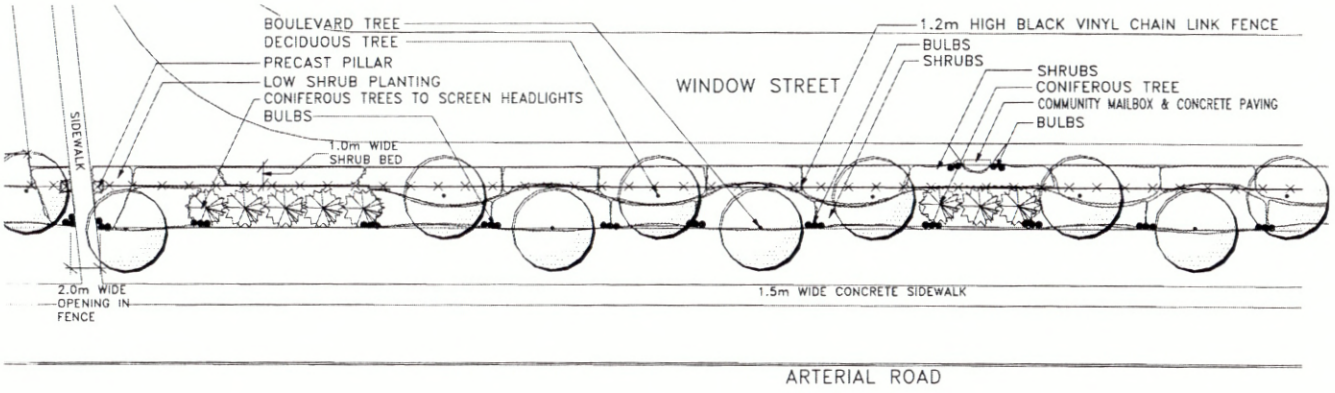


Figure 13. **PLAN OF WINDOW STREET BUFFER** N.T.S.

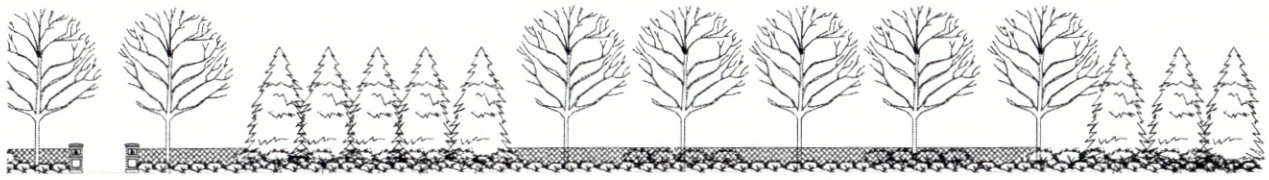


Figure 14. **ELEVATION OF WINDOW STREET BUFFER** N.T.S.

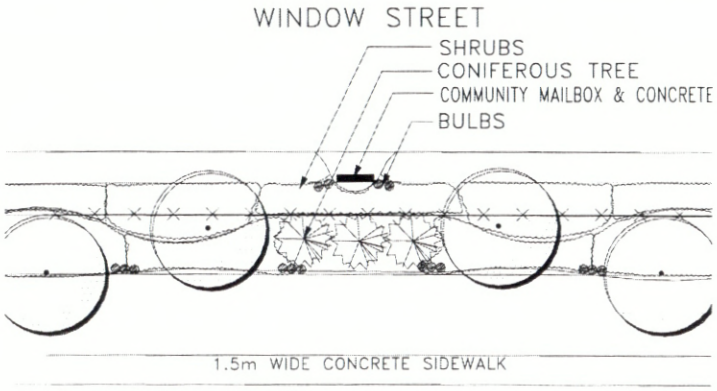


Figure 15. **ENLARGEMENT OF MAILBOX AREA IN WINDOW STREET BUFFER** N.T.S.

2.4 LANDSCAPE ELEMENTS

Landscape Elements consist of;

- Boulevard Trees
- Fencing
- Community Mailboxes
- Light Standards
- Pillars
- Watercourse crossings

Landscape Elements serve to;

- provide unification to the community
- provide visual interest
- provide shade and create a comfortable environment for pedestrians
- contribute to the character of the community

2.4.1 Boulevard Trees

Boulevard trees (see Figure 16) are a significant feature of the streetscape, and are subject to City of Brampton guidelines.

Boulevard trees are to be planted 12-18m on centre where driveways, swales and utilities will allow. Where space is unrestricted, as along park and school frontages and storm water management facilities, trees are to be planted 15m on centre. The trees are generally to be located 0.3m from the edge of the road allowance or as dictated by the City of Brampton road profiles.

All boulevard trees are to be high-branching deciduous trees, 70mm caliper. Streets will be designated fine textured or coarse textured and the selection of species for that street will be dependent on that designation.

Fine textured trees may include:

- White Ash var.
- Green Ash var.
- Shademaster Honey-locust
- Cork Tree *
- Ginkgo *
- Ornamental Pear *
- Flowering Crabapple *

Coarse textured trees may include:

- Norway Maple var.
- Linden var.
- Sugar Maple*
- Oak var. *
- Turkish Hazel *
- Japanese Lilac *

* Trees designated as 'Special Species' on the City of Brampton's list of boulevard trees. These trees shall make up at least 30% of the total number of boulevard trees within each individual subdivision.

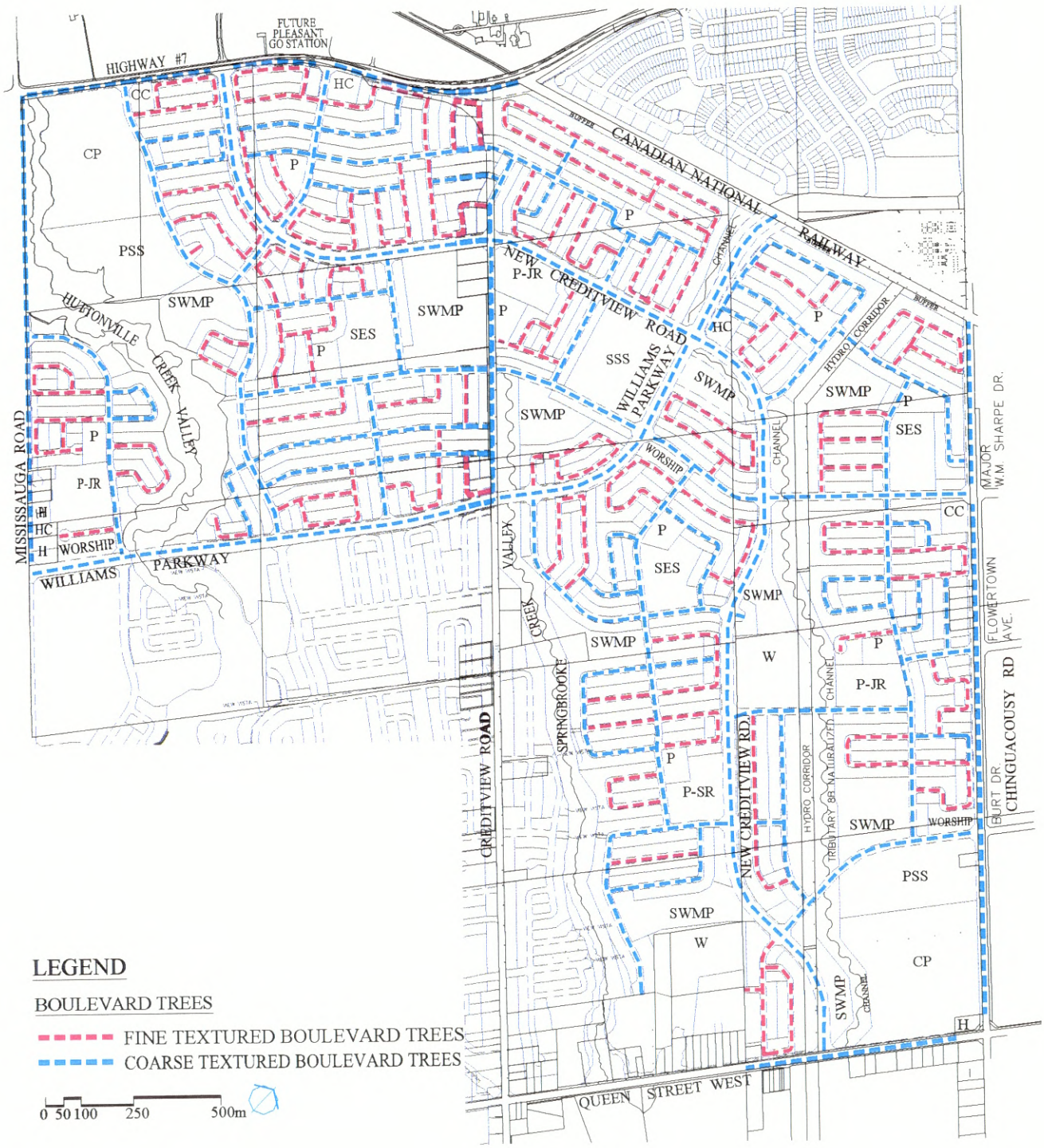


Figure 16. **BOULEVARD TREES**

2.4.2 Fencing

Several types of fence are required depending on the need for privacy, containment and/or sound abatement:

1) wood privacy fence - Fig. 17
2) wood acoustic fence - Fig. 18 &19
3) masonry fence - Fig. 20

2.4.2.1 Wood Privacy Fence

1.8m high corner lot privacy fencing is required for all corner lots flanking onto 23m or wider road allowances and for lots adjacent to Community Mailboxes. This fencing shall return to within 1.2m of the building face to accommodate a gate. This fencing should return to an architecturally appropriate location on the house and not obscure more than 1/4 of the side building elevation.

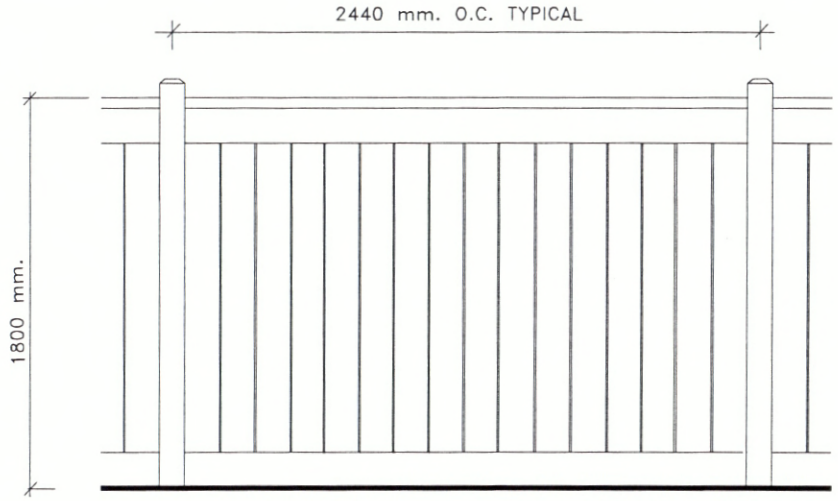


Figure 17. **ELEVATION OF TYPICAL PRIVACY FENCE PANEL** N.T.S.

2.4.2.2 Wood Acoustic Fence

When noise abatement is necessary for adjacent residential lots along arterial roads, wood acoustic fencing is required. The height of the fence will be determined by the Acoustic Consultant. In accordance with City of Brampton fencing policy, wood fencing along arterial roads requires pillars located 15m O.C. on average. It is preferable to pair the pillars along with a wooden feature panel for visual interest. These paired features should be located at approx. 30m O.C.

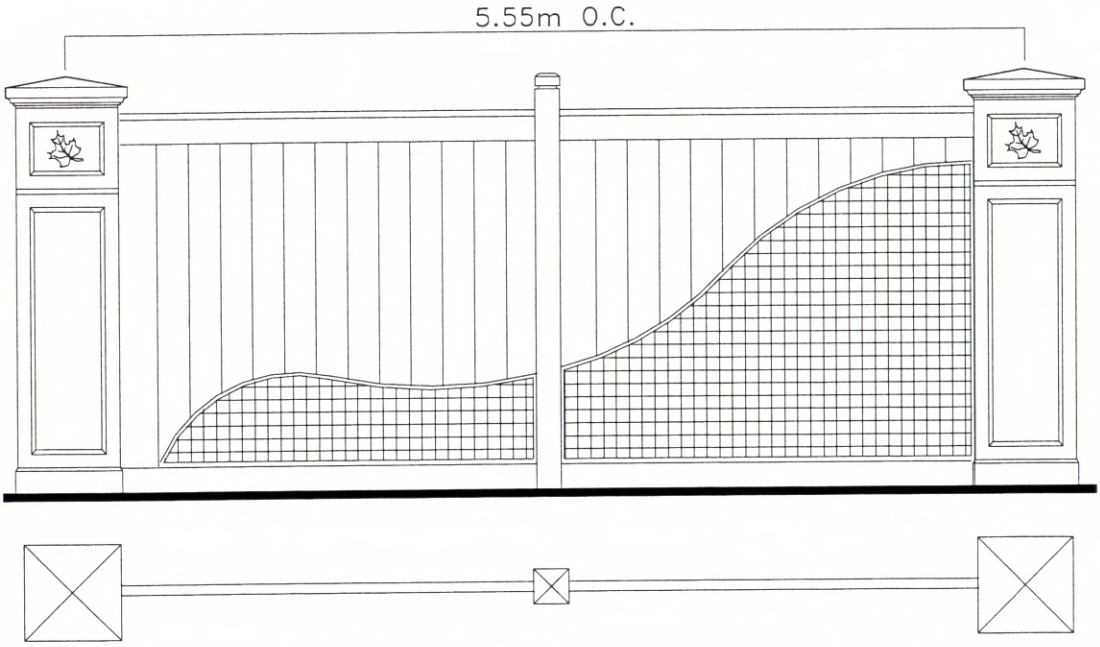


Figure 18. **ELEVATION OF WOOD FEATURE PANEL AND FLANKING PILLARS** N.T.S.

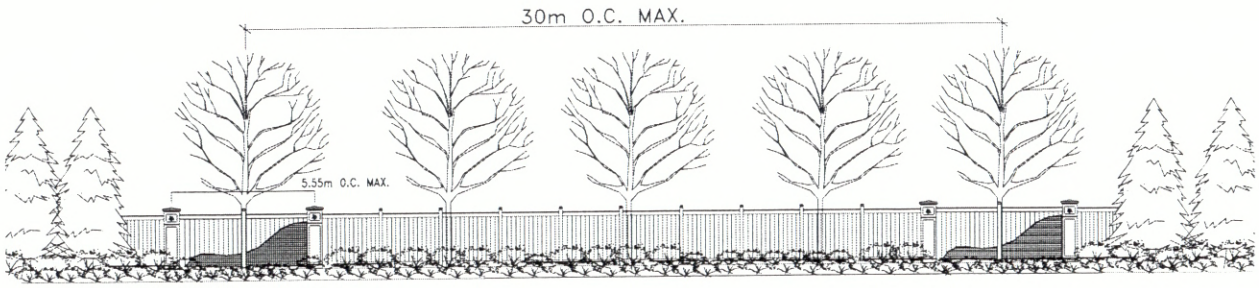


Figure 19. **ELEVATION OF TYPICAL ACOUSTIC FENCE WITH PILLARS AND WOOD FEATURE PANELS** N.T.S.

2.4.2.3 Chain Link Fence

Chain link fence is required in several situations throughout this community. A 1.2m high fence is required to separate Park land and Open Space Blocks from the rear or side of abutting residential lots. The chain link fence is to be located 0.15m inside private property. In accordance with City of Brampton requirements, residential lots with only rear lot lines abutting the park will have chain link gate access into the park. The gate will open into private property.

A 1.8m high chain link fence is required to separate school blocks from the rear or side of abutting residential lots. This fence is to be located within school property and will not have gates connecting residential properties to the school property.

In accordance with City of Brampton policy, 1.2m high chain link fencing is also required along the interface between local window streets and arterial roads. A 2.0m wide opening is to be left at appropriate locations to allow for safe pedestrian access.

2.4.2.4 Masonry Fence

Where Commercial Blocks abut the side or rear of residential lots, visual and physical separation must be provided. In these locations a 1.8m high masonry fence is required in accordance with City of Brampton Fencing Policy. The height may be increased as required to address acoustic requirements. The masonry fence is to be located within the commercial block.

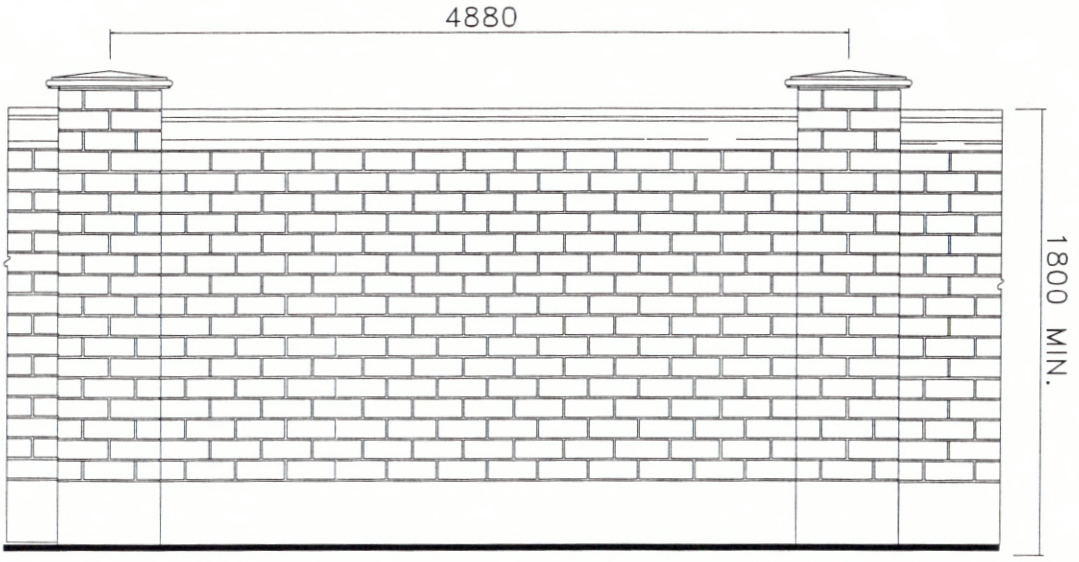


Figure 20. **ELEVATION OF MASONRY FENCE** N.T.S.

2.4.3 Community Mailboxes

Community mailboxes will be distributed throughout this subdivision as determined by Canada Post. Mailboxes may be located along side yards of flankage lots or preferably they may be located along window streets, vista blocks and stormwater management pond frontages.

Where mailboxes are located along side yards, wood fencing will be required.

Where mailboxes are located along window street frontages, the mailboxes should be screened from the arterial road by landscaping (see Figure 13).

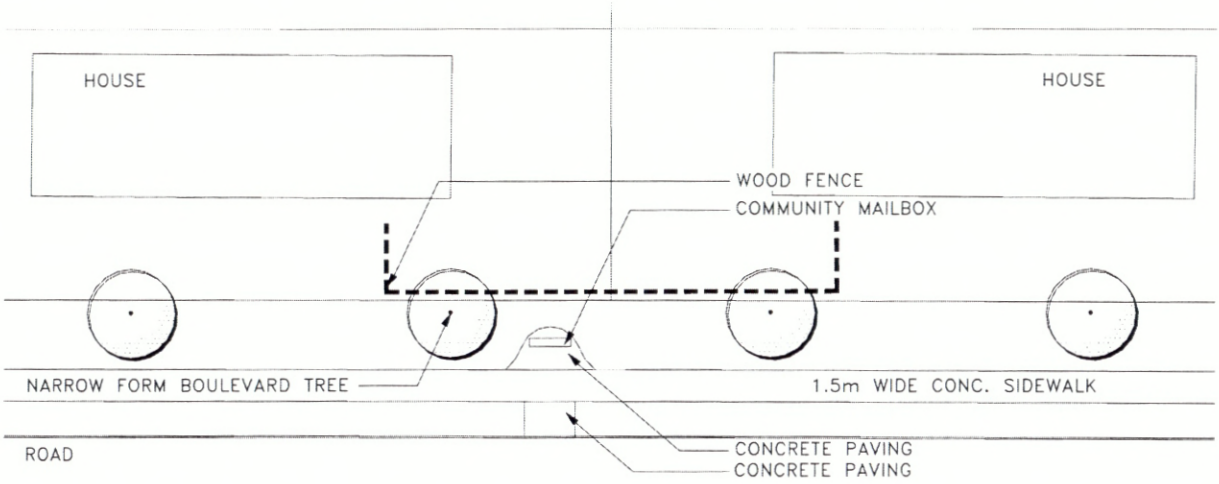


Figure 21. **PLAN OF SIDE YARD FENCING FOR COMMUNITY MAILBOX LOCATIONS**
N.T.S.

2.4.4 Masonry and Precast Concrete Pillars

Two types of pillars are intended for this community. Pillars used within the acoustic fence and pedestrian entry ways will use the 600mm wide precast concrete pillar (Figure 22). Pillars attached to entry feature walls will have a 750mm wide masonry base (Figure 23). The masonry facing will be natural stone. All pillar caps will be precast concrete and will be cast to match the City of Brampton 'Signature' coping profile (see Figure 24). All precast pillars will include a raised maple leaf logo. Pillars may be used in the following locations:

- acoustic fence feature panels
- walkway entrances along window streets
- park, pond & open space entrances and look-outs
- Community entry features

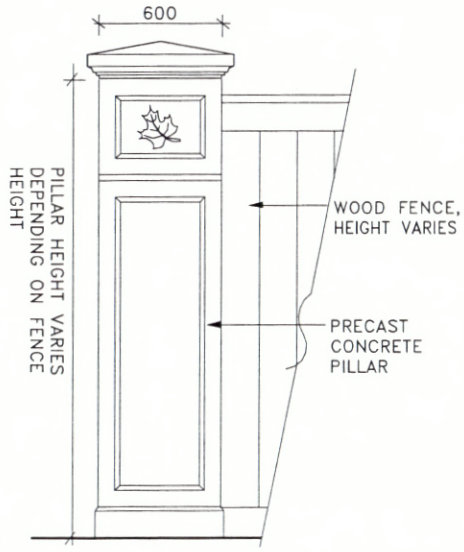


Figure 22. **ELEVATION OF PRECAST CONCRETE PILLAR** N.T.S.

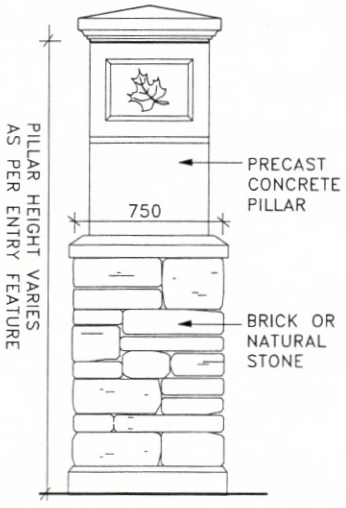


Figure 23. **ELEVATION OF PRECAST CONCRETE AND NATURAL STONE PILLAR FOR ENTRY FEATURES** N.T.S.

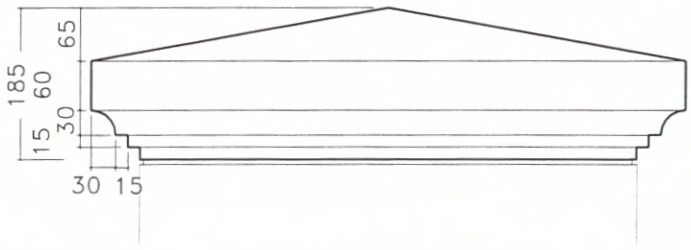


Figure 24. **CITY OF BRAMPTON SIGNATURE COPING** N.T.S.

2.4.5 Light Standards

Upgraded light standards will be used along New Creditview Road & Williams Parkway. These standards will be in accordance with Hydro One Standards. Standard light poles and fixtures will be used elsewhere with the option to upgrade at the developer's discretion.

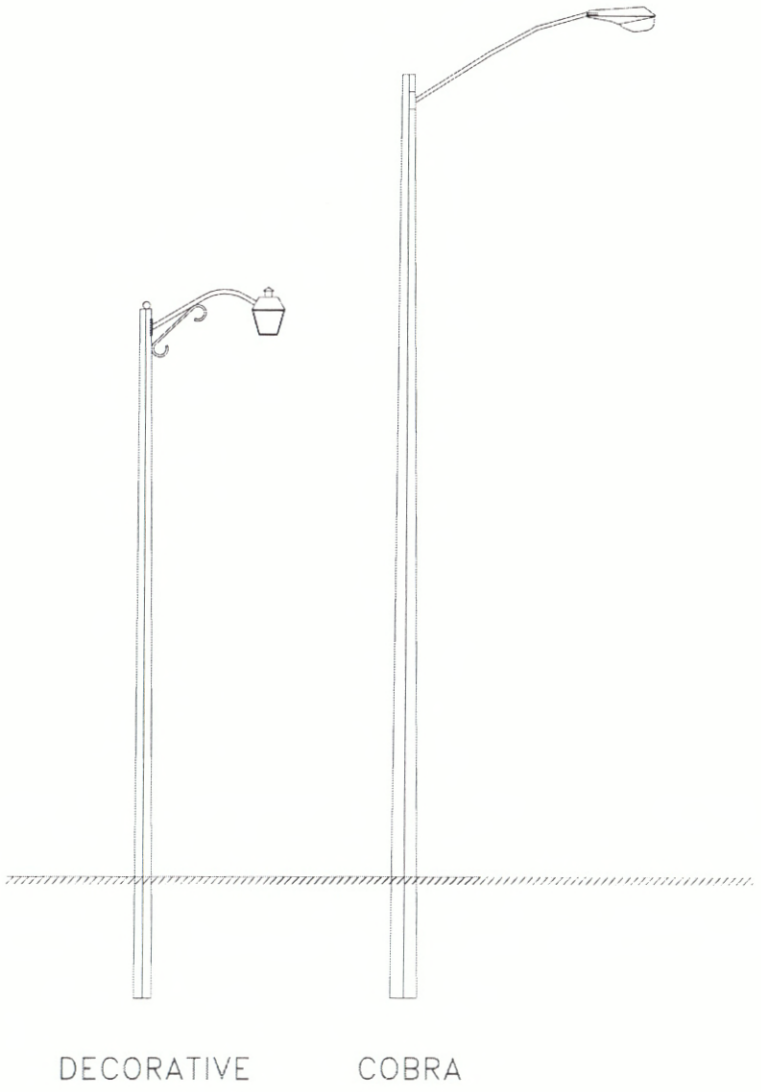


Figure 25. **STREET LIGHT POLES AND FIXTURES** N.T.S.

2.4.6 Vehicular Watercourse Crossing

Where roads cross a waterway, a bridge or culvert crossing structure will be required. Crossings will include precast concrete pillars on the parapet wall and special paving across the top of the culvert from the sidewalk to the road curb. The face of the concrete structure shall be finished with a Dayton-Superior Form Liner Pattern 1502SVM (replaces No. 13301) (as approved by the City of Brampton). The slopes adjacent to the concrete structure will be planted with native trees and shrubs. The size of each structure will be determined in detailed engineering design for each location.

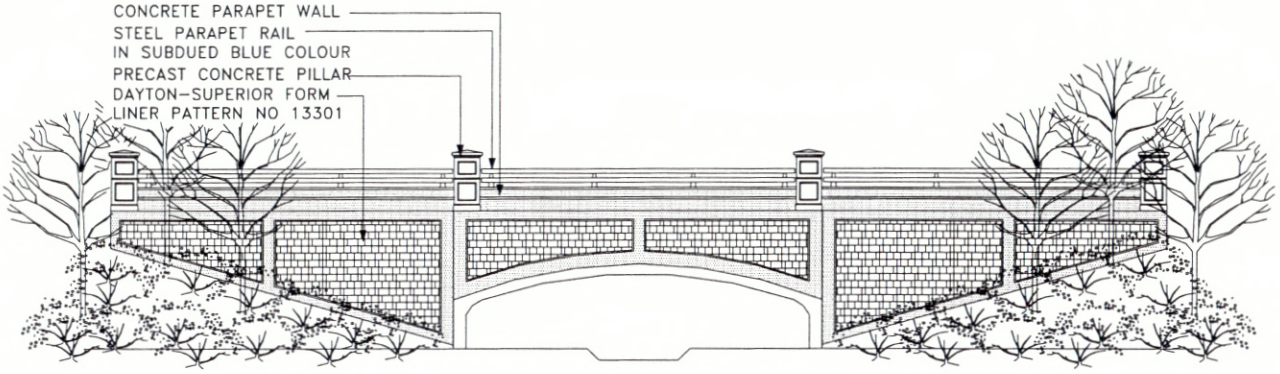


Figure26. **ELEVATION OF VEHICULAR WATERCOURSE CROSSING** N.T.S.

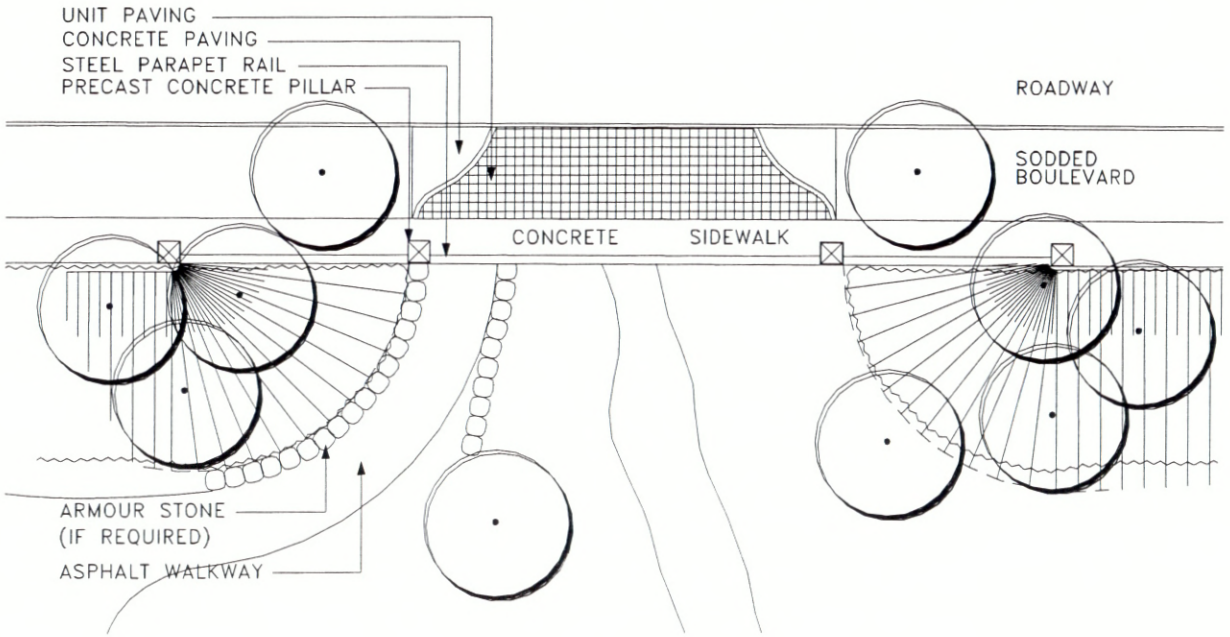


Figure 27. **PLAN OF VEHICULAR WATERCOURSE CROSSING** N.T.S.

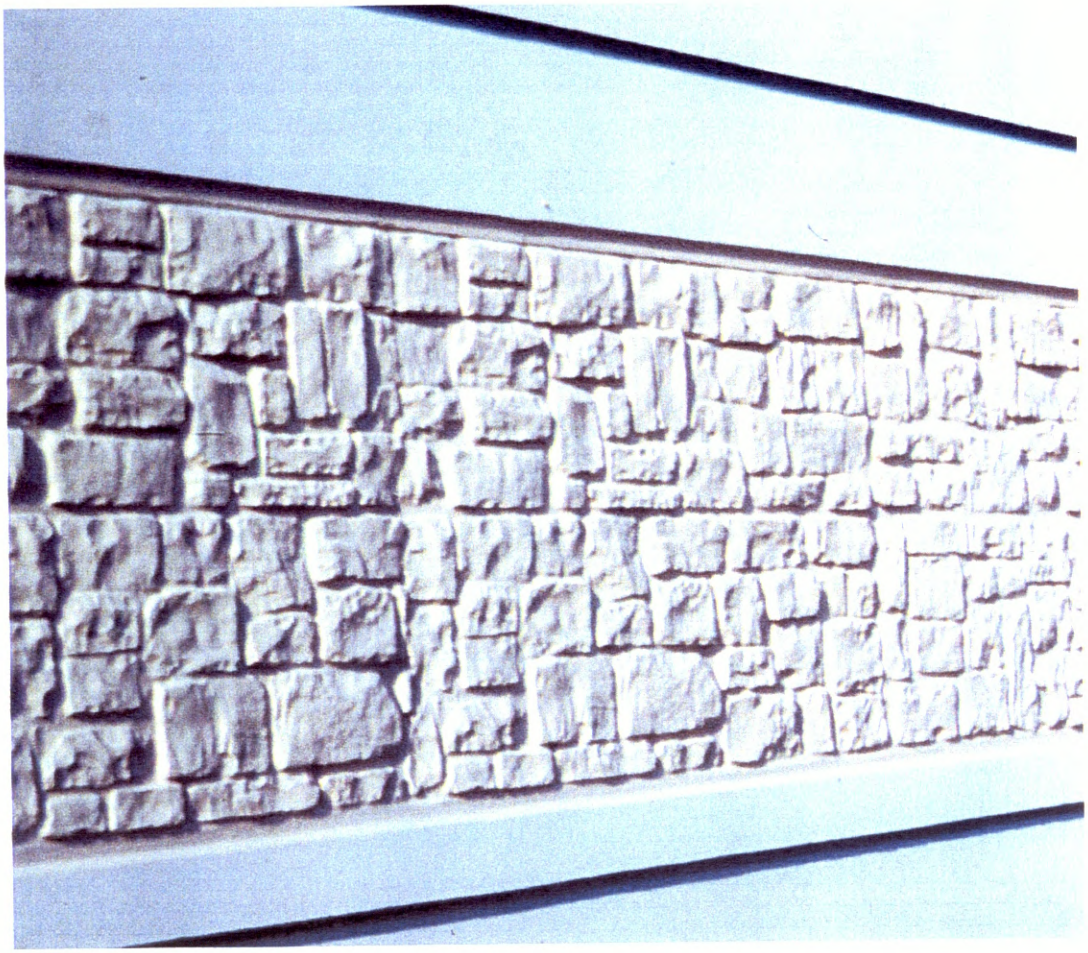


Figure 28. **PHOTOGRAPHS OF DAYTON SUPERIOR ASHLAR STONE** N.T.S.

3.0 OPEN SPACE

The components of the proposed Open Space network for Sub-areas 1 & 3 are indicated on Figure 31.

Sub-areas 1 & 3 contain significant areas of Open Space. Two parallel, green corridors in a north-south orientation, make open space and the multi-use trail system accessible to each individual neighbourhood. In addition, each neighbourhood contains a neighbourhood park or parkette as an open space node. Neighbourhood parks are combined with school blocks which effectively extends the open space value of each.

Bicycle/pedestrian trails link the two major north-south Open Space corridors with the neighbourhoods to the south and north. The corridors are linked to the neighbourhood through the use of the sidewalk network to provide safe pedestrian circulation throughout the community and by the multi-use trail system, which is provided along the major arterial roads.

Neighbourhood Parks and Parkettes have been located to ensure that they are highly visible, prominent features of each neighbourhood. All parks have frontage on at least two roads and are located at the terminus of view corridors wherever possible. Special architectural elements such as pavilions or shade structures are encouraged in the design of neighbourhood parks at the end of view corridors. Three neighbourhood parks, at prominent locations, will include shade structures. These structures will be paid for through Development Charges. Additional shade structures may be provided at individual developer's cost and option. Neighbourhood parks are usually combined with school blocks to provide an enlarged green space.

Stormwater Management Ponds are dispersed throughout the community as dictated by hydraulic conditions. While their primary function is the control of the quality and quantity of storm water runoff entering the local watercourses, they also provide naturalized Open Space to the community. These ponds, when combined with parkland, valleyland and woodlots, expand and complement the Open Space network.

The School/Park Campus at the southeast corner of the subject lands and the northwest corner of the subject lands are the primary Open Space features of this community and consists of a community park, recreation centre and secondary school with direct links to the major open space corridors. These major amenity spaces will be urban landmarks located at opposite corners of the subject lands. Facility Fit Plans are includeed as figures 36 & 37.

Figure 29. **OPEN SPACE**

3.1 PEDESTRIAN CIRCULATION (Pathways)

In addition to the municipal sidewalks throughout the community, several Open Space pedestrian/ bicycle circulation routes shall be provided:

- through the hydro corridor (subject to further review by the city)
- along Queen Street West,
- along Chinguacousy Road
- through the Huttonville Creek Valley
- along New Creditview Road
- along Highway #7
- along Williams Parkway

Two categories of pathways, as set out in the City of Brampton Pathways Master Plan, are City Wide Network and Neighbourhood/Planning Network pathways. City Wide pathways are mostly Class I Multi-use Paths which are off-road dedicated facilities for pedestrians and in-line skaters or bicycles. Neighbourhood Pathways are Class I, II or III. Class II are dedicated portions of the road surface and Class III are any roads specifically signed to encourage bicycle use.

Williams Parkway and the hydro corridor have been classed as City Wide Pathways. All other pathways proposed for this development are considered Neighbourhood Pathways. The potential pathway through the hydro corridor is subject to further review by the City and negotiations with Hydro One and O.R.D.C.

The intersection of trails with the street R.O.W.'s shall be designed as trail entrances and may include site furniture and features consistent with the streetscape design as well as appropriate planting beds as outlined in the City of Brampton - Flower City Strategy.

Combined pedestrian/bicycle circulation routes shall be paved with a suitable hard surface material.

PARK BLOCK

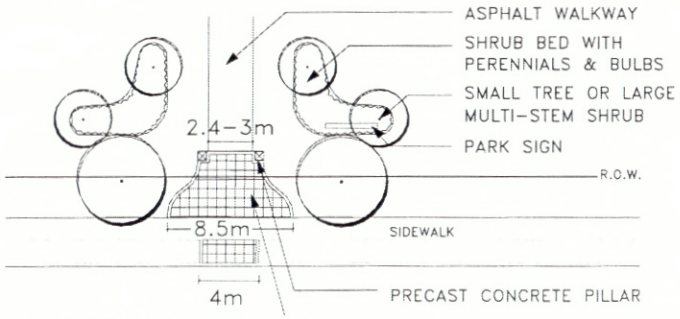


Figure 30. **TYPICAL PARK ENTRY** N.T.S.

OPEN SPACE BLOCK

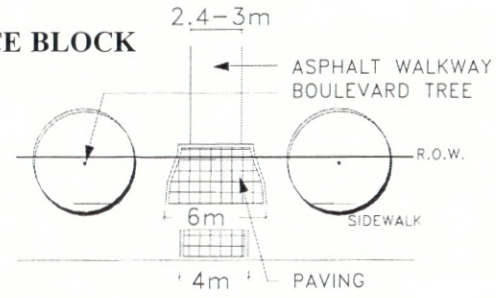


Figure 31. **TYPICAL TRAIL ENTRY** N.T.S.

3.2 PARKS

Formal Open Space incorporates formalized urban edges, clear geometric arrangements of parts and structured space. Parkettes, Neighbourhood Parks and Community Parks generally fall into this category. The detailing of park amenities is to reflect the materials and design of the streetscape elements used throughout the community.

In response to the Flower City Strategy, flowers may be incorporated into the park entry planting or near seating areas. A border of no-mow native grasses and perennials with native trees which reflect the local native species in adjacent ponds will provide a transitional buffer between the formalized design of the park and the informal open space.

3.2.1 PARKETTES AND VILLAGE SQUARES

Parkettes are small park spaces of approximately 2 acres. Parkettes serve as key social gathering spaces for the local residents and are located in visually prominent and accessible locations. Village Squares are parkettes which are completely surrounded by roadways. Aspects of the site's heritage may be acknowledged or integrated through interpretive signage or reproduction of elements of vernaculare architecture, if applicable.

Parkettes and Village Squares may contain the following elements:

- Children's play area for ages 2-10
- Paved and lighted pedestrian walkways,
- Site furniture,
- Shade structure (provided only if covered under Development Charges)
- Open play areas,
- Soft landscaping
- Formalized edges along the street R.O.W. including canopy trees spaced at 12m O.C.
- Entrances identified by low precast columns, park signage and decorative paving
- Display of perennials, grasses and bulbs at entrances and highly visible locations

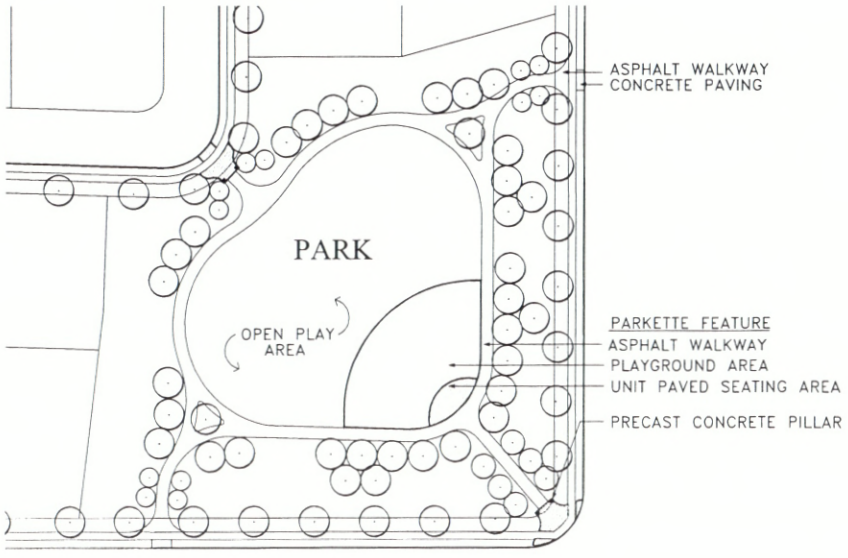


Figure 32. **TYPICAL PARKETTE CONCEPT** N.T.S.

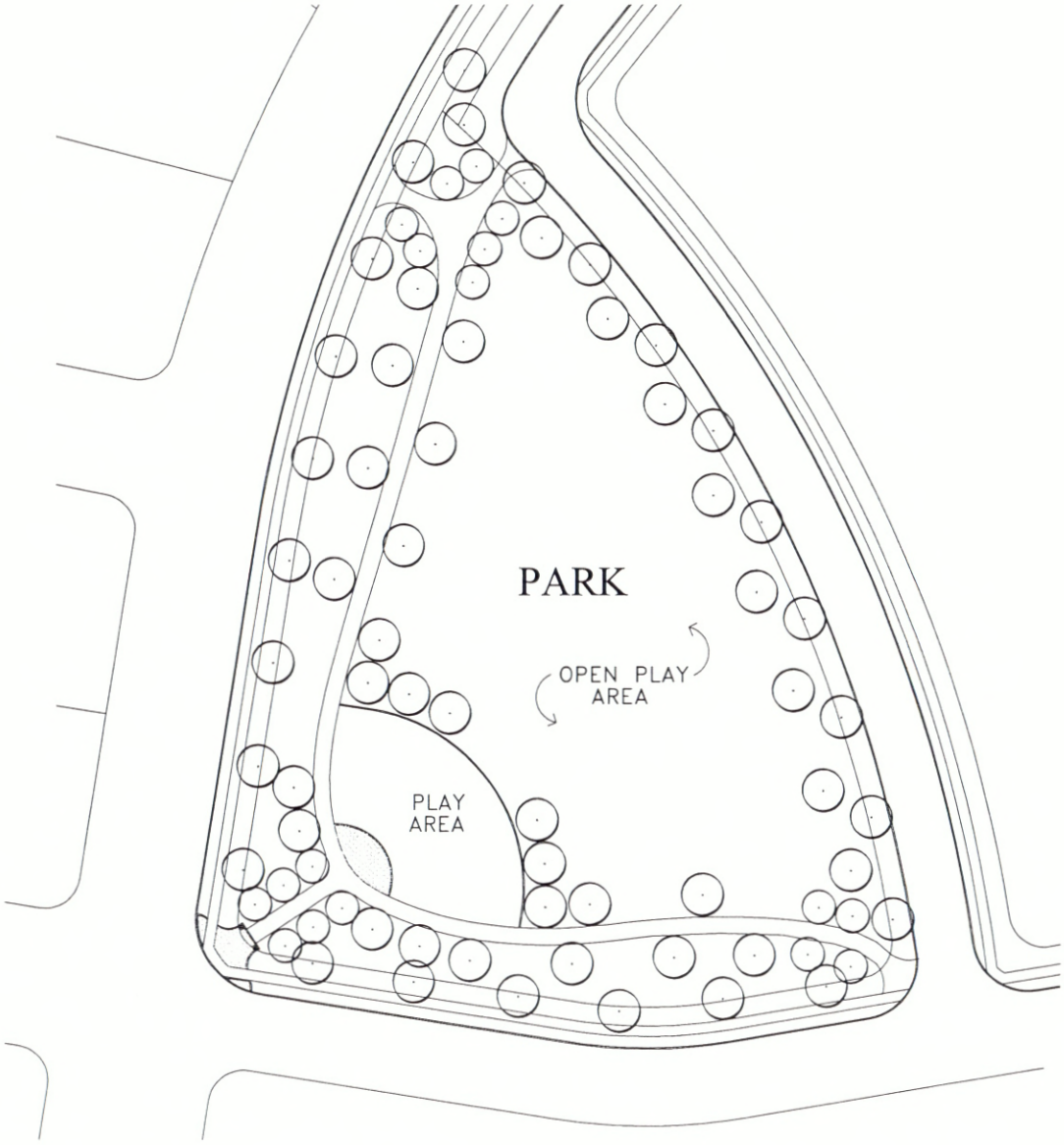


Figure 33. **TYPICAL VILLAGE SQUARE CONCEPT** N.T.S.

3.2.2 NEIGHBOURHOOD PARKS & SCHOOLS

Neighbourhood parks are larger than Parkettes, being between 2-3 acres in size, and may be located adjacent to an elementary school. These parks provide more space for unstructured play and may contain a multi-purpose play court. Elements found in neighbourhood parks may include:

- Children's play area for ages 2-10 (handicapped accessible),
- Paved and lighted pedestrian walkways,
- Site furniture,
- Shade structure (provided only if covered under Development Charges)
- Multi-purpose play court
- Open play areas,
- Soft landscaping
- Open Lawn areas for unstructured play
- Formalized edges along the street R.O.W. including canopy trees spaced at 12m O.C.
- Entrances identified by low precast columns, park signage and decorative paving (provided only if covered under Development Charges)
- Display of perennials, grasses and bulbs at entrances and highly visible locations

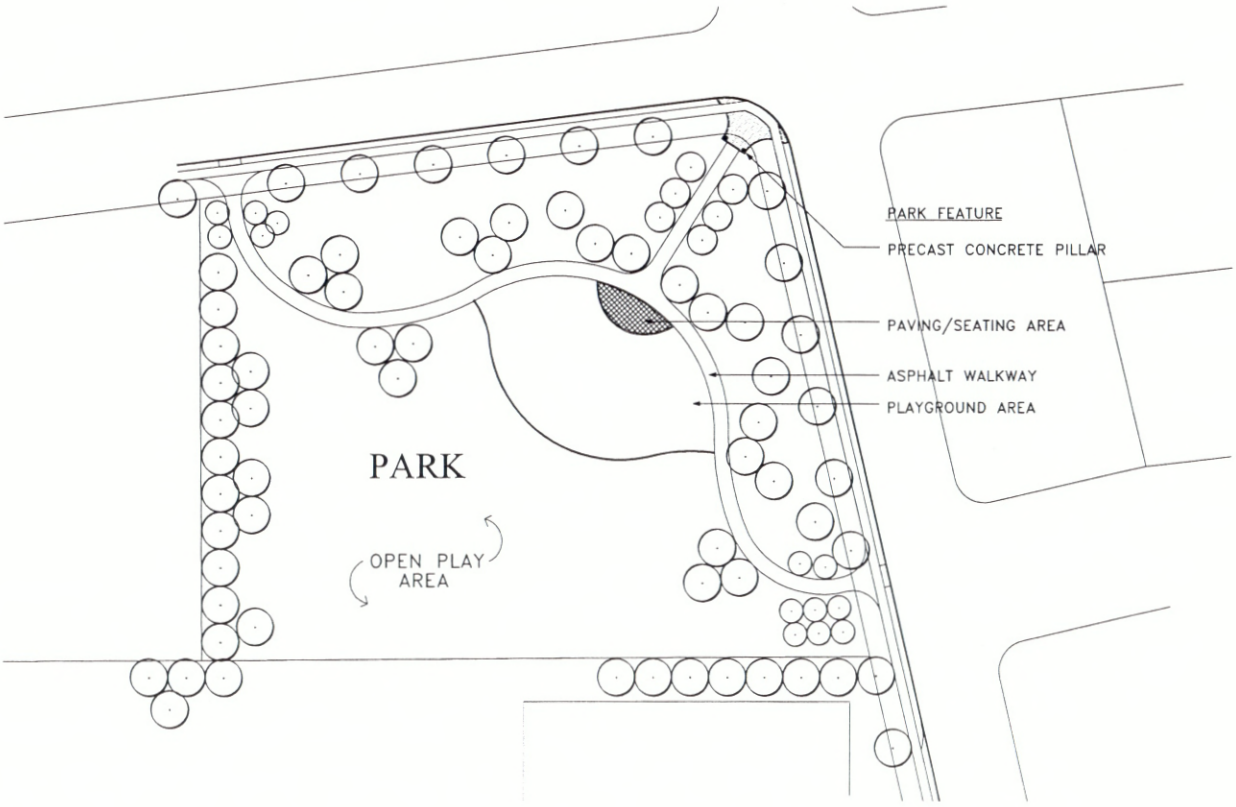


Figure 34. **TYPICAL NEIGHBOURHOOD PARK CONCEPT PLAN** N.T.S.

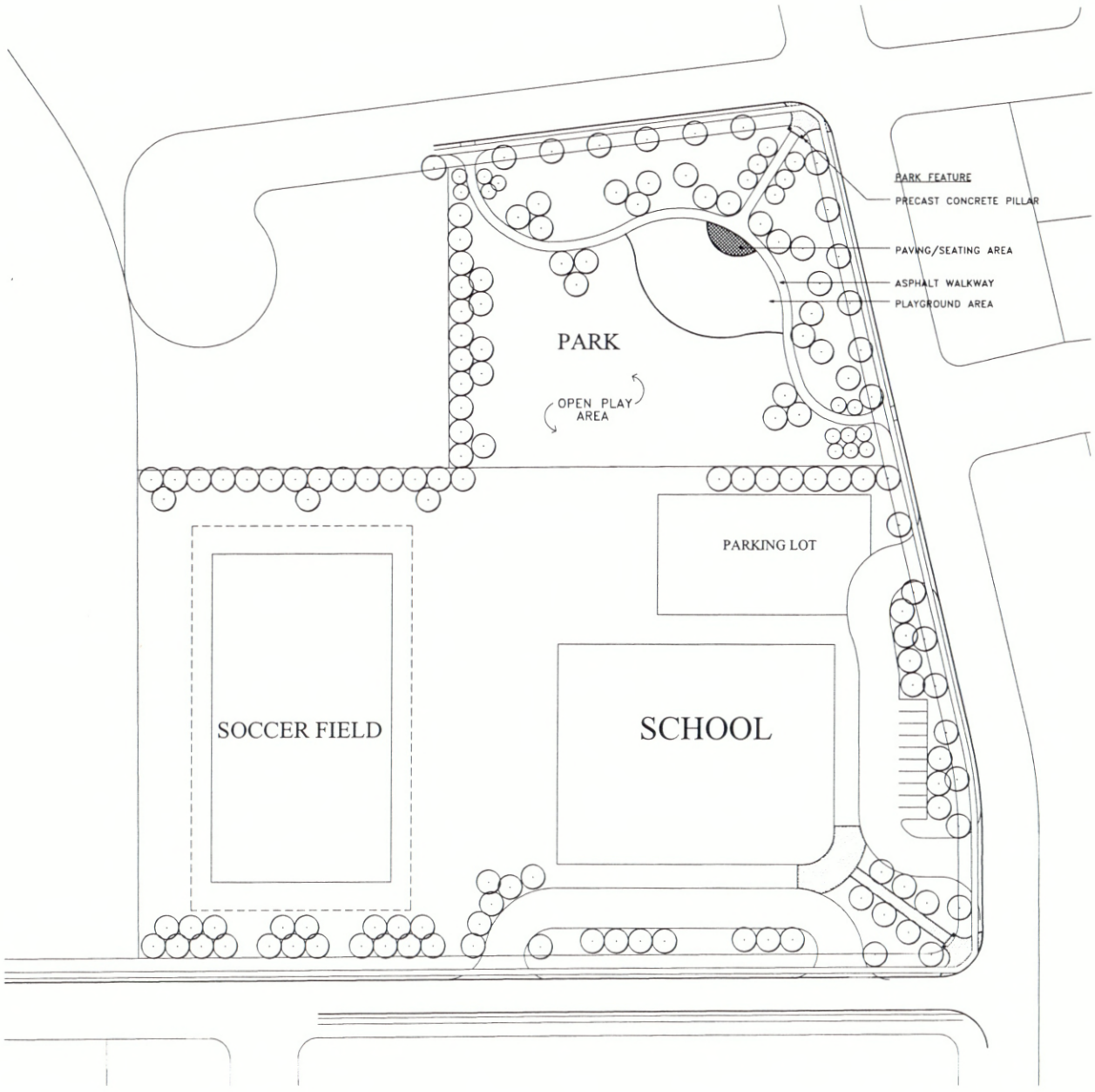


Figure 35. **TYPICAL NEIGHBOURHOOD PARK/SCHOOL CONCEPT** N.T.S.

3.2.3 COMMUNITY PARKS

These major parks range is size from 25-30 acres and are a major destination within the community, offering amenities, facilities and features not found in other Open Space areas. The features to be found in these parks may include:

- Sports fields,
- Accessible play structures and elements which accommodate a wide range of age groups
- Paved and lighted pedestrian walkways,
- Site furniture,
- Seating areas for socializing and gathering,
- Possible formal staging area,
- Shade structure such as a gazebo (provided only if covered under Development Charges)
- Multi-purpose play court,
- Open unstructured play areas,
- Soft landscaping,
- Formalized edges along the street R.O.W. including canopy trees spaced at 15m O.C.
- Entrances, each identified by low stone columns, park signage and decorative paving
- A limited presence of perennials, grasses and bulbs is welcome in park entrances and in the vicinity of park shade structures in areas that are highly visible but not in danger of trampling by park users.

The proposed community centre building should be integral to the design of the park and should be designed as a prominent architectural landmark near the intersection of two streets or at another visually significant location.

As shown on the Facility Fit Plans (Fig. 36, 37), the Community Parks are to be sized to ensure that they can support the following recreation programme as dictated by the City of Brampton

- 110,000 square foot recreation centre
- 4 senior sports fields
- parking for 600 cars
- 2 vehicular entry points
- 2 acre neighbourhood outdoor play component
- stormwater management pond (southern community park only) to service the Community Park

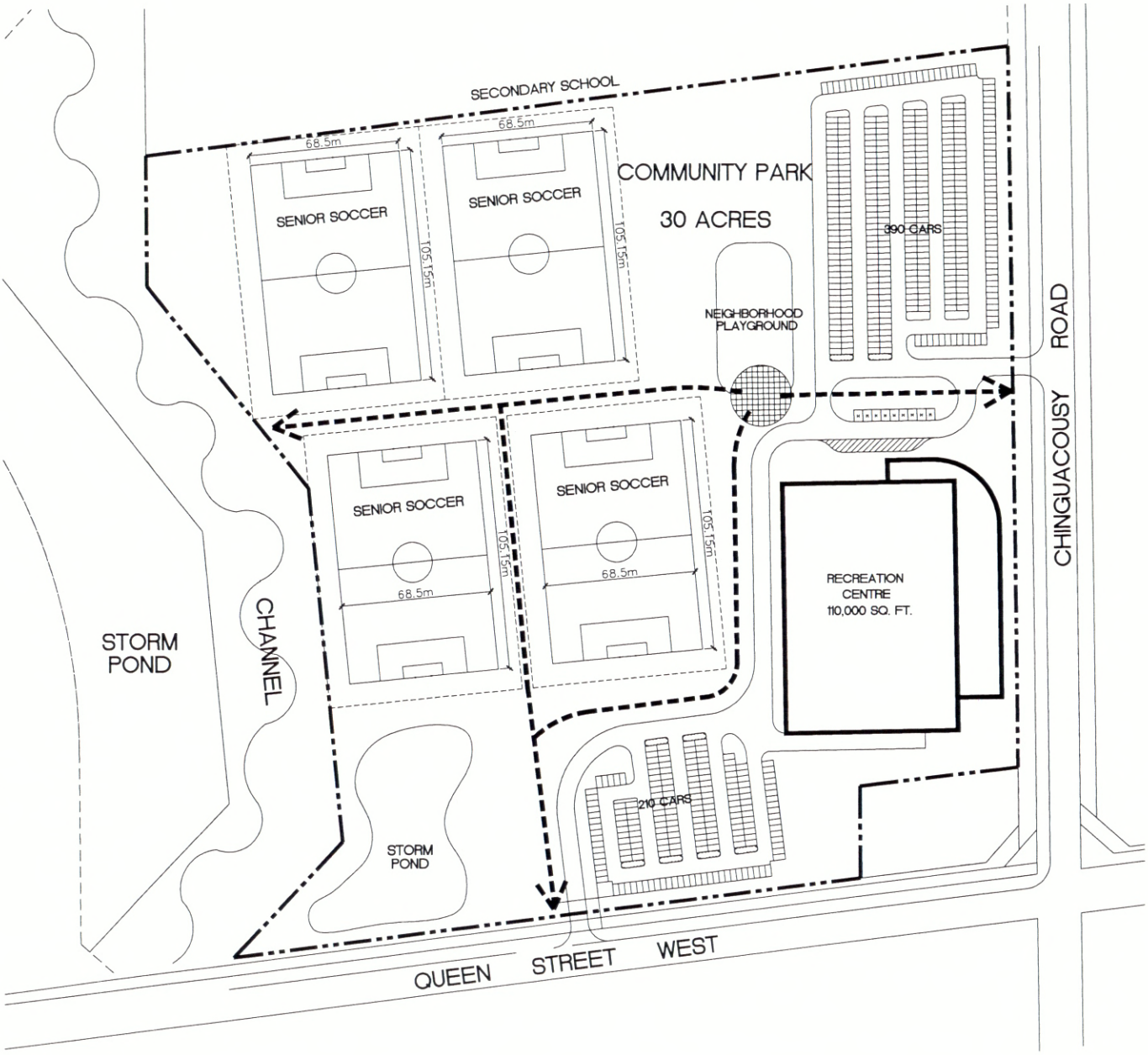


Figure 36. **FACILITY FIT PLAN OF COMMUNITY PARK AT QUEEN ST. W.** N.T.S.

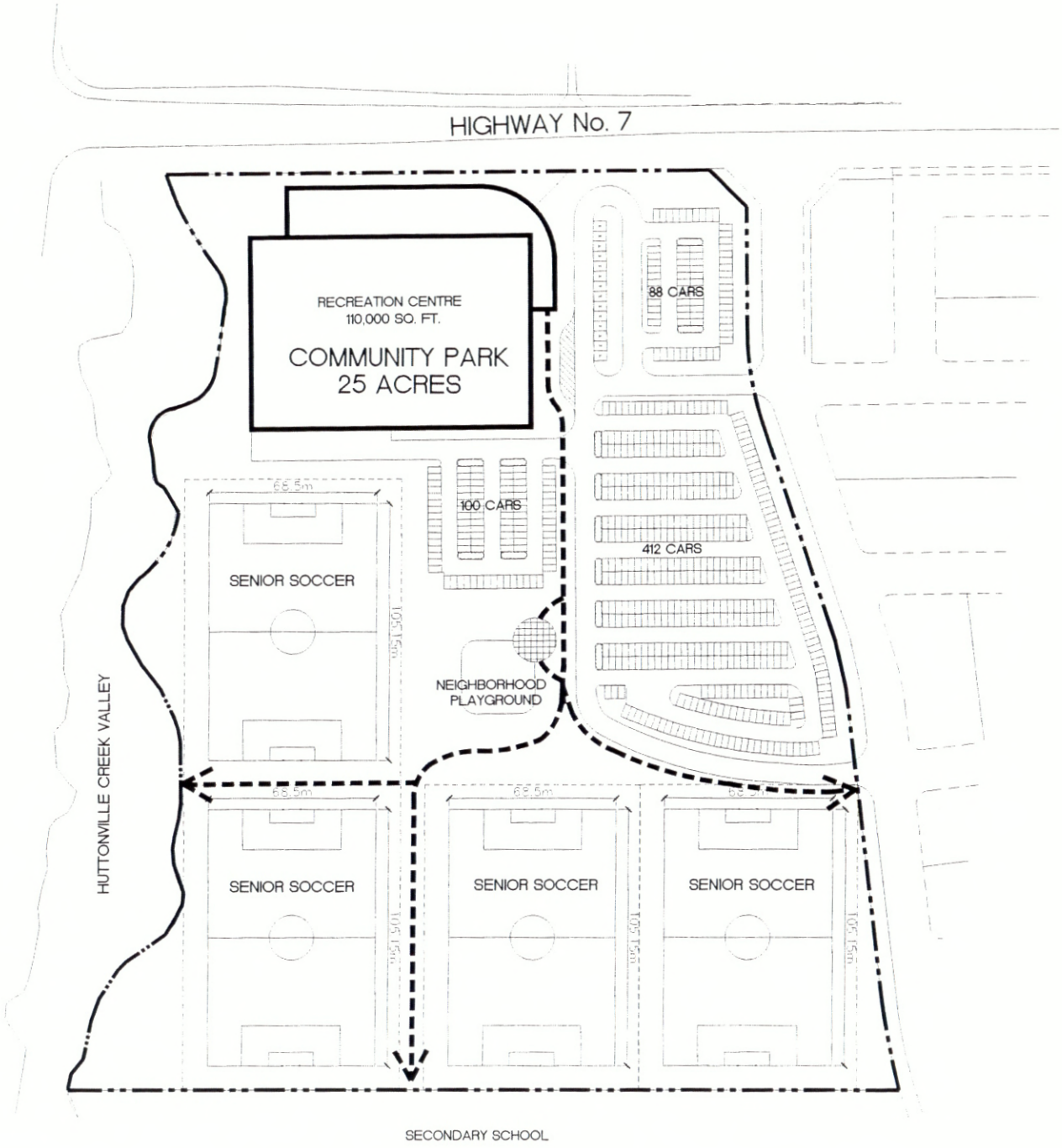


Figure 37. **FACILITY FIT PLAN OF COMMUNITY PARK AT HWY. #7** N.T.S.

3.3 STORMWATER MANAGEMENT FACILITIES

Stormwater management ponds (SWMP) are distributed throughout the community as dictated by hydraulic conditions. These features are visually accessible and provide entries and lookouts into the Open Space network. Where feasible, natural heritage elements such as hedgerows, tree groupings or specimen trees will be incorporated into the SWMPs.

The ponds will be designed with formalized urban edges to complement adjacent streetscapes. Beyond the urban edge, the design will include informal, asymmetrical, freely arranged plantings of native plants within continuous mulched beds. Plant quantities and sizes are to be in accordance with City of Brampton and Credit Valley Conservation standards. In accordance with Brampton's maintenance practices, it is anticipated that SWM ponds will be mowed periodically by the City above the extended detention elevation. All ponds shall have an organic, curvilinear form that will blend visually into the valleyland. Shrubs and cedar trees shall line the permanent water edge to impede access of Canada Geese to the water. All plantings will be located at least 4 metres from chain link fences where adjacent to residential lots to allow mowing.

Daffodil plantings are required in visible areas of the pond block in accordance with the City of Brampton Flower City Strategy. The most desirable locations are on the upper slopes and table-lands of the pond embankment, particularly close to pathways and sidewalks. Daffodil beds will contain 25-100 bulbs per bed, and will be located within mulched shrub beds.

Wherever possible, pedestrian access should be provided through pond block along maintenance access route to facilitate connections to the multi-use trail systems.

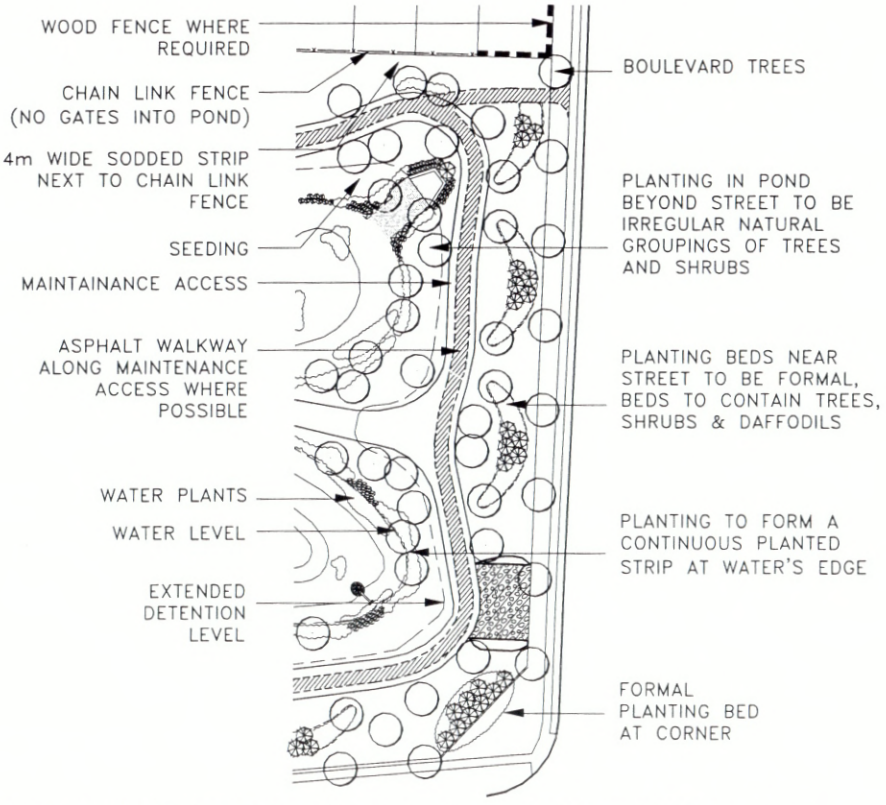


Figure 38. **TYPICAL STORMWATER MANAGEMENT POND** N.T.S.

3.4 VISTA BLOCKS & PEDESTRIAN LOOKOUTS /REST AREAS

Vista Blocks provide another opportunity to extend the Open Space to the residential area. They provide viewing, seating and interpretive opportunities as well as access to the Multi-use Trail System within adjacent valley systems.

Pedestrian Lookouts will be integrated at locations where a view terminates at a valleyland, naturalized channel or stormwater management pond. They are an integral part of the streetscape and Open Space experience providing viewing, seating and interpretive opportunities where natural amenities occur. The design of these areas shall begin at the street edge and have an urban character. The materials may include decorative paving, precast concrete pillars, formalized planting of native plant material and may include community mailboxes where acceptable to Canada Post (litter containers should accompany mailboxes in Open Space locations). Armour stone may be required in certain situations where abrupt grade changes occur.

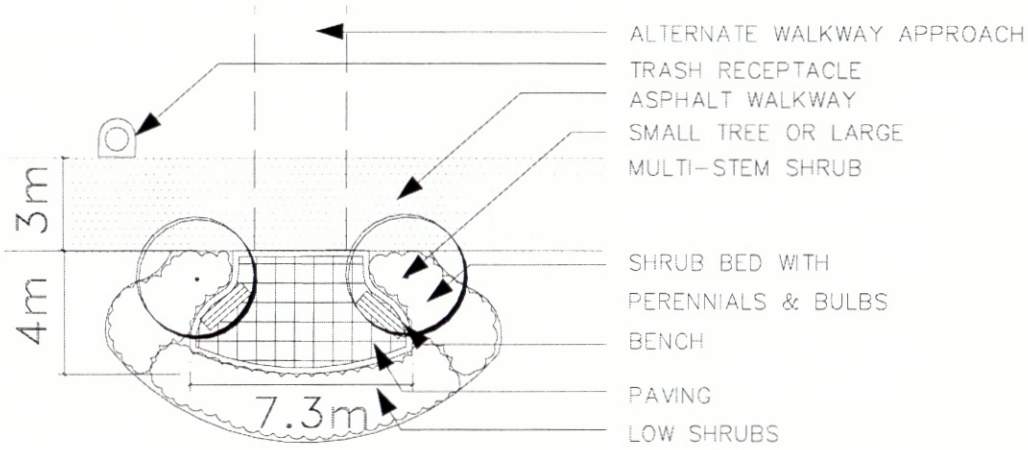


Figure 39. **TYPICAL LOOKOUT (MAJOR POINT OF INTEREST)**
N.T.S.

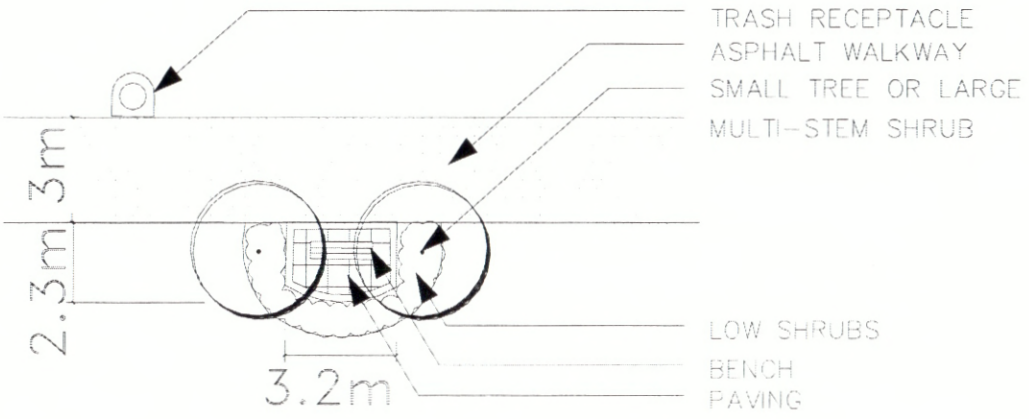


Figure 40. **TYPICAL LOOKOUT (MINOR POINT OF INTEREST)**
N.T.S.

3.5 VALLEYLAND AND CHANNELS

Valleyland within this community contains existing 'undisturbed watercourses' and redesigned 'naturalized channels'. Both types of valleyland features will be integrated into the Open Space network.

Within existing watercourses such as Huttonville Creek, care should be taken to locate walkways and pedestrian bridges where they have the least impact on existing vegetation and natural processes.

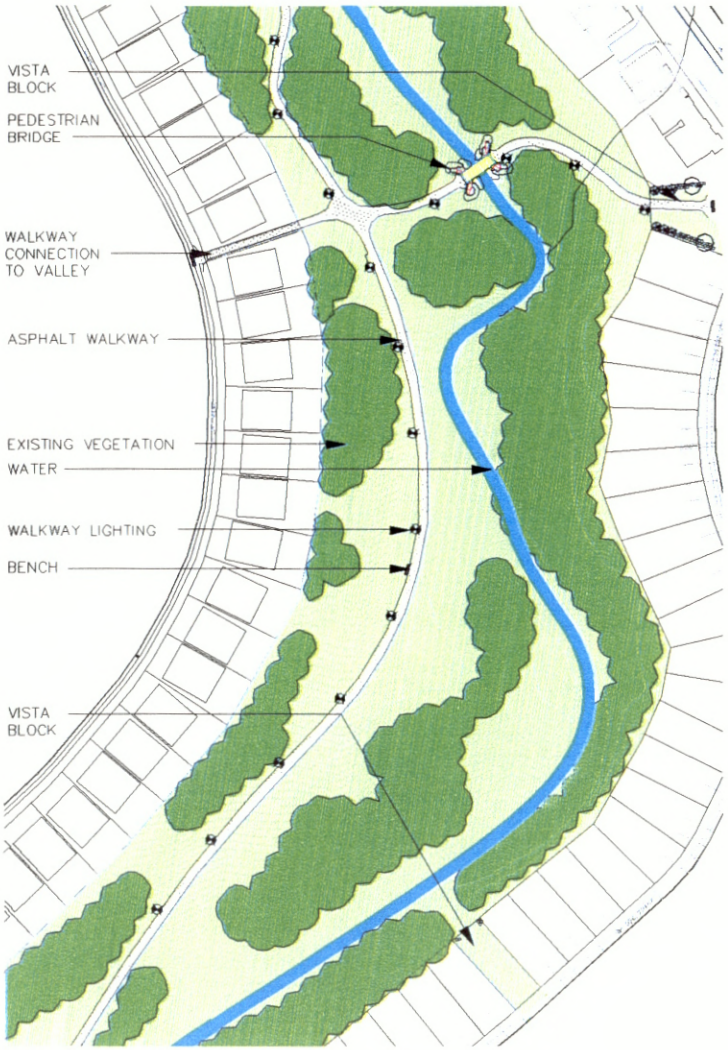


Figure 41. **TYPICAL PLAN OF VALLEY** N.T.S.

The naturalized channel design will include informal plantings on slopes and along the water course. All plantings must be of native species and are subject to approval by the City of Brampton and the Credit Valley Conservation. Pedestrian walkways and bridge crossings may be incorporated into the design of the natural channels where feasible.

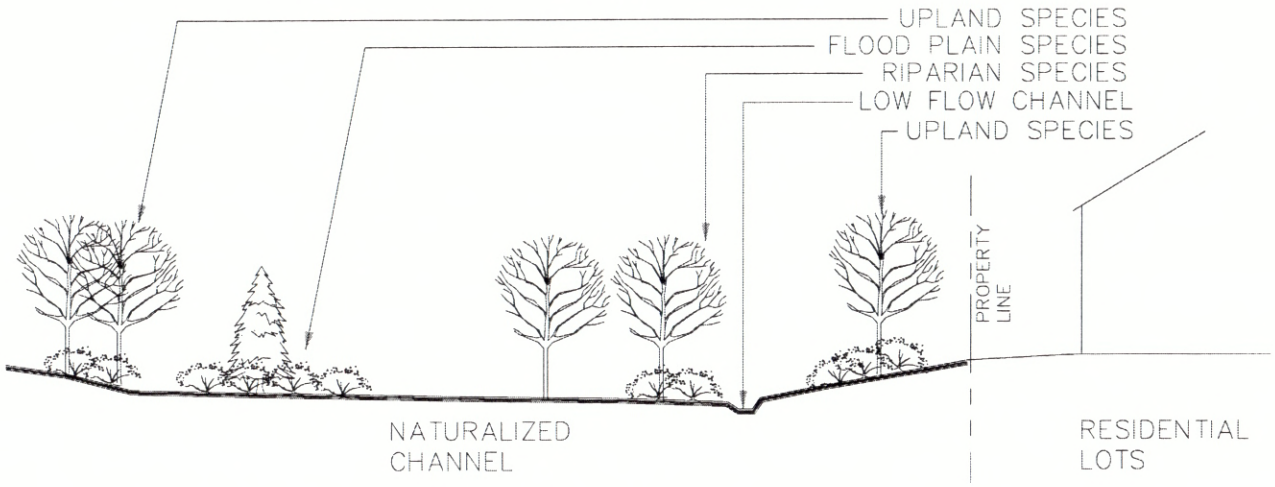


Figure 42. **TYPICAL SECTION OF NATURALIZED CHANNEL** N.T.S.

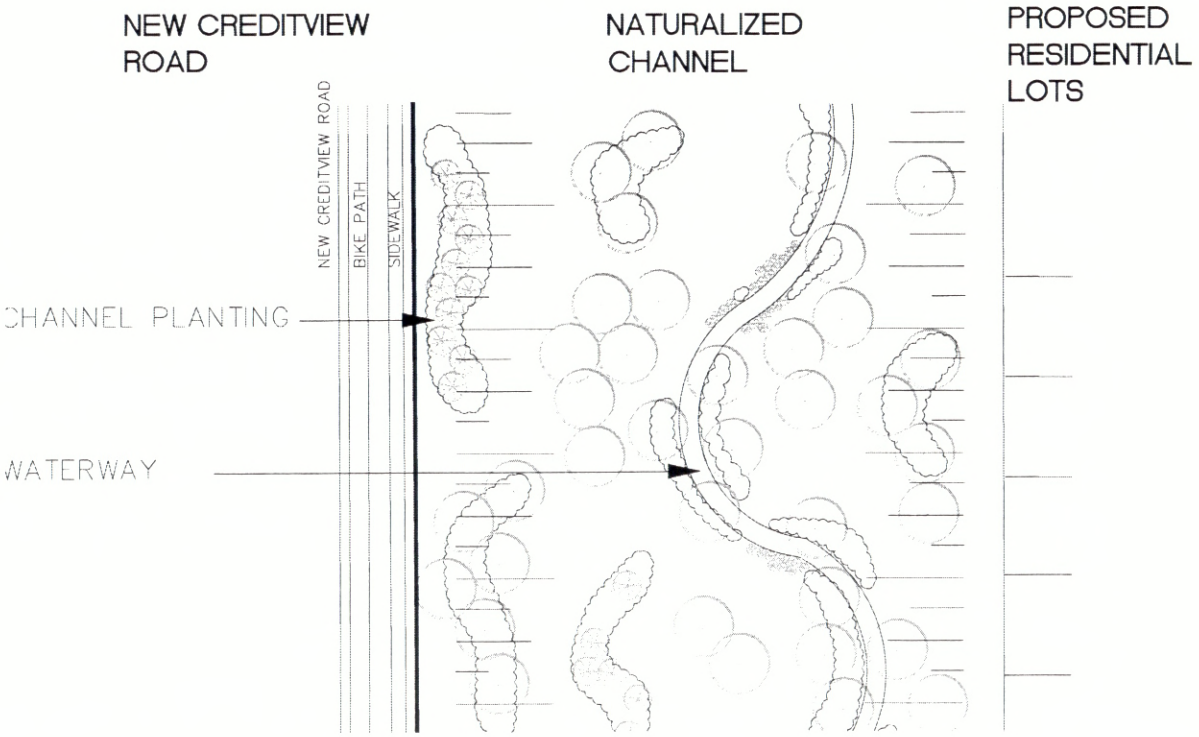


Figure 43. **TYPICAL PLAN OF NATURALIZED CHANNEL** N.T.S.

3.5.1 Pedestrian Bridges

In the valleylands and channels where the pedestrian walkways cross the waterway, pedestrian bridges will be required. These bridges provide visual interest in the landscape. The design of these bridges should be consistent in terms of form, materials and colour. Minor variations may be incorporated to differentiate their location and to relate to their local surroundings. Precast concrete stone columns 1.2m high shall be incorporated into the design of all bridge structures. Locations of bridges will be determined as part of the detailed design of individual subdivisions.

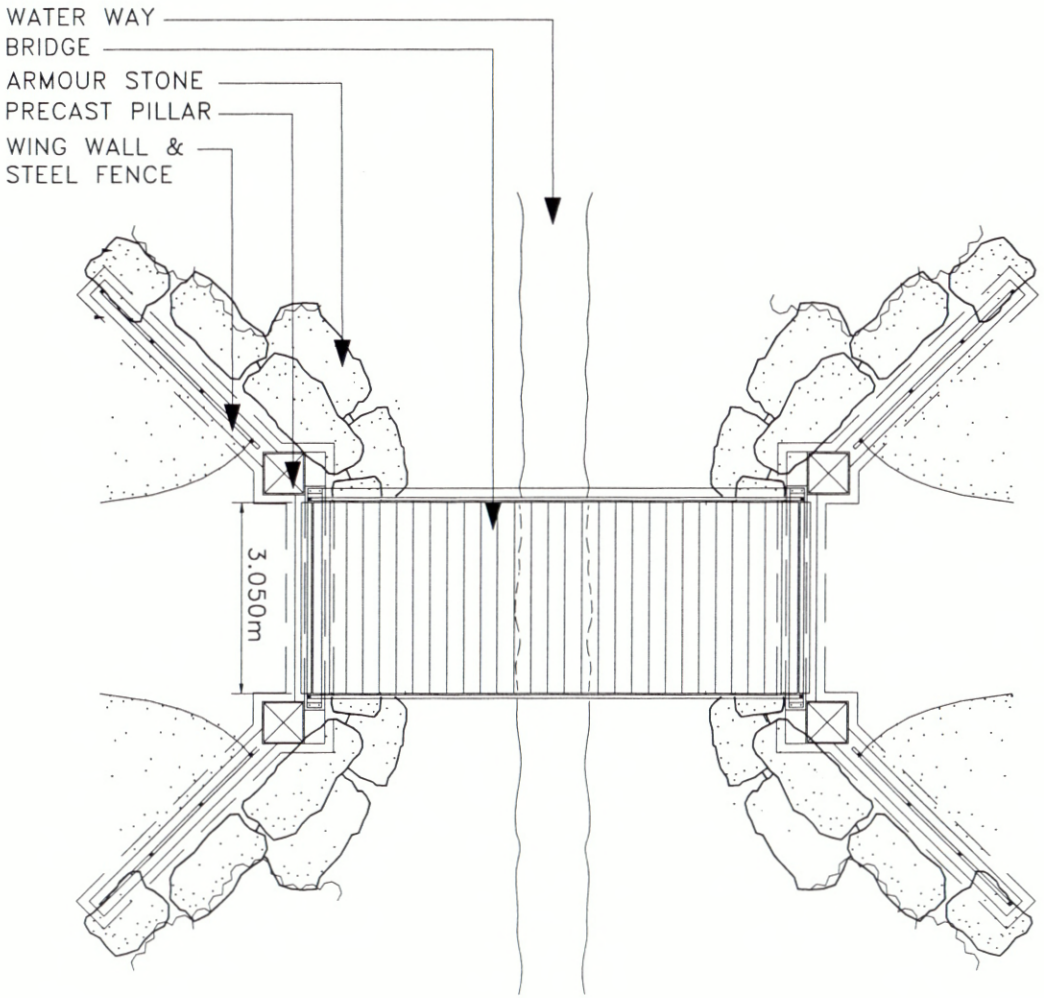


Figure 44. **TYPICAL PLAN OF PEDESTRIAN BRIDGE** N.T.S.

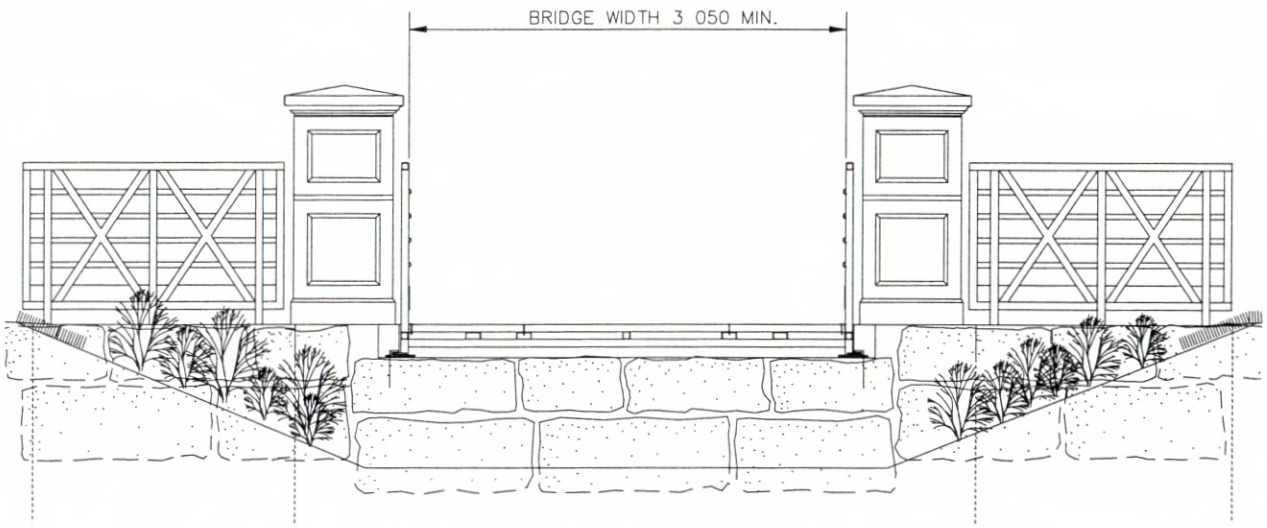


Figure 45. **ELEVATION OF PEDESTRIAN BRIDGE ENTRY** N.T.S.

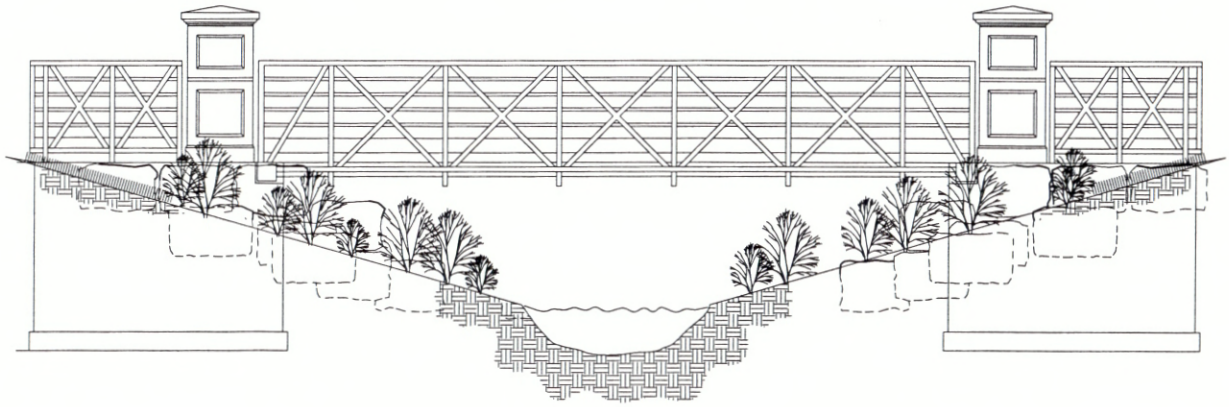


Figure 46. **ELEVATION OF PEDESTRIAN BRIDGE** N.T.S.

3.6 WOODLOTS

Two significant woodlot features are retained within this community. These features provide opportunities for passive recreational activity and contact with nature.

- Walkways through woodlot are encouraged to prevent the formation of random trails. However they should be sensitively located to minimize disturbance.
- Opportunities for seating/viewing features at locations of interest.
- Edge management will include the removal of hazard trees and limbs around the perimeter of the woodlot. Supplemental planting will be required if edge conditions are disturbed.
- Chainlink fence with no gate access is required where residential lots abut woodlot.
- All boulevard planting within vicinity of woodlot shall be native.

3.7 SITE FURNITURE FOR OPEN SPACE BLOCKS

Site furniture which is typically used in parkland and pedestrian lookouts includes benches, trash receptacles and picnic tables. Specific models and suppliers are subject to approval by the City of Brampton

BENCH

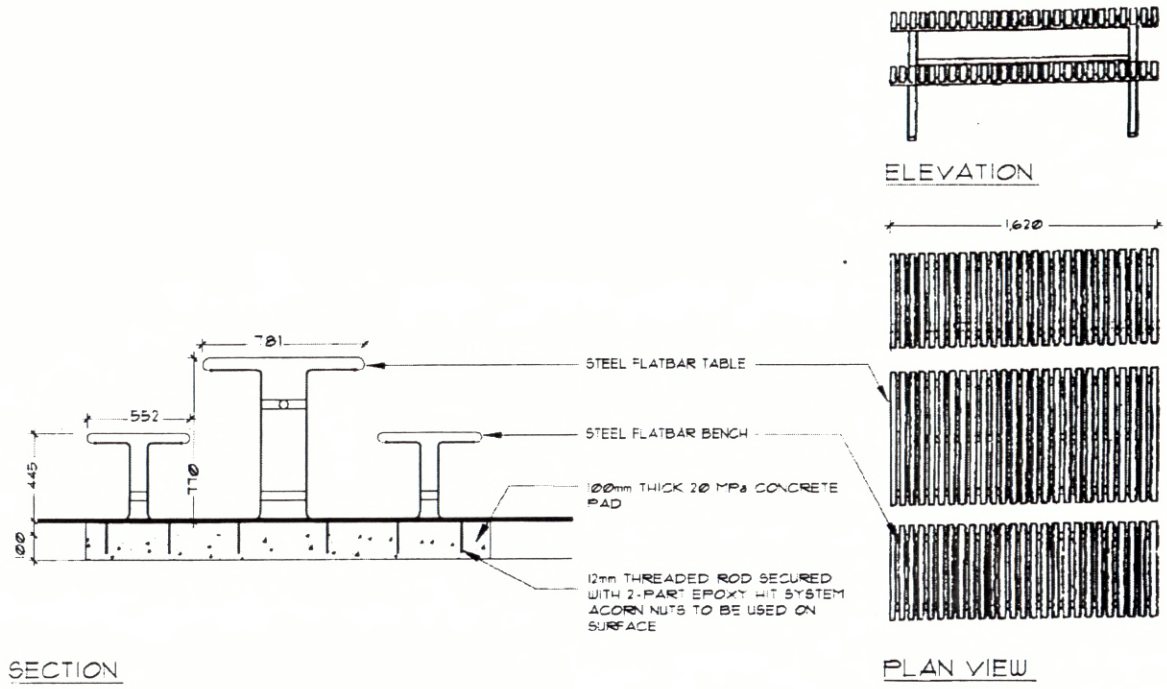
Bench with armrests, surface mount, colour Pantone 294, blue.

TRASH RECEPTACLE

Trash with lockable side door with no optional ash tray, complete with a metal liner, colour Pantone 294, blue.

PICNIC TABLE

Picnic table , steel flatbar with two benches, surface mount, colour Pantone 294, blue.



4.0 CONCLUSION

The Spring Valley community described as Sub-areas 1 & 3 (part of the Credit Valley Secondary Plan area), is a new development area within the City of Brampton. These lands are to be developed as a comprehensively planned and visually coordinated residential community. Since this community is composed of numerous independent landowners, adherence to these guidelines is critical to ensure design continuity and visual coherence. These guidelines should be read in conjunction with the Architectural Control Guidelines prepared by Hotson Bakker Architects.

For background information relating to site inventory, visual analysis and existing views and vistas etc, please refer to Block Plan Design document which has been prepared to address the requirements as set out in the Credit Valley Secondary Plan. The Plan for Sub-areas 1 & 3 is the result of a comprehensive and iterative process involving a multi-disciplinary consulting team whose inputs, together with those of the landowners, have guided the evolution of the plan.

APPENDIX A - Financial Responsibility

The following is a breakdown of the financial responsibility for landscape works within the residential subdivision to which these Design Guidelines apply. The following list is not intended to be prescriptive. Final determination of features to be provided will be determined during the detailed design phase of the composite subdivisions and will form part of the subdivision agreement. In addition to the items listed below, it is expected the City of Brampton will bear the cost of any items for which Development Charges are collected.

ITEM	DEVELOPER COST	CITY COST
STREETSCAPE		
Boulevard Landscaping	*	
Buffer Block Landscaping	*	
Street Lighting (including upgrades)	*	
Decorative Upgrades to road / valley Crossings (decorative paving, columns, parapet, walls, railings	*	
NEIGHBOURHOOD PARKS / PARKETTES / VILLAGE SQUARES		
Rough Grading		*
Topsoil & Sodding		*
Planting		*
Asphalt Walkways & Walkway Lighting		*
Shade Structures / Gazebos (one in four parks)		*
Shade Structures / Gazebos (discretionary)	*	
Children's Play Area (Equipment, surface, edging etc.)		*
Storm Service to Park including first MH	*	
Storm Sewers within Park		*
Heritage / interpretive signage (if applicable)	*	
Benches and Trash Receptacles		*
Decorative Paving	*	
Park Entry Features (including columns and decorative paving)	*	
VISTA BLOCKS		
All works	*	
COMMUNITY PARKS		
All works		*
VALLEYLANDS		
Grading for Walkways		*
Asphalt Walkways & Walkway Lighting		*
Enhancement Planting		*
Benches & Trash Receptacles		*
Pedestrian Bridges		*
Decorative Columns on Pedestrian Bridges	*	
Planting of Disturbed Areas / Erosion Protection	*	
Seeding of Disturbed Areas / Erosion Protection	*	
Walkway Entry Features (decorative paving)	*	
Look-out Features (decorative paving, benches, trash receptacles)	*	
STORMWATER MANAGEMENT PONDS		
Planting, Sodding & Seeding	*	
Asphalt Walkways		*
Walkway Lighting		*
Look-out Features (decorative paving, benches, trash receptacles)	*	

PARTNERS: MATHEUS STRYBOS O.A.L.A., C.S.L.A.
BRYN BARRON O.A.L.A., C.S.L.A., I.S.A.
JOHN R. KING, F.O.H.L.T.A.
ASSOCIATE: SALVATORE VIOLA O.A.L.A., C.S.L.A.

STRYBOS
ASSOCIATES LTD.
LANDSCAPE ARCHITECTS

October 25, 2004

City of Brampton
Planning, Design & Development Dept.
3rd Floor,
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attention: Bryan Smith

Re: Community of Spring Valley,
Blocks 1 & 3
Credit Valley Secondary Plan
City of Brampton

Dear Mr. Smith:

In response to your comments dated October 4, 2004, we have prepared an Addendum to the **Community of Spring Valley Community Design Guidelines: Landscape Design**. The Addendum #1 contains the revised Apppendix A which now includes Primary & Secondary Entry Features shown as a Developer's Cost and a conceptual sketch of the Park Shade Structure.

We trust this will satisfy your requirements for final approval of the document.

Please let me know if there is anything further you require.

Yours truly,

STRYBOS ASSOCIATES LTD.

Bryn Barron
Landscape Architect
Extension 29

copy to: Michelle Gervais, Planning, Design & Development Dept.

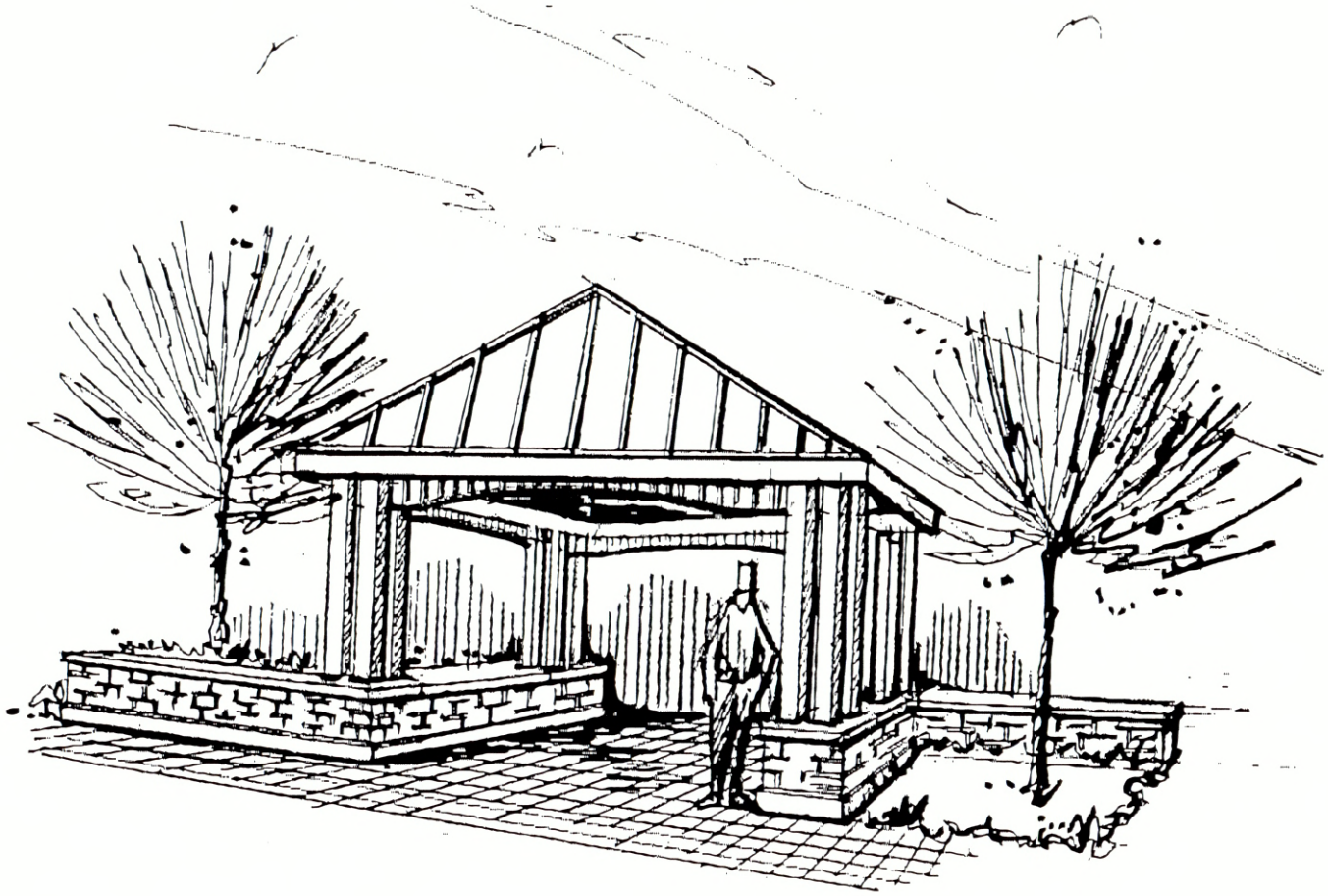
G:\2245-GLB, Credit Valley Secondary Plan\DOC\let-B-SMITH-oct-25.wpd

5285 Solar Drive, Suite 201
Mississauga, Ontario L4W 5B8
Tel.: (416) 695-4949
Fax: (416) 695-4955
e-mail: studio@strybos.com

APPENDIX A - Financial Responsibility

The following is a breakdown of the financial responsibility for landscape works within the residential subdivision to which these Design Guidelines apply. The following list is not intended to be prescriptive. Final determination of features to be provided will be determined during the detailed design phase of the composite subdivisions and will form part of the subdivision agreement. In addition to the items listed below, it is expected the City of Brampton will bear the cost of any items for which Development Charges are collected.

	ITEM	DEVELOPER COST	CITY COST
	STREETSCAPE		
	Boulevard Landscaping	*	
	Buffer Block Landscaping	*	
	Street Lighting (including upgrades)	*	
	Decorative Upgrades to road / valley Crossings (decorative paving, columns, parapet, walls, railings	*	
NEW	**Primary & Secondary Entry Features**	*	
	NEIGHBOURHOOD PARKS / PARKETTES / VILLAGE SQUARES		
	Rough Grading		*
	Topsoil & Sodding		*
	Planting		*
	Asphalt Walkways & Walkway Lighting		*
	Shade Structures / Gazebos (one in four parks)		*
	Shade Structures / Gazebos (discretionary)	*	
	Children's Play Area (Equipment, surface, edging etc.)		*
	Storm Service to Park including first MH	*	
	Storm Sewers within Park		*
	Heritage / interpretive signage (if applicable)	*	
	Benches and Trash Receptacles		*
	Decorative Paving	*	
	Park Entry Features (including columns and decorative paving)	*	
	VISTA BLOCKS		
	All works	*	
	COMMUNITY PARKS		
	All works		*
	VALLEYLANDS		
	Grading for Walkways		*
	Asphalt Walkways & Walkway Lighting		*
	Enhancement Planting		*
	Benches & Trash Receptacles		*
	Pedestrian Bridges		*
	Decorative Columns on Pedestrian Bridges	*	
	Planting of Disturbed Areas / Erosion Protection	*	
	Seeding of Disturbed Areas / Erosion Protection	*	
	Walkway Entry Features (decorative paving)	*	
	Look-out Features (decorative paving, benches, trash receptacles)	*	
	STORMWATER MANAGEMENT PONDS		
	Planting, Sodding & Seeding	*	
	Asphalt Walkways		*
	Walkway Lighting		*
	Look-out Features (decorative paving, benches, trash receptacles)	*	



Conceptual sketch of Park Shade Structure

Note: Masonry walls at base are optional and may be deleted due to budget restrictions