



S PRINGDALE COMMUNITY Area 902

*Secondary Plan Area No.28
CITY OF BRAMPTON
Draft Plan 21T-04001(B)
City File Ref: C05E14.07*



Community Design Guidelines Open Space Guidelines

*Prepared for:
Metrus Development Inc.*

*Prepared by:
NAK Design Group • STLA Inc.
KLM Planning Partners Inc.*

*January 2006
Revised February 2011*

Revision Note:

*This issue of the **Springdale Community Area 902 Community Design Guidelines-Open Space Guidelines (February 2011)** reflects a revision to the previously submitted document (January 2006). The extent of changes pertain to the conversion of the previously designated School Block to Single Family Residential.*

1.0	INTRODUCTION.....	3
1.1	Development Vision.....	4
1.2	Development Context.....	5
	1.2.1 Opportunities and Constraints.....	5
	1.2.2 Concept Plan.....	6
2.0	OPEN SPACE.....	7
2.1	Neighbourhood Parks.....	8
2.2	Vista Blocks / Valleyland.....	9
2.3	Stormwater Management Facility	10
2.4	Trails.....	10
3.0	STREETSCAPE DESIGN.....	11
3.1	Collector Roads.....	12
3.2	Local Roads.....	13
3.3	Enhanced Local Roads.....	13
3.4	Scenic Drives.....	14
4.0	EDGES AND GATEWAYS.....	15
4.1	Window Streets.....	15
4.2	Community Gateways.....	16
4.3	Neighbourhood Gateways.....	17
5.0	MEDIUM DENSITY RESIDENTIAL BLOCK.....	18
6.0	PLACE OF WORSHIP.....	18
7.0	DESIGN APPROVAL PROCESS.....	19
7.1	Preliminary Review.....	19
7.2	Final Review and Approval.....	19
	7.2.1 Community Design Plans.....	19
	7.2.2 Working Drawings.....	19
	7.2.3 Materials/Colours Schedules.....	19
7.3	Submission requirements.....	19
7.4	City of Brampton Approval.....	19
7.5	Monitoring for Compliance.....	19
	Appendix A - Capital Cost Responsibility Matrix.....	20

1.0 INTRODUCTION

Area 902 is located within the Secondary Plan Area No.28, at the southeast corner of Bramalea Road and Countryside Drive within the Springdale Community.

The site is bounded on the east, west and south sides by existing or proposed residential neighbourhoods. On the north side of Countryside Drive a City Sports Park is located.

Proposed uses within Area 902 are:

- *Residential Single Detached*
- *Residential Street Townhouses*
- *Residential Medium Density*
- *School*
- *A Place of Worship*
- *Parks and Open Space*

These Open Space Guidelines form part of the Community Design Guidelines that are a more detailed document that adds to the already approved Sandringham-Wellington Design Guidelines and that should be read in conjunction with the architectural design guidelines prepared by Watchorn Architect Inc.

These Guidelines shall be followed throughout the design and approvals process by all parties involved. The Guidelines are intended to set out preferred approaches to development aimed at achieving fundamental urban design principles and the City's and developer's shared vision of the community while recognizing that not all elements will be achieved for reasons such as functional considerations and overriding legislation. As the basis to move forward the community design guidelines will provide direction for site development and site plans.

The images and diagrams contained within this document are conceptual in nature and are meant as examples that demonstrate the principles or design intent and should not be construed as the end product.

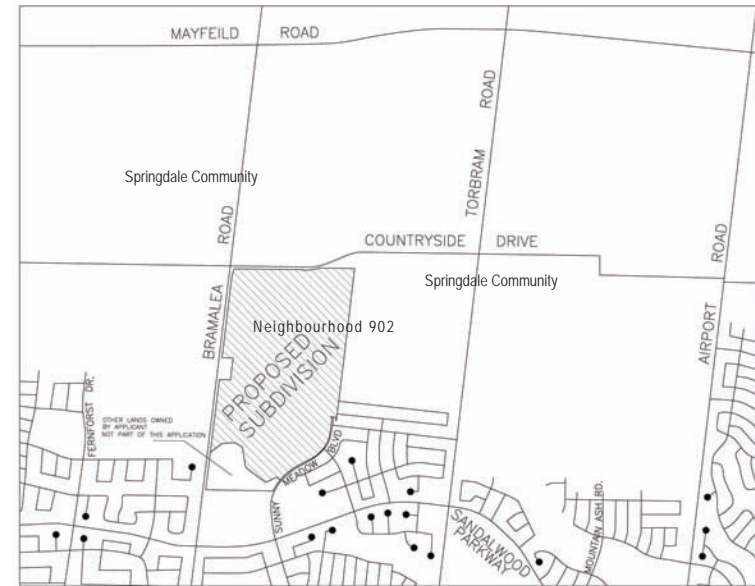


Figure 1.0 - The Site

1.1 DEVELOPMENT VISION

The intent of the Community Design Guidelines is to describe the components of the Plan, its major structuring elements and to provide guidance on the design and interaction of its key features in subsequent stages of development. In general the Plan addresses fundamental planning and urban design issues with particular regard for key City design policies including such initiatives as the Development Design Guidelines, The Flower City Strategy, The Gateway Beautification Program, The Street Corridor Master Plan and The Pathways Master Plan.

The proposed 902 community is envisioned as a pedestrian scaled neighbourhood that has identifiable edges, centres and landmarks, intimate and attractive streets, coordinated community features and dwellings that support the character and scale of the public realm. The principles that have and will continue to guide the development of the community towards this end goal are:

- Integration of natural features within the community.
- Pedestrian-scaled neighbourhoods
.....that are connected by the street pattern or visually / thematically connected through the design of streetscapes and open space.
- Focal location of neighbourhood parks and school.
- Enhancement of views to the valleyland
.....through the provision of vista blocks and the development of single-loaded scenic drives adjacent to the valley corridor.
- Identification of prominent streets, such as the collectors, where enhanced streetscape treatments will be implemented.
- Identification of key locations within the community
.....where enhanced architecture will be required to support the street zone, provide landmark elements in prominent places and establish/reinforce the community's character, refer to the Architectural Design Guidelines prepared by Watchorn Architect Inc.
- Interconnected system of pedestrian routes that include the sidewalks within street rights-of-way and pathways in parks.

INTRODUCTION



Image 1.1a - Park as focus of neighbourhood



Image 1.1b - Park feature



Image 1.1c - Street zone with distinct tree species

1.2 DEVELOPMENT CONTEXT

1.2.1 OPPORTUNITIES AND CONSTRAINTS

- **Future Sesquicentennial Park/City Wide Park on the north side of Countryside Drive.** *The proposed community uses window streets on the south side of Countryside Drive which allow for visual connections to the park. As well a pedestrian connection from the internal road system to Countryside Drive will facilitate pedestrian connection to this major open space.*
- **Existing residential development east, west and south of the community.** *The integration of the proposed community has been addressed through the continuity of the street system and the consistency of lotting along street interfaces such as Street “1”. Reverse frontage lot conditions have been avoided and instead parallel window streets have been used to visually ‘open up’ the community to its neighbours.*
- **Existing watercourse / valleyland.** *The existing watercourse / valleyland has been respected and incorporated within the community plan as a major structuring element and open space feature. Its value as a natural feature has been addressed by providing both visual and physical connections through the pattern of roads, the provision of single-loaded local roads (Scenic Drives) and the provision of vista blocks.*

1.2.2 CONCEPT PLAN

In support of this vision the proposed community plan has been developed in the following manner:

- Two component neighbourhoods form this community and are generally defined by the east-west collector road, arterial roads and/or natural features.
- Each of the two neighbourhoods have been developed with a park as its central focal point.
- The neighbourhoods are characterized by a pattern of streets that facilitate entry, ease of movement and linkages between the various parts.
- Rear lotting along the community's edges has been minimized through the use of parallel local roads that allow views into and from the community as well as provide an architectural presence along the arterial roads.
- Views to the existing valley have been provided through a combination of vista blocks and single-loaded local roads (scenic drives).
- A pedestrian scaled community has been created through the development of an interconnected pattern of streets and the location of parks in the centres of the neighbourhoods. This will be further reinforced through the design and siting of buildings along the streets.
- Community identity and character will be developed through the development of consistently attractive streets, a series of visual landmarks and community markers, a coordinated palette of community features and a consistent approach to the design of residential dwellings.

INTRODUCTION



Figure 1.2.2- Concept Plan

2.0 THE OPEN SPACE SYSTEM

Components of the open space system provide focal points within the community and have been developed based on the following principles:

- To provide central green space within a five minute walk for most residents in each of the two neighbourhoods.
- To provide focus for each of the two neighbourhoods.
- To incorporate the existing watercourse / valley as a natural feature.
- To incorporate potential connections to the City's trails.

The Open Space System consists of:

- Neighbourhood Parks
- Vista Blocks / Valleyland
- Trails

OPEN SPACE SYSTEM



Figure 2.0 - Open Space System

2.1 NEIGHBOURHOOD PARKS

The following guidelines shall apply:

- Adjacent built form should be oriented / sited to reinforce the park's edges
- Building elevations facing the park shall incorporate enhanced architectural design elements.
- Along the abutting local roads sidewalks should be located on the park side.
- A second row of street trees shall be planted on the park side; their spacing and placement to be coordinated with street trees in the boulevard.
- Park features such as gazebos, arbours, pavilions etc. should be sited in visually prominent locations.
- Shaded seating areas should be provided near play areas.
- Priority should be placed on planting design that provides visual interest while being native and low maintenance.
- Site furniture shall be coordinated and consistent.
- Children's safety from the adjacent roadways shall be addressed. This may include locating play areas away from the street, providing berms with shrub planting along the street, ensuring walkways connect to designated pedestrian crossings and maintaining sight lines at pedestrian crossing locations.



Image 2.1a - Park feature



Image 2.1b - Built form reinforces park edge

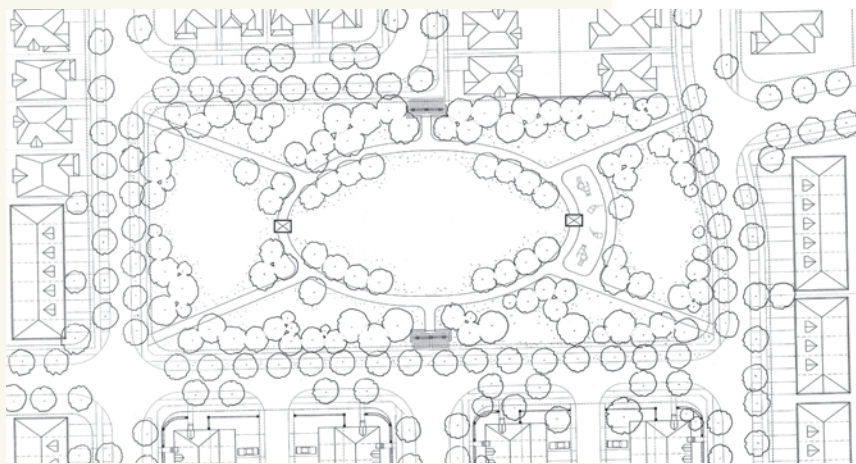


Figure 2.1b - North Neighbourhood Park - Demonstration Plan

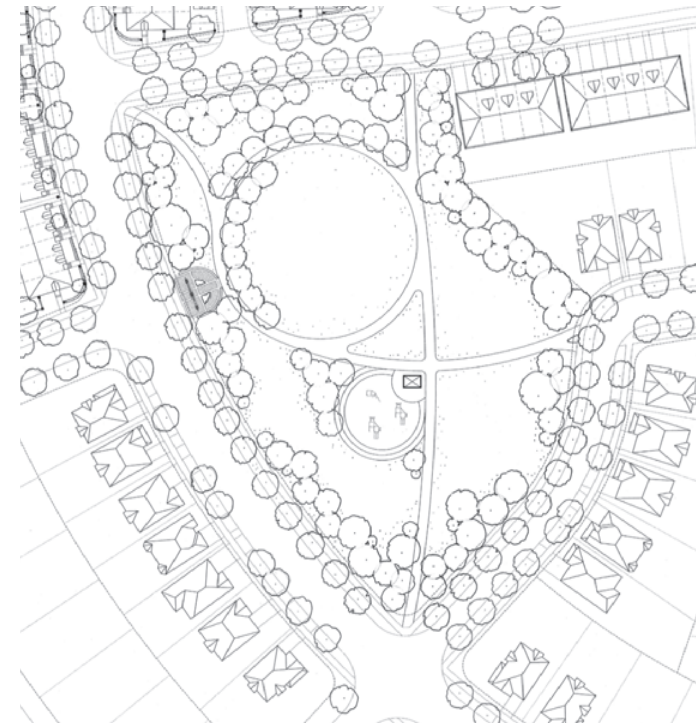


Figure 2.1a - South Neighbourhood Park - Demonstration Plan

2.2 VISTA BLOCKS / VALLEYLAND

Vista blocks have been provided along the existing valley along Street 10 and 11 and at the terminus of Street 12. These vista blocks shall be designed to facilitate enjoyment and viewing of the natural feature and provide potential pathway connections. The following guidelines shall apply:

- Pedestrian nodes shall be developed in these locations.
- The pedestrian nodes should include seating and may in addition include planting, decorative paving, signage, etc.
- The use of natural stone boulders may be used and feature elements / seating.
- Planting shall be coordinated with existing vegetation within the valleyland with an emphasis on native plants.
- Areas for flower beds shall be identified.
- Along local roads, sidewalks should be located along the vista block / valleyland side.

2.3 STORMWATER MANAGEMENT FACILITY

A stormwater management facility has been located within the vicinity of the existing valleylands adjacent to the vista block terminating Moss Way. This feature of the open space system should be designed to accommodate passive recreation and enhance the visual quality of the community. The following guidelines shall apply:

- A naturalized approach to design should be adopted both in layout and planting of the stormwater management facility.
- A pedestrian trail connection shall be provided to the valley and to the walkway in the vista block.
- Planting should be provided to screen the rear and/or side lots of adjacent residences.

OPEN SPACE SYSTEM



Figure 2.2 - Vista Block / SWMF / Valley Demonstration Plan



Images 2.2a- Vista Block



Image 2.3a - Naturalized Planting

2.4 TRAILS

The City of Brampton's Pathways Master Plan identifies a multi-use trail along Countryside Drive and Sunny Meadow Boulevard. Connections to these trails will be provided via the community's system of sidewalks. Primary consideration should be given to developing pedestrian connections to the future Sesquicentennial Park / City Wide Park on the north side of Countryside Drive. The following guidelines shall apply:

- Connections and access to these pathways should be coordinated with Vista Blocks and Neighbourhood Parks.
- Where access to pathways occur, signage should be provided.

OPEN SPACE SYSTEM



Image 2.3a - Pathway entrance



Image 2.3b - Pathway within a park

3.0 STREETScape DESIGN

The Street Network has been developed based on the following **principles**:

- Clear functional hierarchy of roads
- Functional hierarchy reinforced through streetscape design
- Multiple connections / interconnectivity
- Connections to focal points within the community

The Street Network consists of Collector Roads and Local Roads. Streetscape Design supports and enhances the role of these streets within the community and shall be developed based on the following principles:

- To create pedestrian scaled and comfortable public avenues for movement and social interaction.
- To enhance the image of the community.
- To provide landmarks in key locations.
- To ensure consistency and coordination of the elements within the street.

Additionally, primary streetscapes, shown in figure 3.0 include collector roads (see 3.1) and local roads that either abut a park or connect these open space components (see 3.3). For these prominent streets the following are encouraged:

- Built form sited to define the street zone.
- Architectural enhancement of building elevations along the street.
- Decorative street lights.
- Decorative corner lot fencing.
- Flowering street trees at intersections.

STREETScape DESIGN



Figure 3.0 - Street Network and Primary Streetscapes

3.1 COLLECTOR ROADS

The collector roads (indicated in figure 3.0 in red) are primary streets within the community from a functional perspective. These have been planned in the following manner:

- To provide primary access to this community
- To connect the two neighbourhoods, north and south of Street 2.(Father Tobin).
- To connect community amenities such as the parks and school.

For Collector Roads the following guidelines shall apply:

- Decorative street lights shall be provided along the collector roads.
- Street tree species should be consistent along the entirety of the collector road and on both sides.
- Corner lots along collector roads should receive enhanced sideyard treatment including landscaping and decorative fencing.
- Built form at corner lots should be subject to enhanced architectural design.
- Key intersections such as those with Street 1 and Street 2 should be reinforced through a combination of site planning, architecture and landscaping.
- Built form should be sited with minimum setbacks from the street line.

For the main east-west collector (Father Tobin) and the north-south street connecting the two parks the following guideline shall apply:

- Rear yard garages may be explored as an opportunity to reduce the presence of garages along the street. Their feasibility will be determined by market demand.



Image 3.1a - Variety in built form

STREETSCAPE DESIGN

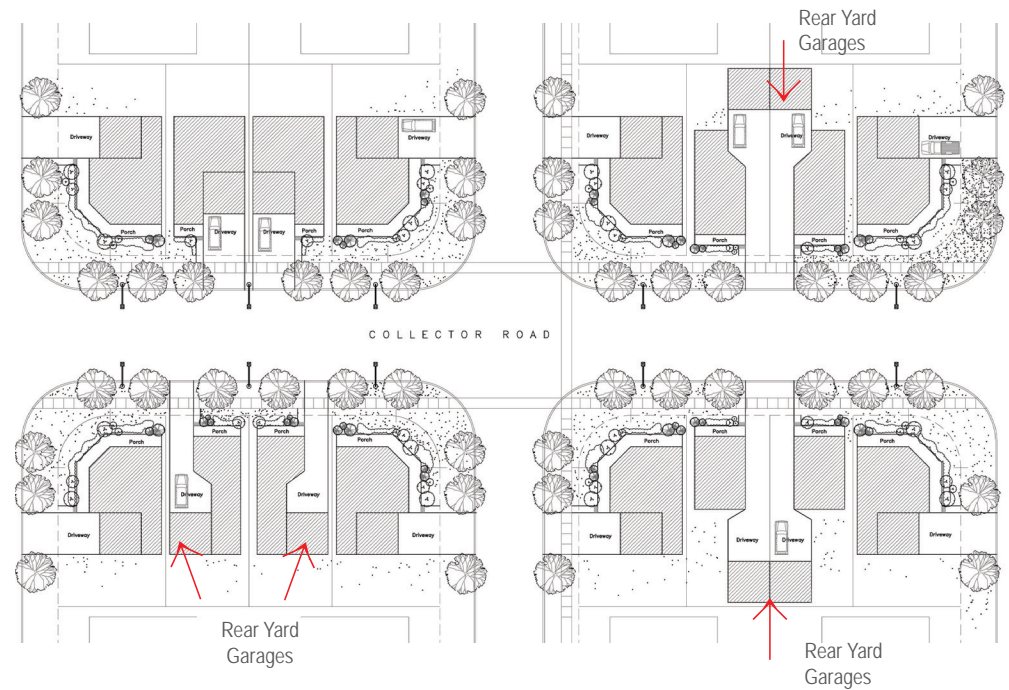


Figure 3.1 - Collector Road Demonstration Plan



Image 3.1b - Consistent street trees

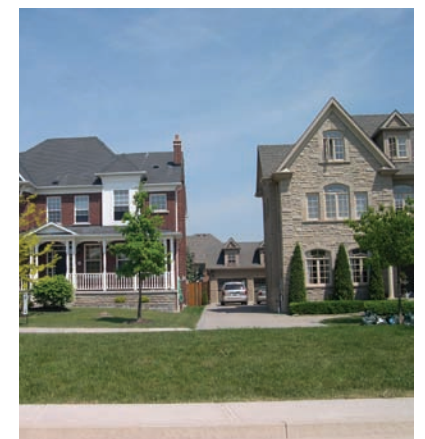


Image 3.1c - Variety in lotting

3.2 LOCAL ROADS

Local roads comprise the greater part of the street network within the community. The local road pattern has been developed based on the following principles:

- To facilitate multiple connections within the community.
- To provide access and linkages to focal points such as the parks, existing school block, place of worship and the existing valley.

For Local Roads the following guidelines shall apply:

- A palette of visually distinct street tree species (form, colour, type) should be used to distinguish the network of local roads and to assist in wayfinding and place-making.
- Street tree species should be the same on the both sides of the road.
- A single street tree species should be used along at least one entire block.

3.3 ENHANCED LOCAL ROADS

Local Roads that abut parks or that are important in providing linkages to these parks (indicated in figure 3.0 in purple) should be developed as a primary streetscape, that would entail equal consideration for the elements within the public right-of-way and the design of built form in the private lands. The following guidelines shall apply:

- Built form should be sited to define the street zone.
- Built form should be designed to provide an attractive appearance along the street.
- Decorative street lights should be provided along the street.



Image 3.2a - Local Road Streetscape



Image 3.2b - Local Road Streetscape



Image 3.3a - Enhanced streetscape adjacent open space / park

3.4 SCENIC DRIVES

Portions of Streets 10 and 11 abut the existing valley and are considered scenic drives within the context of the community. In these locations views and access to the natural feature have been enhanced through the provision of open space blocks. Streetscape design along the portions of these roads that have this 'scenic' quality will be developed to support their role in providing views to the natural feature. The following guidelines shall apply:

- Architectural design of the built form facing the natural feature should be enhanced.
- Where only one sidewalk is required it should be located on the side of the vista block.
- Pedestrian nodes that include seating and feature planting may be provided at intervals along the street line.



Image 3.4a - Streetscape adjacent valleyland



Image 3.4v - Streetscape adjacent valleyland

4.0 EDGES AND GATEWAYS

Edges and gateways play an important role in defining the image and character of the community as well as establishing its interface to adjacent communities.

4.1 WINDOW STREETS

Window streets have been developed along the arterial roads based on the following principles:

- To provide an attractive edge to the community that consist of a combination of landscaping and built form.
- To allow visual connection into and from the community.
- To enhance the street zone along the arterial road.
- To provide a visually permeable interface to adjacent communities.

The following guidelines shall apply:

- Landscape design shall be coordinated and consistent for all window streets, including fencing, planting and other landscape features.
- Built form along window streets shall incorporate enhanced architecture for front and side elevations visible from the Arterial Road.
- Fencing and landscaping shall be coordinated with acoustic fencing and the landscape buffer where applicable.



Image 4.1a - Decorative fencing and hedge

EDGES AND GATEWAYS



Figure 4.0 - Edges and Gateways

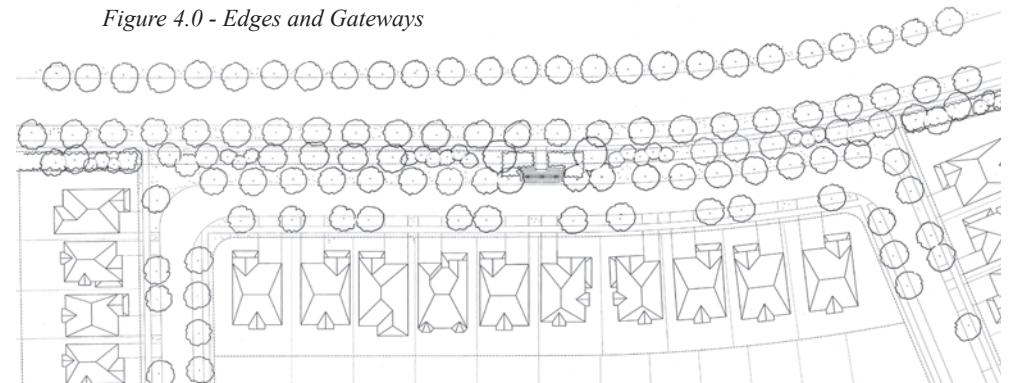


Figure 4.1a - Window street Demonstration Plan

4.2 COMMUNITY GATEWAYS

The primary community gateways are the intersection of the east-west collector with Bramalea Road and the intersection of Sunny Meadow Boulevard with Countryside Drive. These locations should be developed based on the following principles:

- To provide an attractive community marker in these prominent locations that integrates architecture and landscape and a combination of the elements within the public right-of-way and adjacent lands.
- To enhance the identity of the community.
- To assist in wayfinding, orientation and placemaking.

The following guidelines shall apply:

- The design approach for the Community Gateway should involve the coordination of the site planning and built form in the adjacent open space or residential corner lot with the landscaping within the public areas.
- Similarly, design within the adjacent residential 'Priority Lot' will address the visual quality of the house form and its role in reinforcing the Community Gateway.
- Detailed design of the public area components which make up the Community Gateway will be coordinated with the Neighbourhood Gateway, including entrance features, planting, signage, etc.
- Gateway elements may include any combination of walls, piers, decorative fencing, signage, decorative paving and planting. These elements should be consistent and coordinated with other design elements within the community.
- All gateway elements will be located within an entrance feature block behind the daylight triangle.
- Opportunities for flower beds that promote the City's identity shall be provided in these locations.

EDGES AND GATEWAYS



Figure 4.2 - Gateway Location Demonstration Plan



Image 4.2a - Corner Lot Architecture



Image 4.2b - Entrance Feature



Image 4.2c - Entrance Feature

4.3 NEIGHBOURHOOD GATEWAYS

Potential neighbourhood gateway locations occur at the intersections of the collector roads with Sunny Meadow Boulevard. These may be developed based on the following principles:

- To combine architecture and landscaping in these key locations that create community markers within the residential fabric.

The following guidelines shall apply:

- The design approach for the Neighbourhood Gateway will involve the coordination of the built form in adjacent lots and the landscaping within the public areas.
- Adjacent built form should address the focal nature of this location and include architectural considerations which enhance its visual appeal from the street as well as its role in reinforcing the Gateway.
- Gateway components occurring in the public areas may include an entrance feature consisting of: walls, columns, piers, planting and signage. Detailed design of entrance features should be consistent and coordinated with the architectural forms of the community and other community features.
- All gateway elements will be located within an entrance feature block behind the daylight triangle.
- Where a flankage lot condition occurs a second row of street trees behind the sidewalk is encouraged where space permits.

EDGES AND GATEWAYS

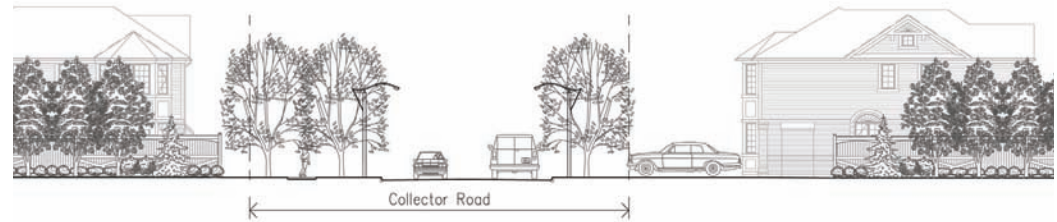


Figure 4.3 - Community Gateway Demonstration Elevation



Image 4.3a - Corner Lot Architecture



Image 4.3b - Landscape Feature

5.0 MEDIUM DENSITY RESIDENTIAL

A medium density residential block is planned on the west side of the existing valley, adjacent to Bramalea Road. The following principles should be used as the basis for developing a detailed site plan:

- Clearly defined entrance to the block.
- Site planning that provides built form along the Bramalea Road frontage.
- Appropriate interface to the existing valley that includes visual and physical access to the natural feature.
- Attractive building designs.
- Appropriate landscape buffers to screen parking / service areas.
- Coordinated palette of building materials and site furniture.
- Formal / urban streetscape design along Bramalea Road transitioning to relatively more natural landscapes towards the valley edge.

6.0 PLACE OF WORSHIP

A place of worship is planned at the northwest corner of the community. The following principles should be used as the basis for developing a detailed site plan:

- Integrated design of the place of worship site that combines architecture, landscape architecture and site planning to create a focal presence within the community.
- Location of buildings close to the street edge and at view termini.
- Appropriate landscape buffers to adjacent uses.
- Safe and efficient vehicular circulation, drop-off and parking areas.
- A range of outdoor areas that accommodate large events and small social gathering.

MEDIUM DENSITY AND PLACE OF WORSHIP



Figure 7.0a - Architectural element at view terminus



Figure 7.0b - Architectural element at corner location

7.0 DESIGN APPROVAL PROCESS

7.1 PRELIMINARY REVIEW

Preliminary urban design plans shall be submitted to the Control Landscape Architect and accompanied by documentation (sketches, reports, drawings) which demonstrate the plan's ability to achieve the community design objectives outlined in this document. The submission shall describe:

- the structuring elements of the plan
- the distribution of lands uses and/or lotting and street pattern
- the preservation of significant natural / heritage features, views and vistas
- the development of community focal elements (parks, streetscape features, landmarks, etc.)
- the overall intended character of the community

7.2 FINAL REVIEW AND APPROVAL

7.2.1 Community Design Plans

Community Design Plans are to be submitted to the Control Landscape Architect at a minimum scale of 1:500. The Community Design Plan shall be co-ordinated with the site plan submitted to the Control Architect and approved by the engineer. These plan(s) and accompanying drawings shall demonstrate a comprehensive and consistent treatment of all elements within the public realm and its intended overall character.

The following information shall form part of the final submission:

- Land use, street pattern / lotting pattern
- The open space system
- Primary streets subject to enhanced streetscape design
- Gateway features / elements
- Priority lots

7.2.2 Working Drawings

Working drawings must depict exactly what the builder intends to construct. All landscape elements must be clearly shown on the drawings, including but not limited to, grading, surface treatment, planting, street trees, landscape structures, site furniture, lighting, signage and fencing.

7.2.3 Materials/Colours Schedules

Prior to final approval of the plan, the builder must submit a summary/schedule of the site furniture and features to be used within the streetscape zone and public spaces. This will include description of the materials, colours and styles of the following elements :

- Street lighting, park lighting, pedestrian lighting
- Signage
- Entrance features
- Acoustic fencing, Screen/Privacy fencing
- Paving at intersections and entrances to trails and open space
- Benches, Trash Posts, Bollards, Bicycle Racks
- Shade structures / Gazebos
- Canada Post mailbox kiosks or shade structure

7.3 SUBMISSION REQUIREMENTS

The builder is required to submit to the Control Landscape Architect for final review and approval the following:

- 4 sets of community design plans
- 4 sets of working drawings
- 3 sets of materials/colours schedules

Minor redline revisions made by the Control Landscape Architect to the aforementioned drawings must be incorporated on the originals by the builder's design consultant.

It is the builders' complete responsibility to ensure that all plans submitted for approval fully comply with these Guidelines and all applicable approvals, regulations and requirements of the City of Brampton.

Submissions for urban design control review shall be made to:
























STLA Design Strategies
 NAK Design Group, Landscape Architects
 355 Adelaide Street West, Studio 300/400
 Toronto, Ontario, M5V 1S2
 Tel: 416.340.8100
 Fax: 416.340.7100

7.4 CITY OF BRAMPTON APPROVAL

All community design plans, working drawings and materials/colours schedules must be submitted for review and approved by the control landscape architect prior to submission to the City of Brampton for building permit approval. Building permits will not be issued unless all plans bear the required Final Approval stamp of the Control Landscape Architect.

7.5 MONITORING FOR COMPLIANCE

The Control Landscape Architect will conduct periodic drive-by site inspections to monitor development. Any visible deficiencies or deviations in construction from the approved plans and drawings will be reported in writing to the builder. The builder shall respond to the Control Landscape Architect in writing within 7 days of notification of their intention to rectify the problem after which the developer and the City will be informed of the builder's response or lack of response. The developer and/or City may take appropriate action to secure compliance.

	Capital Cost City Responsibility	Capital Cost Developer Responsibility
STREET TREES <ul style="list-style-type: none"> 75mm cal. 15.0m O.C. average; any upgrades to size or density; topsoil and sod within regional and municipal road right-of-ways. 		
BUFFER BLOCKS - 100% planted <ul style="list-style-type: none"> Planting to City of Brampton standards, any upgrades to species, sizes or densities. Acoustic fence and masonry pillars. Fencing at window streets - black vinyl chainlink, pedestrian connection upgrades. 		  
ENTRY ELEMENTS / FEATURES <ul style="list-style-type: none"> Decorative masonry elements and signage, planting, water service and irrigation at corners. Entry median, paving, planting, irrigation where required. 		 
COMMUNITY MAILBOX AREAS <ul style="list-style-type: none"> Hard surfacing, topsoil, sod and any planting. 		
STREET LIGHTING <ul style="list-style-type: none"> Decorative pole and fixture. 		
VISTA BLOCKS / OPEN SPACE BLOCKS <ul style="list-style-type: none"> Topsoil, sod, shrub and tree planting. Bench and concrete pad. Natural stone boulders. 		  
PARK BLOCKS <ul style="list-style-type: none"> Grading, topsoil, sodding and tree planting. Trails, hard surfaces, decorative paving. Drainage system, storm lines. Signage and furniture. Playground to standards and approval of the City. Park entrance features, decorative paving. 	     	
VALLEYLANDS <ul style="list-style-type: none"> Topsoil, seeding, planting restoration of areas disturbed by construction. Rear lot chainlink fencing. Rear lot retaining walls (if required). Top of bank plantings. Valleyland plantings to begin re-vegetation/re-establishment of woody vegetation. Asphalt trails, lighting (if required), landscape restoration, benches / waste receptacles. 	 	   
STORMWATER MANAGEMENT FACILITY <ul style="list-style-type: none"> Topsoil, seeding, sodding, aquatic and woody shrub and tree planting, per City of Brampton standards. Signage as per City of Brampton standards. Look-outs, where opportunities occur. Planting in excess of City of Brampton standard sizes and densities. 		