Inter-Office Memorandum

Planning, Design & Development Department

Date: July 15, 2003

JUL 15 2003

To: Karl Walsh

From: Michael Hoy

Subject: **THE ESTATES OF VALLEYCREEK COMMUNITY**
Detailed Community Design Guidelines, Dated April 2003
Final Submission

Please find the attached document, The Estates of Valleycreek Community: Detailed Community Design Guideline, prepared by MBTW and Watchorn Architects Inc. dated April 2003. This final submission represents the combined comments of all relevant City departments and three revised submissions in which the applicant has strived to address the City's planning and design objectives. This Final Submission is being recommended for your **approval** as each member of the Design Review Team is satisfied that it meets the City's design objectives for this community.

Approved
Karl Walsh
July 15/03

Michael Hoy
Open Space Planner
Planning, Design and Development Department
Tel: (905) 874-3968 Fax: (905) 874 8319
michael.hoy@city.brampton.on.ca

Valleycreek memo-DCDG-July-2003.doc

Appendix E – Architectural Design Guidelines for Townhouses

The design of townhouse elevations shall achieve a quality equal to the single detached housing in scale, form, composition, detail and appearance. Townhouse designs shall satisfy the same general design criteria set out in this document and the following additional guidelines:

- the composition of the overall townhouse blocks should be designed to be compatible with the surrounding streetscape;
- wherever possible the primary block elevation should be oriented parallel to the primary road, in order to reinforce the street edge;
- consideration should be given to breaking up the overall building massing of individual townhouse blocks relative to adjacent single detached houses;
- the number of units in a block should maintain the modular rhythm of the streetscape; the design should provide a variety of visual elements and details which include variation in façade elements such as front entries, plane variation and bay and dormer designs to break up the massing and create a distinctive character for individual blocks;
- main entrances for exterior end units should be located on the flankage elevation to create a building appearance consistent with the adjacent detached housing;
- consideration shall be given to the overall building form, massing, and proportions, relative to the number of units within the specific block;
- roofscapes within individual townhouse blocks should vary where possible to contribute to the creation of interesting streetscapes and maintain compatibility with adjacent detached dwellings to avoid large, plain roof masses;
- roofscapes should be treated as an integrated design element encompassing the entire block;
- where the grade stepping along the street breaks the roof plain, large vertical wall elements at the roof line resulting from the stepping shall be avoided;
- where stepping occurs along the street, the overall townhouse block shall maintain a relatively consistent relationship to grade for individual units;
- the side elevation of exposed corner units shall be specifically designed to respond to public exposure and the additional light source by means of articulated building faces, fenestration, and detailing equal to that of the front elevation; and
- where firewalls are necessary, they are to be integrated into the overall design of the townhouse block taking care in their location and design relative to individual units and minimise its visual impact on the building elevation.

Garages

The following guidelines shall be applied for the garage treatment of townhouses:

- the front face of the garage may project a maximum of 2.5 metres forward of the main building façade or porch.

DRAFT

Utility Fixtures

The following guidelines are listed in order of priority, and should be considered, so that the presence of utility fixtures can be minimized, when designing townhouses:

These guidelines are:

- utility meters shall be screened from direct views and incorporated into the overall design of the unit;
- utility meters shall be recessed under the floor of the porch where possible, or other architectural elements, such as projecting low walls or niches, to be used to screen meter locations from view;
- where a porch extends across the full extent of the unit, extra care should be taken to integrate the meters into the elevation design;
- hydro meters facing the street should be recessed and incorporated into the design of the front wall; and
- only where absolutely necessary may appropriate landscape and colour treatment be the sole means of screening utility meter.

Draft Only

Brampton

The Estates of Valleycreek Community
Detailed Community Design Guidelines

April 2003

City of Brampton Jointly Prepared by:

The MBTW Group
Community & Resort Planning
Urban Design Guidelines
Landscape Architecture
Master Plan

Watchorn Architect Inc.
Architectural Design Guidelines
Architectural Design Control

ONTARIO ASSOCIATION OF ARCHITECTS
GARRY R. WATCHORN
LICENCE
2459

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Note: All sketches found in this document are conceptual only.

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EXECUTIVE SUMMARY

The planning for the Valleycreek Community and preparation of the guidelines contained in this document has occurred during a time of significant change and policy development in the City of Brampton. Some of the planning and policy initiatives have coincided with the Valleycreek Community timeline, whereas some were commenced after the planning for Valleycreek was complete, with many on-going. The following identifies issues that are pertinent to the understanding and use of these design guidelines and how future modification to these guidelines may be considered as City of Brampton initiatives are concluded.

The Valleycreek Community is not one of the originally designated Brampton Executive Communities. However, two hundred lots with 18.3m (60 ft.) and 21.3m (70 ft.) frontages were included in the Block Plan at the request of Council. These lots are often referred to as executive residential in this report. Regard for the intent of the City of Brampton, Executive Housing Workbook may influence design proposals on and in the large lot areas of the block.

Initiatives completed during the Community Design Guidelines (CDG) circulation period includes:

Floral City Strategy
"To create a beautiful and distinctive city that celebrates Brampton's floral heritage."

The Valleycreek Community addresses the following principles of this initiative:

- Integrates flowers into community – significant ornamental plantings proposed throughout community edges and open space system
- Green Neighbourhoods – linked and accessible open space system – open space linked to West Humber Valley and each other by way of 'special street', parks, schools, woodlot, vista blocks and storm water management ponds
- Pedestrian Neighbourhoods – convenient street layout walking distances to open space, shopping, transit and community services, plan is laid out as a modified grid
- Designed neighbourhoods – defined centres, edges and entrances, achieved with location of parks, schools and open spaces, hard and soft landscape elements in open spaces and streets, on private property and architectural design guidance to create a superior built community
- Street related neighbourhoods comprised of high quality buildings that overlook, define and complement the public domain - accomplished by exercise of the architectural design guidance.

Brampton's Pathways Master Plan
"To create lasting impressions of Brampton's natural, cultural and heritage features while safely and seamlessly connecting destinations". Trail implementation and management is a City of Brampton responsibility. The following is provided as information to developers and builders.

This master plan speaks to:

- Pathways available within 15 minutes walk of home and accessible to public transit,
- Customer driven pathways – safe, modal choice, trip and destination oriented,

- Pathway themes that reflect Brampton – columns/piers, decorative metal, plant materials and pavers, community and thematic gateways, signage,
- Night lighting only of pathways which have high volumes of evening use and at gateways,
- Class 1 – 3m wide asphalt surfaced off road dedicated pedestrian and non-motorized equipment trail, located on the west side of the West Humber River in Claireville Conservation Area lands (proposed implementation 2003 –2008), and
- Class 2 – bike lanes, 1.5m wide dedicated portions of road surfaces exclusive to bicycle use, on Bram East Corridor (proposed implementation 2003 –2008).

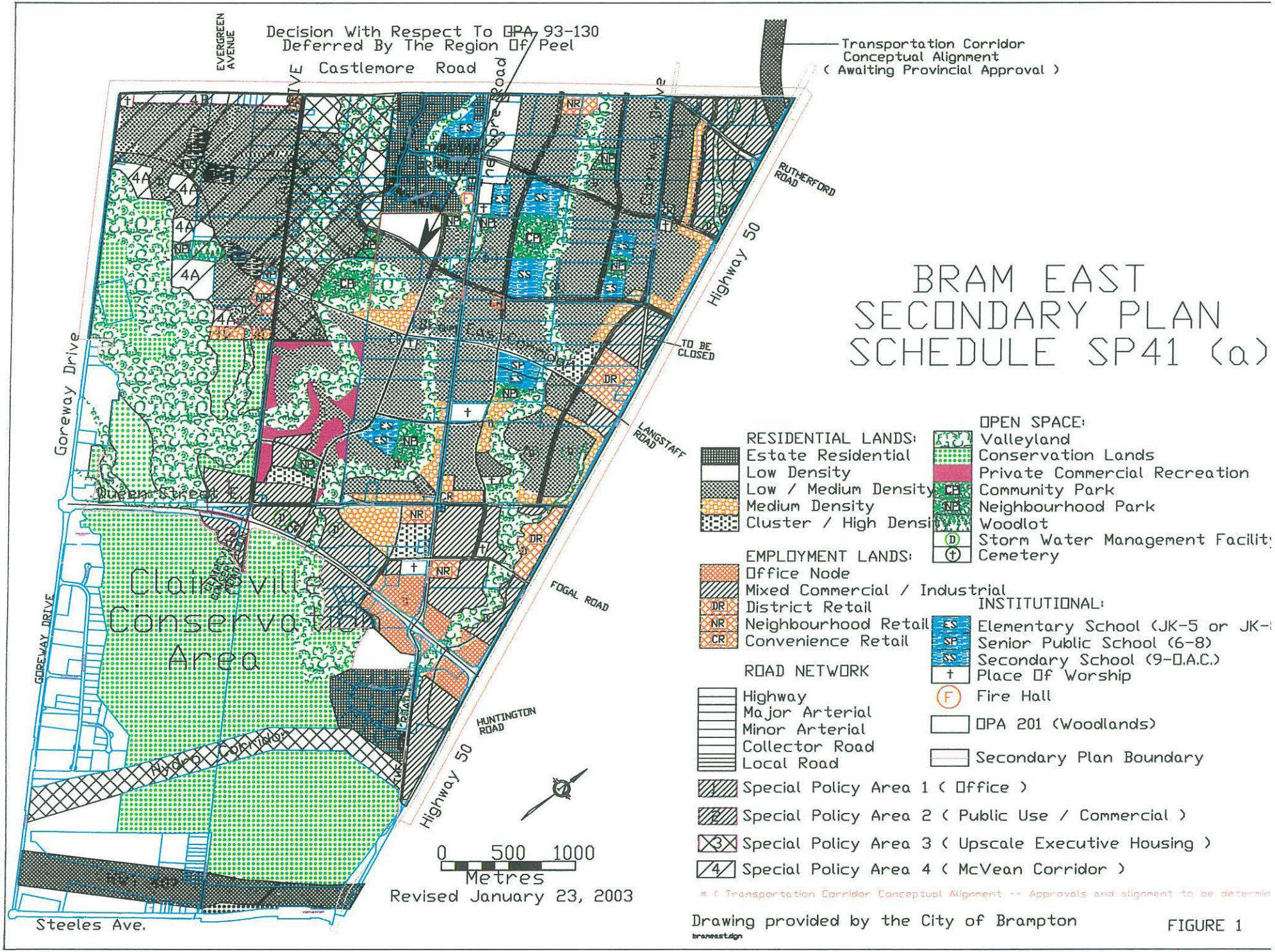
As detailed design for the Valleycreek Community proceeds, regard for these initiatives and research and regard for the intent of yet ongoing initiatives should be co-ordinated with all stakeholders. The following are initiatives which have not been concluded at the time of printing of this document.

- Gateway Beautification Program
- Upscale Executive Zoning Standards
- Development Design Guidelines

1.0 INTRODUCTION

1.1 Purpose

The Detailed Community Design Guidelines for the Estates of Valleycreek Community includes the Community Block Plan and the Detailed Community Design Guidelines. The Community Block Plan reflects the Community Vision, describes the key structuring elements of the community, and is the foundation on which the Detailed Community Design Guidelines are based. This document establishes guidelines to provide direction for the development of the Estates of Valleycreek Community. It establishes a clear vision for the look and pattern of the community, including its urban design, landscaping and architecture. The guidelines will benefit developers in the preparation of individual subdivision and site plan proposals as well as provide a framework for the City of Brampton in their review and assessment of these applications. This document should be read in conjunction with the Bram East Secondary Plan (see Figure 1), the applicable zoning by-laws and The Bram East - McVean Corridor, Community Vision prepared by The MBTW Group and dated March 2001.


Decision With Respect To OPA 93-130
Deferred By The Region Of Peel
Castlemore Road
EVERGREEN AVENUE
Transportation Corridor
Conceptual Alignment
(Awaiting Provincial Approval)
RUTHERFORD ROAD
Highway 50
TO BE CLOSED
LANGSTAFF ROAD
FOGAL ROAD
HUNTINGTON ROAD
Goreway Drive
Queen Street E.
GOREWAY DRIVE
Clarkesville Conservation Area
Hydro Corridor
Steeles Ave.
0 500 1000
Metres
Revised January 23, 2003
BRAM EAST
SECONDARY PLAN
SCHEDULE SP41 (a)
RESIDENTIAL LANDS:
Estate Residential
Low Density
Low / Medium Density
Medium Density
Cluster / High Density
EMPLOYMENT LANDS:
Office Node
Mixed Commercial / Industrial
District Retail
Neighbourhood Retail
Convenience Retail
ROAD NETWORK
Highway
Major Arterial
Minor Arterial
Collector Road
Local Road
OPEN SPACE:
Valleyland
Conservation Lands
Private Commercial Recreation
Community Park
Neighbourhood Park
Woodlot
Storm Water Management Facility
Cemetery
INSTITUTIONAL:
Elementary School (JK-5 or JK-
Senior Public School (6-8)
Secondary School (9-O.A.C.)
Place Of Worship
Fire Hall
OPA 201 (Woodlands)
Secondary Plan Boundary
Special Policy Area 1 (Office)
Special Policy Area 2 (Public Use / Commercial)
Special Policy Area 3 (Upscale Executive Housing)
Special Policy Area 4 (McVean Corridor)
* (Transportation Corridor Conceptual Alignment -- Approvals and alignment to be determin
Drawing provided by the City of Brampton
FIGURE 1

1.2 Location

The Estates of Valleycreek Community is located within the Bram East Secondary Plan Area of the City of Brampton. As shown in Figure 1, the area is bounded by the West Humber River Valley to the south and south-west, Goreway Drive at the north-west corner of the community, Castlemore Road to the north, and McVean Drive to the east.

There is an existing estate residential community immediately north of Castlemore Road. The lands west of the community are in agricultural use and are zoned for future development. An executive residential community is proposed to the east of the Estates of Valleycreek Community.

1.3 Community Context

The Estates of Valleycreek Community is a residential community with a mix of accessory land uses including neighbourhood and convenience retail, open space and institutional.

A key existing feature of the area is the valley of the West Branch of the West Humber River extending on a diagonal through the area, establishing the south-west boundary of the community. The presence of the valley is a key structuring design element that is enhanced by extending the sense of the valley into the community through views and vistas and complementing it with an open space system that is integrated throughout the neighbourhoods reinforcing the natural setting of the area. The valley at Queen Street is open pasture adjacent to the river with well wooded valley banks. As one moves north in the valley, it becomes increasingly wooded. The valley bottom is relatively flat and valley slopes are mostly steeply graded.

A second key element that influences the structure of the community is the extension of the Bram East Corridor in a serpentine manner from Goreway Drive through the southern half of the community to McVean Drive. (See Figure 3) Through this community the Bram East Corridor is an undivided 4-lane road. Just to the west of McVean Drive, the road becomes a 4-lane divided (median) Parkway.

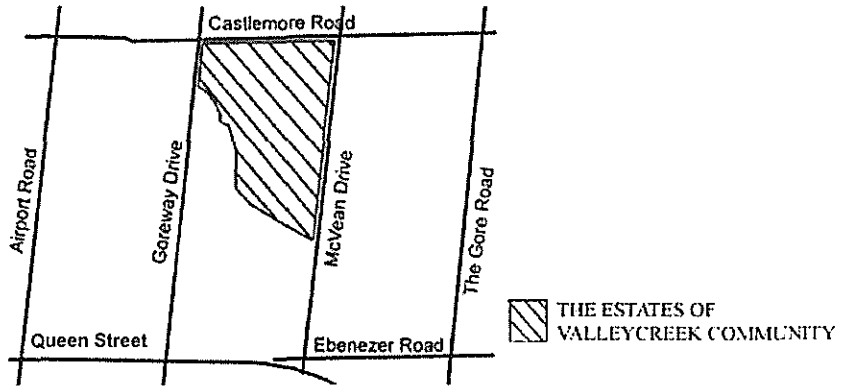


Figure 2 Context Map

1.4 Vision

The vision for the Valleycreek community is to create a natural green image throughout the community supported by high-quality architectural and urban design elements.

Role
The Valleycreek community is in the southwest corner of the larger Bram East Secondary Plan area. The Bram East corridor is a major arterial route through the Bram East area, linking Valleycreek with other communities in Brampton. Thus, while it is a small part of and edge to the larger Bram East area, Valleycreek is a self-contained community, having a critical mass of land uses including a range of residential housing, schools, parks, a woodlot, stormwater management ponds, the valley, a place of worship and commercial sites.

The River and the Valley
A key urban design objective of the Valleycreek community is to focus on, and extend the influence of, the valley system of the West Branch of the West Humber River. The natural features – the valley and the woodlot – are key structuring elements in the plan. Important streets within the community have views of and exposure to the valley, including streets that 'drive-by' the valley and streets that terminate at the valley. Further, storm water management ponds, the woodlot, parks and vista blocks are linked together with public roads extending outwards from the valley, to create a continuous 'constructed' green system. This linked system of open spaces that extends into neighbourhood areas helps to establish a natural green image for the entire community.

The public exposure to the valley occurs periodically along the entire length of the valley within the community, lending its influence and identity to individual neighbourhoods. The architecture of individual buildings and houses will reinforce the significance of the valley, by providing articulated, high-quality elevations for those elevations that directly abut the valley.

Bram East Corridor
The Bram East Corridor is another key structuring element. It will serve the future residents of the Valleycreek community as well as commuter and through traffic. As an important arterial corridor within the Bram East area and the City of Brampton, it provides the opportunity to create a positive first impression of the community. It will be the community's main spine and 'front door', a place that most residents will arrive at and depart from. The visual qualities of the corridor will be enhanced with a high quality planting treatment that reflects the Flower City Strategy, and landscape elements such as masonry columns and piers.

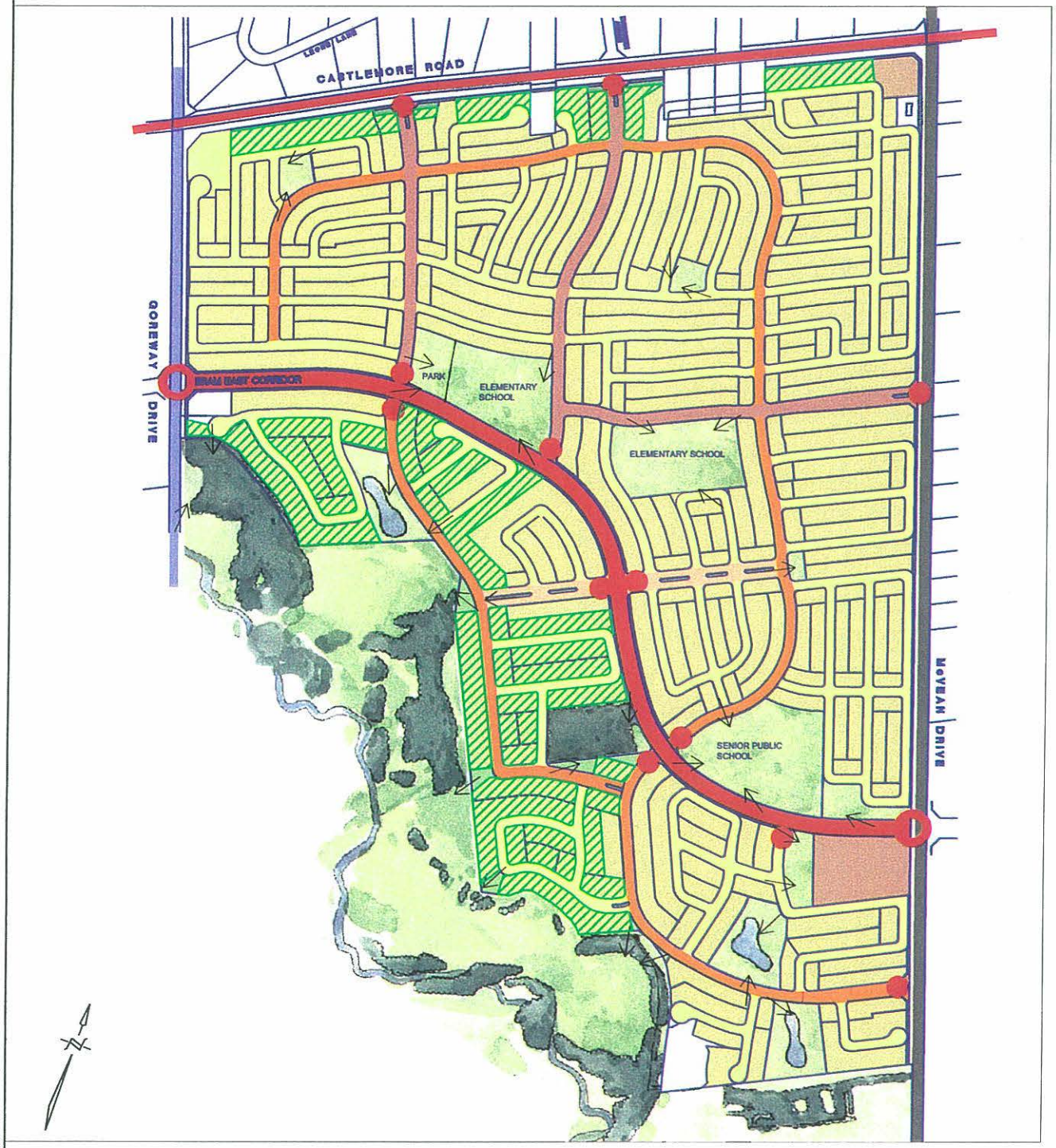
The Bram East corridor creates two distinct residential areas within the community: one on the south side of the corridor adjacent to the valley with a predominance of executive housing, and one on the north side containing community focal elements such as schools and parks. These two areas are linked across the corridor by important Neighbourhood Link Streets, the Special Community Street, and by the green 'fingers' of linked open space elements.

Community Focus on Public Institutions and Parks
Important community elements including schools, parks, a place of worship, and retail areas are other key structuring elements. Schools, parks and a retail centre are located along the Bram East Corridor, where they are central to the community and linked by the corridor. The retail at the corner of McVean Drive and the Bram East Corridor is part of a continuous linked network of public elements, including parks, a school, the woodlot and the valley. Schools and parks are located through the community to provide focus for individual neighbourhoods. Generally, community elements are connected by a 'constructed' green system comprised of Internal Pedestrian Connections, Neighbourhood Link Streets, Special Community Streets, park elements and vista areas, providing public access throughout. Small urban parkettes are located through the north and west areas of the community, to create local focal areas within walking distance of those neighbourhoods furthest from the valley. These parkettes are all located on important community streets so that they become part of a larger, linked community open space network. The

public exposure and focal locations of the public institutions and parks helps define the green community image.

Character

A unique, special character for the Valleycreek community will be created through the interwoven use of urban design, landscape and architectural elements. A natural green image is created by public exposure to linked open space and park elements. Special elements of urban design, including mailbox area enhancement, shade structures, decorative fences, gateway features, stone columns and piers, and special accent trees, will be located throughout the community in important focal locations. A high quality architectural treatment of buildings will create well-defined, interesting streetscapes. The architectural theme draws upon Brampton's established downtown residential neighbourhoods, to create a strong identity and sense of continuity and connection with Brampton's rich heritage. Stone masonry and accent details in the architecture will highlight special locations in the community including gateways, window streets, and corners.



THE ESTATES OF VALLEYCREEK COMMUNITY

City of Brampton

CONCEPT PLAN

The MBTW Group

Community Planning
Urban Design
Landscape Architecture

240 Duncan Mill Road
Suite 500
Toronto, Ontario
M3B 1Z4

Figure 3

2.0 COMMUNITY BLOCK PLAN

2.1 Introduction

The Community Block Plan describes the key structural elements that physically make up the community. These structural elements support and build upon each other to create the overall community plan that achieves the urban design vision for the Estates of Valleycreek Community. The systems diagrams included in the Community Block Plan illustrate the following key elements:

- Opportunities and Constraints
- Open Space System
- Road Hierarchy
- Residential Areas

The key structural elements are discussed separately in this section and reflect the underlying urban design principles set out in the Detailed Community Design Guidelines section that follows.

2.2 Opportunities and Constraints

The Opportunities and Constraints for the Estates of Valleycreek Community are illustrated on Figure 4.

The West Humber River Valley that traverses the south end of the community and the existing tableland and woodlot, just to the east of the valley, have a strong influence on the community design. A review of existing vegetation has identified isolated tableland trees (oaks) for possible preservation. In addition to establishing a definable natural setting for the community, these natural features provide the bases for the following urban design elements:

- celebrating the presence of the valley through the road design by creating focal points into the valley system at bends in the road;
- providing special views into the valley; and
- enhancing the natural setting of the community and reinforcing it as an area for executive housing by creating additional special places within the community through the design and placement of the storm water management ponds.

The block is actively farmed and is a landscape of pasture, cropland and hedgerows. A number of existing residences (which will remain) are located on the arterial roads, none represent significant architecture. One larger country residence adjacent to the Humber Valley in mid block will also be retained, in the short term.

The arterial roads that define the boundaries of the community provide the opportunity to create a strong visible community identity through the co-ordinated treatment and consistent design elements along the edge of the community. The Estates of Valleycreek Community offers a variety of visible community edges along Goreway Drive, Castlemore Road, McVean Drive and the West Humber River Valley. Specific edge conditions include parallel service roads, reverse and flankage lots, gateway parkettes, and landscaped buffers. The design and treatment of each of these edges should reflect the specific streetscape relationships important to each edge. The opportunity to further celebrate the community identity at each of the gateways and entries will reinforce the community image.

Bram East Corridor, a major collector road which extends through the community, provides another opportunity to reinforce the community identity given its function. The interior community edge condition created by Bram East Corridor requires co-ordinated and consistent design in landscaping entry elements and architecture that supports and reinforces the community identity.

Figure 4 shows that a variety of design techniques have been incorporated into the plan to address and support this array of conditions. This includes the following:

- extending the natural features and setting of the community through the introduction of open spaces that embrace the residential areas while reinforcing the natural green image of the community;
- establishing visual and physical connections to the valley system through views, vistas and the orientation and design of the Special Community Street and roads along the valley edge; and
- reinforcing the opportunities for developing community identity features and elements at key points throughout the plan.

LEGEND

- Primary Community Gateway
- Secondary Community Gateway
- Community Edge
- Primary Community Street
- Neighbourhood Link Roads
- Special Community Street
- Internal Pedestrian Connection
- Valley Land/Open Space
- Woodlot
- Schools / Parks
- Stormwater Management Pond
- Views

THE ESTATES OF VALLEYCREEK COMMUNITY

City of Brampton

PROPOSED COMMUNITY DESIGN FEATURES

The MBTW Group

Community Planning
Urban Design
Landscape Architecture

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Figure 4

2.3 Open Space System

The open space system is a key structuring element of the Estates of Valleycreek Community plan. As Figure 5 shows, the West Humber River Valley, the woodlot and the numerous vista open spaces that have been created, establish a natural green image for the community. The open space system is comprised of the following two groups of elements:

- natural systems and elements; and
- constructed green components of the system.

Natural Systems and Elements

The 'natural' system consists of the West Humber River Valley, woodlot, and vistas to these areas. Preserving the natural systems and elements and incorporating them into the Estates of Valleycreek Community plan achieves the following objectives:

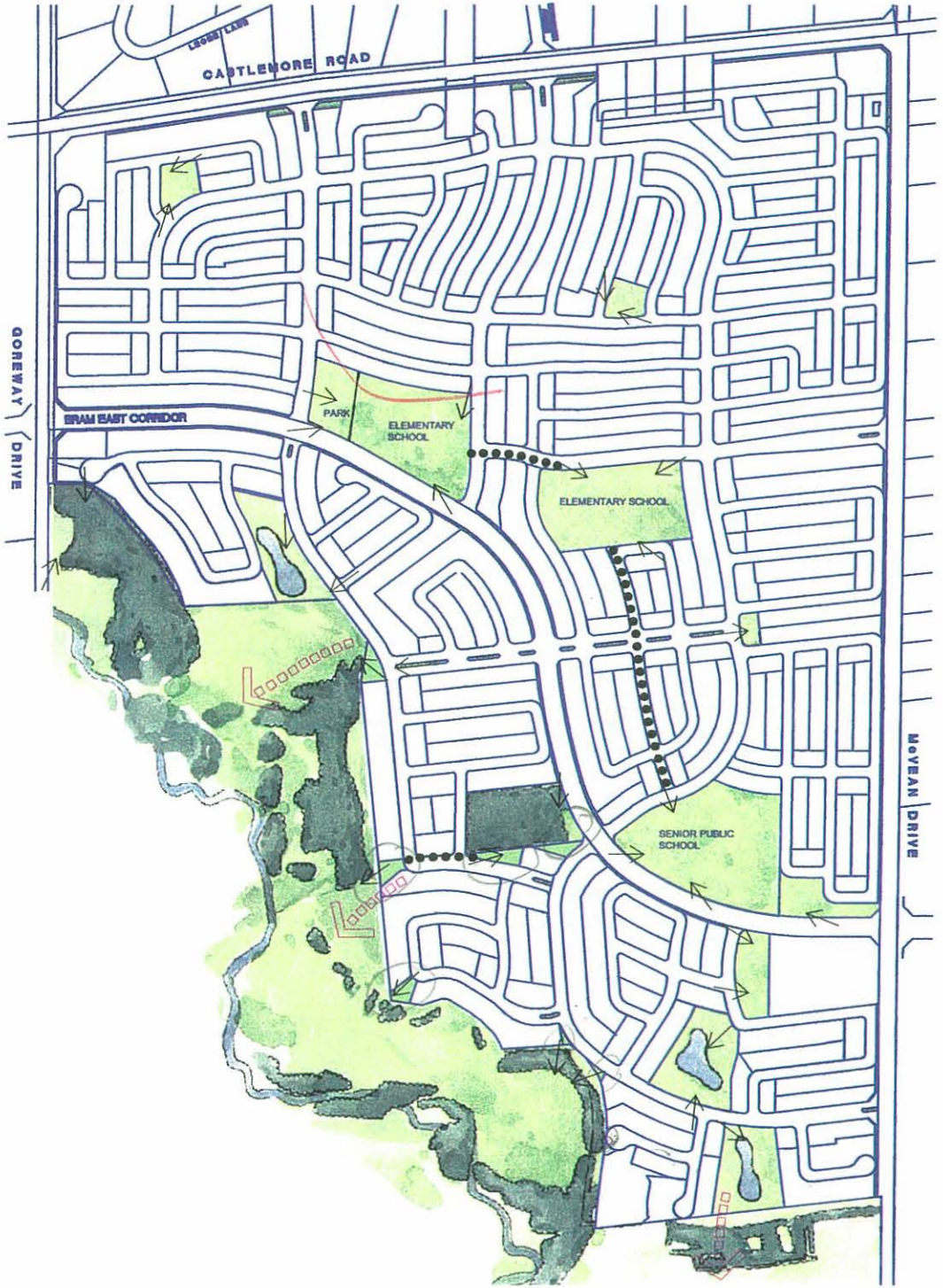
- creates an edge to the community;
- defines neighbourhoods and neighbourhoods within the community;
- provides pedestrian linkages;
- establishes special views;
- creates a sense of place; and
- reinforces the special environment that is supportive of executive housing.

The West Humber River valley falls within the Claireville Conservation lands. The management plan for the conservation lands shows a pedestrian trail only on the west side of the river. Accordingly, trail connections from the Valleycreek community to the conservation lands can only be shown as possible trail linkages.

Constructed Green Components

The 'constructed' green system includes the stormwater management ponds, the three school campus sites, the neighbourhood parkettes and the special island elements in specific locations throughout the plan. Integrating the constructed green components into the community was based on the following principles:

- supporting, reinforcing and building on the open space framework created by the natural systems and elements;
- locating open spaces to create a focus for neighbourhoods and the community as a whole that serve as community orienting elements; and
- linking community destinations such as the neighbourhood commercial, schools and open spaces.



LEGEND

- Valley Land/Open Space
- Woodlot
- Schools / Parks
- Stormwater Management Pond
- Internal Pedestrian Connection
- Views
- Possible Valley Land Trail Linkage

THE ESTATES OF VALLEYCREEK COMMUNITY

City of Brampton

OPEN SPACE SYSTEMS

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Figure 5

2.4 Street Hierarchy

Figure 6 shows that the boundaries of the Estates of Valleycreek Community includes three arterial roads. These roads and Bram East Corridor will serve the future residents of this community, in addition to serving commuter and through traffic. The high public exposure of the area along these streets will provide a first impression of the community and hence are an important opportunity to establish the community character and image.

The Bram East Corridor serves as a major organizing element and main spine for the Valleycreek community. As such, its importance is reinforced by a variety of urban design, landscape and architectural elements, to create a positive first impression for local residents and visitors. A variety of land uses are located along the corridor, including retail, schools, parks, the woodlot, and residential. These land uses reinforce its role as a spine, linking community uses and functions, and providing a window to the open space network. A variety of residential configurations provide interest in the streetscape, through a combination of window streets, where fronts of houses are visible, flankages, where the articulated side elevations of houses are visible, and reverse frontage, where an upgraded landscape treatment reinforces the special character of the corridor. Intersecting streets become gateways into neighbourhoods and are enhanced with landscape treatments including planting and stone elements such as piers and columns.

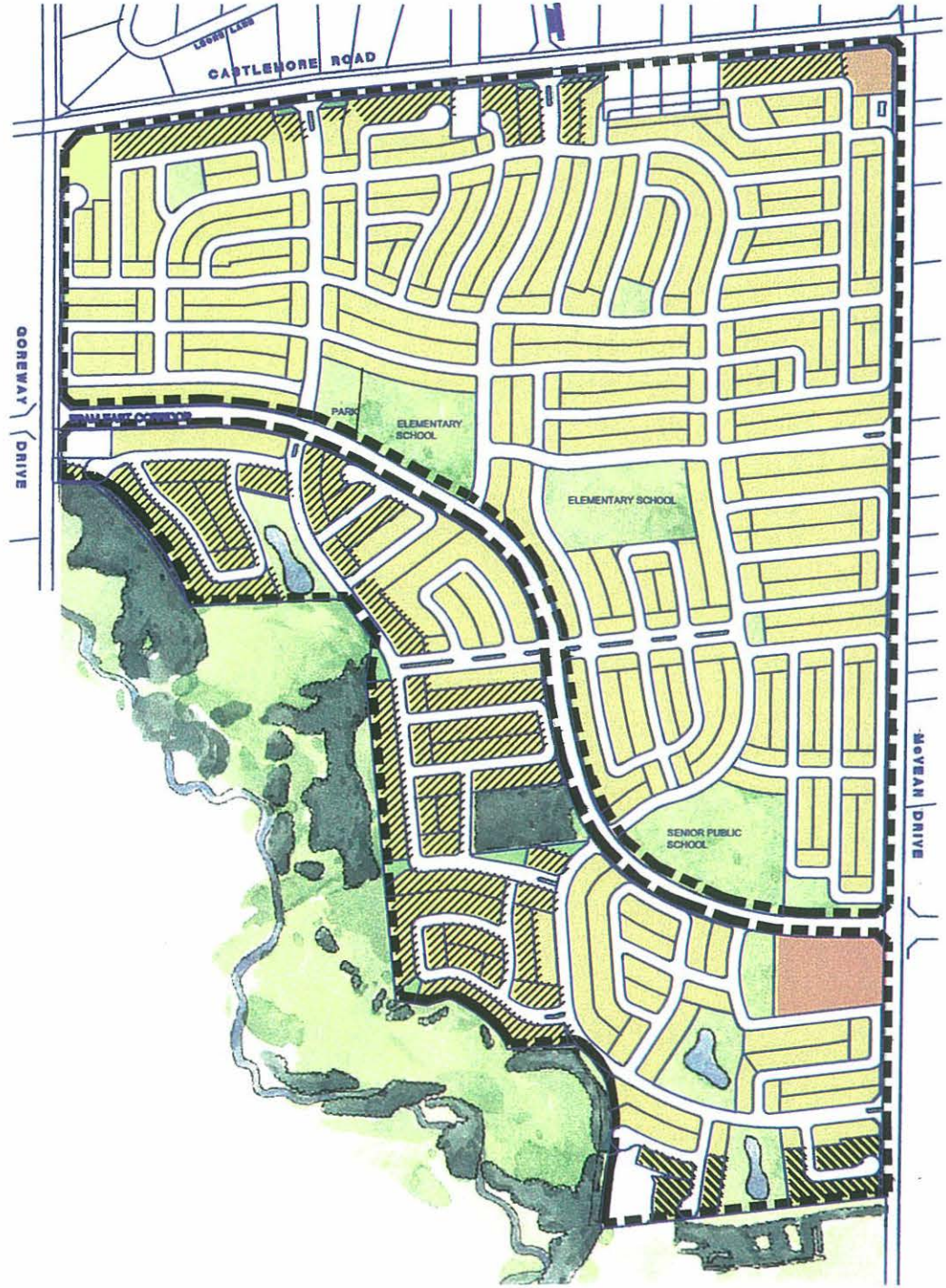
There are two north-south Primary Community Streets that link Castlemore Road and Bram East Corridor. A third Primary Community Street intersects with McVean Drive. These streets are complemented by two neighbourhood link roads to create an overall integrated community road network that connects the entire community together.

The east-west Special Community Street provides a strong visual and functional connection to the valley area. This street builds on the objective to draw on and extend the valley system into the community. The green central boulevard will be supported by special streetscape and architectural design to create a community identity and feature that is anchored on the west end with a view into the valley area and on the east by a small neighbourhood parkette.

This street network was designed based on the following objectives:

- establish a clear, definable system of streets that serve the needs of the community functionally, physically and aesthetically;
- design and locate the primary streets to serve as community orienting elements in addition to meeting their functional needs;
- define and enhance residential neighbhourhoods with planted medians and gateways;
- provide windows to the open space system; and
- reinforce the importance or opportunities of special uses and features within the community including the neighbourhood commercial block, storm water management ponds, the valley system and other priority locations on important streets.

This street network in combination with the open space system create the organizing framework that results in a series of residential areas and neighbourhoods within the community which will be discussed in the next section.



LEGEND

- Residential
- Neighbourhood Retail
- Convenience Retail
- Place of Worship
- Valley Land/Open Space
- Woodlot
- Schools / Parks
- Stormwater Management Pond
- Community Neighbourhoods
- Residential Lots with frontages 60ft.(18.3m) or greater
- Executive Townhouses

THE ESTATES OF VALLEYCREEK COMMUNITY

City of Brampton

RESIDENTIAL AREAS

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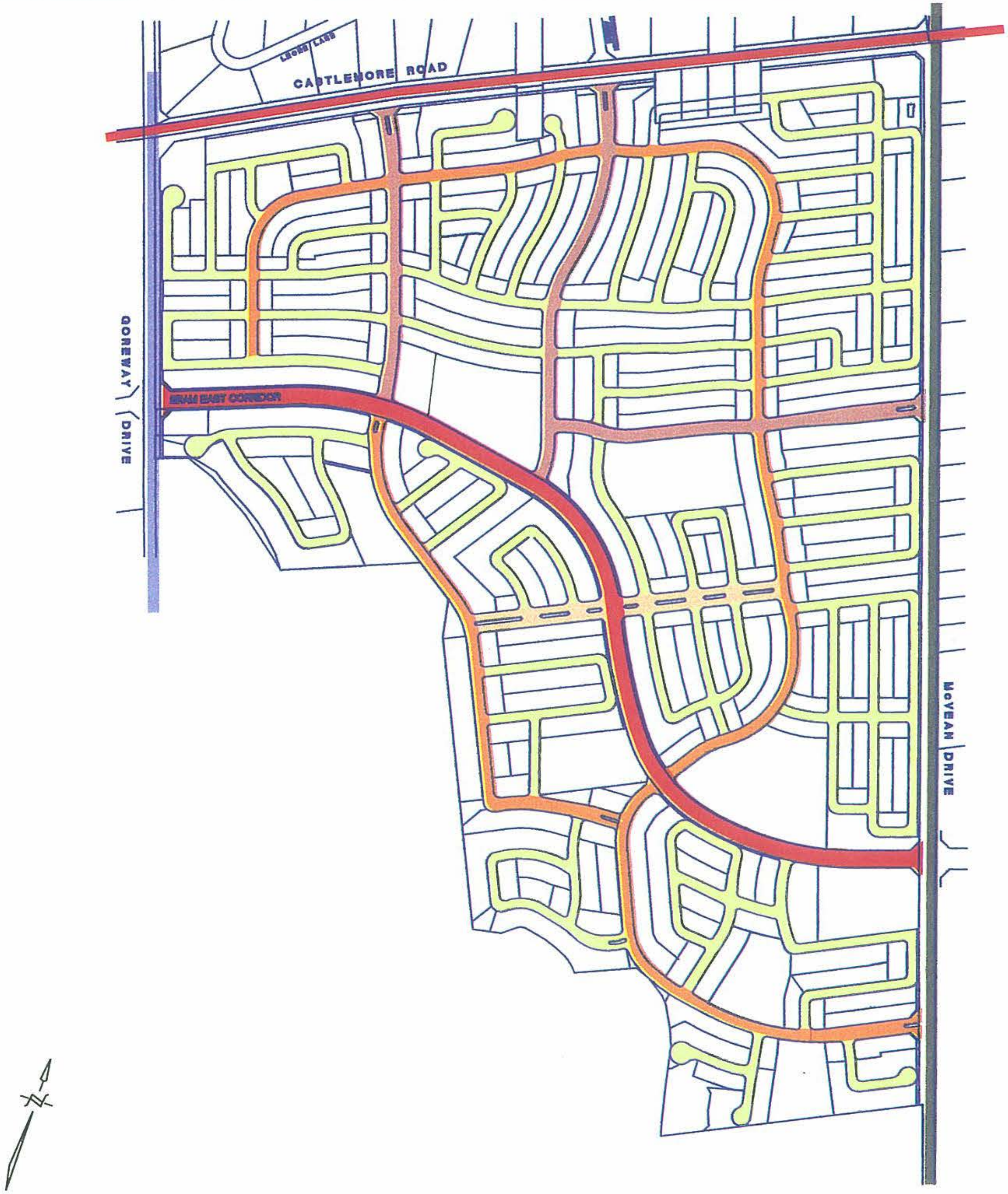
Figure 7



LEGEND

- Major Arterial Road
- Minor Arterial Road
- Collector Road
- Primary Community Street
- Neighbourhood Link Roads
- Special Community Street
- Local Road

THE ESTATES OF VALLEYCREEK COMMUNITY

City of Brampton

STREET HIERARCHY

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Figure 6

2.5 Residential Areas

The Estates of Valleycreek Community incorporates a variety of lots that provide for a range of house types. As Figure 7 shows, Bram East Corridor divides the Estates of Valleycreek Community into two residential neighbourhoods.

Executive residential neighbourhoods exist in both neighbourhoods. The executive enclaves in the southern neighbourhood are adjacent to, and take advantage of the natural setting of the valley system. The executive enclaves in the northern neighbourhood along Castlemore Road complement the existing large residential lots on the north side of the road.

3.0 COMMUNITY DESIGN PRINCIPLES

3.1 Introduction

The Community Design Principles are based on the key structural elements of the community set out in Section 2 – Community Block Plan. The Community Design Principles:

- establish the underlying thinking and design objectives of each component of the structuring elements; and
- provide the landscape architecture and architectural response in support of the community design objectives.

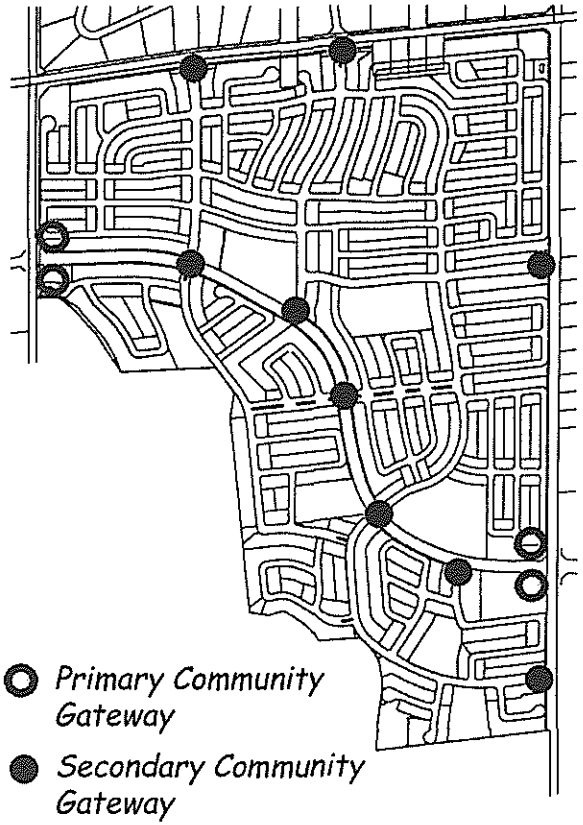
3.2 Structuring Elements

3.2.1 Community Gateways

The two **Primary Community Gateways** are located at the intersections of Bram East Corridor with Goreway Drive and McVean Drive. As noted earlier, given the physical and functional characteristics of Bram East Corridor, it will be the front door to the community. Consequently, the intersections of Bram East Corridor with the community edges are highly visible and provide opportunities to establish a sense of arrival to the community. These locations are used to identify the Valleycreek Estates Community in a manner that reflects the theme and character of the community through urban design, architecture and landscape architecture elements. Primary Community Gateways need to be carefully designed to create a community landmark and focal point that achieves this objective.

Secondary Community Gateways occur in two key areas. Secondary community gateways occur at all intersections at the edge of the community other than Bram East Corridor. Secondary community gateways also occur at all intersections along Bram East Corridor given the front door characteristics of Bram East Corridor.

The entry feature at these locations should be designed to reinforce the community identity and reflect the Primary Community Gateways in design and materials.



Urban Design and Landscape Principles

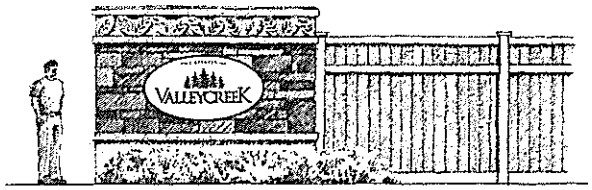
Primary Community Gateways

- Provide a gateway feature that identifies the community and promotes a sense of arrival.
- Develop a strong landscape design that includes a balance of soft and hard landscaping that reinforces the pedestrian character of the street edge, and complements the gateway feature and building designs.
- Design the gateway feature in accordance with the current City of Brampton entry feature standards.
- Design the gateway to allow visibility of commercial development beyond.
- The landscaping for the gateway at the Bram East Corridor and Goreway Drive should be complementary to the natural setting of the valley.

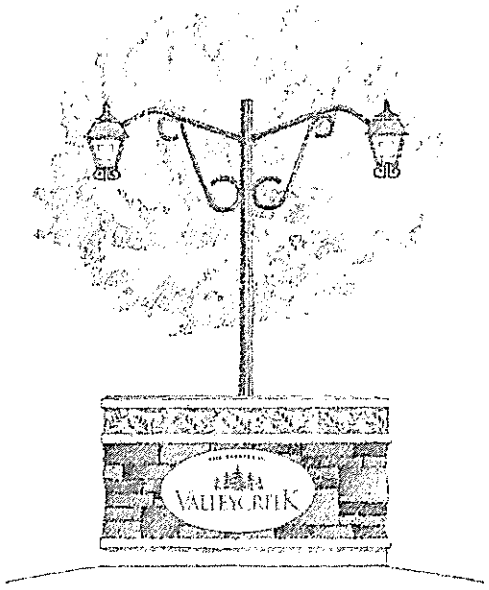
Secondary Community Gateways

- Develop a corner landscape design and treatment that draws on the design elements of the primary community gateways.
- Each entry shall have its own design but be co-ordinated with the design of each other to visually create an identity and serve as a way-finding element.
- The community gateways will use the same family of style, materials and colour.

- Gateways can be grouped into three categories: rear lot extensive acoustic fence/berm context; flankage at minor acoustic fence/berm context; or at open space.
- A unique design solution suitable to the context of the feature and speed of vehicular travel is required for each context. Gateways will be designed with durable materials capable of withstanding high road spray and salt environments. Each gateway will be designed to create a strong identifiable entry image and feature unique to the community.
- The style will draw from the fundamental design elements of traditional styles. A precast concrete leaf motif banding on all masonry elements (and possibly added to decorative metal fencing) will create an item unique to this community. The leaf motif will reflect a species native to the site (i.e. ash, walnut, etc.)
- The masonry will be natural limestone guillotine cut edges laid in ashlar pattern or may be brick laid in a running band.
- Metal work will be salt/moisture resistant - galvanized and epoxy painted or painted aluminum.
- Lettering sizes are to be visible at speeds of 80kph for arterial road entries and 50kph for features along Bram East Corridor.
- Plant materials will be salt tolerant and principally have green foliage colour, medium to heavy textured leaves with highly ornamental forms, and colours at strategic locations. The highly visible and contrasting forms of Colorado Blue Spruce and mature leafed deciduous trees and shrubs are proposed as signature plant combinations.



Primary Community Gateway Feature



Secondary Community Gateway Feature

Architectural Principles

All Community Gateways

- The architecture of buildings on lots at all Community Gateways are to be designed to create a strong identifiable entry feature by using the following specific theme architectural styles and building materials.
  - An architectural feature appropriate to the architectural style shall be incorporated into the design of each building on a community entry lot to reinforce the physical and functional importance of the location within the community.
  - The architectural design shall include predominant stone on all publicly exposed elevations.
  - Only clay bricks are permitted where brick is used.

- The design of all buildings located on community entry lots shall:
  - Be a minimum of 2 storeys;
  - Orient the front door to face the primary community street;
  - Locate the garage away from public view; and
  - Encourage premium roof materials.

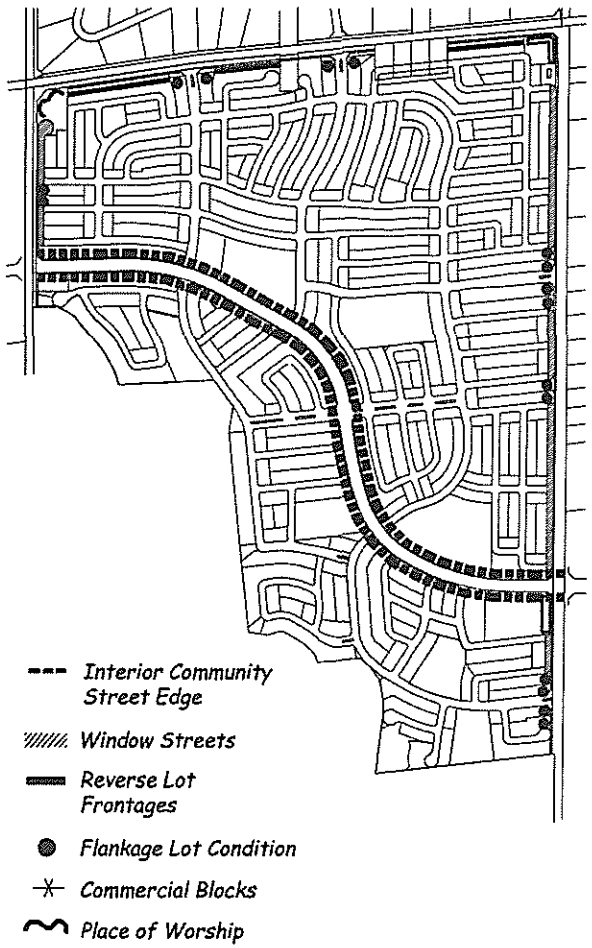
3.2.2 Community Edges

Community Edges provide a first impression of the Estates of Valleycreek Community. The treatment and design of the community edges reinforces the overall character and identity of the area and hence must be comprehensively designed to achieve a strong, clear definition and identity for the community.

The Estates of Valleycreek Community has a variety of community edge conditions. These include window streets, reverse lot frontages, open space and valleylands, and commercial uses. The design of each of these edge conditions should reflect the specific streetscape relationship important to that edge while maintaining and reinforcing the comprehensive design established for the community.

Bram East Corridor creates an internal community street edge. There is a combination of edge conditions along Bram East Corridor similar to those along the arterial roads. The principles noted for each of these conditions apply to properties along Bram East Corridor in addition to the arterial road community edges.

Note: A community identity feature will have to be integrated into the community edge design at the intersection of Goreway and Castlemore Drive, should an application be successful to change the current "*Place of Worship*" land designation to Low Density Housing.



Urban Design and Landscape Principles

Window Streets

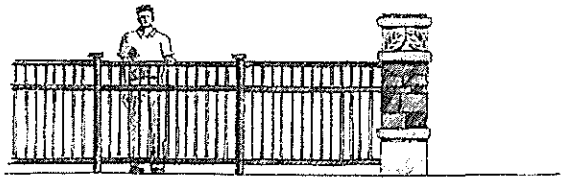
- Reinforce a strong definable street edge through the placement and design of buildings on lots fronting onto the window streets.
- Provide a maintained landscape edge with masonry columns/chainlink fence and masonry columns and ornamental and metal fence at window streets on south side of Bram East Corridor with soft landscaping and pedestrian entry points where appropriate.
- The street edge beyond the window edge buffer will also contribute to the community image. Selected ornamental tree species, use of masonry columns at corners of acoustic and/or privacy fence on flankage lots and block planting of coniferous trees are proposed.

Reverse Lot Frontages

- Design and locate buildings backing onto the community edges to maintain a strong identifiable edge and image to the community.
- Provide an ornamental landscape edge with an acoustic fence with masonry accents that reinforces the character/details/material, of the community entry features.
- Reinforce and use the community 'signature' planting design to focus attention to entries and to punctuate rows of street trees. At the woodlot, use only native or non-invasive ornamental species.

Commercial Block
The neighbourhood commercial use will be the main gateway element of the Primary Community Gateway at the intersection of Bram East Corridor and McVean Drive.

- Site and design to:
  - support and reflect the overall residential community image and character; and
  - commercial block landscaping to be consistent and supportive of open space landscaping on opposite side of road and at west edge landscaping to create a unified entry image in this location.
- Develop a landscaped treatment along the street edges of the site to provide screening of parking from the street.
- Integrate grade-related project signage into the overall site plan with appropriate landscape treatment and co-ordinated design details, material and colours with the architectural treatment of the adjacent building.



Decorative Fence

Architectural Principles

Window Streets

- All facades facing the community edges and interior community edge shall be articulated.
- Strong expressive and articulated roof lines shall be provided.
- A variety of garage designs (locations) is encouraged.
- A variety of materials shall be used in the elevations to create variety in the streetscape.
- See Figure 7, Window Streets.

Reverse Lot Frontages

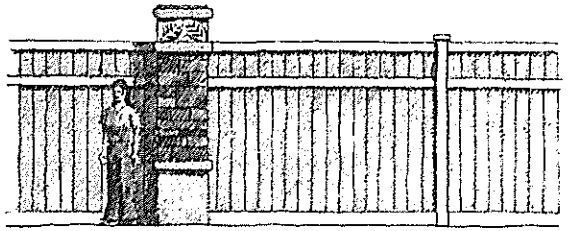
- Exposed rear elevations facing all community edges should have upgraded elevations in accordance with Section 4.3.9, Community Window Streets.

Valleylands, and Open Spaces

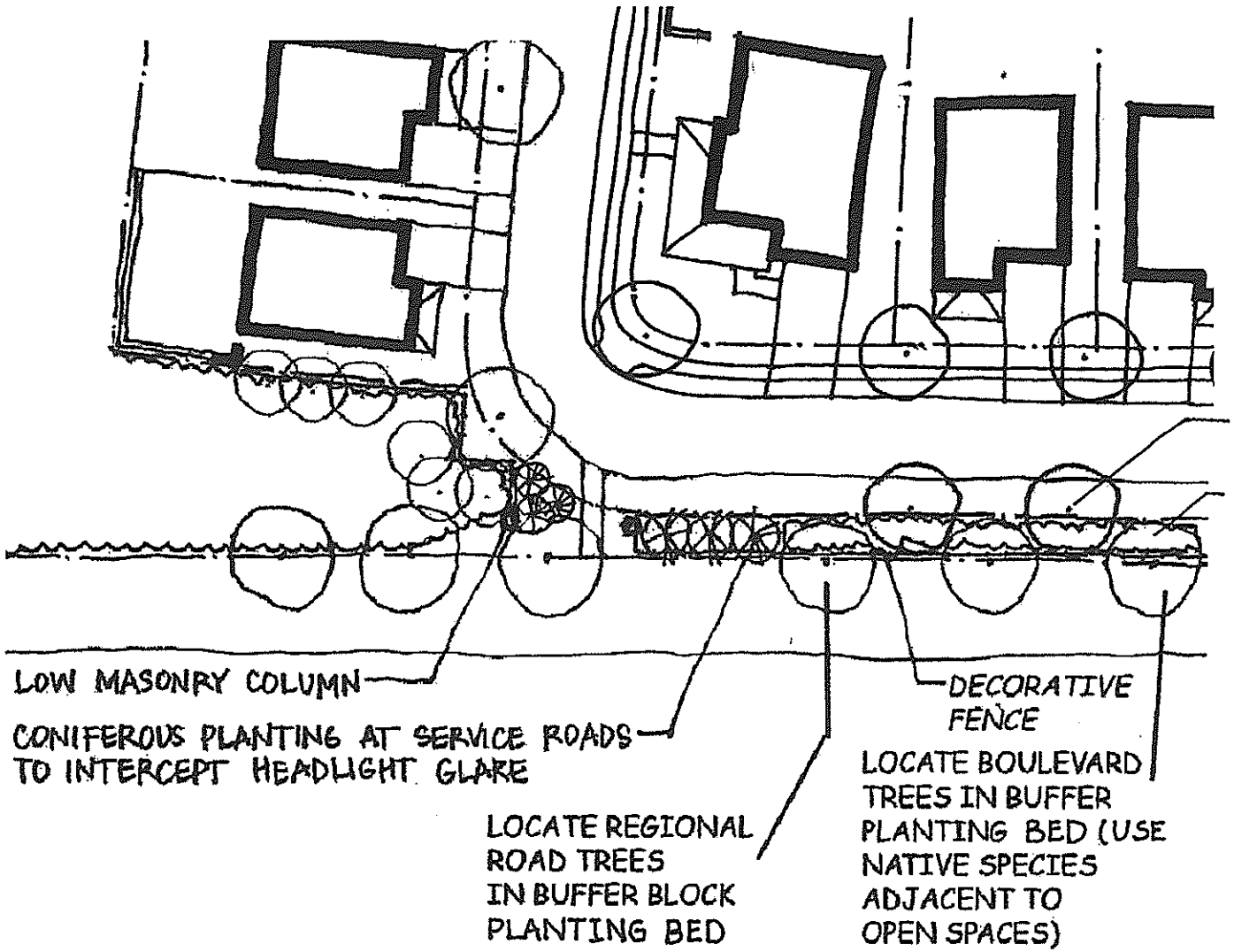
- Architectural principles are provided in Section 3.2.4, Open Space System.

Commercial Blocks

- The architectural style including the roof design of the buildings shall reflect one of the architectural styles of the community – Greek Revival, Queen Anne, Ontario Country Traditional, Georgian Revival or Victorian Eclectic.
- A predominant amount of man-made stone and/or stucco (excluding glazing storefront elevations) on exposed elevations shall be used consistent with the requirements for all gateway buildings in the community. Rear elevations and elevations not exposed to street view may be brick or other approved material.
- The materials and colour selection shall be consistent with the materials and colour selection of the residential architecture.
- Building height should be compatible in scale to adjacent residential.
- The buildings should be sited to address the arterial road as well as the primary community road.
- The parking lot shall be designed to minimize the dominance of large asphalt areas.
- Any primary building shall be street oriented at the intersection of an arterial road and primary community road.
- Any secondary building facing the primary community road shall be sited having a maximum of two rows of car parking parallel to the road.
- Building front entrances shall be oriented to street.
- Access to entries from sidewalk.



Acoustic Fence



THE ESTATES OF VALLEYCREEK COMMUNITY
City of Brampton

Window Streets

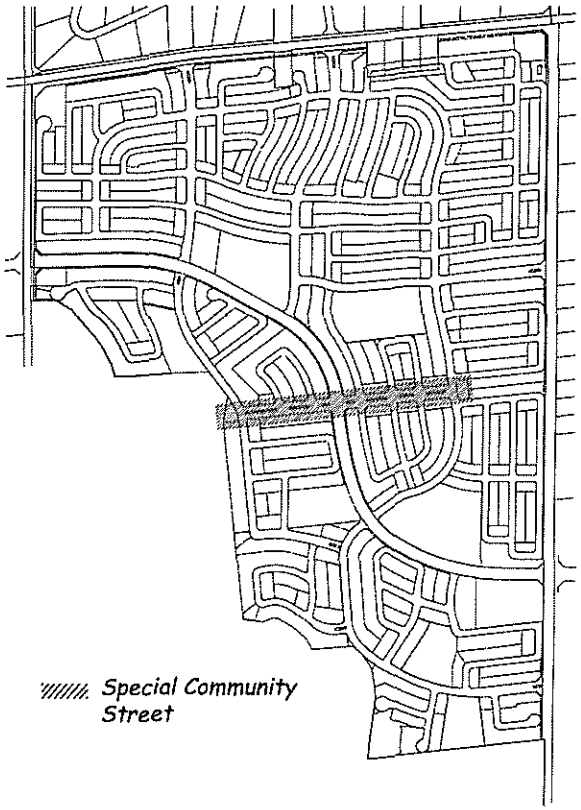
The MBTW Group
Community Planning
Urban Design
Landscape Architecture
240 Duncan Mill Road
Suite 500
Toronto, Ontario
M3B 1Z4

NTS

Figure 8

3.2.3 Special Community Street

The Special Community Street is an east-west street that extends the valley area character from the valley into the community. The street is designed with a green central boulevard and crosses both the north and south neighbourhoods of the community. Lot orientation has generally been designed to reinforce the street and support its role as a focal point and an orienting element of the community.



Urban Design and Landscape Principles

- The street will showcase hard and soft landscape/streetscape elements with intensification of masonry elements, and signature planting within the median as well as street edge. On lot frontages, repeat the use of small masonry elements and ornamental fencing.
- The views along the street will terminate at the west in the open space and vistas to the West Humber River Valley, in the axis of this view, place a community themed gazebo structure.
- On the east, the views will terminate with a small parkette, which will incorporate community design elements (masonry and landscaping) to reinforce the landmark opportunity presented by this street.
- On the west side of the Bram East Corridor, lots facing onto the special street will feature a higher level of landscape detailing with larger plant materials, and may include ornamental and privacy fencing with masonry columns, similar to community design features.

Architectural Principles

All buildings fronting and flanking onto the Special Community Street shall be:

- sited to support a strong building edge along the street;
- oriented with the front door facing the Special Community Street;
- designed with a minimum 2 storey height;
- designed with an articulated roof through the use of gables, dormers or similar architectural elements;
- designed with some stone architecture elements, accent or features;
- designed with the front face of the garages at/or recessed back from the main front wall of the houses;
- consistent building setbacks and 2-storey massing; and
- refer to Section 4.4.3.9 Roofs.

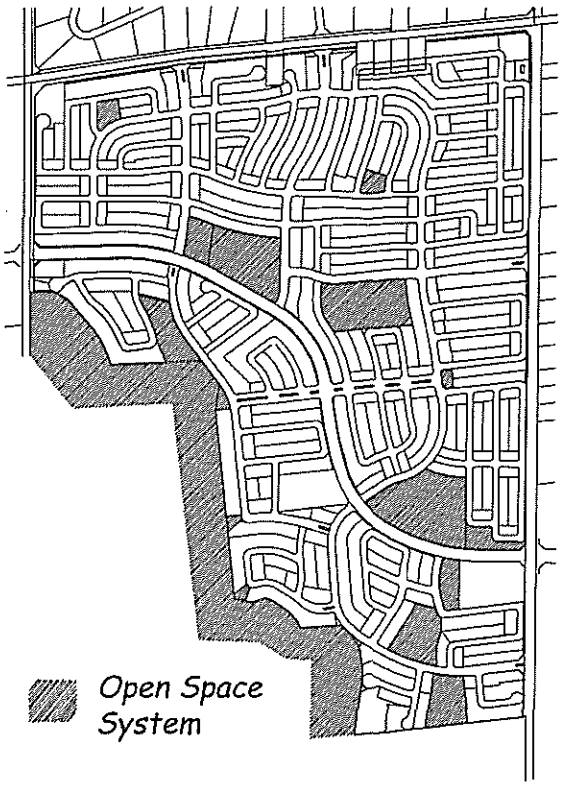
3.2.4 Open Space System

3.2.4.1 General

The open space system of the Estates of Valleycreek Community is comprised of a number of elements:

- West Humber Valley;
- neighbourhood parks and parkettes;
- views and vistas
- school sites; and
- stormwater management ponds.

In addition to the general principles provided in this section, each of these components is discussed separately.



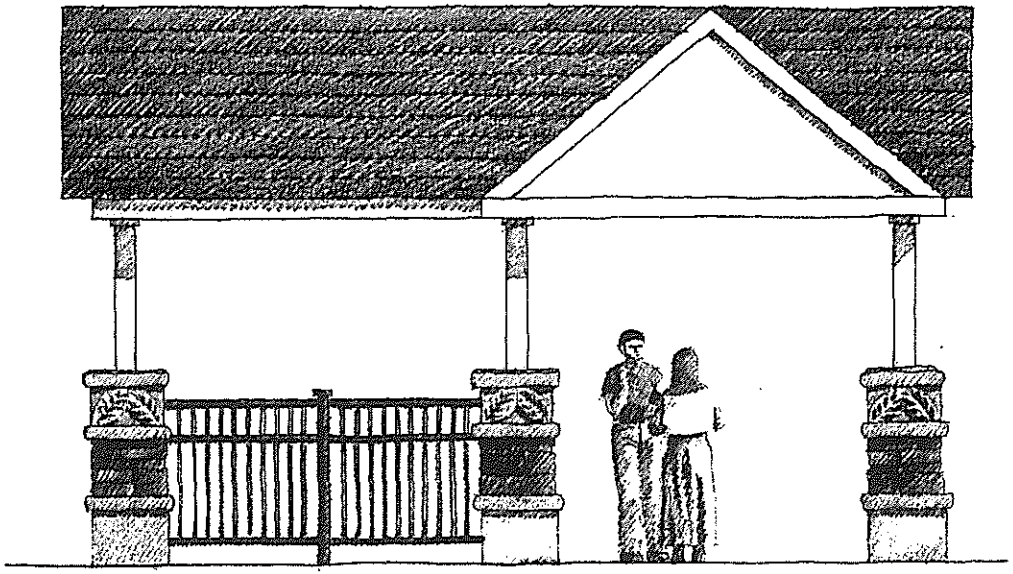
Urban Design and Landscape Principles

- Ensure that open space designs continue the use of community design elements to reinforce the community image.
- Allow views to filter into the open spaces from accent streets and houses.
- Create a strong, identifiable, sense of place by developing edges that clearly define the space.
- Define the open spaces with strong landscape edges including:
  - a continuous single row of street trees with periodic block coniferous plantings;
  - consider use of low berms along the Bram East Corridor open space blocks to transition from rear lot acoustic berm/fences to window streets;
  - select heavily textured, tall, formal and semi-formal shade trees such as maples and hickory; and
  - use maroon leafed trees and shrubs to identify entries and focus views.
- The planting will be consistent with that used along the primary community streets.
- Provide pedestrian linkages from the road system through the open spaces along desire lines.

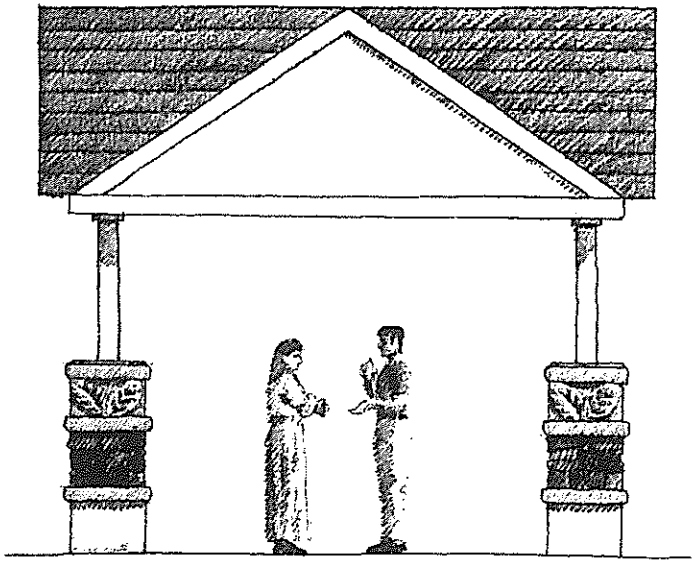
- Provide a network of pedestrian routes linking the school sites, parks woodlots, transit and commercial areas.
- Locate city park structures to terminate views from the primary community streets. The structures will have a landmark character and function as gateways to the open space beyond. (Refer to Figure 8, Park Pavilion)
- Provide upgraded street furnishings consistent with the character and identity of the community.

Architectural Principles

The architectural principles are provided separately for each of the defined components of the open space system.



Street Elevation



Side Elevation

THE ESTATES OF
VALLEYCREEK COMMUNITY
City of Brampton

Park Pavilion (Conceptual)

The MBTW Group

Community Planning
Urban Design
Landscape Architecture

240 Duncan Mill Road
Suite 500
Toronto, Ontario
M3B 1Z4

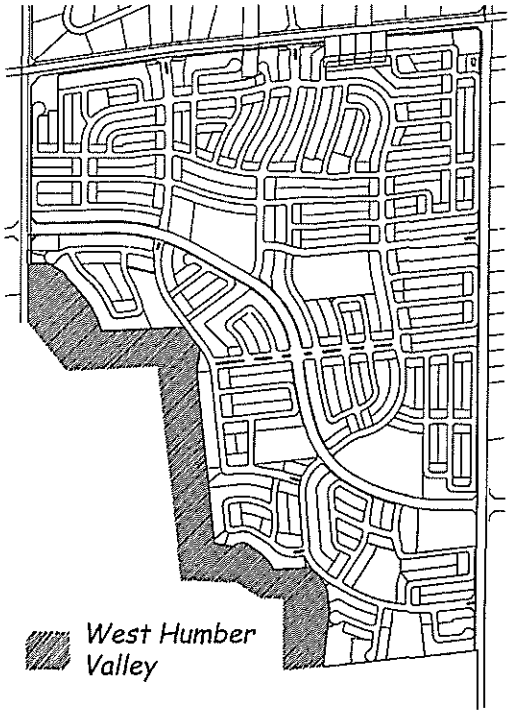
NTS

Figure 9

3.2.4.2 West Humber Valley

The West Humber valley along the Estates of Valleycreek Community's west edge is an important structural element.

It is visually important to provide a mature green background to the community and will provide a recreational and environmental amenity for residents.



Urban Design and Landscape Principles

- Use the presence of the valley to define neighbourhoods by providing an appropriate land use edge to and between neighbourhoods.
- Maintain the existing natural character of the valley by preserving vegetation and topographical features within the valley. Enhance the natural character by planting compatible native plant material that increases biodiversity and habitat in linkage and vista areas.
- Provide views to the valleys from streets, either as drive-by windows or as axial corridors.

The size and extent of the valley creates an opportunity for the City/Conservation Authority to provide pedestrian trails along the length of the valley, with appropriate connections to adjacent streets, neighbourhoods and open spaces. Identify access points with signs, changes in material, and landscape elements. All proposed development to co-ordinate with initiatives of the Conservation Authority.

Architectural Principles

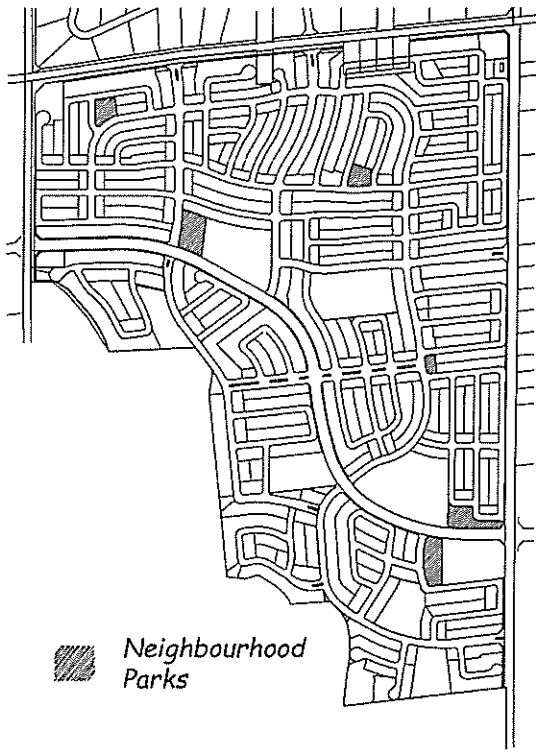
- Buildings backing or flanking onto the valley lands where exposed to public view shall have upgraded elevations. Location to be determined on site specific Priority Lot Plan.
- Roofscapes shall be articulated, through the use of gables, dormers or similar elements.

See Sections:

4.3.8 Rear and Side Yard Architecture
4.3.9 Community Window Streets
4.3.10 Buildings Adjacent to Parkettes and Schools
4.3.11 Buildings Flanking Open Space

3.2.4.3 Parks

There are five parks in the Estates of Valleycreek Community. Each will act as a local gathering and recreational space. Two are surrounded by residential development. One is adjacent to an elementary school and one is adjacent to a commercial block. One is located at the east end of the Special Community Street. Each park design, facilities and role within the community should be unique to its size and context. With City of Brampton input, the intent for each park will be developed further, as part of its final landscape design.



Urban Design and Landscape Principles

- Provide a strong definition around the edges of parks with planting, landscape elements and built form. Consider double row of trees at street edges. (One street tree , one park tree)
- Expose parks to local streets to provide good visibility and accessibility.
- Provide pedestrian connections through and from surrounding streets.
- Provide passive recreational opportunities such as walking routes and seating areas, and children's play areas, or visual amenities such as a water features or gardens in accordance with City of Brampton standards.

Architectural Principles

Create a strong building edge around the parks by the following:

- buildings shall be well articulated and detailed in response to the public visibility;
- all main entries shall be oriented towards the park including on lots flanking the parks; and
- garages shall be designed with a variety of treatments and preferably be located away from public view, where possible, at the side or rear of the house.

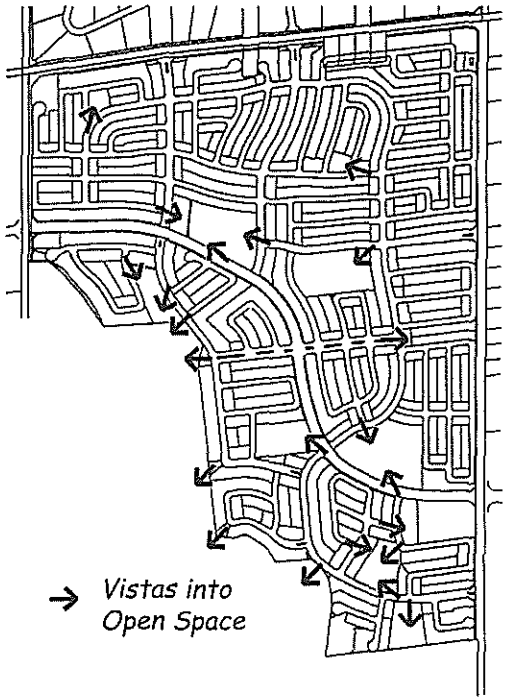
See Sections:

4.3.8 Rear and Side Yard Architecture
4.3.9 Community Window Streets
4.3.10 Buildings Adjacent to Parkettes and Schools
4.3.11 Buildings Flanking Open Space

3.2.4.4 Vistas Into Open Spaces

Vistas into open spaces are located throughout the community, reinforcing the green and spacious character of the community. These vistas provide visual and physical access to the open space system and the related amenities for the community.

Vistas are created at specific locations in the road network and are integrated as termination focal points as part of the community structure.



Urban Design and Landscape Principles

- Support and reinforce the vistas into open spaces through landscaping and built form.
- Integrate vista open spaces with adjacent open space areas, so they are spatially continuous.
- Provide passive recreational opportunities such as walking routes and seating areas.
- Provide pedestrian connections from surrounding streets and the trail network.
- Transition planting from streetscape species and design to native species and natural form.
- Define flankage edges with chain link fences.

Architectural Principles

Buildings that front onto or flank open spaces shall:

- be designed with architectural features and detailing that reinforces the presence of the open space;
- have upgraded side and/or rear elevations where they are exposed to public views; and
- where possible, avoid garages at the end of vistas.

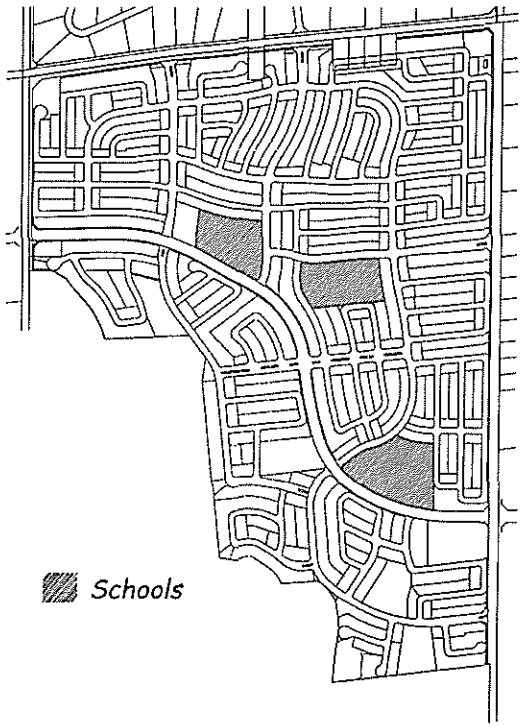
See Sections:

4.3.10 Buildings Adjacent to Parkettes and Schools

4.3.11 Buildings Flanking Open Space

3.2.4.5 Schools

There are three school sites located centrally in the Estates of Valleycreek Community. The central location of the schools allows them to serve the entire community, reinforces the sense of community spaciousness, and serve as community focal points, physically and functionally. Two of the school sites have frontage on Bram East Corridor adding to their visibility within the community and their role as community identity and orientating elements.



Urban Design and Landscape Principles

- Provide a gathering or plaza area in front of the main school entrance.
- Where school blocks front to multiple streets, locate bus drop-off areas away from the front main elevation, to allow the building to define the street edge.
- Locate parking and service areas to minimize their visibility from Bram East Corridor and the primary community streets.
- Provide safe pedestrian connections, such as landscaped islands, from parking areas to school buildings.

Architectural Principles

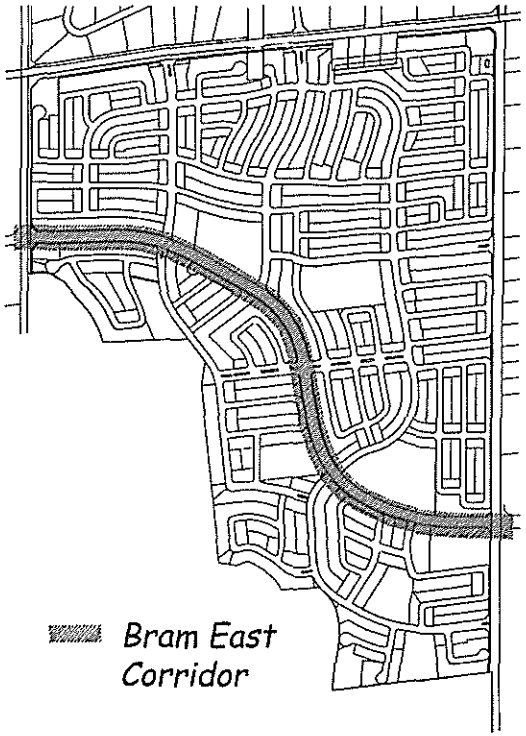
- Locate school buildings to terminate views from the primary community streets.
- Incorporate superior design and locate attractive architectural features of the school building such as main entries, tower elements, etc. to terminate views from primary community streets.
- Choose an architectural style that is compatible with the primary architecture styles of the grade-related housing
- Articulate long or very high continuous walls so the building relates to the grade-related housing on adjacent lots.
- Select materials and colours that are compatible with the predominant use of stone at priority locations.

See Section 4.6, Site Planning and Design Guidelines for Institutional Blocks.

3.2.5 Streetscapes

3.2.5.1 Bram East Corridor

Bram East Corridor bisects the community, creating a boundary to the executive portion adjacent to the valley. The primary and neighbourhood link roads all intersect with Bram East Corridor. The collector is integral to the community both functionally and aesthetically. Most of the community attributes are visually accessible from the collector, with many located along the route, displaying much of the community character and richness.



Urban Design and Landscaping Principles

- Provide large canopied heavily textured street trees where buffers exist – locate trees in buffer block.
- Place signature plant materials strategically throughout – use coniferous material generously in buffer blocks to ensure year round landscape structure.
- Buffers are to include low and medium height deciduous planting to provide texture, flower and fall colour.
- Coniferous trees used as visually significant block plantings will provide structure to the winter landscape, break up long block plantings and contribute to a signature landmark quality to the community edge.
- Provide buffer plantings at window streets to screen chainlink fencing but not hide ornamental metal and masonry features.
- Use mass shrub plantings to provide visual scale appropriate to vehicular traffic speeds.
- Use salt and pollution tolerant species.
- Use flowering/ornamental trees at intersections.
- Landscape of street behind window street buffer to contribute to collector road image, compose window streets co-ordinating all layers of landscaping and street furnishings to best effect.

Architectural Principles

Window Streets and Flanking Lots

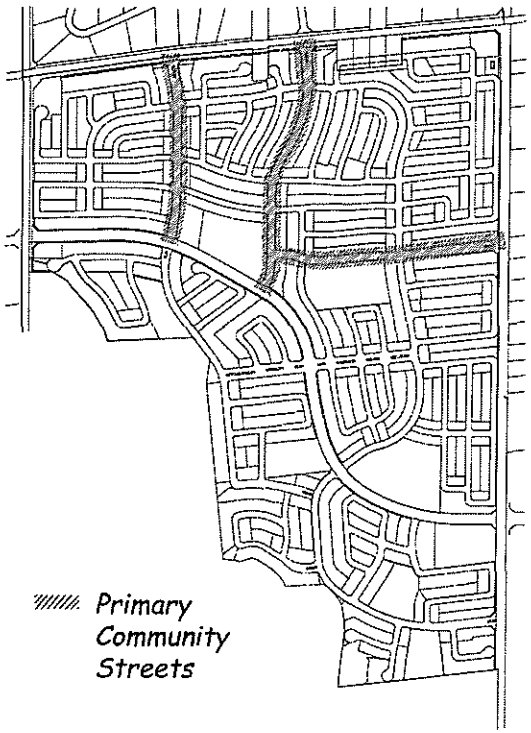
- All buildings are to be located close to the street to provide a strong street edge condition.
- All gateway/interior gateway lots are to be a minimum height of 2 storeys (Figure 10).
- The main entry shall be located toward the primary community street.
- Garages shall be integrated into the building or at the side or rear of the house.
- Not greater than 30% of units to have projecting garages.
- Architectural features shall be incorporated into the design of the houses for these lots.
- All gateway lots and interior gateway lots along Bram East Corridor shall be designed with a predominant amount of stone.
- All corner lots along Bram East Corridor shall be designed with a substantial amount of stone on publicly exposed elevations.
- Only clay brick is permitted where brick is used.
- Premium roofing materials are encouraged.

Reverse Lots

- All publicly exposed elevations (in clear view) shall be designed using the same detail and materials as the front elevation.
- Rooflines shall be articulated and varied, using elements such as gables, dormers or similar details, to achieve an interesting streetscape.
- Window proportions and design on all publicly exposed elevations shall be consistent with the front elevation.

3.2.5.2 Primary Community Streets

The primary community streets, consisting of two collector roads and one local road, link the community edge roads to Bram East Corridor. These streets are integral to the structure of the street network. They will function as the primary traffic routes in the community for vehicles, pedestrians and bicycles.



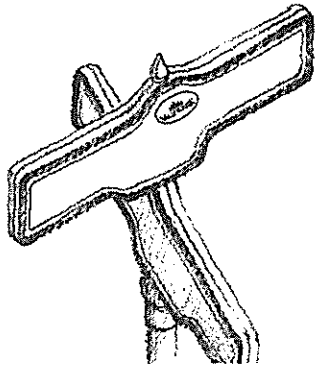
Urban Design and Landscape Principles

- Provide a row of trees on each side of the street, forming an allé. Select tree species that are heavily textured, tall informal shade trees such as maples, and lindens. The planting will be consistent with that along Bram East Corridor.
- Provide pedestrian linkages to adjacent open spaces.
- Provide upgraded street lights and poles.
- Provide upgraded street signage and posts.

Light Standard and Typical Sign

Architectural Principles

- All buildings are to be located close to the street to provide a strong street edge condition.
- All gateway/interior gateway lots are to be a minimum height of 2 storeys (See Figure 10).
- The main entry shall be located toward the primary community street.
- Garages shall be integrated into the building or at the side or rear of the house.
- Not greater than 30% of units to have projecting garages.
- A variety of garage options is required.
- Architectural features shall be incorporated into the design of the houses for these lots.
- All gateway lots and interior gateway lots along primary streets shall be designed with a predominant amount of stone.
- Only clay brick is permitted where brick is used.
- Premium roofing materials are encouraged.



3.2.5.3 Local Streetscapes

The residential neighbourhoods and neighbourhoods within the Estates of Valleycreek Community are accessed by a series of local roads that extend from the primary community streets and neighbourhood link roads, that are part of the local road network, as identified on Figure 5.

Urban Design and Landscape Principles

- Provide a row of trees on each side of the street with regular spacing between trees. Select a diversity of deciduous tree species.
- Provide continuous sidewalks with links to pedestrian trails, as appropriate.
- Identify important cross roads or open space features with accent planting.
- Locate above-ground utilities in unobtrusive areas, away from intersections, significant vistas, and main building entrances. Group above-ground utilities in clusters where possible.
- Co-ordinate the style of all street fixtures, poles and signs to reflect the traditional character of the community.
- All street trees in the executive community are to be native species.
- All neighbourhood link roads are to be planted with heavy textured species consistent with current City of Brampton policies.

Architectural Principles

- Variety in massing, material and colour is required on all blocks on all streets.
- No one architectural style should dominate any street.
- The front elevation of houses to be located on primary corner lots, (identified in Figure 10), shall be designed with a substantial use of stone.
- The front elevation of houses is to be located on secondary corner lots, (identified in Figure 10), shall be designed with stone accents.
- All main front entrances shall face and be visible from the street.
- A variety of roof profiles is required.

See Section 4.4.3.11, Exterior Colours and Materials.

3.2.5.4 Mailboxes

Group mailboxes in the executive neighourhoods will serve as small gathering places and enrich the sense of community. Designing small pavilions and embellishing flankage post box areas using the materials, style and colours of community landscape elements will make them minor landmark elements creating identity for neighbourhoods.

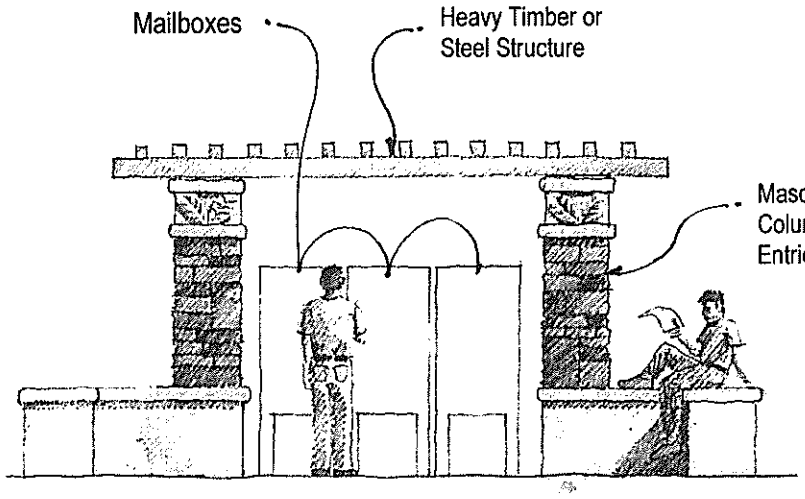
Urban Design and Landscape Principles

- Locate mailboxes in areas of high visual and recreational amenity areas, such as beside parks, stormwater management facilities, vista open spaces, or valleys. (Refer to Appendix D)
- Provide landscaping around mailboxes, including plant material and a paved area.
- Group mailboxes with other street furnishings, such as benches, pedestrian lighting and newspaper boxes.
- Mailboxes located in typical lot flankage configurations are to be enhanced with soft landscape treatment only.

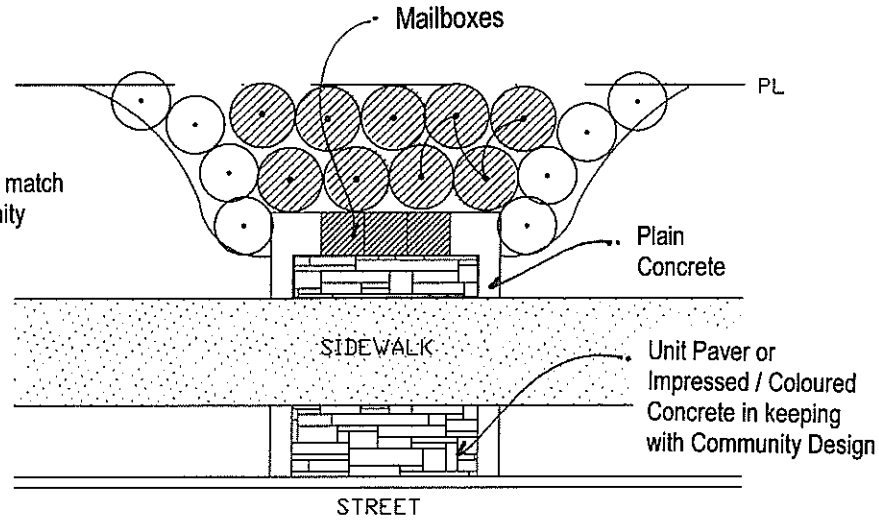
Architectural Principles

Pavilions for mailboxes and notice boards shall:

- Be designed using one of the primary architectural styles – Greek Revival, Queen Anne, Ontario Country Traditional, Greek Revival or Victorian Eclectic;
- Include stone as its main material; and
- Be designed and massed in keeping with the grade-related housing in the community.



Community mailbox 'gazebo' in open spaces, not in road right-of-ways (Conceptual)



Community mailboxes in flankage condition in road R.O.W

3.2.5.5 Street Trees

As a development area ages, the visual quality of the streetscape improves if street trees are appropriately selected and located. Street trees contribute significantly to the perceived quality and desirability of a neighbourhood. Street trees can also contribute as landmarks to help traveller orientation.

The Estates of Valleycreek Community has a well-structured roadway plan and hierarchy of road types. Figure 9 identifies a means of selecting tree species as they relate to the scale and role of streets. This development area is intended to appear green, have a semi-formal, horticultural plant material image with trees that provide shade in the summer, have colourful fall foliage and have a strong winter form. Tree planting will respect current Brampton policies with respect to location, spacing and species mix.

Urban Design and Landscape Principles

To accomplish the intent stated in the preceding paragraph, the following organization of tree species is recommended.

Bram East Corridor/Special Community Street/Primary Community Streets

- Largest trees in height and width (mature form)
- Large leaves
- High crowns
- Green foliage
- Moderate pollution and salt tolerant
  - Norway Maple, Acer platanoides varieties (Emerald Queen, Summershade, Superform),
  - Lindens, Tilia cordata varieties (Glenleven, Greenspire)
- All roads to have a distinctive coniferous tree block planting utilizing 75% Colorado Blue Spruce and 25% Norway Spruce (in separate blocks) where space allows (i.e. buffers).

Neighbourhood Link Roads

- Medium trees in height and width
- Medium and large leaves
- Green foliage
- High crown
- Moderate salt and pollution tolerance
- Good fall colour

Heavy Textured Street Trees

- Maples:
  - Acer freemani varieties
  - Acer nigrum varieties
  - Acer platanoids 'Columnarbroad'
  - Acer rubrum 'Karpick'
- Lindens - Tilia cordata varieties

Medium and Light Textured Trees

- Ashes
- Honey Locust
- Cork Tree
- Ginko
- Hackberry

Local Roads

- Medium to small trees, height and width
- Medium to small leaves
- Green foliage
- Good fall colour

Heavy Textured Street Trees

- Acer truncatum varieties - 'Pacific Sunset' 'Norwegian Sunset', 'Sunset Maples'
- Acer freemanii varieties 'Armstrong', 'Celzan'
- Lindens, Tilia cordata, Littleleaf Linden

Medium and Light Textured Street Trees

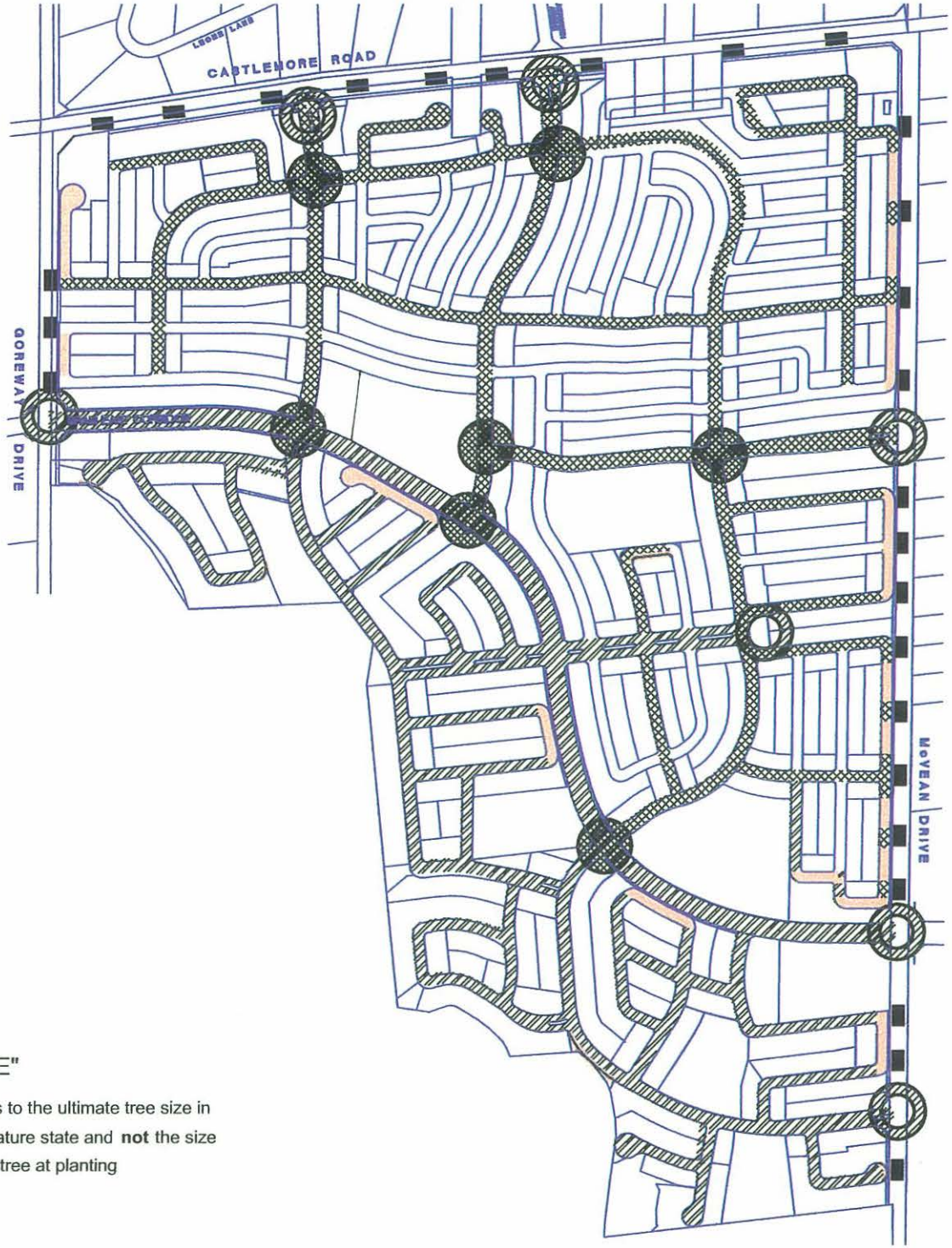
- Ashes, Fraxinus pennsylvanica 'Summit' and 'Autumn Purple'
- Honeylocust, Gleditsia tricanthos varieties
- Ginko, Ginko biloba

Special Accent Trees
Located at key intersections (in significant groupings to provide visual accent), terminus of views, and entry areas.

- Hawthorns (Crataegus) pink flower
- Crabapple (Malus) pink flower
- Ornamental Pear (Pyrus)
- Mountain Ash (Sorbus)
- Maroou
- leafed Accent Trees (Acer plantanoides)

Native Trees

- All street trees between Bram East Corridor and valley are intended as native trees or ornamental non-aggressive or sterile species.
- All streets in this area are intended as heavy textured tree species.
  - Maples:
    - sugar (A. saccharum)
    - black (A. nigrum)
    - red (A. rubrum)
  - Oaks:
    - oaks - bur (Q. macrocarpa)
    - red (Q. rubra)
  - linden - basswood (T. americana)
  - hickory - shagbark hickory (carya ovata)



LEGEND

South Community Roads
* Largest size tree canopy in width and height (Mature form) with large leaves (all foliage green)

North Community Roads
* Medium size tree canopy in width and height with good fall colour and small and large leaves

Local Roads
* Medium to small size tree canopy in width and height Medium to small leaves

Special Accent Trees
- Smaller
- Flowering
- Good Form and Fall Colour

Coniferous Tree Blocks

Gateway Accent Trees
Hawthorn and Ornamental Pear

Major Intersection Accent Trees
Pagoda Tree, Hawthorn

* "SIZE"

Refers to the ultimate tree size in the mature state and **not** the size of the tree at planting

THE ESTATES OF VALLEYCREEK COMMUNITY

City of Brampton

Street Tree Concept

The MBTW Group
Community Planning
Urban Design
Landscape Architecture
240 Duncan Mill Road
Suite 500
Toronto, Ontario
M3B 1Z4

NTS

Figure 10

4.0 ARCHITECTURAL DESIGN GUIDELINES

4.1 Scope and Intent

The Detailed Community Design Guideline – Architectural Design Guidelines section of this document and the privately administered Design Review Process have been developed by Watchorn Architect Inc. The purpose of this Architectural Design Guideline section is to provide the builders of residential, commercial and institutional projects in the Estates of Valleycreek Community with guidance in achieving the community vision as addressed within Section 1.4 of this document. These guidelines provide concepts and standards to guide the development on the private and institutional lands indicated on Figure 3 with regard to site planning, architectural and landscape design issues.

This section deals only with those physical elements within the private and public (institutional) realm that contribute to the development of character and a 'sense of place' for the Estates of Valleycreek Community. The Architectural Design Guideline section builds upon the principles and concepts established in the Community Vision Plan (The MBTW Group, dated April 2000), and the preceding Urban Design Guidelines. These documents provide concepts and standards to guide development on private lands and address issues concerning site planning, architectural design and landscape design.

The Estates of Valleycreek Community is envisioned to be a high quality community that is appropriate for and provides executive housing in appropriate locations. Consequently, a high quality of architecture shall be attained throughout the community with special attention given to lots identified as executive (see Figure 7). To this end, the architectural guidelines for grade-related housing (Section 4.4) has been organized to:

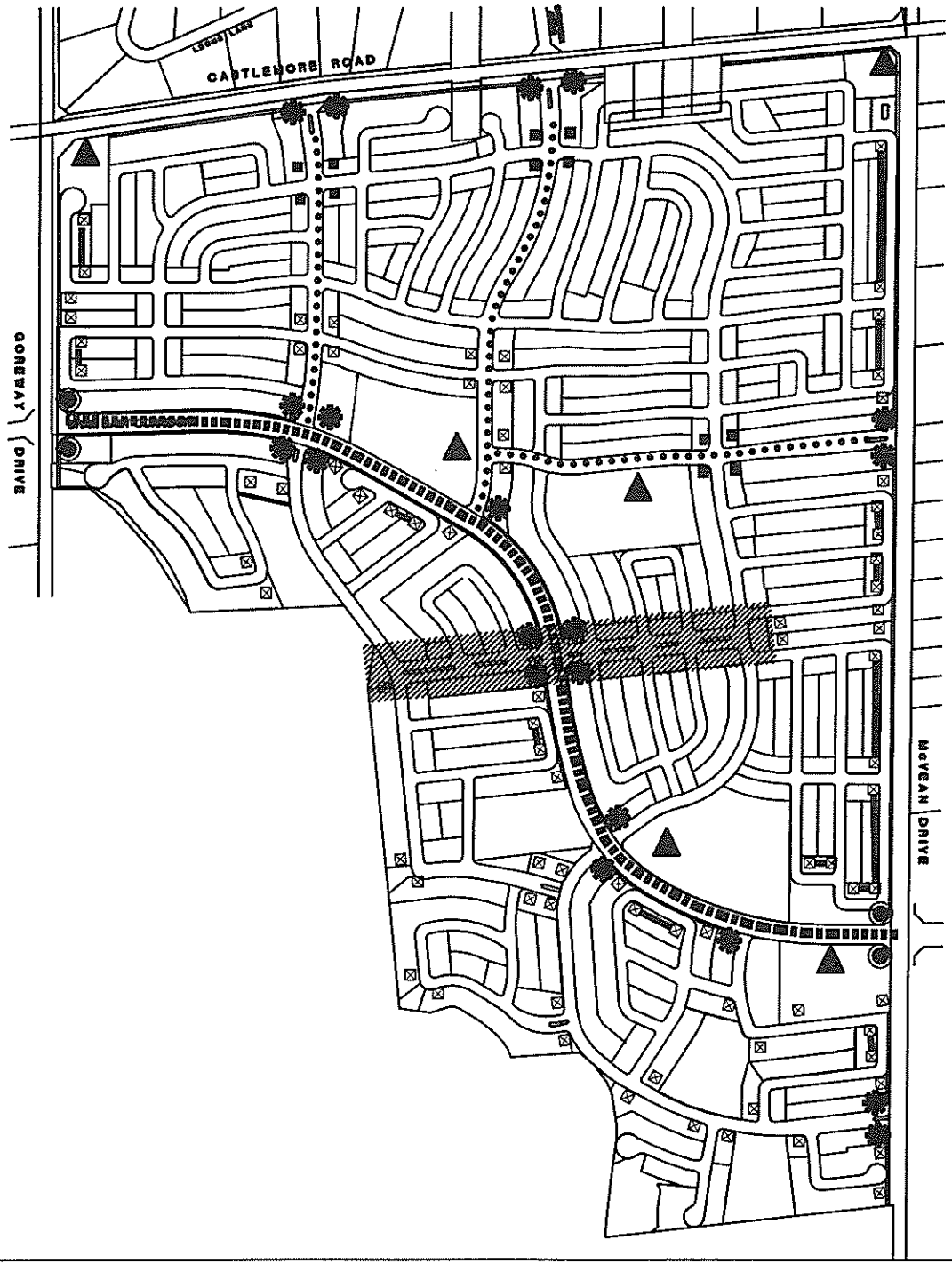
- identify guidelines that apply to all housing throughout community; and
- provide additional guidelines that apply only to the executive neighbourhoods.

The guidelines and the design review process will be privately administered. The standards established by the guidelines are in addition to requirements imposed by other authorities having jurisdiction over all types of development.

4.2 Special Streets and Feature Locations

The special streets and feature locations within the Estates of Valleycreek Community are illustrated on Figure 11. The special streets and feature locations are distributed throughout the community and represent residential and non-residential uses.

The guidelines for each of the identified areas are dealt with in the balance of Section 4.0. Generally, buildings fronting or flanking all special streets and feature locations shall receive special attention regarding the architectural treatment and site planning. Buildings shall be designed to address the design principles noted in Section 3.0 of this document.



LEGEND

- Primary Community Gateway (Predominant Stone Required)
- Secondary Community Gateway (Substantial Stone Required)
- Interior Community Street Edge
- Primary Community Street
- Community Windows
- Primary Corners (Substantial Stone Required)
- Secondary Corners (Stone Accents Required)
- Special Architectural Treatment (Institutional/Commercial/ Community Features)
- Special Community Street

THE ESTATES OF VALLEYCREEK COMMUNITY
City of Brampton

Special Streets and Feature Locations

Master Planning
Urban Design
Design Guidelines
Design Control

240 Duncan Mill Road
Suite 500
Toronto, Ontario
Canada M3B-1Z4
Tel: (416) 385-1996
Fax: (416) 449-1603

WATCHORN Architect Inc.

NTS

July 2002

Figure11

4.3 Planning Principles for Priority Locations

4.3.1 Introduction

Priority locations are streets, lots, buildings, elevations, and private yards for all land uses that are located in positions of high public exposure or form the terminus of a view corridor. Given their prominence within the community, buildings sited on priority lot locations shall be designed to ensure that the strong character of the community is expressed.

Special consideration shall be given to a variety of design elements including building siting, unit and garage design, facade treatment, materials and colours, and opportunities for landscape elements.

The Special Streets and Feature Locations for the Estates of Valleycreek Community are shown on Figure 11. The Typical Priority Lot Plan in Appendix A illustrates typical residential priority lot locations. Specific priority lot plans for this community will be prepared by the Design Control Architect for each development submission at the M-plan stage to clarify the priority locations for residential lots and other land uses.

When preparing the priority lot plans, the Design Control Architect should identify opportunities to enhance special neighbourhoods or areas within the plan. Special areas may be related to a variety of elements including special areas within the road pattern or a feature such as a storm water management pond or woodlot.

4.3.2 Gateway Buildings

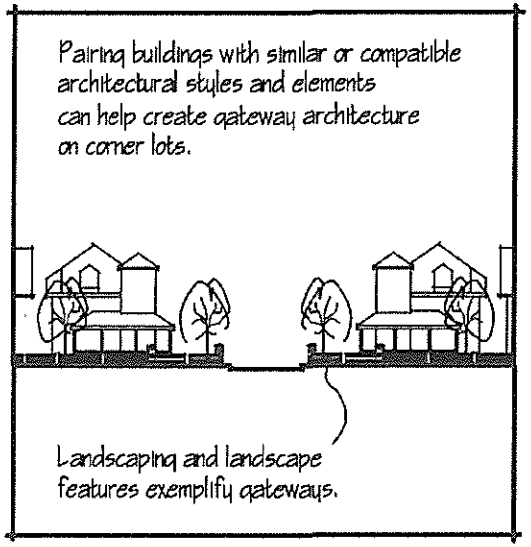
Special opportunities exist at entrances into the community as well as at key locations within the community such as interior gateways to create gateway buildings and special entry landscape features. Gateway houses should be considered on the special corner lots identified on the specific priority lot plan for this community and identified in Figure 11.

The creation of these gateways may be handled through a variation in height or built form, and through landscape elements and plantings. Gateway buildings located on opposite corners should be similar or compatible in architectural style, elements and details to ensure harmony but should allow for variety. The design of gateway buildings will be encouraged to incorporate traditional architectural elements such as wrap-around porches, turrets and bay windows or sun terraces as appropriate to the architectural style of the unit and the architectural theme of the community.

A special building model shall be designed for these locations. To make full use of these important design opportunities, special attention shall be given to the following:

- the quality of the architectural design, the amount and quality of detailing, and the type and quality of material finish on all exposed elevations, including the front, flankage and publicly exposed second floor rear;
- the front entry of the main building is encouraged to front onto the flanking street but may be positioned on the fronting street;
- the design of gateway houses is encouraged to provide an architectural feature at the corner of the house using a detail such as a wrap-around porch, turret or bay window as appropriate to the architectural style;
- gateway building fencing enclosing the flankage and rear yards will be designed by the landscape architect, and approved by the Design Control Architect. Fences are to be located in accordance with Appendix B, Corner Lot Fence Locations, to reinforce the visual importance of gateway lots. The design shall be co-ordinated for the community;
- gateway building designs, siting, and landscaping will be co-ordinated with the design, materials, colours and landscaping of entry features where these houses are sited adjacent to community entry features; and
- to ensure visual variety at gateway intersections, and along the associated streetscape, houses with identical elevations shall not be sited on opposite corners.

The use of gateway architecture is the preferred means of acknowledging a gateway entry into the community. Landscape elements, fencing, walls and gates should be co-ordinated to enhance the architectural design but should not be used as the sole means of marking the entry location.



Paired turrets, dormers, porches, etc., can help create a gateway.

Gateway Buildings

Please reference Section 4.4.3.2, Architectural Styles and Influences, and Section 4.4.3.11 for Exterior Colours and Materials

4.3.3 Corner Lots

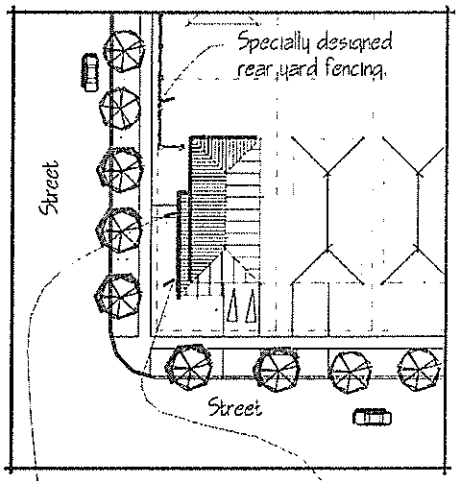
Corner lots present the most commonly occurring opportunities to provide visual punctuation and focus in the streetscape. The distinct qualities of the community can be visually supported by the characteristics of corner lot architecture and the landscape design for lots at every intersection.

All corner lots are identified as priority lots and are distinguished by:

- being highly visible with two fully exposed elevations plus an exposed second floor rear elevation which are visible from the street;
- they have two options for front entrance locations; and
- they often have several options for garage locations (from the front, the flankage)

The following guidelines will apply to the architectural design for corner lots to make full use of the special opportunities they present:

- special attention shall be given to the quality of the architectural design, amount and quality of detailing, and the type and quality of material finish on all exposed elevations (front, flankage and rear);
- the rear (where visible) and side upgrades of corner lot units shall be consistent with the quality and detail of the front elevation;
- the main entry of the dwelling should front onto the flanking street and is required on the majority of all corner lots;
- where the main entry is located on the flanking elevation, it should be paired by the same condition across the street;
- houses for corner lots must be specifically designed to address the front and flankage conditions of the lot;
- the designs are encouraged to provide an architectural feature using details such as a wrap-around porch, turret or bay window as appropriate to the architectural style;
- different buildings with compatible massing, architectural styles, elements and details are encouraged at opposite corners to ensure variety and harmony;
- garages should be integrated into the design of the corner unit and when designed as a separate building should be consistent in architectural style, massing, and materials as the main building;
- corner lot fencing on flankage side enclosing rear yards will be designed and located to reinforce the visual importance of corner lots; and
- fence designs shall be prepared by the landscape architect and approved by the Design Control Architect to ensure the fences are co-ordinated for the whole community. The location of fencing shall be in accordance with the locations shown in Appendix B.



Corner Lots

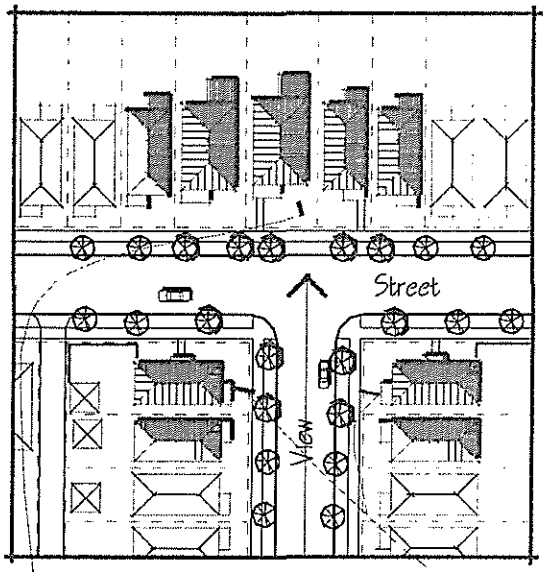
See Section 4.4.3.2 for Architectural Styles and Influences

4.3.4 T' Road Intersections

'T' intersections occur where one road terminates at right angles to another. At these locations, a grouping of buildings is formed by the buildings at the top of the 'T' intersection and the two corner lots flanking the terminated road.

Special guidelines for these locations are as follows:

- houses on these lots should reflect the defined architectural theme of the community;
- special architecture shall be provided at the axis of the terminated street and corner lot locations;
- rear yard garages are encouraged where the opportunity and depth of the lots permit them;
- less dominant garages are required; and
- driveways for buildings at a 'T' intersection shall be set towards the outside of the grouping to provide the opportunity for enhanced landscape treatment.

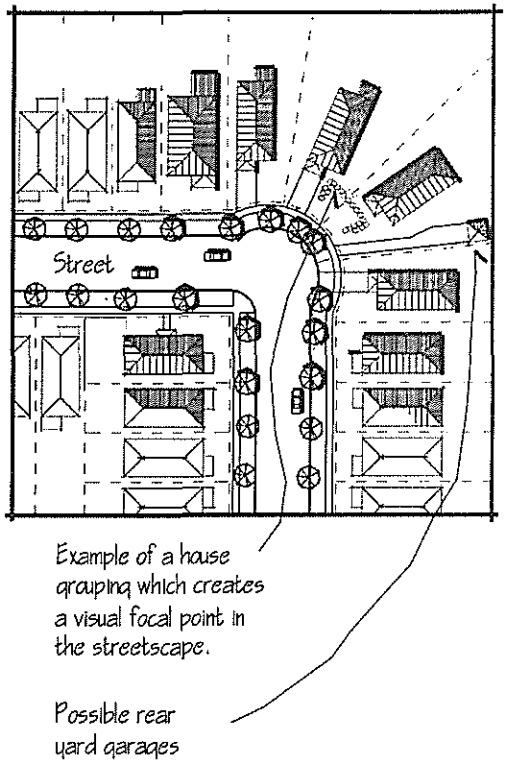


'T' Road Intersections

4.3.5 Curved Streets and Elbows

On curved, elbowed or cul-de-sac streets, special opportunities exist on the outside or visually highlighted side of the road bend to create a special grouping of buildings. The buildings in these locations should give special attention to the following principles:

- buildings of high architectural quality shall be set back from the street;
- driveways shall be located to the outside of the lots to avoid driveways on adjoining lots merging at the street line on the outside of a curve;
- pairing front yards enhances the opportunity for special landscaping treatments at the terminus of the site line; and
- the houses shall be sited to minimize the visual impact of the garage.



Curved Streets and Elbows

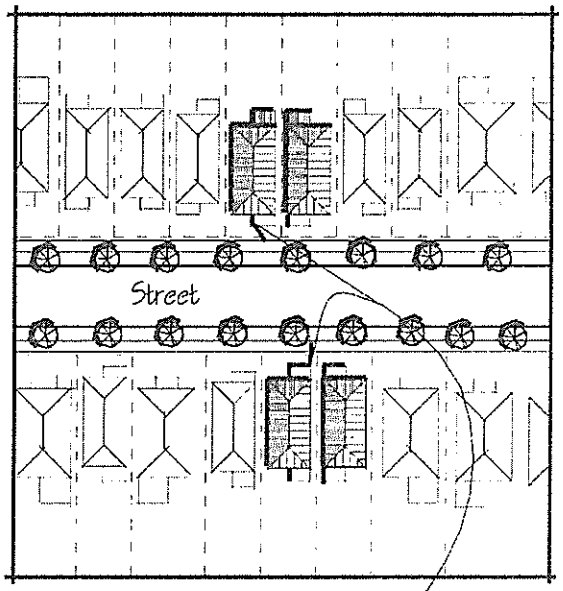
4.3.6 Mid-Block Locations

Where there are long streets, there are opportunities for creating mid-block variation by giving special consideration to the model selection and siting of one to two typical lots on each side of the street. The objective is to promote variety within the streetscape by:

- requiring a clearly recognisable termination of building groupings;
- varying the building setback to alter the overall streetscape building edge;
- designing elevations with strong architectural elements that change the rhythm of the street; and/or
- providing architectural features that distinguish them from other buildings along the street.

One option for creating this distinction is to site buildings in these locations at a minimum setback while varying the setbacks for houses on the adjoining lots where permitted by the zoning by-law. Mid-block locations may occur more than once along exceptionally long streets and should be aligned on both sides of the street, if possible. The streetscapes on these streets should be comprehensively planned to ensure compatibility and harmony.

Mid-block lots should allow additional play within the buildable zone in order to create siting opportunities and varying setbacks. Alternatively, the main building facades could have three-dimensional variation in order to create the illusions of varying setbacks along the streetscapes.



Mid-Block Locations

See Diagram in following Section 4.4.2.3, Building Setback from the Street Line.

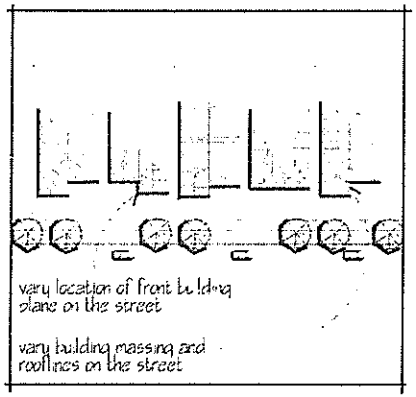
4.3.7 Building Groupings

On any straight length of street, a design objective is to develop a varied building edge to the street instead of having a hard street edge created by a straight line of buildings. This can be achieved by:

- using architectural details of the building elevations to vary the building edges; and/or
- altering building sitings within a building grouping.

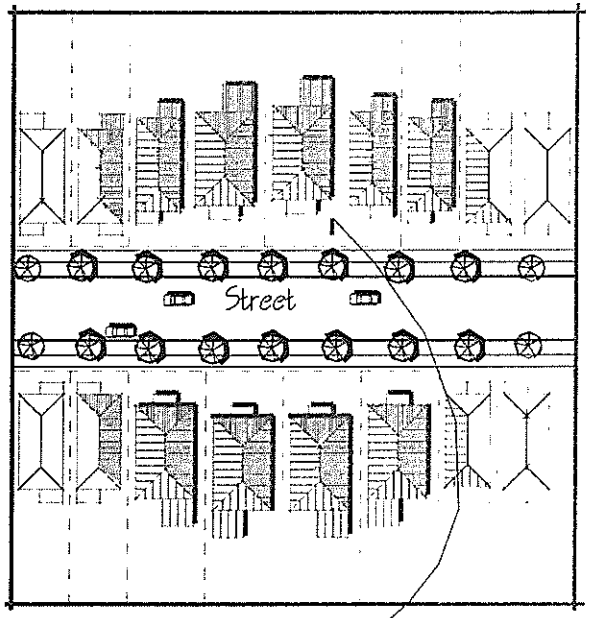
Where altering the building sitings is not possible, varied architectural detail and plane change on the elevations is critical to achieve a varied building edge along the street.

Groupings are formed by buildings on one side of the street being grouped with a like number on the opposite side, as shown in Appendix A, Typical Priority Lot Plan. These groupings should be co-ordinated for compatibility in general massing, rooflines, and siting of buildings through setbacks. Setbacks should generally follow a curved pattern to create a visual sub-set of the entire street length.



Building Setback Variety

Buildings can be individual in architecture and detailing while appearing in harmony as a group. Building groupings may vary in appearance to enhance the streetscape. Special architectural consideration should be given to units that contain or terminate building groups through massing, special architectural detailing, roof design, and colour and materials.



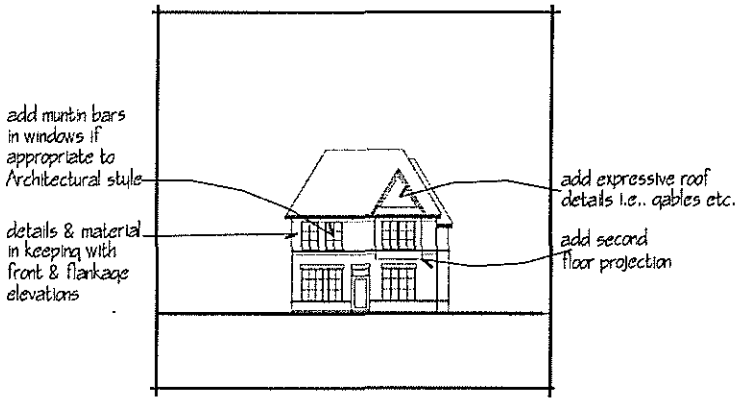
Building Groupings

4.3.8 Rear and Side Yard Architecture

Special attention to the architectural treatment of exposed side (flankage) and rear elevations is required where buildings are visible from streets, parks, institutional sites, public access open spaces, public walkways and commercial blocks. Exposed elevations shall be designed with consideration of the following guidelines:

- maintaining the same quality and treatment of detail as the front elevation regarding the type of detail, the orderly placement of windows, roof elements and architectural details;
- using the same materials, window types, roofscape elements, projections, material transitions must be the same as the front;
- providing the same level of finishing details such as frieze boards; and
- varying roof designs.

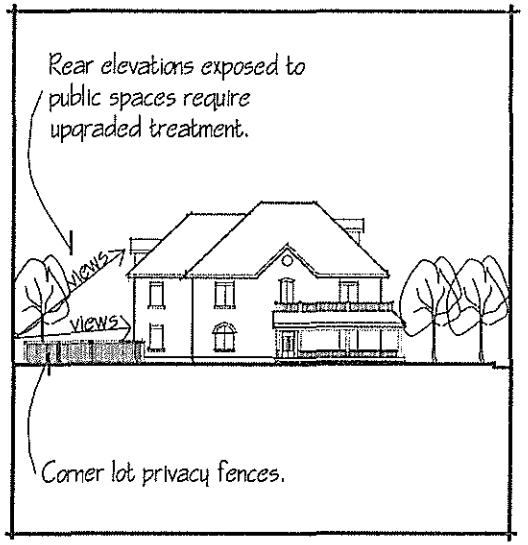
In situations where portions of the first floor elevation are not visible due to fencing or existing vegetation, attention shall be given to the architectural treatment of all remaining visible portions of the elevation, including the second floor and roof. Upgrades consistent with the front elevation shall include gable details, enhanced roof treatments, windows and architectural details.



Upgraded Rear Condition

Upgraded rear elevations are required where exposed to public view. Suggested elements as noted above.

Where views of the main floor are restricted due to fencing, landscape or other elements only the second floor and roof are required to be upgraded



Architectural features such as wrap-around porches, dormers, and the order and treatment of windows create upgraded elevations.

The house architecture should pay attention to the three-dimensional qualities of the corner lot.

Rear and Side Yard Architecture

4.3.9 Community Window Streets

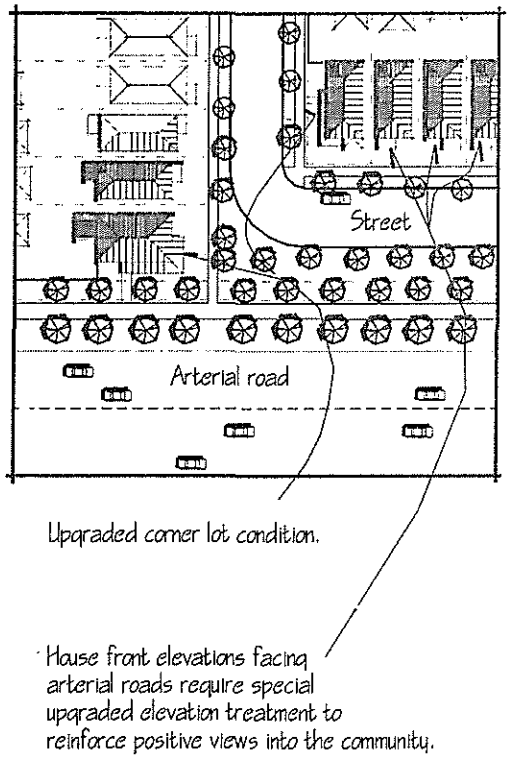
Community windows occur where a public or private service street is parallel to an arterial road or where cul-de-sacs terminate at an arterial road. These situations create a framed view into the community. It is here that the image of the community is presented to the passing viewer and a first impression is made, given the highly visible and prominent location within the streetscape.

Community window locations require the co-ordination of the design of individual houses and the residential streetscape with the landscaping of the arterial street edge. Special guidelines are as follows:

- houses shall face the window street providing a strong community image;
- house designs should integrate the garage into the envelope of the house to minimize the dominance of garages along such streets;
- lots flanking onto an arterial road adjacent to a community window street should be designed as a corner lot, presenting a front face to the arterial road;
- the front door is encouraged to face the arterial road;
- architectural elements should be used such as wrap-around porches at corners and on lots that have a flankage facing the arterial road, usable porches, recessed porches, turrets and bay windows, sun terraces, or other feature elements which contribute to the definition of the corner and character of the streetscape, and which are appropriate to the architectural style; and
- the architectural and landscape treatments of flankage lots shall have regard for noise attenuation requirements.

Where there are short blocks with only three or four lots facing an arterial road, all entrances are encouraged to face the arterial road, including the corner lots.

Community window streets should be designed and reviewed on a block basis.



Community Window Streetscape

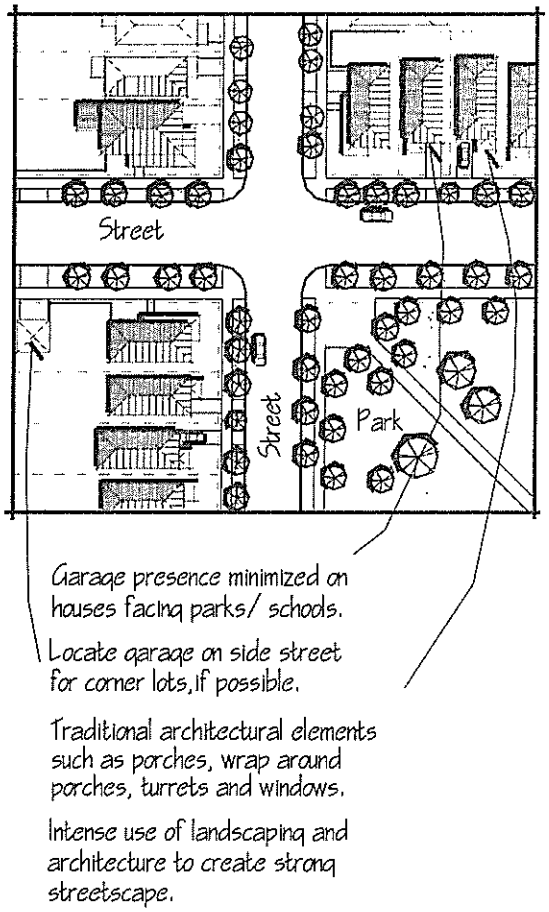
See Upgraded Rear Condition Diagram, Section 4.3.8, Rear and Side Yard Architecture.

4.3.10 Buildings Adjacent to Parkettes and School/Park Campuses

Buildings that front or flank a park, parkette or school/park campus shall contain a high level of architectural interest. These situations create a framed streetscape around the parkette or campus and present the image of the community to the passer-by.

The following guidelines shall be considered when designing the streetscape in these conditions:

- houses on opposite sides of the street should face the parkette or a school/park campus and include a strong main entry design;
- the overall architecture shall provide for a less dominant garage presence on the street frontage with consideration given to locating garages away from the front of the house where possible;
- architectural elements should be used, such as wrap-around porches at corners, usable porches, turrets and bay windows, sun terraces, recessed porches or other feature elements which contribute to the definition of the space and which are appropriate to the architectural style;
- on lots facing parks or parkettes, builders should provide useable porches, when it is appropriate to the architectural style; and
- useable porches should be deep enough for seating which requires a minimum depth of 1.5 metres, although 2.0 metres is preferred.



Buildings Adjacent Park / School Campuses and Parkettes

4.3.11 Buildings Flanking Open Space and Pedestrian Walkways

Buildings flanking an open space or pedestrian walkway share the same visual opportunities as conventional corner lots. To make full use of the opportunities presented by these special locations and to reinforce their significance, these buildings will respect the following guidelines:

- special consideration shall be given to the quality of the architectural design, the amount and quality of detailing, and the type and quality of materials and finish on all exposed elevations; and
- house designs are encouraged to provide an architectural feature using elements such as traditional details including turrets or bay windows.

4.4 Design Guidelines For Grade-Related* Housing

4.4.1 Introduction

The design and siting of architecture has a major impact on the character and quality of the streetscape. The design of individual buildings contributes to the collective qualities of the streetscape and to the image of the community as a whole.

This section discusses architectural design guidelines for all grade-related residential housing types including detached, where units have direct access from the street.

The integration of well-designed dwellings into an appealing streetscape is a basic requirement of a successful residential community. Such streetscapes are the result of co-ordinated site planning, architectural and landscape design. Guidelines regarding these items are provided based on:

- Building Types
- Building Setbacks from the Street Line
- Elevation Variety within each Streetscape
- Bungalow Units

For each block along every street, builders are encouraged to provide models with architectural styles that include useable porches on approximately 25% of the buildings except for special locations discussed elsewhere in this document.

All residential grade-related housing, regardless of specific building type, will be subject to the design guidelines in Section 4.4.2 to 4.4.5 inclusive. Houses within designated executive neighbourhoods must also address the guidelines in Section 4.4.6. Consistent application of these guidelines will support the overall vision of the community and provide for variation and flexibility in the mixing of built forms in the streetscape.

* *Grade-Related means access to the front door from grade as opposed to apartments with lobbies.*

4.4.2 Community Streetscapes

4.4.2.1 Building Types

Encouraging a range of house types and designs within the community will visually enhance the streetscapes and promote visual diversity. Variations in building types, architectural styles, detailing, massing and elevations provide opportunities for a broader range of life styles and a more visually stimulating streetscape and overall environment. Building variety also supports the development of a unique character for the community.

4.4.2.2 Building Setbacks from the Street Line

Buildings are generally encouraged to be located close to the street to reinforce a strong street edge while maintaining visual variety. Visual variety within the streetscape may be achieved by:

- providing controlled variations in the siting of individual houses within the streetscape; and/or
- using architectural details, massing and plane changes of building elevations to vary the building edges.

Controlled variations in the siting of individual houses within the streetscape provide opportunities for:

- changing the visual and spatial rhythm of the streetscape and creating visual interest;
- avoiding the possible negative impact of long, straight streets; and
- providing opportunities for variety in both scale and design for the front entries, porches and verandas.

The variety of front yard setbacks will be reviewed through the design control process to ensure the co-ordination of the design of the overall streetscape.

Where altering the building sitings is not possible, varied architectural detail and plane changes on the elevations are critical in achieving a varied building edge along the street.

4.4.2.3 Elevation Variety within Each Streetscape

A goal of these design guidelines is to achieve variety in the streetscapes. Alternative elevations shall be offered for each unit type, providing differences in details such as the massing, rooflines, front entry treatment, fenestration, architectural detailing, and building materials. Where certain models are particularly popular, additional elevation treatments shall be offered and sited to maintain streetscape variety.

To promote visual variety in the streetscape:

- draw on a variety of architectural styles;
- use a range of architectural details within each selected style;
- vary the overall massing and height of the elevations and house designs;
- ensure that the same elevation, or elevations with similar characteristics, do not make up more than 30% of any streetscape block, excluding corner lots;
- a minimum of two buildings should separate buildings with the same or similar elevations;
- buildings with the same or similar elevations should not be located across the street from one another;
- vary prominent elements such as main entrances and garage designs;
- alter the proportions and grouping of the windows; and
- use a compatible range of building materials and colours.

4.4.2.4 Bungalow Units

The following guidelines shall apply to the location and design of bungalow units:

- bungalows on interior lots shall be sited in pairs;
- bungalows shall have 1½ storey massing elements to make the transition to the 2 storey massing of buildings on adjacent lots;
- roof articulation is required and higher roof pitches with roof elements shall be incorporated into the design of all bungalows; and
- consideration shall be given to the overall massing of bungalows located on corner lots relative to the houses on adjacent lots.

4.4.3 Design Guidelines for Principal Dwellings

The general principle when designing grade-related residential buildings is to achieve a consistent quality for all units. The guidelines in this section will be applied to all building types with consideration given to the design objectives set out for the community and the site plan principles provided in Section 3.2.5 of this document. These guidelines will assist in developing house designs that will individually and collectively contribute to the overall image and unique qualities of the community. Design guidelines for principal dwellings are provided under the following headings:

- Single-Detached Elevations
- Architectural Styles and Influences
- Consistency of Detail
- Main Entrances
- Porches and Porticoes
- Wall Cladding
- Window Detailing
- Storm Doors
- Roofs
- Building Projections
- Exterior Colours & Materials
- Grading Conditions
- Utility Service Meters and Mechanical Equipment

4.4.3.1 Single-Detached Elevations

A variety of elevation treatments should be provided between unit types and alternate elevations, including symmetrical and asymmetrical elevations.

The exposed side and rear elevations of corner lot buildings shall be designed to match the front elevation, and to respond to the additional light source through the location and design of windows, articulated building faces, fenestration and architectural details.

4.4.3.2 Architectural Styles and Influences

A variety of architectural styles is expected and encouraged in the community. The community-wide architectural theme identified in the Community Vision section of this document draws on the architectural styles and details typically found within the established downtown residential neighbourhoods of Brampton. The styles in these neighbourhoods that are the bases for the houses in the Estates of Valleycreek Community include the following:

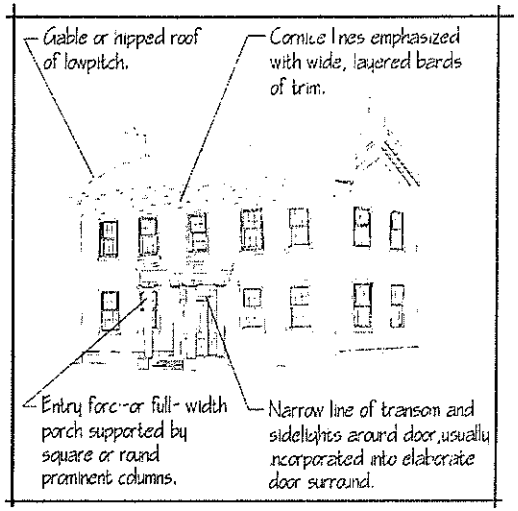
- Greek Revival
- Queen Anne
- Ontario Country Traditional
- Georgian Revival
- Victorian Eclectic

The architectural elements of these styles are intended to assist the builder's architect to design products that are compatible and attractive and not to impose any form of rigid historical application. The styles and architectural details are to be used as references and as inspiration for all future models and not intended to be a direct copy.

Greek Revival

Architectural detail characteristics of the Greek Revival style include the following:

- symmetrical in silhouette;
- front elevation features elements of ancient gabled temples which possess either an exaggerated gable end or a pedimented portico;
- porch element is double storied, supported by monumental Doric columns, which are echoed in the aligned decorative pilasters built into the facades;
- ornamentation is simple with large windows divided into nine over nine or six over six panes;
- doorway elements appear heavy and deep and usually feature sidelights and transoms; and
- material selections vary from clapboard siding if the structure is wood frame or brick veneer, usually with a stone base.

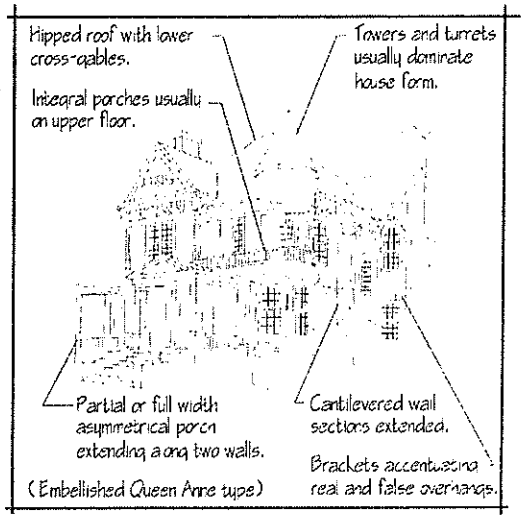


Greek Revival

Queen Anne

Architectural detail characteristics of the Queen Anne style include the following:

- common elements of Queen Anne designs include: irregular plans in both elevation and silhouette; predominantly hipped roof styles, sometimes including gables; projecting polygonal bays, turrets, towers and chimneys; much variety and detail; spindle work and other intricate wood work adorning porch supports and gable ends;
- generally unrestricted by convention; and, classical features such as Palladian windows in gables with decorated pediments;
- wall surfaces are typically eclectic; and
- the most common cladding materials are all wood or all-brick, however, houses typically feature half timber or stucco, and a mix of shingles, tiles, brick and stone.

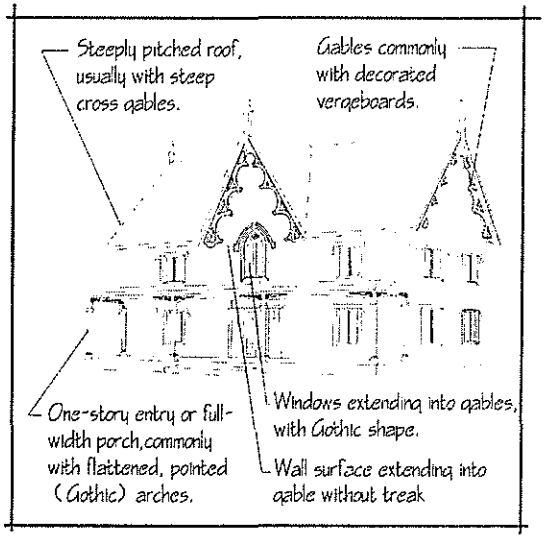


Queen Anne

Ontario Country Traditional

Architectural detail characteristics of the Ontario Country Traditional style include the following:

- country vernacular, incorporating either symmetrical or asymmetrical planes, resulting in simple massing;
- architectural compositions and elements create a simple "folk" house, characterized by front gables and side detailing;
- roofs reflect the building plans, usually with a front facing gable;
- brackets under eaves and decorative gable trim are typical "folk" elements used to complement front facing gables;
- overall image of this style is strong vertical lines and proportions reinforced by all doors and windows;
- entries are typically undecorated, single doors;
- porches are fully or partially cover front elevations; and
- decorative trim is used to enhance the elevations by way of spindle-work or flat jigsaw cut trim porch detailing.

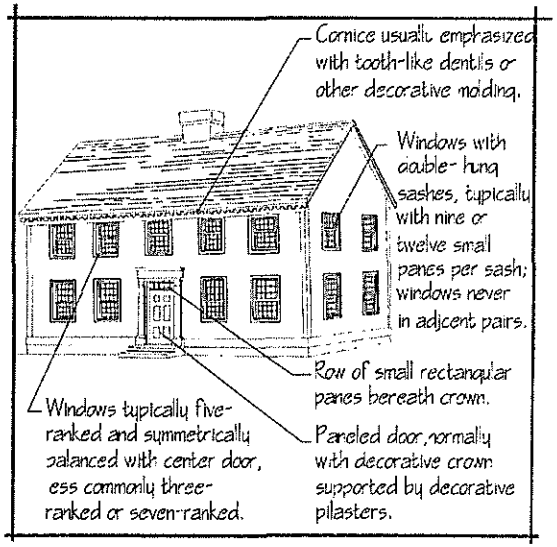


Ontario Country Traditional

Georgian Revival

Architectural detail characteristics of the Georgian Revival style include the following:

- symmetrical compositions;
- pedimented entries with transom and side lights;
- decorative pilasters;
- gabled or pedimented dormers;
- fine brickwork such as Flemish, English and belt brick patterns;
- traditional colours;
- quoining;
- decorative moulding on cornices;
- double hung windows with louvered shutters;
- lintel-type window heads; and
- roofs are side-gabled (open or closed), hipped or double-hipped.

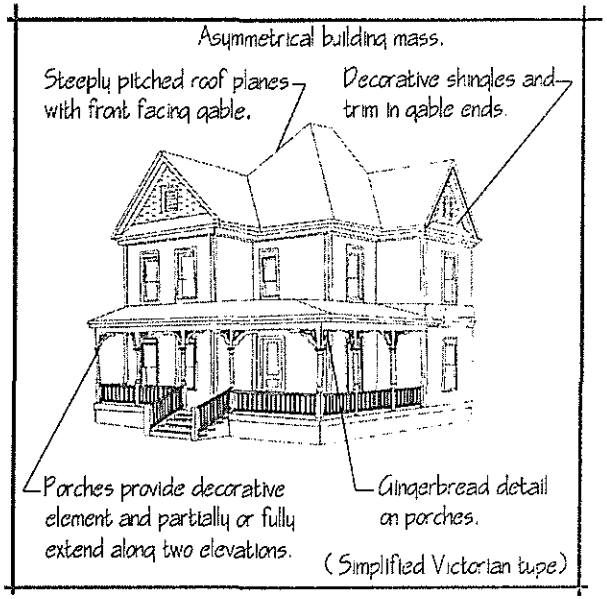


Georgian Revival

Victorian Eclectic

Architectural detail characteristics of the Victorian Eclectic style include the following:

- asymmetrical in plan;
- dominant and subordinate building masses;
- roofs reflect the building planes;
- roofs are steeply pitched, usually with a front facing gable;
- hipped roofs with cross gables or cross gable roofs;
- doors and windows are freely placed;
- windows establishing local symmetries at gable ends;
- bay windows are used to add interest to the wall face;
- vertical proportions for doors and windows;
- entries are undecorated single doors with a glass light surround;
- porches used to avoid a smooth walled appearance;
- roofs typically cover front and side elevations fully or partially;
- decorative trim is used as a free form variation on 'Classical' designs;
- shingles are added to gable ends and large bay window structures; and
- 'gingerbread' detailing sometimes added to porches.



Victorian Eclectic

4.4.3.3 Consistency of Detail

Detailing for each building and the use of materials shall remain consistent on all elevations designed to a specific style. The level of building detail may be simplified in areas of reduced public views. Detailing appropriate to a specific architectural style includes details for all visual elements such as front entrance designs, porch elements, and dormer structures. A consistent approach should be taken when addressing all architectural design elements and details including the specific elements discussed in the balance of this document.

4.4.3.4 Main Entrances

The front entry of a house is aesthetically, functionally and socially important to the design of both the individual house and the streetscape. A visible and well-designed entry area promotes an individual sense of address and a collective sense of community and safety by providing 'eyes on the street'.

The design of an entry needs to be appropriate to the architectural style of the house and should observe the following guidelines:

- the composition of the front facade should support the location and visual dominance of the main entry;
- porches / entry features shall be in proportion with the building mass in width and height and appropriate to the architectural style;
- porch detailing shall maintain the style of the dwelling in elements such as columns, frieze, roof detailing, brackets, railings, pickets, porch landing, steps, and skirt materials. Porch columns and brackets shall be designed in scale, proportion, and character with the main dwelling;
- all main entries are to be designed for weather protection. Protection can be provided by way of recessed entries, porches, porticos and verandas;
- the inclusion of a porch or balcony useable for seating is encouraged as part of the main entry; and
- main entries should provide natural light to the interior of the house, by the use of transoms, sidelights or door glazing appropriate to the particular architectural style of the house. Entry elements should be framed with detailed ornamental moulding surrounds or masonry detailing.

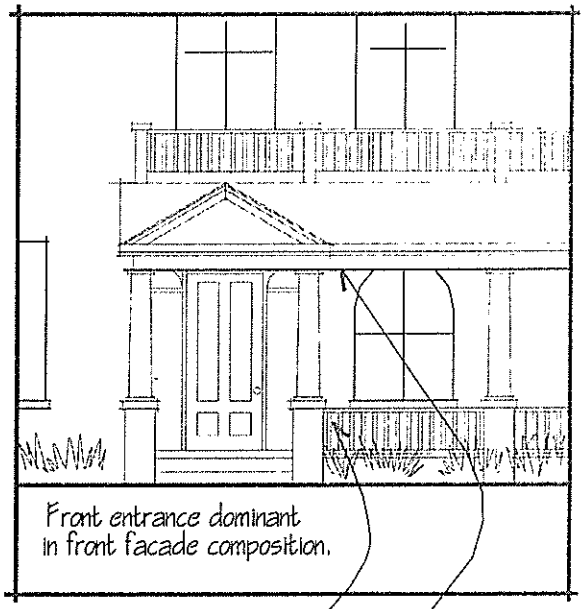
4.4.3.5 Porches, Porticoes and Other Entrances

The front porch or veranda, when part of the architectural style, is of central importance aesthetically and socially to the design of the front elevation of the house and its entry area. The front porch:

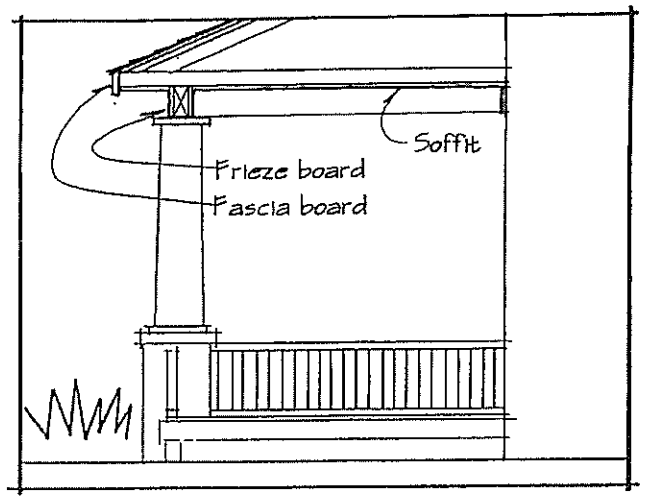
- provides a valuable architectural design opportunity;
- acts as an important social connection between the house and the street;
- contributes to the life and quality of the streetscape;
- provides shelter; and
- adds to the safety of the community by promoting 'eyes on the street'.

To achieve and maintain these important qualities of a front porch or portico (See diagrams on porticoes on following page), careful consideration should be given to the design relationship of the front porch or veranda with the front garage. General guidelines that should be observed in designing front porches are as follows:

- porches should be deep enough to use for seating (a minimum of 1.5 metres but 2.0 metres is preferred; this includes the structure but not the steps) and should be designed as an extension of the front entry of the house;
- the design and detailing of porches shall support the architectural style of the house including, where appropriate, the use of such elements as columns, frieze boards, roof detailing, brackets, railings, steps, and skirt materials;
- the architectural elements used in the design of porches shall be designed in scale, proportion, styles and character with the main dwelling (for executive housing – porches combined with trellises may serve as connectors between the main house and the coach garage);
- the porch soffit shall not directly meet the porch columns but shall sit above a continuous beam frieze element supported by columns. Porch soffits shall not be flush with masonry or steel lintels but shall sit above them at least 150 millimetres (6 inches);
- all deck and porch railing details are to match the architectural style of the house, ie. for traditional house designs, the railing shall have a top and a bottom rail with pickets between. Pickets shall not be fixed to the vertical surface of rails;
- a variety of column details are encouraged with the majority incorporating wood-type designs, however masonry, fibreglass or other man-made materials are acceptable;
- porch railings shall be an integral element of the design; and
- the height of the porch floor should be limited to 6 steps maximum above grade measured at the front of the steps.

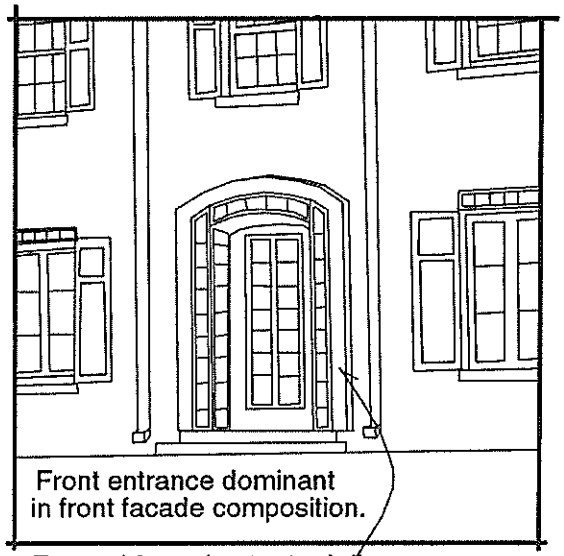


Main Entrances, Porches and Verandas Entry Elements



Continuous frieze board located below soffit.

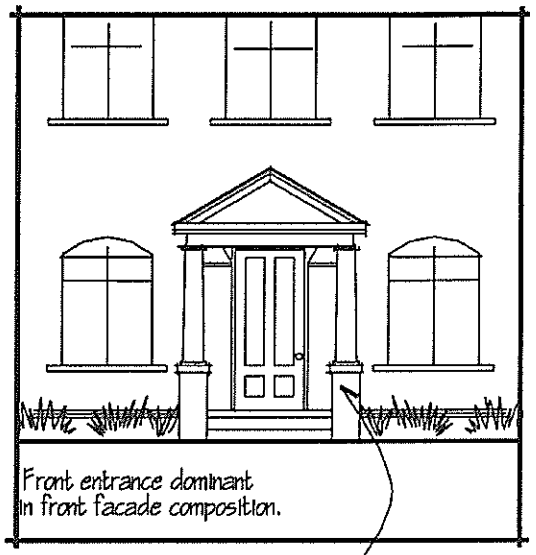
Typical Porch Design



Framed formal entry to define the location on the building facade

Surround detailing to emphasize the entrance

Main Entrances, Recessed



Projecting formal entry portico with appropriate classical proportions

Entry landing may vary in depth

Continuous porch fascia, soffit and frieze boards to create strong entry

Main Entrances, Portico

4.4.3.6 Wall Cladding

The selection, use and proportions of wall cladding materials should always be appropriate to the architectural direction and style of the house. Within the range of architectural styles for the community, as discussed in Section 2.0, Community Block Plan, the predominant wall cladding materials that may be appropriate are stone, brick, stucco, and profiles or other approved manufactures etc., or a combination thereof. Larger percentage of stone is encouraged for all priority lots. No clapboard wall cladding will be permitted, except when used as an accent. Its proposed use will be reviewed on its design merit.

The consistent application, use and proportions of the cladding material on all exposed elevations of a house are important design considerations. All elevations should be clad with the same primary material with other cladding possibly incorporated as secondary wall finishes applied as accents to building elements appropriate to the style of the house. Manufactured stone will be reviewed on their design merits. The use of surface coloured products is discouraged. Such products will be reviewed on their design merit.

Care should be taken in the selection of cladding colours, as not all colour schemes are appropriate to all elevations and styles. The choice of cladding and trim colours shall be compatible with the architectural styles selected.

Materials should terminate as close to finish grade as possible. Exposed foundation walls will be reviewed on their design merit when more than 200mm is exposed above grade.

4.4.3.7 Window Detailing

The design and placement of windows has an important impact on the quality of life of the individual resident and the community as a whole. The design and placement of windows presents an architectural design opportunity to reflect the internal space design and to reinforce the connection between the design of the house and the streetscape. The design and placement of windows should respect the architectural style of the house in terms of organization, grouping, style, proportion and detailing.

Casements, single or double-hung and awning windows are preferred window types. For non exposed elevations other window types (i.e. horizontal, sliders, etc.) will be reviewed on their design merit.

Windows and soffit locations must be designed to allow architectural details above the windows. Window and door shutters, where provided, shall be consistent in width with the window or door opening.

The window design and colour shall be compatible and appropriate to the Architectural Style. The stain of the wood or the colour of the prefinished aluminum or vinyl should be compatible with the colour palette and will be reviewed for their design merit.

All windows shall have strong vertical proportions, and no horizontal sliders or stick-on or removable grilles will be permitted on executive lots 18m or greater.

Copper roofs are encouraged over projecting bay windows. All roof materials will be reviewed on their own design merit.

See Section 4.4.3.11, Exterior Colours and Materials.

4.4.3.8 Storm Doors

Custom storm doors can be used in the design, material, detailing and colour are appropriate to the design of the house. All white prefinished aluminum storm doors shall not be used unless the colour palette of the house incorporates white accents on the trim, windows or other areas of the house. Storm doors will be reviewed on their individual design merit.

Main entry storm doors are only permitted when the design and materials are compatible with the architectural style of the house.

4.4.3.9 Roofs

The design, massing and orientation of house roofs play an important role in the visual impression of a streetscape. Collectively roofs help to define the character of the street and the neighbourhood.

It is important that the design of the roof and roof slopes, including gables and dormers, be appropriate to the architectural style selected to inspire the design of the house. A variety of roof designs is encouraged within the community in terms of massing, orientation, pitch, articulation and colour.

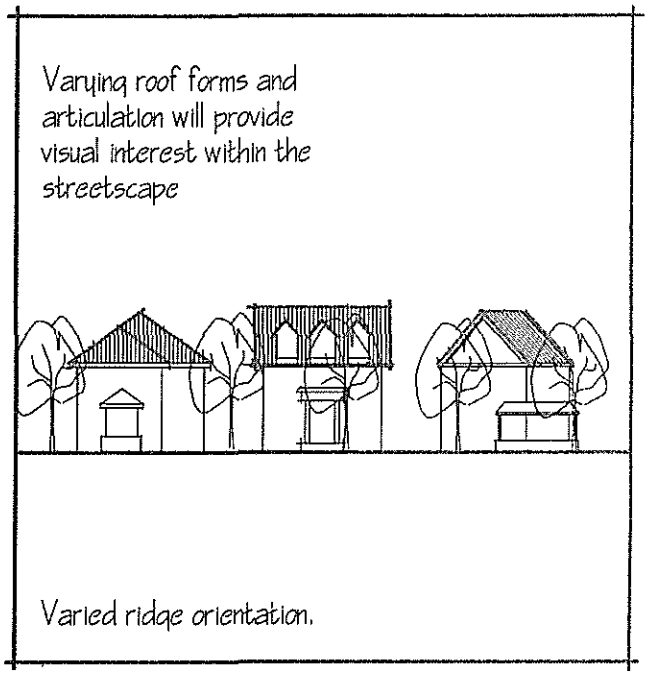
To provide variety and visual interest within a streetscape, a variety of ridge orientations and massing, including front gable and side gable roofs, are encouraged to be provided.
A variety of roof colours must be provided.

Roof slopes are to be a minimum of 6.5:12 with accent slopes designed at a minimum of 7.9:12. Roof slopes with a 5.9:12 pitch are permitted on secondary slopes where a minimum of 7.9:12 slope is achieved on the main roof as well as accent slopes. Lower pitches may be permitted if it can be demonstrated that a lower pitch is in keeping with the architectural design of the house.

Side to side roof pitches shall be steeper and will be reviewed on an individual design basis. Roof material, pattern and colour should be appropriate to and in character with the architectural style. Roof flashing shall be coloured to match the roofing material colour.

Roof vents and gas 'B' vents shall be located so they are not visible from the street, or located close to the ridgeline. All roof and gas vents shall be coloured or painted to match the roof colour.

For all lots frieze boards shall be provided on all exposed elevations. The frieze boards shall match the fascia, eavestrough and soffit in colour on exposed elevations. Frieze boards are required on all lots in all the exposed elevations. Articulation of this "cornice" assembly is encouraged. Other architectural details may be used in lieu of frieze boards if it is appropriate to the style, maintains a high quality of detail and is reviewed on its design merit.



Roofscape Variety

Roof Materials
All roofing materials and colours must be appropriate to the style of the house. Other materials not noted will be reviewed on their design merits.

Skylights are preferred to be located to the back of roof pitches and should not be located so as to detract from street elevations. If proposed on the front elevation, their location shall conform to the elevation composition, the skylight profile shall be flat, and the skylight frame shall blend with the roof colour.

4.4.3.10 Building Projections

Projecting elements are encouraged to provide detail and articulation to the house. This includes elements such as bay, bow, and boxed bay windows, entry stoops, porches, porticos, roof extensions, cantilevered elements, buttresses, roof dormers, balconies, chimney projections and alcoves appropriate to the architectural style. Flat, unarticulated building planes and walls should be avoided.

Chimneys
Masonry chimneys are encouraged. Prefabricated fireplace chimneys, where used, are to be enclosed in materials to match the architectural style of the house. Every builder of 18.0m lots and larger, shall offer some models with masonry or simulated masonry chimneys.

Foundation Walls
Poured concrete or parged concrete shall not be exposed above grade to heights greater than 200 mm (ten inches) on exposed elevations. The sash material and colour of basement windows located on front and flanking elevations shall match that of the upper floor windows.

Roof Forms

Strong, expressive and articulated roof lines where exposed to public view. Suggested elements as noted above.

A variety of roof forms adds interest to the streetscape.

4.4.3.11 Exterior Colours and Materials

(also see Appendix 'C')

General

The selection and co-ordination of colour schemes for individual houses play an important role in the development of a recognizable and definable community image. A themed exterior material and colour palette will be created for this community. Materials and colours will give identity to the architectural styles while making the community special. The development and selection of colour schemes for individual houses in the community will observe the following general guidelines:

- the entire streetscape of a block should be considered and co-ordinated when determining the colour scheme for individual lots;
- the selection of materials and colours should be compatible with the architectural styles;
- compatible roofscape and wall cladding colours should be considered when providing transitional variations within the streetscape;
- the tone of mortar colour should not be darker than the brick colour. Mortar used for pre-cast and stone material shall not be coloured;
- flashing details must be finished to match the background material;
- front doors should remain the focus of the front elevations by way of entry design and or door colour;
- identical exterior colour schemes should be separated by a minimum of three buildings, and should not be sited directly across each other;
- a single colour shall be used for all roof eavetroughs, fascias and frieze boards for each house; and
- other materials and colour schemes will be reviewed on their design merit.

Colours

The selected range of exterior materials and colours should be reviewed at the preliminary design stage. On traditional architectural designs, the use of traditional paint colours is required. Overuse of beige, ivory and brown should be avoided. The final review and approval is required at the time of working drawing approval.

Materials

A variety in wall cladding materials selection, is required as listed below:

- "all brick" houses shall be encouraged to have brick or stone accents such as quoining, entry surrounds, sills and window heads;
- clay brick is preferred but other types to be reviewed on their design merit.
- stone;
- stucco;
- wood; or
- other materials to be reviewed on their design merit.

Siding materials, including brick and stone, shall be stepped to follow significant slopes so that no more than 200mm of the basement concrete foundation wall is exposed on all elevations subject to public view.

Use of traditional style trim on door and window detailing will be necessary for non-masonry materials. Encourage all precast quoins and lintels to project from face of wall and to have bevelled edges. All exterior material and colour packages must include a variety of materials, colours and a range of tones. All packages must include an equal mix of light, medium and dark tones for all materials.

Stone Design
It is envisioned that stone will be a unifying material, which will give The Estates of Valleycreek Community its memorable character. The extent of stone application in combination with other materials will be required depending on the hierarchy of the priority lot. Stone will be incorporated in the following manner:

- Predominant stone required on all gateway lots
- Substantial stone required on all primary corners
- Accent stone required on all Secondary corners
- Accent stone required on all houses fronting or flanking onto the Special Community Street

Furthermore when applying stone to a dwelling composition the following principles must be addressed:

1. Desire is to have stone used in a dominant manner.
2. Architectural features or accents may include:
   - variation in massing, roof form and height;
   - other material combinations such as stone and stucco;
   - wall projections min 600mm with foundations;
   - building projections such as bow, bay and box out elements;

   vertical elements such as turrets or chimneys;
   fenestration such as;
   - special window compositions
   - articulated window openings including stone or pre-cast surrounds
   - transoms over windows
   - larger windows
   - stylized mullions or window grills

   - entry elements including porches, arches, stone piers; and
   - stone columns where appropriate to style.

Predominant
Stone required on all gateway lots:

- 40 to 60% minimum use of stone;
- appropriate to arch style;
- will be reviewed on design merit;
- less stone may be used if the design achieves same level of gateway lot definition or better but must include Architectural Features or accents;
- all exposed elevations must be designed with same level of detail and quality including special roof elements;
- use of stucco in combination with stone; and
- the stone on the dwelling must be the same and should be co-ordinated with the gateway feature wall where applicable.

Substantial
Stone required on all Primary corners:

- 20-40% minimum use of stone;
- appropriate to arch style;
- will be reviewed on design merit;
- stone may be reduced if coupled with special architectural features or accents or details;
- all exposed elevations must be designed with same level of detail and quality including roof elements; and
- other materials may be used with stone, no clapboard (vinyl) on these lots is permitted.

Stone Accents
Stone required on all Secondary corners:

- 5-15% minimum stone accents;
- appropriate to arch style;
- will be reviewed on design merit;
- min. 5 % stone must be used in combination with other materials;
- architectural features or accents are encouraged; and
- the front and flankage exposed elevations must be designed with same level of detail and quality with second floor and roof elements on the rear elevation.

For specific stone products see Appendix C.

Stone Hierarchy & Design

The above stone applications may be combined with stucco, brick and other appoved materials that are appropriate to the Architectural Style

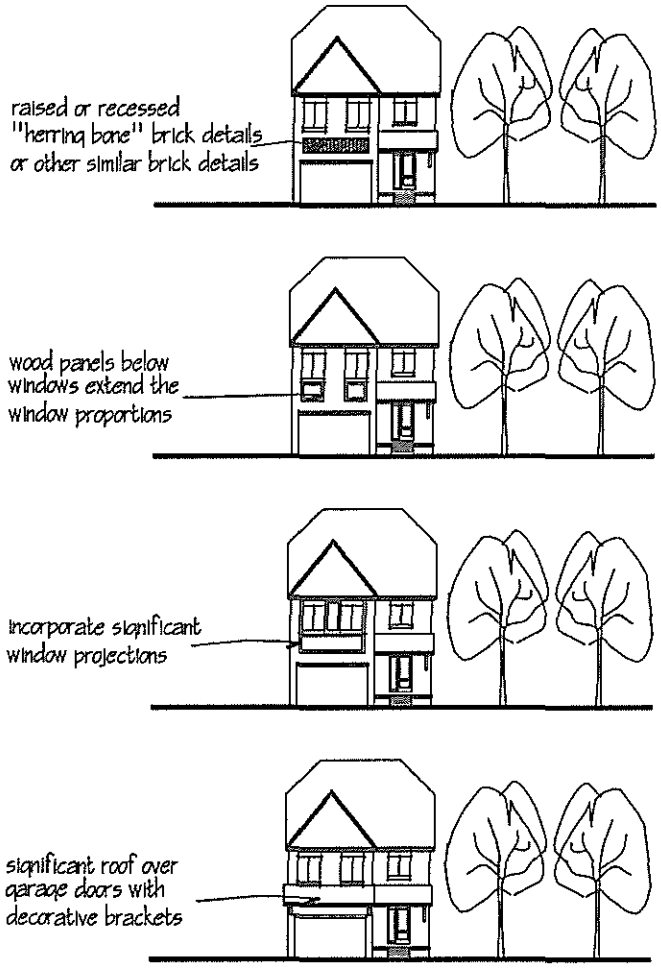
Refer to Figure 11

4.4.3.12 Grading Conditions

Excessive exposed wall surfaces above garage doors are a result of irregular grade conditions. Typically, elevations are shown with a 400 mm to 900 mm difference between the garage elevation and the typical finished floor. Where the elevation differential exceeds 1000 mm, changes to the house will be required, including the following:

- providing a steeper roof pitch over the garage or lowering the roof forms over garage doors;
- incorporating transoms (with glazing) over the garage doors;
- adding steps or an entry porch at the main entry;
- where more than three risers are required the steps shall be designed to as an integral part of the porch, including materials;
- where possible, planters may be incorporated in front of the steps and porch, to reduce the impact and height of the porch;
- providing additional flexibility for the enlargement of windows over the garage by lowering the window sills on second floor;
- enhancing architectural detailing over the garage where the garage is fully enclosed by providing additional brick detailing to break up larger and exposed surfaces; and
- for detached garages on rear laneways lowering the main material as close as possible to grade in order to avoid exposed concrete foundations.

A revised elevation shall be provided to the Design Control Architect illustrating the accurate elevation difference and appropriate architectural solutions for the above (including the front entry, porch and handrail details) for review and approval for all elevations with a grade differential greater than 1000mm.



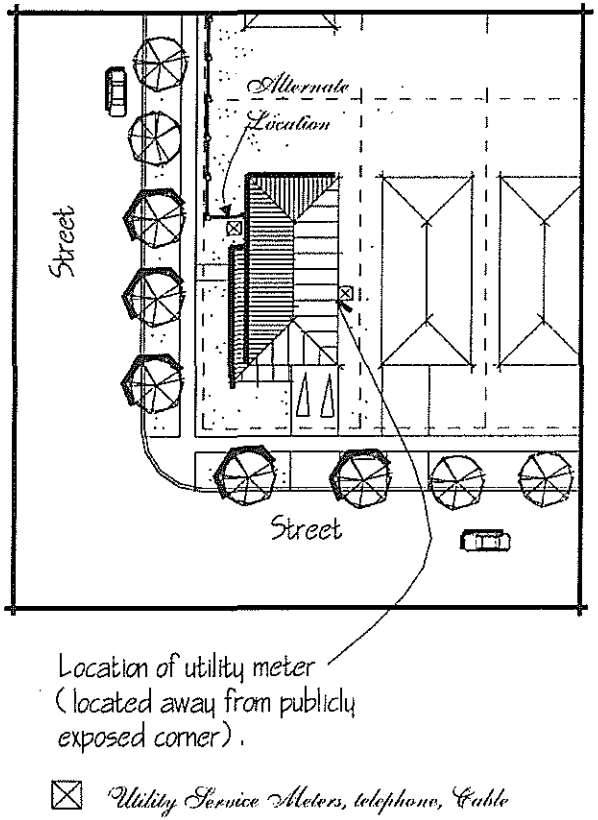
Grading Condition

4.4.3.13 Utility Service Meters and Mechanical Equipment

Utility fixtures, such as natural gas and hydro meters, connections for telephone and cable, should be located away from publicly exposed views, and preferably installed in the interior side yard in accordance with utility standards.

Where possible, vents for dryers, exhaust fans, furnaces, fireplaces, and hot water tanks shall not be located on the front or flankage elevation.

Air conditioning units shall be located in the rear yard.



Utility Service Meters

4.4.4 Design Guidelines for Garages

The design of garages can have a major impact on the appearance of the individual house and on the collective image of the streetscape and the community. The goal for the community is to promote house designs that emphasize the architecture of the house and the front entry area and de-emphasize the appearance of the garage. Where lot size permits, a variety of garage designs, and configurations is required in the design of houses and shall be offered to the market place to provide choice to the consumer. Opportunities to locate the garage away from the front of the house are encouraged.

Guidelines for designing garages and driveways in the community are provided under the following headings:

- Houses with Integral Front Garages
- Garage Doors
- Driveways
- Garage Exterior Colours and Materials
- Lighting and Identification of Garages

4.4.4.1 Houses with Integral Front Garages

Designs for the front elevations of houses are encouraged to meet the following objectives:

- integrate the garage mass with the mass of the house;
- de-emphasize the presence and dominance of garages and garage doors within the front elevation;
- provide a variety of treatments for garages and garage doors;
- locate the mass of the house close to the street line providing 'eyes on the street' design;
- visually emphasize the front entry or front porch;
- promote the use of front porches and other pedestrian friendly front entry elements; and
- provide a variety in house massing along all neighbourhood streets.

To achieve these design objectives, it is important to control both the location of the garage and the degree to which the garage is allowed to project forward from the house. The visual impact of the garage is reduced by partially surrounding the garage with elements of the massing of the house.

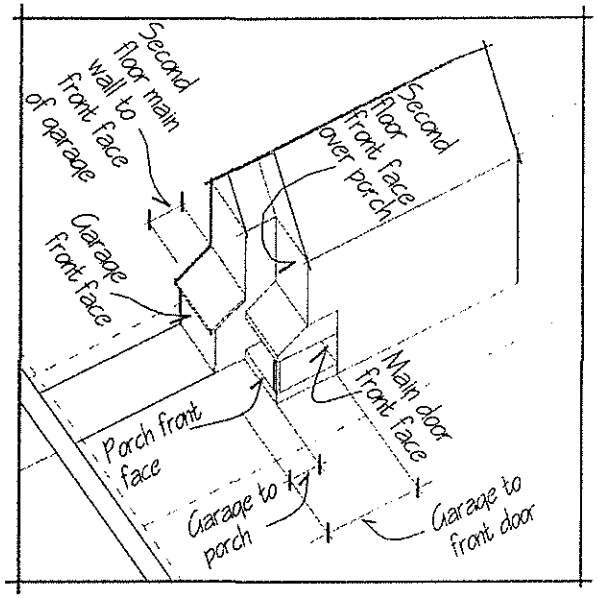
Integral front garages may include:

- two car configurations;
- three car configurations facing the street; or
- three car configurations at 90 degrees to the street.

For all integral front garages, the second floor front wall shall be no more than 2.5 metres back from the front face of the garage.

Two-Car Garages Facing the Street

- For lots less than 15 metres in width, the maximum garage projection shall be 2.5 metres in front of the main front door wall or the front face of the porch. However, only a maximum of fifty percent (50%) of units in any street block can have 2.5m garage projections. The balance of units in a street block to have 1.5m or less garage projections.
- For all lots with a frontage of 15 metres or greater, the maximum garage projection shall be 1.5 metres in front of the main front door wall or front face of the porch.
- For all lots, no garage shall project more than 4.5m in front of the second storey over the main door entry area.
- For all interior lots, the garage face shall project a maximum 2.5m and a minimum 1.0m in front of the second floor wall over the garage.



Houses with Integral Front Garages

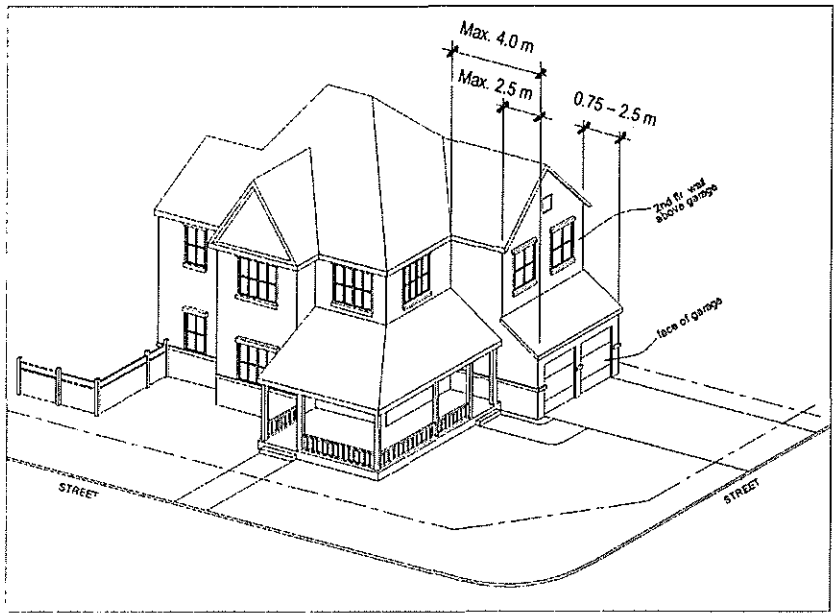
4.4.4.2 Garage Projections for Corner Lots

Corner Lot Models with Wrap-around Porch.

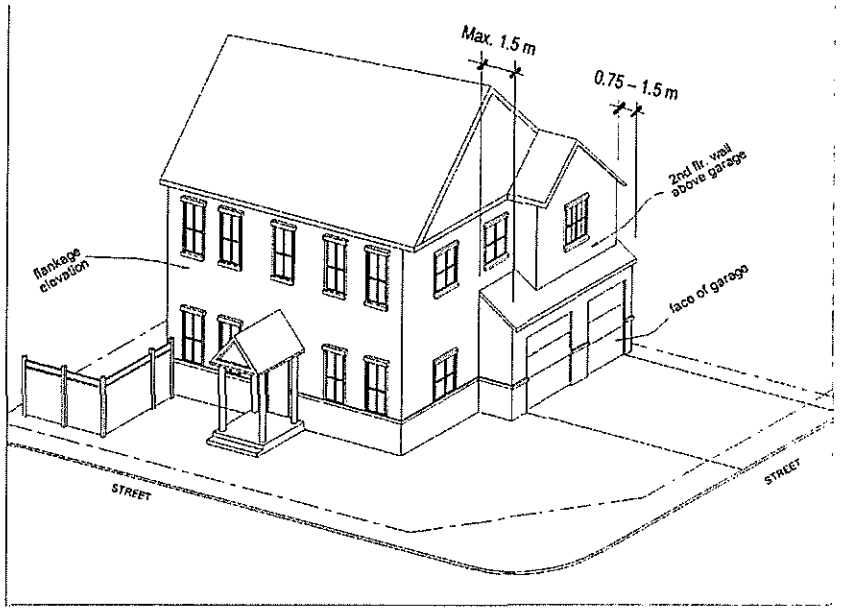
- The front face of the garage shall be a maximum of 2.5m forward of the wrap-around porch;
- The wall of the second storey above the garage is to be setback a minimum of 0.75m and up to a maximum of 2.5m from the front face of the garage; and
- The wall of the second storey above the wrap-around porch can be setback to a maximum of 4.0m from the front face of the garage.

Corner Lot Models without Wrap-around Porch.

- The front face of the garage shall be a maximum of 1.5m forward of the main front wall at the ground floor level;
- The wall of the second storey above the garage is to be setback a minimum of 0.75m and up to a maximum of 1.5m from the front face of the garage.



Corner Lot Models with Wrap-around Porch.



Corner Lot Models without Wrap-around Porch.

4.4.4.3 Garage Doors

- A variety of garage door styles must be provided.
- All garage doors shall be painted sectional wooden doors.
- All garage doors shall be single garage doors (8ft.or 2.4m-wide) separated by a minimum 0.25m middle pier. However, the use of larger single garage doors may be permitted only for lots with less than 38 feet (11.5m) of frontage, and the following guidelines shall be observed:
    - 60% of the houses on a block may have "type 1" garage doors, and "type 2" is limited to 40%, as defined below;
    - No more than two houses with "type 2" garage doors can be sited adjacent to each other;
    - Houses with "type 2' garage doors are not permitted on priority lots.

Garage doors defined as "type 1" may have single opening widths of 8' or 10', and "type 2" as opening widths of 12' or 14'.

4.4.4.4 Driveways

Width of Driveways
The design and width of private driveways impact the appearance and function of the streetscape. Limiting the width of private driveway:

- supports the character of the community;
- provides further opportunities for landscaping on both public and private lands; and
- increases opportunities for visitor on-street parking.

Within the community, the width of private driveways shall not exceed the exterior width of the private garage.

For information regarding the minimum size of exterior parking pads and maximum width of driveways, refer to the community zoning by-law.

Driveway Materials
All materials, colours and layout patterns for driveways must be reviewed and approved by the Design Control Architect.

All driveways must be finished with a hard surface material. If someone wishes to use a material other than asphalt the following guidelines shall apply:

- lockstone may be used provided that the colour, design and specifications of the material are approved by the design control architect;
- only earth tone brick colours will be approved; and
- no red brick shall be used.

The builder will be required to complete driveways in hard surface material as per the requirements of the Design Control Architect.

4.4.4.5 Garage Exterior Colours and Materials

The exterior colours and materials of garages shall be compatible with the style of the house and particular attention must be given to priority locations such as gateway lots, corner lots or garages flanking laneways or walkways.

The colour of the garage doors must become background and should not dominate the house elevation. A similar colour or tones to the main cladding material is recommended. For end lots adjacent to side streets and open spaces, garages shall be designed to the same level of detail and be finished with the same materials as the main dwelling.

4.4.4.6 Lighting and Identification of Garages

Lighting fixtures should be mounted above or to one side of all garage doors, as viewed from the street.

4.4.5 Corner Lot Fencing

Corner lot fencing shall be provided by the builder for screening of the rear yard amenity area on all flankage lots. A consistent approach to corner lot fencing is proposed throughout the community. The consistency is achievable by using the same fence/wall design or by a set of similarly complimentary fence/wall designs, colours and materials. In a typical situation, these fences/walls shall be designed to provide for the following:

- compliance with the overall community vision in scale and character;
- detail, colour and materials should be pre-designed for all corner lot locations within the community;
- design co-ordination with noise attenuation fencing that is in compliance with applicable requirements; and
- compliance to Brampton's fence by-law or other municipal requirements.

Typical Corner Lot Fencing Locations are provided in Appendix B. Fence designs are to be prepared by the landscape architect and approved by the Design Control Architect.

4.4.6 Design Guidelines for Lots with 18.0m or Greater Frontage

4.4.6.1 Introduction

The guidelines in this section address specific architectural details appropriate for the high quality of architectural design to be achieved in the executive residential neighbourhoods shown on Figure 6. These guidelines are in addition to the guidelines in the balance of Section 4.4 with the guidelines in this section taking precedence where there is a discrepancy between the two.

4.4.6.2 Window Detailing

In addition to the guidelines in Section 4.4.3.7, the following guidelines shall apply:

- all elevations of a building shall have the same window types; and
- interior muntins are to be offered in models where appropriate to the style, where exposed to public view.

4.4.6.3 Roofs

In addition to the guidelines in Section 4.4.3.9, the following guidelines shall apply:

- for all lots 18 m wide and greater all houses shall have a minimum 150mm continuous frieze board, where appropriate to style, under all roof soffits on all elevations;
- the minimum roofing specification shall be renaissance shingle (25 year) by CRC or other approved equal; and
- other approved roof materials include:
  - heavy shadow asphalt;
  - cedar shingles or shakes;
  - metal standing seam;
  - flat tile (contempora series by marley; monier or approved equal) colour shall be approved;
  - slate; and
  - encourage copper roofs to be used on projecting bay windows.
  -

All predominant roof slopes shall be a minimum of 8:12. Slopes of 5.9:12 or 6.5:12 may be used in conjunction with 8:12 slopes if the following are addressed:

- if the lower roof slopes are in keeping with the architectural style;
- if the predominant roof is a minimum of 8:12;
- if the other roof elements such as dormers and gables are consistent with the architectural style and roof slopes of the main roof; and
- if the pitch of the roof has been reviewed on their design merit.

Roof Materials
For all executive lots the minimum roofing specification shall be premium asphalt shingles, unless otherwise specified and approved.

4.4.6.4 Exterior Colours and Materials

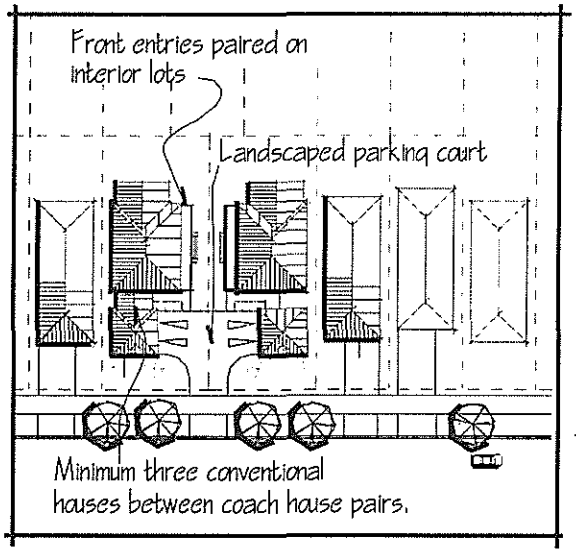
In addition to the materials identified in Section 4.4.3.11, the following wall cladding materials are encouraged:

- copper; or
- fish-scale, shingle and shake profiles (manufacturers to be approved).

4.4.6.5 Houses with Integral Front Garages

In addition to the guidelines in Section 4.4.4.1, the following guidelines shall apply:

Three-Car Garages Facing the Street
- For all lots 18 m wide or greater Figure 12 shows the garage design options which includes:
  - Option 1 – garages designed with one tandem parking space;
    - garage setbacks and projections shall be as per two-car garages facing the street as outlined above.
  - Option 2 – garages set back from the front wall of the house where;
    - at least one garage is recessed back from the front face of the other two garages a minimum of 1.2 metres;
    - a roof and/or projection in front of the recessed garage doors, for options 2a and 2b, is incorporated into the design of the garage to create shade and thereby creating a less dominant garage; and
    - for options 2, 2a and 2b the intent for the 1.2m setback is to have less dominant garages. Setback can be from face of building or entry elements. The goal is to have a variety of massing treatments.



Detached Garages in Front Yard (Coach Houses)

Three-Car Garages at 90 Degrees to the Street

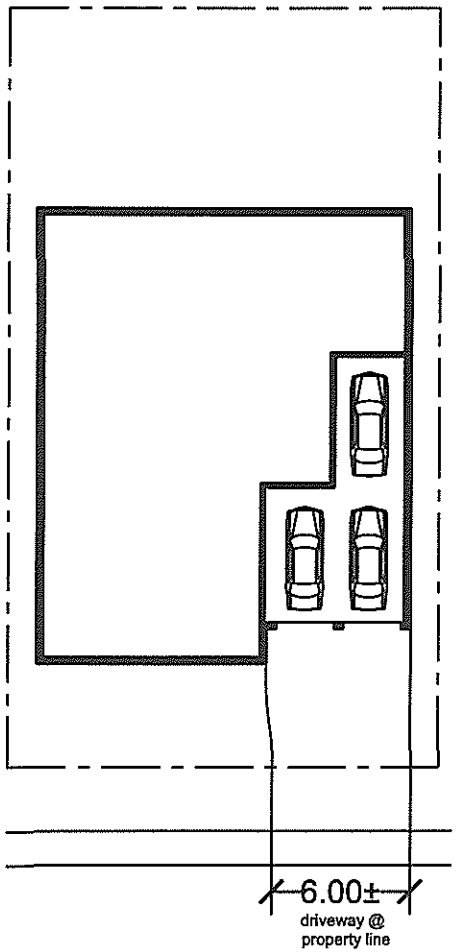
- For all lots 15 metres or greater, Figure 13 shows the garage design options which are:
  - Option 1 – The garage wall facing the streets should have architectural articulation;
    - at least one of the garages is to project a minimum in front of the garage doors of the other two garages.
  - Option 2 – The garages may be separated a minimum of 1.5 metres from the main front wall of the house to create the impression of a coach house by introducing a breezeway and to maintain the architectural expression and details of the main dwelling; and
  - Option 3 – Garages may be at the side and integrated into the overall massing of the house.

- The garage and entry are encouraged to be mirrored on the adjacent lot in the siting arrangement.

THE ESTATES OF VALLEYCREEK COMMUNITY

City of Brampton

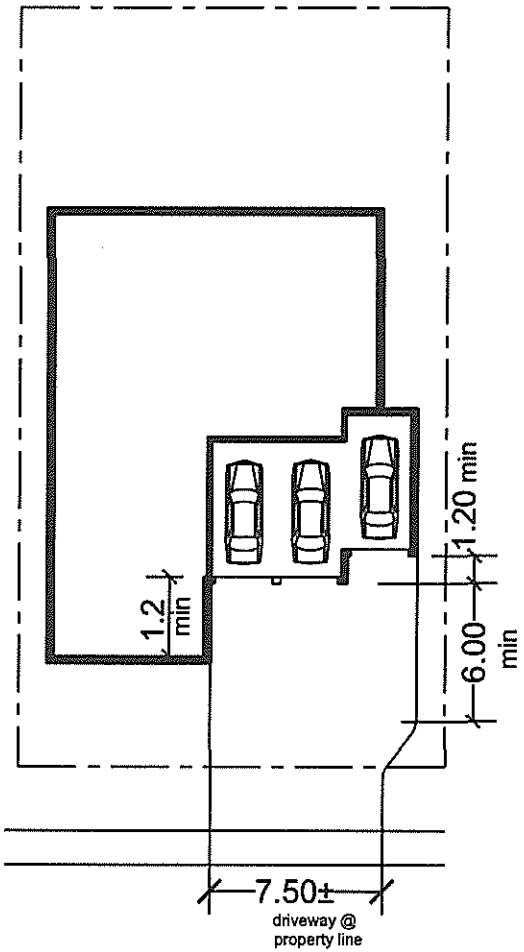
For 18m lots or greater



option 1

3rd car tandem

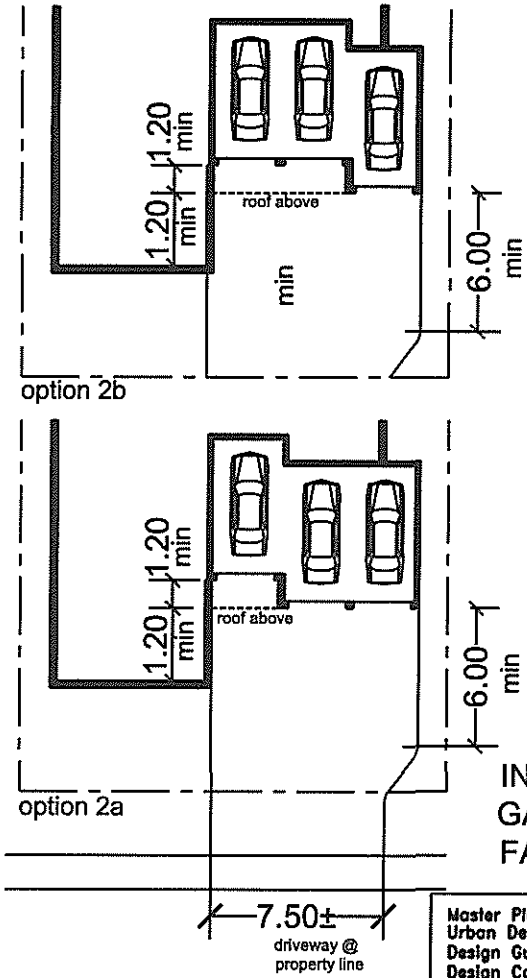
For 18m lots or greater



option 2

3rd car off set 1.2m

For 18m lots or greater



roof in front of one
or two garage doors

INTEGRAL FRONT GARAGE, 3-CAR FACING THE STREET

Master Planning
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Design Guidelines
Design Control

WATCHORN Architect Inc.

240 Duncan Mill Road
Suite 500
Toronto, Ontario
Canada M3B-1Z4
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Fax: (416) 449-1803

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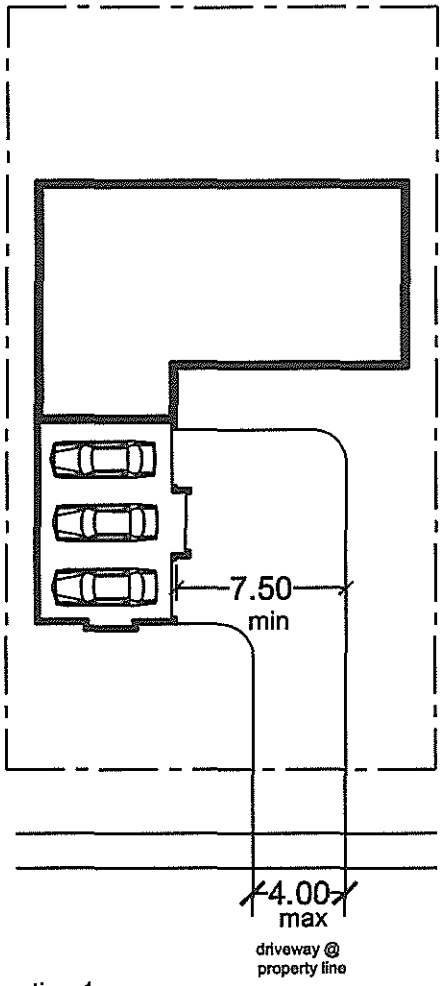
Figure 12

THE ESTATES OF
VALLEYCREEK COMMUNITY
City of Brampton

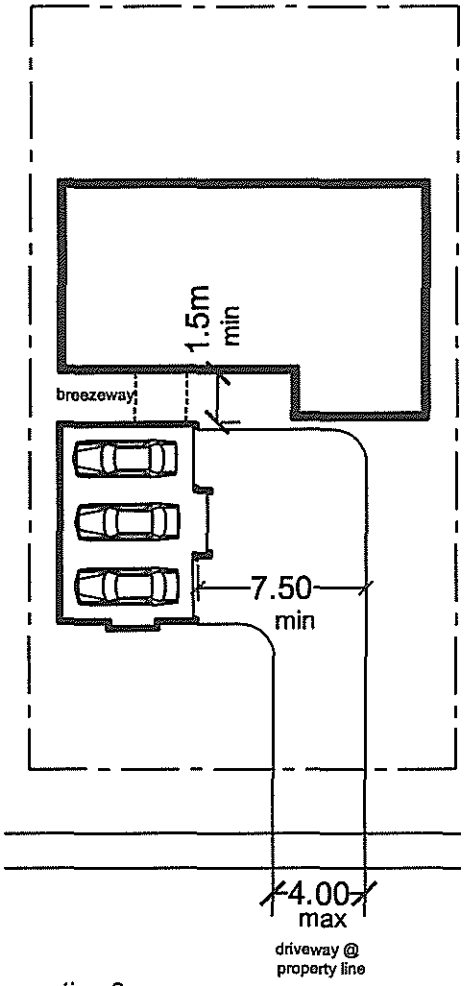
For 18m lots or greater



option 1

garage attached to the house

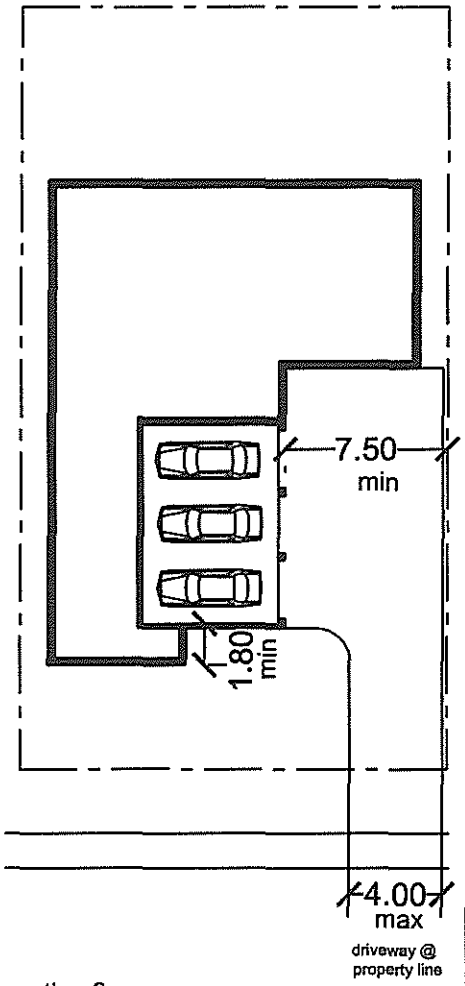
For 18m lots or greater



option 2

garage as coach house

For 18m lots or greater



option 3

at the side integral to the house

INTEGRAL FRONT
GARAGE, 3-CAR
90° TO THE STREET

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Design Guidelines
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Figure 13

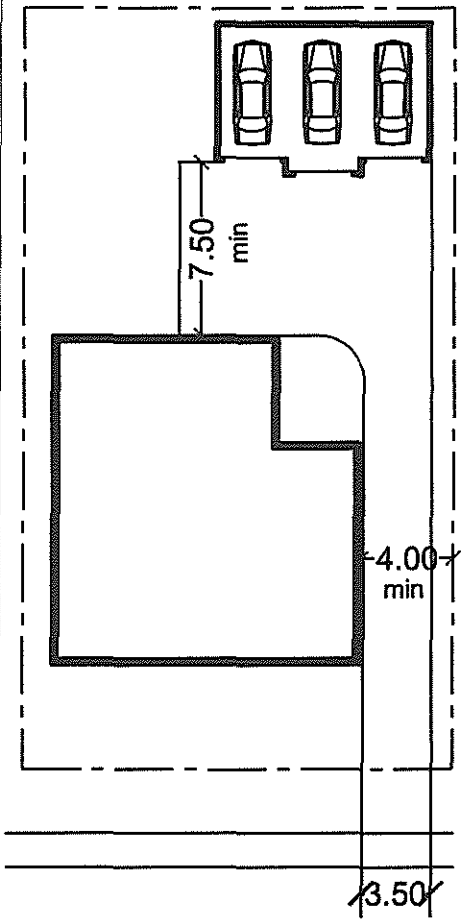
4.4.6.6 Garages at the Side or Rear of the House or in the Rear Yard

- The massing of the house is a minimum of 1½ storeys.
- For all lots 18 metres wide or greater, Figures 14 and 15 show garages located in the following places:
  - Option 1 (Figure 14) – in the rear yard;
  - Option 2 (Figure 14) – in the rear yard attached to the house;
  - Option 3 (Figure 14) – at the side and rear of the house and integrated with the massing of the house;
  - Option 4 (Figure 15) – on the side of, and attached to, the house with the doors parallel with the street and at least one space is off-set a minimum of 1.2 metres; and
  - Option 5 and 5a (Figure 15) – in the rear yard with the third space in tandem.
- For all options:
  - The main entrance and/or entry element of the house shall face the street; and
  - The architectural expression and details of the garage are to be consistent with the main dwelling.

These garage design options should be considered throughout the community but will be encouraged along all Primary Community Streets as shown on Figure 11. These garage treatments are strongly encouraged and shall be offered by builders on some models for lots 18 m and larger.

THE ESTATES OF
VALLEYCREEK COMMUNITY
City of Brampton

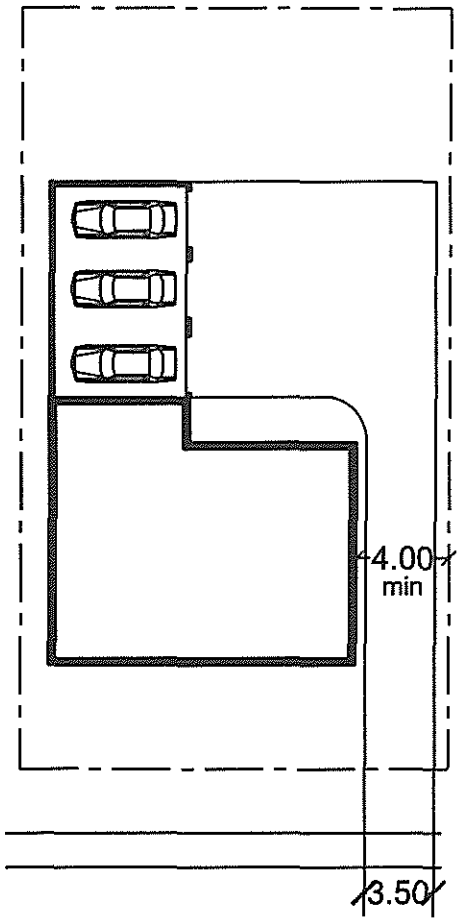
For 15m lots or greater



option 1

in the rear yard

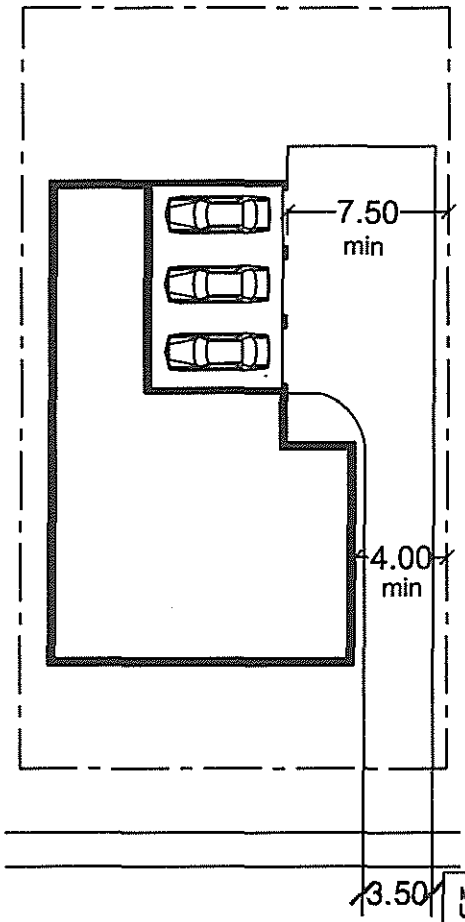
For 15m lots or greater



option 2

at rear attached to the house

For 18m lots or greater



option 3

at the side integral to the house

GARAGES @ SIDE,
REAR OR IN THE
REAR YARDS

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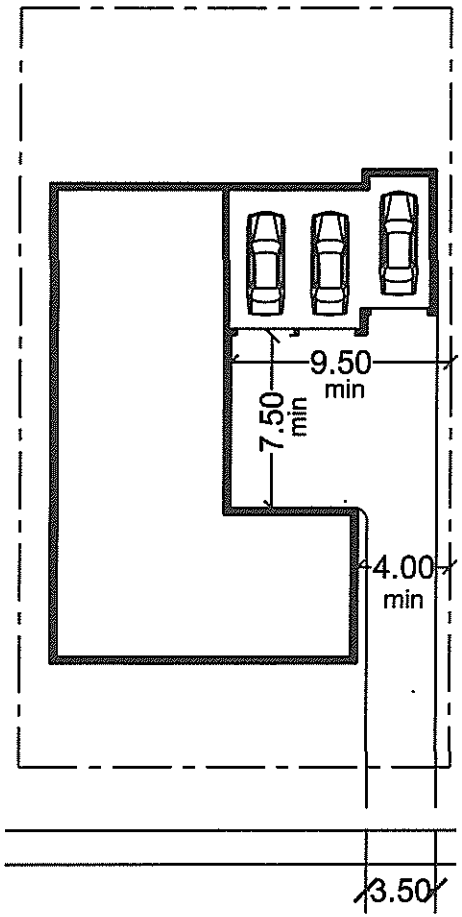
Figure 14

THE ESTATES OF
VALLEYCREEK COMMUNITY
City of Brampton

For 18m lots or greater

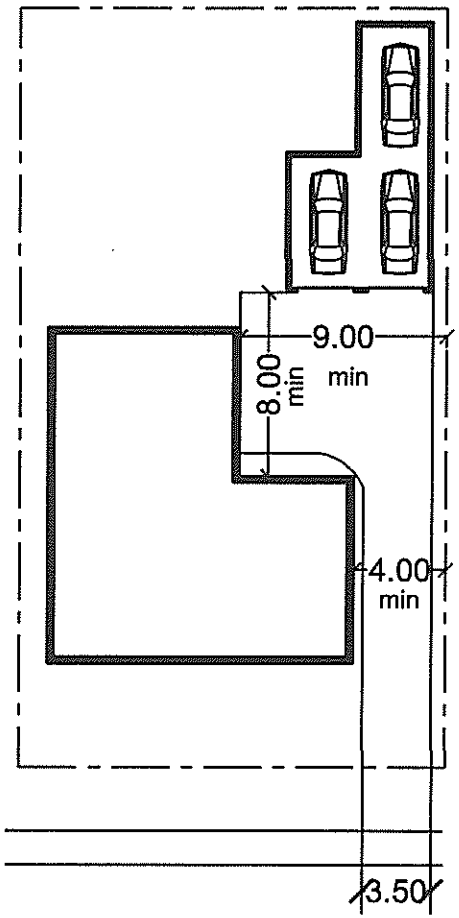


option 4

driveway @ property line

at the side attached to the house

For 15m lots or greater

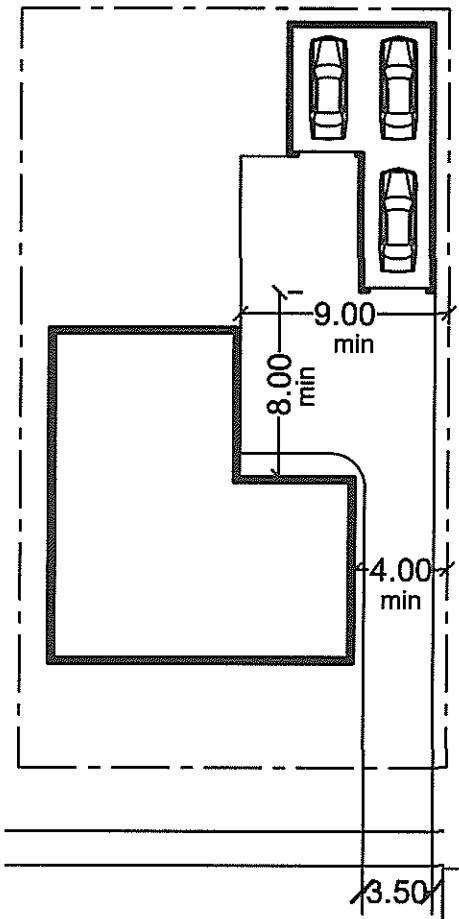


option 5

driveway @ property line

in the rear yard tandem

For 15m lots or greater



option 5a

driveway @ property line

in the rear yard tandem

GARAGES @ SIDE, REAR OR IN THE REAR YARDS

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Figure 15

4.4.6.7 Garage Doors

In addition to the guidelines in Section 4.4.4.2 , the following guideline shall apply.

- Upgraded garage doors must be incorporated for all lots 18 m or greater. Standard garage doors are not permitted.

4.4.6.8 Driveways

In addition to the guidelines in Section 4.4.4.3, the following guidelines shall apply.

Layout of Driveways
All three-car driveways facing the street must be tapered as shown on the enclosed details (Figure 11). All three-car driveways shall taper to a maximum width of 7.5 metres at the property line and at the curb cut. All two-car driveways shall have a maximum width of 6.0m at the property line and at the curb cut. Driveway widths must conform to Brampton standards.

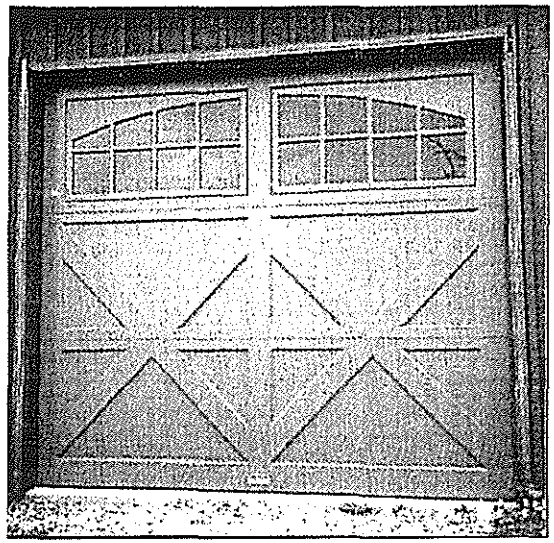
Circular Driveways on Interior Lots
For lots with a frontage with 21m or greater, circular driveways will only be reviewed and approved where:

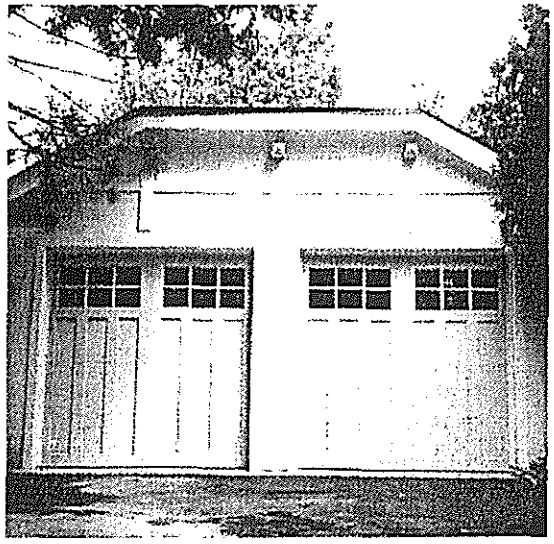
- single width entrance maximum 4.0 m is provided for both inbound and outbound movements;
- stamped concrete, unit pavers or a combination of unit pavers and asphalt encouraged to be used;
- an upgraded landscape design is provided;
- the frontyard setback is of sufficient depth to enable good layout;
- there are no conflicts with existing utilities; and
- all approvals of the City of Brampton can be met.

Circular driveways shall only be considered for corner lots with a lot frontage of 21m or greater where such lots are adjacent to lots that have a frontage of 21m or greater. The above noted standards shall apply. No circular driveways will be approved on lots with less than 21m frontage.

Driveway Materials

- Upgraded surface materials such as unit pavers, stamped concrete are encouraged for all lots greater then 21m.





Upgraded Garage Doors

4.4.6.9 Corner Lot Fencing

In addition to the guidelines in Section 4.4.4.5, the following guidelines shall apply.

- Alternative approaches to corner lot fencing such as wrought iron and hedging will be considered for lots greater than 18m if it is co-ordinated with other fencing designs. Alternative corner lot fencing must be submitted at the Design Control Site Plan approval stage and will be reviewed on its individual design merit.

4.5 Design Guidelines For Commercial Buildings

4.5.1 Introduction

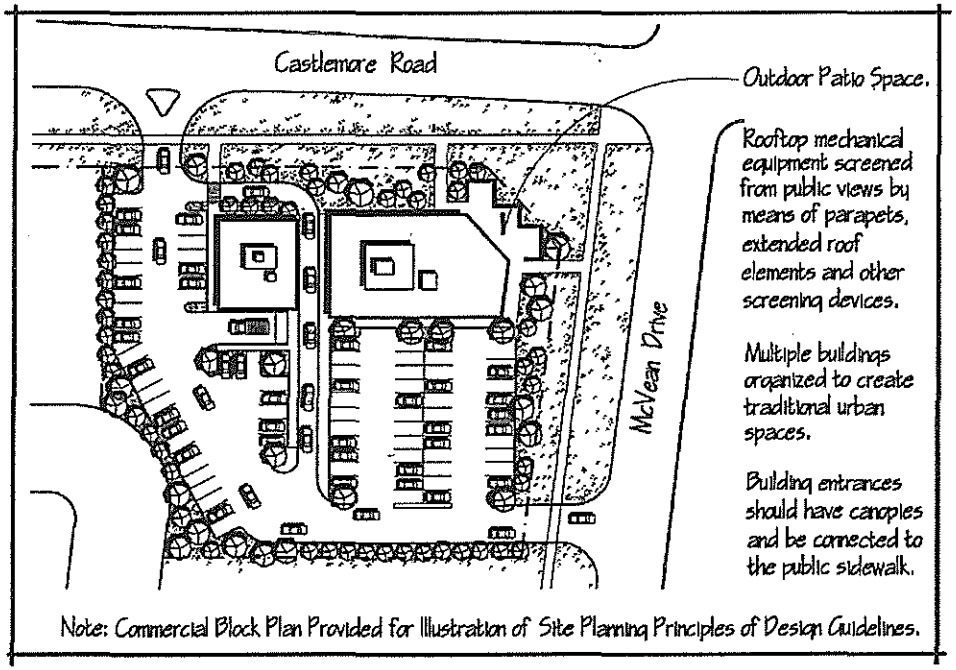
The design goal for commercial developments in this community is to maintain the image of successful urban streetscapes defined by attractive buildings located to contain the street edge.

4.5.2 General Guidelines

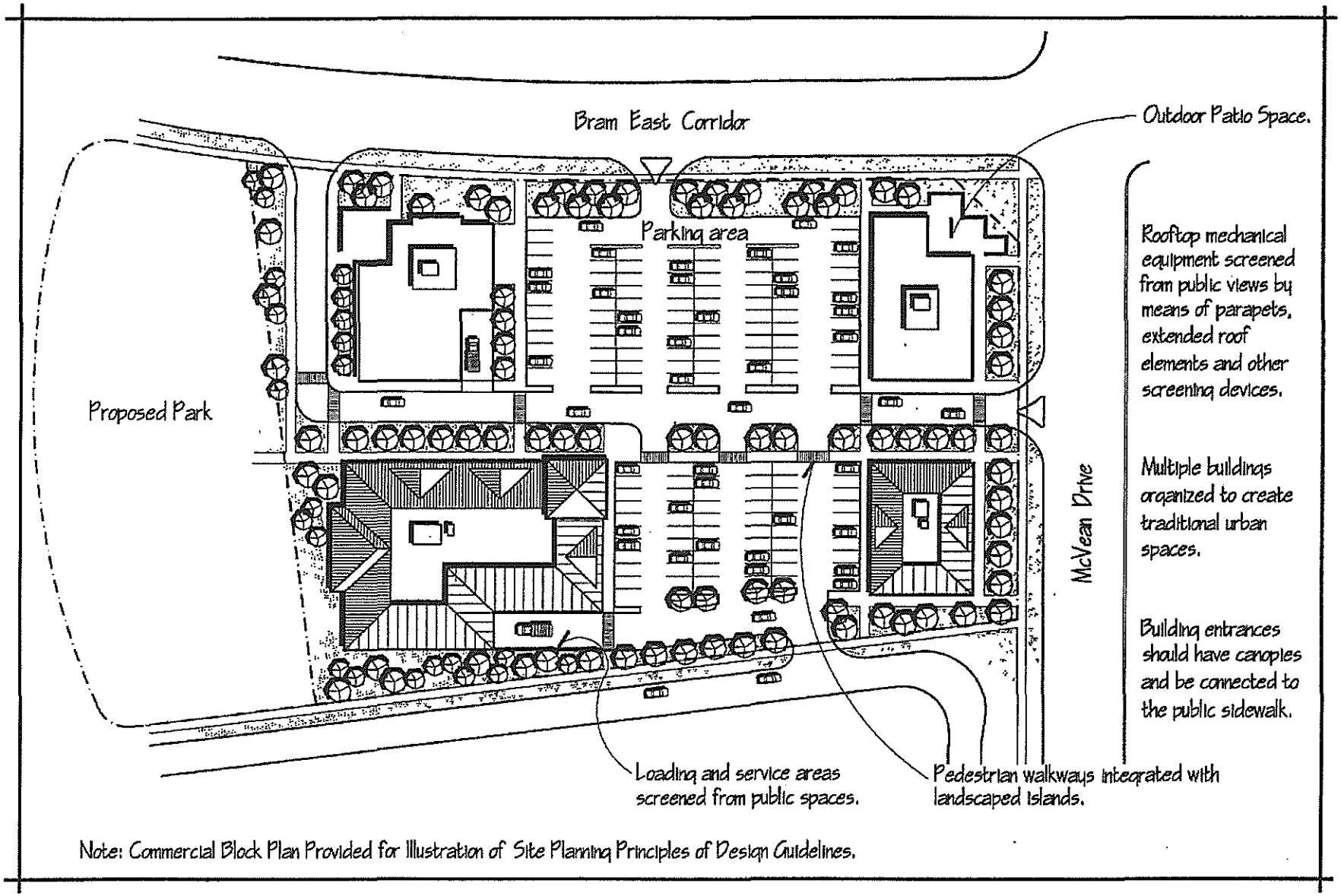
4.5.2.1 Site Planning Guidelines for Single and Multiple Buildings

To ensure that the siting of these buildings is appropriate and complementary to adjacent residential neighbourhoods, the following guidelines will apply:

- the site design of commercial blocks should reflect the desire to establish well-defined, visually pleasing streetscapes;
- buildings should contribute to the larger streetscape, where possible, and not be isolated from each other on their own sites;
- on corner sites, buildings are encouraged to be sited at the corners where possible and to architecturally address the intersection; and
- appropriate buffering of residential developments shall be provided, by way of site planning, building design and landscape elements.



Commercial Block at McVean Drive and Castlemore Road



Commercial Block at McVean Drive and Bram East Corridor

4.5.2.2 Building Massing and Roof Lines

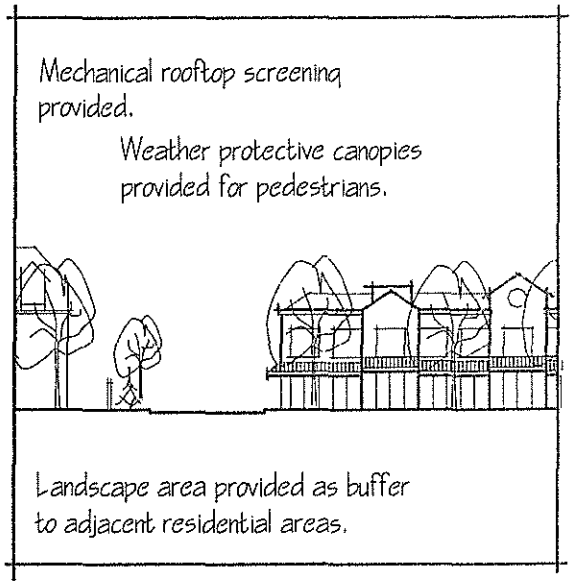
The massing and rooflines of these types and uses should observe the following guidelines:

- the scale of these buildings should be sensitive to the scale of adjacent grade related housing and medium density residential buildings;
- where an individual site is to be developed with more than one building, the collective architectural composition of the buildings must be considered in terms of the massing, roof lines, street relationship, and visual impact on adjacent grade related housing;
- long continuous roofscapes should be divided and varied to provide visual interest and variety; and
- rooflines and parapets shall be designed to facilitate the integration and screening of all roof top mechanical units.

4.5.2.3 Building Elevations

The design of elevations for this building type and use should respect the following guidelines:

- elevations viewed from public spaces should provide visual interest through their design, articulation and fenestration;
- all elevations should be clad with the same prominent materials;
- elevations should contain changes in plane and relief to break-up long, continuous stretches;
- a thematic composition of building siting, massing, architectural style, colour and material treatment, compatible with the overall vision of the community is encouraged to create a unique streetscape for 'campus' developments;
- the siting, massing, architectural style, colour and material treatment of individual building developments is encouraged to be compatible with the streetscape;
- elevations should be pedestrian friendly through scale, transparency, articulation, and use of materials;
- building forms should be appropriately scaled, massed and detailed to relate to its adjacent neighbours; and canopies or other approved facade treatments; and
- should be incorporated in the design of pedestrian walkways and street elevations.



Elevations designed as interesting, compatible and attractive in community streetscape.

Commercial Building
Massing and Roof Lines

4.5.2.4 Building Entrances

The design principles that shall be observed in designing building entrances are as follows:

- building entrances are encouraged to face the street and, where possible, be close to the street line;
- all public entries should be covered;
- architecturally pronounced feature entry points should be created for all public entries;
- all major entrances shall be handicapped accessible with at grade thresholds; and
- all major entrances should allow for ease of movement through the doors and include an overflow and waiting space for pedestrians.

4.5.2.5 Pedestrian Circulation

For safe, comfortable and efficient pedestrian circulation around commercial sites, the following guidelines should be respected:

- pedestrian walkway connections between buildings, streets, and parking areas of commercial blocks should provide a safe, comfortable and attractive environment for pedestrian circulation;
- compliance with the overall community vision in scale and character;
- pedestrian walkways connecting storefronts should be designed to accommodate high volumes of unencumbered movement, areas for socializing, window shopping and a wide range of street furniture which create animated and interesting sidewalk life;
- pedestrian connections should be planned to facilitate access to future adjacent transit stops;
- bus shelters should be provided in safe and visible locations along transit routes. The design of these structures should be compatible with the architectural styles in the community;
- bicycle storage racks should be provided adjacent to the main entrances of major commercial and mixed-use buildings; and
- pedestrian seating, garbage receptacles, and vending boxes should be collectively designed and organized adjacent to pedestrian walkways and areas to provide appropriately located areas of activity and community focus.

4.5.2.6 Vehicular Access, Parking, and Servicing

A vehicular circulation system should provide safe and effective vehicular movement while creating a safe and attractive pedestrian environment The location and design of service areas should be visually and physically unobtrusive. A comprehensive vehicular circulation system should be designed to respect the following guidelines:

- vehicular and service access to residential streets should be minimized and designed to minimize disruption to pedestrian routes;
- the location of entrances to parking lots should facilitate efficient on-site circulation, and discourage through circulation as an alternative to adjacent streets;
- landscaping should be provided to screen parking from streets and from adjacent developments in a manner that is in keeping with an urban and pedestrian friendly environment;
- all parking areas shall be paved in a hard surface material;
- large parking areas should be divided through the use of landscaping, public pathway systems and the placement of free standing buildings to create smaller parking "rooms";
- loading and service areas should be located away from adjacent residential or public lands and from pedestrian walkways, and screened by the placement of buildings, screen walls and landscaping;
- outdoor display areas should be designed and organized as positive streetscape elements. Outdoor storage should be located and screened from public view; and
- site plan provisions shall be made for snow storage.

4.5.2.7 Landscaping

The objectives for the design of landscaping for commercial blocks are to:

- integrate the development into its urban environment;
- visually support the edge conditions and character of the arterial roads;
- provide visual and physical support for a safe and attractive pedestrian environment; and
- integrate the commercial block into the adjoining residential neighbourhoods.

To support these objectives the following guidelines will be followed:

- entry features consisting of both hard and soft elements shall indicate the entry point to the commercial development;
- a landscaped edge shall be designed along all exterior roads with planting in these areas consisting of shade trees co-ordinated with the street tree planting program, accent planting beds, landform, and hard landscape elements such as walls, where appropriate;
- landscape and street edge treatments along public streets and pedestrian walkways should contribute to pedestrian safety, sight lines and access into the development;
- abutting residential streets or residential front yards shall be screened from commercial lands by tree and shrub plantings;
- privacy for all adjacent residential rear and side yards shall be provided by screening with a masonry wall and a landscape buffer dominated by plantings of high crowned deciduous trees and coniferous groupings;
- a minimum 1.5 metre wide landscape area shall be provided at internal lot lines;
- large parking areas shall be physically and visually separated with landscaping to create distinct "outdoor rooms";
- major vehicular and pedestrian access points and routes shall be clearly identified with both vertical and horizontal hard and soft design elements. These pedestrian routes may be incorporated into landscaped parking islands;
- pedestrian walkways should be surfaced in a hard paving material, other than asphalt, and be free of obstructions or barriers to movement in the path of travel;
- plant material will incorporate permanent and seasonal colour variations;

- tree grates, guards, bollards, benches, bus shelters, waste receptacles, lighting, street signage and other permanent site furnishings shall harmonize in finish, colour and materials within public lands. Individual site plan pedestrian lighting systems and site furnishings will be encouraged to be compatible with the aesthetic form and colour of the community's street furniture, signage, and pedestrian lighting system;
- plant material used to screen service areas is to include evergreen species and shall be effective during all seasons; and
- all areas of the site not landscaped with plant materials, nor paved for pedestrian or vehicular uses, shall be sodded.

4.5.3 Lighting

Lighting for the commercial blocks should meet all of the necessary commercial marketing requirements while supporting a safe pedestrian and vehicular environment, and remaining unobtrusive to its residential neighbours.

The following guidelines will be followed to support this objective:

- lighting of parking areas across the commercial block should be co-ordinated with respect to scale, profile, and design;
- parking area lighting is to be placed so as to discourage the distribution of light onto adjacent lands; and
- lighting at the appropriate physical scale should be used to assist in providing safe pedestrian circulation.

4.6 Site Planning And Design Guidelines For Institutional Blocks

4.6.1 General Planning Guidelines for Institutional Buildings

Institutional buildings play a significant role in establishing the image and identity of this community. As noted in Section 3.2.4.5, these buildings serve as focal points and landmarks within the community, therefore care must be taken in designing these buildings to ensure they physically reflect their importance as part of the neighbourhood streetscape.

To achieve these goals, guidelines are provided for:

- Site Planning
- Priority View Corridors
- Building Design
- Pedestrian Circulation
- Bus and Passenger Pick-up/Drop-off Areas

4.6.2 Site Planning

The following are general guidelines for institutional uses:

- the design of institutional blocks should contribute to the development of well-defined, visually pleasing streetscapes. Buildings on such sites should contribute to the larger streetscape where possible, and not be isolated from each other within their sites;
- where the size of a site permits, public institutional buildings are encouraged to be set back from the street edge to enhance views from the street and allow for a landscaped forecourt;
- on focal point sites, public institutional buildings are encouraged to be sited to significantly address the intersection architecturally and to maintain high visibility in the streetscape;
- the architectural style of these buildings should:
- respond to, and reinforce, the character of the neighbourhood architecture;
- be inspired by the primary architectural styles of the community – Greek Revival, Queen Anne, Ontario Traditional, Georgian Revival or Victorian;
- maintaining their significance as distinctive civic places and uses;

- parking, service roads and passenger drop-offs should be discouraged from being located in front of buildings between the streetline and the front facade;
- front yard landscaping should be compatible with neighbouring residential dwellings and other complementary uses, and should reinforce the streetscape;
- lighting for buildings and parking should be designed and sited to minimize the distribution of light onto adjacent properties and ensure safe and comfortable areas at night; and
- all signage is to be grade related and integrated into the landscape or architecture.

4.6.3 Priority View Corridors

The placement of public institutional buildings within the urban road structure offers opportunities to reinforce the prominence of these buildings as landmark features for identification and orientation around the community. To achieve this objective:

- consideration should be given to siting institutional buildings to take full advantage of their locations as part of significant view corridors (see Figures 4 and 11);
- buildings should be setback from the street line to allow for landscape forecourts and pedestrian spaces; and
- significant building elements, such as towers, entrance porticos and important, detailed facades should be located to terminate view corridors, where possible.

4.6.4 Building Design

4.6.4.1 Building Massing and Roof Lines

Guidelines for the massing and roof line delineation for institutional buildings are as follows:

- the architectural design should be consistent with the community image and reflect the architectural styles and the predominant use of stone;
- long continuous roofscapes should be divided and varied to provide visual interest and variety; and
- rooflines and parapets should be designed to facilitate the integrated screening of roof top mechanical units.

4.6.4.2 Building Elevations

Elevations viewed from public spaces must provide consistency and visual interest through their design, articulation, and fenestration. This objective can be achieved by the following means:

- except as stated otherwise, all elevations should be clad with the same materials;
- elevations should contain changes in plane and relief to divide long continuous stretches;
- the siting, massing, architectural style, colour and material treatment of individual buildings are to be compatible with the streetscape and the overall vision for the community; and
- elevations should be pedestrian friendly through scale, transparency, articulation, and use of materials.

4.6.4.3 Tower Elements

Consideration should be given to the use of towers to enhance the presence and landmark feature of public institutions throughout the community. Towers should be integrally designed as part of the main building and constructed of compatible materials and colours. Tower elements are encouraged to be located at the most visible point on the site such as:

- the exposed corner or corners of corner sites;
- the terminating point of a significant view corridor; and
- the high ground portion of a site, where possible.

Towers should be physically or perceptually taller than the general building mass to create a strong presence in roofscape design. The tower should proportionally relate to the overall building composition and provide a prominent presence in the streetscape.

4.6.4.4 Building Projections

Projecting elements such as bay, bow, and boxed bay windows, entry stoops, porticos, roof extensions, cantilevered elements, buttresses, roof dormers, balconies and alcoves are encouraged to be included as appropriate to the architectural style to provide detail and articulation to the design.

4.6.5 Pedestrian Circulation

Pedestrian walkways should be designed to ensure a safe, comfortable and attractive environment for pedestrian circulation. The following guidelines are provided to achieve this objective:

- pedestrian walkway connections should be designed to accommodate high volumes of unencumbered movement at peak times;
- pedestrian connections should be planned to facilitate access to future adjacent transit stops;
- bus shelters should be provided in safe and visible locations along transit routes. The design of these structures should be compatible with the architectural styles in the community;
- areas for meeting and gathering, which incorporate a wide range of street furniture such as seating, garbage receptacles, and vending boxes, should be provided and designed to create animated and interesting sidewalks;
- outdoor display areas located adjacent to pedestrian walkways should be comprehensively designed and organized These areas should incorporate common seating areas to provide appropriately located areas of activity and community focus; and
- bicycle storage racks should be provided adjacent to main building entrances.

4.6.6 Bus and Passenger Pick-up and Drop-off Areas

Bus and passenger pick-up and drop-off activities are short term, intensive and potentially disruptive activities that occur a few times a day. To minimize the impact that these activities have on the adjacent residential neighbourhoods, the development of lay-by lanes is encouraged along the street, away from the front face of the institutional building, where possible. These areas should be:

- long enough to accommodate the required number of buses serving the building and wide enough to accommodate a bus, in accordance with municipal standards;
- unencumbered by access points into parking areas, driveways, intersections, etc.; and
- designed with hard surface pedestrian walkways to ensure passenger safety and comfort while entering the building.

4.7 The Community Design Review Process

4.7.1 Introduction

This Privately Administered Design Review Process co-ordinates the site planning, streetscape housing, engineering and landscape design for the Estates of Valleycreek Community , in accordance with the Urban Design Guidelines and Architectural Design Guidelines. This process will apply to:

- all residential units; and
- all commercial and institutional block development.

4.7.2 Submissions for Approval

All design elements of the building elevations as previously noted must be reviewed and approved by the Design Control Architect. The Design Control Architect shall have the authority to make interpretations of these guidelines to provide the necessary flexibility at the implementation stage while ensuring that the stated goals and objectives are met.

Approvals by the above parties do not release the builder from compliance with other approval agencies. The builder is responsible for ensuring compliance with:

- municipal zoning requirements;
- municipal development engineering standards;
- the Ontario Building Code regulations;
- lot grading requirements as set out by the project engineer; and
- municipal site plan approval.

4.7.3 Responsibilities of the Builder

Builders of residential, commercial or industrial developments within the Estates of Valleycreek Community are responsible for the following items:

- obtaining approval of the Design Control Architect prior to making submissions to the City of Brampton;
- for residential development, obtaining "preliminary" approval of plans, elevations, siting, streetscapes and colours prior to marketing or sales of houses. Builders selling houses or specifying colours prior to Design Review Approval, do so with the understanding that sales are subject to change by the Design Control Architect; and
- for residential development, building and marketing houses in compliance with approvals and guideline requirements.

Design Review Contacts:

Design Control Architect

Watchorn Architect Inc.
240 Duncan Mill Road, Suite 500 Don Mills
Toronto, Ontario
M3B 1Z4
Telephone: (416) 385-1996
Fax: (416) 449-1803

4.7.4 Orientation Meeting (if desired)

After the builder has purchased lots/block, a preliminary meeting may be arranged with the Design Control Architect to discuss and familiarize the builder with:

- The Design Guidelines
- The Review and Approval Process
- Time Frames for Approvals

4.7.5 Information Package

It is recommended that the developer make the following information available for the use of the builder's designer:

1. Zoning By-Law
2. Registered Plan
3. Detailed Community Design Guidelines (including Architectural Design Guidelines)
4. Engineering Grading and Servicing Drawings (Contact Subdivision Engineer)
5. Landscape Concept Plans for Various Community Edges, Parks, and Streetscapes (prepared by The MBTW Group)
6. Subdivision Agreement
7. Electrical Distribution and Street Lighting Plan
8. Noise Report (if applicable)

4.7.6 Review Process

The Design Review Process deals only with the external visual appearance of the units/buildings and their relationship in the streetscape. Floor plans are provided for information only and as a guide in assessing the exterior treatment.

Items to be submitted to and approved by the Design Control Architect include:

1. Designs and Working Drawings
   - 1.1 Preliminary Design
   - 1.2 Final Working Drawings
   - 1.3 Master Sheet of Elevations (for Fee Simple Residential)
2. Site Plans
   - 2.1 Preliminary Approval
   - 2.2 Final Approval
3. Exterior Materials and Colours
4. Landscape Plans (where applicable)
5. Signage (where applicable)
6. Engineering Design

Drawings shall be folded to 8 1/2" x 11" format when submitted for review.

4.7.6.1 Design and Working Drawings

Step 1 - Preliminary Design

Two copies of the following information shall be submitted to Design Control Architect for review and approval:

- Floor Plans
- Exterior Elevations and Details
- Special Units for Corner Lots *
- Variety in Treatment of Garages*
- Treatment of Porches*
- Materials and Colours
- Typical Streetscapes showing attention to Priority Lot Sitings*
- Preliminary Master Sheet*
- Preliminary Site Plans

(* Grade-related Housing)

The materials presented for preliminary review need not be highly detailed but should be sufficiently representative to assess the design of the project. All items requiring review and approval should be discussed at this preliminary stage. This procedure will remove the possibility of design issues arising when detailed drawings are being prepared.

Satisfactory submissions will be stamped "Preliminary Approval" after review by the Design Control Architect.

1 cc Applicant
1 cc Design Control Architect

Step 2 - Final Working Drawings

Four copies are to be submitted to the Design Control Architect for review and approval. A minimum of six lots is required per submission for street-related housing.

These drawings will be stamped "Final Approval" by the Design Control Architect.

1 cc Design Control Architect
1 cc Subdivision Engineer
2 cc Applicant (1 cc to be given to the Building Department to indicate Approval and compliance with the Design Guidelines)

Step 3 - Master Sheet of Models and Elevations (for street-related housing)

After final approval of working drawings, two copies of the Master Sheet showing approved front elevations for all models shall be submitted for Final Approval.

Units approved for use on corner lots should indicate front, exterior side and rear elevations. This information will be required prior to review of Preliminary Site Plans.

These drawings will be stamped "Final Approval" by the Design Control Architect.

1 cc Applicant
1 cc Design Control Architect

4.7.6.2 Site Plans

Step 1 - Preliminary Site Plans

Two copies shall be submitted to the Design Control Architect for review and approval. Required information includes:

- proposed siting, including setbacks, driveways, etc.;
- locations of corner lot fencing, acoustic fencing, perimeter piers, walls, columns and decorative fencing; and
- for street-related housing, streetscape elevations consisting of front elevations, exposed sides and exposed rears of all sitings. Lot numbers, model type and elevation number should be indicated on the drawings.

These drawings will be stamped "Preliminary Approval" by the Design Control Architect.

1 cc Applicant
1 cc Design Control Architect

Step 2 - Final Site Plans (at 1:250)

Four copies are to be submitted to the Design Control Architect for review and approval. A minimum of six lots is preferred per submission for street-related housing.

These drawings will be stamped "Preferred" by the Design Control Architect.

1 cc Design Control Architect
1 cc Subdivision Engineer
2 cc Applicant (1 cc to be given to the Building Department to indicate Approval and compliance with the Design Guidelines)

4.7.6.3 Materials and Colours

The builder shall submit to the Design Control Architect for review and approval, one set of sample boards and two copies each of:

- the master exterior colour schedule; and
- for street-related housing, a schedule indicating the proposed locations of the colour schemes, after unit sitings have been finalized.

The material and colour schedule will be stamped "Approved" by the Design Control Architect.

1 cc Applicant
1 cc Design Control Architect

4.7.6.4 Engineering Design

Preliminary and Detailed Design
The overall subdivision design and lot grading plans have been prepared by the Subdivision Engineer. Reference should be made to the lot and/or block grading plans to identify house types that are compatible with proposed grades.

Proposed grading plans are to be submitted to the Subdivision Engineer for review and approval.

Note: Preliminary Grading Certificates will not be issued by the Subdivision Engineer until the Design Control Architect has approved the house design and the final site plans, including re-siting of units.

4.7.7 Revisions to Approved Drawings

When a builder requires revisions, the builder or the builder's designer shall review the proposed revisions with the Design Control Architect. The builder provides the necessary drawings for re-approval in accordance with the process outlined above.

4.7.8 Site Inspections

The Design Control Architect will conduct periodic site inspections to ensure general compliance with the approved plans. The builder will be responsible for any consultant's fees which result as required to resolve issues of non-compliance with approved drawings.

4.8 Design Review Checklist

4.8.1 Introduction

The following is a list of those items that may be reviewed in the development of residential lots.

4.8.2 Architectural Checklist

The following is a list of those items that may be reviewed in the development of lots.

1. Site Plan
   - House type, elevation number
   - Driveway layout and surface materials
   - Setbacks
   - Sidewalks and other paved areas
   - Existing trees with existing and proposed grades
   - Lot grading and drainage
   - Service lead-ins (storm, sanitary, water, hydro, gas and telephone)
   - Hydro transformer, meters, fire plugs, telephone, cable switch gear
   - Fence (corner lot, screen and noise fencing) and wall locations, design, height, materials and colours

2. Building Design
   - "A" elevations of same style; "B" same style, etc.
   - Elevations (front, side and rear elevations)
   - Windows, doors, garage doors and details
   - Materials (including samples)
   - Deck and walkout plans and details
   - All mechanical equipment, vent
   - stacks, etc. on elevations or roofs (location, size and colour)
   - Upgraded elevations

5.0 IMPLEMENTATION

5.1 Introduction

The Detailed Community Design Guidelines provide the overall design framework for the Estates of Valleycreek Community. As noted at the beginning of this report, the community design framework established by the Detailed Community Design Guidelines will benefit developers in the preparation of individual subdivision and site plan proposals. Achieving the design objectives and principles outlined in this document will occur through the Draft Plan Approval, the Subdivision Agreement, a privately administered Design Control process, and Site Plan Approval processes.

5.2 Draft Plan Approval

Through the draft plan approval process the following design elements of a community are established on a block-by-block basis:

- General land use organization, road layout and pedestrian circulation.
- Location of community elements and structures.
- Lot layout and orientation.
- Requirement for Architectural Design Guidelines.

5.3 Subdivision Agreement

The detailed design of the lands within the public right-of-way are addressed in the subdivision agreement, including the landscape and streetscape design.

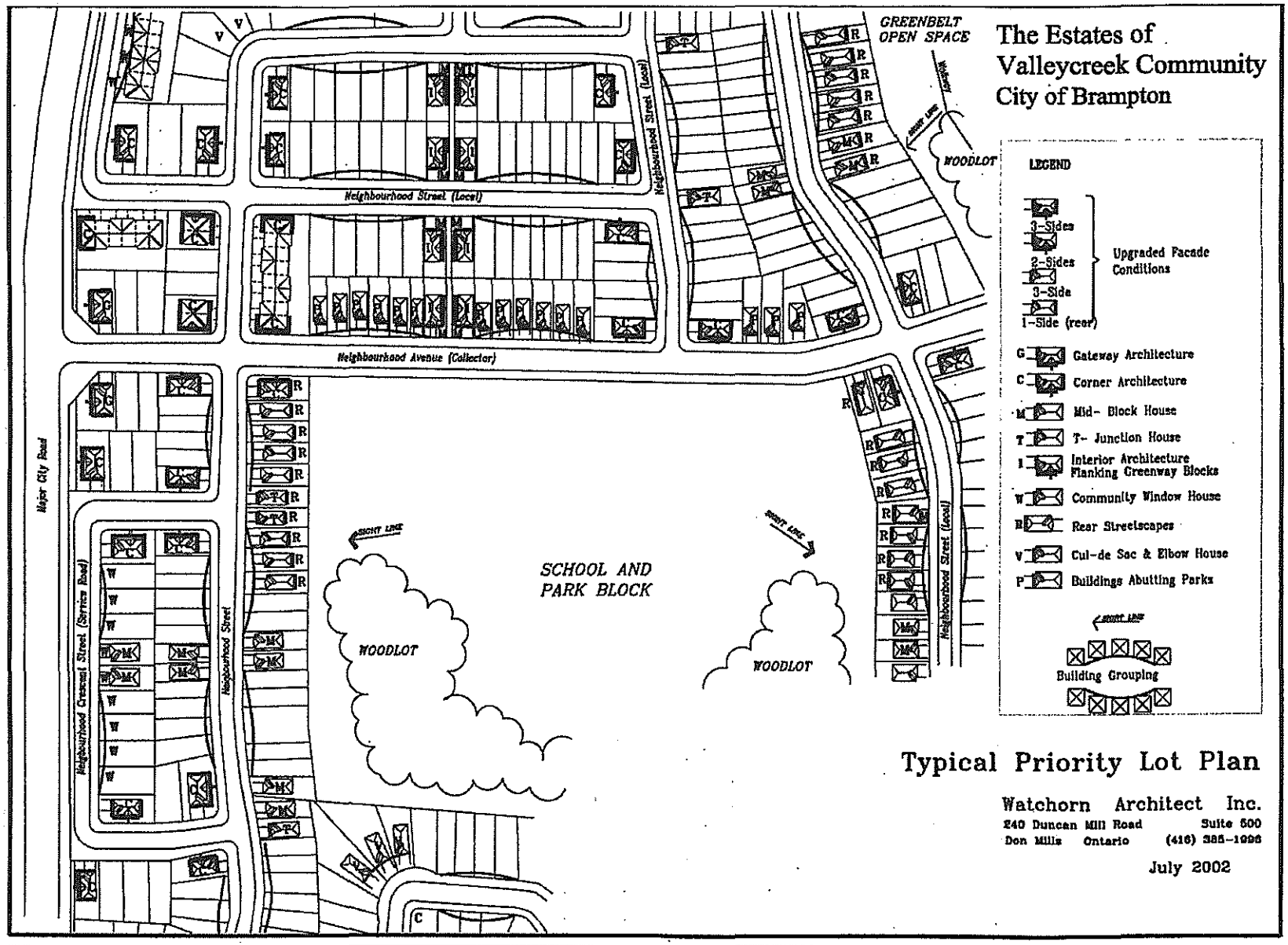
5.4 Privately Administered Design Control

The Detailed Community Design Guidelines for the Estates of Valleycreek Community contain a separate component for Architecture and landscaping on private lands within for the community. This component of the Detailed Community Design Guidelines continue the vision for the community and provide more detailed guidance regarding the design and siting of individual commercial, and institutional buildings to achieve the community vision. The Architectural component provide concepts and standards to guide the development on private lands with regard to issues concerning site planning, architecture and landscape design. The implementation of the Detailed Community Design Guidelines is through a privately administered Design Control review process. This requires that all site plans, elevations, and materials and colours for all buildings within the Estates of Valleycreek Community be reviewed and approved by the control architect prior to submission to the City of Brampton for site plan approval and/or building permit application. The site plan and associated documents (i.e. building elevations, landscape plans and details) are to be submitted as part of the Design Control process, and must be stamped "approved" by the Design Control consultant prior to submission to the City.

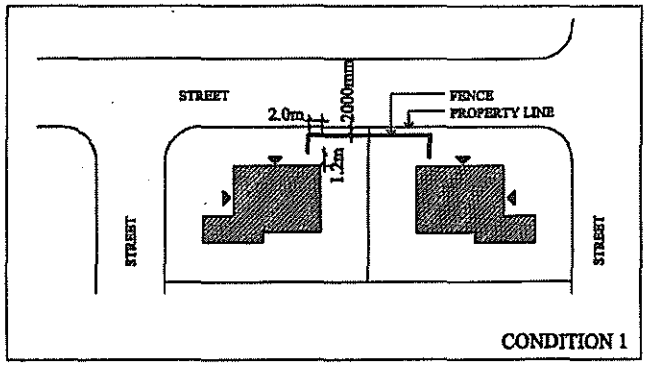
5.5 Site Plan Approval Process

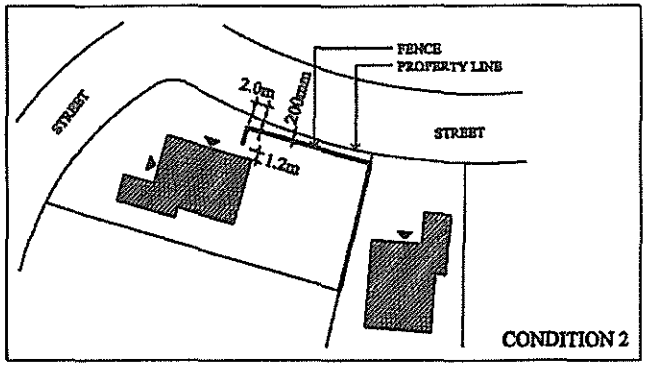
All developments that must undergo a detailed Site Plan Approval process will be administered by the City of Brampton. The purpose of this process is to ensure that these development proposals meet all other requirements of the City of Brampton departments or other approval or commenting agencies.

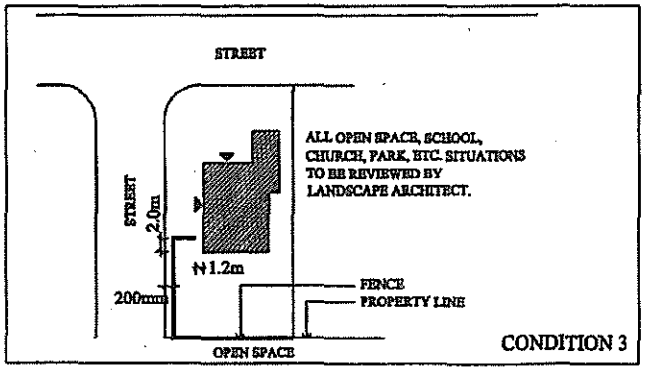
Appendix A - Typical Priority Lot Plan



Appendix B - Corner Lot Fence Conditions







The Estates of Valleycreek Community

City of Brampton

LEGEND

▲ Front Entry Options

Corner lot fencing shall be installed by the builder. It's location shall be entirely on private property and return to within 1.2m to the building face to accommodate a future gate.

1. Fence is to be set back 200mm from exterior side lot line as noted.
2. Fence is to terminate at rear corner of house with desirable overlap of 2.0 meters as noted, subject to house design (i.e. windows, fireplace, etc.), and acoustic requirements.

   Subject to site conditions, the fence return may extend up to 1/3 the length of the house at the builders' discretion without the approval of the Developer.

DIMENSIONS TO BE CONFIRMED.

Corner Lot Fence Conditions

Watchorn Architect Inc.
240 Duncan Mill Road, Suite 500
Don Mills Ontario
Tel (416) 385-1996
Fax (416) 385-1996

July 2002

Appendix B

The Estates of Valleycreek Community

Community Master Palette - Exterior Materials and Colours
(Selection Chart)

Prepared By Watchorn Architect Inc.

Date Issued: **February 2002**
Date Revised **April 22, 2003**
April 28, 2003

Appendix C

	1		2		3	4	5	6
Material	**Brick**		**Stone**		**Stucco**	**Roof** (asphalt shingles)	**Soffit, Facia, RWL**	**Other**
	Canada	**Brampton**	**Permacon**	**Ariscraft**	**Dryvit** (or equivalent)	**CRC** (or equivalent)	**Gentek** (or equivalent)	
Light Tones	Argyle	Abbey Blend	(Dufferin Stone-Model 3)	(Laurier or Citadel)		(Renaissance XL series		
	Devon Cream	Cashmere(10)			111 Prairie Clay	required on all lots 18m	Sandalwood 408	**Garage Doors (8)**
	Cortes	Nevada Blend	Range Chambly Beige	(6) Driftwood	106 Pearl Ash	or greater)	Almond 432	Garage Colors to be background.
	Savanah	Santa Fe	Range Lennox Grey	Desert Brown	112 Sandlewood Beige	(6)(7) Black Slate	Dover Grey 436	The colour to blend with the main
	Antique Grey	Wyndham Grey(10)	Range Orleans Grey	Sage Olive	117 colonial Tan	(6)(7) Cathedral Slate	Slate 423	material of the house.
	Heritage Grey(10)			Charcoal	139 Adobe Accent	Harvest Slate	Canyon Clay 410	
Medium Tones	Old Janeston	Cathedral		Mahogany	107 Sunset Yellow	(6)(7) Taupe Slate	Antique Ivory 433	**Windows**
	Brighton	Country Manor		Canyon Buff	109 Eggshell Cream	Weathered Slate	Pearl 434	
	Harrington II	Old School		Dusty Rose	113 Amarillo White	Blue Slate	Sandstone 440	Provide Variety
	San Antonio	Prairie Sunset		Dark Brown	105 Suede	Grey Slate	Sable 420	of Window Frame Colours
	St.James			Traditional Grey	346 Patchwood		Cashmere 463	and variety in window styles
	Heritage Beige(10)			Charcoal/Dusty Rose	453A Stainless	(Traditional series	Wicker 438	and proportions
				Trad. Grey/Desert Brown	349A Tea Rose	permitted on lots less	Pebble (Brownstone) 459	
					338 Bisque	than 18m, unless		**Railings**
Dark Tones	Williamsburg	Cohoe			621 Whale Gray	otherwise noted)		Colours to be coordinated
	Heritage Brown	Olde Frontier	* All models sited on gateway lots		633 Battleship	Fulltone Black		with the trim package.
	Heritage Antique	Huronia	must have the stone of the house		339A Caribou	Fulltone Brown		
			match and coordinated with		375 Spice Tan	Driftwood		* White metal or aluminum
			the colour and pattern of the feature		142 Spectrum Brown	Frostone Grey		railings will not be permitted
			wall.		* other colours to be	Colonial Blend	* other colours to be	unless white has been used as
					reviewed on their		reviewed on their	part of the trim colour palette.
					design merit		design merit	

General Notes

1 All Exterior Material & Colour Schedules must include a range of light, medium & dark tones in the selection of cladding materials
2 Colour packages with similar tones should not be paired or grouped together, and be seperated by atleast one contrasting tone
3 Light tones should preferably not be sited on any priority lots (i.e. corner lots, lots adjascent to a park, etc.)
4 The same colour packages should be seperated by 3 lots, nor sited directly across the street
5 Finger joints should be used wherever stone and brick interface
6 To be used on all Gateway lots as indicated on Figure 11 or lots adjacents to any entry features
7 To be used on all Primary corner lots as indicated on Figure 11
8 Other materials to be reviewed on their design merit
9 Availability of materials must be confirmed with manufacturers prior to selection and preparation of colour packages
10 Restrictions for Canada Brick's Heritage Grey and Heritage Beige, and Brampton Brick's Wyndham Grey and Cashmere:
   10.a. Both colours will be considered one in the same
   10.b. Both colours can not be used on Gateway & Corner Lots, Lots adjacent to Parks & Vista Blocks

Appendix D - Mailbox Structure Locations