Mattamy Tor Garrito Condo
(MILTON, ONTARIO)

URBAN DESIGN BRIEF

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Prepared for:
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First Submission

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MILTON

DRAFT


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Figure 1.1: Tor Garrito in the Context of the Town of Milton

Section 1

INTRODUCTION

1.1 PURPOSE OF DOCUMENT

The proposed Mattamy-Tor Garrito Condo Block is located within the Phase 3 Boyne Survey Secondary Plan in the southern region of Milton, Ontario.

This Urban Design Brief (herein after referred to as “UDB”) provides design direction related to the implementation of the vision and intent for the development area. It focuses on its physical design, with particular reference to opportunities and constraints, structuring elements, pedestrian circulation, vehicular access and parking, streetscape treatment, landscape amenities, and built form characteristics.

The document consists of three sections:

Section 1 - Provides an overview of the urban design vision, objectives and principles for the development based on the Town of Milton’s policies and guidelines;

Section 2 - Provides a description and analysis of the site context, and the opportunities and constraints that will form the basis of the site layout and design; and

Section 3 - Provides the design response with detailed description and illustrations of the site layout and design, public realm framework plan, and built form with respect to the overall character and configuration of the site.

The UDB emphasizes and details the integral elements that will help create an innovative, walkable, transit-friendly environment with strategic residential densities.

1.2 POLICY CONTEXT & ANALYSIS

The Town of Milton's current policy framework directs new development taking place in designated growth areas to have compact form, allowing for sustainable design through the efficient use of land, and establishing transit-supportive land uses and densities.

This UDB provides the provincial and local policy background related to the design objectives, principles, guidelines and how these are met through the development's design response.

1.2.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) establishes a comprehensive vision for land use planning in Ontario. Key policy directions outlined in the PPS that apply to the subject land include:

- Build strong communities by promoting efficient development and land use patterns, infrastructure, and public service facilities;
- Accommodate an appropriate affordable and market-based range and mix of residential types to meet long-term needs; and
- Growth and development shall be compact and focused in settlement areas and should occur adjacent to existing built-up areas.

1.2.2 Growth Plan

The Growth Plan for the Greater Golden Horseshoe (GGH) has been prepared under the Places to Grow Act (2005), to provide an overall vision and direction for residential and employment related development within one of the fastest growing regions in North America.

The Growth Plan establishes a long-term vision for growth in the area, and advocates for the development of vibrant, compact and complete communities that support a strong economy through intensification of the existing built-up areas. The design of the Mattamy-Tor Garrito Condo Block supports the following principles as outlined in the Growth Plan:

- Implementation of environmentally sustainable practices to minimize negative impacts to air quality and climate change;
- Intensification and introduction of higher densities in strategic growth areas to make efficient use of land and infrastructure; and
- Consideration of climate changes and management of growth through planning for more resilient communities and infrastructure.

1.2.3 Official Plan & Secondary Plan

The Town of Milton's Official Plan (OP) has been prepared to support its future vision to be an engaging, balanced and connected community. The vision is supported by the following goals:

- Build and maintain a diverse and vital economy, as well as a safe, liveable and healthy community;
- Protect and enhance the heritage, identity and character for the Town;
- Maximize the benefits of the Niagara Escarpment and the natural environment; and
- Provide responsible cost-effective local government and services.

Further, the OP is based on a theme of "Community Rediscovery," which elaborates upon the Town's commitment to rediscover and maintain the strong sense of community and the friendly environment that exists in Milton today.

As the proposed development is located within the southern Milton, the design vision and principles for the Mattamy-Tor Garrito Condo Block is rooted in the Town of Milton's OP, specifically Boyne Survey Secondary Plan (Section C.10).

The goal of the Boyne Survey Secondary Plan is **"to create a safe, liveable, attractive and healthy community in Boyne Survey which is designed to be integrated with the rest of the Milton Urban Area, and to reflect the engaging, balanced and connected character of the Town of Milton as a whole."**

(OP C.10.3.1)

1.2.4 Boyne Survey Urban Design Guidelines

Located in southern Milton, bounded by Louis St. Laurent Avenue to the north, James Snow Parkway to the east, Britannia Road to the south and Tremaine Road to the west, the Boyne Survey Urban Design Guidelines (prepared by Brook McIlroy Planning + Urban Design) support the Secondary Plan and provide recommendations to ensure quality urban design and the establishment of a planning framework that allows for the creation of a successful and sustainable community.

The Mattamy-Tor Garrito Condo Block reflects the approved Boyne Survey Urban Design Guidelines, which also provides a comprehensive analysis of the entire community that is planned to accommodate approximately 50,000 residents.

The development aligns with the following policies::

- Section 3.0 Community Framework Guidelines
  - 3.4.1 Street Network and Block Layout
  - 3.4.7 Boulevard Design
  - 3.4.8 Parking
- Section 4.0: Building and Site Design Guidelines
  - 4.1 Sustainability
  - 4.2.1 Building Orientation and Massing
  - 4.2.2 Building Setbacks and Stepbacks
  - 4.2.3 Building Articulation and Detailing
  - 4.2.4 Building Materials
  - 4.4.1 Orientation and Setbacks
  - 4.4.2 Dwelling Articulation
  - 4.4.3 Attached Front Garages
  - 4.4.5 Driveways

Figure 1.1: Tor Garrito in the Context of the Boyne Survey Secondary Plan Area

1.2.5 Mid-Rise Guidelines

Milton's Mid-Rise Guidelines is the key guiding policy document that has influenced the design direction of the Mattamy-Tor Garrito Condo Block. As the Town's Official Plan 'seeks to accommodate higher densities at strategic locations,' the Guidelines document is intended to provide urban design guidance for the site planning and design of mid-rise buildings to ensure that they are appropriately located and well-designed. The document reinforces that "human-scaled, mid-rise building can be a way to achieve appropriate, transit-supporting densities without overwhelming the surrounding context" (Section 1.0). It also identifies 'Intensification Corridors' as one of the preferred locations for mid-rise buildings which includes Regional Road 25.

Mid-rise buildings are defined in the Guidelines as a vertical built form that is moderately taller than single family homes or horizontal multiple housing. The scale and height of a mid-rise building should be appropriate and proportionate to the street(s) on which it is situated and the surrounding context. It stipulates that mid-rise buildings are no taller than the width of the public right-of-way (Section 1.1). Since the proposed Mattamy-Tor Garrito Condo Block is located along a regional road, the mid-rise scale of this development is appropriate to the location, and well within the recommended height limits for regional roads in Milton.

The following key principles from the Mid-Rise Guidelines shall inform the design of the Mattamy-Tor Garrito Condo Block:

Street Interface

- The interface between the mid-rise building and the surrounding streets and public spaces has the greatest impact on how pedestrians interact with the building and how the building fits within the street level environment.

Transition to Neighbourhood Context

- A sensitive and gentle transition in scale to the adjacent neighbourhood, especially low-rise dwellings and back yards, heritage buildings, and public open spaces, enables a mid-rise building to nestle comfortably within its surroundings.

Open Space & Parking

- A well-designed and integrated sequence of open space creates a livable and pedestrian friendly environment. Parking and service areas are subordinate and mostly concealed within the building or below ground.

1.3 VISION, PRINCIPLES & OBJECTIVES

The Mattamy-Tor Garrito Condo Block is planned as a component of a model urban community, known as the Boyne Survey Secondary Plan Area, and is designed to be an integral part of the larger communities of the Town of Milton and Halton Region.

Consistent with the Town's strategic direction and policies, the Mattamy-Tor Garrito Condo Block is proposed as a medium density pedestrian-oriented development, with well-crafted built form that will be appropriately integrated within the land parcel and in the context of the overall surrounding community.

The proposed development will directly reflect the Mid-Rise Guidelines that will help achieve a condo apartment development that fits into the broader context of the community and is uniquely urban in form and architecture.

The following principles and objectives provide the framework for the Mattamy-Tor Garrito Condo Block:

- Create visually attractive, and human-scaled condo apartment buildings and townhomes that reflect the principles in the Mid-Rise Guidelines;
- Encourage strategic density by providing a variety of housing types, styles and densities that contribute to the overall character of the Mattamy-Tor Garrito and surrounding Boyne Survey development area;
- Ensure a strong built form orientation and relationship to Ferguson Drive, which functions as an important community-wide connector;
- Develop a site configuration that is based on efficient vehicular and pedestrian circulation patterns;
- Ensure the landscape treatment is appropriate to the built form architecture and materials. Any built landscape elements or paving materials should be designed and selected to complement the architecture, using materials that reflect or complement those used for the built form;
- Provide access and visibility to naturalized areas and amenity spaces, as these spaces support an improved quality of life and promote an active lifestyle by providing recreational opportunities for residents;
- Create a compact, walkable development by providing convenient and effective pedestrian connections to Ferguson Drive and the residential community to the south; and
- Achieve safe pedestrian connections with direct links from adjacent sidewalks and walkway areas to at-grade units.

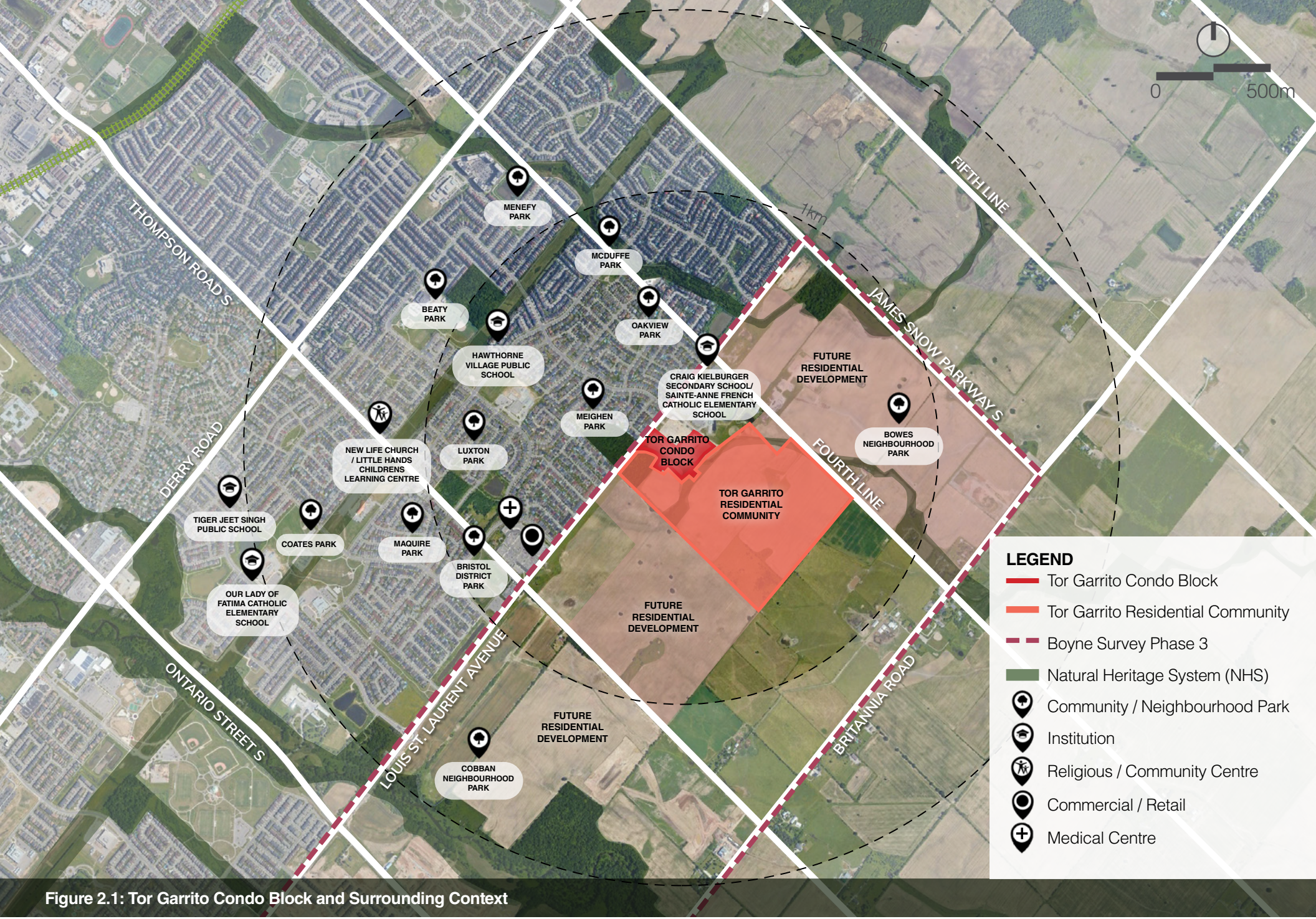


Figure 2.1: Tor Garrito Condo Block and Surrounding Context

Section 2

SITE & CONTEXT ANALYSIS

2.1 STUDY AREA & SURROUNDING CONTEXT

Boyne Survey Secondary Plan Area (Milton Phase 3) encompasses the urban expansion area south of the existing Bristol Survey - Phase 1 development area. The Mattamy-Tor Garrito Condo subject land is located in the north-eastern portion of the Boyne Survey (Milton Phase 3) and consists of approximately 3.0 hectares (7.4 acres) of land. The subject lands are directly accessible from Ferguson Drive, with future community connections to the west and south.

Lands surrounding the Mattamy-Tor Garrito development area provide structure and influence the block pattern and street layout for the proposed community, consistent with the Boyne Survey Secondary Plan.

It is bordered by Louis St. Laurent Avenue and existing residential to the north, Craig Kielburger Secondary School and Sainte-Anne French Catholic Elementary School to the east, future residential lands to the south, and a Natural Heritage System (NHS) consisting of a woodlot and woodlot buffer to the west.

A significant site feature that contributes to the landscape adjacent to the Mattamy-Tor Garrito Condo Block is the existing NHS/woodlot along the western edge.

Figure 2.2: Opportunities and Constraints

2.2 OPPORTUNITIES & CONSTRAINTS

Features within the Mattamy-Tor Garrito Condo Block that present key design opportunities include:

- Focused Density - create opportunities for greater residential density along roads with higher volumes of traffic, such as arterial and collector roads;
- Diversity - provide a range of housing opportunities within proximity to community amenities (transit, parks, schools, trails and natural features);
- Active Transportation Supportive Development - create a pedestrian accessible environment using a modified grid street pattern with minimized block lengths that encourage residents to use alternate modes of transportation;
- Efficient Streets - provide a street configuration with logical, safe and convenient access to community facilities and natural features surrounding the study area; and
- Presence of the Natural Heritage System (NHS) - strengthen the greater interconnected open space network through the interface along the western boundary.

Features within the Mattamy-Tor Garrito Condo Block that present key design constraints include:

- Interface with NHS - while the NHS along the western boundary presents an opportunity to link the development to the open space network, appropriate setbacks and buffers around the NHS must be carefully considered. Any associated trails within the NHS must be sensitively integrated to mitigate impacts to the core natural functions of the system; and
- Interface with Existing and Future Communities - with the Mattamy-Tor Garrito Condo Block centrally situated between an existing established community and the approved residential draft plan of subdivision, land use, built form and connections must be compatible with the surroundings.

Image example of the proposed condo apartment built form, to create opportunities for greater residential density and a range of housing types in the Town of Milton.

Figure 3.1: Land Use Plan

Section 3

DESIGN RESPONSE & CONCEPT PLAN

3.1 SITE LAYOUT & DESIGN

The Mattamy-Tor Garrito Condo Block will comprise medium density residential and condo apartment buildings with several amenity spaces that will define its character and integrate well with the surrounding land uses.

The development will include three (3) condo apartment buildings varying from 6 to 12 storeys (with a total of 520 units) located on two blocks within the plan. Each condo apartment will include common use outdoor amenity spaces both on the ground floor and rooftop. The balance of the site will include front-loaded townhouses (33 units) and back-to-back townhouses (44 units). In addition to underground parking, surface parking and visitor parking spaces, areas for bicycle parking will also be provided.

The proposed plan intermixes condo apartment residential, front-loaded townhouses, and back-to-back townhouses, with a higher concentration of density along Louis St. Laurent Avenue and Ferguson Drive. The adjacent green network, consisting of a woodlot, provides a visual connection to open space from the proposed community.

3.1.1 *Structuring Elements*

The structuring elements for Mattamy Tor-Garrito will serve as the main building components for delineating the residential blocks, establishing the street hierarchy network and providing a strategic integration with the adjoining neighbourhoods.

The following describes the key structuring elements:

- Louis St. Laurent Avenue and Ferguson Drive - the existing arterial and collector roads frame the community on the north and east sides, respectively;
- Ferguson Drive - the collector road serves as the north-south community connector, linking Louis St. Laurent Avenue and future adjacent residential neighbourhood to the south, including the Mattamy-Tor Garrito Condo Block;
- Adjacent Neighbourhoods - approved residential draft plan of subdivision to the south, which serves to extend the collector road network into Mattamy-Tor Garrito, helps to form the proposed road configuration and block layout;
- Adjacent Natural Heritage System (NHS) - presence of the adjacent woodlot frames the community on the west and offers enhanced views; and
- Amenity Spaces - proposed amenity spaces largely define community connections and views.

3.1.2 Transition to Neighbourhood Context

The approved residential draft plan of subdivision to the south of the Mattamy-Tor Garrito Condo Block influences the structure and layout of the block. The future subdivision will be connected through the extension of the local roads, which will establish a cohesive streetscape appearance throughout the greater community.

As the approved residential draft plan of subdivision will consist of low and medium density residential land uses, there is opportunity to establish appropriately scaled built form within the Mattamy-Tor Garrito Condo Block to ensure compatibility and minimize impact on its surroundings.

Tor Garrito Condo Block illustrating built from transition and connectivity to surrounding context.

3.1.3 Appropriate Street Interface

According to Milton's Mid-Rise Guidelines, the recommended maximum street-wall height is 80% of the street right-of-way width. Buildings exceeding this height should be setback from the property line to maintain a massing within a 45-degree angular plane.

In Figure 3.2, due to the presence of a local window street beside Louis St. Laurent Avenue preceding the existing single detached development, the street wall height of the building is 80% of the total right-of-way width, meeting the intent of the angular plane guideline and ensuring a harmonious streetscape integration.

Figure 3.3 demonstrates how the massing of Building B along Ferguson Drive respects the 45-degree angular plane by slightly stepping back the 7th and 8th floors above the podium.

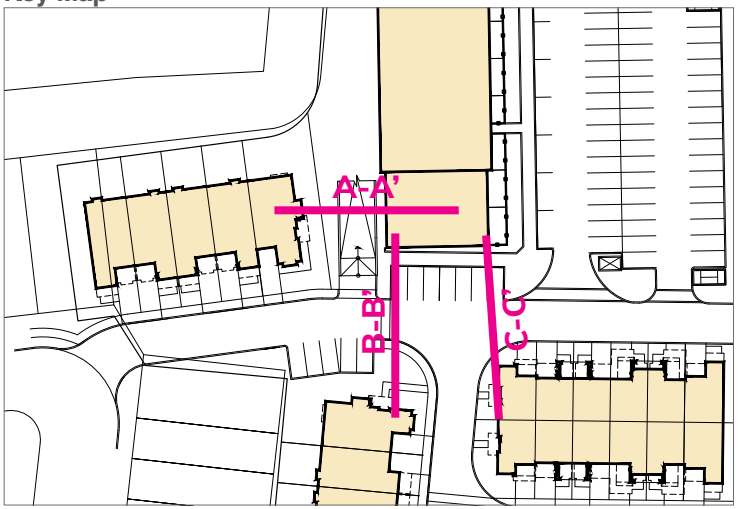
Applicable Mid-Rise Guideline:

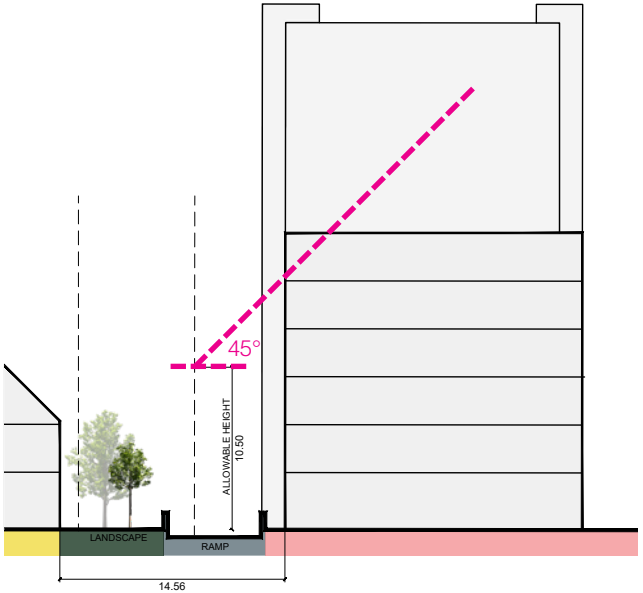
A sensitive and gentle transition in scale to the adjacent neighbourhood, especially low-rise dwellings and back yards, heritage buildings, and public open spaces, enables a mid-rise building to nestle comfortably within its surroundings. (Section 2.2)

Design Response to Guideline:

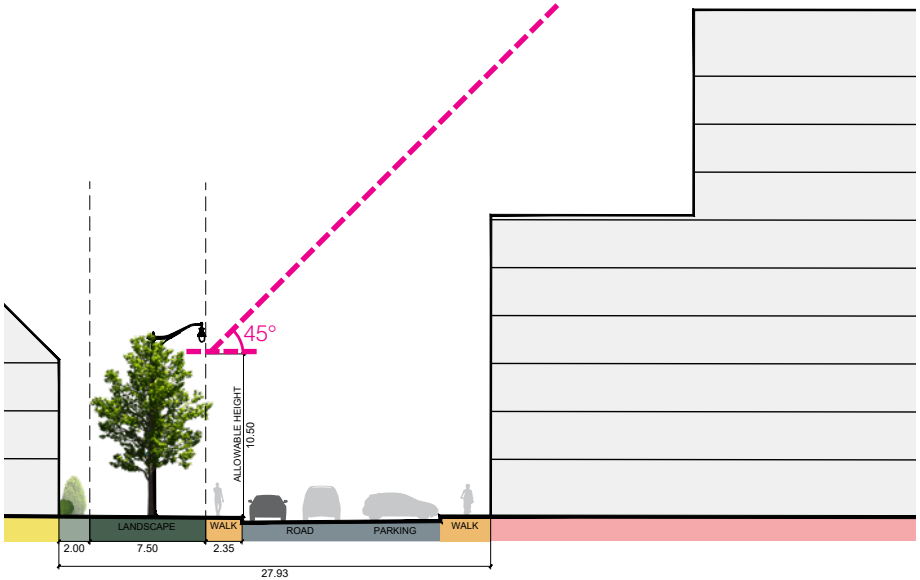
- Building height and massing of the condo apartment buildings are concentrated along arterial and collector roads, and sited furthest away from the adjacent low-rise uses.
- To provide a gradual transition in scale from the condo apartment buildings down to amenity spaces and low-rise buildings in the adjacent neighbourhoods, building step-backs are provided within a rear or side angular plane.
- Framed by an arterial road to the north and collector road to the east, extensive landscape treatments along the ground floor of the condo apartment buildings is provided. A combination of softscape and hardscape treatments will serve as a gentle transitional element to the surrounding streets and built form.

Key Map

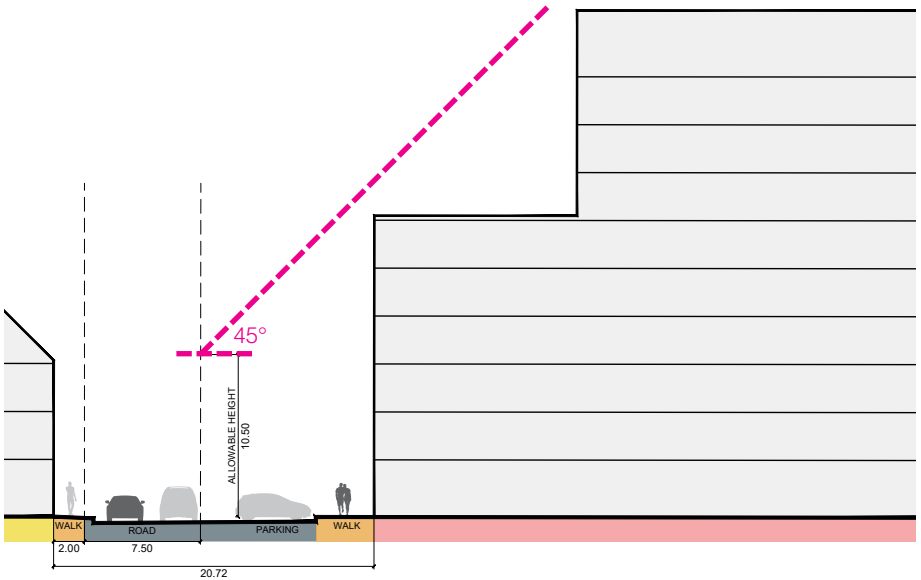




Cross section A-A'



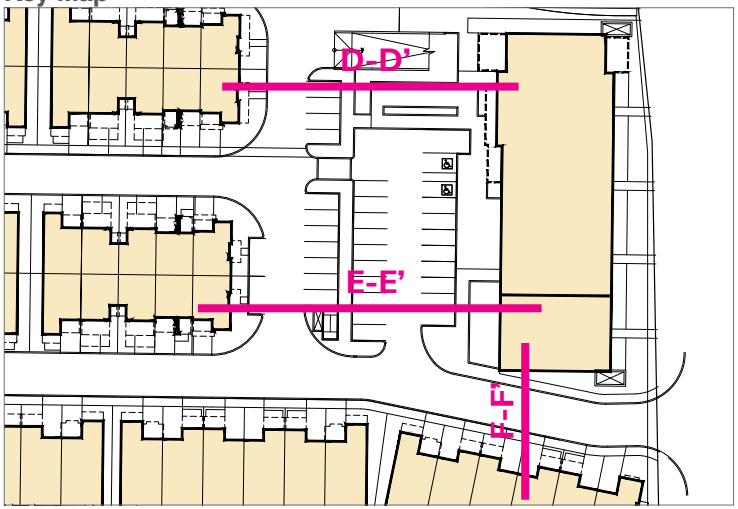
Cross section B-B'

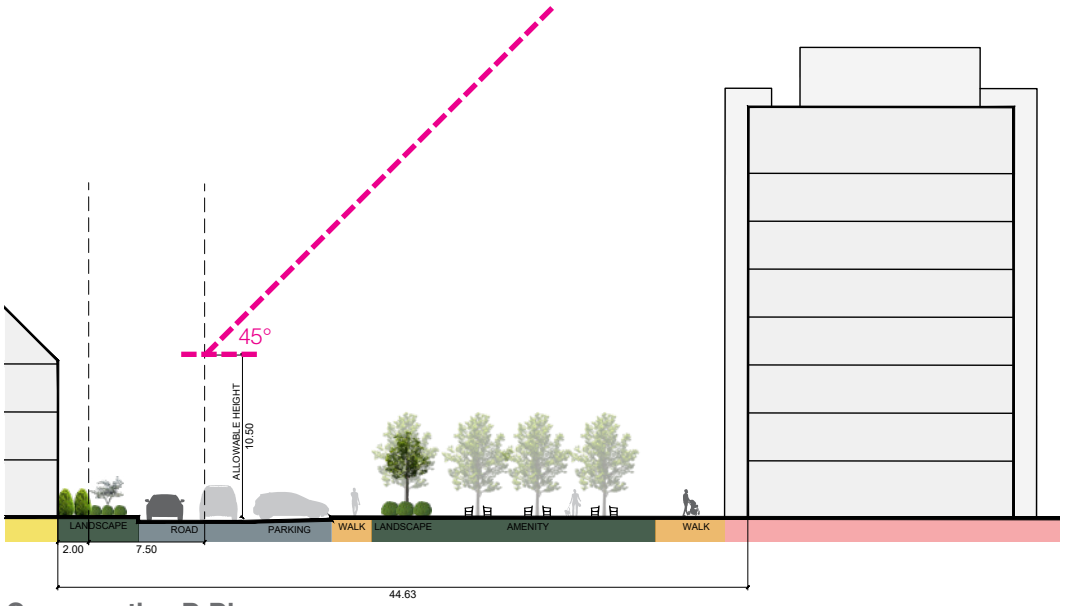


Cross section C-C'

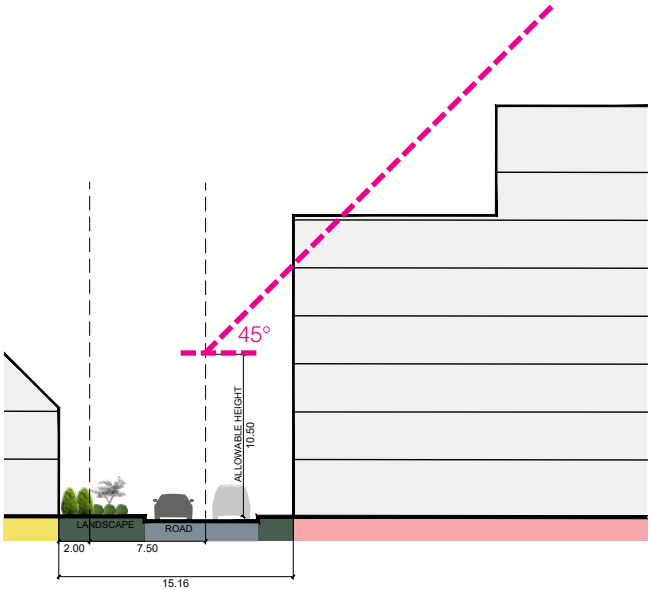
Figure 3.2: Angular Plans Illustrating Separation Distances and Built Form Compatibility for Building B

Key Map

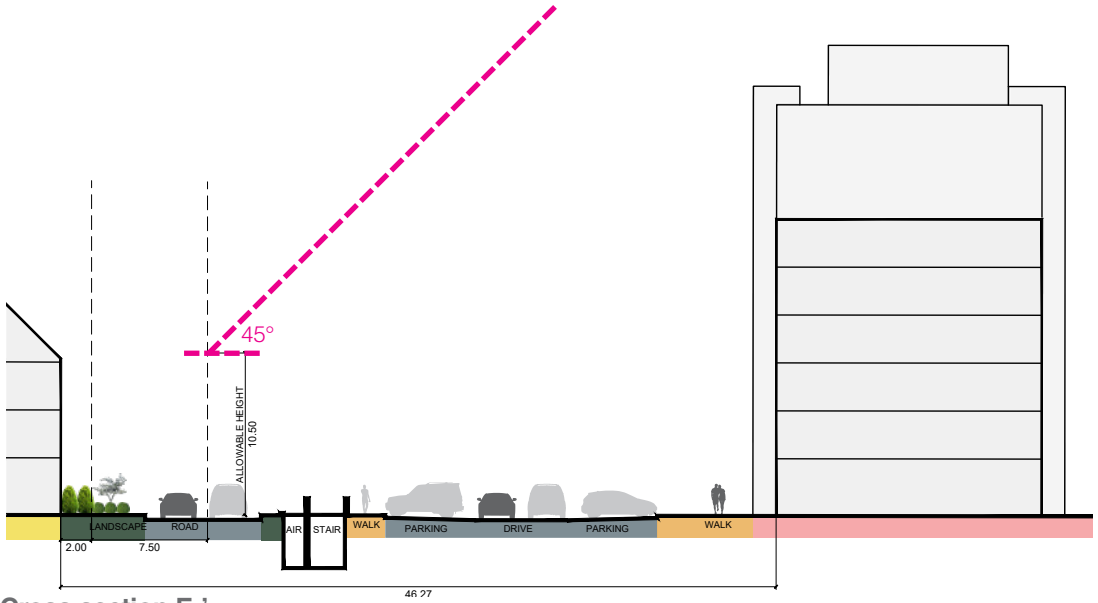




Cross section D-D'



Cross section F-F'



Cross section E-'

Figure 3.3: Angular Plans Illustrating Separation Distances and Built Form Compatibility for Building C

A block layout that is designed to facilitate movement and permeability, minimizing block lengths for easier navigation and walkability.

Image example of a corner building that portrays the image, character and quality of the development through architectural elements and massing.

3.1.4 Building Orientation

The condo apartment buildings within the Mattamy-Tor Garrito Condo Block have been positioned with a strong orientation toward Louis St. Laurent Avenue and Ferguson Drive, an arterial and collector road, respectively, that border the site.

Buildings on the corners of the site typically have the highest degree of public visibility within the streetscape and are important in portraying the image, character and quality of the neighbourhood.

Buildings located adjacent or opposite one another shall be compatible with respect to height and massing. Extreme variations shall be avoided. The proposed 6-storey podiums, as part of the condo apartment buildings, are considered an appropriate height transition with the surrounding townhouses.

Focal elements of each building, configured through massing, architectural design and materials, and ingress/egress locations will address key street and site plan conditions. In doing so, architecturally accentuated features of the building shall address and frame the corner entry into the site at Ferguson Drive. Main entrances to the residential buildings are located in the interior of the block and shall be designed as a focal point of the building facing the internal vehicular and pedestrian circulation routes.

The majority of the street interface along Louis St. Laurent Avenue and Ferguson Drive is occupied by building frontage with a strong orientation and relationship to the street achieved through minimal setback and high quality architectural façade treatment.

3.1.5 Parking, Loading & Service Areas

Parking will be provided through a combination of surface parking areas and underground facilities.

Applicable Mid-Rise Guideline:

A well-designed and integrated sequence of open space creates a livable and pedestrian friendly environment. Parking and service areas should be subordinate and mostly concealed within the building or below ground (Section 2.3).

Design Response to Guideline:

- While the majority of the parking spaces are located underground, all proposed surface parking is located within the interior of the block and is screened from street views through building siting and landscaping.
- The provision for visitor parking will be through surface parking areas only.
- Underground parking spaces are provided for each unit.
- Underground parking is provided with two (2) entrance/exit ramps from the vehicular circulation route located inside the block.
- Bicycle parking elements are integrated into the design and layout of parking facilities, with convenient access to building entrances and within well-lit areas that provide weather protection options, where feasible.

Image example of a individual walkway connections to ground condo apartment units, integrated with the architectural style of the building.

Image example of landscape treatment integrated at underground parking entry drives to mitigate negative visual impacts on the public realm.

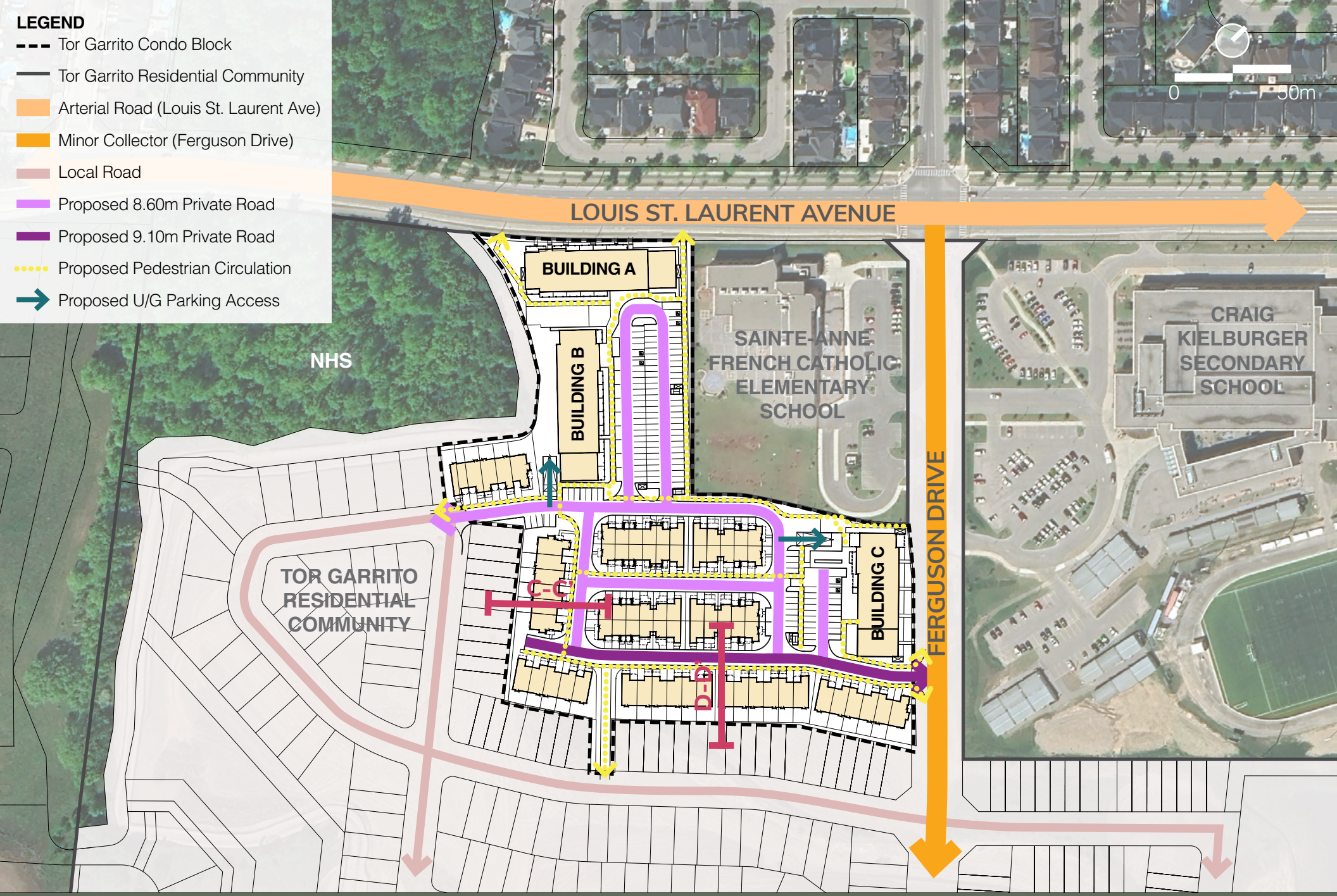


Figure 3.4: Pedestrian Circulation and Road Hierarchy Plan

3.1.6 Pedestrian Circulation

Within the Boyne Survey Secondary Plan Area, the inter-connectivity between transit, cycling and walking networks is essential to the establishment of a well-integrated active transportation system. Offering residents the opportunity to walk or bike to local services such as parks or schools, or to take the bus to work, requires coordination of multiple systems including bus routes, bike routes, sidewalks, trails and multi-use paths.

Safe and logical pedestrian connections are a fundamental element of any new residential development and will be a key development principle for the Mattamy-Tor Garrito Condo Block. Proposed sidewalks are strategically located along anticipated desire routes to encourage pedestrian activity with walking connections to nearby community amenities, schools, and the variety of recreational trail linkages integrated with the various open space features throughout the larger community.

Sidewalks shall also provide a well defined, clear, predictable, unobstructed pathway of a reasonable width (minimum 1.5 metres) with a continuous, firm and barrier free/ accessible surface provided in accordance with AODA requirements, including overhead clearances.

To minimize conflicts between pedestrians and vehicles, direct sidewalk connections are provided. Further, the proposed private roads shall be designed to limit vehicular speeds in order to ensure a comfortable pedestrian environment and social interaction space for residents.

Defined crossings to minimize conflict between pedestrians and vehicles, that may encourage confidence to walk to nearby community amenities.

Sidewalks that will provide a clear and safe path of travel for residents throughout the development.

3.1.7 Road Hierarchy

The overall road framework for the Mattamy-Tor Garrito Condo Block is structured by extending roads from the adjacent residential neighbourhoods to the south and west. Being directly connected, the proposed road network will contribute to a series of modified grid patterns that will reinforce walkable connections.

The proposed road hierarchy within the Mattamy-Tor Garrito lands will consist of the following street types:

- 8.60m Private Road; and
- 9.10m Private Road.

The proposed road network within the Mattamy-Tor Garrito Condo Block and the overall Boyne Survey Secondary Plan (Milton Phase 3) strives to balance pedestrian, cycling and vehicular functions within a compact, urban street right-of-way.

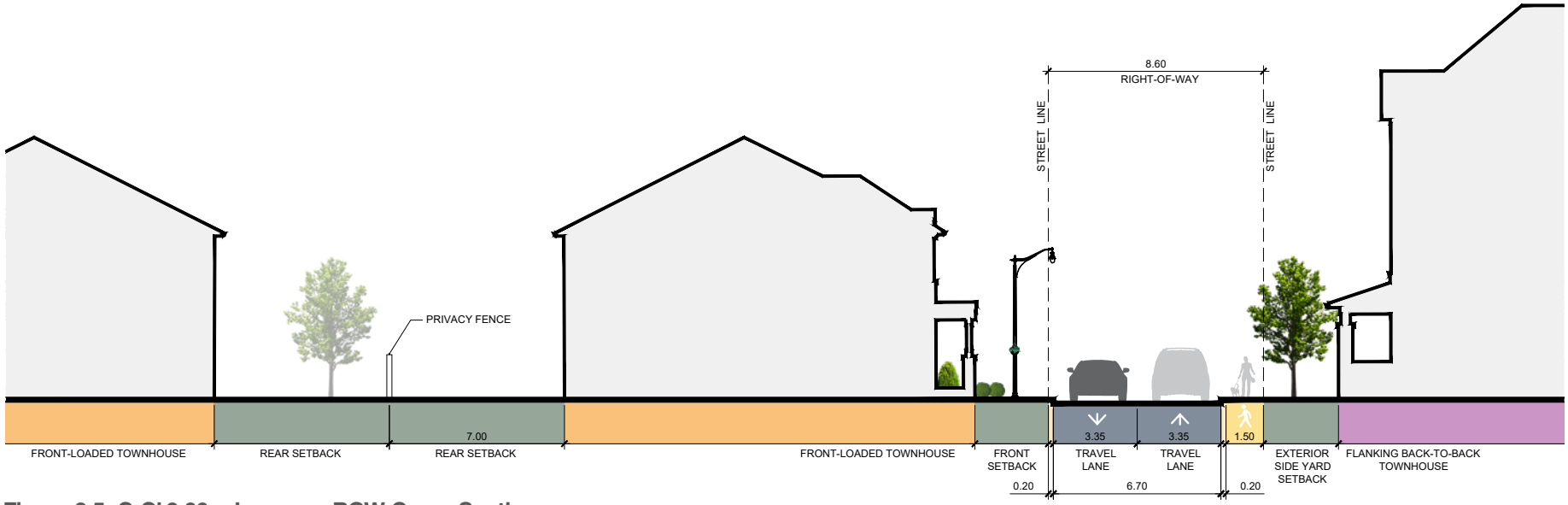


Figure 3.5: C-C' 8.60m Laneway ROW Cross Section

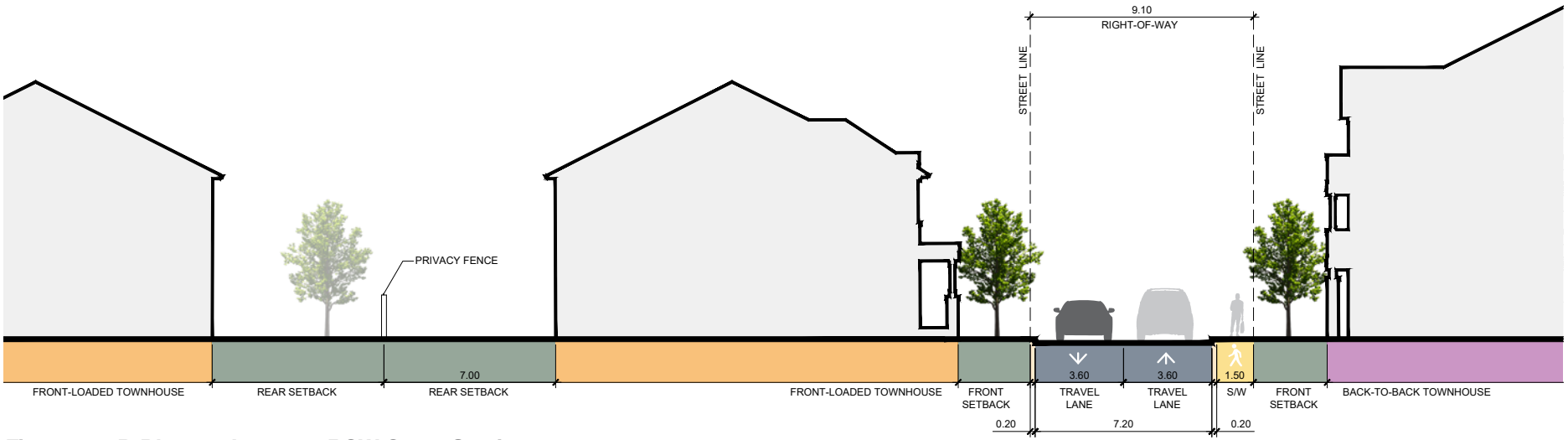


Figure 3.6: D-D' 9.10m Laneway ROW Cross Section

Figure 3.7: Fencing, Landscape and Amenity Plan

3.2 PUBLIC REALM GUIDELINES

3.2.1 Public Realm Framework Plan

The design of the public realm is fundamental to establishing the function and identity of a community. The character of the public realm within the Mattamy-Tor Garrito Condo Block will be largely influenced by the landscape elements within the site's interior and the streetscape elements along its edges. Given that the proposed development comprises shared open space within the interior of the block, these features are considered publicly accessible private realm.

Applicable Mid-Rise Guideline:

The interface between the mid-rise building and the surrounding streets and public spaces has the greatest impact on how pedestrians interact with the building and how the building fits within the street level environment. Architectural features, materials and transparency create visual interest for passers-by. (Section 2.1).

Design Response to Guideline:

- The street wall façades of the condo apartment buildings are well articulated to accommodate entries, balconies and foundation planting.
- To create an appropriate sense of enclosure and comfort for pedestrians, the proposed 6-storey height of the podium portion (street wall) is proportionate to the right-of-way width. This ensures that the overall building height does not overwhelm the pedestrian experience and allows for sufficient light at-grade.
- Ground floor suites are setback behind a landscape privacy zone with direct connections from the sidewalk to individual entrances.
- Main entrances for the condo apartment buildings are clearly identifiable from the street, with a high degree of transparency and weather protection.

3.2.2 Streetscape

The streetscape plays a key role in promoting and enhancing the identity of a community. A carefully considered combination of elements can create an inviting and unique public realm experience for residents and visitors. To reinforce the character and identity of the community and ensure the safety, comfort and accessibility of pedestrians, cyclists and motorists, the design of streetscape elements shall be coordinated and consistent with the vision established for Milton. Key streetscape elements include:

- Planting;
- Lighting;
- Site furniture;
- Mechanical Units & Utilities; and
- Garbage Facilities.

Image example of the decorative metal fence and enhanced planting along the western boundary adding visual interest and privacy.

Lighting

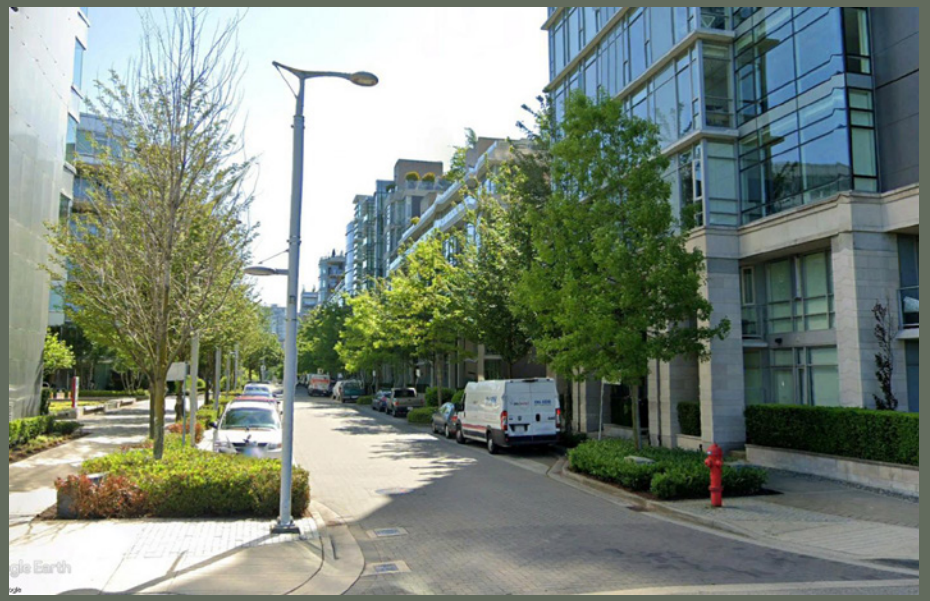
Proper lighting design is critical to ensuring safe pedestrian and vehicular circulation, as well as an important element in defining the character of the Mattamy-Tor Garrito Condo Block.

- Lighting design (pole and luminaire) is coordinated with the architectural style to promote a consistent and definable character for the development.
- A pole and/or luminaire that is appropriate to the site and functions to avoid excessively lit areas and light pollution has been selected.
- 'Night sky' compliance as a component of sustainable design shall be encouraged, with illumination directed downwards.

Site Furniture

Attractive, sturdy and functional site furniture is fundamental to the visual appeal of Mattamy-Tor Garrito Condo Block and plays an important role in reinforcing the development character.

- The colour, material, form and style of site furniture is consistent with and complementary to the established design theme for the Mattamy-Tor Garrito Condo Block.
- The site furniture palette, including benches, waste receptacles and bike racks, reflect a similar style, colour and/or material.
- The placement and layout of furnishings encourages safe use, maintain all accessibility requirements and is appropriate to the adjacent built form orientation.
- As much as possible, furnishings shall be vandal-resistant and low maintenance, with readily available components.



Street lighting with dual light source that ensures both pedestrian and vehicle areas are well-lit.

Image example of street furniture, such as bike racks, that reflect a similar style for a cohesive streetscape.

Mechanical Units & Utilities

- Utilities are strategically located to mitigate negative visual impacts and minimize physical barriers to pedestrian flow.
- Similarly, utility meters, transformers, HVAC, and other mechanical equipment should be located away from public views and/or screened by planting and landscape features.
- Rooftop mechanical equipment is visually screened from public view.

Garbage Facilities

Garbage facilities are located on the designated pad on the day of pick-up and therefore, special enclosure or buffering treatment will not be required.

- The waste management system is designed to minimize odors and spillage, as well as prevent animals from opening.
- Garbage facilities are sited to enable garbage trucks (likely front-load trucks) to easily maneuver for pickup within the planned road framework.
- Where situated beside open space amenities, the designated pad shall be partially concealed from views by a built screen structure or other means of buffering the views from within the amenity space.
- Garbage and recycling receptacles shall be coordinated with the architectural style of the community, and shall be grouped with other site furniture.

Image example of a Bell CUE unit partially screened within landscape features.

Waste receptacles in amenity area that are grouped with other site furniture with a similar style, such as benches.

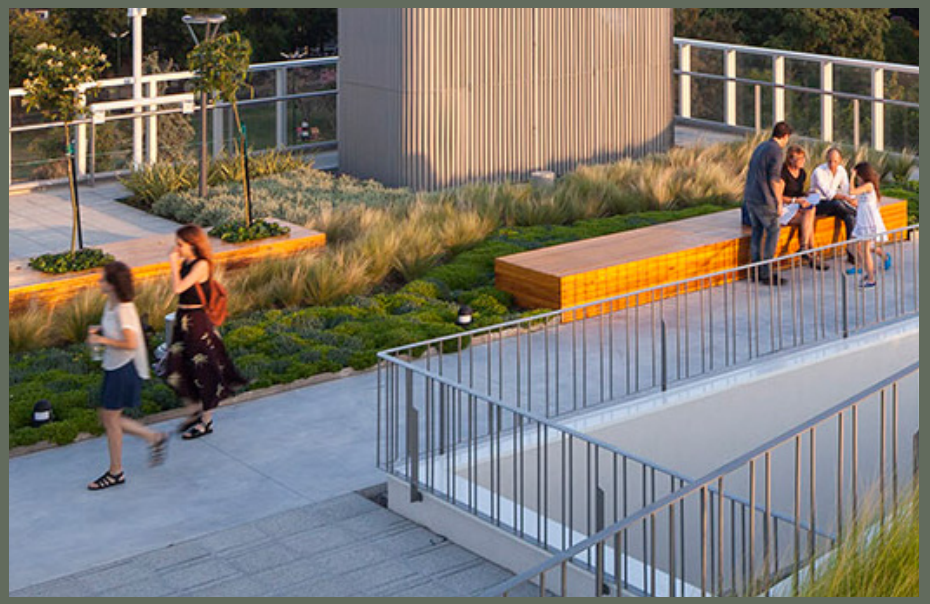
3.2.3 Open Space Landscaping

Pockets of internal open space areas combine to serve several functions, including the integration of seating, bike stands, and generally, areas for soft landscaping that enhances the overall appeal of the development.

The following features may be applied to the open spaces throughout the site:

- The design of hard and soft landscape elements and features, including points of entry, are consistent with established development themes;
- Ground floor units of the condo apartment buildings have direct pedestrian connections to adjoining sidewalks;
- Landscape features may include decorative paving, fences, and raised concrete seatwalls;
- Unit paving distinguishes the entrance areas outside the lobbies of all residential buildings;
- Planting consists of deciduous trees with foundation shrub planting or, where space is limited or privacy desired, coniferous tree planting;
- Planting (trees, shrubs, grasses) consists of species tolerant of urban conditions with an emphasis on native species; and
- Lighting shall minimize disturbance to adjacent units.

Landscape elements, such as round planters in decorative paving in amenity areas, that define the character of the development.



Roof top amenities as communal spaces within the condo apartment buildings for residents.

3.2.4 Landscaped Amenity Areas

Located internally, the main landscape amenity space central to the site shall function as a gathering hub for residents, designed with a passive-use seating area. This space will be framed by a combination of built form and vehicular drives, with direct pedestrian access from pedestrian circulation routes. Each of the condo apartments will also have a roof top amenity.

- The amenity space provides a passive-use seating area with flexible space that is comfortable for individuals and groups.
- The design of the amenity space and its materials is complementary to the established architectural theme, and reflects consistent elements that can be utilized for all open space and streetscape features in the Mattamy-Tor Garrito Condo Block.
- The amenity space shall be predominantly hard surface with decorative paving, accented and framed by soft landscaping, including planting beds and shade trees.
- Pedestrian scale lighting is provided in the form of light bollards and LED strip lighting under the seatwalls, supplementing the pole and wall mounted lighting.
- Planting (trees, shrubs, grasses, groundcover) consists of species tolerant of urban conditions with an emphasis on native species.

Applicable Mid-Rise Guideline:

A well-designed and integrated sequence of open space creates a livable and pedestrian friendly environment. Parking and service areas should be subordinate and mostly concealed within the building or below ground (Section 2.3).

Design Response to Guideline:

- Several publicly accessible, private open spaces and features are provided within the Mattamy-Tor Garrito Condo Block, with amenity spaces provided for each of the condo apartment buildings.
- Roof top amenities may be proposed to provide opportunities for communal outdoor amenity spaces accessed from within the building, as well as potential innovations such as rainwater harvesting.
- Planting consists of species tolerant of urban conditions with an emphasis on native species.
- The planting strategy mitigates the appearance of all intake and exhausts on site.
- Pedestrian scale lighting is provided within the amenity area to supplement lighting around the perimeter.

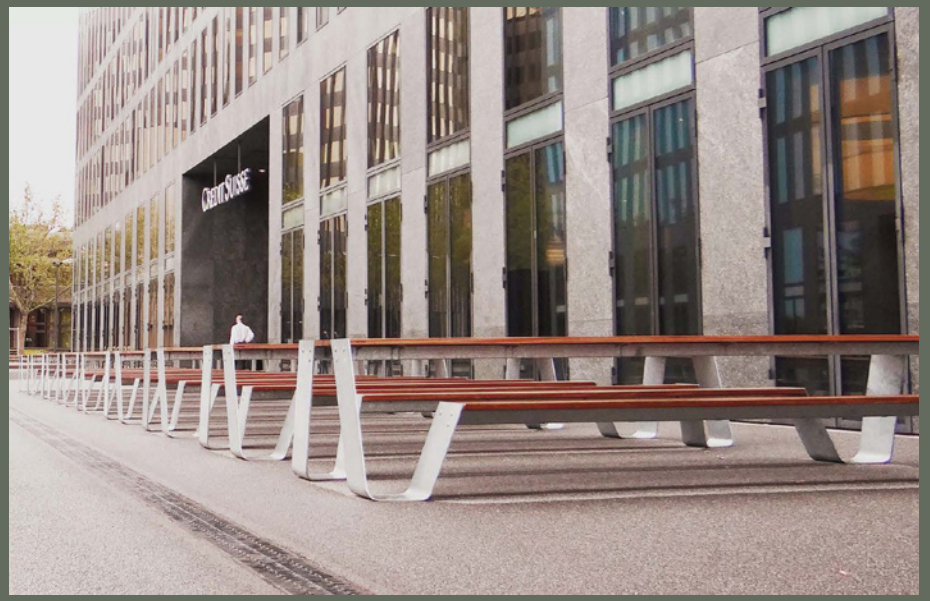
3.2.5 Underground Parking Entry

A soft landscape treatment is integrated around the underground parking entry ramps to mitigate the visual impact of this facility within the public realm.

- Features such as dense planted screens with coniferous and deciduous plant material or ornamental planting are designed to reduce the 'wall' effect of the entry.
- Planting shall not interfere with required site lines or compromise the safety of pedestrians and drivers.
- Design and layout of the landscape treatment is appropriate to the adjacent built form architecture and reinforce the character of the Mattamy-Tor Garrito Condo Block.

3.2.6 Transition Space Between Building Façade & Right-of-Way

- The landscape treatment between the building façade of the condominium buildings facing streets will typically consist of tree and shrub planting, ornamental grasses, and a terrace railing to enhance the public realm.
- The species palette is kept to a minimum to reflect a strong architectural element in the landscape and reduce maintenance requirements.



The use of picnic table seating areas in transition space between building façade and street to active the public realm.

Units are oriented towards public areas to reinforce casual surveillance and more 'eyes on the street.' In addition, pedestrian areas are well-lit.

3.2.7 Natural Surveillance (CPTED)

Ensuring a safe, comfortable environment for all residents and visitors of the Mattamy-Tor Garrito Condo Block, both during the day and at night is a critical element to responsible built form and open space design. Consideration shall be given to the design and siting of all buildings that incorporate the principles of CPTED (Crime Prevention Through Environmental Design).

- All publicly accessible areas, both interior and exterior, will be well lit throughout the day and evening.
- Gateway features or landscape buffers will not obstruct views at critical junctions involving vehicles, pedestrians and cyclists (i.e. at intersections, gateways and driveways).
- Views from buildings, particularly ground floor uses, are provided towards publicly accessible outdoor areas.
- Sidewalks and other pedestrian connections are off-set from adjacent buildings.
- The outdoor amenity space is situated within easy visibility from adjacent buildings.
- Building walls are designed as clear and clean, as appropriate to the architectural style, without nooks or alcoves that may provide hiding spots.
- Alternative or emergency exits from buildings or underground parking connect with highly visible areas.

3.2.8 Universal Design (Barrier-Free Accessibility)

Social sustainability is reinforced through accessibility and equity. Social equity, related to accessibility, ensures that residents have equal opportunities and rights regardless of age, health, and physical ability. Safety and accessibility is a top priority in the design of the Mattamy-Tor Garrito Condo Block.

- Major entrances comply with the Accessibility for Ontarians with Disabilities Act (AODA) standards. An accessible route is provided from the southern portion of the community to the northeast corner of Building A along Louis St. Laurent Avenue.
- Passive and active recreational uses provide for people of all ages and abilities, in accordance with AODA standards.
- Access to pedestrian paths are accessible for people of all ages and abilities and comply with the AODA standards.
- The amenity areas and main walkways do not include any steps in the design and are accessible from the sidewalk around the perimeter of the site.

Figure 3.8: Built Form Plan

3.3 BUILT FORM GUIDELINES

A high quality built form character shall be achieved for all built form types, delivering architecture that is rich and varied in its form and treatments, creating a distinctive community with visually appealing streetscapes. Each individual residential building massing shall reflect a singular and coherent influence.

The built form component proposed for Mattamy Tor-Garrito shall encompass medium density residential uses in the form of three (3) condo apartment buildings varying from 6 to 12 storeys in height, as well as front-loaded townhouses and back-to-back townhouses.

A strategic approach to the land use configuration will provide for a logical extension of future residential developments to the south, as well as an appropriate interface with Louis St. Laurent Avenue and Ferguson Drive.

The proposed residential built form within the Mattamy-Tor Garrito Condo Block shall consist of the following range of residential densities and typologies:

- Condo Apartment Residential with opportunity for at-grade retail;
- Front-loaded Townhouse; and
- Back-to-back Townhouse.

3.3.1 General Built Form Principles

Architectural design shall support creative expressions, encouraging variation within a consistent program of design.

- Both contemporary and traditional architectural influences may be used to define and distinguish all built form types.
- Built form exposed to important view termini shall have a particular emphasis with regard to design articulation and visual interest.
- Built form shall be designed and oriented to respond appropriately to its context within the community with respect to priority lot locations.
- Height and massing appropriate to the street type and width shall promote a pedestrian-friendly, appropriately scaled street environment.
- The use of high quality, durable, low maintenance building materials should be specified to achieve the desired architectural theme of the home.
- Architectural style, design proposals and location criteria for all built form shall be evaluated through the Town of Milton's architectural approval process.

Image example of building height and massing that is concentrated at the corner location to ensure proper transitions to adjacent surroundings.

Image example of the interface between a mid-rise residential building and NHS along the western boundary, with the opportunity to link the development with the adjacent open space network.

3.4 MID-RISE RESIDENTIAL/MIXED USE

The proposed condominium block strategically provides mid-rise built form, in the form of condo apartments, along Louis St. Laurent Avenue and Ferguson Drive to create a streetwall that is appropriately scaled along the regional road and community connector road.

3.4.1 Architectural Style

The architectural design theme reflects a distinct urban form and treatment that is appropriate to the study area and will result in an attractive, unique addition to the surrounding community. A combination of traditional and contemporary architectural style shall define all buildings, characterized by a consistent colour palette, simple detailing, and adornment with respect to entry canopies, window styles, base condition, parapet, etc. As a compact residential site, this singular design emphasis is intended to deliver a cohesive character for the Mattamy-Tor Garrito development and create a distinct, attractive sense of place within the immediate community context and the broader Boyne Secondary Plan Area.

- A distinct and well-designed architecture utilizing high-quality materials (including brick, EIFS (stucco), aluminum siding & aluminum window wall glazing) is a consistent characteristic of the building design. (Refer to elevation example and materials legend Section 3.5.4.3)
- Building composition ensures a continuity of massing and design for all buildings.

Note: These are conceptual renderings, meant to demonstrate the building massing. The landscape features/designs shown are strictly conceptual and are subject to change.

1 A401 Elevation A_1
1 : 200

2 A401 Elevation A_2
1 : 200

3 A401 Elevation A_3
1 : 200

4 A401 Elevation A_4
1 : 200

Figure 3.9: Building A Elevations

1 A402 Elevation B_1
1 : 200

2 A402 Elevation B_2
1 : 200

3 A402 Elevation B_3
1 : 200

4 A402 Elevation B_4
1 : 200

Figure 3.10: Building B Elevations

1 A403 Elevation C_1
1 : 200

2 A403 Elevation C_2
1 : 200

3 A403 Elevation C_3
1 : 200

4 A403 Elevation C_4
1 : 200

Figure 3.11: Building C Elevations

The massing and varying heights of the apartment buildings are designed to respond to the surrounding context, while establishing a more urban environment.

3.4.2 Height & Massing

The Mattamy-Tor Garrito Condo Block apartment buildings help to establish an active urban character through an emphasis on building height and massing where intensity of use and a landmark form is advantageous. In response to the low density surroundings, Building A and B each have a 6-storey podium to minimize sun/shadow impacts.

The proposed mid-rise residential buildings include:

- Building A: 8-10-storey condo apartment with 194 units.
- Building B: 6-10-storey condo apartment with 202 units.
- Building C: 8-storey condo apartment with 124 units.

Applicable Mid-Rise Guideline:

Building height and massing concentrated at the corner location and furthest away from adjacent low-rise uses (Section 2.2).

Design Response to Guideline:

- Taking the surrounding low-rise residential neighbourhoods into consideration, Building A and B are designed with a 6-storey podium to ensure built form transition and compatibility.
- Tower portions are located away from the low-rise residential areas.
- Medium density condominium townhouses are proposed adjacent to all mid-rise buildings as a transition to the approved low-rise community to the south.

3.4.3 Location of Main Building Entries

In addition to the main entrance of the mixed use building at the corner, other main building entries are located within the interior of the block, are designed as a focal feature of the building, and integrated into the architectural design.

- The main entrance shall be recessed or covered and provide visibility into interior lobbies to allow for safe and convenient arrival and departure from the building.
- Main entrances shall be ground-related and fully accessible.
- Weather protection at main entrances is integrated into the design in a form consistent with the architectural style.

3.4.4 Setbacks

The condo apartment buildings are sited and designed to provide appropriate setbacks to maintain privacy, structure open spaces and amenity areas, and enable an effective streetscape and open space treatment, while achieving a suitable interface with Louis St. Laurent Avenue and Ferguson Drive.

Applicable Mid-Rise Guideline:

In residential streets, ground floor suites elevated above the street level and set back behind landscape privacy zone with direct connections from the sidewalk to individual entrances (Section 2.1).

Design Response to Guideline:

- Ground floor suites are elevated above the street level, include patios, and are set back behind a landscape privacy zone.

Note: These are conceptual renderings, meant to demonstrate the building massing. The landscape features/designs shown are strictly conceptual and are subject to change.

Image example of the main entrance being ground-related, fully accessible from the walkway, covered from the weather elements, and integrated into the architectural design of the building.

Mid-rise building with strong built form achieved through façade articulation and a well-defined private-public realm.

Ground units that are setback with a landscape privacy zone and have direct access to the sitewalk from their main entrance.

3.4.5 Typical Façade Treatments, Elements & Materials

Building materials and detailing are used to establish a base, middle and upper portion for the building:

- Building façades provide visual interest through use of materials, colours, ample fenestration, wall articulation and architectural detailing appropriate to the overall style of the Tor Garrito community;
- The use of high quality, durable, low maintenance building materials are specified to achieve the proposed architectural theme;
- Cladding materials are compatible with the overall architectural style of the Tor Garrito community;
- The exterior colour packages combine to create a visually harmonious streetscape appearance;
- Exterior finishes demonstrate a high quality in workmanship, with consideration for sustainability and long term durability and maintenance;
- To ensure interesting façades, consideration has been given to the massing, proportions, wall openings and plane variations of building elevations;
- The upper portion of buildings is be emphasized through articulations of the exterior wall plane, accent materials or roofline to draw the eye upwards; and
- The middle portion of the 6-storey buildings are designed to contain the largest mass of the building and reflect the architectural character of the community.

Applicable Mid-Rise Guideline:

Maximum and minimum street-wall heights proportionate to the right of way width. This creates an appropriate sense of enclosure and feelings of comfort for pedestrians, while allowing sufficient sunlight to reach the opposite sidewalk (Section 2.1).

Design Response to Guideline:

- Buildings shall have a strong relationship with the street frontage on all streets, and minimal setbacks from the street edge to establish an appropriately scaled street wall.
- With an approximate 30m (max.) height, the built form is below the 1:1 mid-rise ratio for the mid-rise building/R.O.W. relationship.

Applicable Mid-Rise Guideline:

Articulation of the street-wall façade to accommodate entries, balconies and foundation planting (Section 2.1).

Design Response to Guideline:

- Well-articulated, attractive façades are designed facing both the street and interior block using high quality materials.
- Wall articulation breaks up the massing of the façade to achieve a more interesting appearance, such as the outward extension of wall components.
- Prominent building massing and enhanced architectural design is provided at the street edges and corners.

Applicable Mid-Rise Guideline:

A pedestrian perception step-back above the building base or podium. This ensures a consistent podium height proportionate to the right of way width, while the overall building height does not overwhelm the pedestrian experience on the sidewalk (Section 2.1).

Design Response to Guideline:

- The base portion of the façade reinforces a comfortable human scale at street level, with variations in materials between the building base and upper floors.

3.4.6 Streetwall & Building Treatment At-Grade / Street Interface

Walkability is an important element to the success of the development. A good pedestrian-friendly experience and an attractive streetscape can be achieved through the arrangement of buildings within a street block.

A proportioned streetwall as well as a well-articulated building façade that is appropriate to the context of the street and public realm will contribute to a comfortable, pedestrian scaled environment.

Image example of a wood slat privacy fence for ground units that will contribute to the building treatment at-grade/street interface.

Built form of the condo apartment buildings frame the gateway into the development.

Building entrances are easily identifiable through architectural elements and they provide protection of weather elements.

3.4.7 Corner, Landmark & Gateway Building Treatment

Corners of the buildings provide façades which appropriately address all street and publicly exposed frontages. Of particular importance is the building's relationship with the entrance at Ferguson Drive. In addition to the landscape treatment, the building corners are designed to emphasize the corner location through its massing, wall articulation and architectural treatment.

Applicable Mid-Rise Guideline:

In mixed use locations, active uses at the street edge with clearly identifiable entries, a high degree of transparency and weather protection for pedestrians (Section 2.1).

Design Response to Guideline:

- Design the corner of Building C, at the entrance along Ferguson Drive, with a prominent entrance oriented toward the corner.
- Beyond the roof treatment at entrances, design roof projections to provide continuous weather protection for the surrounding walkway.
- Weather protection for pedestrians may also be provided with awnings above the storefront windows and doors.

3.4.8 Additional Architectural Design Criteria - Retail

Placed at the gateway along Ferguson Drive, Building C presents an opportunity to integrate retail activities with the higher-density residential buildings, forming a more urbanized, active and pedestrian-friendly environment.

The proposed at-grade retail design for Building C promotes a visually attractive built form with articulated façades, ample fenestration, and interesting roof lines. It will also include at-grade patios fronting Ferguson Drive, fostering a dynamic community node, and create a distinctive landmark presence. Overall, the design will enhance connectivity, integrate with the urban fabric, and support the community's growth and character.

Applicable Mid-Rise Guideline:

The interface between mid-rise buildings and surrounding streets and public spaces has the creating impact on how pedestrians interact with the building and how the building fits within the street level environment. Architectural features, materials and transparency create visual interest for passers-by (Section 2.1).

Design Response to Guideline:

- Building C's ground level corner façade will comprise storefront window treatment where the retail portion is proposed, and the active frontage shall face Ferguson Drive.
- Design the building with highly articulated façades and provide multiple entrances and openings along all walls facing the street, with ample ground level storefront glass on Building C to maintain a pedestrian-friendly relationship and to reinforce the visual connection between the interior and exterior of the building.
- An appropriate architectural design treatment, including as ample fenestration, change in wall planes, projecting elements, masonry detailing, and wall mounted lighting, is provided on both the street and parking lot elevations to avoid blank, uninterrupted wall façades.

Image examples of a active streetscapes that showcase open frontages, wide doorways, and patio space thereby creating retail entrances that are inviting pedestrians to engage with.

The character of the medium density residential area will be established through a harmonious mix of built form types and architectural styles.

3.5 MEDIUM DENSITY RESIDENTIAL

The balance of the residential built form proposed for the Mattamy-Tor Garrito Condo Block shall encompass front-loaded townhouses and back-to-back townhouses.

These built form types provide a transition and opportunity to integrate strategic medium density in response of the condo apartments along Louis St. Laurent Avenue and Ferguson Drive, and the approved residential draft plan of subdivision to the south where front-loaded townhouses back the Mattamy-Tor Garrito Condo Block along the west and southern edges.

3.5.1 Massing within the Streetscape

An attractive streetscape is largely achieved by the arrangement of buildings within the street block. Visually, the grouping and massing of the townhouses within a block has a greater impact than the individual units.

Height and massing that is appropriate to the context of the street is key to achieving a pedestrian-friendly, comfortable scale environment. Building forms located adjacent or opposite one another shall be compatible with respect to height and massing. Extreme variations shall be avoided.

3.5.2 Character & Image

The design of the medium density residential built form within the Mattamy-Tor Garrito Condo Block shall offer a harmonious mix of architectural themes derived from either traditional or contemporary styles.

The use of distinctive and well-designed architecture employing high-quality materials (brick, cement board, siding and stone, depending on architectural style) will be a consistent characteristic of all proposed development, linking various communities in the Boyne Survey Secondary Plan area.

Stylistic influences may be borrowed from traditional-period Ontario precedents, and may include Victorian, Georgian, French Chateau, English Manor, Craftsman, Tudor, Colonial, Gothic Revival, etc. As well, designs based on a modern, contemporary style may be considered. Distinguishing elements from each building design should reflect a single identifiable architectural style. Avoid combining discordant architectural elements in a single building design and ensure that a consistent level of design quality is achieved regardless of the chosen architectural style.

Example of architectural influences from traditional Ontario styles.

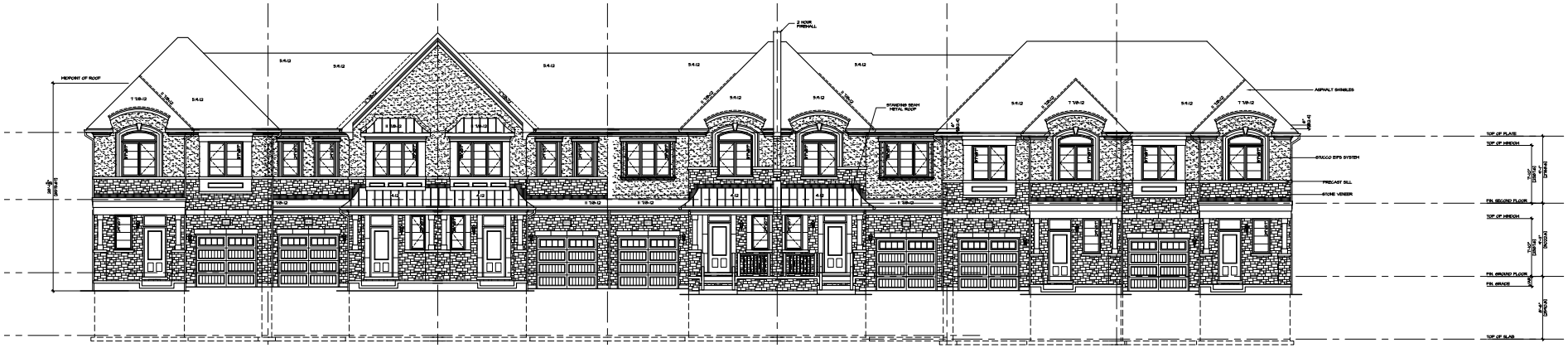


Figure 3.12: Front-Loaded Townhouse Front Elevation

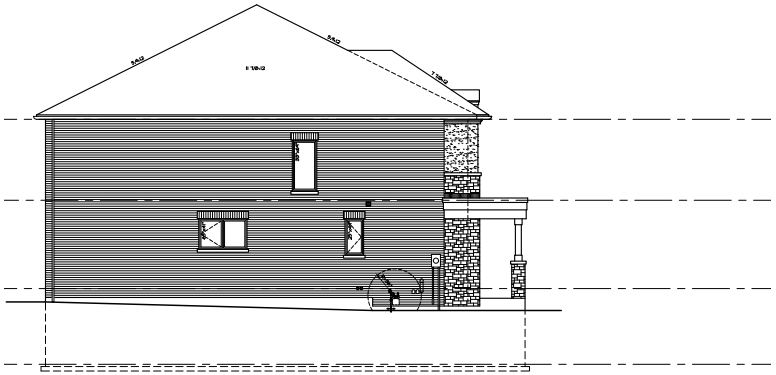


Figure 3.13: Front-Loaded Townhouse Left-Side Elevation

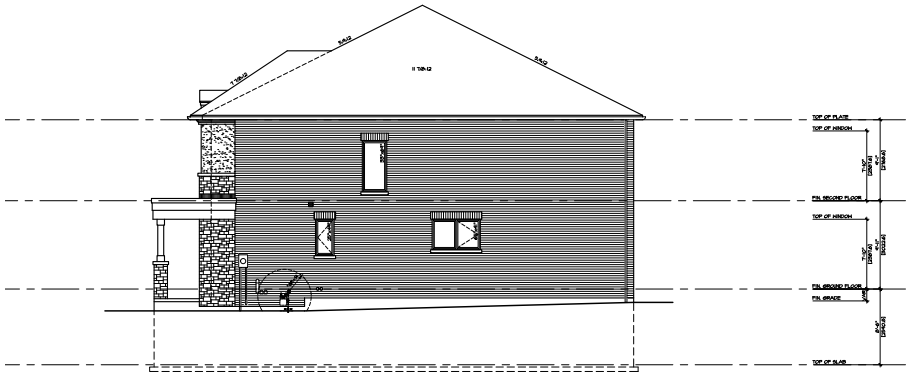


Figure 3.14: Front-Loaded Townhouse Right-Side Elevation

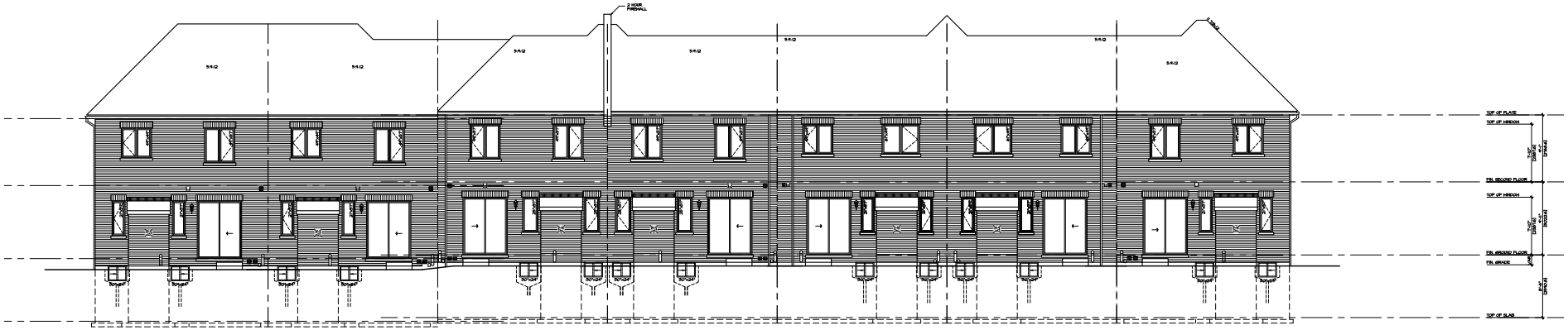


Figure 3.15: Front-Loaded Townhouse Rear Elevation

Figure 3.16: Back-to-back Townhouse Front Elevation Example 1

Figure 3.17: Back-to-back Townhouse Interior Side Yard Elevation

Figure 3.18: Back-to-back Townhouse Exterior Side Yard Elevation

Figure 3.19: Back-to-back Townhouse Front Elevation Example 2

Image example of how height and massing appropriate to the street will help achieve a pedestrian-friendly, comfortable scale environment.

Image example of front-loaded townhouse units with garages integrated into the main building massing.

3.5.3 Built Form Typologies

3.5.3.1 Front-Loaded Townhouse

Street townhouses will be situated in areas where increased density and pedestrian activity is desired, in close proximity to planned transit routes. Townhouses make efficient use of land, provide higher density in key locations, reduce energy consumption and increase the diversity of built form within a community.

The front-loaded townhouse design should address the following guidelines:

- The design of townhomes shall consider the entire building, rather than just individual units, as well as how individual buildings relate to one another;
- Building composition shall ensure continuity of massing and design, while providing variety along the streetscape;
- Adequate wall articulation is required to avoid large expanses of roof or wall planes; stepping of units and the addition of porches, bays and gables may be considered where necessary;
- The main front entry should be oriented to the front lot line for interior units and to the flanking lot line for corner units;
- To ensure interesting façades, townhouse block composition shall display massing and design continuity, while achieving adequate elevation variety, where appropriate to a given architectural style;
- Façade articulation is encouraged to avoid large unbroken expanses of roof or wall planes;

Image example of a front-loaded townhouse block with façade articulation that provides variety along the streetscape.

- Mixing of townhouse block sizes within the street can help provide visual diversity in the streetscape;
- Townhouse units shall feature 2-3 storey massing, and bungalow forms should be discouraged;
- For corner units, corner entry units should be oriented to the flankage street, where possible;
- Where consistent with the architectural style, designs with covered front porches or porticos are desirable;
- To avoid prominence in the streetscape, street facing attached garages shall be integrated into the main building massing;
- Street townhouses will typically have a single car, front-facing garage accessed from the street, accommodating 2 cars per unit (1 in garage and 1 on driveway);
- The design of garages on corner lots or other areas open to public view shall reflect an enhanced design quality consistent with the principal unit; and
- Utility meters and service connections shall be carefully placed and concealed from public view (i.e. incorporated into the building massing, such as an unobtrusive recessed wall niche, or otherwise screened from views with landscaping), where possible, subject to local utility company requirements and/or maintenance access requirements.

3.5.3.2 Back-to-Back Townhouse

The back-to-back townhouse form is typically a 3-storey freehold structure with front facing garages accessed from a public street. A common demising wall is located along the rear of the units, in addition to the traditional interior side walls. The outdoor amenity space is typically located above the garage or portion of the roof in the form of a terrace or as a balcony feature.

Back-to-back towns with architectural elements such as peaked roofs, porches, and roof overhangs.

The back-to-back townhouse design should address the following guidelines:

- Façades shall be designed to incorporate architectural elements found on lower density residential forms, such as peaked roofs, garages, porches and roof overhangs. Modern architectural styles may be the exception;
- Flat roofs are permitted to allow for rooftop terraces, particularly with contemporary or modern architectural styles;
- Garages shall not project beyond the front wall or porch face of the main building;
- The treatment of balconies facing the street is critical to the overall design quality of the façade. A well-detailed balcony and railing design shall be consistent with the architectural theme of the building and shall integrate high quality, durable and low maintenance materials;
- Privacy screens, coordinated with the design treatment of the townhouse, shall be provided between the neighbouring units to provide privacy on balconies;
- Entrances to each unit should be at-grade and accessed with minimal to no steps, subject to site grading conditions; and
- Utility meters and service connections shall be carefully placed and concealed from public view (i.e. incorporated into the building massing, such as an unobtrusive recessed wall niche, or otherwise screened from views with landscaping), where possible, subject to local utility company requirements and/or maintenance access requirements.

Image example of back-to-back townhouse units with balcony amenity areas.

Building façades shall be well articulated with appropriately coordinated materials and colours.

3.5.4 Architectural Elements

3.5.4.1 Architectural Detailing

- A high standard of architectural detailing is required.
- Each building shall include detailing, reflective of the overall architectural style, on all publicly exposed elevations.
- The use of trim elements, including frieze board, gable posts, finials, brackets, arch windows, shutters and shingle effects, as well as masonry detailing such as dichromatic brick, quoining, lintels/headers, pilasters, etc., appropriate to the architectural style, is encouraged to provide design interest for each building type.
- Trim elements and detailing shall be an authentic expression of a single architectural style. They shall be appropriate to the townhouse scale and massing, and shall only include high quality materials and proper installation practices.

3.5.4.2 Façade Treatment

- Building façades shall be well articulated with appropriately coordinated materials and colours.
- Irrespective of architectural influence, a larger proportion of openings (windows, doors, porches, balconies) to solid wall should be integrated into elevations with prominent public views.
- Fenestration style shall be compatible with the architectural theme consistent throughout the building.
- Building façades shall have a strong orientation to adjacent streets.

3.5.4.3 Exterior Materials & Colours

- The use of high quality materials and detailing that are appropriate to the architectural style of the townhouse is essential in establishing an authentic representation.
- Townhouses will be predominantly constructed of brick. Stone, stucco, cement board and siding, as appropriate to the architectural style, are other potentially suitable materials, particularly as accents.
- Brick sizing should reflect standard residential sizes. Oversized brick inappropriate to the scale and style of the architecture design shall be avoided.
- The selection of accents and decorative detailing shall be consistent with the architectural style.
- Authentic colour arrangements are a key element in effectively communicating a particular architectural style.
- Exterior colour packages shall combine to create a visually harmonious streetscape appearance.

Authentic colour arrangements are a key element in effectively communicating a particular architectural style.

Examples of exterior main façade cladding materials. The selection of materials and colours shall be consistent with the architectural style.

3.5.4.4 Fenestration

Prominent fenestration, consistent with the townhouse's architectural style, is required for all elevations facing public areas. The intent is to enhance the front façade appearance of each building or unit and provide a close relationship between building and street.

- Windows should be proportioned and include design elements consistent with the architectural style of the built form, including integrated muntin bars where appropriate.
- Consideration shall be given to low maintenance, durable window cladding, such as vinyl or fiberglass.
- Vertical, rectangular window configurations are encouraged to better fit with most traditional architectural styles. Other window formations may be considered where consistency with the architectural style is maintained.
- All window related elements (sills, lintels) shall be consistent with the given architectural style.
- Window types, such as bay windows, should be used as appropriate to the location and siting of the townhouse, consistent with the given architectural style.
- Window placement in combination with other architectural elements is an effective method to animate rear or side elevations exposed to public view.

3.5.4.5 Building Entrances

- A prominent main entrance shall be integrated into the architectural design as a focal feature of each unit.
- Should weather protection at main entrances be proposed, it shall be integrated into the design in a form consistent with the architectural style.

3.5.4.6 Building Setbacks

- Setbacks for townhouses shall allow for private front yard or balcony amenity space facing the street.
- Each unit shall have a minimum front yard setback to enable the provision of a usable front porch or portico, and delineate the transition between public and private realms.

3.5.4.7 Roof Form

The design of the roof form will significantly impact the overall appearance of the townhouse. Variation in roof types and forms are encouraged to emphasize interesting roof lines for street facing buildings or flanking units. Depending on the architectural style, roof forms may include gables, dormers, hips, ridges, mansards, etc. that will establish an effective roof line.

- Roofing materials, whether asphalt, wood or composite materials, shall be consistent with the architectural style.
- The use of upgraded or alternative materials may be considered to distinguish neighbourhood areas or priority lots.
- Roof forms and materials shall appropriately fit with neighbouring dwellings to help establish a harmonious appearance. Stark changes in form or material is discouraged amongst adjacent dwellings.
- Main roof slopes shall comply with accepted standards for a given architectural style and built form type.
- Roof overhangs shall follow acceptable standards as per a given architectural style.
- Where possible, roof plumbing stacks, gas flutes and vents should be located away from street view along the rear roof slope.
- Skylights should have a flat profile and preferably located away from street view at the rear roof slope.

3.5.4.8 Private Amenity Space

The townhouses shall have ample outdoor amenity space particular to the townhouse type. Front-loaded townhouses will have traditional rear yards, whereas back-to-back townhouses will provide private amenity space in the form of a terrace or balcony, in addition to the front yard or front/side yard for corner units.

- The design of the terrace or balcony shall be appropriately integrated with the architectural style of each unit and the overall built form massing.
- Opportunities for terraces or balconies should be considered.

3.5.4.9 Utility & Service Elements

- Public views towards utility meters and utility service connections (hydro, water, natural gas, telephone, etc.) shall be minimized by siting the utility on side walls (perpendicular to the street) and facing an interior side yard, where possible.
- Where there are no interior side yards, utility and service connections should be screened from view through landscape treatment or recessed into the wall where possible, subject to standard access requirements for a given utility.
- For townhouses, utility meters and utility service connections should be screened / recessed into a wall niche where possible, subject to standard access requirements for a given utility.

3.5.4.10 Garages

The Mattamy-Tor Garrito Condo Block will include street-accessed garages for the front-loaded and back-to-back townhouses.

Street-Accessed Garages

- Where garages are attached, they should be integrated into the main massing of the townhouse unit with limitations to their projection into the front yard. Attached garages located within the front or flankage yards and accessed from the street shall be of a similar architectural style and proportional scale to the adjoining units.
- Street facing garages should be minimized in scale in compliance with the vision for the Town of Milton and the Boyne Survey Secondary Plan. The following are acceptable placement options for attached street facing garages:
    - Site the garage to the side of the unit, set back from the main front wall;
    - Integrate the garage into the main massing of the townhouse unit, in line with the main front wall;
    - Integrate the garage into the main massing of the townhouse unit, in line with the porch projection (not including the front steps).
- Only sectional, roll-up type garage doors shall be proposed.
- A variety of garage door header treatments may be considered, consistent with the architectural style of the townhouse.
- Light fixtures mounted to the side of above the garage door is encouraged and shall be consistent with the architectural style of the townhouse.
- Where dropped garage conditions occur on rear-to-front sloping lots, alternative architectural techniques shall be used to minimize the extent of wall space between the top of the garage door and the underside of the roof soffit. The following techniques may be considered:
    - Increase the garage door height as appropriate to the scale of the townhouse;
    - Lower the garage door and/or increase the roof pitch;
    - Add a decorative gable louvre or feature; and
    - Integrate architectural features, such as a decorative brick pattern, to break up the wall massing.

3.5.5 Priority Lots

Priority lots are located within areas of the community that have a greater degree of visibility from the public realm. Their visual prominence from adjacent streets and open spaces requires that the siting, architectural design and landscape treatment for each of these units represent an upgraded quality in recognition of the landmark location within the community. Built form on priority lots shall be designed to ensure an attractive architectural appearance is achieved, with massing appropriate to the lot designation.

Priority Lots include:

- Corner lot;
- View Terminus; and
- Lots Requiring Upgraded Side Architecture.

Image example of front-loaded towns on a corner lot with façade treatments facing both street frontages.

Image example of a towns with enhanced front elevations at a view terminus location.

Figure 3.20: Priority Lot Plan

3.5.5.1 Corner Lot

Units on corner lots typically have the highest degree of public visibility within the streetscape and are important in portraying the image, character and quality of the community.

- Designs must be appropriate for corner locations, with dual façades that address both streets (e.g. porches and balconies, large windows, side entrances, etc.). Designs intended for internal lots will not be permitted unless the flankage elevation is upgraded to address the street.
- Both street frontages for corner lot units shall reflect similar levels of architectural design and detail with respect to massing, roofline character, fenestration, materials, details, etc.
- Distinctive architectural elements, such as porches, porticos, bay windows, ample fenestration, window treatment, wall articulation, brick arrangement and colour, etc. appropriate to the architectural style of the townhouse, are encouraged on the flankage side to create an interesting streetscape and emphasize the corner unit's landmark function.
- The main entry of the corner unit is preferred on the long elevation facing the flanking street, located at or close to the corner. Alternatively, the shorter (front facing) side of the lot may still integrate the main entry for the unit provided it is close to the corner.
- Driveway access on corner lots should be provided from the minor street.
- At corner gateway locations, porches and main entries shall be oriented away from the corner and associated gateway feature to ensure appropriate accessibility.
- Windows from active indoor spaces (e.g. living rooms) shall be oriented to the higher order street.

Image example of a corner lot back-to-back town with well-articulated architectural treatment and street orientation on both sides.

Image example of units at terminating views that have upgraded architectural treatment.

Image example of a side elevation acknowledging the prominent exposure to the public realm.

3.5.5.2 View Terminus

View terminus units are situated at the top of T-intersections or street elbows, where one road terminates at a right angle to the other. These units play an important role in defining a terminating long view corridor.

- A prominent architectural element, massing or material arrangement should be provided to terminate the view.
- Driveways should be located to the outside of the lot, rather than in-line with the view corridor, to reduce the impact of the garage on the terminus view and allow for front yard landscaping to become the focus, along with the architectural treatment.

3.5.5.3 Lots Requiring Upgraded Side Architecture

Where a unit's side elevation is prominently exposed to the public realm, the side elevations shall be designed with similar architectural emphasis with respect to details, materials, roofline character, fenestration, wall articulation, etc, subject to approval by architectural control.

- The design of the applicable side façade shall, therefore, acknowledge the prominent exposure to the public realm.
- Potential upgrades to the applicable elevation includes bay windows or other additional fenestration, window treatments, frieze boards, brick detailing (quoining, dichromatic), gables and dormers, wall articulations, etc.

Section 4

CONCLUSION

The urban design criteria and corresponding design response contained in the Mattamy-Tor Garrito Condo Block Urban Design Brief sets out to achieve a coordinated approach to govern the detailed landscape architecture and built form design of the proposed condominium block.

Situated at the southwest corner of Louis St. Laurent Avenue and Ferguson Drive, the development is an appropriate location for medium density condo apartment buildings along an arterial road, with a selection of townhouses placed towards the approved residential plan of subdivision to the south.

In accordance with Milton's Mid-Rise Guidelines, the UDB has addressed pertinent urban design issues, emphasizing and detailing the integral elements that will deliver a well-ordered site arrangement, attractive public realm, and built form design that is appropriate to the surrounding land uses. The overall result is the development of a community that is reflective of the fundamental key design tenets established for the Boyne Survey Secondary Plan area (Milton Phase 3) and the broader Town of Milton.

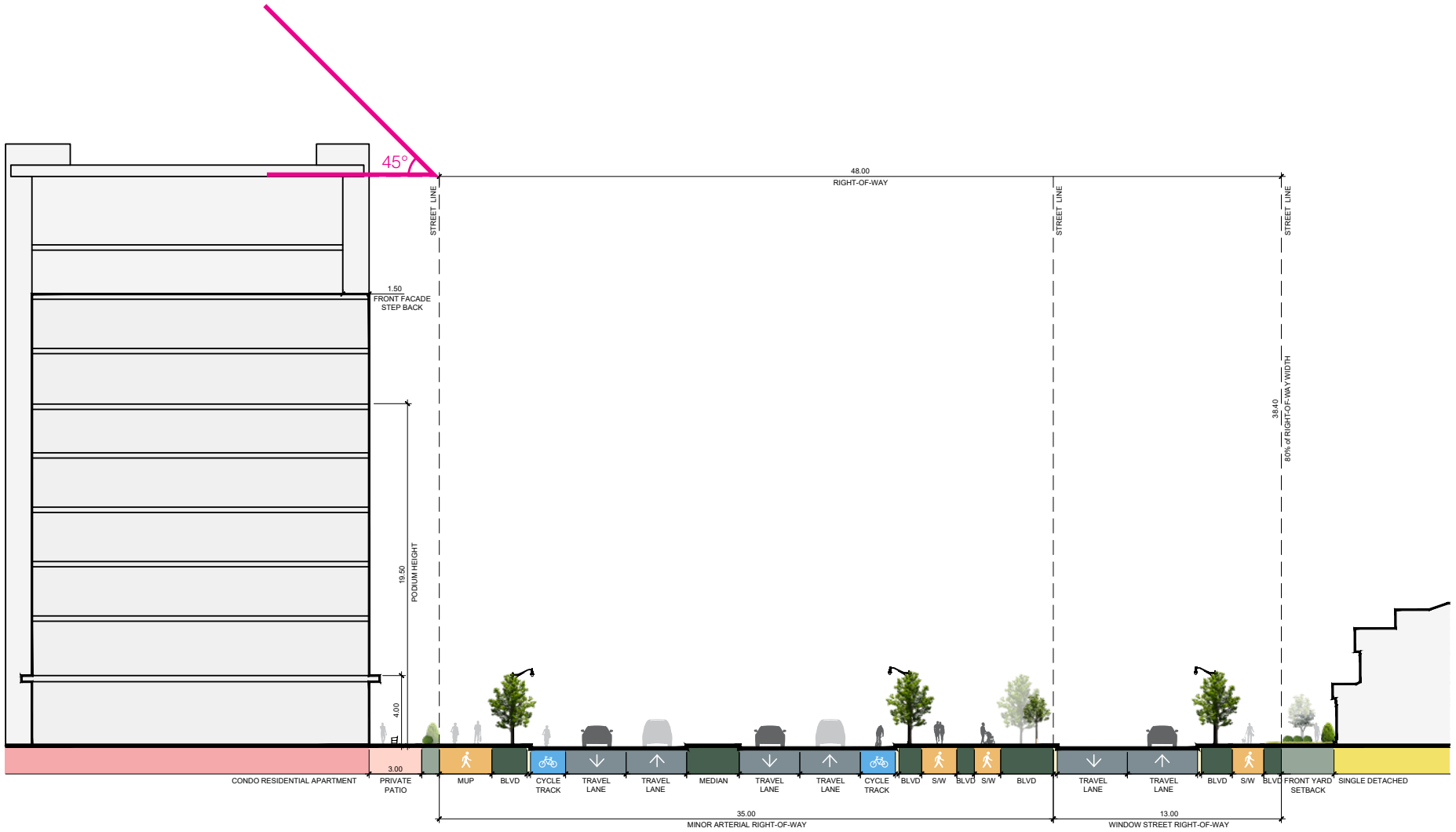


Figure 5.1: 45-degree Angular Plane to Illustrate Compatible Street Interface Conditions for Building A Along Louis St. Laurent Avenue

Section 5

APPENDIX

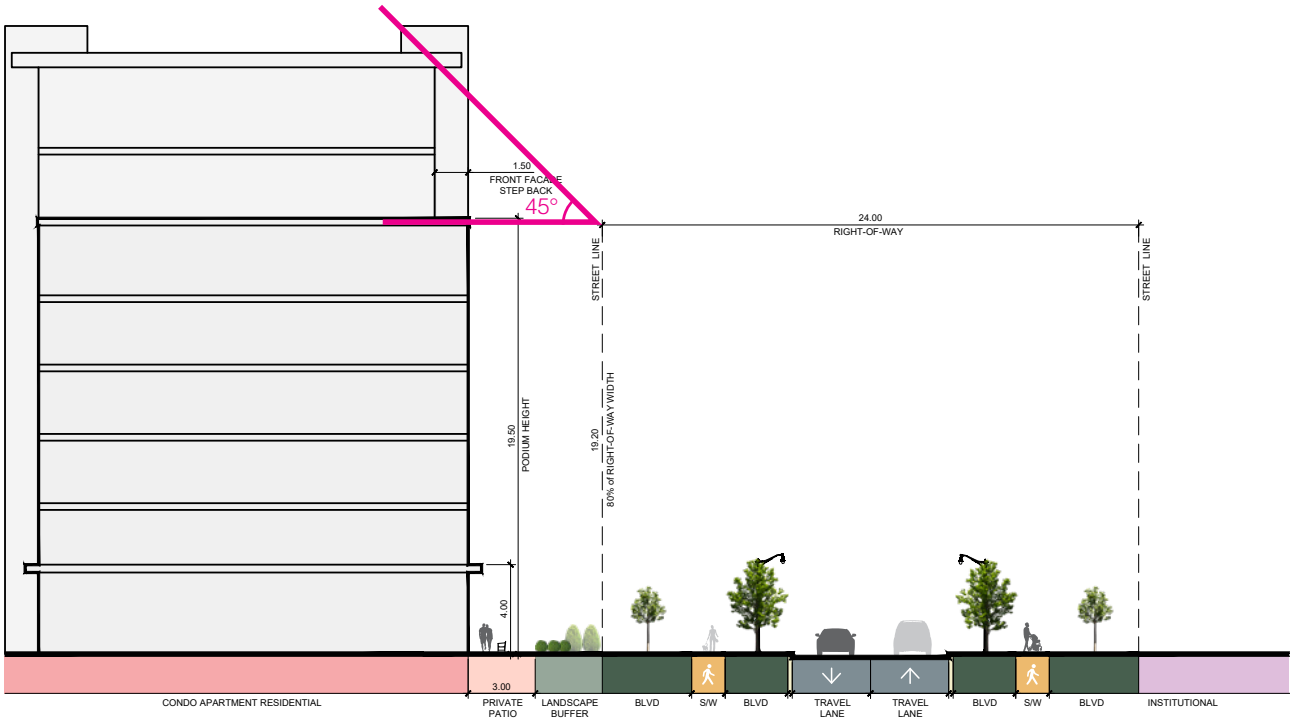


Figure 5.2: 45-degree Angular Plane to Illustrate Compatible Street Interface Conditions for Building C Along Ferguson Drive

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