



**DEMARCHI
PROPERTY**

**9755 DERRY ROAD
MILTON, ONTARIO**

URBAN DESIGN BRIEF

PREPARED BY:
NAK DESIGN STRATEGIES

PREPARED FOR:
BRANTHAVEN HOMES

OCTOBER 2024
FIRST SUBMISSION

NAK 
design strategies



BRANT**HAVEN**

SECTION 1

INTRODUCTION

- 1.1 PURPOSE OF DOCUMENT
- 1.2 POLICY CONTEXT & ANALYSIS
 - 1.2.1 Provincial Policy Statement (PPS)
 - 1.2.2 Growth Plan
 - 1.2.3 Official Plan
 - 1.2.4 Bristol Survey Secondary Plan
 - 1.2.4 Town of Milton Mid-Rise Guidelines
- 1.3 VISION, PRINCIPLES & OBJECTIVES

SECTION 2

SITE & CONTEXT ANALYSIS

- 2.1 STUDY AREA & SURROUNDING CONTEXT
- 2.2 OPPORTUNITIES & CONSTRAINTS

SECTION 3

DESIGN RESPONSE & CONCEPT PLAN

- 3.1 SITE LAYOUT & DESIGN
 - 3.1.1 Structuring Elements
 - 3.1.2 Transition to Neighbourhood Context
 - 3.1.3 Building Orientation
 - 3.1.4 Appropriate Mid-Rise Street Interface
 - 3.1.5 Parking, Loading & Service Areas
 - 3.1.6 Pedestrian Circulation
 - 3.1.7 Road Hierarchy
- 3.2 PUBLIC REALM GUIDELINES
 - 3.2.1 Public Realm Framework Plan
 - 3.2.2 Streetscape
- 3.3 PARKS AND OPEN SPACES
 - 3.3.1 Natural Heritage System (NHS) Channel
 - 3.3.2 Village Square
 - 3.3.3 Natural Surveillance (CPTED)
 - 3.3.4 Universal Design (Barrier-Free Accessibility)

01

01

01

03

03

03

04

04

05

07

09

09

09

11

13

13

13

14

15

17

18

19

21

22

27

27

27

29

29

30

31

31

3.4 BUILT FORM GUIDELINES

- 3.4.1 General Built Form Principles

3.5 MID-RISE RESIDENTIAL BUILDING

- 3.5.1 Architectural Style
- 3.5.2 Height & Massing
- 3.5.3 Location of Main Building Entries
- 3.5.4 Setbacks
- 3.5.5 Façade Treatment, Elements & Materials
- 3.5.6 Building Treatment At-Grade/Street Interface
- 3.5.7 Corner, Landmark & Gateway Building Treatment

3.6 TOWNHOUSE BUILDINGS

- 3.6.1 Massing within the Streetscape
- 3.6.2 Character & Image
- 3.6.3 Built Form Typologies
 - 3.6.3.1 Front-Loaded Townhouse
 - 3.6.3.2 Rear-Lane Townhouse
 - 3.6.3.3 Back-to-Back Townhouse
- 3.6.4 Architectural Elements
 - 3.6.4.1 Architectural Detailing
 - 3.6.4.2 Façade Treatment
 - 3.6.4.3 Exterior Materials & Colors
 - 3.6.4.4 Fenestration
 - 3.6.4.5 Roof Form
 - 3.6.4.6 Building Entrances
 - 3.6.4.7 Private Amenity Space
 - 3.6.4.8 Garages
 - 3.6.4.9 Utility & Service Elements
- 3.6.5 Priority Lots
 - 3.6.5.1 Corner Lot
 - 3.6.5.2 View Terminus
 - 3.6.5.3 Lots Requiring Upgraded Side Architecture

SECTION 4

CONCLUSION

33

33

34

34

35

35

35

36

37

38

39

39

40

41

41

44

45

47

47

47

48

49

49

50

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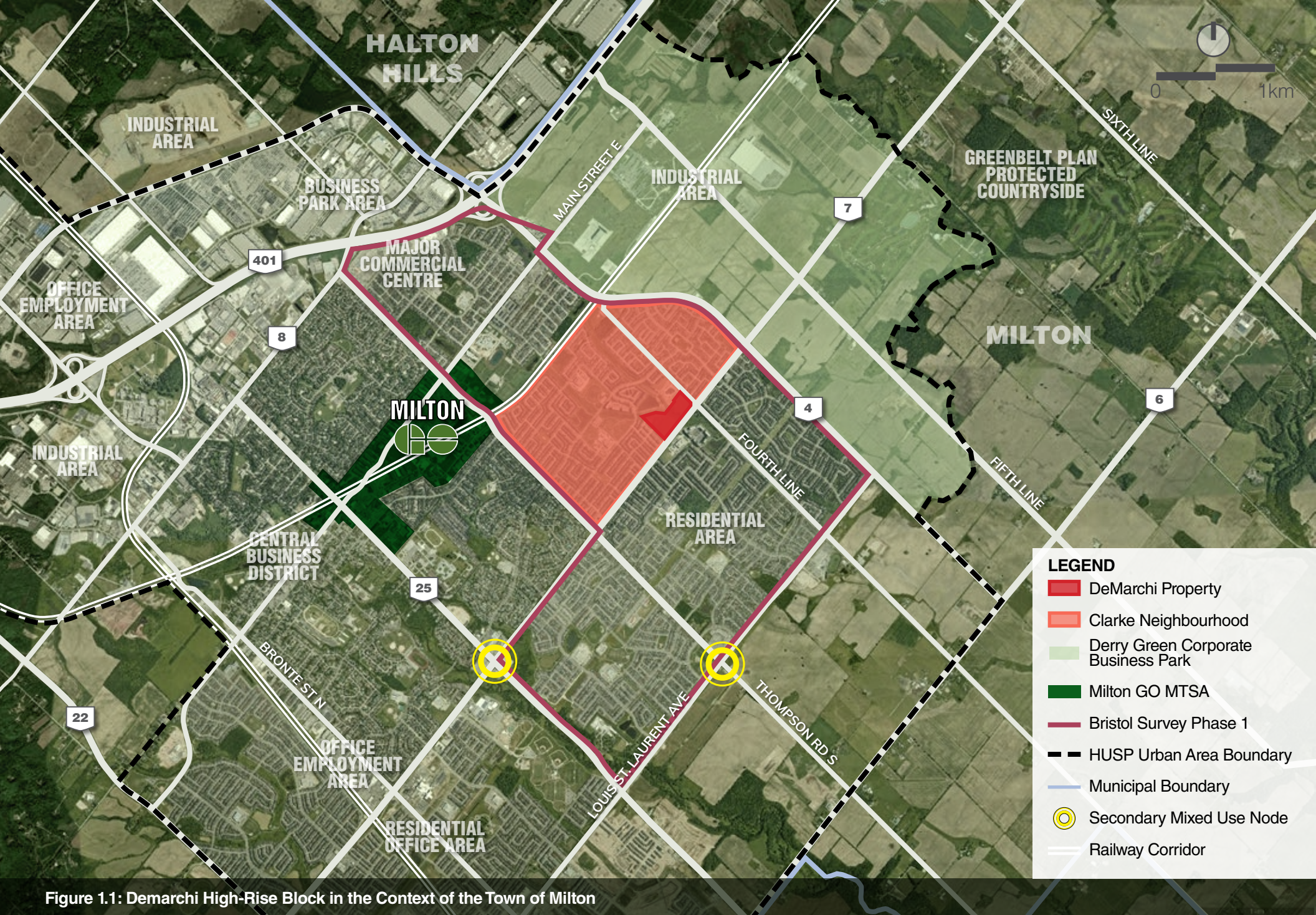


Figure 1.1: Demarchi High-Rise Block in the Context of the Town of Milton

SECTION

INTRODUCTION

1

1.1 PURPOSE OF DOCUMENT

The proposed DeMarchi Property is located within the Clarke Neighbourhood, which forms part of the larger Bristol Survey Phase 1 Secondary Plan in southern Milton, Ontario. This area is envisioned to feature a mix of low- and medium-density blocks, along with a centrally located Village Square to contribute to the evolving urban fabric of the region. Surrounded by a mix of residential, commercial, and community amenities, the development will support the growth of a dynamic and connected neighborhood.

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.

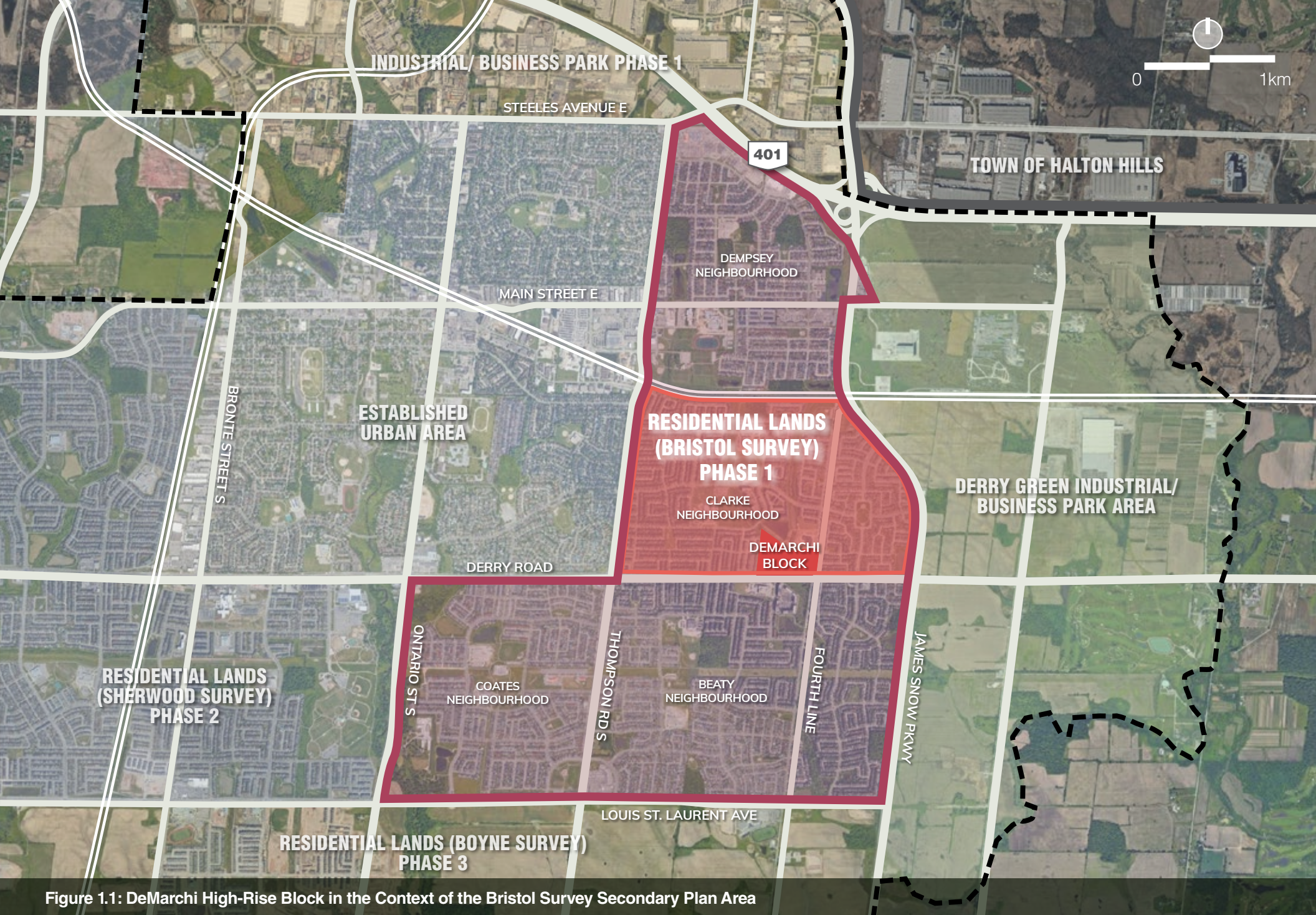


Figure 1.1: DeMarchi High-Rise Block in the Context of the Bristol Survey Secondary Plan Area

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 (PPS)

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 DeMarchi Property 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

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 Official Plan (OP) is centered around the theme of "Community Rediscovery," reflecting the Town's commitment to maintaining and enhancing Milton's strong sense of community and its welcoming environment.

As the proposed development is located in southern Milton, the design vision and principles for the DeMarchi Property align with this theme, emphasizing community connectivity, walkability, and a seamless integration of the new high-rise block with the surrounding neighborhood. The development will prioritize vibrant public spaces, diverse housing options, and accessibility, all while fostering a cohesive and inclusive atmosphere that builds upon Milton's unique character.

1.2.4 Bristol Survey Secondary Plan

The Secondary Plan area represents Phase 1A and 1B of Milton's residential growth within the current Urban Expansion Area, implemented as part of the Halton Urban Structure Plan (HUSP). The DeMarchi Property aligns with this Secondary Plan by providing a range of housing types that meet the needs of the community, including single-family homes and townhouses.

Additionally, the development incorporates a community node in the form of a Village Square that enhances local amenities and promotes social interaction. It also addresses the Town's concerns regarding park locations and shapes by ensuring that these spaces are strategically positioned to serve residents.

By adhering to the objectives of the Secondary Plan, the DeMarchi Property supports Milton's growth while maintaining a focus on connectivity and access to essential services.

1.2.5 Town of Milton Mid-Rise Guidelines

Milton's Mid-Rise Guidelines serve as the primary policy document that shapes the design direction for the proposed mid-rise buildings within the DeMarchi Property. The Town's Official Plan aims to accommodate higher densities at strategic locations, and these guidelines provide essential urban design standards for the planning and design of mid-rise buildings, ensuring they are appropriately sited and well-designed.

The guidelines emphasize that "human-scaled, mid-rise buildings can achieve appropriate, transit-supporting densities without overwhelming the surrounding context" (Section 1.0). They also identify 'Intensification Corridors,' including Derry Road (Regional Road 7), as preferred locations for mid-rise developments.

Mid-rise buildings are defined in the guidelines as vertical structures that are moderately taller than single-family homes or horizontal multiple housing. The scale and height of a mid-rise building should align with the street(s) it faces and the surrounding context, with a stipulation that these buildings should not exceed the width of the public right-of-way (Section 1.1). Given that the DeMarchi Property is situated along a regional road, the proposed mid-rise scale of this development is suitable for the location and complies with the recommended height limits for regional roads in Milton.

The design of the DeMarchi Property will be guided by the following key principles from the Mid-Rise Guidelines:

- **Street Interface**
The connection between the mid-rise building and the surrounding streets and public spaces plays a crucial role in shaping pedestrian experiences and determining how well the building integrates into the street environment.
- **Transition to Neighbourhood Context**
Creating a smooth transition in scale between the mid-rise building and nearby low-rise homes, heritage structures, and public open spaces is vital for ensuring that the building fits comfortably within its surroundings.
- **Open Space & Parking**
A well-planned arrangement of open spaces contributes to a livable and pedestrian-friendly atmosphere. Parking and service areas will be designed to be secondary, primarily integrated within the building or situated underground.

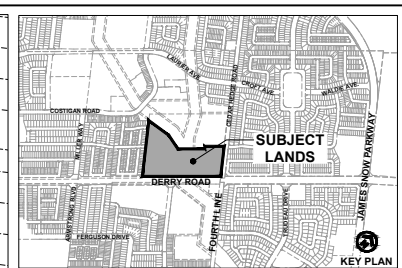
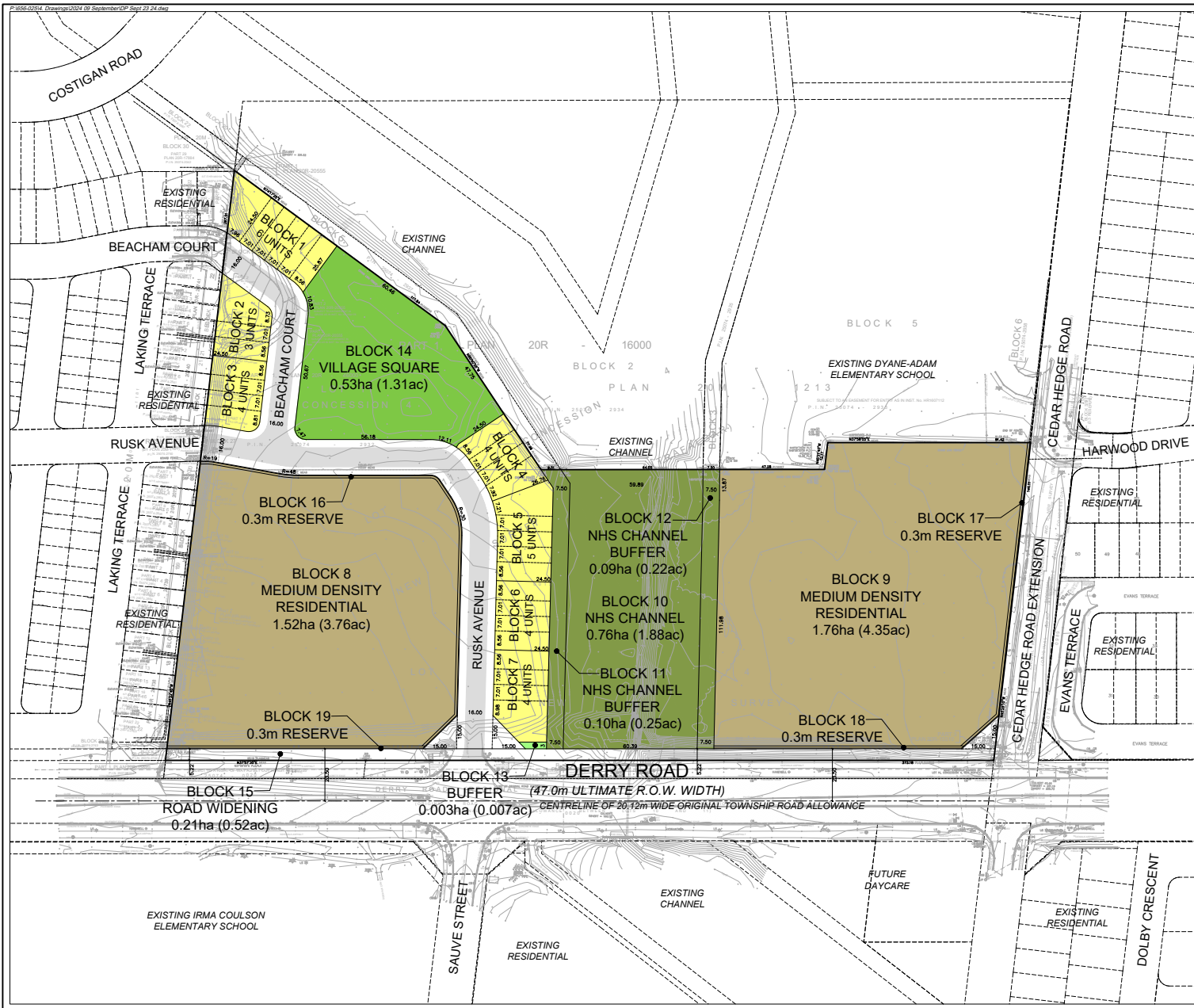


1.3 VISION, PRINCIPLES & OBJECTIVES

The DeMarchi Property is planned as part of the Bristol Secondary Plan area and aims to be a key component of a cohesive urban community within the Town of Milton and Halton Region. In alignment with the Town's strategic direction and policies, the proposed development is envisioned as a medium-density, pedestrian-oriented project. It will feature thoughtfully designed built forms that integrate seamlessly within the land parcel and complement the surrounding community.

The following principles and objectives will guide the design and development of the DeMarchi Property:

- Create visually appealing, human-scaled condo apartment buildings and townhomes that reflect the architectural character of the area;
- Encourage strategic density by offering a variety of housing types, styles, and densities that enhance the overall character of the development and the surrounding Bristol Survey area;
- Ensure a strong built form orientation and relationship to Cedar Hedge Road Extension, which serves as an important community connector;
- Develop a site layout that promotes efficient vehicular and pedestrian circulation patterns;
- Ensure that landscape treatments are appropriate to the built form, using materials that reflect or complement the architecture, including built landscape elements and paving materials;
- Provide visibility and access to naturalized areas and amenity spaces, which support an improved quality of life and promote an active lifestyle for residents;
- Create a compact, walkable community by offering convenient pedestrian connections to Cedar Hedge Road Extension and the residential area to the south by connecting Rusk Avenue to Derry Road; and
- Achieve safe pedestrian connections with direct access from adjacent sidewalks and pathways to at-grade units.



DRAFT PLAN OF SUBDIVISION **BRANTHAVEN WATERLOO INC.** **FILE # 24T-**

**PART OF LOT 11, CONCESSION 4,
 NEW SURVEY
 TOWN OF MILTON
 REGIONAL MUNICIPALITY OF HALTON**

OWNERS CERTIFICATE

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

SIGNED: ARDEN SEMPER, A.S.O.
 BRANTHAVEN WATERLOO INC.

DATE:

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED: ROSS DENBREIDER, OLS

DATE:

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A.B.C.D.E.F.G.J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE	BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (UP/HA)
STREET TOWNHOUSES - 7.01m (23')	1-7	0.63	1.56	30	47.62
MEDIUM DENSITY RESIDENTIAL	8-9	2.29	5.11		
NHS CHANNEL	10	0.76	1.88		
NHS CHANNEL BUFFER	11, 12	0.19	0.47		
BUFFER	13	0.09	0.22		
VILLAGE SQUARE	14	0.53	1.31		
ROAD WIDENING	15	0.21	0.52		
0.3m RESERVE	16-19	0.02	0.05		
16.0m R.O.W. - (341m LENGTH)		0.57	1.41		
TOTAL	15	6.19	15.30		

NOTES

- PAVEMENT IS DIAGRAMMATIC ONLY



SCALE 1:750
 (24 x 36)
 SEPTEMBER 23, 2024



SECTION 2

SITE CONTEXT & ANALYSIS

2.1 STUDY AREA & SURROUNDING CONTEXT

The DeMarchi Property is located in the Clarke Neighbourhood of the Bristol Survey Secondary Plan, to the north-west of Derry Road and Fourth Line. The property consists of seven townhouse blocks and includes a village square of 0.53 hectares along Rush Avenue and Beacham Court. It also features two medium-density residential blocks, measuring 1.52 hectares and 1.76 hectares.

Both medium-density blocks face Derry Road, with the eastern block adjacent to Dyane-Adam Elementary School and an NHS channel buffer, providing views into the natural area. The surrounding residential area is primarily dominated by single-detached homes, which influences the design and scale of the new development. A significant feature of the site is the existing NHS, which runs north-south through the property. This layout ensures that the development aligns with the surrounding community and contributes to the character of the Clarke Neighbourhood.

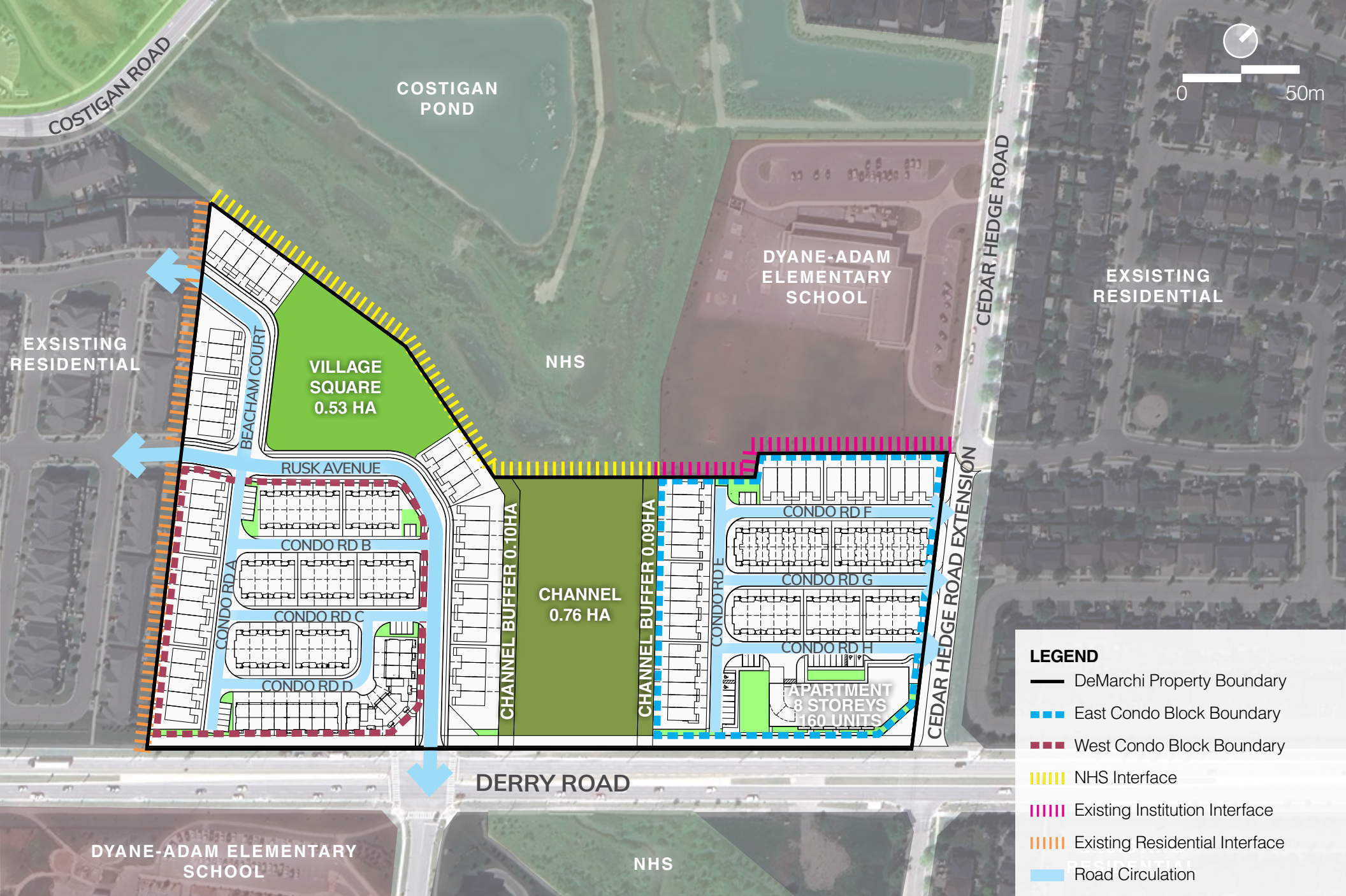


Figure 2.2: Opportunities and Constraints

2.2 OPPORTUNITIES & CONSTRAINTS

Features within the DeMarchi Property that present key design opportunities include:

- **Focused Density:** The property offers opportunities to incorporate higher residential density, particularly through mid-rise and townhouse developments that support local infrastructure and transit use.
- **Diversity of Housing:** By incorporating a mix of housing types, including 2-storey Townhouses, 3-storey Back-to-Back Townhouses, 3-storey Rear-Lane Townhouses, and a mid-rise building, the development can cater to a range of demographics and housing needs.
- **Efficient Street Network:** The design can focus on a well-organized street configuration that ensures safe, logical, and convenient access to all parts of the development. This includes clear pedestrian and cyclist routes connecting residents to nearby community amenities and natural features.
- **Presence of the Natural Heritage System (NHS):** The NHS located along the northern boundary of the property, which slopes down towards Derry Road and runs along the western boundary of the East Condo Block, presents a unique opportunity to harmonize the development with the surrounding natural environment. This can be achieved by incorporating trails and open spaces that connect seamlessly with the larger open space network in the area, ensuring natural elements remain central to the experience for both residents and visitors. Additionally, strategic setbacks and buffer zones will protect sensitive areas while enhancing recreational and visual amenities for the community aesthetic benefits to the community.

- **Transit Connectivity:** The property's proximity to public transit routes provides an opportunity to design a transit-oriented community. This could include pedestrian-friendly paths that encourage walking to transit stops, reducing reliance on cars and contributing to the overall sustainability of the development.

Features within the DeMarchi Property that present key design constraints include:

- **Interface with NHS:** While the NHS along the northern boundary presents an opportunity to connect the development to the open space network, it is crucial to note that the NHS lands to the north were previously developed by Ashley Oaks, with all necessary buffers already dedicated to the Town. These existing buffers will be honored in the DeMarchi Property, and no additional lands will be provided for buffer zones;
- **Interface with Existing Communities:** With the DeMarchi Property centrally situated between an existing established communities the approved residential draft plan of subdivision, land use, built form and connections must be compatible with the surroundings; and
- **Land Use Constraints:** Given current market conditions, achieving higher density may require considering a mix of built forms to support a varied ownership demographic within the community while meeting planning objectives.

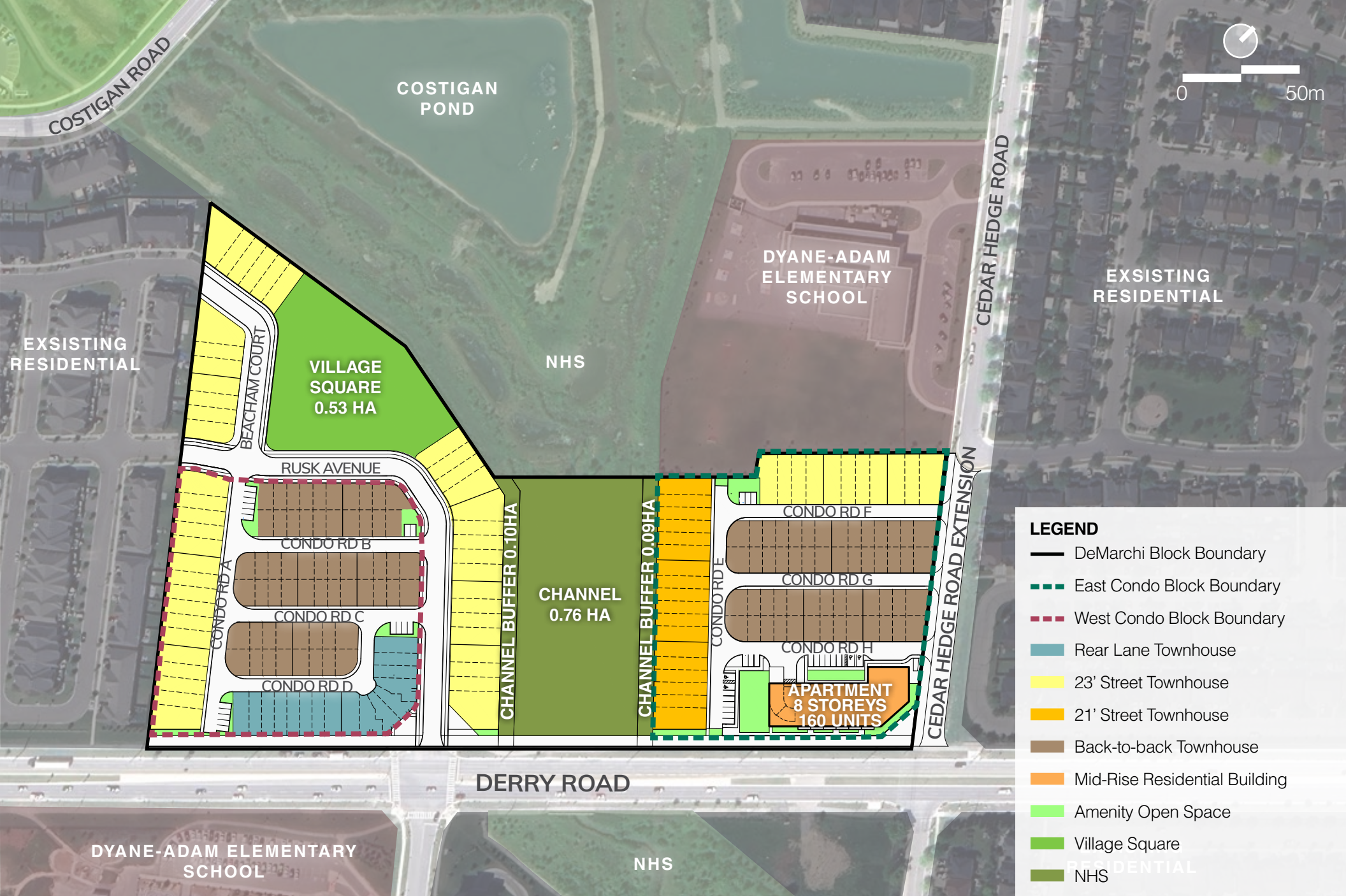


Figure 3.1: Land Use Plan

SECTION 3

DESIGN RESPONSE & CONCEPT PLAN

3.1 SITE LAYOUT & DESIGN

The site layout for the DeMarchi Property prioritizes an efficient, well-integrated design that balances residential density with open space and community connectivity. The development is composed of seven townhouse blocks, two medium-density residential blocks, and a centrally located village square. The design ensures compatibility with the surrounding residential areas and makes use of existing natural features, such as the NHS, to enhance the livability and character of the site. Pedestrian-friendly streetscapes and accessible pathways are key components of the layout, promoting walkability and ease of movement throughout the development.

3.1.1 Structuring Elements

The key structuring elements of the DeMarchi Property's design are based on the integration of built form, open spaces, and natural features:

- **Natural Heritage System (NHS):** The NHS runs along the northern edge of the DeMarchi Property, extending southward toward Derry Road and adjacent to the East Condo Block. The NHS provides not only an ecological corridor but also recreational opportunities, with trails that connect to the broader open space network while respecting buffers and setbacks.
- **Village Square:** The 0.53-hectare Village Square is a focal point for the development, positioned along Rush Avenue and Beacham Court. It serves as a community hub, offering residents an accessible public space for gatherings and recreation. The square is strategically placed to enhance connectivity with surrounding residential blocks and provide a central green space.
- **Medium-Density Residential Blocks:** The two medium-density residential blocks (1.52 hectares and 1.76 hectares) are located along Derry Road, a key transportation corridor, providing higher-density housing options. These blocks are designed to create a transition from the street to the lower-density townhouses within the site, with the eastern block benefiting from proximity to Dyane-Adam Elementary School and views of the NHS buffer.
- **Townhouse Blocks:** The seven townhouse blocks are organized to provide efficient access to the street network and promote a strong relationship between the built form and the public realm. These blocks offer lower-density housing while maintaining the cohesive urban fabric of the neighbourhood.

The design of the DeMarchi Property is structured to maximize the use of space while ensuring strong connections between residential areas, natural features, and community amenities. This approach fosters a balanced, integrated development that enhances the surrounding context and supports the broader goals of the Bristol Survey Secondary Plan.

3.1.2 Transition to Neighbourhood Context

The DeMarchi Property is carefully designed to ensure a seamless transition between the new development and the existing surrounding neighbourhoods. This transition is a key consideration in maintaining the character and integrity of the Clarke Neighbourhood, as well as ensuring compatibility with adjacent residential uses.

Key elements of the transition include:

- A gradual transition in building heights and densities. To the west, existing 2-storey townhouses inform the design, as the development matches this product for consistency. The existing homes to the east are primarily 2-storey semi-detached houses. The townhouses located on the interior of the site offer lower-density housing that complements the surrounding neighborhood. Meanwhile, the medium-density residential blocks along Derry Road introduce slightly higher building heights, ensuring an appropriate scale for the arterial road while maintaining harmony with the surrounding lower-density areas.
- The building orientation of the rear-lane townhouses has been thoughtfully planned to engage with the Rusk Avenue and Derry Road intersection, establishing a strong urban edge that enhances the streetscape and defines the site's entrance.
- The Natural Heritage System (NHS) along the western boundary of the site acts as a natural buffer, providing a smooth transition from the built environment to the natural landscape. The NHS not only offers ecological value but also softens the visual impact of the development on adjacent areas, enhancing the overall neighbourhood character.
- Streets within the DeMarchi Property are designed to align with the existing street network, ensuring a logical and smooth flow of traffic and pedestrians between the new and established neighbourhoods. Sidewalks, tree-lined streets, and pedestrian pathways will provide visual continuity and strengthen the connection between the new development and the existing community.
- The centrally located village square, accessible from both the new development and the surrounding neighbourhood, acts as a community hub and gathering space, ensuring that residents from both areas can share in the amenities and recreational opportunities. This shared space helps to blend the boundaries between the new development and the established neighbourhood, fostering a sense of unity.

Through thoughtful design and strategic placement of housing types, open spaces, and natural features, the DeMarchi Property ensures a smooth transition to the surrounding neighbourhood context, supporting a cohesive, well-integrated community.



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.

3.1.3 Building Orientation

The layout of the DeMarchi Property positions buildings to strengthen the connection between the built form and surrounding streets, creating a cohesive and pedestrian-friendly environment. The design emphasizes street-facing frontages, with minimal setbacks along Derry Road and Rusk Avenue to reinforce the street edge and enhance the vibrancy of the streetscape.

The townhouses along Rusk Avenue and Beacham Court are specifically designed to maximize visibility and enhance the character of the neighborhood, featuring architectural elements that promote an attractive, pedestrian-focused atmosphere. Meanwhile, the proposed mid-rise residential building faces Derry Road, a key arterial route, increasing the development's visibility and serving as a prominent entry point to the property.

Both the mid-rise residential building and the townhouses are compatible in height and massing, ensuring a smooth transition between building types and avoiding stark height differences for visual harmony. Additionally, the design focuses on prominent corner buildings and height compatibility, further enhancing the site's character and accessibility while integrating seamlessly with the existing neighborhood.

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:

- The building height and massing of the condo apartment are concentrated along the arterial and collector roads, with the structure strategically positioned at the intersection to establish a prominent urban edge. This enhances the streetscape and serves as a defining feature of the site's entrance, creating a strong visual and architectural presence.
- Framed by an arterial road to the south 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.



3.1.4 Appropriate Mid-Rise Street Interface

The DeMarchi Property's design for the mid-rise apartment building emphasizes an appropriate street interface that aligns with Milton's Mid-Rise Guidelines, promoting a pedestrian-friendly environment and enhancing the overall character of the streetscape. This approach is essential for fostering connectivity and encouraging active transportation within the community.

Key aspects of the street interface include:

- **Building Placement and Setbacks:** The placement of the 8-storey building is intended to establish a strong street edge, thereby enhancing the urban character of the development. Setbacks will also be implemented to maintain a comfortable distance between the buildings and the street, providing sufficient space for landscaping and pedestrian pathways, in accordance with the Mid-Rise Guidelines.
- **Active Frontages:** The design encourages active ground floor uses that contribute to the vibrancy of the streetscape. Condo apartments and townhouse units will feature entrances that are easily accessible from the street, promoting interaction between residents and the public realm. This active interface supports the community's social fabric and enhances safety through increased visibility.
- **Landscaping and Green Buffers:** The incorporation of landscaped areas along the street frontages contributes to a visually appealing environment and enhances the overall aesthetic quality of the development. Native plants and trees will be used to provide shade and improve air quality, aligning with the principles outlined in the Mid-Rise Guidelines.
- **Pedestrian Connectivity:** The design prioritizes pedestrian accessibility by integrating 1.5m wide sidewalks, crosswalks, and connections to existing trails and pathways. This enhances the walkability of the neighbourhood and encourages residents to engage in active transportation, promoting a healthier lifestyle.
- **Transitioning Heights:** In line with the Mid-Rise Guidelines, the design of the mid-rise residential building incorporates stepbacks to ensure that its scale is appropriate for the surrounding context. This approach creates a harmonious relationship with the neighboring properties and reduces the visual impact on adjacent homes.

By adhering to Milton's Mid-Rise Guidelines, the DeMarchi Property fosters a well-designed street interface that enhances pedestrian experiences, encourages community interaction, and contributes to the overall livability and character of the Clarke Neighbourhood.

3.1.5 Parking, Loading & Service Areas

- **Mid-rise Apartment Building:** The design of the mid-rise apartment building ensures that parking, loading, and service areas are effectively integrated into the overall layout of the block without detracting from the streetscape or pedestrian experience. On-site parking is provided through a combination of underground and surface parking, with access points carefully positioned to minimize disruption to the public realm. Surface parking is primarily located behind the mid-rise apartment building or within the interior of blocks to reduce its visibility from key streets like Derry Road.
- **Townhouses:** Visitor parking spaces for the condominium townhouses are strategically distributed throughout the site at the end blocks, ensuring convenient access to the residential buildings while maintaining clear sightlines along the primary pedestrian routes. Driveways are accessed via condominium streets, minimizing interference with pedestrian and vehicular circulation on the main roads, such as Cedar Hedge Road Extension and Derry Road.

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 is provided with one (1) entrance/exit ramp 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.

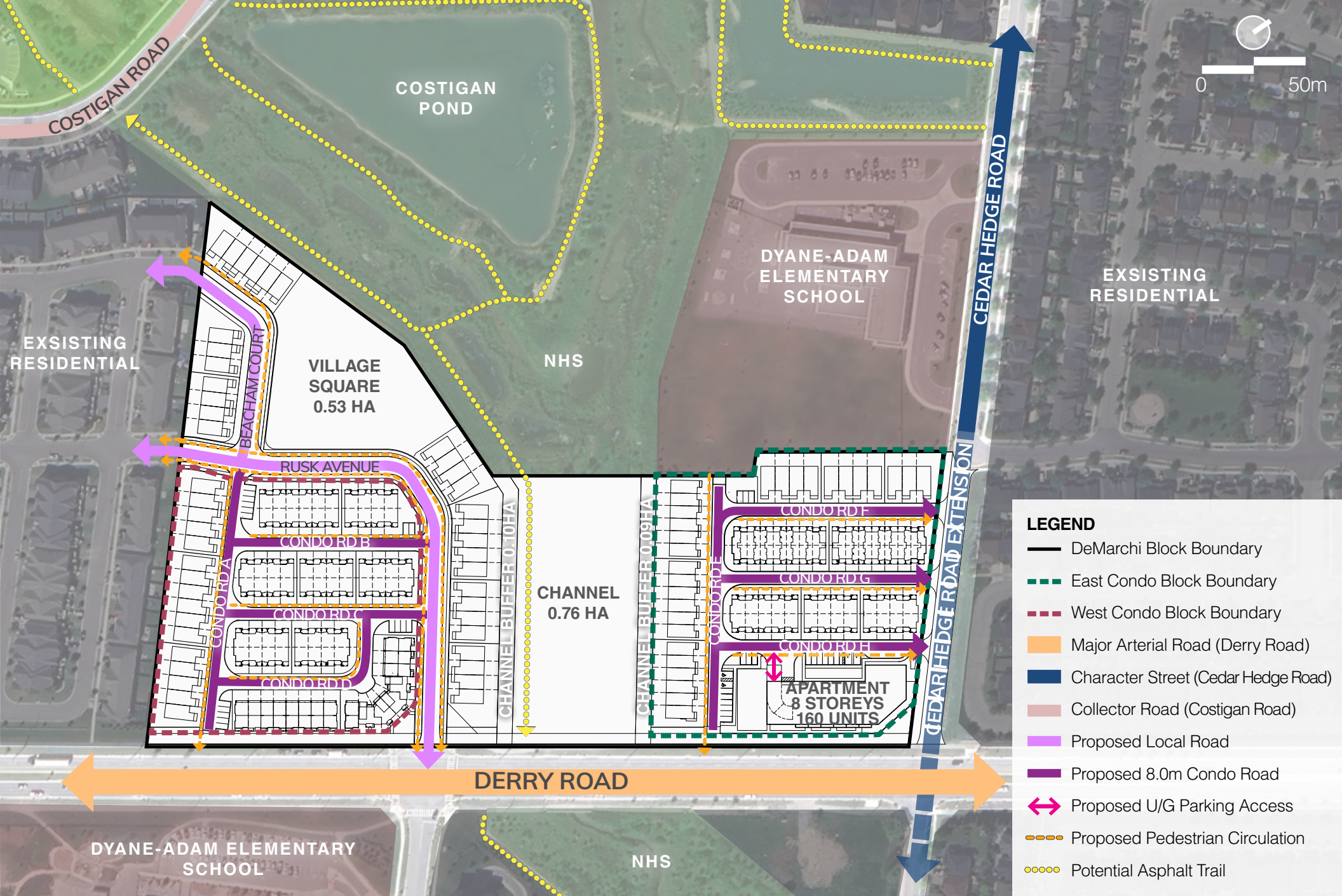


Figure 3.2: Pedestrian Circulation and Road Hierarchy Plan

3.1.6 Pedestrian Circulation

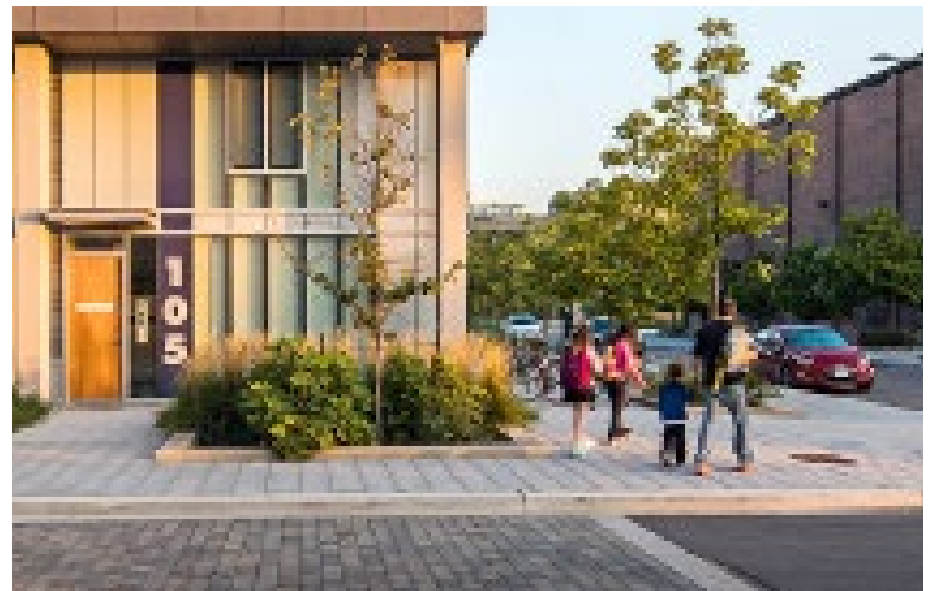
Pedestrian circulation is a key element of the DeMarchi Property's design, ensuring strong connectivity with the surrounding community and promoting active transportation. The layout integrates walking paths and sidewalks that provide safe and direct routes to nearby amenities such as parks, schools, and local services, supporting the broader goals of the Bristol Survey Secondary Plan Area. These pathways connect seamlessly with existing transit and cycling networks, encouraging residents to walk or bike to nearby destinations, or take public transit to work or other locations.

Sidewalks are designed to ensure consistent pathways that enhance pedestrian safety. They prioritize accessibility in accordance with AODA standards, featuring a minimum width of 1.5 meters and a firm, continuous, barrier-free surface. These pathways offer a clear and predictable route through the site, ensuring safe and unobstructed access to key areas of the development.

To reduce conflicts between pedestrians and vehicles, direct sidewalk connections are provided across the site, while private roads are designed to limit vehicular speeds, enhancing pedestrian safety. The overall circulation plan creates a comfortable walking environment, encouraging social interaction and a vibrant, connected community within the DeMarchi Property.



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 DeMarchi Property is structured by connecting roads from the adjacent residential neighborhoods to the south and west. This integration ensures a cohesive and walkable community, with the proposed road network contributing to a modified grid pattern that enhances connectivity throughout the site.

The proposed road hierarchy within the DeMarchi Property consists of two primary street types:

- 16.0m Local Road; and
- 8.0m Private Condominium Road.

These streets are designed to support a compact, urban environment while balancing pedestrian, cycling, and vehicular functions. The road network fosters direct access to the residential townhouses, the 8-storey apartment building, and community amenities such as the village square. The design prioritizes walkability and safe circulation, ensuring that residents can easily navigate between key areas within the development and the broader Clarke Neighbourhood.

16.0m Local Road

The 16.0-meter Local Road is designed to ensure efficient traffic flow while providing safe access for residents and visitors. Its width accommodates two lanes of vehicular traffic, along with a 1.5-meter sidewalk on one or both sides of the street, depending on the specific location in the plan. Boulevards on both sides allow for the installation of street trees. Adequate lighting and signage will enhance visibility and guide drivers, promoting a safe and functional road that connects effectively with the surrounding community.

Refer to Figures 3.3 and 3.4 for cross-sections of the proposed 16.0 meter local right-of-way.

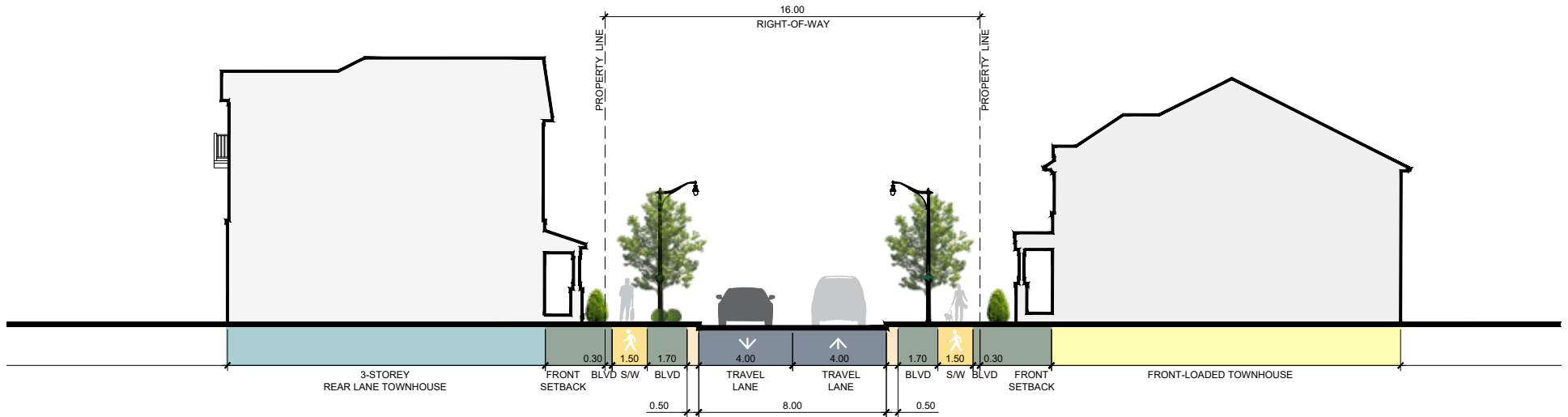


Figure 3.3: 16.0m Local ROW Cross Section (sidewalk on both sides)

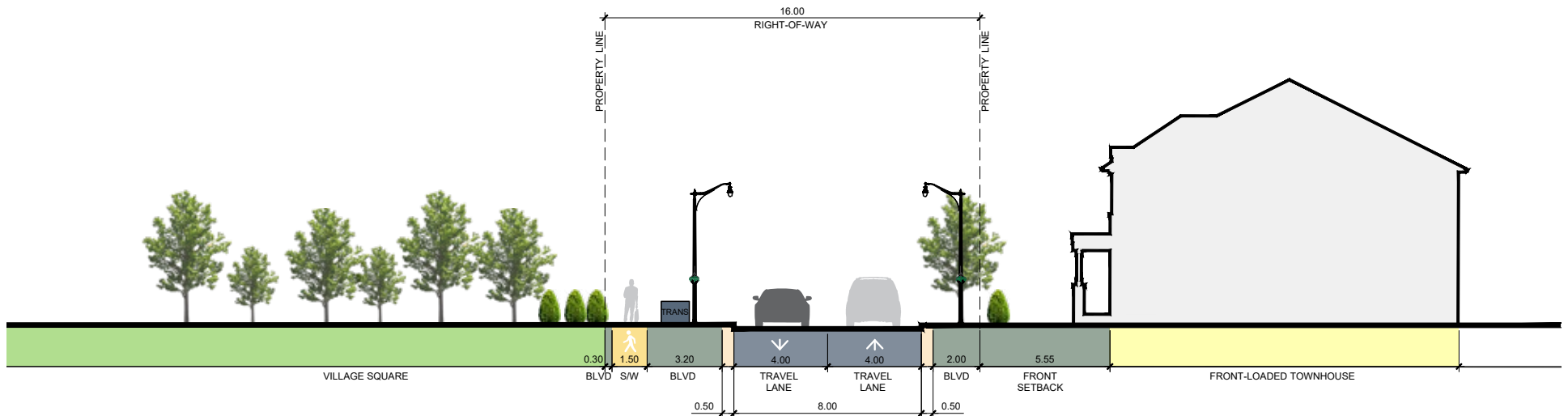


Figure 3.4: 16.0m Local ROW Cross Section (sidewalk on one side)



Landscaped condominium road featuring tree plantings that enhance the aesthetic appeal and provide shade along the condominium access road.

8.0m Private Condominium Road

The 8.0-meter Private Condominium Road is designed to provide efficient access for residents and visitors while ensuring safe vehicle circulation within the development. This road features a two-lane configuration that facilitates smooth traffic flow and accommodates necessary service vehicles. Adequate sidewalks on one or both sides of the road promote pedestrian safety and encourage walking throughout the community.

The design includes landscaping elements, such as grassed boulevards and street trees, to enhance the aesthetic appeal and create a pleasant environment for residents. Additionally, proper signage and lighting will be installed to improve visibility and guide drivers, ensuring a functional and welcoming atmosphere within the private road network.

Refer to Figures 3.5 and 3.6 for cross-sections of the proposed 8.0 meter private condominium right-of-way.

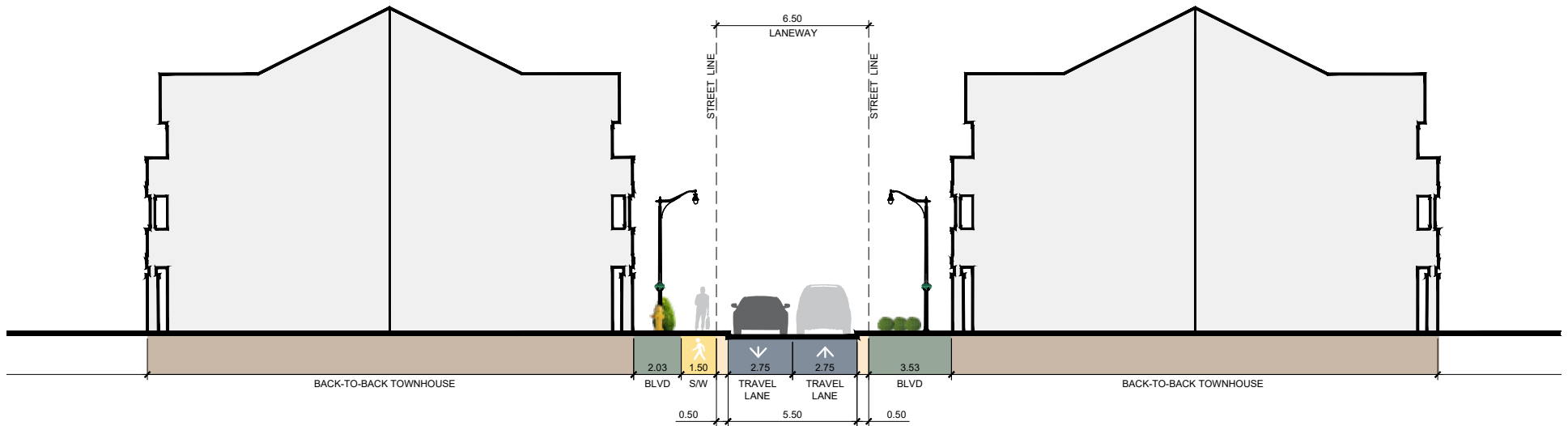


Figure 3.5: 8.0m Laneway Watermain on Sidewalk Side Cross Section

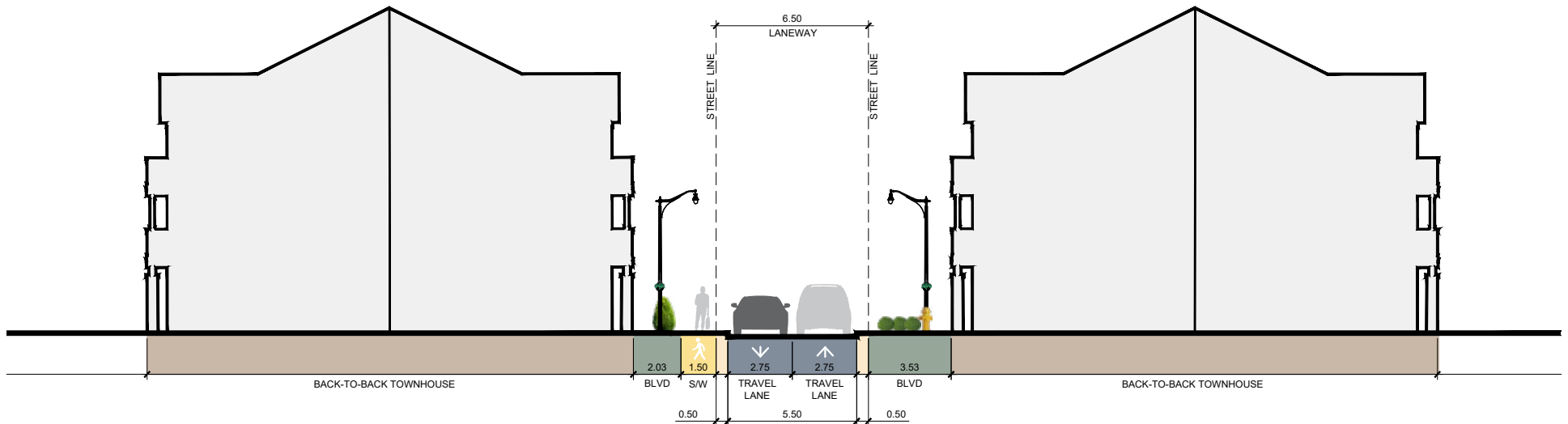


Figure 3.6: 8.0m Laneway Watermain on Non-Sidewalk Side Cross Section

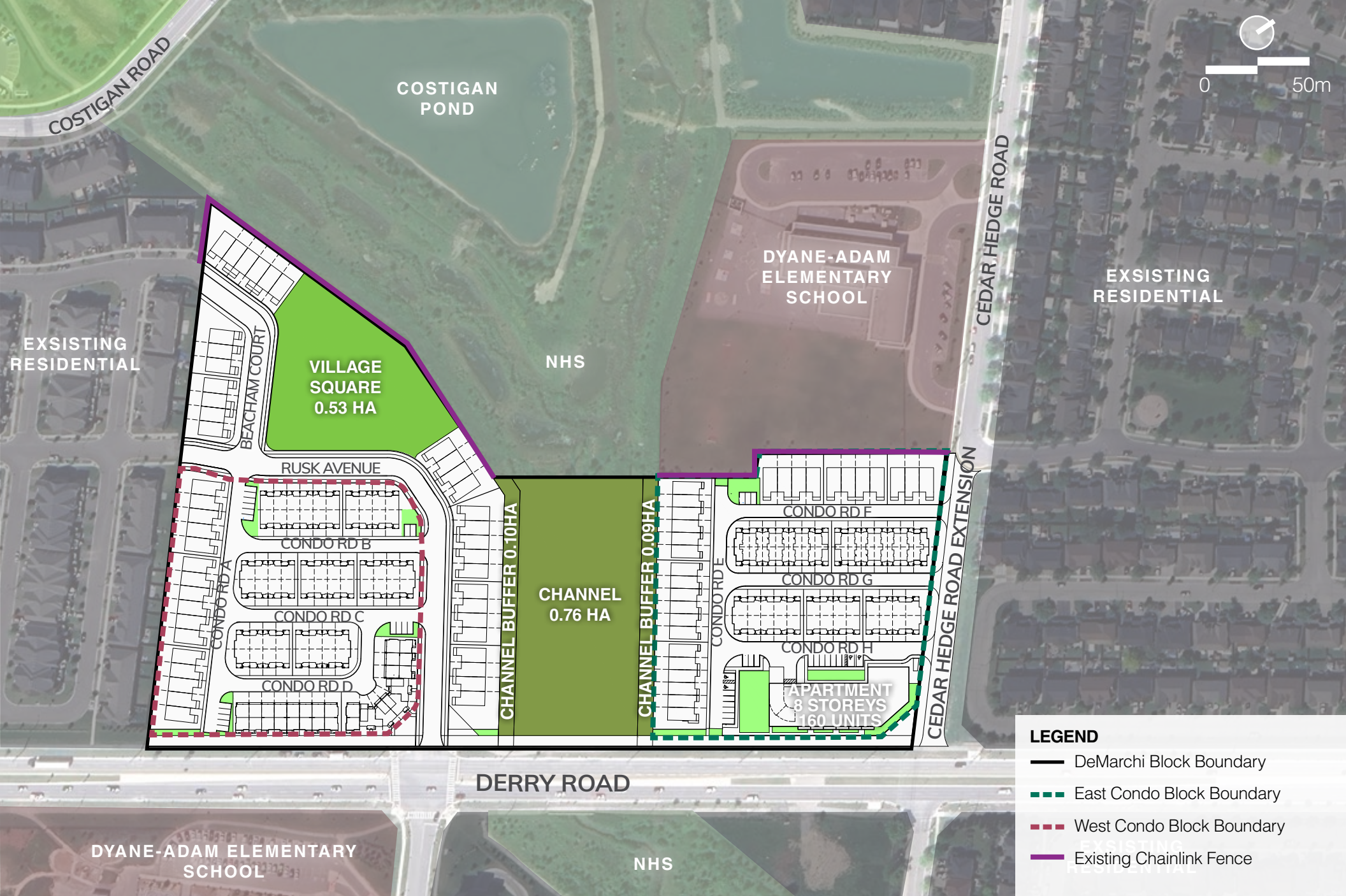


Figure 3.7: Landscape and Amenity Plan

3.2 PUBLIC REALM GUIDELINES

3.2.1 Public Realm Framework Plan

The public realm framework is vital for establishing the character, function, and identity of the DeMarchi Property. This framework will be shaped by landscape elements within the site and the streetscape along its boundaries. Central to this plan is the Village Square, which will serve as a key gathering point for residents and visitors, offering accessible open spaces. The incorporation of natural features, such as the nearby NHS, enhances the park's appeal while reinforcing the development's character and linking it to the broader open space network.

The design emphasizes a seamless integration with the surrounding streetscape, ensuring a smooth transition between public and private areas. Prioritizing pedestrian connectivity and community interaction, the framework includes open spaces and pathways that provide direct access to local amenities, the 8-storey residential apartment building, and adjacent townhouse units.

3.2.2 Streetscape

The streetscape within the DeMarchi Property is critical in promoting a welcoming and distinct identity for the community. Thoughtfully designed streetscape elements will enhance the experience for residents and visitors, creating an inviting environment that encourages pedestrian activity and ensures the safety, comfort, and accessibility of all users, including pedestrians, cyclists, and motorists.

Key streetscape elements will include coordinated planting, street lighting, and site furnishings that align with the overall design vision for Milton. Planting will be carefully selected to provide shade, enhance visual appeal, and complement the natural landscape, particularly in areas near the NHS. Lighting will be designed to ensure pedestrian safety and visibility, while maintaining a visually cohesive streetscape during both day and night.

Additional streetscape components will include the careful placement of mechanical units, utilities, and garbage facilities to minimize visual clutter. These elements will be integrated into the overall design in a way that ensures functionality without detracting from the appearance of the public realm.

The coordinated design of these streetscape elements will not only reinforce the character of the DeMarchi Property but also contribute to the broader identity of the Clarke Neighbourhood and the Bristol Survey Secondary Plan area, creating a cohesive and appealing community.



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



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

Lighting

Effective lighting design is essential for ensuring the safety of both pedestrians and vehicles while also contributing to the overall character of the DeMarchi Property. For the mid-rise residential block, a tailored lighting design will be implemented to enhance visibility and create an inviting atmosphere.

In contrast, the low-rise condominium roads will adhere to Milton Hydro and Town of Milton standards for lighting poles in public right-of-ways to maintain consistency and safety throughout the development.

Site Furniture

Attractive and functional site furniture is essential to the visual appeal of the DeMarchi Property and reinforces the overall character of the development. The design of the site furniture, including benches, waste receptacles, and bike racks, will align with the established design theme, ensuring consistency in color, material, and style.

Furniture placement will prioritize safety, accessibility, and compatibility with the surrounding built form. Additionally, furnishings will be designed to be vandal-resistant and low-maintenance, utilizing readily available components whenever possible.

Mechanical Units & Utilities

Utilities are strategically placed to minimize visual impacts and physical barriers to pedestrian flow. Utility meters, transformers, HVAC systems, and other mechanical equipment will be situated away from public view and screened with landscaping to enhance the site's aesthetics.

3.3 PARKS AND OPEN SPACES

3.3.1 Natural Heritage System (NHS) & Channel

The Natural Heritage System (NHS) along the northern edge of the DeMarchi Property, along with the north-south channel leading to Derry Road, offers an opportunity to incorporate natural features into the landscape design of the DeMarchi Property.

The following guidelines aim to ensure that these two naturalized areas are integral components of the overall design:

- Preserve the existing buffers as specified in the approved environmental studies;
- Plant native species within these buffers according to the outlined standards to support biodiversity and enhance the natural landscape;
- Incorporate pedestrian trails along the NHS and Channel, linking the development to the broader open space network;
- Ensure that these trails are constructed with an asphalt surface in accordance with our standards and are seamlessly integrated into the surrounding landscape to minimize disruption to natural functions; and
- Use the channel as a natural feature for stormwater management, incorporating sustainable design practices such as permeable surfaces and bioswales to control runoff and maintain water quality.



The channel runs north-south to Derry Road enhances the overall landscape of the DeMarchi Property.



Townhouses adjacent to the Natural Heritage System or the Channel corridor provide residents with a natural setting and improved views, while also supporting ecological preservation.



Image example of mix of native and ornamental species to create visual interest.



Image example of village square that supports a variety of activities with flexibility to accommodate different uses year-round.

3.3.2 Village Square

The Village Square, located at the northern edge of the property and adjacent to the NHS, will serve as a key gathering point for residents and visitors, functioning as a public park with accessible open spaces. The nearby NHS provides a green backdrop for the Village Square, enhancing its appeal and natural environment.

The following guidelines will govern its design:

- Design the space to support a variety of activities, from passive and active recreation to informal gatherings. It should be flexible and adaptable, accommodating different uses throughout the year;
- Ensure that the Village Square is easily accessible from surrounding streets and pathways. Provide clear pedestrian connections from adjacent residential areas and the apartment building, encouraging foot traffic and community engagement;
- Apply a mix of native and ornamental species, following the Town of Milton's planting standards, to ensure visual interest while maintaining a sustainable, low-maintenance landscape;
- Provide ample seating options, including benches and informal seating areas. Street furniture should be durable, comfortable, and aligned with the overall design aesthetic of the development; and
- Install appropriate lighting to ensure that the Village Square is safe and usable during evening hours. Lighting fixtures should complement the architectural style of the development and enhance the sense of security in the space.

3.3.3 Natural Surveillance (CPTED)

Creating a safe and comfortable environment for all residents and visitors of the DeMarchi Property, both day and night, is essential to effective building and open space design. The design and placement of all structures will incorporate the principles of CPTED (Crime Prevention Through Environmental Design) to enhance safety and security across the development.

- 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; and
- Alternative or emergency exits from buildings or underground parking connect with highly visible areas.

3.3.4 Universal Design (Barrier-Free Accessibility)

Social sustainability within the DeMarchi Property is enhanced by prioritizing accessibility and equity. This means that all residents have equal opportunities and rights, regardless of their age, health, or physical ability.

Ensuring safety and accessibility is a primary focus in the design of the development, allowing all community members to comfortably enjoy and navigate the space.

- All pathways are designed to be fully accessible, ensuring that residents and visitors with mobility challenges can navigate the site comfortably;
- Community amenities such as playgrounds, seating areas, and recreational facilities are designed to be inclusive, allowing people of all abilities to participate;
- Well-lit pedestrian routes, clear signage, and secure access points contribute to a safe and welcoming environment for all residents;
- Flexible public spaces can accommodate a range of activities and events, fostering community engagement across diverse groups; and
- The layout prioritizes pedestrian connectivity, with clear, safe, and accessible routes connecting homes, open spaces, and amenities.

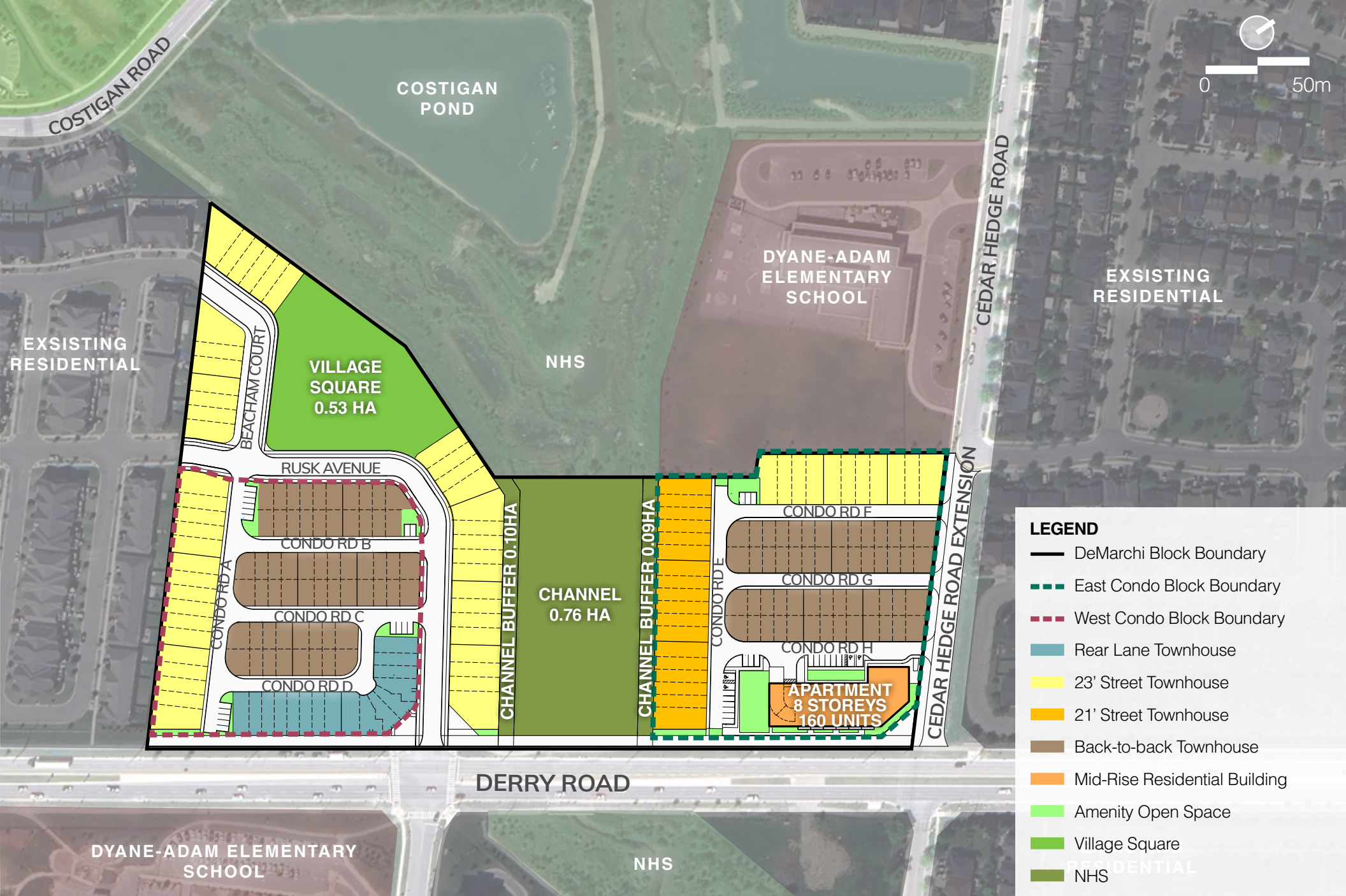


Figure 3.8: Built Form Plan

3.4 BUILT FORM GUIDELINES

The DeMarchi Property aims to achieve a high-quality built form character across all residential types, resulting in architecture that is diverse and engaging. This approach creates a distinctive community with visually appealing streetscapes. Each residential building's massing will reflect a cohesive design influence, ensuring a unified aesthetic throughout the development.

The proposed land use configuration facilitates a logical extension of the existing residential developments to the south while ensuring an appropriate interface with Derry Road and Cedar Hedge Road Extension. This design approach will promote connectivity and integration with the surrounding neighborhood.

The residential built form within the DeMarchi Property will consist of the following range of densities and typologies:

- Condo Apartment Building: One 8-storey residential apartment building featuring 160 units.
- Townhouse Units: A combination of 2-storey and 3-storey townhouses, including Rear-Lane, Front-Loaded, and Back-to-Back designs.

3.4.1 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.

3.5 MID-RISE RESIDENTIAL BUILDINGS

The proposed development at the DeMarchi Property strategically places an 8-storey residential building at Derry Road and Cedar Hedge Road Extension, creating a well-scaled street-wall and establishing a strong urban edge. This positioning enhances the development's visual presence while ensuring compatibility with the surrounding neighborhood.

3.5.1 Architectural Style

The building façade design for the DeMarchi Property, though still in development, will be guided by the following key principles to create a cohesive and visually appealing outcome:

- The mid-rise building will feature brick, aluminum siding, and window wall glazing, contributing to the overall visual cohesion and durability of the development;
- The building composition will ensure a seamless transition between different areas of the site, creating a unified and attractive streetscape within the Clarke Neighbourhood and the Bristol Survey Secondary Plan area;
- Consistent features such as entry canopies, window styles, and parapet treatments will maintain a high-quality aesthetic across the property;
- The façade will blend traditional and modern design elements, characterized by a cohesive color palette and elegant detailing; and
- The material selection and façade design will prioritize both aesthetic value and long-lasting durability, ensuring that the development remains attractive over time.

3.5.2 Height & Massing

The DeMarchi Property apartment buildings enhance the urban character by strategically emphasizing height and massing. The proposed 8-storey condo apartment building, featuring 160 units, not only increases residential density but also creates a prominent landmark within the community. This intentional design choice reinforces the area's urban identity by providing a focal point that draws attention and fosters a vibrant atmosphere.

3.5.3 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.

3.5.4 Setbacks

The condo apartment buildings are positioned and designed to provide appropriate setbacks that ensure privacy, create open spaces and amenity areas, and facilitate an effective streetscape. This layout also promotes a suitable interface with Derry Road and Cedar Hedge Road Extension, enhancing the overall functionality and aesthetic of the development.

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:

- Considering the surrounding low-rise residential neighborhoods, the mid-rise building will be positioned at the intersection of Derry Road and Cedar Hedge Road Extension. This location supports a strong street edge while ensuring a gradual transition between the adjacent 2 and 3-storey buildings.

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.

3.5.5 Façade Treatments, Elements & Materials

The façade treatments for the DeMarchi Property are essential in establishing the architectural identity and visual appeal of the development. Thoughtful design and material choices will enhance the overall character of the community while ensuring durability and sustainability. The following guidelines outline the key elements for typical façade treatments:

- Utilize high-quality, durable materials which may include brick, stone, cement board, and aluminum cladding that are suitable for the local climate. The chosen materials should contribute to the overall architectural theme of the development and provide a cohesive look throughout the community.
- Develop a cohesive color palette that complements the surrounding environment and creates visual harmony. The use of neutral tones combined with accent colors can enhance architectural features and provide visual interest
- Incorporate architectural details such as window trim, decorative cornices, and baseboards to add character and depth to the façades. These elements should reflect the overall style of the development and enhance the visual richness of the buildings.
- Design façades with ample windows to promote natural light and a connection to the outdoors. Varying window sizes and shapes can create visual interest while maintaining functionality. Ensure that window placements align with the building's massing and overall design.



Balconies, terraces, or private outdoor areas to improve unit livability and create visual interest on the façades while complementing the building's massing.

- Include balconies, terraces, or private outdoor spaces where appropriate, enhancing the livability of the units while providing visual depth to the façades. These features should be integrated into the overall design and should complement the building's massing.
- Ensure that façades are articulated to avoid monotonous appearances. Utilize variations in wall plane depths, setbacks, and materials to create a dynamic visual effect while maintaining proper proportions.
- Consider selecting materials and finishes that support sustainability goals, including low-maintenance options and those that contribute to energy efficiency, such as reflective coatings or green wall systems.

3.5.6 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 mid-rise building that contributes to a comfortable, pedestrian scaled environment through massing, materiality and architectural detailing.

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.

3.5.7 Corner, Landmark & Gateway Building Treatment

The corners of the buildings will provide façades that appropriately address all street-facing and publicly exposed frontages. Of particular importance is the building's relationship with the entrance at Cedar Hedge Road Extension. In addition to the landscape treatment, the building corners will be designed to highlight their prominence through careful massing, wall articulation, and architectural detailing, ensuring the corner location is well-defined and visually appealing.

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 mid-rise building's entrance at the corner along Cedar Hedge Road Extension to be prominent and oriented toward the intersection, enhancing visibility and accessibility for residents and visitors.
- 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.

3.5.8 Underground Parking Entry

A soft landscape treatment is planned around the entry ramp to the underground parking facility beneath the mid-rise building to mitigate its visual impact on the public realm.

The following general guidelines will apply:

- Dense screens may be composed of coniferous and/or deciduous species, along with ornamental plantings, to soften the appearance of the underground parking entry.
- Plantings are encouraged to be positioned to maintain clear sightlines, ensuring that pedestrian and vehicular safety is not compromised;
- The landscape treatment will be coordinated with the adjacent built form, complementing the architecture of the 8-storey apartment building and reinforcing the character of the DeMarchi Property.
- Plantings will be encouraged to be strategically placed to create a visually appealing transition between the hardscape of the parking ramps and the surrounding soft landscape, ensuring that the facility remains unobtrusive within the public realm.



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

3.6 TOWNHOUSE BUILDINGS

The DeMarchi Property will feature a range of townhouse buildings designed to create a cohesive residential environment. These townhouses will frame the proposed 8-storey residential apartment building situated at the corner of Derry Road and Cedar Hedge Road Extension.

The development will include rear lane townhouses, as well as two sizes of On-street Townhouses (23' and 20' wide), and Back-to-Back Townhouses. This diverse mix of housing types will provide a smooth transition in density and enhance the overall character of the community, while complementing the height and massing of the adjacent apartment building.

3.6.1 Massing within the Streetscape

The proposed townhouse units within the DeMarchi Property will include both 2-storey and 3-storey structures, contributing to a well-defined massing that enhances the streetscape. The variety in height is intentionally designed to create a harmonious transition between the lower-density residential areas and the proposed 8-storey apartment building at the corner of Derry Road and Cedar Hedge Road Extension.

The massing of the townhouse units is arranged to maintain a consistent street wall, reinforcing the urban character of the development. By aligning building heights with the overall vision of the existing neighbourhood, the design promotes cohesion and visual balance along Derry Road. The inclusion of both 2-storey and 3-storey townhouses allows for adequate natural light and views while ensuring compatibility with the proposed adjacent apartment building.



Figure 3.9: Proposed 20' Front-Loaded Townhouse - Front Elevation

3.6.2 Character & Image

The townhouse units within the DeMarchi Property will incorporate a blend of architectural styles, influenced by both traditional and contemporary designs. This approach aims to create a cohesive visual identity that fits with the surrounding Clarke Neighbourhood.

Each townhouse will use high-quality materials such as brick, cement board, siding, and stone, chosen based on the architectural style. This consistent use of durable materials will enhance the development's overall quality and contribute to an attractive streetscape.

Architectural influences may include styles such as Victorian, Georgian, French Chateau, Craftsman, Tudor, and Colonial. Each building should reflect a single identifiable architectural style, avoiding a mix of conflicting elements. A consistent level of design quality will be maintained across all units.



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.

3.6.3 Built Form Typologies

3.6.3.1 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;



Figure 3.10: Proposed 20' Front-Loaded Townhouse - Front Elevation

- Mixing of townhouse block sizes within the street can help provide visual diversity in the streetscape;
- Townhouse units shall feature 2-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.

3.6.3.2 Rear-Lane Townhouse

Rear-lane townhouses are an important component of the DeMarchi Property, providing a unique residential option that maximizes the efficient use of space while enhancing the overall community character. This design typology promotes a pedestrian-friendly environment by minimizing the visual impact of parking and garages, creating inviting streetscapes.

In addition to the guidelines that apply to front-loaded townhouses, the following built form guidelines will also apply to rear-lane townhouses to ensure they align with the overall vision for the development:

- Ensure that the architectural style of rear-lane townhouses is consistent with the overall design theme of the DeMarchi Property, incorporating similar materials, colors, and detailing to create visual cohesion;
- Position rear-lane townhouses to face public streets or shared open spaces, enhancing their visibility and connection to the community while ensuring that private outdoor spaces are accessible and well-integrated;
- Design rear lanes to provide safe and convenient access for residents, with clearly defined pathways that connect the townhouses to sidewalks and public spaces. Adequate signage should be provided to guide both pedestrians and vehicles;
- Locate parking at the rear of the townhouses to minimize the visual impact of vehicles from the street. Design driveways and access points to ensure they do not disrupt pedestrian movement and contribute to a safe environment;
- Ensure that each townhouse includes private outdoor spaces such as balconies and/or rooftop patios that are accessible from the interior. These spaces should be designed to promote outdoor living while providing privacy for residents; and
- Implement adequate lighting along rear lanes and entrances to enhance safety for residents and visitors during nighttime hours. Lighting should be designed to complement the architectural style and landscape features.



Figure 3.11: Proposed Rear Lane Townhouse - Front Elevation



Figure 3.12: Proposed Rear Lane Townhouse - Rear Elevation



Figure 3.13: Proposed Back-to-back Townhouse

3.6.3.3 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.

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 may be 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.

3.6.4 Architectural Elements

3.6.4.1 Architectural Detailing

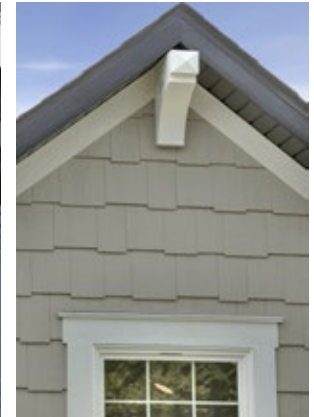
- A high standard of architectural detailing is required on all publicly exposed elevations of each building, reflecting the overall architectural style;
- The use of trim elements, including frieze board, gable posts, finials, brackets and shingle effects, as well as masonry detailing such as dichromatic brick, quoining, lintels/headers, pilasters, etc., appropriate to the architectural style, is encouraged to provide design interest for each building type; and
- 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.

3.6.4.2 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; and
- Building façades shall have a strong orientation to adjacent streets.

3.6.4.3 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 may 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; and
- Exterior colour packages shall combine to create a visually harmonious streetscape appearance.



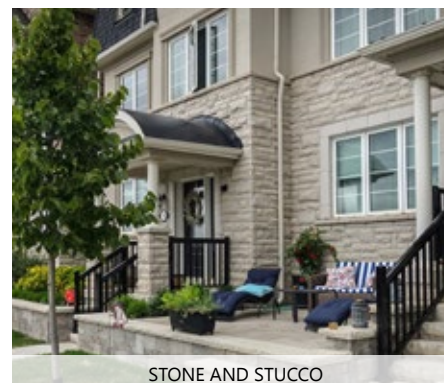
Authentic colour arrangements are a key element in effectively communicating a particular architectural style.



BRICK AND STONE



BRICK AND SIDING



STONE AND STUCCO



SIDING

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

3.6.4.4 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; and
- Window placement in combination with other architectural elements is an effective method to animate rear or side elevations exposed to public view.

3.6.4.5 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; and
- Skylights should have a flat profile and preferably located away from street view at the rear roof slope.

3.6.4.6 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.

3.6.4.7 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; and
- Opportunities for terraces or balconies should be considered.

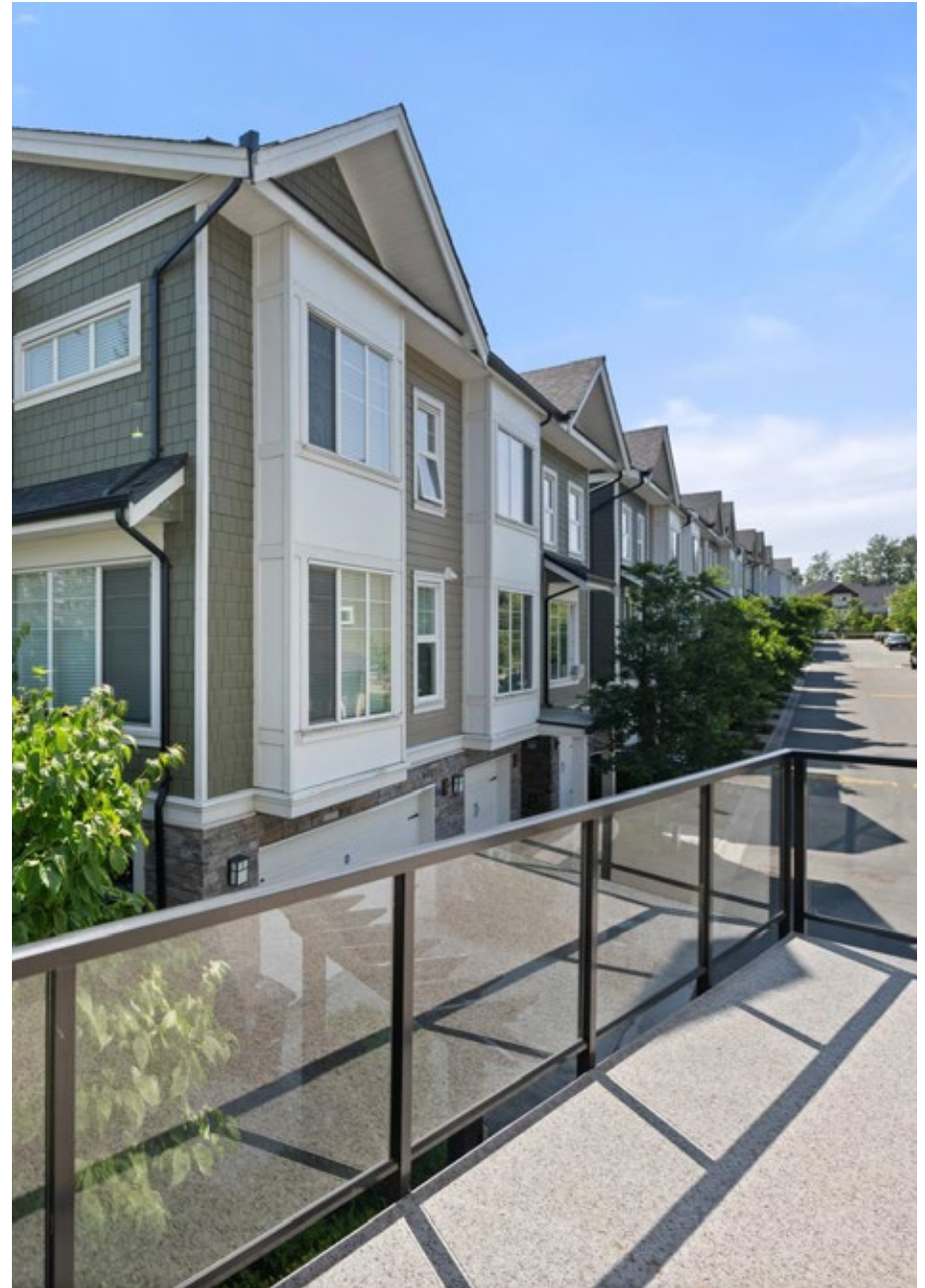


Image example of back-to-back townhouse units with balcony amenity areas.



Coordinating the design of the garage door with the front door enhances the visual harmony of the façade, creating a cohesive and inviting streetscape.



Image example of townhouses featuring enhanced front elevations along a major road, showcasing architectural detail and visual appeal.

3.6.4.8 Garages

The DeMarchi Property will feature street-accessed garages for the front-loaded and back-to-back townhouses, providing convenient access while maintaining the overall aesthetic of the community.

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 Bristol 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; and
 - Integrate the garage into the main massing of the townhouse unit.

- 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.

3.5.4.9 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; and
- 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.

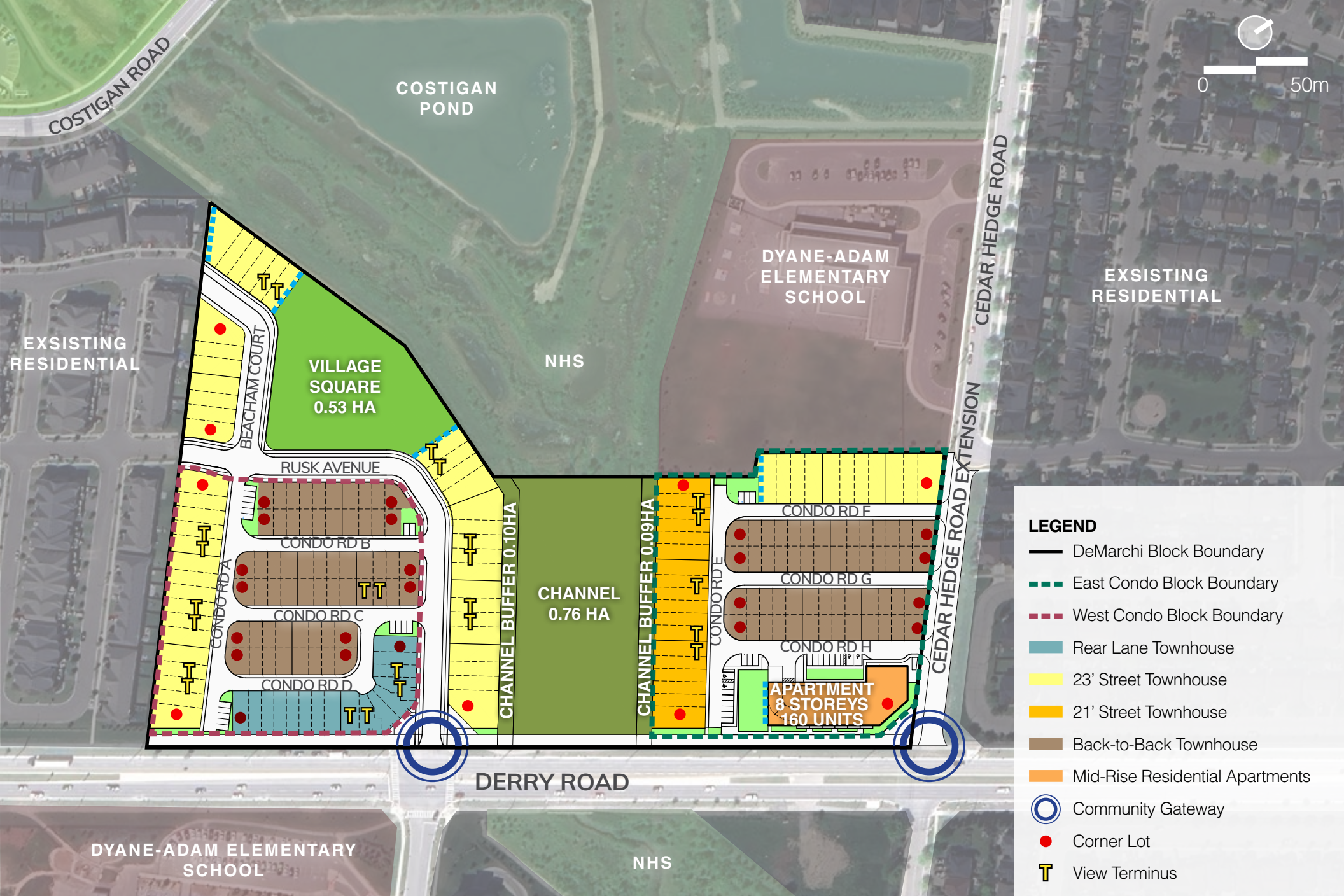


Figure 3.14: Priority Lot Plan

3.6.5 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 and Flankage Architecture.



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



Image example of townhouses featuring enhanced front elevations along a major road, showcasing architectural detail and visual appeal.

3.6.5.1 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;
- At corner gateway locations, porches and main entries shall be oriented away from the corner and associated gateway feature to ensure appropriate accessibility; and
- Windows from active indoor spaces (e.g. living rooms) shall be oriented to the higher order street, where possible.



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.

3.6.5.2 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; and
- Where possible, 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.

3.6.5.3 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; and
- 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

CONCLUSION

4

The urban design criteria and corresponding design responses outlined in the DeMarchi Property Urban Design Brief establish a coordinated approach for guiding the landscape architecture and built form of the proposed development. Situated at the corner of Derry Road and Cedar Hedge Road Extension, the site is well-suited for medium-density residential uses, with an 8-storey apartment building fronting the arterial road and a mix of 2-storey and 3-storey townhouse units transitioning toward the existing residential subdivision to the south.

The townhouses play a key role in providing a proper transition between the higher-density apartment building and the surrounding lower-density neighborhoods. The Urban Design Brief has addressed key urban design considerations, focusing on site layout, streetscape design, and built form that is compatible with the surrounding context. The result is a well-organized development that integrates a high-quality public realm, appropriate massing, and a variety of housing options. This design approach reflects the core principles of the Bristol Survey Secondary Plan and contributes positively to the broader vision for the Town of Milton.



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