



NORTH OAKVILLE - JOSHUA CREEK

URBAN DESIGN BRIEF

Prepared by:
NAK Design Strategies

Prepared for:
Argo (Joshua Creek) Developments Ltd.



December 2019

TABLE OF CONTENTS

| | | | | | |
|------------|--|-----------|------------|---|-----------|
| 1.0 | DESIGN VISION, GUIDING PRINCIPLES, AND OBJECTIVES | 2 | 6.0 | DETAILED DESIGN DIRECTION | 14 |
| 1.1 | Design Vision | 2 | 6.1 | Public Spaces and Connections | 14 |
| 1.2 | Community Guiding Principles & Objectives | 2 | 6.1.1 | Neighbourhood Park | 14 |
| 1.2.1 | Community Guiding Principles | 2 | 6.1.3 | Trail Network | 16 |
| 1.2.2 | Neighbourhood Objectives for Argo Joshua Creek | 3 | 6.1.4 | Views and Vistas | 17 |
| 2.0 | CONTEXTUAL ANALYSIS | 4 | 6.2 | Dundas Urban Core | 18 |
| 2.1 | Existing Natural Features, Topography & Vegetation | 4 | 6.2.2 | Built Form | 20 |
| 2.2 | Surrounding Land Uses & Built Form Character | 4 | 6.3 | Neighbourhood Centre Area | 22 |
| 2.3 | Views & Vistas from the Site | 5 | 6.3.1 | Streetscape | 22 |
| 2.4 | Gateways & Landmarks | 5 | 6.3.2 | Neighbourhood Centre Area Built Form | 24 |
| 2.5 | Transportation Networks | 5 | 6.4 | Low Density Residential | 26 |
| 3.0 | POLICY CONTEXT | 6 | 6.4.1 | Streetscape | 26 |
| 3.1 | North Oakville Master Plan | 6 | 6.4.2 | Low Density Residential Built Form | 27 |
| 3.2 | North Oakville East Secondary Plan | 6 | Porches | 28 | |
| 3.3 | North Oakville Urban Design and Open Space Guidelines | 7 | Garages | 28 | |
| 3.4 | North Oakville Trails Plan | 8 | 6.5 | Priority Lots | 29 |
| 3.5 | North Oakville Sustainability Checklist | 8 | 6.5.1 | Gateway Location Dwellings | 30 |
| 4.0 | DEVELOPMENT FRAMEWORK | 9 | 6.5.2 | Corner Lot Dwellings | 30 |
| 4.1 | Boundary Interface / Future Adjacent Residential Community | 9 | 6.5.3 | View Terminus Dwellings | 31 |
| 4.2 | Pattern of Land Uses (Community and Private) | 10 | 6.5.4 | Upgraded Rear and Side Architecture Dwellings | 31 |
| 4.3 | Street Network | 11 | 6.5.5 | Park / Pond Facing Dwellings | 31 |
| 4.4 | Open Space, Natural Heritage System, and SWM Ponds | 12 | 6.6 | Heritage Resources | 32 |
| 5.0 | DEVELOPMENT MASTER PLAN | 13 | 6.7 | Sustainability Features | 33 |
| | | | 6.7.1 | Low Impact Development Methods | 33 |
| | | | 6.7.2 | Stormwater Management Facility | 33 |
| | | | 7.0 | IMPLEMENTATION | 34 |

1.0 DESIGN VISION, GUIDING PRINCIPLES, AND OBJECTIVES

The Argo Joshua Creek study area consists of a combined 95.1 acres (38.48 ha.) of land that is designated as part of the North Oakville Secondary Plan Area. The community development's design vision and guiding principles are rooted in the Town's North Oakville East Secondary Plan, reflecting North Oakville's "distinct historical roots and small-town heritage and Trafalgar Township's village rural heritage, with nodal development, prestige industry, and green linkages continuing to define Oakville's unique landscape."

1.1 Design Vision

As part of the broader Joshua Creek development, Argo Joshua Creek will be planned as a compact, pedestrian-oriented, urban community served by an interconnected transit network, and containing a broad range of housing opportunities with an integrated natural heritage and open space system.

Within Argo Joshua Creek, the development will transition from urban built form along Dundas Street and the Dundas Urban Core, the collector road (Street 'A'), and within the mixed-use neighbourhood centre area, to more traditional residential neighbourhoods. The central neighbourhood park will serve as a feature at the heart of the community, and providing a community amenity that planned adjacent to the mixed-use block.

1.2 Community Guiding Principles & Objectives

The Joshua Creek subject lands are intended as a model community that is designed to be an integral part of the larger North Oakville, the Town of Oakville and Halton Region communities. In order to achieve this, the following community goals and objectives have been established:

1.2.1 Community Guiding Principles

- To create a sustainable natural and open space system that links to the larger NHS beyond the Joshua Creek study area.
- Provide access and visibility to open space by developing an interconnected trail system, providing recreational opportunities for residents.
- To create a sustainable transportation network to support the use of transit and by intensifying land uses in specific areas, such as the Dundas Urban Core and Neighbourhood Centre Area.
- To create compact, walkable, mixed-use development and pedestrian-scaled neighbourhoods.
- To encourage a variety of housing, recognizing the importance of implementing a variety of housing types, styles and densities that contribute to the character of distinct neighbourhoods.
- To preserve heritage sites, recognizing the importance of unique elements of a community that contribute to a unique sense of place.
- To provide a neighbourhood area centre that offers a variety of active and passive recreation opportunities, at a strategic location that is convenient for most residents, and adjacent to medium-density uses.

1.2.2 Neighbourhood Objectives for Argo Joshua Creek

A set of key neighbourhood objectives have been established as part of the Argo Joshua Creek study. These are as follows:

- Dundas Urban Core - this area will potentially be characterized by medium-density residential uses with opportunities for mixed commercial-residential use. This higher-density built form, along with community gateway entrance at Street 'A', shall serve to reinforce the integration and prominence of Dundas St. E.
- Natural Heritage and Open Space System - The Argo Joshua Creek Community recognizes and enhances the Natural Heritage System (NHS) and open space systems located at the north and south portions of the site, by providing visually and physically interconnected open spaces throughout the mixed-use and residential neighbourhoods.
- Transit Supportive Development - pedestrian accessible environments were created using a modified grid street pattern with block lengths mostly not exceeding 250 metres. Sidewalks, cycling allowances, lane configurations and trails are designed to provide optimum neighbourhood accessibility.
- The Neighbourhood Park is an extension of the park to the north and a school to the west, to provide large continuous open space.
- Diversity - The Dundas Urban Core and the mixed-use block in the Neighbourhood Centre Area will aim to provide a range of socio-economic opportunities within the community.

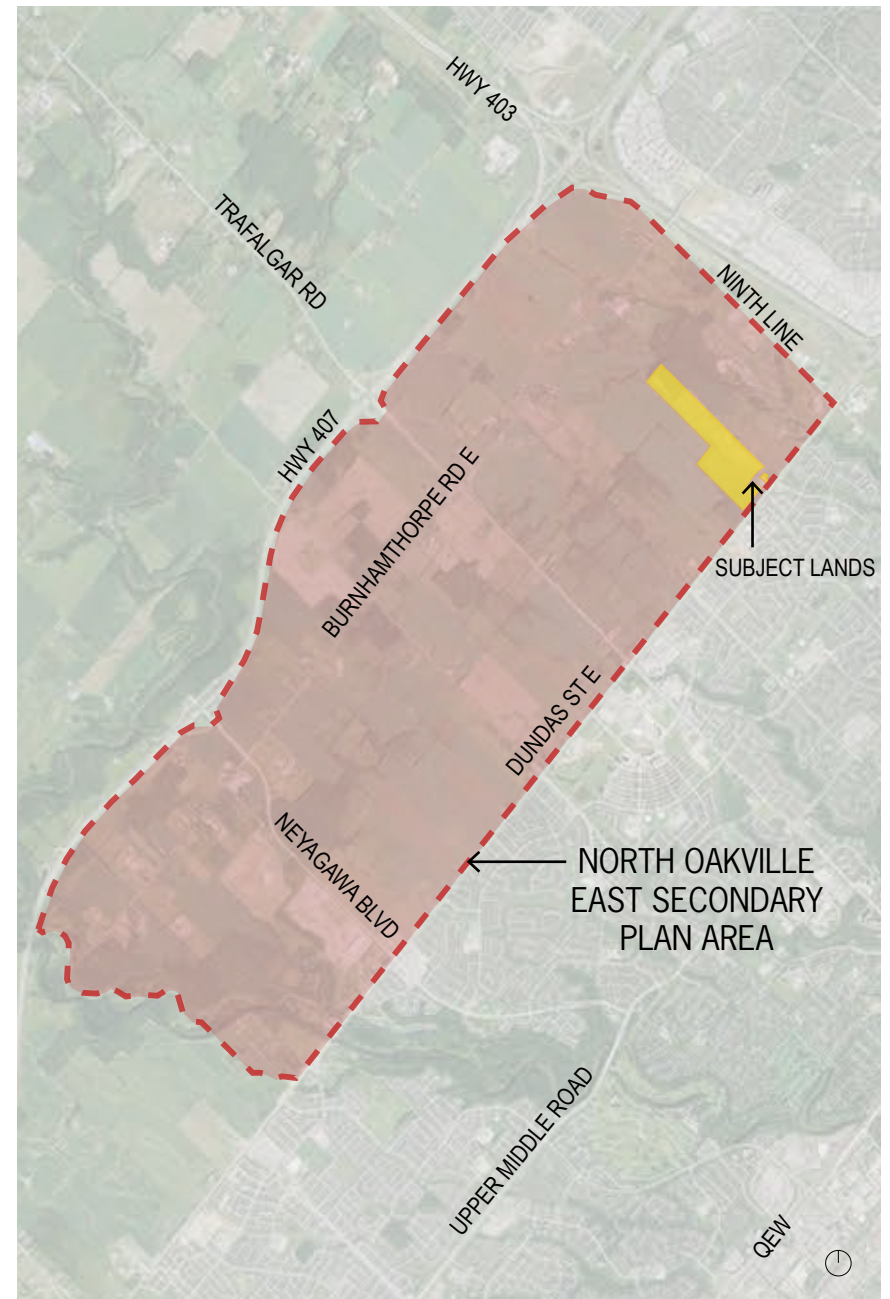


Fig. 1.0 - Argo site area plan within the North Oakville East Secondary Plan Area

2.0 CONTEXTUAL ANALYSIS

Argo Joshua Creek is bounded to the north by NHS lands and the south by Dundas St. E. The lands to the immediate east and west are part of the larger Joshua Creek development area that form a complete community with an integrated road network and coordinated land uses. The lot fabric, general street/block pattern and street lengths proposed in the subject lands will directly correspond with the planning and design of the broader Joshua Creek community.

2.1 Existing Natural Features, Topography & Vegetation

The existing topography and vegetation of the subject lands is that of gently rolling farmland, hedgerows, and wooded areas. NHS lands are a significant natural feature, with an NHS corridor running east-west near the southern end of the site and also located in the northernmost portion of the subject lands. Along the south side of Dundas St. E, the primary interface includes a 15-metre wide landscape berm. To the west, north and parts of the east, the site is mostly bounded by agricultural uses.

2.2 Surrounding Land Uses & Built Form Character

The lands to the south of Argo Joshua Creek are fully urbanized up to Dundas St. E and consist of low and medium density residential uses. Adjacent to the landscape berm along the south site of Dundas St. E., the subdivision interface includes window streets or flankage conditions. Existing homes in the neighbourhood are generally traditionally-inspired residential architecture. Joshua Creek Public School is located in this established residential neighbourhood, approximately 600m from the proposed Argo Joshua Creek development.

At the southern end of the subject lands along Dundas St., a property listed on the Town of Oakville Heritage Register will remain between the development proposed in the Dundas Urban Core. An appropriate interface between the development and this property will be incorporated into the design of the adjacent lands.



Fig. 2.1 - View facing north from Dundas St. E. at the southeastern extent of the subject lands



Fig. 2.2a - View facing north from Dundas St. E. toward the existing residential property and heritage farmhouse



Fig. 2.2b - View facing north from Dundas St. E. and Meadowridge Drive, the proposed Collector Street 'A'



Fig. 2.2c - Mid-rise development in the surrounding area, located at Dundas St. E. and Prince Michael Drive

To the east of the subject lands, north of Dundas St. E., an existing cemetery comprises a substantial portion of the lands immediately to the east, extending from Dundas St. E. Ninth Line Sports Park is situated further east.

A 1-storey commercial plaza with surface parking is situated southwest of the site, at the southeast corner of Dundas St and Prince Michael Drive. An 8-storey residential building is also located at this corner on the east side of Prince Michael Drive.

2.3 Views & Vistas from the Site

Given the extensive NHS lands within the site, there are opportunities to preserve views and vistas to these natural features. The NHS will directly inform the proposed layout and development of the site and views will be maintained from streets and public open space where feasible.

2.4 Gateways & Landmarks

As a potential gateway into the new community, the corner of Dundas St. W. and the proposed north-south avenue/transit corridor provides an opportunity for a gateway focal feature through built form or landscaping.

2.5 Transportation Networks

The development of the Argo Joshua Creek lands will provide a logical extension of Meadowridge Drive where it will continue as the proposed Street 'A'. Pedestrian crosswalks are currently located all four corners of this intersection and Oakville Transit bus stops are situated on the northwest and southwest corners. Along Dundas St. E, there is currently a sidewalk on the south side of the street. Further west, bus stops are located at the next major intersection at Dundas St. E. and Prince Michael Drive.

There are currently no transportation networks running through the subject lands. The development of this site will provide opportunities for vehicular, pedestrian and cycling networks that link with the greater community.



Fig. 2.2d - Single detached homes on Meadowridge Drive, south of the subject lands



Fig. 2.2e - Semi-detached houses on Wasaga Drive, south of the subject lands and Dundas St. E.



Fig. 2.2f - Argo Joshua Creek subject lands

3.0 POLICY CONTEXT

The proposed development for the overall Joshua Creek community development is located in North Oakville and forms a component of the broader North Oakville Secondary Plan Area. The Argo Joshua Creek Urban Design Brief provides design direction for the implementation of the vision and intent of the community and serves as a supplement to the Town of Oakville's 'parent' design guidelines document, the North Oakville Urban Design and Open Space Guidelines (Brook McIlroy, November 2009).

It is proposed that Argo Joshua Creek be developed with a range of residential and open space uses, with potential for some commercial uses, consistent with the Secondary Plan and associated Master Plan.

The proposed development for the overall Joshua Creek Community is subject to several planning studies and processes. This Urban Design Brief outlines a set of guidelines consistent with the objectives of the following documents:

3.1 North Oakville Master Plan

The proposed development plan recognizes Oakville's distinctive historical roots and small-town heritage, while creating a compact, pedestrian-oriented urban community that offers a broad range of housing opportunities. The character and pattern of the Argo Joshua Creek community recognizes and preserves natural heritage features, integrating views, vistas and pedestrian systems. A range of housing types and densities are proposed, accessible to transit and within walking distance to activities and amenities.

Proposed residential neighbourhoods will consist of the following range of residential densities and typologies, consistent with guidelines outlined in the North Oakville East Secondary Plan (February, 2008):

- **General Urban** - predominantly lower density residential with provisions for live-work opportunities;
- **Sub-Urban** - primarily residential with typically the lowest density product;
- **Neighbourhood Centre** - predominantly more dense residential with opportunities for mixed uses, potentially including convenience and live-work product;
- **Dundas Urban Core** - predominantly medium-density residential units with some potential for multi-storey buildings and a mix of uses corresponding with the designated Dundas Urban Core.

3.2 North Oakville East Secondary Plan

The design and structure of the Joshua Creek Community complies with the North Oakville Master Plan (Appendix 7.3 - February 2008), which graphically illustrates the structuring elements, land uses and overall design of the North Oakville Planning Area and sets out the manner in which the policies and figures of the Secondary Plan are to be implemented.

Argo Joshua Creek complies with the Community Structure Plan, with respect to the following key elements:

7.3.3. RESIDENTIAL NEIGHBOURHOODS

- A Neighbourhood Centre is located at the intersection of Street 'A' and Street 'B' in the centre of the neighbourhood, within walking distance of most residents. It will include denser development than other parts of the neighbourhood, and a range of commercial or live-work functions in buildings at a scale appropriate to the area.

7.3.5 NATURAL HERITAGE AND OPEN SPACE SYSTEM

- The Open Space component of the plan for Argo Joshua Creek includes a SWM pond which has been designed to connect to and enhance the Natural Heritage component of the System.

7.5.4 GENERAL DESIGN DIRECTIONS

- The development is based on a modified grid road system, responding to the topography and the Natural Heritage System. The proposed road network does not include cul-de-sacs.
- With respect public facilities on site, the more than 50% of the linear perimeter distance around the neighbourhood park is bounded by roads.

7.5.11 COMMUNITY LINKAGES

- A Minor gateway is established at the intersections of Dundas St and the proposed Street 'A'.

7.5.12 NEIGHBOURHOODS

- A neighbourhood activity node is located at the intersection of Street 'A' and 'B' which shall include a transit stop and other public facilities which serve the neighbourhood such as central mail boxes or mail pickup facilities.

7.5.15 DUNDAS URBAN CORE

- A mixed use development at high and medium densities is planned for the land along the Dundas Street corridor that is part of the Argo's lands, south of the designated NHS lands.
- Land uses will permit a clustering of retail and service commercial development and/or high density buildings at the intersections of Dundas St. E. and the proposed Street 'A'.

7.6.12 NEIGHBOURHOOD PARK AREA

- The neighbourhood park is located adjacent to the public elementary school and provides a variety of outdoor recreational experiences containing a creative playground apparatus, sports fields as well as general use open space and seating areas.

3.3 North Oakville Urban Design and Open Space Guidelines

Argo Joshua Creek will reflect the North Oakville East Urban Design and Open Space Guidelines that outline the physical design components necessary for the development of a high quality, sustainable and integrated community. The planning and design of this new community is based on the Town's detailed set of objectives, illustrated recommendations and guidelines that will impact urban living, employment and recreation, implementing the broad policies of the North Oakville East Secondary Plan.

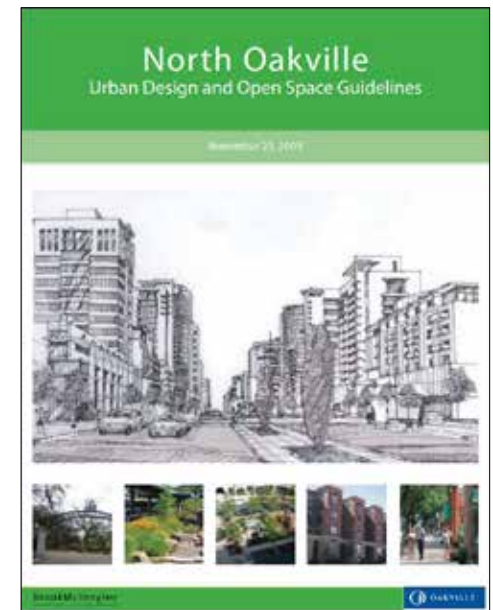


Fig. 3.3 - North Oakville Urban Design and Open Space Guidelines will serve as the basis for the site planning and detailed design of Argo Joshua Creek

3.4 North Oakville Trails Plan

The North Oakville Trails Plan is a key component of transportation strategy for the Town's Vision 2057 and Secondary Plan area, recognizing that trails are an essential part of linking new communities, reducing reliance on roads, encouraging walking and cycling, and controlling access into the NHS system. The hierarchy of trails includes multi-use trails, major trails and minor trails, as well as a network of on-road cycle lanes and bike routes.

The trails plan for Argo Joshua Creek adheres to the general trail network including:

- A signed bike route along the proposed Street 'A' and Street 'B' to its intersection with Street 'A'.
- A major trail (Type A) along the southern perimeter of the NHS lands at the north portion of the subject lands. Major trails will be typically 2.1 – 2.4 metres wide, with a compacted limestone screenings surface, and asphalt paving (or similar hardened surface) may be required on slopes greater than 5%.

3.5 North Oakville Sustainability Checklist

The North Oakville Sustainability Checklist is an important tool for assessing the sustainability of planned developments. Based on North Oakville Secondary Plan policies, the checklist is meant to be a tool to encourage sustainable development practices. The planning and design of Argo Joshua Creek incorporates the items outlined in this checklist within following broader categories:

- Development Form
- Air Quality / Energy Efficiency
- Water Management
- Natural Heritage

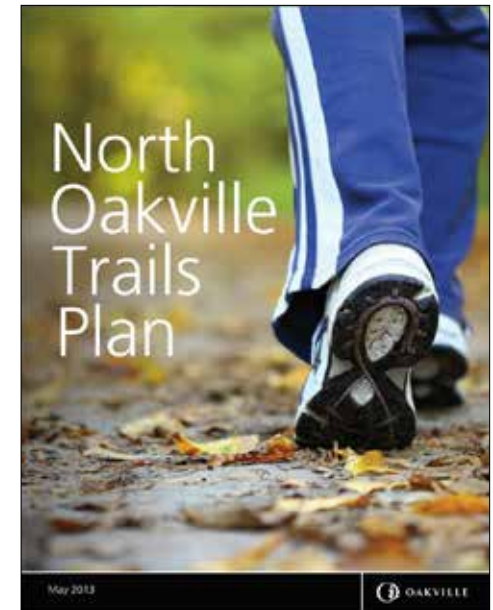


Fig. 3.4 - North Oakville Trails Plan has informed the location of the trails in Argo Joshua Creek and will provide the design guidelines for the designated trail types

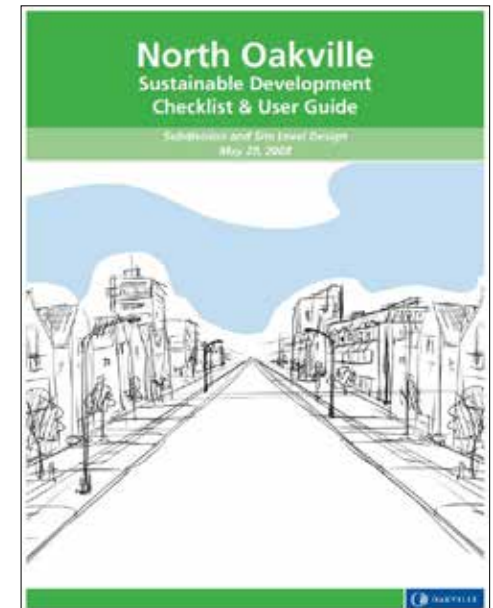


Fig. 3.5 - North Oakville Sustainable Development Checklist & User Guide has informed the planning and design of Argo Joshua Creek

4.0 DEVELOPMENT FRAMEWORK

The development framework for the overall Joshua Creek Community will serve as the main building components for delineating the various land uses, establishing the street hierarchy network and providing the framework of neighbourhood areas. The following section describes these key structuring elements.

4.1 Boundary Interface / Future Adjacent Residential Community

The future adjacent residential section located to the north, east and west of study area, north of Dundas St. E, influences the structure and layout of the community through the continuation of the street network. As well, community use facilities, such as schools and village squares, shall serve the residents, both, within the subject area and the future residential area.

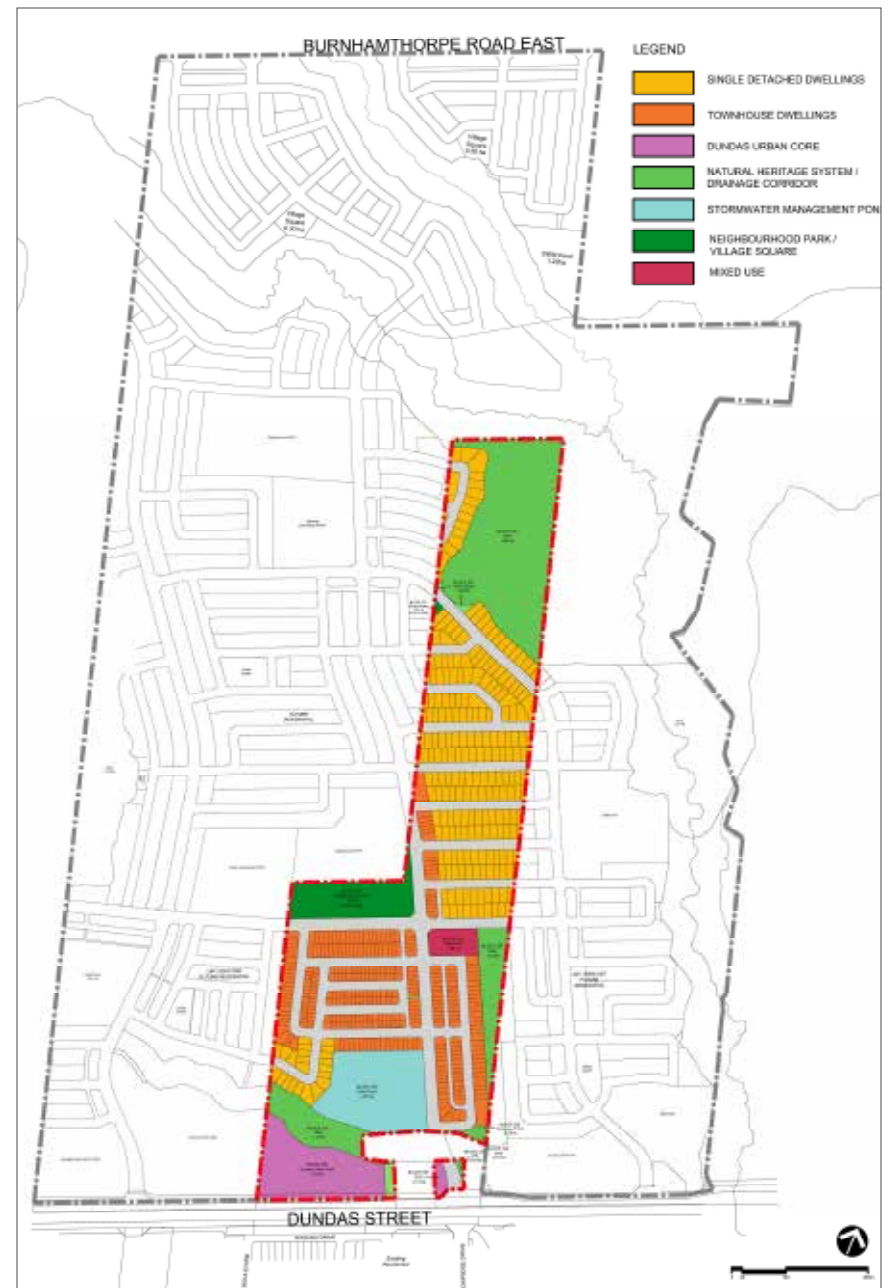


Fig. 4.1 - Plan showing land uses on the Argosy site within the overall Joshua Creek community.

4.2 Pattern of Land Uses (Community and Private)

The Joshua Creek Community will be characterized by a mix of land uses that will define the character and function of the neighbourhoods. These uses within these subject lands owned by Argo Development Corp. include:

- Single detached residential;
- Neighbourhood Centre Area - predominantly townhouse with potential for live/work units, mid-rise apartments, retail and/or community facilities/services;
- Dundas Urban Core - medium-density residential, including back-to-back units and townhouses with potential for midrise mixed use.
- A conventional stormwater management pond or urban stormwater management ponds;
- NHS, predominantly located in the north portion of the subject lands, with a smaller portion located towards the south end adjacent to the Dundas Urban Core;
- Elementary school - located adjacent to proposed Neighbourhood Park, central to the community;
- Neighbourhood Park - centrally located to define community/ neighbourhood centre.

Single detached residential shall comprise the majority of the land area within Joshua Creek. These are typically front-loaded dwellings on lots with varying depths, with front elevations and driveways accessed from the local street network.

Beyond the proposed low-density residential, the Dundas Urban Core and Neighbourhood Centre Area will largely define the identity of the community and, along with the NHS, neighbourhood park and urban SWM pond, will encompass the Special Character Areas described in the following sections.

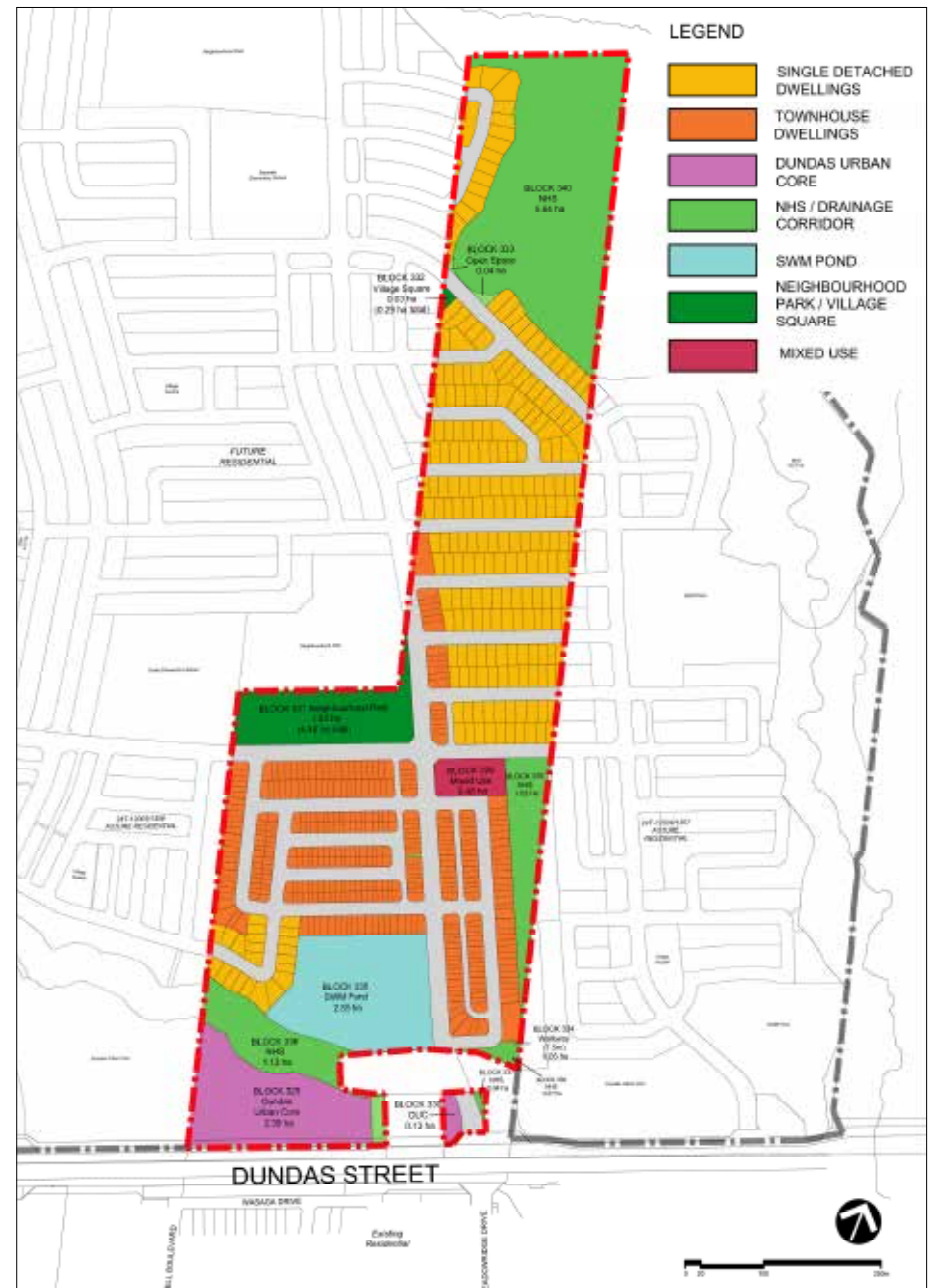


Fig. 4.2 - Argo Joshua Creek Land Use Plan

4.3 Street Network

The intersection of the central north-south collector road and the east-west collector road, located outside the study area at the south-east corner of the Neighbourhood Park, shall serve as the neighbourhood activity node. The intersection of the three north-south collector roads with Dundas St. W will integrate potential community gateway features. A fourth gateway feature may be located at the intersection of Old Burnhamthorpe Rd. and the central north-south collector road.

The proposed road hierarchy will, therefore, consist of the following street types (refer to Fig. 2.1.2):

- Laneway - 7.5m R.O.W. / 2 travel lanes, access to rear or flankage garage parking, with potential for an 11m lane where units front public space;
- Minor Local Street - 17.0m R.O.W. / transportation corridor and neighbourhood social focus;
- Collector Road - 19.0 - 22.0m R.O.W. / connector and potential transit link / connects neighbourhoods, Neighbourhood Centre Areas and Dundas Urban Core / 2 travel lanes, 2 parking lanes, 4.5m boulevard;
- Arterial / Transit Corridor - Dundas St. and Burnhamthorpe Rd. E. / major transportation function / Town-wide transit connections / access to major land uses / configuration to be determined.

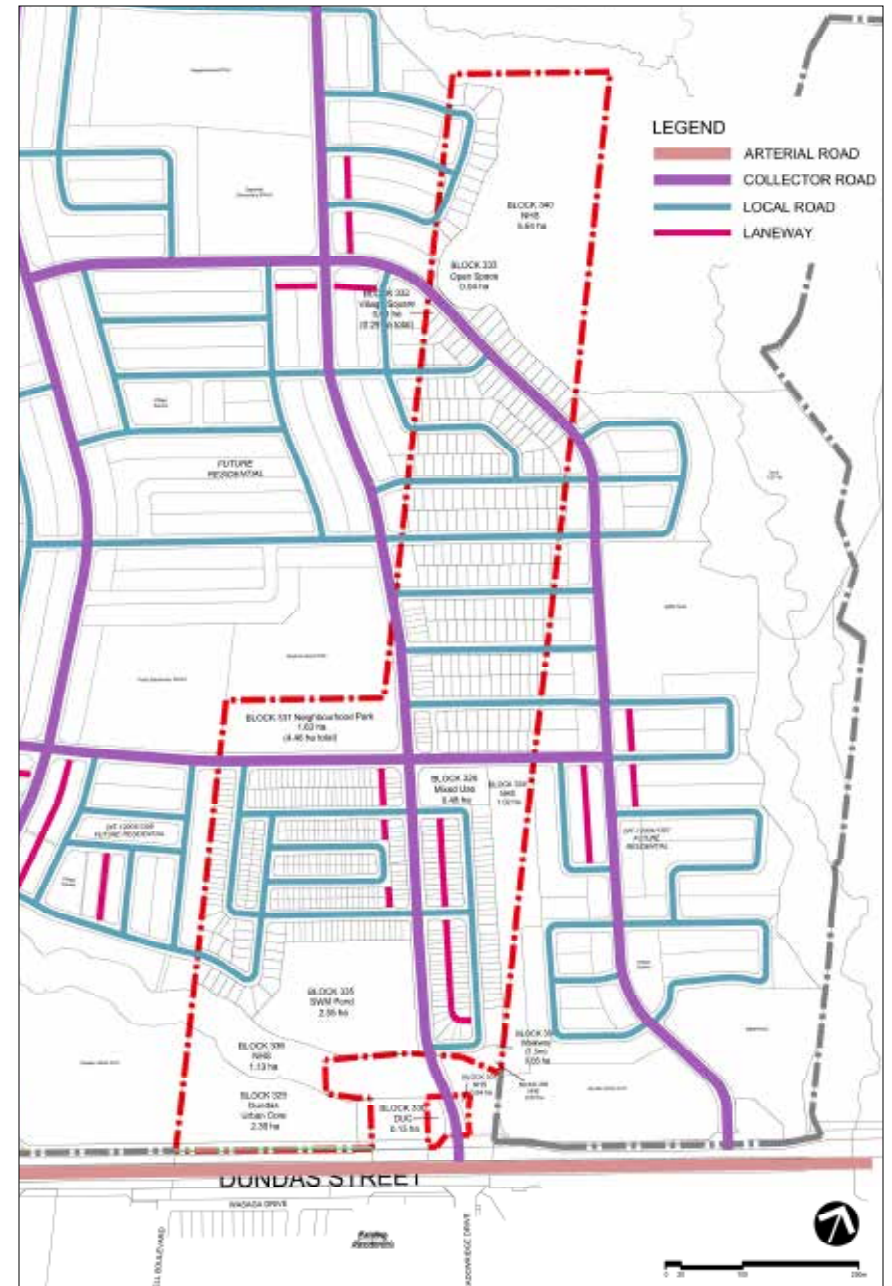


Fig. 4.3 - Road Hierarchy Plan for the Argo subject lands within the overall Joshua Creek community.

4.4 Open Space, Natural Heritage System, and SWM Ponds

The proposed Natural Heritage System (NHS), predominantly comprising the Joshua Creek valley found along the east and north extent of the study area, is designed to ensure an ecologically diverse, healthy and sustainable NHS in an urbanized setting. The primary objective is to preserve the existing natural environment to achieve multiple objectives and targets related to fish and wildlife habitat, connected natural areas and features, community diversity, water management, etc., that will be balanced and implementable.

The proposed land use fabric, including streets, residential, mixed-use and commercial areas, open space features and buffer elements, evolve from the prominent NHS lands and will provide vital vista opportunities within walking distance of all neighbourhoods.

In addition to its primary water quality and control functions, a stormwater management (SWM) pond may be designed to maintain the environmental and ecological integrity of the NHS and to provide a net benefit to the environmental health of the development area, to the extent practical.

A SWM pond is proposed within the Argo Joshua Creek study area toward the south portion of the subject lands. This pond has been located in relation to existing drainage patterns of the site and, given its proximity to the existing NHS features, will augment the extent of the natural areas and provide viewshed opportunities to and through the NHS. The facility is designed to appropriately fit within the context of the mixed-use residential community.



Fig. 4.4 - Natural Heritage System and SWM Pond Plan for the overall Joshua Creek community.

6.0 DETAILED DESIGN DIRECTION

Argo Joshua Creek features several land uses and features that will define the community, including the centrally located neighbourhood park, the Dundas Urban Core that will provide local services and amenities, and the Neighbourhood Centre Area that will contain medium density mixed-use land uses.

6.1 Public Spaces and Connections

A variety of public parkland features and connections are proposed within the Argo Joshua Creek community, generally within walking distance of all surrounding neighbourhood areas.

One Neighbourhood Park in Argo Joshua Creek is provided and serves as the south community centre. The park abuts a potential elementary school site, which reinforces the area as a multi-neighbourhood focus.

The Argo community is also within close proximity to three neighbourhood scaled Village Squares planned throughout the overall Joshua Creek community. They are situated in convenient and walkable locations, where they can be readily accessed by residents and also contribute a strong visual element to the surrounding neighbourhoods.

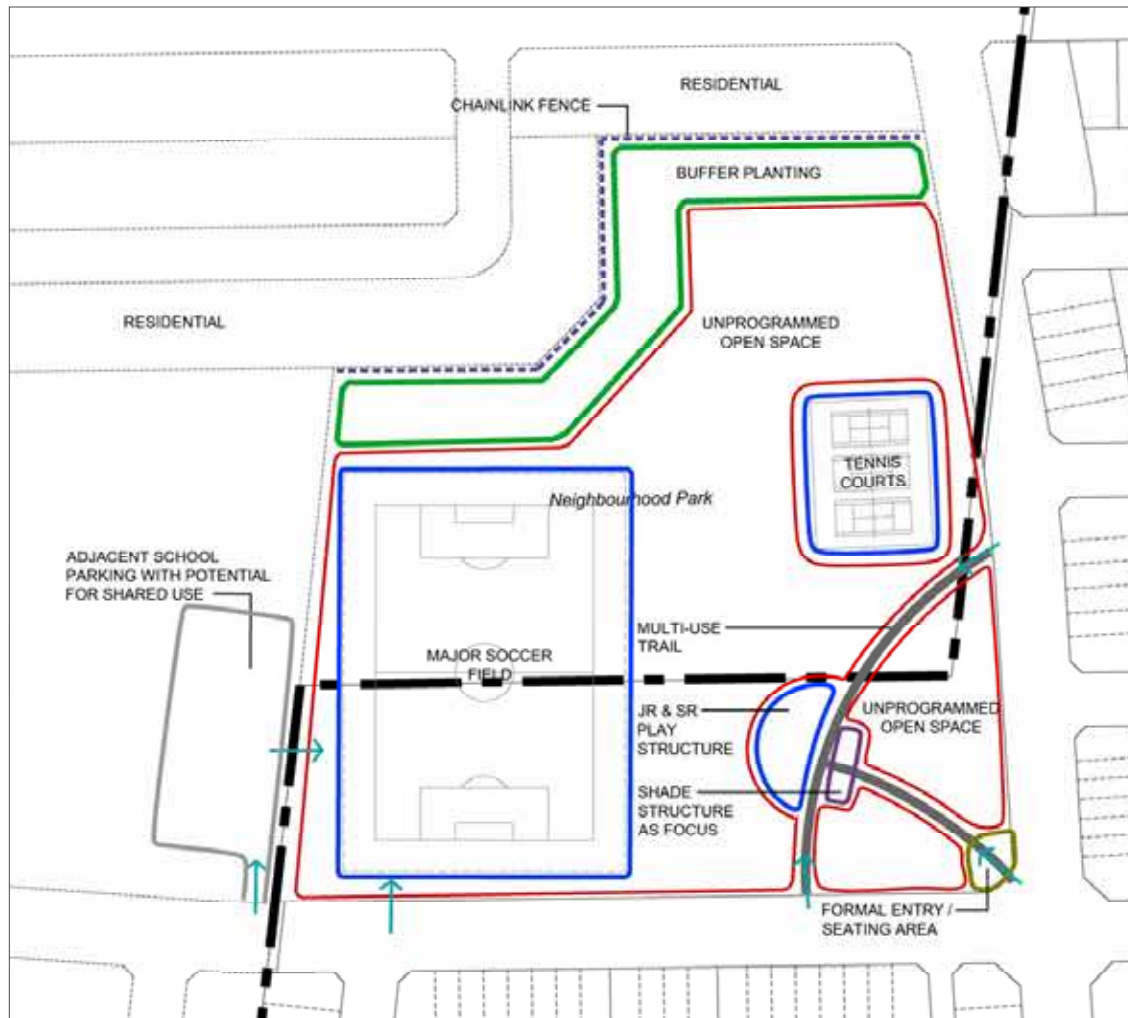
The NHS, located in the north and south of the community, offers opportunities for trail connectivity to natural areas and strategic views toward open space features.

6.1.1 Neighbourhood Park

A 4.44ha (10.97 ac.) Neighbourhood Park is proposed for NOE Neighbourhood 5. The park is partially located within the Argo community study area (1.60 ha. of 4.44ha.), with the remainder situated within the adjacent future residential lands. The Neighbourhood Park, will be the primary open space and focal point for the community. It will be characterized by a mix of open green spaces for passive and active play, seating amenities with shade structures, and recreational features. The

following guidelines should be considered:

- Landscaping shall be predominantly soft to allow for a variety of active and passive use opportunities that serve the surrounding neighbourhood.
- A central green space should serve as a key recreation and gathering space for neighbourhood residents.
- The park should serve the broader community, as well as the immediate neighbourhood.
- Entry points shall be strategically located to ensure convenient access and should be consistent with neighbourhood themes (i.e. surrounding architectural styles and gateways).
- Playgrounds and shade structures should be designed as major focal elements for the park.
- A unique character or play experience shall be established for the park theming. Repetition of the same play equipment types and layouts shall be avoided in other parks throughout the community.
- The location of the elementary school immediately adjacent to the park will allow for shared-use facilities, such as a parking lot and access to both sites.
- Lighting shall be provided for facilities and pathways, as required.
- Reasonably level and functional open play areas shall be provided for passive recreation use.
- Planting (trees, shrubs, grasses, perennials) shall comprise species tolerant of urban conditions with an emphasis on native species.
- Tree planting shall largely reflect an informal layout with cluster groupings of trees contained within lawn areas to facilitate shaded passive use.



While the Neighbourhood Park design will be determined in future collaboration with Town staff, some of the potential features may include the following elements:

- junior and senior play structures
- multi-use trails
- multi-purpose play courts
- splashpad
- skateboard park
- shade structures and seating
- formal entries and seating
- unprogrammed open space
- parking facilities

Fig. 6.1.1 - Argo Joshua Creek Conceptual Neighbourhood Park Facility Fit Plan

6.1.3 Trail Network

The North Oakville Secondary Plan calls for the development of an extensive recreation trail system. Consistent with Figure NOE4 of the Secondary Plan, the trails system proposed for the overall Joshua Creek community will provide access to the NHS from the adjacent streets and SWM pond of the proposed development. In doing so, the trail will connect to planned or existing pathways throughout the broader community as a comprehensive pedestrian linkage network. The trail design shall comply with the North Oakville East Urban Design and Open Space Guidelines and satisfy the objectives of the North Oakville East Trails Plan. The following guidelines shall apply:

- The material composition of the trail should be appropriate to the surrounding natural features and anticipate type and frequency of use.
- Trails may vary in size to allow two-way cycling, based on Town of Oakville standards.
- Trail lighting requirements shall be determined on a site-by-site basis and take into consideration night-time use, disturbance of natural areas, impacts on adjacent land uses, maintenance requirements, etc.
- Where feasible, trails should be accessible and visible from adjacent streets.
- Pedestrian trails shall be integrated into the NHS corridor buffer design, connecting with the SWM pond trail and adjacent street sidewalks to encompass the pedestrian and cycling network for the community.
- All trails shall be appropriately set back from adjacent residential rear lot lines.
- Trail design elements may include trailhead markers, seating areas and information signage.

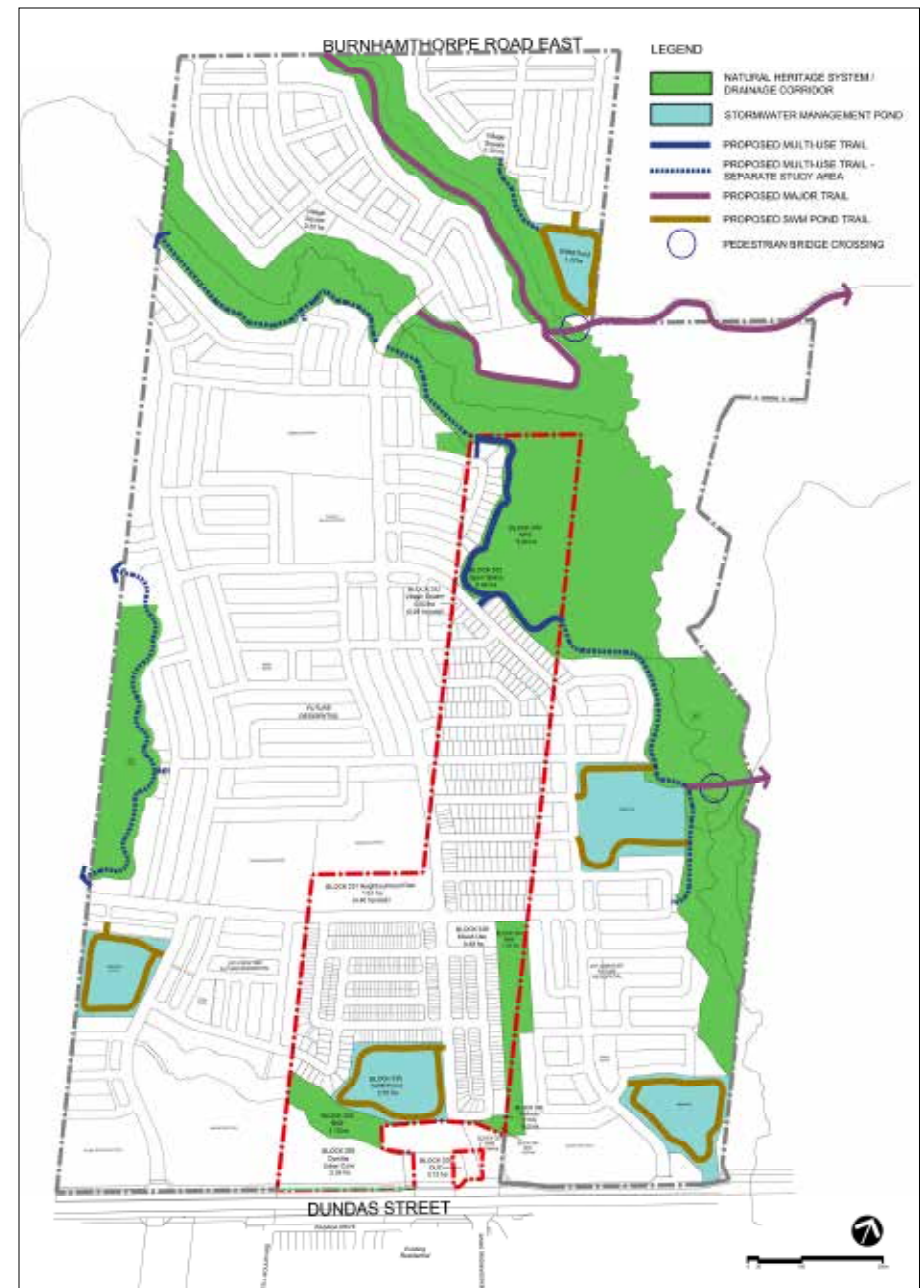


Fig. 6.1.3 - Conceptual plan depicting proposed trail locations within the Joshua Creek site area. Plan based on 2008 North Oakville East Trails Plan (subject to change pending approval of a new trails plan).

6.1.4 Views and Vistas

Opportunities to provide strategic views and viewsheds towards the existing NHS and introduced open space features within Argo Joshua Creek shall be integrated into the proposed street and block framework. These views and viewshed opportunities are primarily provided through the location of street frontage immediately adjacent to these open space features and facilities. Figure 6.1.4 illustrates these opportunities.



Fig. 6.1.4a - Image example of view toward stormwater management pond

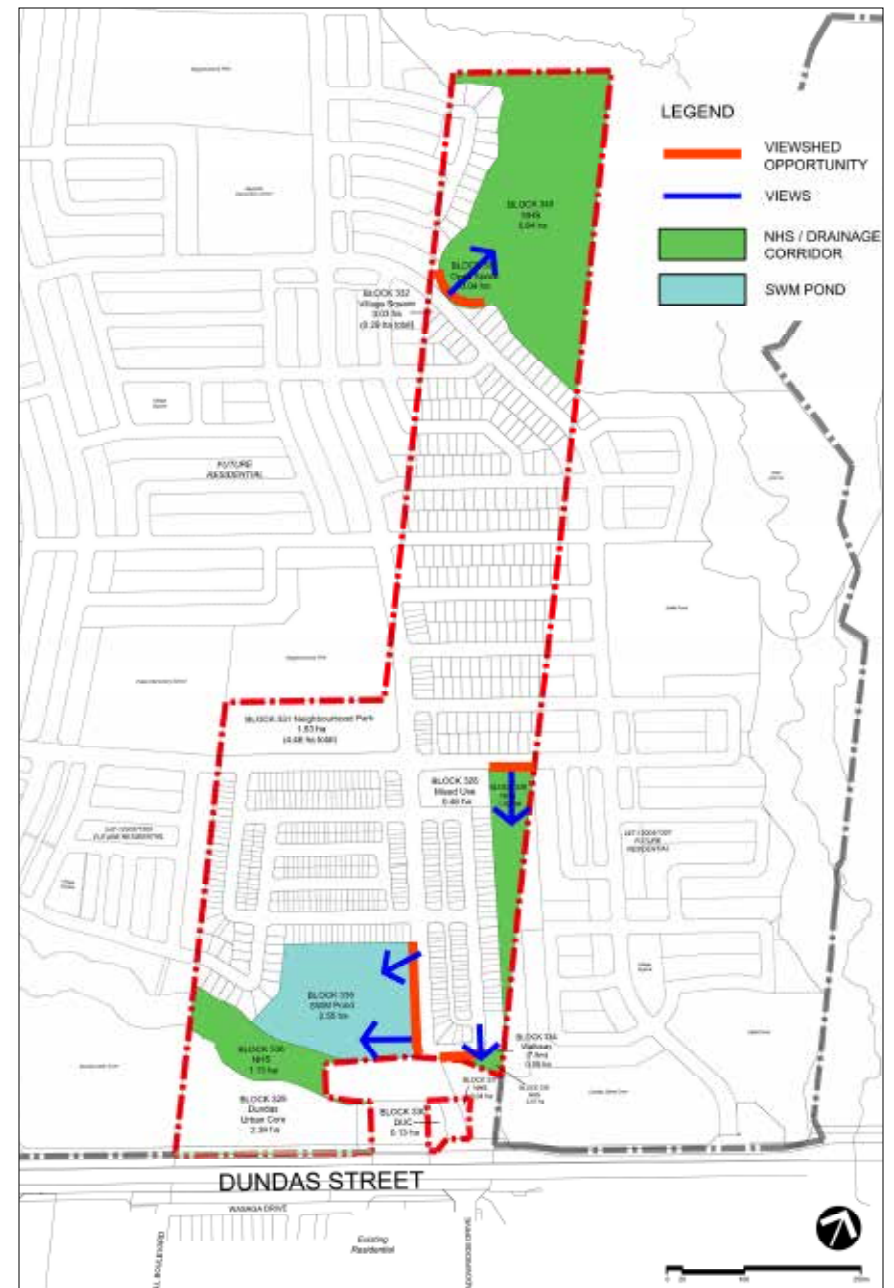


Fig. 6.1.4b - Views and Vistas Plan in Argo Joshua Creek

6.2 Dundas Urban Core

The Dundas Urban Core, within the Argo Joshua Creek community, is prominently located along Dundas St. E. It is a component of the larger urban core area defined by the North Oakville Master Plan. The area is intended to permit a full range of residential products and densities, with potential for strategically placed commercial uses that are appropriate to establishing an animated urban character along Dundas Street.

With a higher order transit function, Dundas Street shall provide the major access and visibility to the Dundas Urban Core and its uses. Development in this area should contribute to the creation of a positive neighbourhood identity through careful consideration of urban architecture, building location, landscape and streetscape treatment.

The following guidelines shall apply specifically to the design of streetscape and built form within the Dundas Urban Core:

6.2.1 Streetscape

The streetscape within the Dundas Urban Core area should reflect its unique urban condition within the Argo Joshua Creek community, while at the same time providing a cohesive character along Dundas Street and the larger urban core area. It should incorporate typically urban features to facilitate higher pedestrian traffic, retail/service functions, and on-street parking.

Gateway

A gateway feature is recommended within the small parcel of land at the intersection of the north-south collector road with Dundas Street. The following guidelines shall apply to its design:

- The Argo Joshua Creek community gateway shall be defined by both landscape features and adjacent built form design.
- The gateway shall reinforce the character of the community through a complementary material palette that picks up on the prevailing architectural style and materials.
- The design and scale of the gateway shall respect the adjacent heritage listed property located directly to the west.

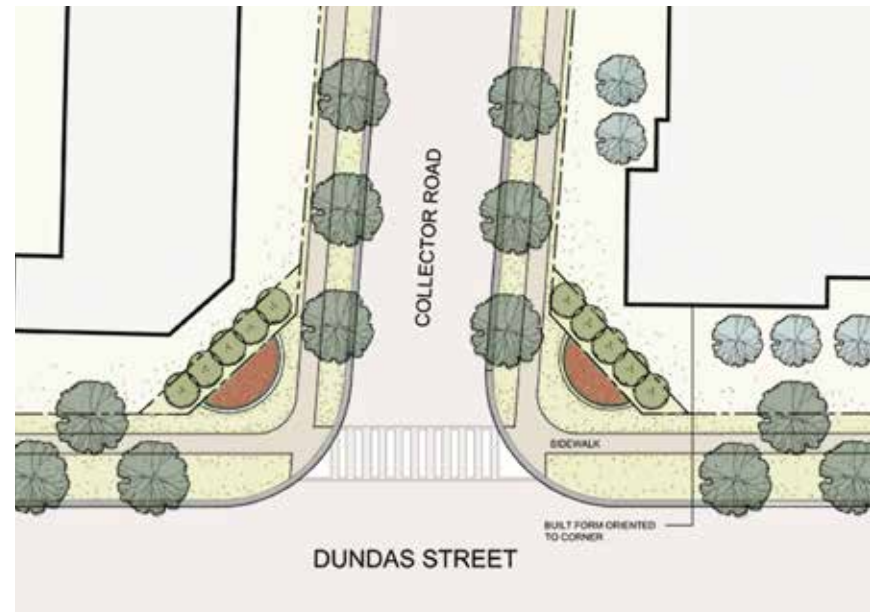


Fig. 6.2a - Preliminary Concept of gateway streetscape at the corner of Dundas Street and the north-south 22m R.O.W. avenue/transit corridor

Hardscape

- Urban streetscape treatments with enhanced paving materials, including decorative paving accents and crosswalks at key intersections, should be considered.
- Boulevards adjacent to retail use may be characterized by an extensive hard surface treatment to accommodate greater pedestrian traffic.
- Where required by retail, service, or residential uses, provisions for accessible pedestrian connections from the street level shall be integrated into the boulevard design.
- Opportunities may exist to allow publicly accessible open space features at corner building locations or between buildings.

Street Trees

- A double row of coarse-leaved street trees may be considered along Dundas Street to reduce the perceived scale of the road and provide an attractive interface between the road and the proposed built form.
- Street trees within the Dundas Urban Core shall be appropriately spaced to create an effective canopy and strong streetscape presence.
- Tree grates should be considered to contribute to the urban character.
- Street tree species shall adhere to approved Town of Oakville specifications.

- All planting shall be in accordance with the North Oakville Urban Forestry Strategic Management Plan.

Street Lighting

- Distinctive light standards with hanging flower baskets and/or banners shall be considered to distinguish the urban core as a character area.
- Street light poles and luminaires shall reflect approved Town standards.

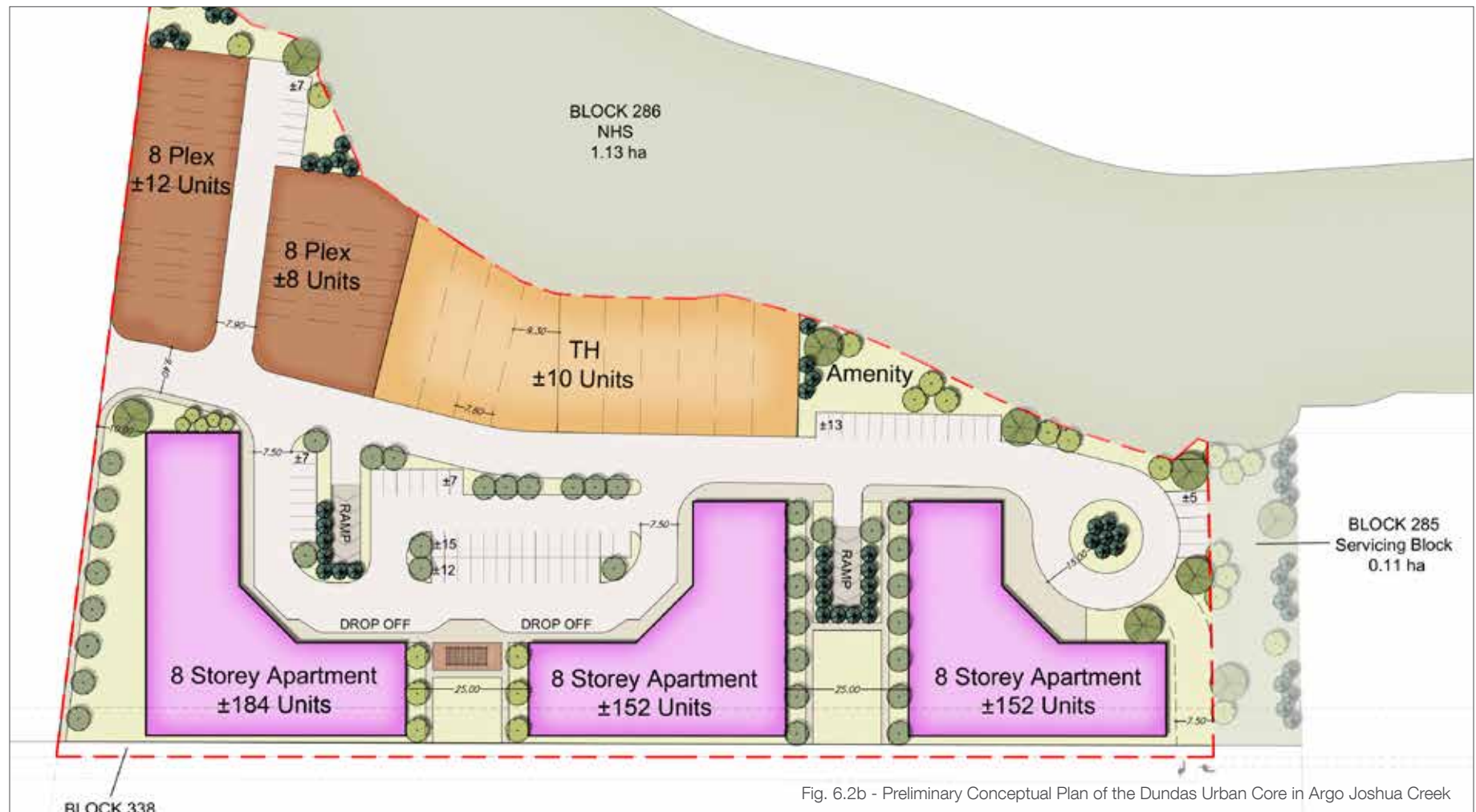


Fig. 6.2b - Preliminary Conceptual Plan of the Dundas Urban Core in Argo Joshua Creek

Street Furniture

- Street furniture (benches, waste receptacles, bike racks, etc.) shall reflect the urban character of the greater Dundas urban core area and current Town of Oakville standards.

Parking / Transit

- Lay-by or on-street parking allowances may be strategically located adjacent to retail and service related amenities. Where on-street parking is provided, curb extensions may occur at intersections in order to provide additional boulevard space.
- Where applicable, bus stop locations should be integrated with the streetscape treatment, including the sizing of shelters that are appropriate to the boulevard width and respond to the street level uses of adjacent built form.

6.2.2 Built Form

The Dundas Urban Core area proposes a full range of residential products and densities, with potential for strategically placed commercial uses along Dundas Street. The built form should be designed with regard to its prominent location along Dundas Street and to reflect the urban character of the area.

Building Types

- Medium-density residential development shall be provided, with low to mid-rise built form.
- Integration of a variety of residential unit types shall be considered, such as 3-storey townhomes, stacked townhouses, and low-rise structures, including live/work product.
- Any commercial uses should be located along Dundas Street.

Setbacks

- Retail / commercial mix may allow for variation in format size appropriate to the use and site area, and should have minimal setbacks from the property line to animate the street edge.

Orientation

- Built form shall have a strong orientation to the street corner and address both street frontages, with the architecture serving as a primary gateway element.

Height

- Built form shall allow for medium-density residential uses of 2 to 3-storeys, with some potential for mixed-use buildings up to 8-storeys.
- Building heights should have an urban character without overshadowing nearby smaller-scale dwellings.
- Buildings located adjacent or opposite one another should be compatible in terms of height and massing. Extreme variations should be avoided.

Massing

- The design of buildings and siting should give careful consideration to overall form, massing, proportions, and rhythm of repeating elements to achieve a streetscape that relates to the desired pedestrian scale.
- Prominent building massing and architectural treatment should be provided at the street edge to create street animation and enable access to establishments from adjacent sidewalks.
- Massing should transition from higher density areas to lower density areas through building designs that achieve harmony along the streetscape.

Architectural Elements and Materials

- Building designs should be visually attractive with articulated facades, ample fenestration, interesting roof lines, and prominent entrances.
- Building designs for corner locations, regardless of use, should reflect an architectural treatment appropriate to their landmark status.
- Ample fenestration shall be provided along building sides fronting onto the streets to visually connect the street with the urban core.
- Building design and materials should establish a base, middle section, and top portion to help visually break up tall buildings.

- Building entrances should be grade related and designed as the principle character element for the architectural treatment.
- Weather protection for buildings along the street edge may be considered in the form of canopies, awnings or arcades to promote comfortable pedestrian connections.
- Each building may reflect its own distinct architectural identity, although all buildings should be designed to provide a collective sense of cohesion and harmony.
- The design of flat-roofed buildings should incorporate cornice/parapet treatments.
- Given the prominence of this land area within the overall urban community, built form shall be distinct, reflect a well-conceived architectural style, and incorporate high quality materials.
- The design of retail signage at prominent corners shall be visually and thematically consistent with the building design and coordinated throughout the site

Services / Utilities

- Loading, service areas and utility functions shall be located to the rear of the building, substantially screened from the adjacent street and sidewalk areas.
- Rooftop mechanical equipment shall be screened from ground level views by integrating into the roof form or provision of a parapet.



Fig. 6.2.2 - Image example of built form may comprise a mix of uses, including commercial, retail and residential. Prominent building massing and architectural treatment should be provided at the street edge.

6.3 Neighbourhood Centre Area

The Neighbourhood Centre Area within the Argo Joshua Creek community is located along the central north-south avenue/transit corridor at the intersection of the east-west collector road. Consistent with the North Oakville East Master Plan, this area is intended to be a 'main street' driven development area, characterized by the potential for varying levels of residential, retail, and civic functions. It plays a key role in strengthening the urban structure and defining the character of the surrounding neighbourhoods through walkable and transit-supportive built form and open space design.

The following guidelines shall apply specifically to the design of streetscape and built form within the Neighbourhood Centre Area:

6.3.1 Streetscape

Neighbourhood Activity Node

A Neighbourhood Activity Node is proposed for the intersection of the central north-south collector road and the east-west collector road, within the Neighbourhood Centre Area. It is situated adjacent to the proposed Neighbourhood Park and in close proximity to an Elementary School, which are uses that serve as a focus for the community. Through a consistent design and material palette, the Neighbourhood Activity Node is an effective tool in creating a sense of entry into a discernible, cohesive community.



Fig. 6.3a - Preliminary Conceptual Plan of the Neighbourhood Centre Area in Argo Joshua Creek

- The Argo Joshua Creek Neighbourhood Activity Node shall be identified through gateway elements incorporated into the park entry on the north-west corner (see fig. 6.1.1 Facility Fit for the Neighbourhood park) as well as the proposed mixed-use buildings at the south-east corner.
- The Node shall act as an important identifier that reflects the character and theme of the community.
- The Node shall serve as an effective way-finding marker from outside the Argo Joshua Creek community.

Hardscape

- Streetscape treatments with enhanced paving materials, including decorative paving accents and crosswalks at key intersections, should be considered.
- Where required by street-related residential uses, provisions for accessible pedestrian connections from the street level shall be integrated into the boulevard design.

Street Trees

- Street trees within the Neighbourhood Centre Area shall be appropriately spaced to create an effective canopy and strong streetscape presence.
- Streetscape design along local streets and portions of collector roads will typically comprise a single row of trees in grass boulevards between sidewalk and curb.
- Street tree species shall adhere to approved Town of Oakville specifications.
- All planting shall be in accordance with the North Oakville Urban Forestry Strategic Management Plan.

Street Lighting

- Distinctive light standards shall be considered to distinguish the Neighbourhood Centre Area as a character area.
- Street light poles and luminaires shall reflect approved Town standards.



Fig. 6.3b - Image example of a potential streetscape treatment in a Neighbourhood Centre Area with decorative paving and coordinated street furniture

Street Furniture

- Where applicable, street furniture (benches, waste receptacles, bike racks, etc.) shall reflect the character of the Neighbourhood Centre Area and current Town of Oakville standards.

Transit

- Where applicable, bus stop locations should be integrated with the streetscape treatment, including the sizing of shelters that are appropriate to the boulevard width and respond to the street level uses of adjacent built form.

6.3.2 Neighbourhood Centre Area Built Form

The Neighbourhood Centre Area proposes a range of residential products and densities, with potential for strategically placed commercial uses. The built form should be designed with regard to its prominent central location within the Argo Joshua Creek community.

Building Types

- A combination of low-rise built form types shall be considered, including townhomes, with options for stacked townhouses and potential mixed use or live/work units at key intersections.
- Potential mid-rise buildings may be integrated at the key intersection (north-south collector road at east-west collector road) to bring a prominent building mass to the street and create a sense of entry into the community.
- Any potential retail use may be concentrated at the intersection of the Neighbourhood Activity Node for convenient pedestrian connections and accessibility to public transit.

Orientation

- Built form shall have a strong orientation to the street with at grade entrances where feasible.

Height

- Built form shall allow for 2 to 3-storey medium-density residential uses, with some potential for mid-rise buildings up to 5-storeys.
- Buildings located adjacent or opposite one another should be compatible in terms of height and massing. Extreme variations should be avoided, such as:
 - Avoid siting 3-storey dwellings adjacent to bungalows, raised bungalows or 1-1/2-storey dwellings;
 - When 2-storey dwellings are sited among bungalows or 3-storey dwellings, they should be placed in groupings of at least 2 units;
 - When 3-storey dwellings are sited among 2-storey dwellings they should be placed in groupings of at least 2 units.



Fig. 6.3.2a - Image example of mixed use and live/work units in a Neighbourhood Centre Area



Fig. 6.3.2b - Image example of rear-lane townhouses that provide appropriate density in a Neighbourhood Centre Area

Massing

- Building scale and architectural styles shall be provided in a manner that reinforces an attractive, active, human-scaled street environment and promotes an urban village main street character.
- Prominent building massing and architectural treatment should be provided at the street edge to create street animation and enable access to buildings from adjacent sidewalks.
- Massing should transition from higher density areas to lower density areas through building designs that achieve harmony along the streetscape.

Architectural Elements and Materials

- Building designs should be visually attractive with articulated facades, ample fenestration, interesting roof lines, and prominent entrances.
- Building designs for corner locations, regardless of use, should reflect an architectural treatment appropriate to their landmark status.

- Ample fenestration shall be provided along building sides fronting onto the streets to visually connect with the streetscape.
- Each building may reflect its own distinct architectural identity, although all buildings should be designed to provide a collective sense of cohesion and harmony.
- The design of flat-roofed buildings should incorporate cornice/parapet treatments.
- Given the prominence of this Neighbourhood Centre Area within the overall urban community, built form shall be distinct, reflect a well-conceived architectural style, and incorporate high quality materials.

Services / Utilities

- Loading, service areas and utility functions shall be located to the rear of the building, substantially screened from the adjacent street and sidewalk areas.
- Rooftop mechanical equipment shall be screened from ground level views by integrating into the roof form or provision of a parapet.

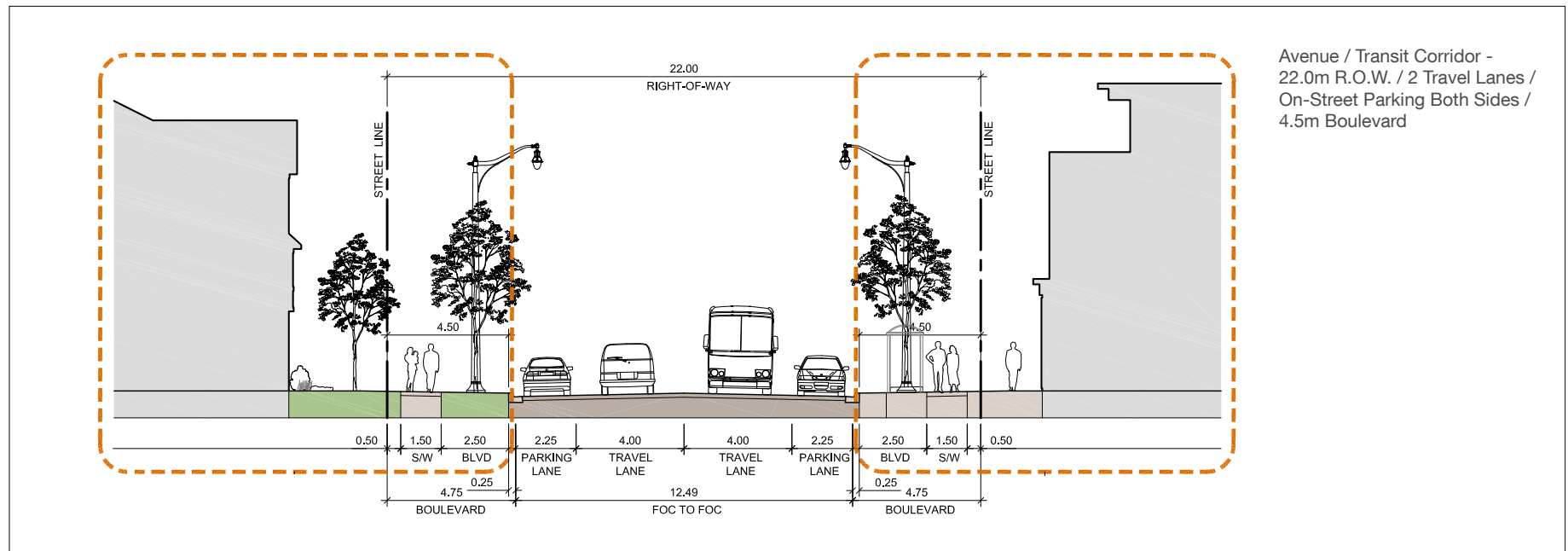


Fig. 6.3.2c - Conceptual cross-section of Neighbourhood Centre Area with building scale and streetscape features that reinforces an active, human-scaled environment.

6.4 Low Density Residential

The low density residential areas of the Argo Joshua Creek community are located in two pockets: 1) north of the Dundas Urban Core and west of the Neighbourhood Centre Area; and 2) directly north of the Neighbourhood Centre Area. These areas are intended to permit a range of single and semi-detached residential products along local roads with easy direct connections to open space, the Urban Core, and the Neighbourhood Centre. A diversity of architectural expressions and elevations in these areas is necessary to provide visual interest along the streetscape.

The following guidelines shall apply specifically to the design of streetscape and built form within the low density residential areas:

6.4.1 Streetscape

Street Trees

- Street trees within the low density residential areas shall be appropriately spaced to create an effective canopy and strong streetscape presence.
- Streetscape design along local streets and portions of collector roads will typically comprise a single row of trees in grass boulevards between sidewalk and curb.
- Street tree species shall adhere to approved Town of Oakville specifications.

Street Lighting

- Street light poles and luminaires shall reflect approved Town standards.

Transit

- Where applicable, bus stop locations should be integrated with the streetscape treatment.

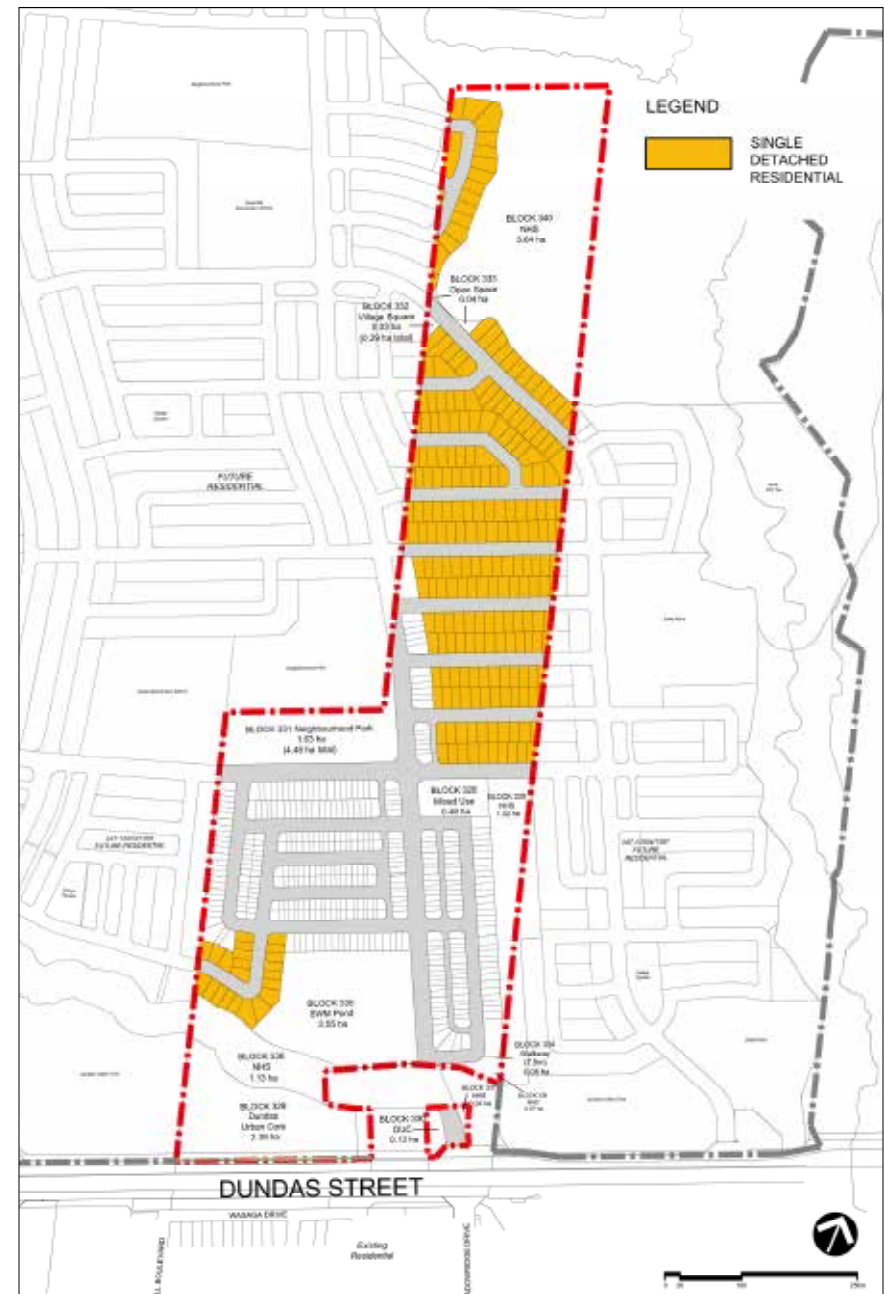


Fig. 6.4 - Argo Joshua Creek Key Plan of Low Density Residential Areas

6.4.2 Low Density Residential Built Form

The low density residential areas propose a range of single and semi-detached residential products. The built form in these areas should be designed to provide visual interest along the streetscape.

Building Types

- A combination of low-rise built form types shall be considered, including semi-detached and single detached homes.

Height / Massing

- A variety of 2 and 3-storey buildings (and potentially bungalow dwellings) will be permitted. To ensure appropriate massing relationships, careful consideration shall be given to siting of dwellings.
- Buildings located adjacent or opposite one another should be compatible in terms of height and massing. Extreme variations should be avoided, such as:
 - Avoid siting 3-storey dwellings adjacent to bungalows, raised bungalows or 1-1/2-storey dwellings;
 - When 2-storey dwellings are sited among bungalows or 3-storey dwellings, they should be placed in groupings of at least 2 units;
 - When 3-storey dwellings are sited among 2-storey dwellings they should be placed in groupings of at least 2 units.

Architectural Elements and Materials

- To ensure interesting façades, consideration should be given to the massing, proportions, wall openings and plane variations of building elevations.
- The façade detailing, materials and colours of a dwelling should appear authentic and be consistent with the architectural style. Materials shall be of a high-quality.
- Stylistic influences may be borrowed from traditional-period Ontario precedents, and may include Victorian, Georgian, French Chateau, English Manor, Craftsman, Tudor, Modern, Contemporary, Colonial, etc.

Architectural Variety

- Single detached-dwellings should be designed to contribute individually and collectively, to the character of the various neighbourhoods.
- Dwellings should be designed with two highly differentiated elevations. Models for which there is high demand should have additional facade treatments to avoid the effect of monotony in the streetscape.
- Identical elevations should appear a maximum of three times per row of ten single-detached dwellings and shall not be permitted directly across the street; dwellings with the same exterior colour package may be repeated a maximum of every three dwellings. For visual diversity along each street, no fewer than two detached dwellings should be present between identical elevations.
- Identical colour packages should be avoided for dwellings located opposite from one another.
- No more than three alternative elevations of a same model may be sited alongside one another. At least two different model designs (with different building footprints and floor plans) should occur per group of ten dwellings, except at gateway lots.
- With regard to corner lots (except at gateway lots), flanking elevations must not be the same as those on lots abutting or directly opposite. Identical kitty-corner lot elevations are acceptable.



Fig. 6.4.2a - Image example of single detached dwellings with a variety of interesting facades that collectively contribute to the character of the neighbourhood

Porches

- Designs with covered front porches or porticos are desirable in so far as they are consistent with the architectural style.
- To reduce the visual impact of garages and create a comfortable pedestrian environment along the streetscape, porches may be located closer to the street than garages.
- On corner lots, wraparound porches are encouraged where appropriate to the dwelling style.
- Where main dwelling entries are visible from the street they should be appropriately lit.
- To provide variety along the streetscape, some dwellings may feature side entries.
- Where porches are used, they should be useable and kept as open as possible.
- Where porticos are used as a covered porch with walls, they should be consistent in proportion and scale to suit the style of architecture they are intended for and be kept as open as possible.

Garages

- Where garages are attached, they should be integrated into the main massing of the dwelling 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 dwelling, with limitations to their projection into the front or flankage yards.
- Street facing garages should be minimized in scale in compliance with the vision for North Oakville. The following are considered acceptable design options for attached street facing garages:
 - Integrate the garage into the main massing of the dwelling, in line with the porch projection;
 - Integrate the garage into the main massing of the dwelling, in line with the main front wall;
 - Situate the garage to the side of the dwelling, set back from the main front wall.

- Where a double car garage is contemplated, 2 individual garage doors / bays separated by a dividing column shall be preferred, where possible.
- Only sectional, roll-up type garage doors shall be considered.
- A variety of garage door header treatments shall be utilized and shall be consistent with the architectural style of the dwelling.
- Light fixtures mounted to the side or above the garage door shall be encouraged, with a lamp style consistent with the architectural style of the dwelling.
- Where dropped garage conditions occur on rear-to-front sloping lots, alternative architectural treatment shall be employed to minimize the massing between the top of the garage door and the underside of the soffit. The following are some techniques that may be considered:
 - Lower the garage door and/or increase the roof pitch;
 - Add a decorative gable louvre or feature;
 - Integrate additional architectural treatment such as decorative brick patterns to provide a break in the massing;
 - Consider window treatments above the garage doors, as appropriate to the dwelling;
 - Provide wider and/or arched lintels over the garage door to reduce the massing;
 - Situate light fixtures above the garage door to break-up the massing.



Fig. 6.4.2b - Image example of single detached dwellings with garages integrated into the main massing of the dwelling.

6.5 Priority Lots

Priority lots are those located prominently within the community. Their visual significance within the streetscape requires that the siting, architectural design and landscape treatment of residential built form on these lots be of an exemplary quality to serve as landmarks within the community. Prominent lot locations identified have a greater degree of visibility and, therefore, require special design consideration to ensure an attractive built form, appropriate to its location, is achieved.

The following priority lot plan for the Argo Joshua Creek community demonstrates the lot locations requiring special design considerations, including gateway dwellings, corner lots, view terminus lots, dwellings requiring upgraded rear and side architecture, and park or pond facing dwellings.

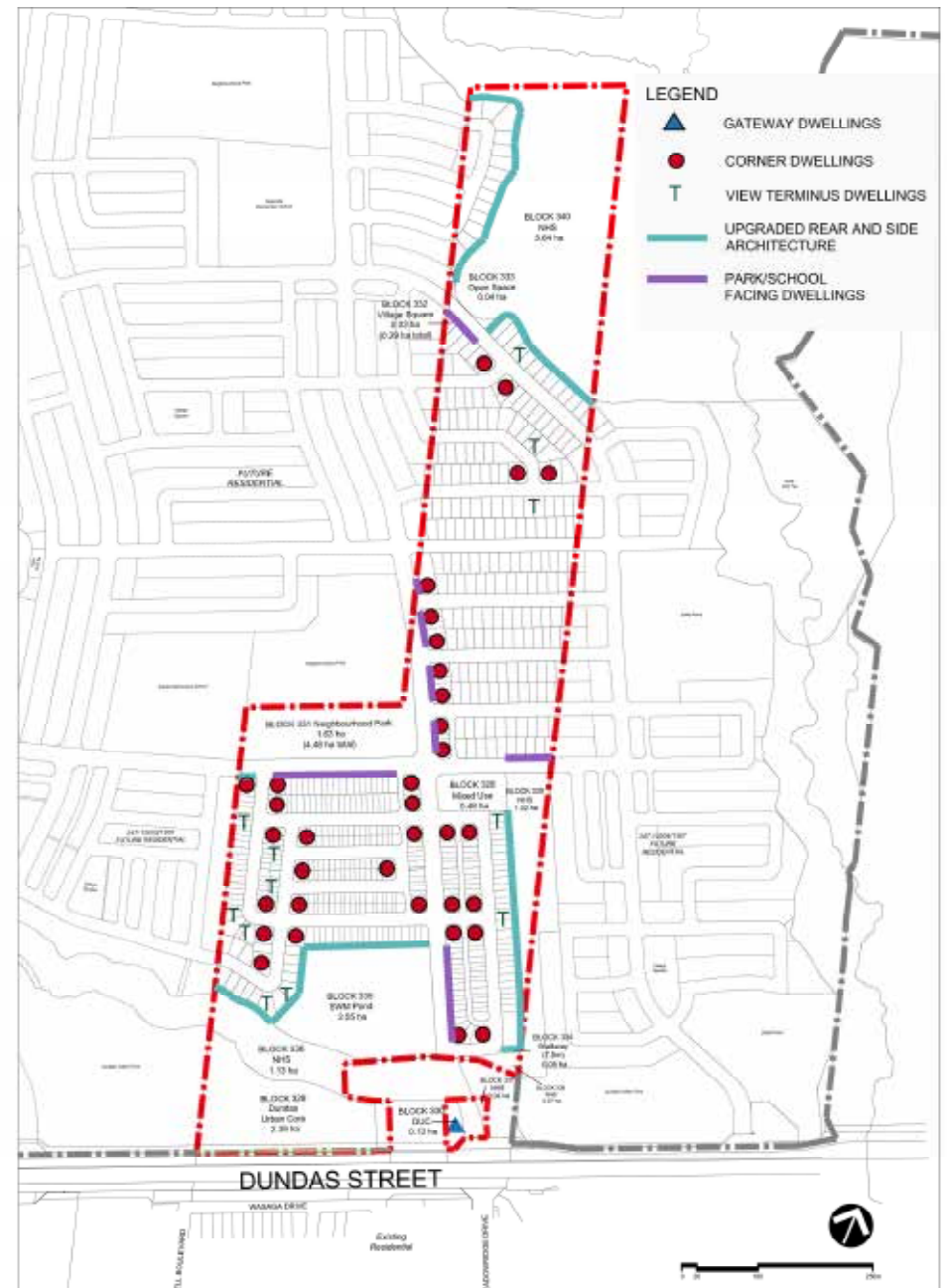


Fig. 6.5 - Argo Joshua Creek Priority Lot Plan

6.5.1 Gateway Location Dwellings

Similar to corner lot dwellings, gateway dwellings are characterized by a very high profile location within the community that results in a significant impact on the perception of the image, character and quality of the community from the outside. There is one gateway location in Argo Joshua Creek at the corner of Dundas Street and the north-south collector street. The built form type will be appropriate to Dundas Urban Core land use designation in this location.

- Built form massing, orientation and detailing shall be the principal component for defining the gateway. This can be achieved in residential, commercial or employment land uses situated at gateway locations within the overall Joshua Creek community.
- Associated landscape features, both hardscape and softscape, may be integrated with built form massing to emphasize the gateway function.
- Refer to 6.5.2 Corner Lot Dwellings for additional guidelines.



Fig. 6.5.2 - Image example of a corner lot dwelling with facades that address both street frontages

6.5.2 Corner Lot Dwellings

Dwellings 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.

- Dwelling designs must be appropriate for corner locations, with elevations that address both street frontages. Dwelling 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 dwellings shall reflect similar levels of architectural design and detail with respect to massing, roofline character, fenestration, materials, details, etc.
- Distinctive architectural elements, such as wraparound porches, porticos, bay windows, ample fenestration, window treatment, wall articulation, brick arrangement and colour, etc. appropriate to the architectural style of the dwelling, are encouraged on the flankage side to create an interesting streetscape and emphasize the corner dwelling's landmark function.
- The main entry of the corner dwelling is preferred on the long elevation facing the flanking street. Alternatively, the shorter (front facing) side of the lot may still integrate the main entry for the dwelling.
- A privacy fence shall enclose the rear yard portion of the corner lot dwelling. In order to minimize the length of the fence facing the flanking street, it shall begin as close as possible to the rear corner of the dwelling.
- Rear lane garages on corner lots shall have upgraded side elevations facing the street.
- At corner gateway locations, porches and main entries shall be oriented away from the corner and associated gateway feature to ensure appropriate accessibility.

6.5.3 View Terminus Dwellings

View terminus dwellings are situated at the top of T-intersections or street elbows, where one road terminates at a right angle to the other. These dwellings 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.

6.5.4 Upgraded Rear and Side Architecture Dwellings

Where a dwelling's rear or side elevation is prominently exposed to the public realm, both the front and side/rear elevations shall be designed with similar architectural emphasis with respect to details, materials, roofline character, fenestration, wall articulation, etc.

- The design of the applicable rear and/or side facade 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.



Fig. 6.5.5 - Image example of park facing dwellings oriented to front onto the park, with wide porches that results in informal monitoring of the park and its activities.

6.5.5 Park / Pond Facing Dwellings

Given the prominence of the Neighbourhood Park and its role as a focus and gathering space for the community, dwellings that front onto parks and public walkways/vistas shall be designed in a manner that considers and complements the exposure from this public open space.

- Where feasible, dwellings shall be oriented with main entrances facing onto the park.
- Given that these dwellings are very visible from the main gathering space within the community, an enhanced architectural treatment consistent with the architectural style shall be implemented, such as substantial front porches, prominent, well proportioned windows, a projecting bay, articulated wall treatment and other design elements that enhances the front elevation.
- The use of upgraded materials and detailing, such as stone or precast elements, dichromatic brick, quoining, etc. shall be integrated into the elevation design.
- Dwellings are encouraged to have wider and deeper porches that effectively allow for multiple seating and will promote 'eyes on the street', which results in an informal monitoring of the park and its activities.
- Park facing dwellings shall have available a variety of model types, elevation types and colour packages. However, a cohesive, harmonious relationship shall be achieved for all lots.
- Where feasible, dwellings shall be oriented to front onto the park.

6.6 Heritage Resources

At the southern end of the subject lands along Dundas St., the listed heritage property containing a farmhouse will remain between the development proposed in the Dundas Urban Core. An appropriate interface between the development and this property will be incorporated into the design of the adjacent lands.



Fig. 6.6a - Existing view of the heritage-interest property facing north from Dundas Street (source: Google earth)

A 0.11ha servicing block between the farmhouse property and the DUC block to the west will include a landscape treatment with trees that will provide an appropriate buffer and screening.



Fig. 6.6b - Preliminary conceptual plan of the landscape treatment in the servicing block providing an appropriate buffer between the development in the Dundas Urban Core and the Heritage Property

6.7 Sustainability Features

Sustainable development practices balance the health and well-being of the environment and related resources with the pressure of urbanization, bringing forward strategies to better manage increased population densities, resource and energy consumption and vehicular traffic volumes. The following sustainable development practices shall be considered.

Walkability is one of the cornerstones of the overall Joshua Creek sustainability strategy. Open spaces and amenities within the development are located within comfortable walking distance of the majority of residents. In addition, proposed trails linked with the sidewalk network shall offer convenient and enjoyable pedestrian connections.

6.7.1 Low Impact Development Methods

- Mitigate stormwater flow through the integration of stormwater management ponds and drainage pools.
- Provide landscaping that increases the urban canopy, creates comfortable micro-climate conditions, mitigates negative seasonal effects (wind breaks or shade canopy) and contributes to overall biodiversity.
- Emphasizing the sourcing of local materials and manufactured components where possible.
- Provide logical and convenient pedestrian connections and links to transit stops to promote a transit-oriented development.
- Consider shading screens, eaves and overhangs to reduce heat absorption through windows.
- Utilize low-e glass and other energy efficient materials and construction methods.
- Consider introducing advanced technologies and practices into the building process where possible.
- Utilize recycled materials where possible, reducing the demand for new materials and increasing the market for recycling.

6.7.2 Stormwater Management Facility

The proposed stormwater management pond and NHS drainage corridors are interconnected facilities that will function as, both, water quality and quantity control for the community, and as publicly accessible community open space amenities. These facilities have been located in relation to existing natural drainage patterns of the site, will augment the extent of natural areas and will provide passive recreation opportunities with trail connections and viewshed opportunities. One 2.61 ha (6.44 ac.) pond is proposed within the Argo Joshua Creek community. To encourage a strong connection with the community, the design of this feature shall have regard for the following:

- The design of the pond shall appropriately address its street frontages to enhance its visibility within the community as a valuable open space amenity.
- A regular spaced row of coarse-leaved canopy trees shall be provided along street frontages in combination with areas of naturalized planting.
- The integration of a lookout may be considered at the pond entry as a public amenity that may provide seating and decorative features (decorative paving, information signage, shade structure, formal planting) at desirable view opportunities along the street interface.
- Naturalized planting throughout to consist of whips, multi-stem shrubs, ornamental grasses and riparian, aquatic and upland species appropriate for the pond condition, with an emphasis on native species, in accordance with Conservation Halton standards.
- Pedestrian trails shall be integrated to provide connections from the street pond entry to adjacent NHS trail network.
- Trails within ponds may be combined with maintenance access roads in common locations to minimize non-vegetative surfaces, while facilitating important pedestrian linkages.
- Should utility structures be placed within the pond facility, they should be screened from public view with planting and fencing or other built feature, as necessary.
- Provide information signage at the pond entry / lookout area to inform the public of the importance and treatment of the stormwater management pond as a functioning natural open space feature.
- The design of the SWM pond shall require approval from the Town of Oakville, Conservation Halton and the Ministry of Environment.

7.0 IMPLEMENTATION

The Argo Joshua Creek Urban Design Brief complements the approved North Oakville Urban Design and Open Space Guidelines (November 2009). The Urban Design Brief strives to consider aspects of built form, streetscape, and open space design that are specific to the Argo lands within the overall Joshua Creek community, while ensuring that the proposed plan and urban design components are compatible and well-integrated with development plans for the surrounding future neighbourhood.