



JOSHUA CREEK
PHASE 3
URBAN DESIGN BRIEF

Prepared by:
NAK Design Strategies

Prepared for:
Mattamy Homes

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1.0

DESIGN VISION & PRINCIPLES

The overall Joshua Creek community consists of a combined 188 hectares (464 ac) 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."

The Joshua Creek Phase 3 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). Joshua Creek Phase 3 comprises approximately 60 hectares (148 ac) of the overall Joshua Creek community.

1.1 Design Vision

As part of the broader Joshua Creek development, Joshua Creek Phase 3 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 Joshua Creek Phase 3, the development will transition from medium density neighbourhood centre built form along the north-south collector road to more traditional residential neighbourhoods to the east and west. Two neighbourhood parks will serve as focal features, complemented by Village Squares, an elementary school, and access to the Natural Heritage System (NHS) to the south west and north east of Joshua Creek Phase 3.

1.2 Community Guiding Principles & Objectives

Mattamy Joshua Creek Phase 3 is 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 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 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 Joshua Creek Phase 3

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

- **Natural Heritage System** - Joshua Creek Phase 3 recognizes and enhances the Natural Heritage System (NHS) and open space systems located to the west of the site by providing visually and physically interconnected open spaces throughout the mixed-use and residential neighbourhoods.
- **Park System** - The Neighbourhood Parks are extensions of adjacent elementary schools, to provide large continuous open spaces, complemented by nearby Village Squares.
- **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.
- **Diversity** - The Neighbourhood Centre Area will aim to provide a range of socio-economic opportunities within the community.

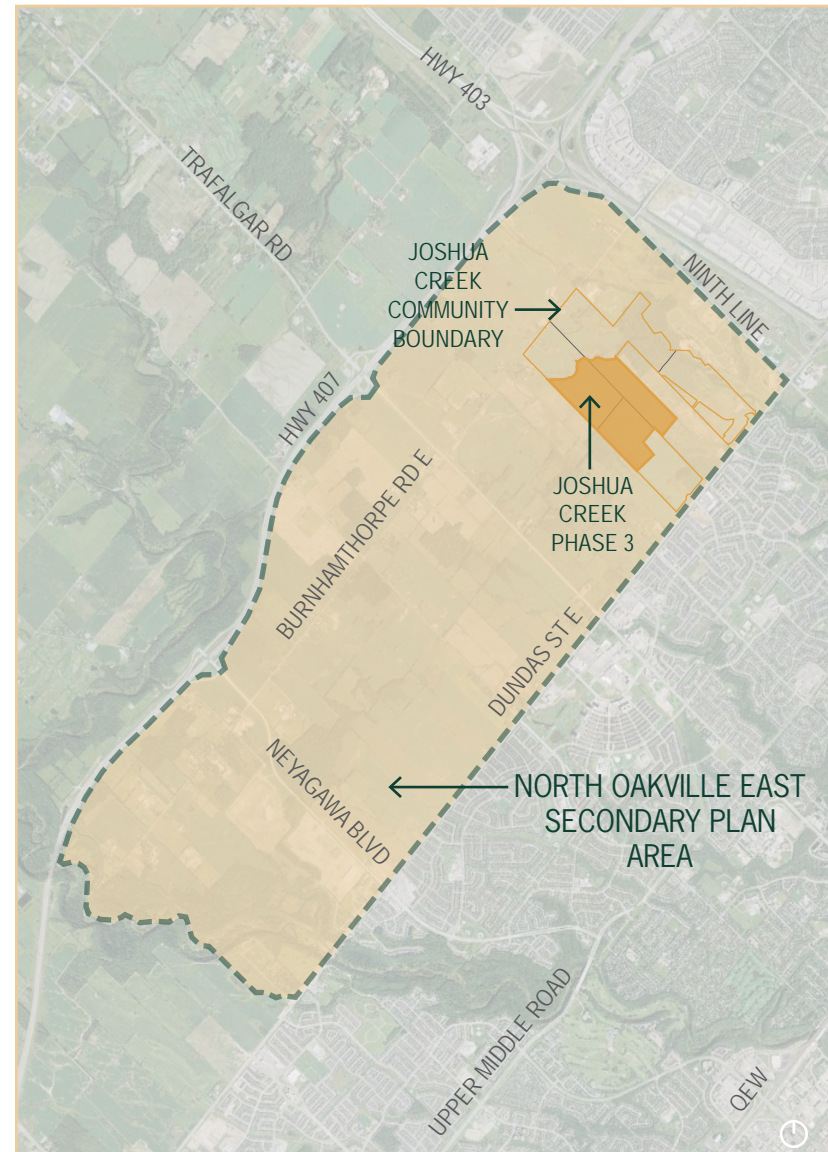


Fig. 1.0 - Joshua Creek Phase 3 within the North Oakville East Secondary Plan Area

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CONTEXTUAL ANALYSIS

Joshua Creek Phase 3 forms part of the overall Joshua Creek community and is bounded by NHS lands and Joshua Creek Phase 5 to the north, and Dunoak Phase 1 and 2 to the south. The lands to the east of Joshua Creek Phase 3 are part of the Joshua Creek development by others, while the lands to the west are predominantly NHS and future residential by others (refer to Figure 2.2a).

The lot fabric, general street and block pattern as well as street lengths proposed in the Joshua Creek Phase 3 will directly correspond with the planning and design of the overall Joshua Creek community.

2.1 Existing Natural Features, Topography & Vegetation

The existing topography and vegetation of Joshua Creek Phase 3 is that of gently rolling farmland, hedgerows, and wooded areas. NHS lands are a significant natural feature, located along the western border of the site and also north of the Joshua Creek Phase 3. To the west, the site is also currently bounded by agricultural uses.

2.2 Surrounding Land Uses & Built Form Character

The lands to the south of Joshua Creek Phase 3 include Dunoak Phase 1 and 2, and will comprise of low and medium density residential built form, a public elementary school, SWM pond, NHS corridor, and the Dundas Urban Core area. The lands further south of Dunoak Phase 1, at the south side of Dundas Street East, are fully urbanized and consist of low and medium density residential uses. Existing homes in these neighbourhoods are generally inspired by traditional residential architecture. Joshua Creek Public School is located in this established residential neighbourhood, approximately 1200m from the proposed Joshua Creek Phase 3.

The lands to the west of Joshua Creek Phase 3 comprise of NHS and future residential development. A 1-storey commercial plaza with surface parking is situated southwest of Joshua Creek Phase 3, at the southeast corner of Dundas Street and Prince Michael Drive. An 8-storey residential building is also located at this corner on the east side of Prince Michael Drive. Bordering the northwest corner of the Joshua Creek Community, at 1086 Burnhamthorpe Road East, sits the Joshua Creek Heritage Art Centre, which is designated under the Ontario Heritage Act as a property of cultural heritage value and interest.

Directly to the east of Joshua Creek Phase 3 is future residential by others, as well as Bressa Phase 1 and Phase 2, and Joshua Creek Phase 4 intended to comprise of low to medium density residential development, a robust NHS and open space system, and the continuation of the Dundas Urban Core along Dundas Street East and the Ninth Line Sports Park situated further eastward along Ninth Line.

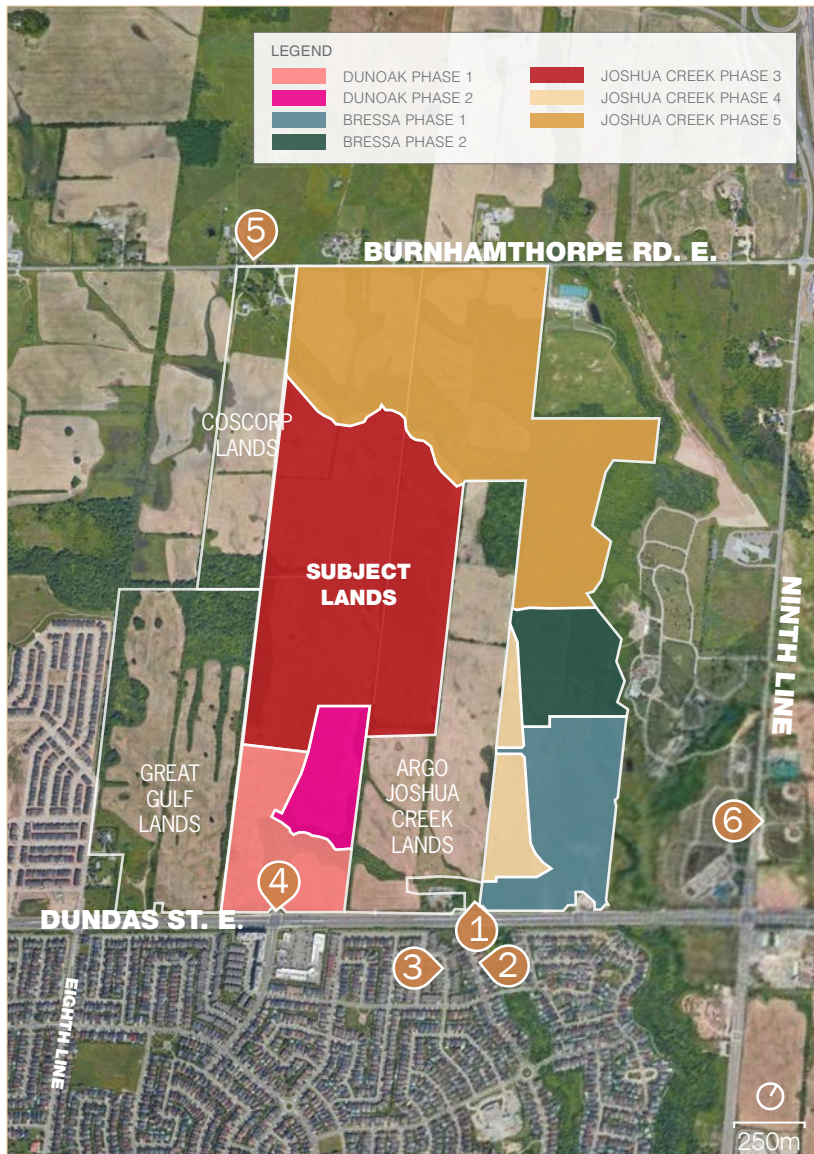


Fig. 2.2a - Context Map of Joshua Creek Phase 3 within the overall Joshua Creek Community



Fig. 2.2b - View facing north from Dundas Street E and Meadowridge Drive, which extends into the Joshua Creek Phase 3

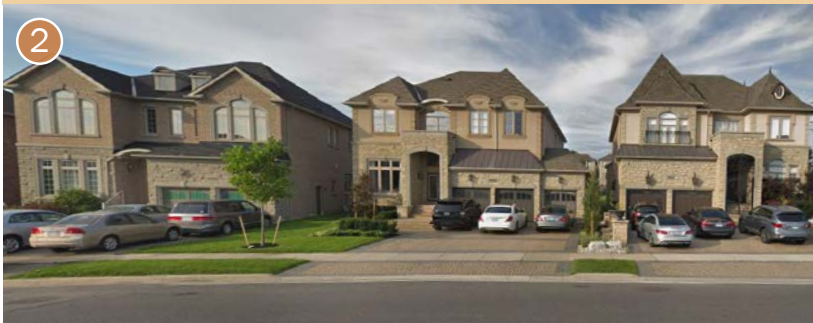


Fig. 2.2c - Single detached homes on Meadowridge Drive, south of Joshua Creek Phase 3 and Dundas Street E

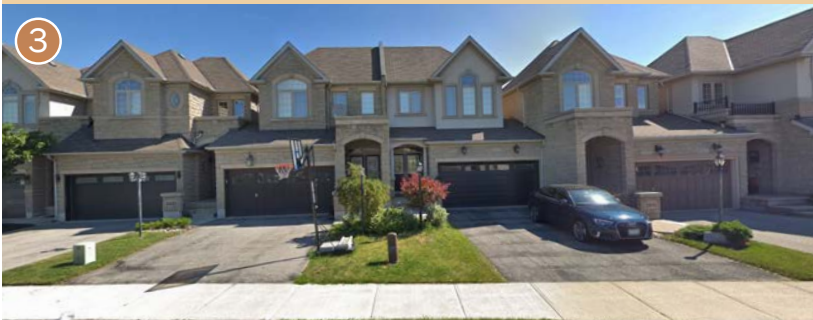


Fig. 2.2d - Semi-detached houses on Wasaga Drive, south of Joshua Creek Phase 3 and Dundas Street E



Fig. 2.2e - Mid-rise development in the surrounding area, located at Dundas Street E and Prince Michael Drive, which extends into Joshua Creek Phase 3



Fig. 2.2f - The Joshua Creek Heritage Art Centre, located northwest of Joshua Creek Phase 3 on Burnhamthorpe Road E



Fig. 2.2g - The Ninth Line Sports Park, located east of Joshua Creek Phase 3 on Ninth Line

2.3 Views & Vistas

Given the extensive NHS lands within and surrounding 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

Because Joshua Creek Phase 3 is immediately bounded on all sides by future residential development, providing seamless community integration, this phase will not include community gateways. There may be, however, opportunities to provide landmark features at NHS access points.

2.5 Transportation Networks

The development of the Joshua Creek Phase 3 lands will provide a logical extension of Meadowridge Drive where it will continue as the proposed north-south collector. Pedestrian crosswalks are currently located on all four corners of its intersection with Dundas Street E, and Oakville Transit bus stops are situated on the northwest and southwest corners. Along Dundas Street E, there is currently a sidewalk on the south side of the street. Further west, bus stops are located at the next major intersection, Dundas Street E and Prince Michael Drive (which will also continue as a north-south connection through Joshua Creek Phase 3).

There are currently no transportation networks running through Joshua Creek Phase 3. The development of this site will provide opportunities for vehicular, pedestrian and cycling networks that link with the greater community.

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 Joshua Creek Phase 3 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 Joshua Creek Phase 3 be developed with a range of residential and open space uses, with medium residential development concentrated within the Neighbourhood Centre Area, 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 documents that follow.

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 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;
- **Sub-Urban** - primarily residential with typically the lowest density product;
- **Neighbourhood Centre** - predominantly more dense residential development with provisions for live-work opportunities;

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.

Joshua Creek Phase 3 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 'B' and Street 'L' in the centre of the neighbourhood, within walking distance of most residents. It will include denser development than other parts of the neighbourhood, and is located adjacent to the future school and neighbourhood park.

7.3.5 NATURAL HERITAGE AND OPEN SPACE SYSTEM

- A portion of the NHS system within Joshua Creek Phase 3 is preserved and enhanced with connections to the sidewalk system along local streets. Views are maintained through several Open Space blocks that provide view corridors from streets. 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.

7.5.12 NEIGHBOURHOODS

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

7.6.12 NEIGHBOURHOOD PARK AREA

- Two (2) neighbourhood parks are located adjacent to future separate and public elementary schools and provide 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 & Open Space Guidelines

Joshua Creek Phase 3 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.

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 Joshua Creek Phase 3 adheres to the general trail network including:

- A signed bike route along the proposed north-south collector road (Street 'B').
- A proposed major trail along the perimeter of the NHS lands within the south west portion of Joshua Creek Phase 3, and connections to major trails within the NHS adjacent to the north boundary of the Joshua Creek Phase 3. 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 Joshua Creek Phase 3 incorporates the items outlined in this checklist within the following broader categories:

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

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 sections describe these key structuring elements:

- Boundary Interface
- Pattern of Land Uses (Community & Private)
- Street Network
- Open Space & Natural Heritage System



Figure 4.1 - Joshua Creek Phase 3 Land Use Plan

4.1 Pattern of Land Uses

The Joshua Creek Community will be characterized by a mix of land uses that will define the character and function of the neighbourhoods. The uses within the Joshua Creek Phase 3 lands include:

- Single detached residential;
- Neighbourhood Centre Area - predominantly townhouse units and community facilities/services, with two (2) blocks of live-work units;
- NHS, located along the south eastern edge of the Joshua Creek Phase 3;
- Separate elementary school - located adjacent to a proposed Neighbourhood Park;
- Neighbourhood Parks - two parks located in the north and south of the Phase 3 lands;
- Village Squares - two smaller squares complementing the Neighbourhood Parks.

Single detached residential shall comprise the majority of the land area within Joshua Creek Phase 3. 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 Neighbourhood Centre Area will largely define the identity of the community, along with the NHS, Neighbourhood Parks and Village Squares.

4.2 Street Network

The intersection of the central north-south collector road (Street 'B'), located in the centre of the study area, encompassing the Elementary School and medium density residential built form, shall serve as the neighbourhood activity node.

The proposed road hierarchy will consist of the following street types:

- Laneway - 7.5m R.O.W. / 2 travel lanes, access to rear or flankage garage parking.
- Local Street - 17.0m R.O.W. / transportation corridor and neighbourhood social focus;
- Local Street - 14.5m R.O.W. / neighbourhood social focus - proposed on one (1) street fronting a Village Square;
- Minor Collector Road - 19.0 R.O.W / connects neighbourhoods to Neighbourhood Centre Areas.
- Collector Road - 22.0m R.O.W. / connector and potential transit link / connects neighbourhoods and Neighbourhood Centre Areas / 2 travel lanes, 2 parking lanes, 4.5m boulevard.

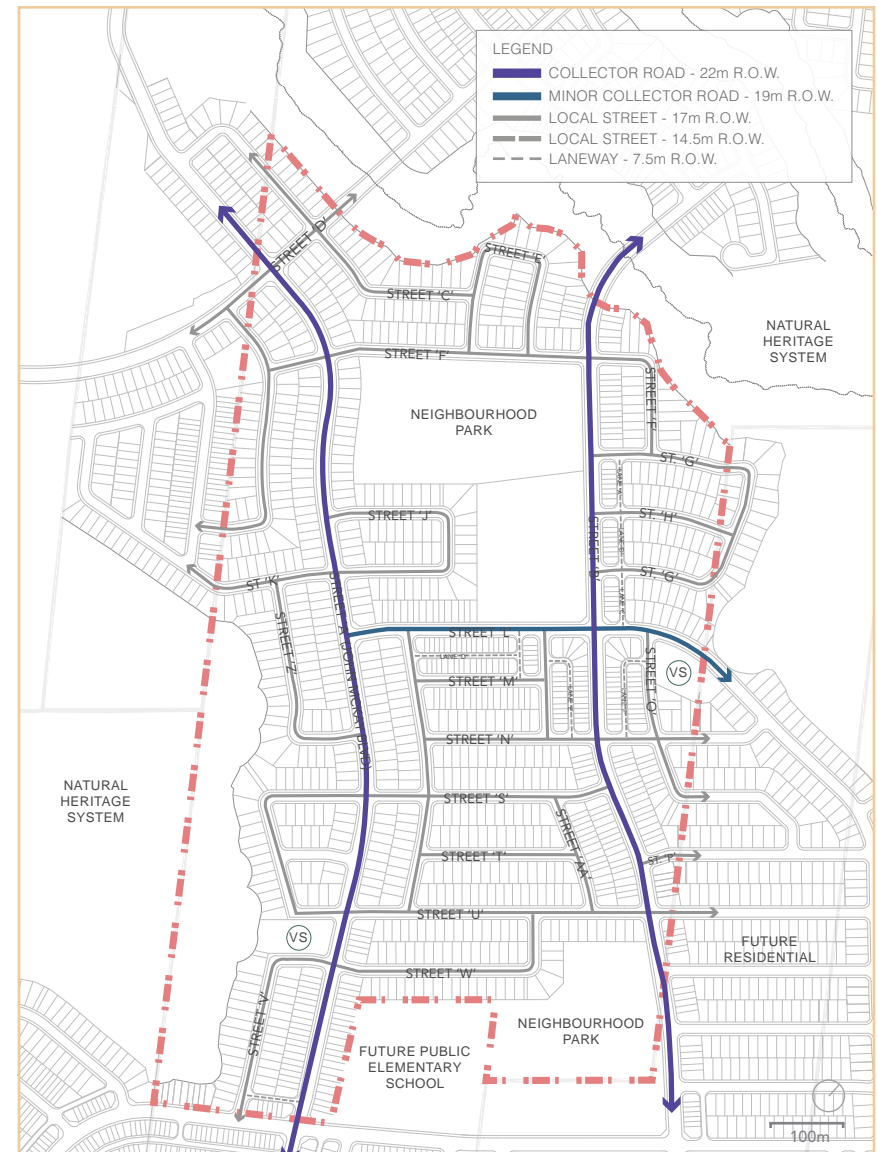


Figure 4.2 - Joshua Creek Phase 3 Street Network

4.3 Natural Heritage System

The proposed Natural Heritage System (NHS), comprising a woodlot found within the site along the western boundary, as well as the Joshua Creek Valley north of the Joshua Creek Phase 3, 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, and mixed-use 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.



Figure 4.3 - Location of the Natural Heritage System within Joshua Creek Phase 3

5.0

DEVELOPMENT MASTER PLAN

Proposed residential uses for Joshua Creek Phase 3 consist of single-detached and townhouse dwellings. Primary access to the proposed development within Joshua Creek Phase 3 is from the north-south collector roads that link to Dundas Street East. These collector roads guide the residents and visitors to the neighbourhood centres, which are intended to offer an interesting visual experience comprising neighbourhood parks, elementary schools, higher density residential, live-work units, as well as physical and visual connections to the NHS.

In general, the proposed plan of subdivision has higher densities along collector roads (Neighbourhood Centre Area), with lower densities beyond.

A variety of parkland and open spaces are proposed throughout Joshua Creek Phase 3, generally within walking distance of the surrounding residents. Two Neighbourhood Parks are provided in the Joshua Creek Phase 3, each situated adjacent to a potential elementary school. The prominent locations of these Neighbourhood Parks along the main north-south collector road will reinforce the corridor as a Neighbourhood Center Area.

The proposed development recognizes and preserves existing NHS features, while integrating views, vistas and multi-use links through the trail network.

There are 3 key elements that characterize the Joshua Creek Phase 3 lands: Mixed-Use Neighbourhood Centre Area, the Neighbourhood Parks, and the Village Squares.

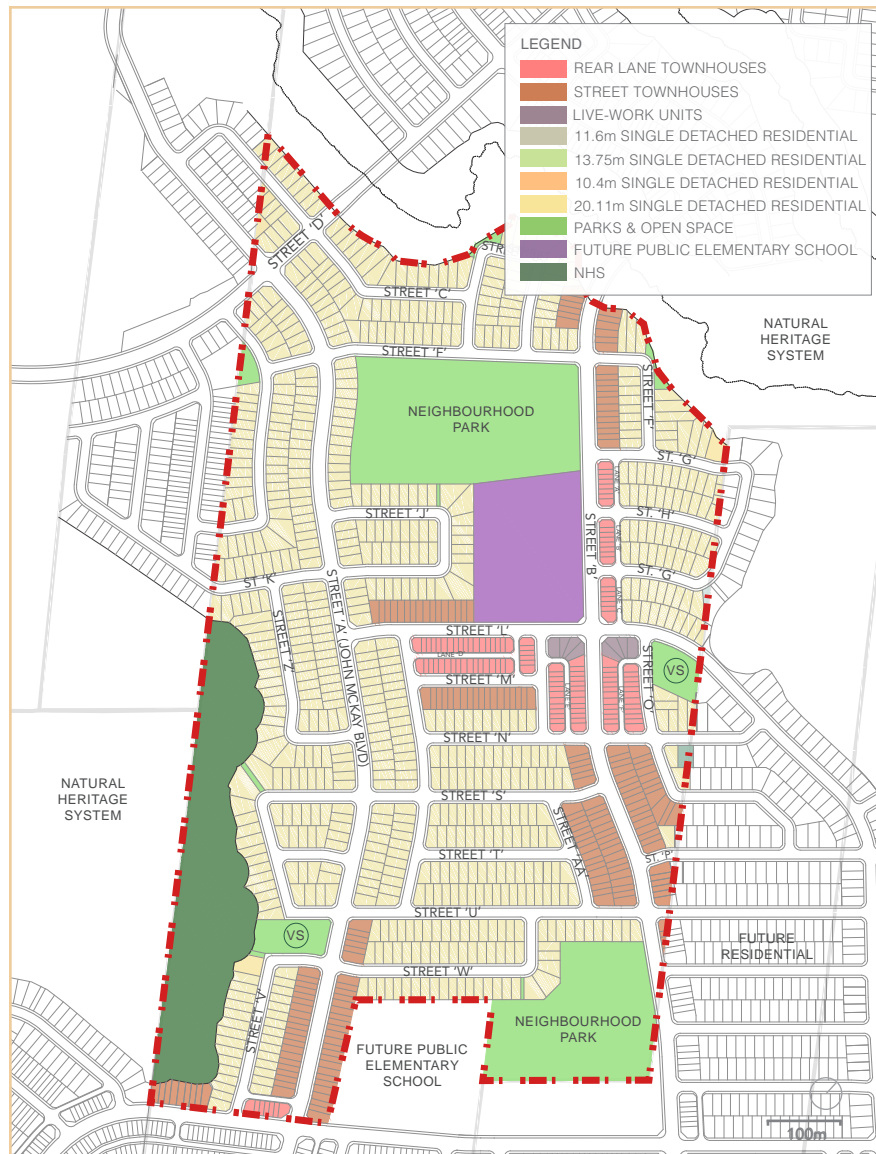


Figure 5.0 - Development Master Plan

6.0

DETAILED DESIGN DIRECTION

Joshua Creek Phase 3 features several land uses and features that will define the community, including the Neighbourhood Parks, the Village Squares, and the Neighbourhood Centre Area that will contain live-work units and medium density residential land uses.



Fig. 6.0 - A parkette (Village Square) in North Oakville that complements the Neighbourhood Parks and provides a strong visual element within the community

6.1 Public Spaces & Connections

A variety of public parkland features and connections are proposed within the Joshua Creek Phase 3 community, generally within walking distance of all surrounding neighbourhood areas.

Two Neighbourhood Parks are provided and serve as the north and south community focal areas. The parks abut future elementary school sites, which reinforces the areas as multi-neighbourhood focus.

The Phase 3 community also comprises two neighbourhood scaled Village Squares. They complement the Neighbourhood Parks and 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, along the western border of the community, as well as north of the Phase 3 lands, offers opportunities for trail connectivity to natural areas and strategic views toward open space features.

6.1.1 Neighbourhood Parks

Two Neighbourhood Parks are proposed within the Joshua Creek Phase 3 lands. The north Neighbourhood Park is 4.15 hectares (10.25 ac) and is located adjacent to a separate elementary school to the south. The south Neighbourhood Park is partially located within the Joshua Creek Phase 3 community study area (2.83 ha of 4.46 ha), with the remainder situated within the adjacent future residential lands to the south. A public elementary school is also located adjacent to the park, within the Joshua Creek Phase 1 lands to the west.

The Neighbourhood Parks will be the primary open spaces and focal points for the community. They 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).
- 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.



Figure 6.1.1a - Facility Fit Plan for the north Neighbourhood Park and adjacent future separate elementary school in Joshua Creek Phase 3

- Playgrounds and shade structures should be designed as major focal elements for the park.
- 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 design of the Neighbourhood Parks 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

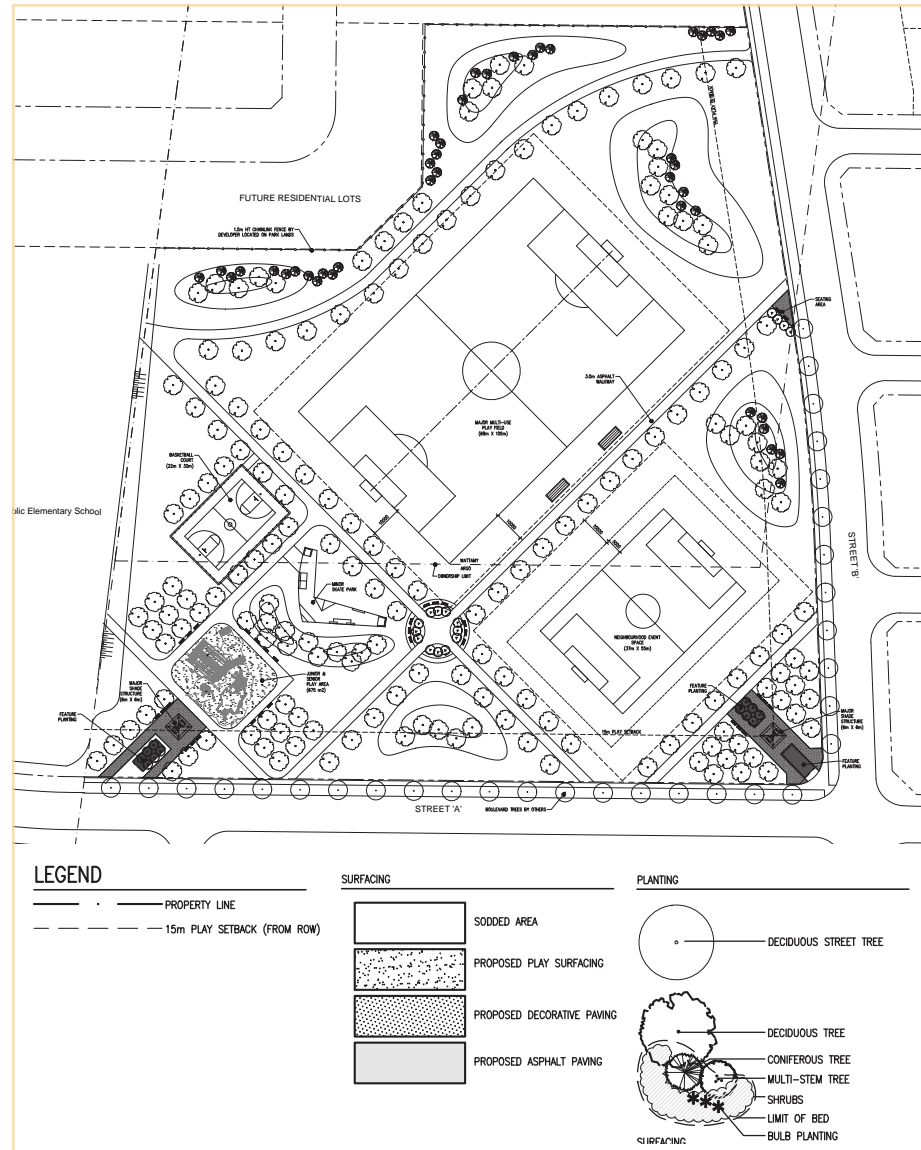


Figure 6.1.1b - Facility Fit Plan for the south Neighbourhood Park with a portion of the park located outside of the Joshua Creek Phase 3

6.1.2 Village Squares

The proposed Village Squares are smaller open space features serving a primarily focal and social role for the surrounding neighbourhoods, with some potential for active play. Centrally located for convenient access by all residents, these parks provide an opportunity for a neighbourhood to distinguish itself through the use of a distinct palette of design elements and plantings, setting the tone and character of the place. As such, the two Village Squares will contribute a strong visual identity for each neighbourhood and supplement the features and facilities found within the Neighbourhood Parks.

- Provide primarily passive recreation opportunities at the local or neighbourhood level, with the potential for small play structures.
- The Village Square shall be planned and designed as the central focus for each neighbourhood.
- Key features should be sited to terminate view axes.
- Lighting should be provided for facilities and features, as required.
- The design of hard and soft landscape elements and features, including points of entry, should be consistent or complementary with neighbourhood themes (surrounding built form).
- Planting (trees, shrubs, grasses, perennials) shall comprise species tolerant of urban conditions with an emphasis on native species.

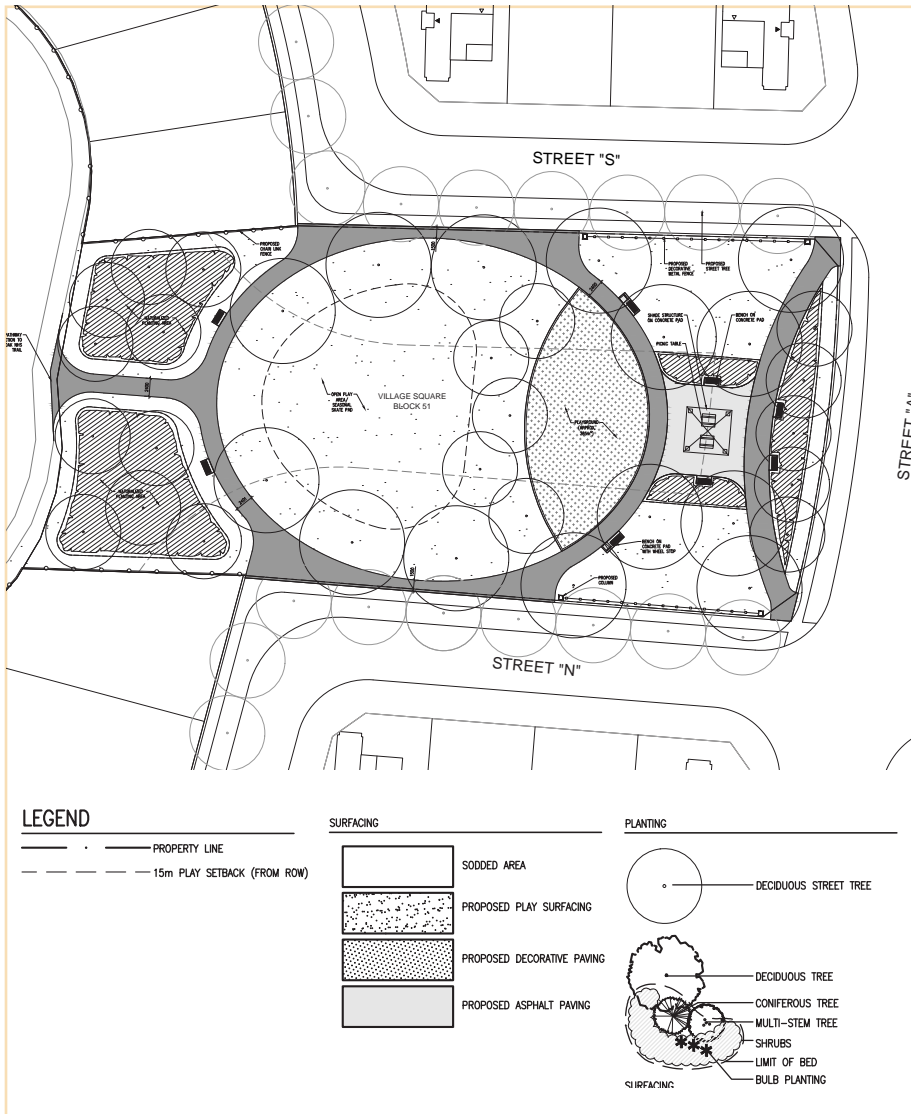


Figure 6.1.2a - Facility Fit Plan of proposed Village Square along the eastern boundary of Phase 3 lands

- Planting scheme should consider the transition to any existing or proposed adjacent natural features.
- Desirable views toward adjacent natural features should be maintained or emphasized through park layout.
- Tree planting shall reflect an informal layout with cluster groupings of trees contained within lawn areas to facilitate shaded passive use.
- Hard and soft landscape elements and features will be designed to identify areas of activity, circulation, entry points, seating and gathering areas.
- Provide reasonably level and functional open play areas for passive recreation use.

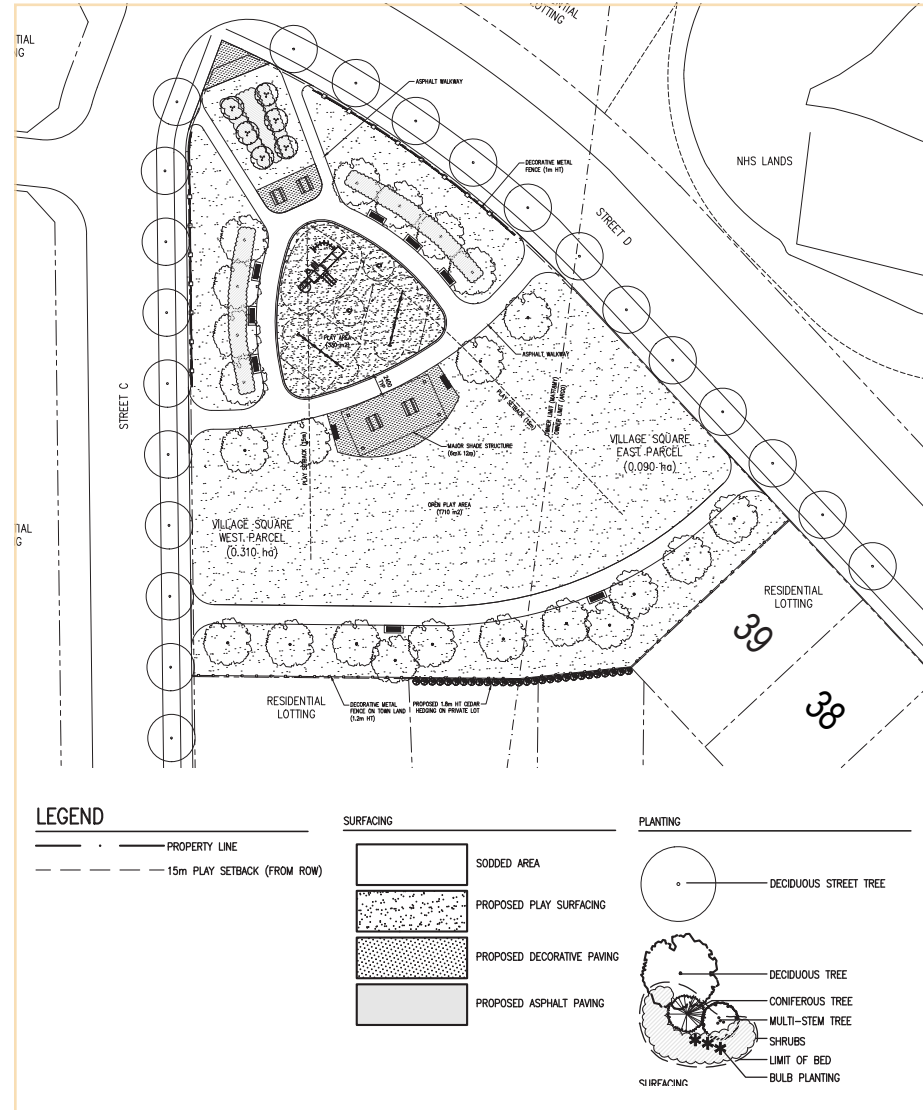


Figure 6.1.2b - Facility Fit Plan of proposed Village Square located on the eastern boundary of the Joshua Creek Phase 3

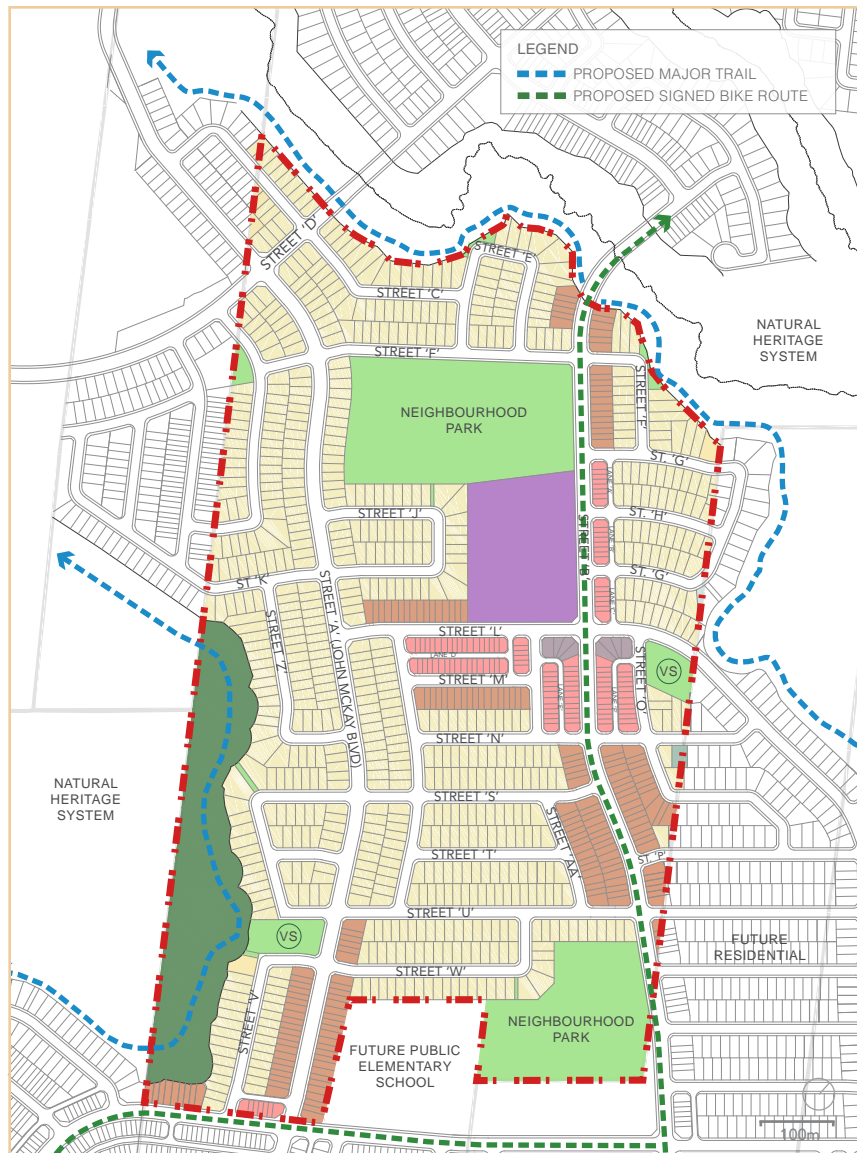


Figure 6.1.3 - Trail network plan depicting proposed trail locations within Phase 3. Plan based on March 2019 North Oakville East Trails Plan

6.1.3 Trail Network

The North Oakville Secondary Plan calls for the development of an extensive recreation trail system. Consistent with the March 2019 North Oakville East Trails Plan, the trails system proposed for the overall Joshua Creek community will provide access to the NHS from the adjacent streets. 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.

6.1.4 Views & Vistas

Opportunities to provide strategic views and viewsheds towards the existing NHS and introduced open space features within Joshua Creek Phase 3 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.

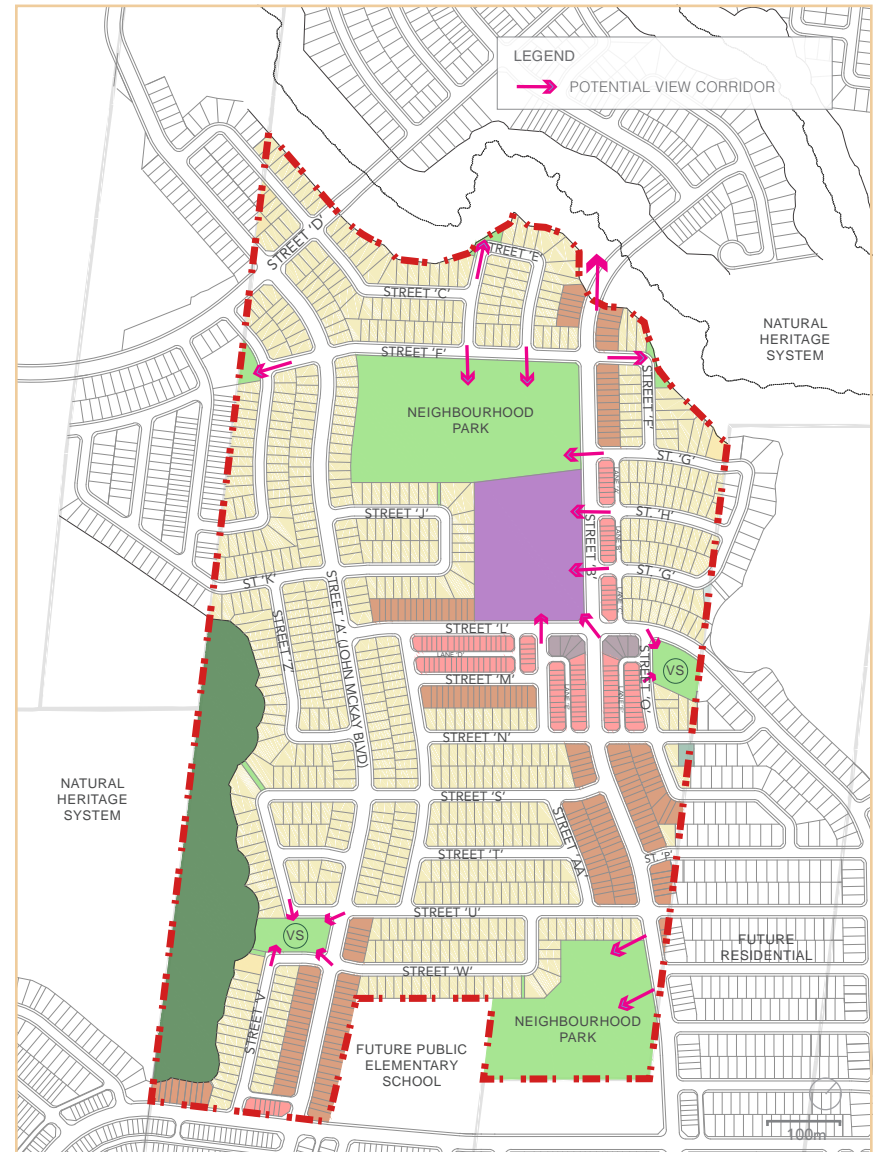


Figure 6.1.4 - Joshua Creek Phase 3 Views and Vistas

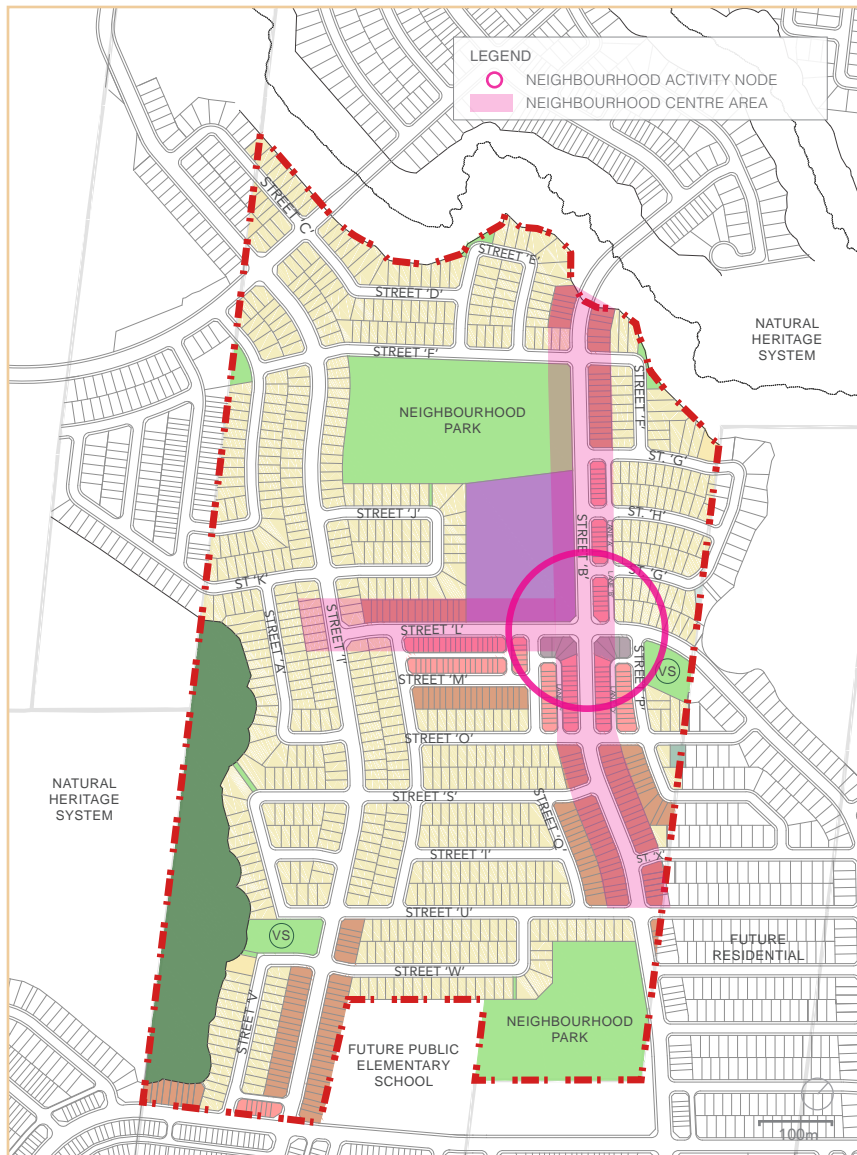


Figure 6.2a - Land Use Plan showing the location of the Neighbourhood Activity Node and Neighbourhood Centre Area in Phase 3, consistent with the North Oakville East Master Plan

6.2 Neighbourhood Centre Area

The Neighbourhood Centre Area within the Joshua Creek Phase 3 community is located along the central north-south avenue along Street 'B' and the east-west 'Street L' bordering the future school. Consistent with the North Oakville East Master Plan, this area is intended to be characterized by medium density residential development that is strategically located next to recreational 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.



Figure 6.2b - Image example of 3-storey rear-lane townhouses facing an entrance into a neighbourhood park in North Oakville

The Neighbourhood Centre Area proposes a range of residential products and densities which include On-street townhouses, Rear-lane townhouses and strategically placed commercial uses within the neighbourhood activity node in the form of Live/Work units.

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. In addition to Section 6.3, the following guidelines shall apply specifically to the design of streetscape and built form within the Neighbourhood Centre Area.

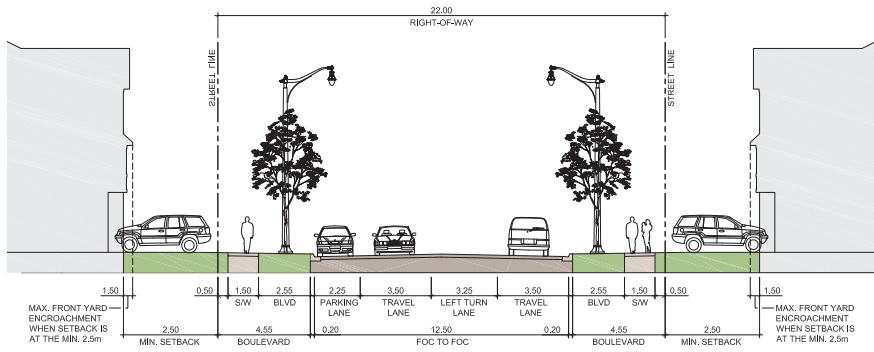


Figure 6.2c - Image example of mixed use and Live/Work units in a Neighbourhood Centre Area

6.2.1 Streetscape

The collector road running north-south through the Neighbourhood Centre Area provides an important community connection in Phase 3 and to the wider Joshua Creek community. Building scale and architectural styles along these street frontages shall be provided in a manner that reinforces an attractive, active, human-scaled street environment.

- Typical roadway cross-sections for the 22m right-of-way collector and road include:
 - Sidewalks on both sides of the street;
 - One lane in each direction;
 - On-street parking on both sides of the street;
 - Single row of trees in grass boulevards between sidewalk and curb that are appropriately spaced to create an effective canopy and strong streetscape presence.
- Streetscape treatments with enhanced paving materials, including decorative paving accents and crosswalks at key intersections, should be considered.
- Signed bike route;
- Street tree species shall adhere to approved Town of Oakville specifications;
- All planting shall be in accordance with the North Oakville Urban Forest Strategic Management Plan.
- Street light poles and luminaires shall reflect approved Town standards, consistent with the surrounding community.
- 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.



- Built form shall have a strong orientation to the street with minimal setbacks to provide the appropriately scaled street edge along Street 'B' (22m R.O.W.) and Street 'L' (19m R.O.W).
- 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 (if required for live/work units) shall be screened from ground level views by integrating into the roof form or provision of a parapet.

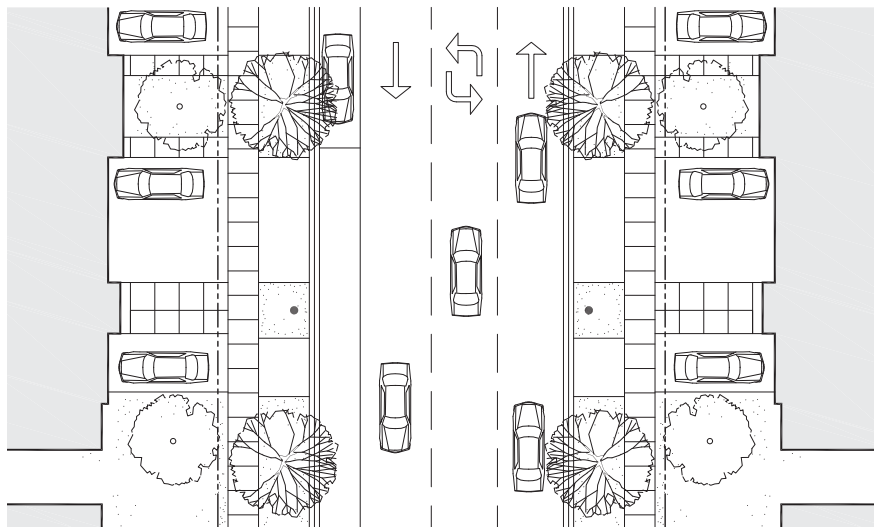


Figure 6.2.1 - Avenue / Transit Corridor - 22.0m R.O.W. / 2 travel lanes / on-street parking on one side / 4.55m boulevard

6.3 Low Density Residential Areas

Low density residential areas comprise the predominant land use in Phase 3. The proposed development master plan is intended to permit a range of single residential products along local roads with easy direct connections to the NHS, future elementary school and adjacent neighbourhood park. 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.



Figure 6.3 - Built Form Types in Joshua Creek Phase 3

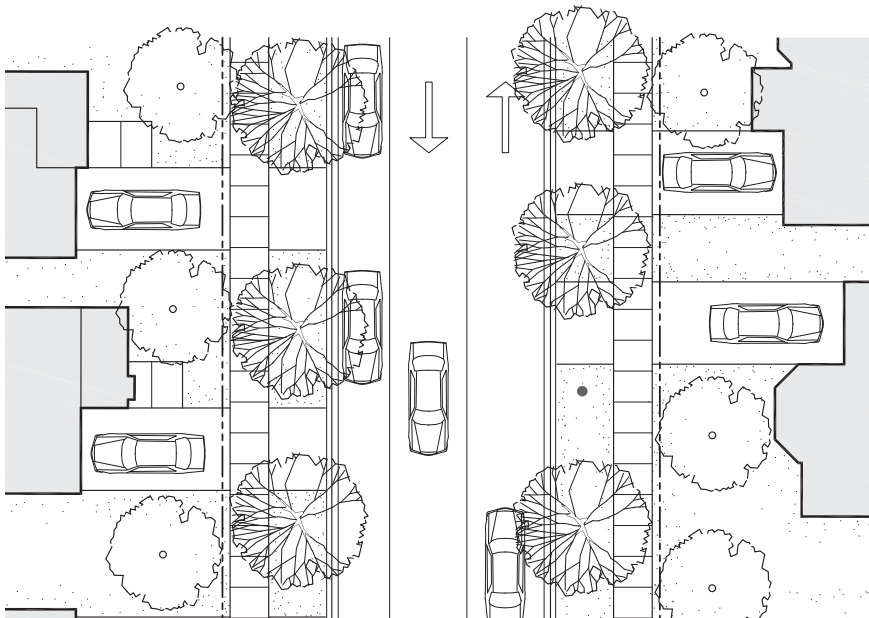
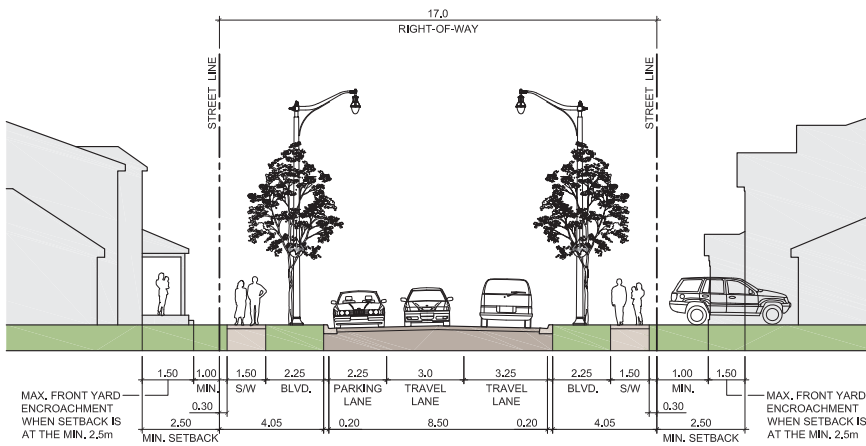


Figure 6.3.1 - Low Density Residential / Local Road Streetscape - 17.0m R.O.W. / 2 travel lanes / on-street parking on one side / 4.05m boulevard

6.3.1 Streetscape

All streets within the low density residential areas are intended to provide a comfortable pedestrian experience, with local roads having relatively lower levels of local vehicular traffic. Similar to the Neighbourhood Centre Area, street trees shall be appropriately spaced to create an effective canopy and strong streetscape presence.

Local Roads

Typical roadway cross-sections for the 17.0m right-of-way local road include:

- Sidewalks on both sides of the street;
- One lane in each direction;
- On-street parking on one side of the street;
- 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 Forest Strategic Management Plan.
- Street light poles and luminaires shall reflect approved Town standards, consistent with the surrounding community.

6.3.2 Single Detached Dwellings

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



Height / Massing

- A mix of 2 and 3-storey buildings 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.
- Architecture shall be complimentary and consistent with the housing designed for Joshua Creek Phases 1-2.
- 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.



Figure 6.3.2a - Single detached dwellings with 2-storey massing should offer a variety of designs that include prominent porch entries as well as articulated facade treatments

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, dwelling designs shall offer distinctly different exterior colour packages. Flanking elevations must also not be the same as those on lots abutting or directly opposite. Identical kitty-corner lot elevations with distinctly different exterior colour packages are acceptable.

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 functional and kept as open as possible.
- Where porticoes 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.
- Light fixtures mounted to the side or above the garage door is encouraged, with a lamp style consistent with the architectural style of the dwelling.

- 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 is 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.
- 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; and
 - Provide wider and/or arched lintels over the garage door to reduce the massing.



Figure 6.3.2b - Example of Elevations for 38' Single Detached Dwellings in Joshua Creek Phase 3 showing architectural variety that will contribute to the character of the community

6.3.3 Townhouse Dwellings

Townhouses make efficient use of land, reduce energy consumption and increase the diversity of built form within a community. These dwellings are most often clustered to provide strategic density increases as appropriate to the road hierarchy, public transit stops and areas where increased pedestrian activity is desired. Joshua Creek Phase 3 will contain townhouse dwellings that range from the traditional on-street townhouses and rear lane towns.

Height / Massing

- A mix of 2 and 3-storey buildings 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; and
 - When 3-storey dwellings are sited among 2-storey dwellings they should be placed in groupings of at least 2 units.
- Townhouse block composition shall display massing and design continuity, while achieving adequate elevation variety, where appropriate to a given architectural style.
- 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.

Architectural Elements and Materials

- Facades should be designed to incorporate architectural elements found on lower density residential forms, such as peaked roofs, gables, porches and roof overhangs.
- The treatment of balconies facing the street is critical to the overall design quality of the facade. A well-articulated balcony and railing design shall be consistent with the architectural theme of the building and shall integrate high quality, durable and low maintenance materials.
- Ample fenestration shall be provided along building sides fronting onto the streets to visually connect with the streetscape.
- The design of flat-roofed buildings should incorporate cornice/parapet treatments.
- Privacy screens, coordinated with the design treatment of the townhouse, shall be considered between neighbouring units to provide privacy.
- Utility meters and utility service connections should be minimized from public view. Where there are no interior side yards, utility and service connections should be screened from view, through landscape treatment, or recessed into the wall, subject to standard access requirements for a given utility company.

Porches

- For corner dwellings, corner unit entries should be oriented to the flankage street, especially on lots flanking parks or open spaces.
- Consistent with the architectural style, designs with covered front porches or porticos are desirable.
- 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 minimize their appearance, consideration should be given to the location of utility meters, while complying with utility company requirements.
- Reflecting the Town's standards in the Livable by Design Manual, Section 3.3.12, it is anticipated that main entrances will not be raised more than 900mm from the abutting sidewalk.



Figure 6.3.3 - Image example of 3-storey on-street townhouses fronting onto a local road

Garages

- To avoid prominence in the streetscape, street-facing attached garages may be integrated into the main building massing.
- Street townhouses will have a single car, front-facing garage accessed from the street, accommodating two (2) cars per unit (1 in garage and 1 on driveway).
- Street-accessed townhouses may feature single-, one-and-a-half- or two-car garages.
- Lane-based townhouses may feature single- one-and-a-half- or two-car garages with access from the lane.
- Lane accessed garages may be attached or detached from the dwelling.
- The design of garages shall be consistent with the architectural style of the dwelling with respect to materials, massing, character and quality.
- Only sectional, roll-up type garage doors shall be considered.
- Pairing of garages within the laneway, and the resulting pairing of side yards, may be considered as appropriate to the lot configuration (i.e. rear-access garage dwellings).
- Parking pads may be considered beside rear lane garages for interior lots and between a rear yard garage and a flankage lot, as appropriate to a given lot size and rear yard area requirements.

6.4 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 Phase 3 demonstrates the lot locations requiring special design considerations, including corner lots, view terminus lots, and dwellings requiring upgraded rear and side architecture facing the NHS, neighbourhood parks, school, villages squares, and open space blocks.



Figure 6.4 - Phase 3 Priority Lot Plan

6.4.1 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.



Fig. 6.4.1 - Image example of a corner lot dwelling in North Oakville that addresses both street frontages with the long elevation facing the flanking street

- 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 encourage 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.

6.4.2 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.



Figure 6.4.2 - Image example of a view terminus dwelling with facade detailing appropriate to its visible location

6.4.3 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.

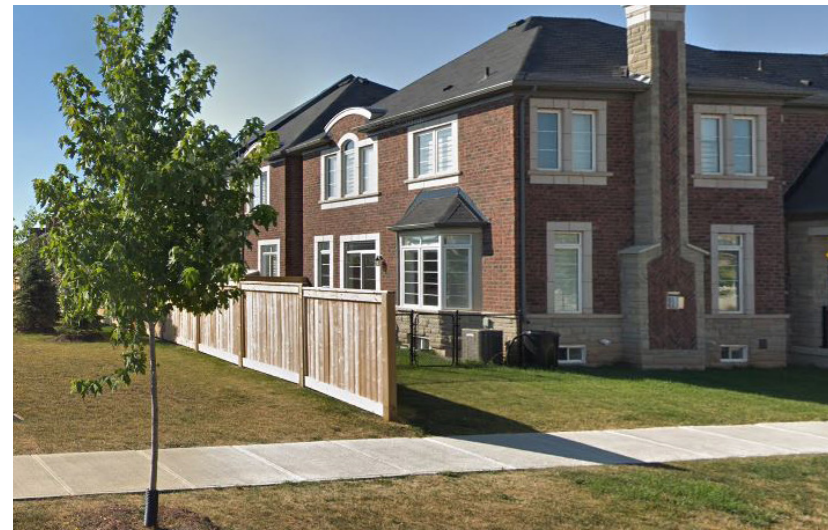


Fig. 6.4.3 - Image example of an upgraded side architecture dwelling with units facing a school in North Oakville



Fig. 6.4.4 - Image example of dwellings fronting onto parks that show variety of massing, colour and exterior cladding.

6.4.4 Dwellings Fronting Onto Parks or Open Space

Given the prominence of the Neighbourhood and Village Parks and their role as focus and gathering spaces for the community, dwellings that front onto these spaces shall be designed in a manner that considers and complements the exposure to this public open space. The following design guidelines shall be applied in the design of dwellings fronting onto parks and open spaces:

- Building facades exposed to public view due to exposure to open spaces will have an enhanced built form treatment that is consistent with the overall architectural style of the building. The treatments can include prominent front porches, well-proportioned windows, projecting bays, articulated wall treatments and other design elements that enhances the exposed elevations.
- The use of upgraded materials and detailing, such as stone or precast elements, dichromatic brick, quoining, etc. shall be integrated into the elevation design, consistent with the architectural style.
- 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 pond activities.
- Where a building's side elevation is exposed to the public realm, both the front and exposed side elevations shall be of equal quality in terms of the architectural materials, amount and proportions of openings and attention to architectural detail.

6.5 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.

Walkability is one of the cornerstones of the overall Joshua Creek community sustainability strategy. Open spaces and amenities within Phase 3 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.

Sustainability is supported by:

- The future neighbourhood parks and schools are located within comfortable walking distance (400m / 5 minute walk) of the majority of residents.
- Pedestrian-scaled streets with housing and streetscape combining to create a comfortable, safe and attractive environment, through careful consideration of building scale, building placement and façade treatment, garage locations, and street trees, as well as road profiles;
- Proposed trails associated with natural features in surrounding neighbourhoods have been linked with the sidewalk network, offering convenient and enjoyable pedestrian connections.
- To encourage a reduction in automobile usage, ensure bicycle parking and future public transit connections are integrated into the design of the future school site and neighbourhood park.

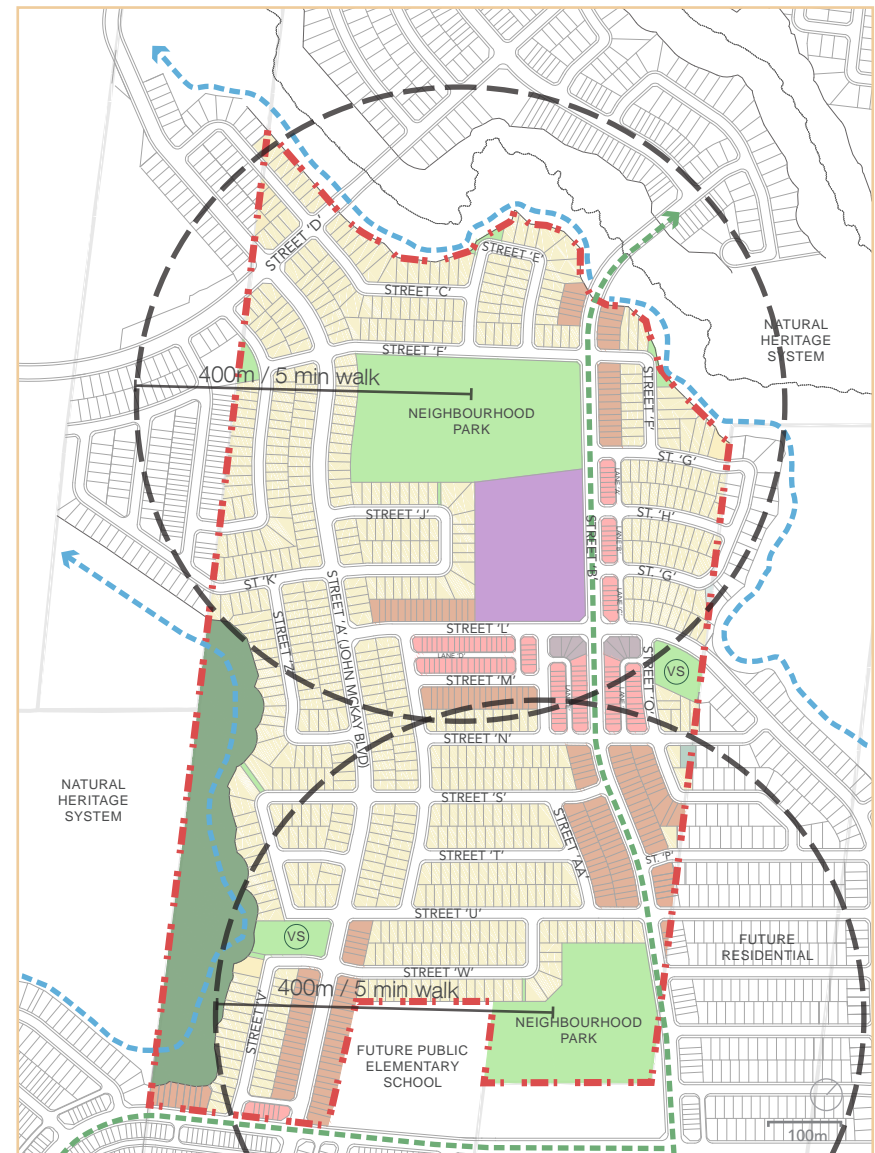


Figure 6.5 - Plan depicting 5 minute walking radius (400m) from proposed neighbourhood parks and future school site



Figure 6.5.1 - Image example of a major trail through North Oakville's natural heritage system that is connected and integrated with the sidewalks in the community

6.5.1 Low Impact Development Methods

The following sustainable development practices shall be considered

- 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.
- Emphasize the sourcing of local materials and manufactured components where possible.
- 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.
- Pedestrian trails shall be connected and integrated with the sidewalks in the community.

7.0

IMPLEMENTATION

The Joshua Creek Phase 3 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 Mattamy Phase 3 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. The intended result is the development of a community that is reflective of the fundamental key design tenets of broader North Oakville planning area.

Architectural Design and Review Process

A design review process is required for all new ground-related freehold residential construction within Joshua Creek Phase 3 to ensure new development proposals and building designs are in compliance with the requirements of this Urban Design Brief and with the North Oakville Urban Design and Open Space Guidelines.

Architectural design and siting proposals for residential built form shall be evaluated through an architectural control design review and approval process in accordance with Town of Oakville requirements and conditions of Draft Plan approval, including the following:

- That the Owner finalize and submit a revised Urban Design Brief. The Owner agrees that compliance with this condition is required prior to the Owner marketing or selling any such units;
- The Owner shall submit elevation drawings and typical lotting plans for all models on lots not subject to site plan control to Planning Services Urban Design staff for review and approval. Upon acceptance, these drawings shall be added as an Appendix to the Urban Design Brief. The Owner agrees that compliance with this condition is required prior to the Owner marketing or selling any such units.

Architectural design and siting proposals for medium density residential (except freehold townhouses), and/or non-residential built form shall be evaluated through the Town of Oakville's Site Plan Approval process in accordance with the Town's Site Plan By-law. The Town may request that the Control Architect play an advisory role in the design review process.

Conditions to be satisfied prior to Marketing and Sales:

1. That the Owner agrees to implement the Town approved Urban Design Brief [date] to the satisfaction of the Town.
2. The Owner shall submit elevation drawings (all facades) and typical floor plans (all levels) for all models on lots not subject to Site Plan Approval to Planning Services Urban Design staff for review and approval. Upon acceptance, these drawings shall be added as an Appendix to the Urban Design Brief. The Owner agrees that compliance with this condition is required prior to the Owner marketing or selling any such units.
3. That the Owner shall select a control architect who shall ensure all development which is exempt from Site Plan Approval process, proceeds in accordance with the Town-approved Urban Design Brief. The Owner shall submit a letter to the Town from the selected control architect acknowledging the following:
 - i. a control architect has been retained for this subdivision and does not have any perceived or real pecuniary interests or conflicts with performing the required duties;
 - ii. the control architect acknowledges the final Urban Design Brief prepared for this subdivision and agrees to implement the same;
 - iii. the control architect is responsible for ensuring the Town-approved models, as appended to the Urban Design Brief, will be sited in accordance with the Urban Design Brief direction;
 - iv. the control architect will ensure that any sold units meet the design direction and criteria of the Town-approved Urban Design Brief, prior to submitting for building permit review;

- v. the control architect will discuss with Town staff any identified issues; and the control architect will submit stamped/signed drawings with the building permit application in accordance with the foregoing.

Conditions to be satisfied prior to Occupancy:

4. That the owner designs and installs privacy fencing between:
 - i. Lots 186-199, Lots 202-219, Block 719 (east unit only) and Blocks 759 (Neighbourhood Park) and 760 (Separate Elementary School);
 - ii. Lots 1-7, Lots 13-27, Lots 28-34, Block 712 (northern unit only), Block 713 (northern unit only), Lots 439-441, Lots 698-696, Lots 689-691 and the Natural Heritage System on the north;
 - iii. Lot 627, Lot 631 and Block 771 (Village Square); and
 - iv. Lots 251-252, Lots 257-270, Lots 402-414, Blocks 442-455, Blocks 703-704 and the Natural Heritage System on the west, to the Town of Oakville Planning Services and Parks Departments' satisfaction. OAK (PS/Parks).



421 RONCESVALLES AVE
TORONTO ON M6R 2N1
www.nakdesignstrategies.com

T: 416.340.8700