



JOSHUA CREEK
PHASE 4
URBAN DESIGN BRIEF

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1.0 DESIGN VISION & PRINCIPLES

The overall Mattamy 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 4 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). The Phase 4 study area comprises approximately 6.9 hectares (17.1 acres) of the overall Joshua Creek community.

1.1 Design Vision

As part of the broader Joshua Creek development, Phase 4 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 System (NHS).

The two (2) development parcels in Phase 4 are an integrated component of the broader future neighbourhood, with a future Neighbourhood Centre Area including a neighbourhood park, and elementary school located approximately 150m west of the subject lands. Phase 4 is situated close to amenities. To the east, future open spaces immediately surrounding Phase 4 include two (2) stormwater management ponds and a village square. Reflecting the Town's planned density and street network for Joshua Creek, the land use pattern in the development will transition from medium density built form concentrated at the corner of the minor collector roads outside of the subject land boundary, transitioning to more traditional residential neighbourhoods with single detached dwellings. The subject lands also contain a portion of the NHS, which forms the south-west boundary of Phase 4.

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:

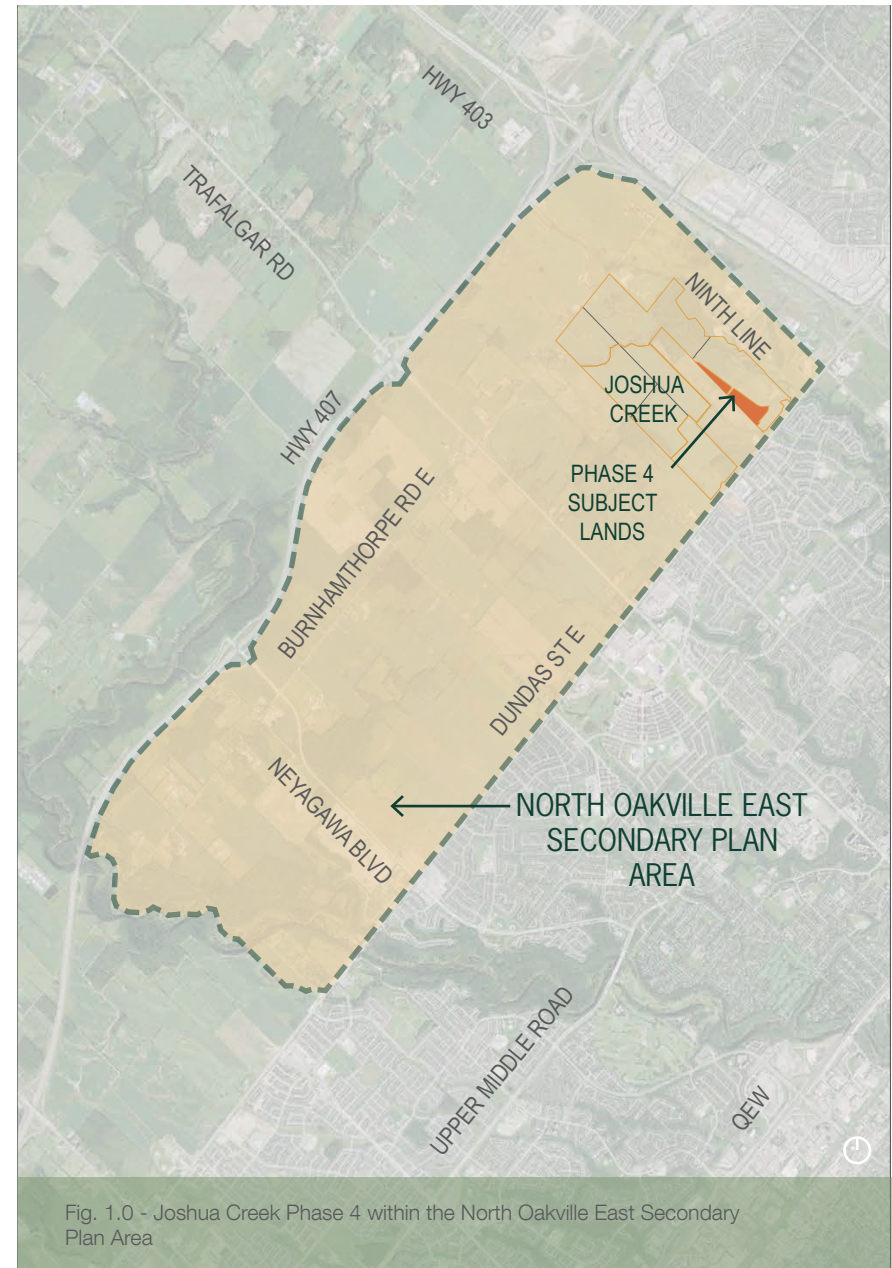
1.2.1 Community Guiding Principles

- 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 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 4

A set of key neighbourhood objectives have been established as part of the Joshua Creek Community study. The objectives that specifically apply to Phase 4 and the immediately surrounding neighbourhood are as follows:

- **Natural Heritage System** - Joshua Creek Phase 4 recognizes and enhances the Natural Heritage System (NHS) and open space systems located to the south-west of the site by providing visually and physically interconnected open spaces throughout the 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.
- **Diversity** - A range of housing opportunities are provided in Phase 4 including medium and low density residential development. Additionally, the Neighbourhood Centre Area located immediately west of Phase 4 will aim to provide a range of socio-economic opportunities within the community.





2.0 CONTEXTUAL ANALYSIS

Joshua Creek Phase 4 is bounded to the north, east, and west by future residential development, and to the south by the Dundas Urban Core. The lands to the immediate west are part of the Joshua Creek development by others, and an extensive NHS system is located north and east of the site. The lot fabric, general street/block pattern and street lengths proposed in the Phase 4 subject lands will directly correspond with the planning and design of the surrounding 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, located along the western border of the site. To the west, the site is also currently bounded by agricultural uses.

2.2 Surrounding Land Uses & Built Form Character

The lands to the west of Phase 4 include Argo Joshua Creek and Phase 1 (Dunoak), which comprises low and medium density residential development, as well as a public elementary school, SWM pond, NHS corridor, and the Dundas Urban Core area. The lands south of Phase 1 are fully urbanized up to Dundas Street E and consist of low and medium density residential uses. Existing homes in the neighbourhood are generally traditionally-inspired residential architecture. Joshua Creek Public School is located in this established residential neighbourhood, approximately 750m south of the proposed Joshua Creek Phase 4 development.

Directly to the north and east of the Phase 4 subject lands, is future residential by others, as well as Phase 1, Phase 2, and Phase 3 (Dryand & Bressa) of the Mattamy Joshua Creek community, comprising low to medium density residential development, a robust NHS and open space system, and the continuation of the Dundas Urban Core along Dundas Street E. North of Dundas Street E, to the east of the overall Joshua Creek community, an existing cemetery comprises a substantial portion of the lands. Ninth Line Sports Park is situated further east.

Local retail uses along Dundas Street include a 1-storey commercial plaza with surface parking is situated southwest of the site, 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 E, sits the Joshua Creek Heritage Art Centre, which is designated under the Ontario Heritage Act as a property of cultural heritage value and interest.

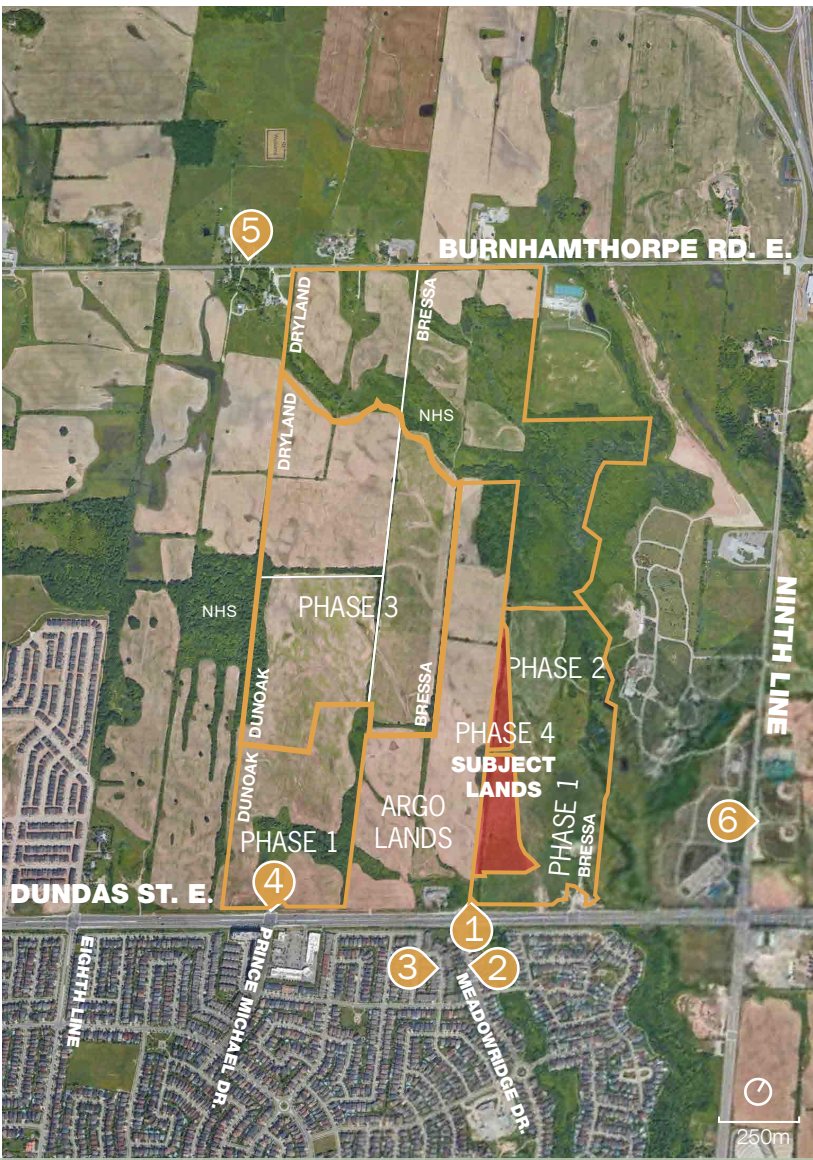


Fig. 2.2a - Joshua Creek Phase 4 subject lands



Fig. 2.2b - View facing north from Dundas Street E and Meadowridge Drive, which extends into the lands to the east of Phase 4



Fig. 2.2c - Single detached homes on Meadowridge Drive, south of the subject lands and Dundas Street E



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



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



Fig. 2.2f - The Joshua Creek Heritage Art Centre, located northwest of the Phase 4 lands on Burnhamthorpe Road E



Fig. 2.2g - The Ninth Line Sports Park, located east of the Phase 4 lands on Ninth Line

2.3 Views & Vistas

Within the site's NHS lands, 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 where feasible.

2.4 Gateways & Landmarks

Because Joshua Creek Phase 4 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 Argo lands to the immediate west of Phase 4 lands will provide a logical extension of Meadowridge Drive where it will continue as the proposed north-south collector road through the community. 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 the Phase 4 lands).

There are currently no transportation networks running through the Phase 4 subject lands. 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 4 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 4 be developed with a range of residential uses, with medium residential development concentrated at the intersection of two minor collector roads, consistent with the Town's Secondary Plan and 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 in Phase 4 will consist of a range of residential densities and typologies. Consistent with guidelines outlined in the North Oakville East Secondary Plan (February, 2008), the development is located within the **General Urban Area**, which is intended to be characterized by predominantly lower density residential land uses.

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 4 and the neighbouring future development complies with the Community Structure Plan, with respect to the following key elements:

7.3.3 RESIDENTIAL NEIGHBOURHOODS

- A Neighbourhood Centre Area is located to the immediate west of Phase 4 at the intersection of the collector road and minor collector road. 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 the Phase 4 subject lands is preserved and enhanced with view corridors from the sidewalk system along local streets.

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.

7.5.12 NEIGHBOURHOODS

- To the east of Phase 4, a neighbourhood activity node is located at the intersection of the north-south collector road and 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

- Within a 5 minute walk from Phase 4, a neighbourhood park is located adjacent to future elementary school and will 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 4 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 the lands immediately surrounding Joshua Creek Phase 4 proposes a general trail network including:

- A signed bike route along the proposed north-south collector road, west of the subject lands.
- A proposed major trail along the perimeter of the NHS lands north east 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 Joshua Creek Phase 4 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

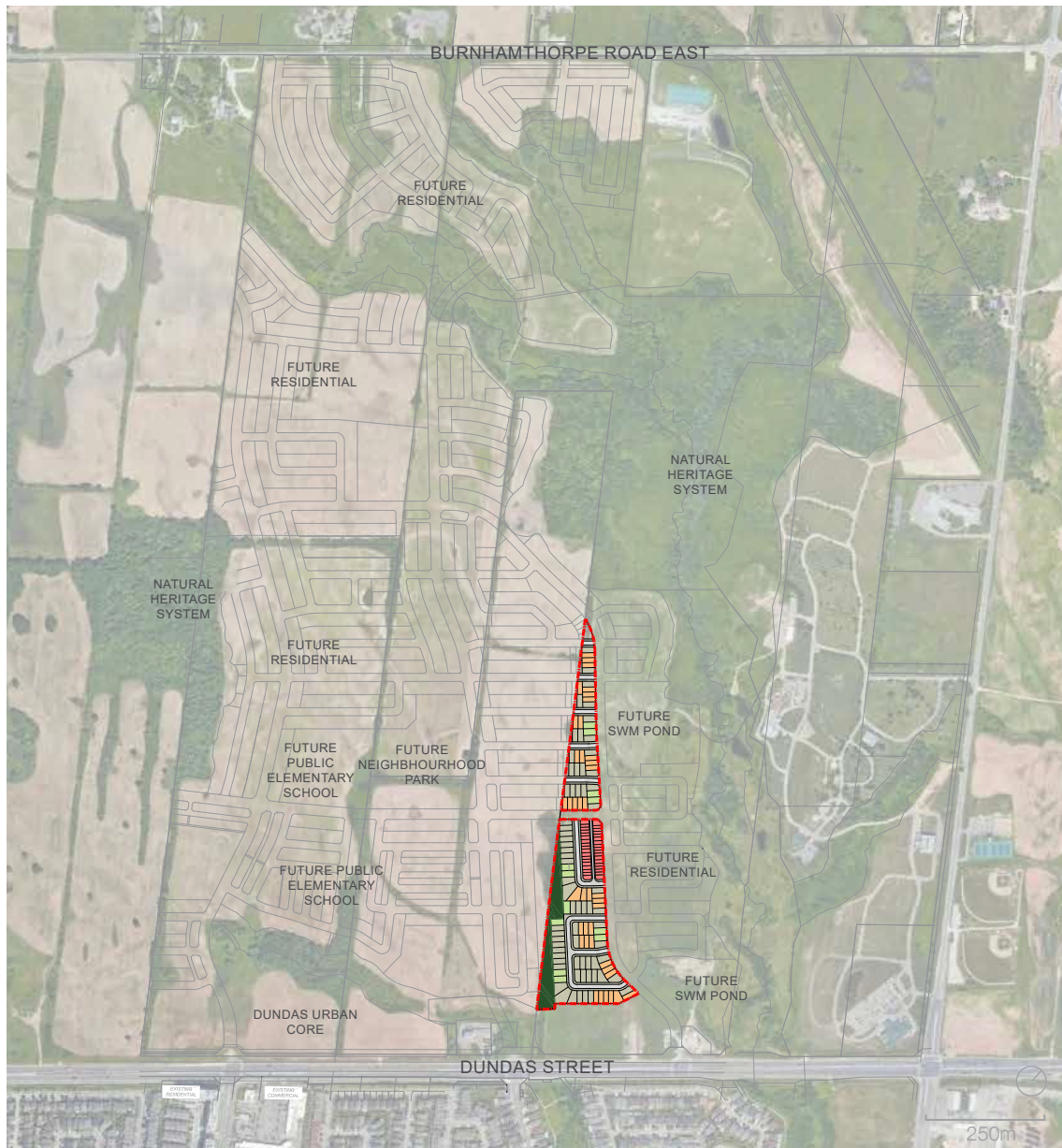


Figure 4.1 - Plan showing land uses on the Phase 4 Site within the future Joshua Creek community.

4.2 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 4 subject lands include:

- Low Density Residential - Single detached residential;
- Medium Density Residential - Rear-lane townhouses;
- NHS, located along the south western edge of the subject lands;

Single detached residential shall comprise the majority of the land area within Joshua Creek Phase 4. 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 residential streets and NHS system, the future SWM ponds and Village Square on east side of the of Phase 4 boundary will largely define the identity of the community. To the west of Phase 4, a future Neighbourhood Park and adjacent elementary school will be the primary open spaces and focal points for the community. Open spaces surrounding Phase 4 will be characterized by a mix of open green spaces for passive and active play, seating amenities with shade structures, and recreational features.

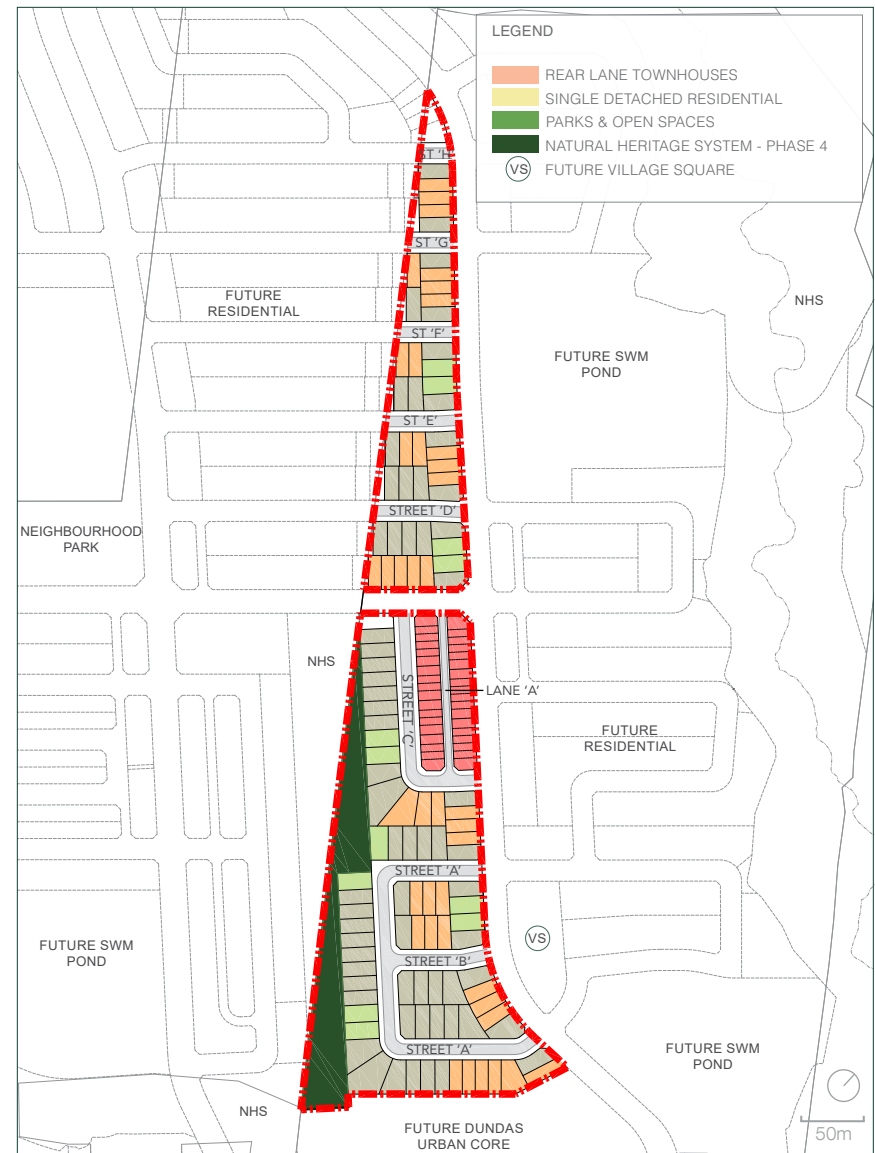


Figure 4.2 - Joshua Creek Phase 4 Land Use Plan

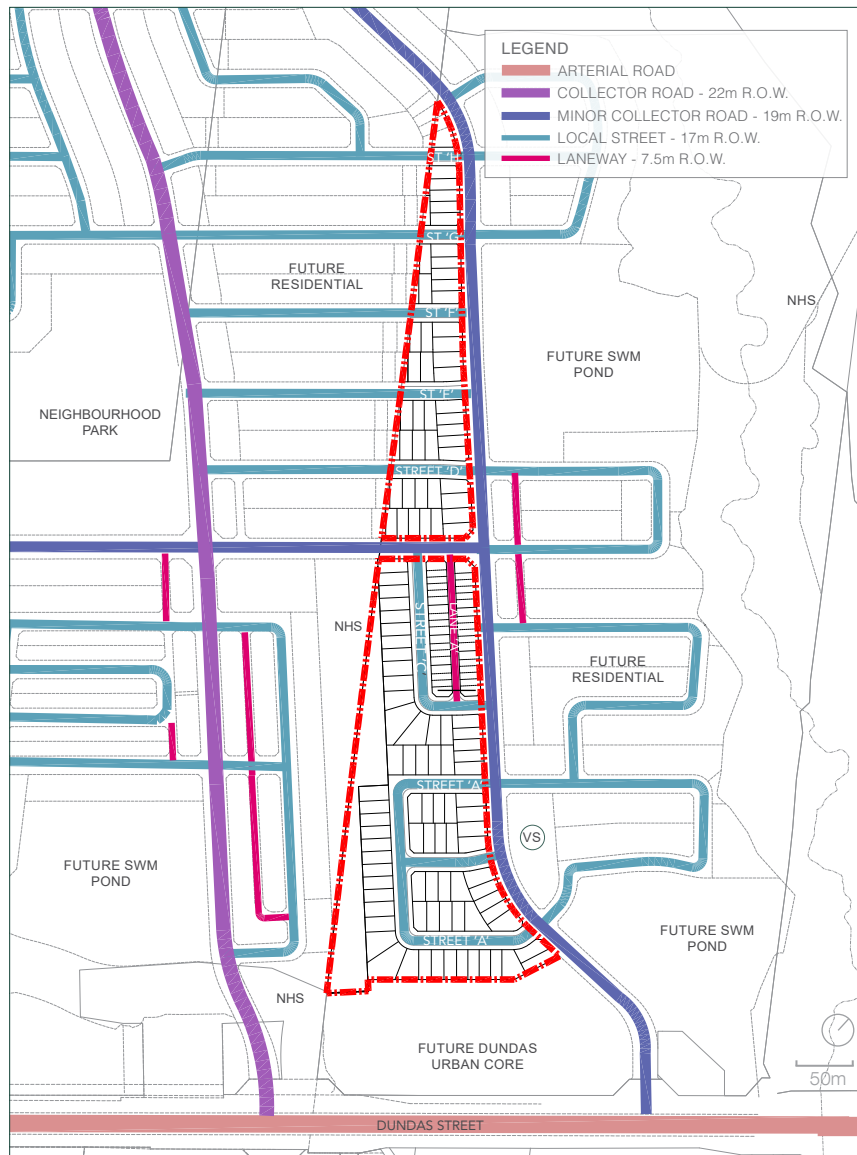


Figure 4.3 - Joshua Creek Phase 4 Street Network

4.3 Street Network

The north-south minor collector road along the east side of Phase 4 shall serve as the key community connector to the Dundas Urban Area. Running through the centre of the two development parcels of Phase 4, a minor collector road will provide the key east-west neighbourhood connector.

The proposed road hierarchy in Phase 4 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.

The following street types are proposed in the local neighbourhood beyond the Phase 4 boundary:

- 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.
- Arterial Road - Vehicular connection through Oakville and the wider Region.

4.4 Natural Heritage System

The proposed Natural Heritage System (NHS), comprising a woodlot found within the site along the south-western boundary, as well as the Joshua Creek Valley north and east of the Phase 4 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 in Phase 4 and the surrounding future development, including streets, residential neighbourhoods, and open space features, evolve from the prominent NHS lands and will provide vital vista opportunities within walking distance of all neighbourhoods.

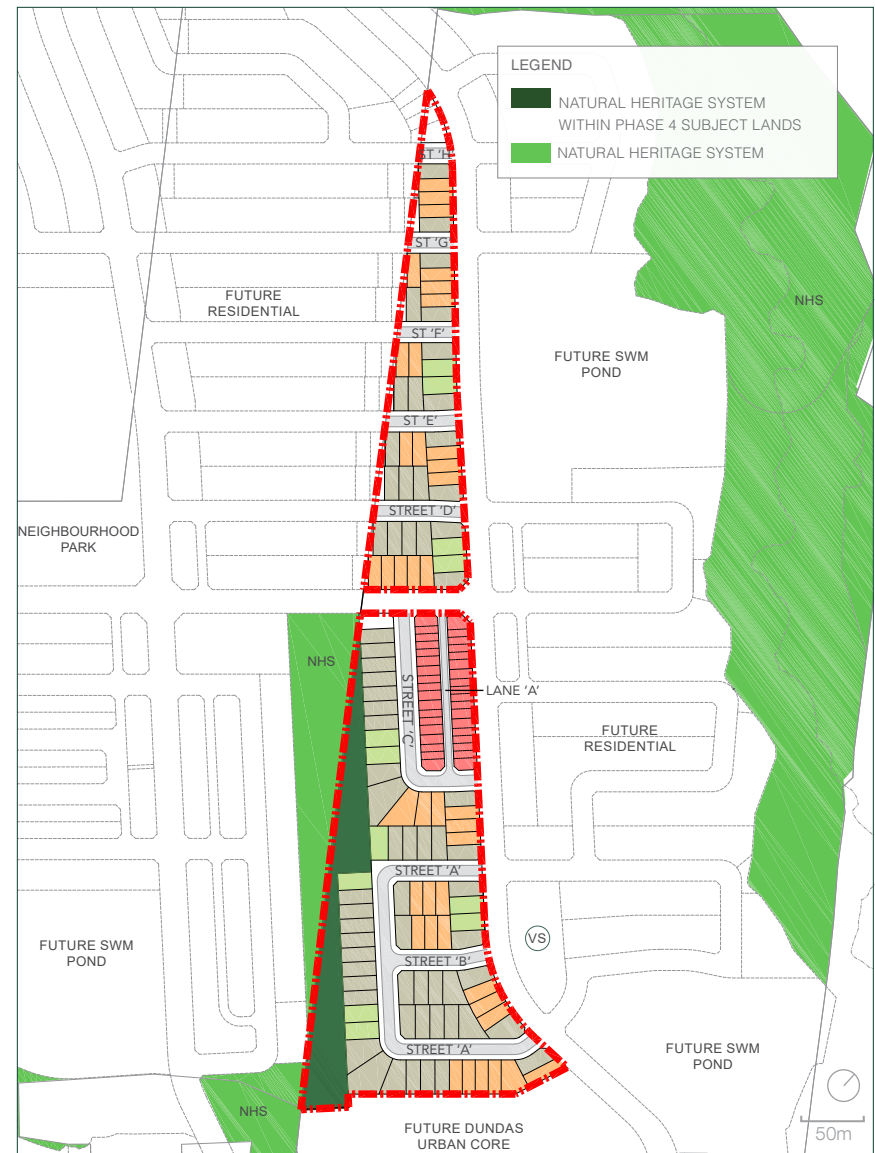


Figure 4.4 - Location of the Natural Heritage System within Joshua Creek Phase 4

5.0 DEVELOPMENT MASTER PLAN

Proposed residential uses for Joshua Creek Phase 4 consist of single-detached and rear-lane townhouse dwellings. Primary access to the proposed development within the subject lands is from the north-south collector road that links to Dundas Street East and the east-west collector road between the two development parcels. 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, potential mixed-uses, as well as physical and visual connections to the NHS.

In general, the proposed master plan for the broader area has higher densities along collector roads, with lower densities beyond. The Draft Plan of Subdivision for Phase 4 reflects the Town's "General Urban Area" classification for this development area, with predominantly low density residential land uses.

A variety of parkland and open spaces are proposed throughout the Joshua Creek development area, generally within walking distance of the surrounding residents. The prominent locations of open spaces situated on collector roads, including Neighbourhood Parks and Village Squares, will provide distinctive amenities that contribute to the overall character of each neighbourhood.

There are 3 key elements that characterize the Joshua Creek Phase 4 lands: Medium density residential land uses, low density residential land uses, and the preserved NHS system. The proposed development recognizes and preserves existing NHS features, while integrating views and vistas where feasible.

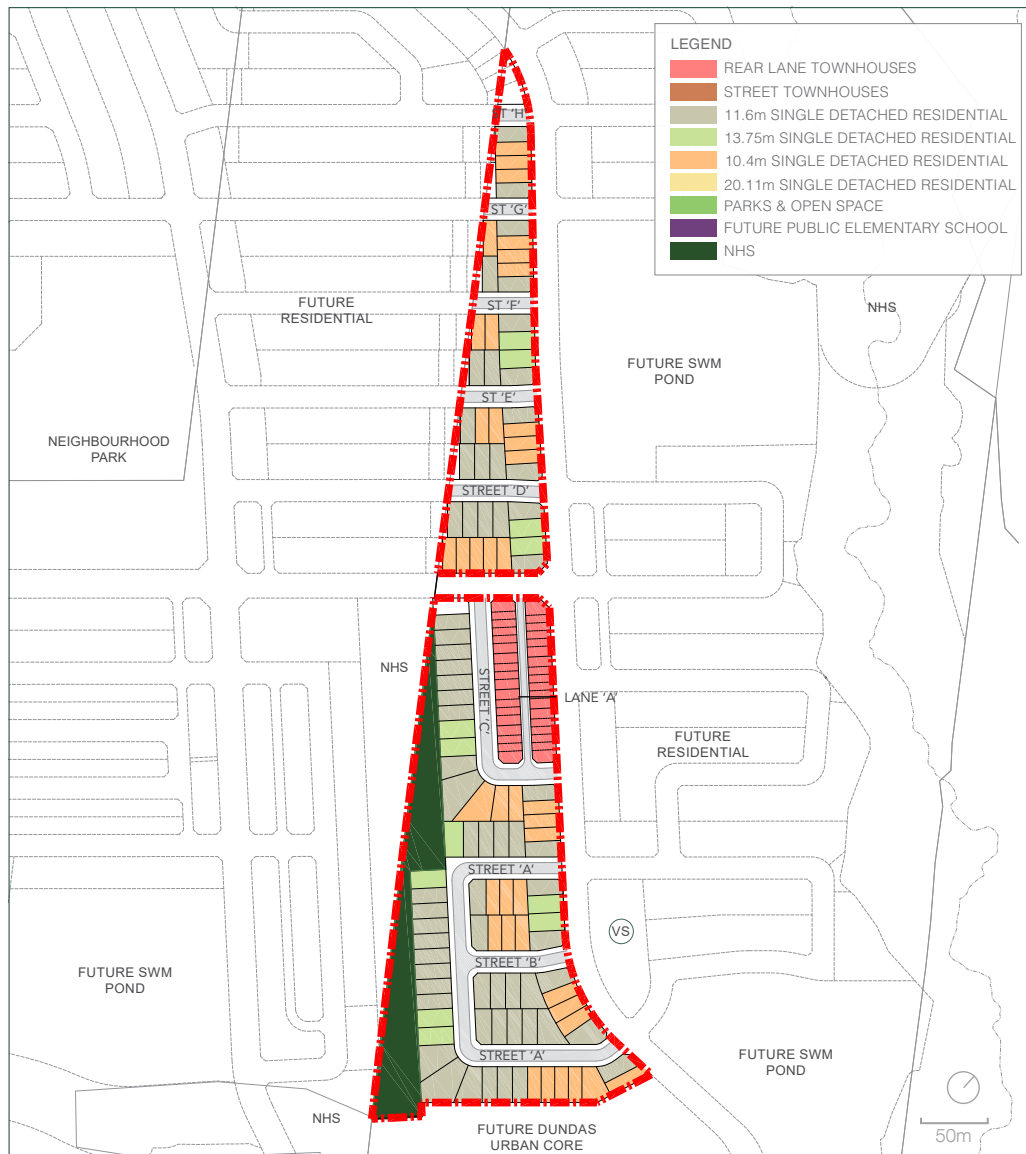


Figure 5.0 - Development Master Plan

6.0 DETAILED DESIGN DIRECTION

Joshua Creek features several land uses and features that will define the community, including the Neighbourhood Parks, the Village Squares, and the Neighbourhood Centre Area containing medium density residential land uses.



Fig. 6.0 - Example of dwellings facing a public open space, with a variety of architectural elements, including the use of gables and dormers, porch projections, balconies, to help enhance built form interest from the streetscape and park.

6.1 Public Spaces & Connections

A variety of public parkland features and connections are proposed within the local neighbourhood surrounding the Phase 4 community, generally within walking distance for most residents.

Several blocks will face onto public open spaces including the Village Square and SWM ponds. A neighbourhood scaled Village Square is located outside of the subject lands across the street from the south-eastern boundary of the Phase 4. The Village Square complements 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. To the west of the site, a Neighbourhood Park is provided and serves as a community focal area. The park abuts a future elementary school site, which reinforces the area as multi-neighbourhood focus.

The NHS located along the south-western border of Phase 4, offers opportunities for strategic views toward these preserved open space features.

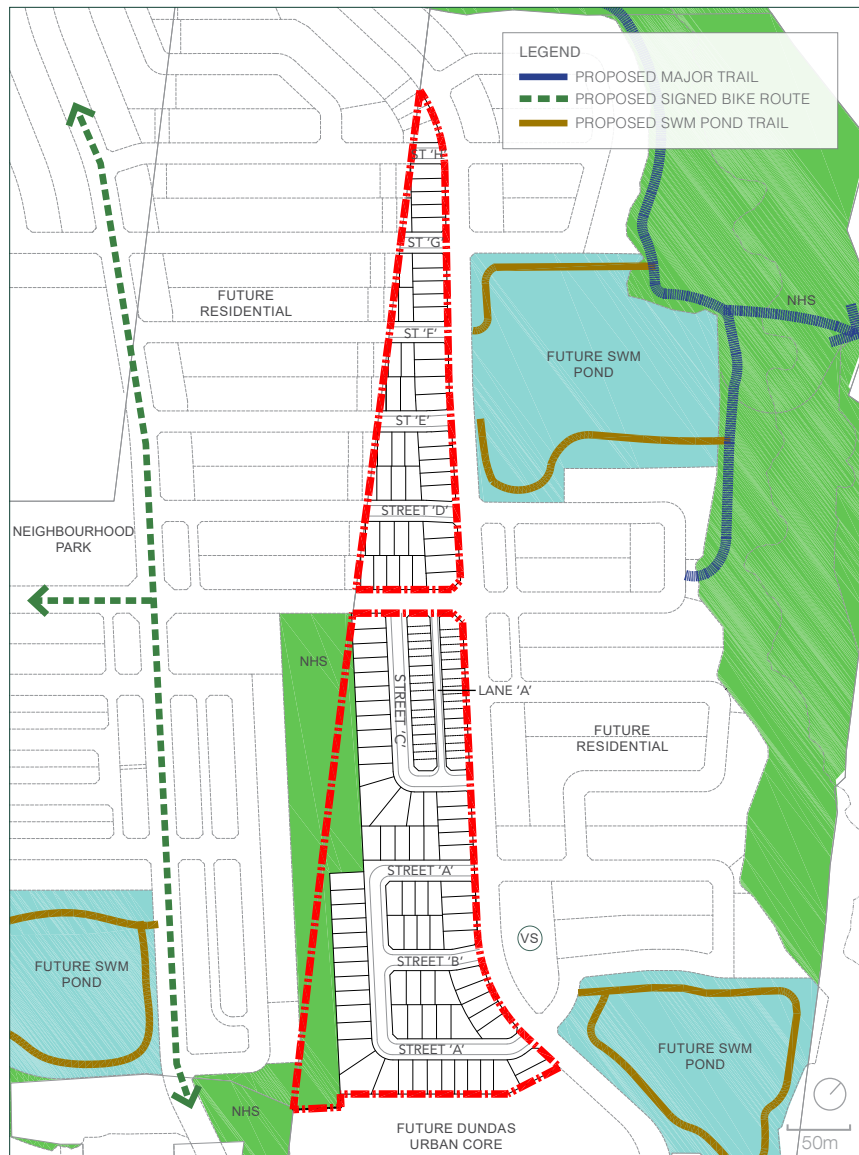


Figure 6.1.3 - Trail network plan depicting proposed trail locations within Phase 4. Plan based on March 2019 North Oakville East Trails Plan

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 visual access to the NHS from the adjacent streets. The surrounding pedestrian network will connect to planned or existing pathways throughout the broader community as a comprehensive pedestrian linkage system. Trail design for the broader Joshua Creek community shall comply with the North Oakville East Urban Design and Open Space Guidelines and satisfy the objectives of the North Oakville East Trails Plan.

Corresponding with the 2019 Trails Plan, the Phase 4 lands do not include a trail component, as a trail system is currently not planned for the NHS lands within the subject lands. To the west of the site, a signed bike route is proposed along the future north-south collector road, and west of the neighbourhood park. Future surrounding trails will include the major trails planned for the perimeter of the NHS system, and potentially within SWM ponds blocks.

6.1.4 Views & Vistas

Opportunities to provide strategic views and viewsheds towards the existing NHS and introduced open space features within and surrounding Joshua Creek Phase 4 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. The key view corridor of the NHS within the Phase 4 lands is facing west from Street 'A.' Dwellings located on the east side of Phase 4 will face the Village Square and SWM ponds, with views provided from the adjacent road network.



Figure 6.1.4a - Views towards the designated NHS and SWM ponds shall largely be provided from the adjacent road network.

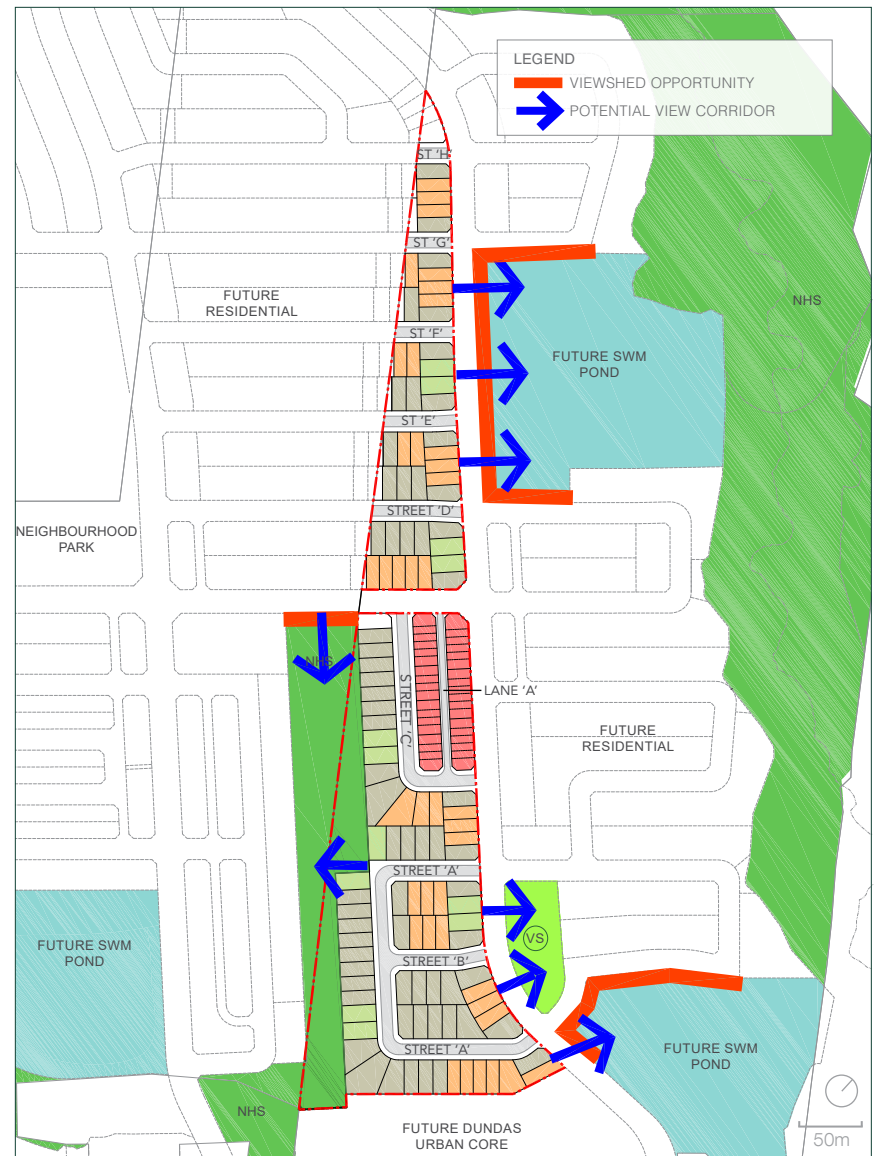


Figure 6.1.4b - Joshua Creek Phase 4 Views and Vistas

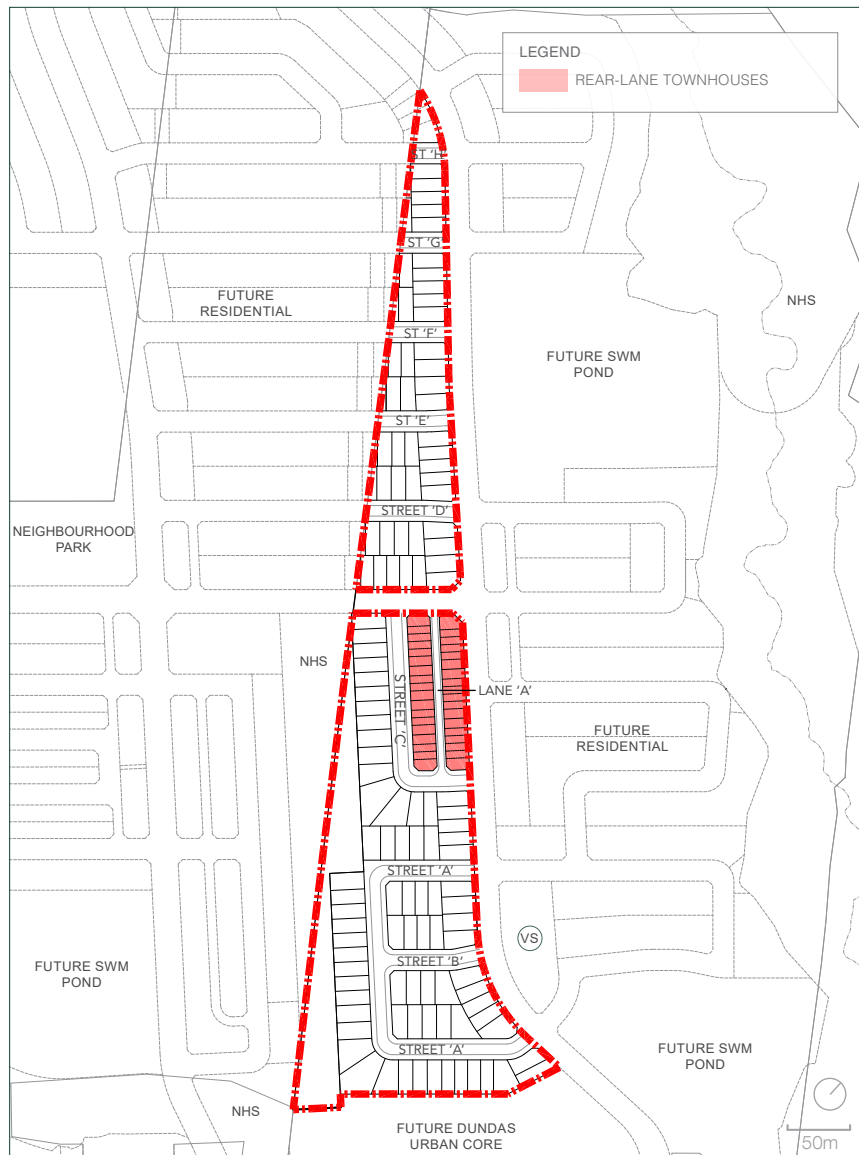


Figure 6.2a - Land Use Plan showing the location of the Neighbourhood Activity Node and Neighbourhood Centre Area in Phase 4, consistent with the North Oakville East Master Plan.

6.2 Medium Density Residential

Consistent with the North Oakville East Master Plan, this area is intended to be characterized by medium density residential development that is strategically at the intersection of two minor collector roads (19m R.O.W), and within proximity to the Neighbourhood Centre Area to the west. 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.

6.2.1 Streetscape

The minor collector road running north-south along the east side of the subject lands provides an important community connection in Phase 4 and to the wider Joshua Creek community. Street trees within the R.O.W shall be appropriately spaced to create an effective canopy and strong streetscape presence. Typical roadway cross-sections for the 19m right-of-way collector road include:

- Sidewalks on both sides of the street;
- One lane in each direction;
- Single row of trees in grass boulevards between sidewalk and curb;
- Street parking on both sides;
- Street tree species shall adhere to approved Town of Oakville specifications and all planting shall be in accordance with the North Oakville Urban Forestry Strategic Management Plan.
- Street light poles and luminaires shall reflect approved Town standards, consistent with the surrounding community.



Figure 6.2.1a - Example rear-lane townhouses that provide an uninterrupted street edge and contributes to the urban character of the neighbourhood.



Figure 6.2.1b - Example 3-storey townhouses with rear-accessed garages.

6.2.2 Built Form

The medium density built form in Phase 4 should be designed with regard to its prominent location along minor collector roads in the community. Consistent with the guidelines for this land use designation, the following describes the planned built form for this specific block in Phase 4:

Building Types

- 36 rear-lane townhouse units are proposed for Phase 4, generally concentrated at the intersection of the minor collector roads.

Orientation

- Built form shall have a strong orientation to the street with minimal setbacks to provide the appropriately scaled street edge along the minor collector road and local road.



Figure 6.2.2 - Image example of 3-storey rear-lane townhouses with articulated facades, ample fenestration, interesting roof lines, and prominent entrances.

Height & Massing

- Built form shall allow for 2 to 3-storeys, avoiding extreme variations with adjacent single detached dwellings to the south and west.
- Building scale and architectural styles shall be provided in a manner that reinforces an attractive, active, human-scaled street environment.
- 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.

Architectural Elements and Materials

- Building designs should be visually attractive with articulated facades, ample fenestration, interesting roof lines, and prominent entrances.
- 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.
- Given the more prominent location of the townhouses within overall urban community, built form shall be distinct, reflect a well-conceived architectural style, and incorporate high quality materials.

Services / Utilities

- Architectural design shall mitigate the visual impact of utility functions. This may include measures such as incorporating meters into the building massing, such as an unobtrusive recessed wall niche, landscape screening, or by siting and consolidating the utilities on side walls (perpendicular to the street).

6.3 Low Density Residential Areas

Low density residential areas comprise the predominant land use in Phase 4. 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 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 6.3a - Low Density Residential Areas with variety of built form along the streetscape.

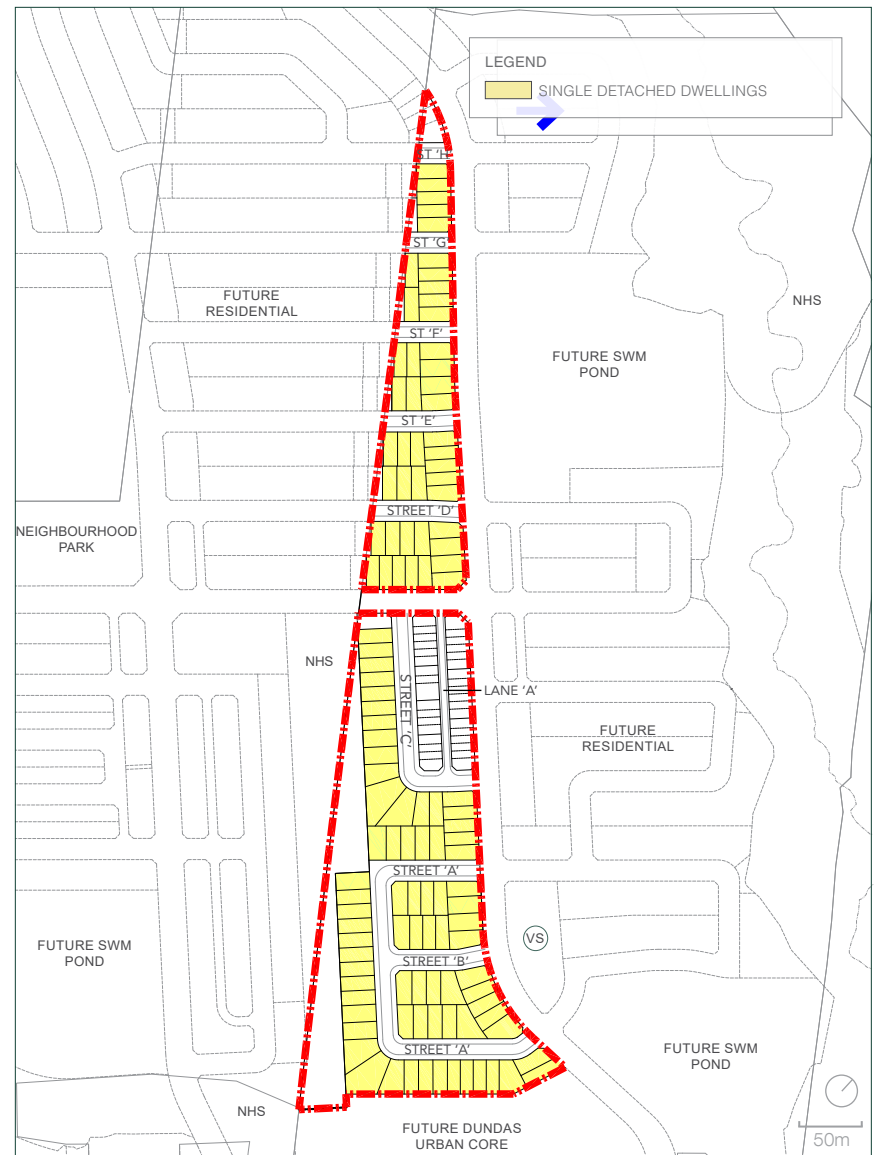


Figure 6.3b - Low Density Residential Areas in Joshua Creek Phase 4

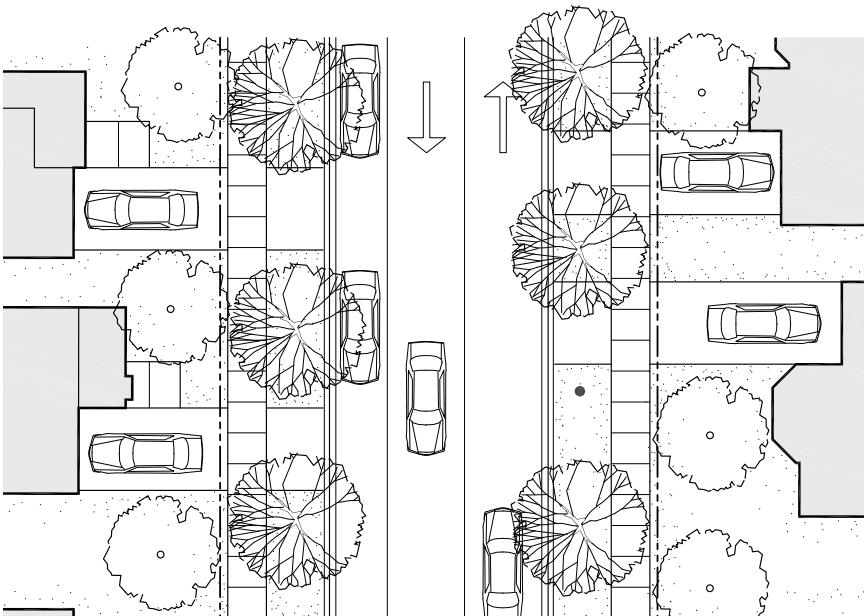
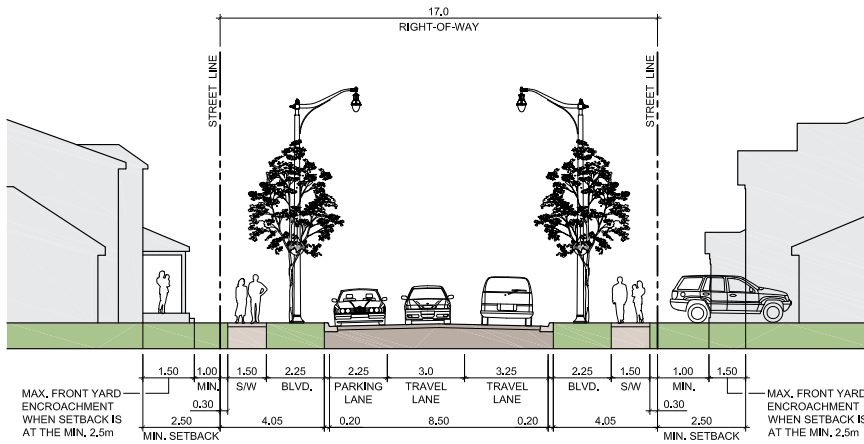


Figure 6.3.1 - Low Density Residential / Local Road Streetscape - 17.0m R.O.W. / 2 travel lanes / on-street parking on one side / 4.05m

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 streetscapes in Neighbourhood Centre Areas, street trees shall be appropriately spaced to create an effective canopy and strong streetscape presence.

Local Roads

Typical roadway cross-sections for the 17m 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 Forestry Strategic Management Plan.
- Street light poles and luminaires shall reflect approved Town standards, consistent with the surrounding community.

6.3.2 Built Form

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.

Building Types

- A variety of single detached residential units are proposed for Phase 4, with lot widths ranging from 10.4m to 13.75m.

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 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.

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, flanking elevations must 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.
- 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.
- 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.
- 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.



Figure 6.4.2 - Example of Elevations for 38' Single Detached Dwellings in Joshua Creek Phase 4 showing architectural variety that will contribute to the character of the community.

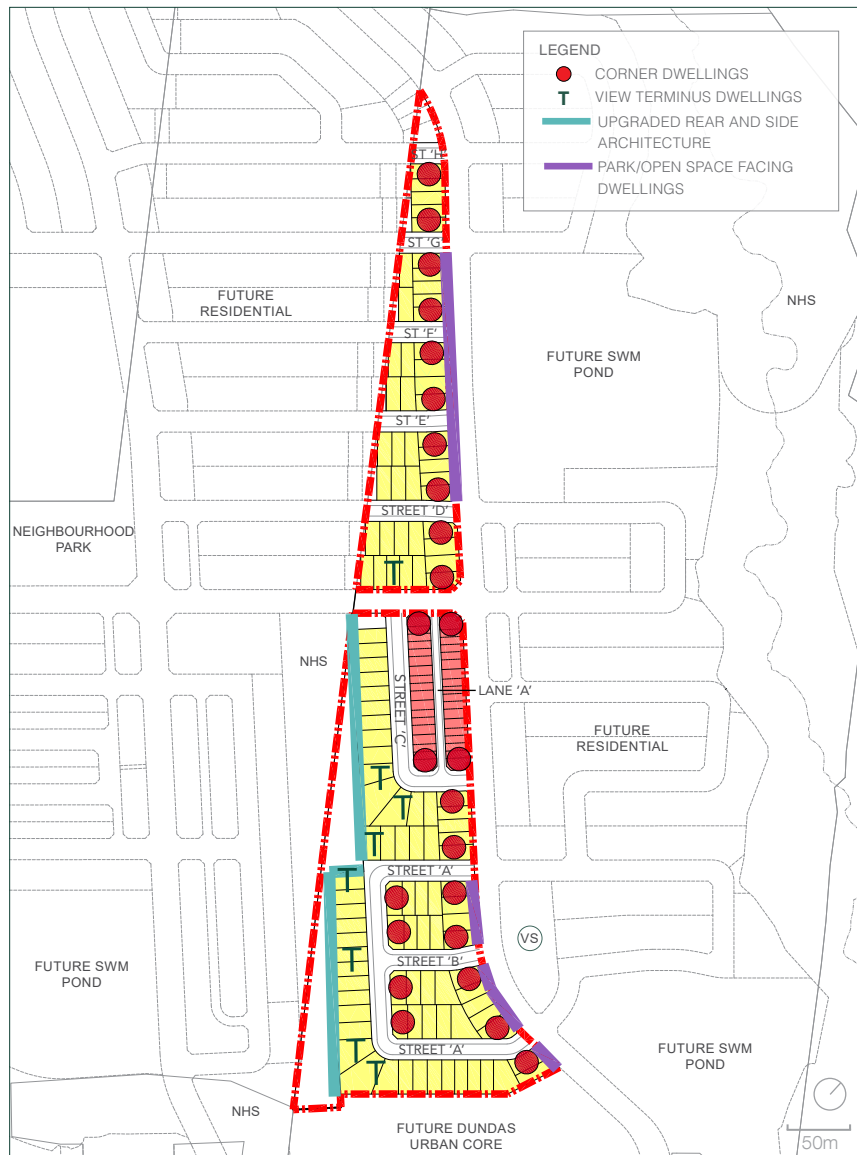


Figure 6.4 - Phase 4 Priority Lot Plan

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 4 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.



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

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.
- 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.

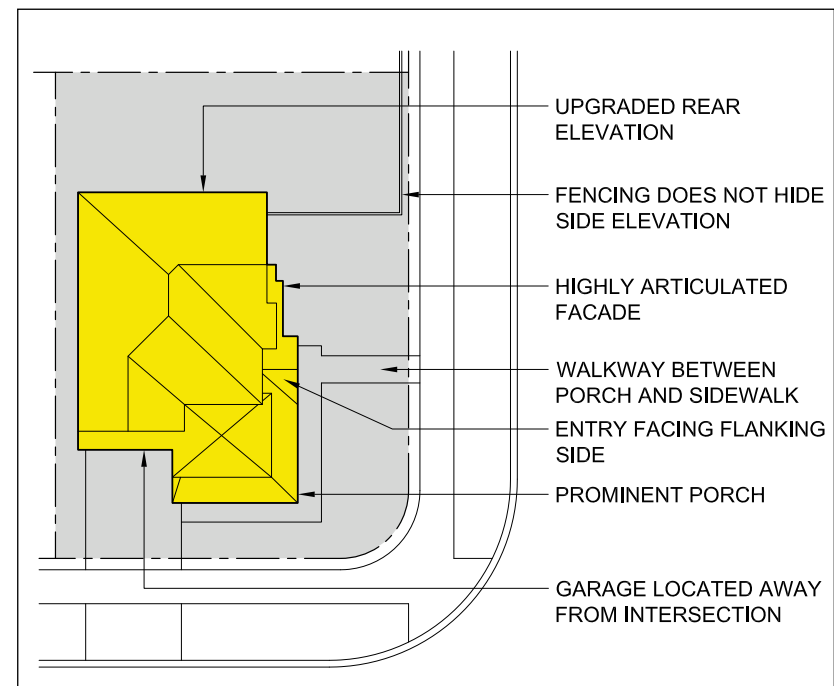


Fig. 6.4.1b - Conceptual plan view of a corner lot dwelling

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 wall articulation, ample fenestration and interesting roof line.

6.4.4 Park / Open Space Facing Dwellings

Given the prominence of the community's parks and their role as the focus and gathering spaces for residents, dwellings that front onto the parks shall be designed in a manner that considers and complements the exposure from this public open space.

- For dwellings that are highly visible from the main gathering space within the community, an enhanced architectural treatment consistent with the architectural style shall be implemented. These treatments can include substantial front porches, prominent, well proportioned windows, a projecting bay, articulated wall treatment and other design elements that enhance the front elevation.
- The use of upgraded exterior 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.



Fig. 6.4.4b - Image example of a dwelling with architecture that complements the exposure from the public park.



Fig. 6.4.4a - Image example of dwellings fronting a park with architectural design including front porches and articulated wall treatment that enhance the front elevation.

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 4 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 all 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.

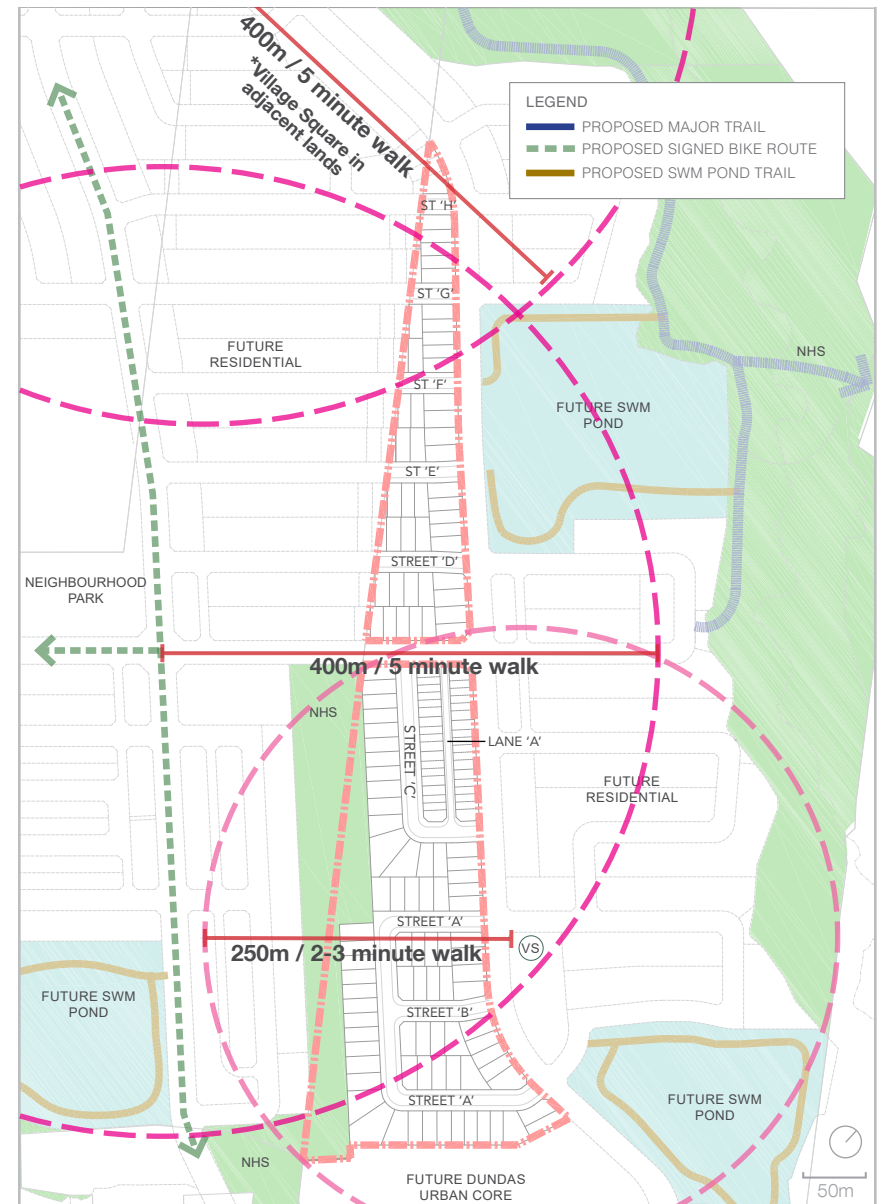


Figure 6.5 - Plan depicting 5 minute walking radius (400m) from the Neighbourhood Centre Area and a 2-3 minute walk from the Village Squares.

6.5.1 Low Impact Development Methods

The following sustainable development practices shall be considered for Phase 4:

- 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 4 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 4 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.

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 Lots 12-24, Lot 51 and Lots 64-74, and the Block 126 (NHS) to Town of Oakville Planning Services and Parks Departments' satisfaction. OAK (PS/Parks).*