

URBAN DESIGN BRIEF

Proposed Residential Development at 1725 Barbertown Road



Prepared for Barbertown Ventures Inc. (June 25, 2019)

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1.0 VISION AND PRINCIPLES

1.1 Vision Statement

Barbertown Ventures Inc. propose to insert a development of residential townhouses on a piece of land accessed off Barbertown Road, close to Eglington Avenue in Mississauga. The intensification of residential densities nearby or adjacent to major transit routes has been established as a development principle in Mississauga and is supported development in this specific location.

This Urban Design Report is prepared by RN Design Inc and submitted on behalf of Barbertown Ventures Inc.

The vision for the proposed development is that of a self-contained, integral condominium community within the existing surrounding residential area, of high-quality family sized homes offering an affordable option to the Mississauga market. The following design principles will be central to achieving this vision.



Figure 1- Subject lands

1.2 Design Principles

This Report aims to:

- Encourage attractive and harmonious streetscapes and communities,
- Encourage attractive and innovative designs,
- Establish the appropriate framework for Draft Plan Approval, Official Plan Amendment and Zoning By-Law Amendment.
- Ensure that the design of the proposed development at Barbertown Road is pedestrian oriented,
- Minimize the visual impact of internal driveways and garages.

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Figure 2- Existing houses on Barbertown Road



Figure 3- Main Entrance to the Site

2.0 POLICY CONTEXT AND SITE ANALYSIS

2.1 – Town Documents

This Urban Design Report has been developed by RN design under the following governing documents and should be read in conjunction with said documents.

- *The New Official Plan of the City of Mississauga,*
- *The City of Mississauga Low-Rise Multiple Dwellings Guidelines (May 2015)*
- *The Ontario Building Code 2017*

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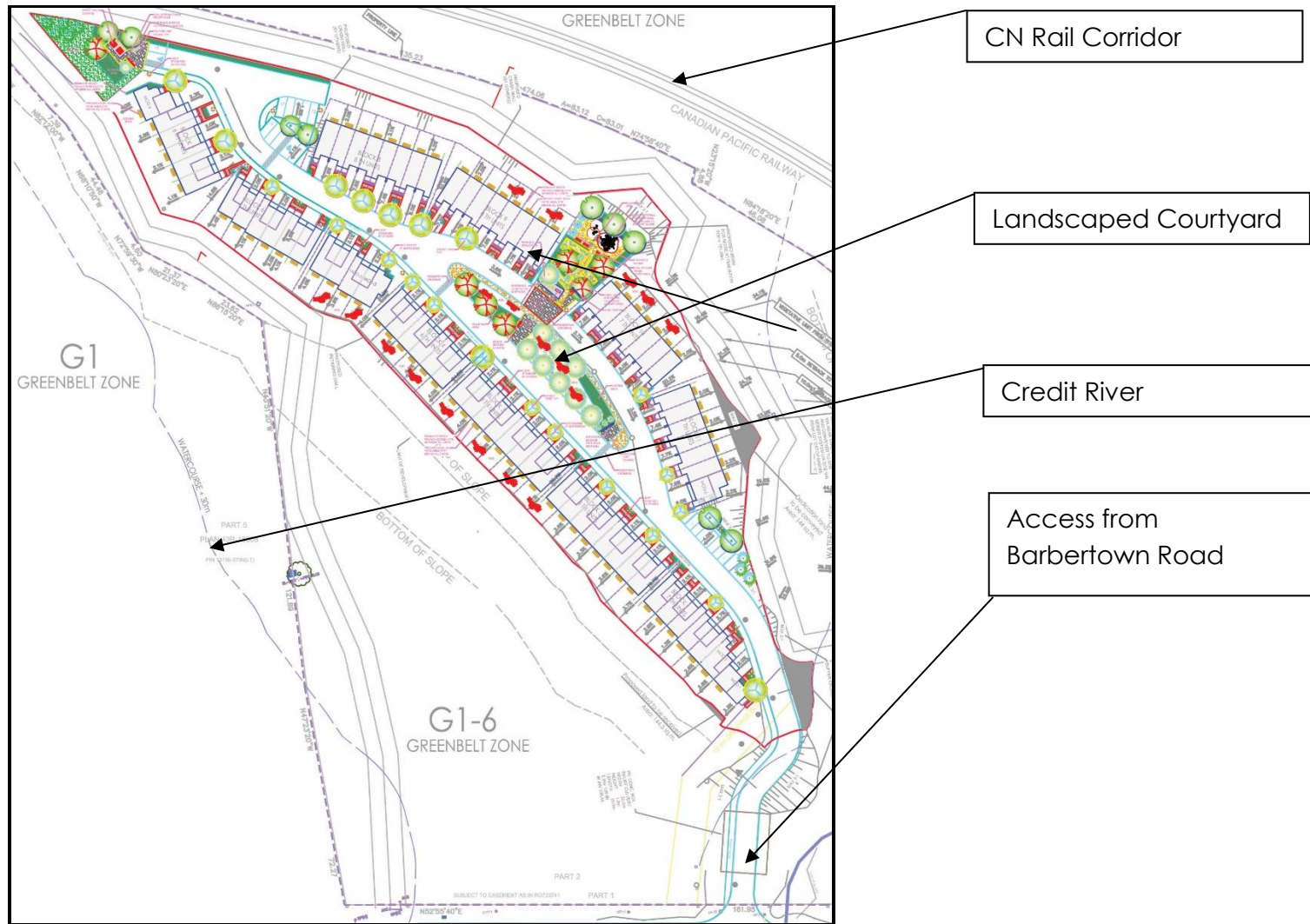


Figure 4. Context Site Plan

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2.2 – Site Analysis

The site at Barbertown Road in the City of Mississauga comprises approximately 4.62 hectares (11.41 acres). The site is currently a single residential property with 3 homes, set in extensive landscaped orchards and heavily wooded areas. Surrounding uses are predominantly low-density residential. There are steeply sloping areas of the site, down to the Credit River and adjacent to the Canadian Pacific Rail Line. Only 2.6 hectares (6.4 acres) of the total site area is proposed as developable area due to several physical site constraints including accommodating for a regulatory flood line and setbacks from an existing rail corridor.

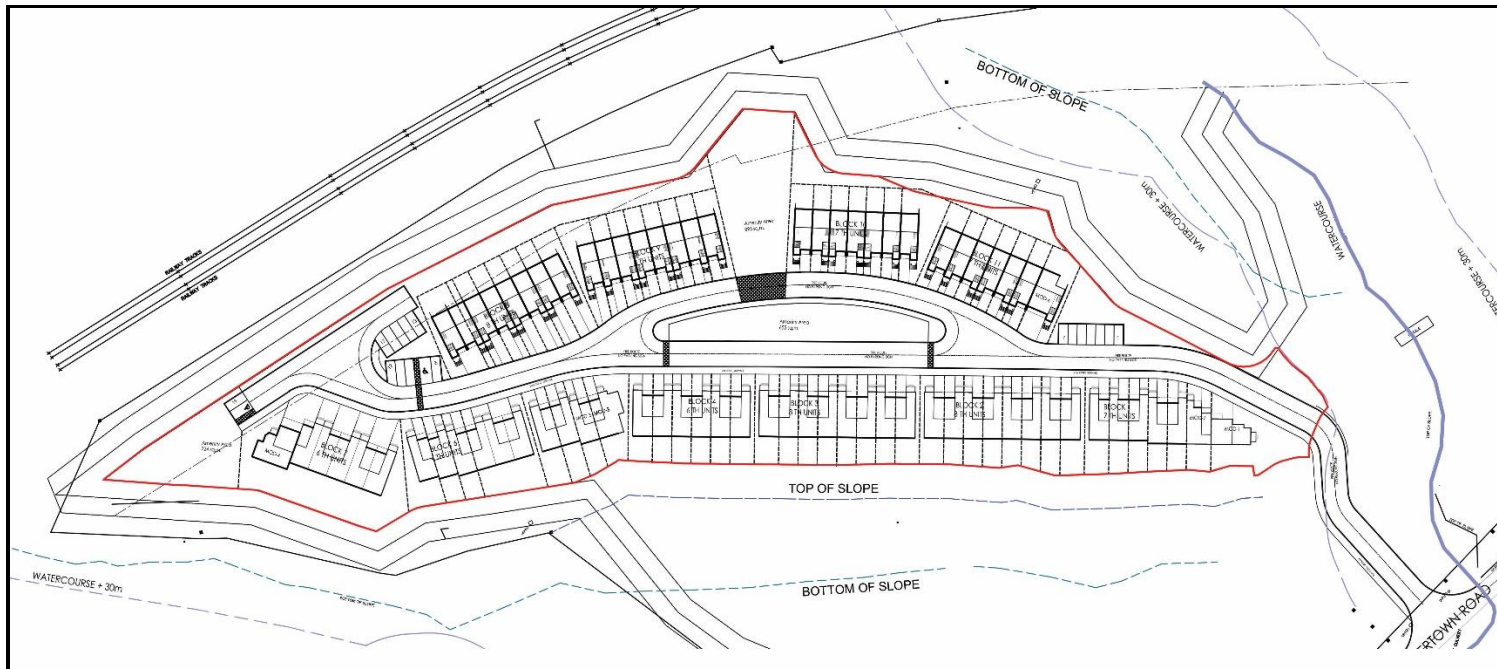


Figure 5- Proposed Site Plan

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3.0 DESIGN CONSIDERATIONS

3.1 – Site Design

The site plan has been designed around the concept of a self-contained community with the proposed units fronting a landscaped courtyard with visitor parking. The road pattern allows for views into and through the site. A series of sidewalks connect the site north and south, and also form a landscaped courtyard running east and west. Two other landscaped features are provided as indicated on the Landscape Master Plan.

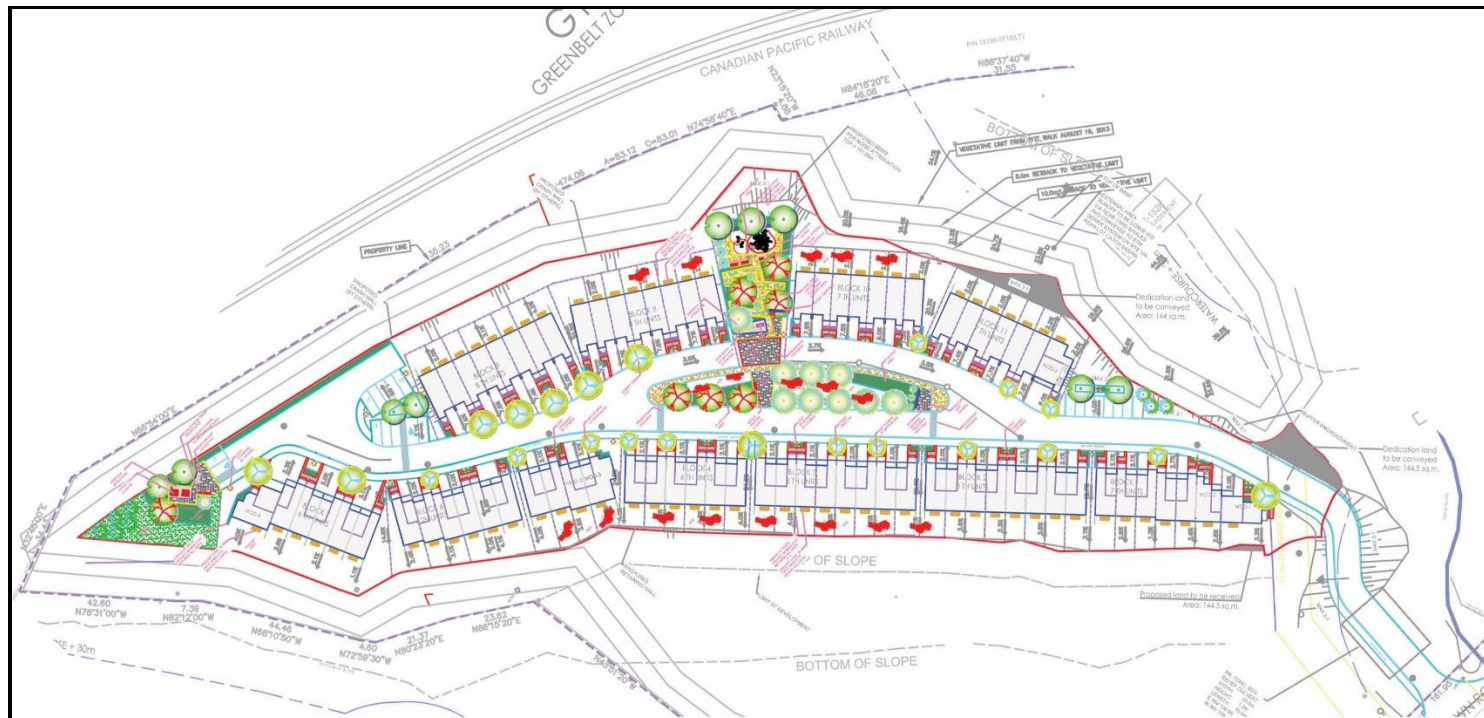


Figure 6- Landscape masterplan

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2.2 – Proposed House Types

The house types proposed for the development are 3-storey townhouses arranged in 11 separate blocks. All units are 3 bedroom, reflecting modern family accommodation and all units have 2 car parking spaces. Of the total number of proposed units at 75, 70 units would have a standard layout, while 5 end units would feature a unique building layout and one unit would feature a double garage instead of a single garage. All townhouse units are proposed at 3-storeys in height (13 metres). Townhouses with a standard layout are proposed with unit widths of 5.0 and 5.5 metres.



Figure 7- Townhouse Blocks fronting the Landscaped Courtyard

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3.2 – Massing

The massing of the Townhouse Blocks is 3-storey with block sizes limited to 8 units. The massing is enhanced vertically with tall windows and stone detailing. The garages are set in below the private amenity areas on the first floor. The roofline is staggered to articulate the vertical emphasis of the massing.

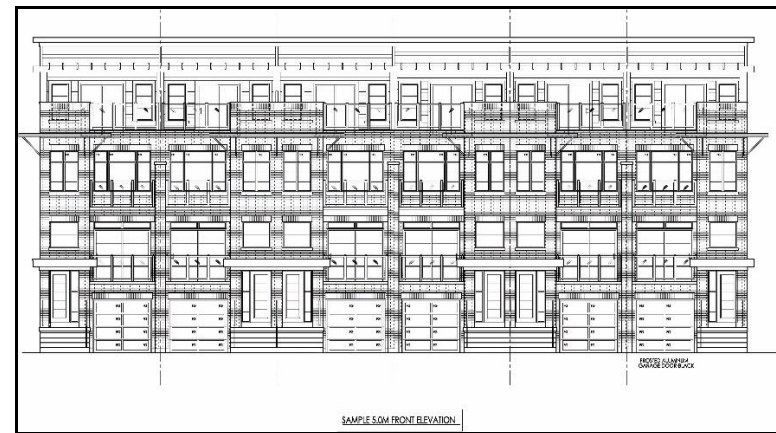


Figure 8-Proposed Townhouse Blocks Elevations

3.3 – Building and Architectural Design

The Architectural design approach is distinctly modern with flat roofs, large commercial style glazing panels, glass enclosed balconies and a range of modern materials including exposed timber cladding. Both front and rear elevations are highly articulated reflecting the double fronted nature of the design approach.

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The two different roof designs reflect a response to the site conditions; flat roofs with private terraces on units that back onto the rail corridor and sloped roofs where unit back onto the valley lands.

Contrasting and complementary building materials provide variety in the streetscape while visually tying the development together.



Figure 9- 2 Roof Styles for the Townhouse Blocks

3.4 –Public Realm

The development will comprise a common element Condominium Corporation and as such, the roadways, and landscaped courtyards will be private property.

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3.5 – Green Strategies

In promoting sustainable design which will meet the objectives of the City of Mississauga Official Plan, the project proposes the following strategies to contribute to the greening of the community;

- Infill Site – the site is an infill site;
- Intensification – the proposed development aims to intensify the site, in keeping with Provincial, Regional and City policies;
- Roads in this development are limited to short fire routes;
- Stormwater Management – the proposed project will control its storm water so as not to negatively impact the surrounding infrastructure by allowing permeability in its hard surfaces so as to re-charge the site.
- Micro Climate Control – the combination of building shading, landscaping and building placement on the site will block cool northerly winds, and trap southern solar winter heat;
- Cut-off Site lighting – reduced glare to sky;
- Construction Waste Management program – During construction, a construction waste management program will separate of waste; recycle wood, plastics and drywall thereby diverting and reducing landfill.

The following strategies are proposed for the construction of the buildings on the site to reduce energy consumption, reduce greenhouse gases and reduce water consumption:

- upgraded building envelope – higher insulation (Roxul insulation-recycled),
- increased air tightness,
- upgraded windows (energy star),

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- low flow water fixtures: shower heads, faucets, toilets,
- Low VOC paints, glues and varnish finishes,
- energy star appliances (Stoves, clothes dryers and front load clothes washer),
- compact florescent light bulbs,
- integrated mechanical systems,
- energy star washroom exhaust fans.

4.0 Conclusion

The proposed development offers building types and house sizes that are reflective of modern community development in the GTA and responds to current market demand. This is in keeping with current residential development trends and achieves the design objectives and density targets set out in the City of Mississauga Official Plan. In addition, the development is in keeping with the principles established in the Council approved Low-Rise Multiple Dwellings Urban Design Handbook.

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5.0 Addendum

This addendum to the Barbertown Urban Design Report is intended to address concerns raised with regard to the proposed heights of the townhouse blocks.

3.2 – Height

The site is, by nature, self-contained and for the most part, will not be visible from existing public locations. Together with the extensive natural landscaping that surrounds the site, the natural topography protects views into and from the proposed development.

There are two townhouse building types proposed for the development to address the specific grading challenges within this unique site. The building types have been developed with the intent of avoiding the large retaining walls that would be required to level the site and comply with the current zoning height criteria and definition.

The townhouse blocks with the pitched roofs will, from the street, present 3 floors and the low roof pitch ensures that the roof will not add to the perceived height of the buildings. Similarly, the townhouse blocks with the flat roof terraces will, from the street, also present 3 as the terrace access is set back from the parapet.

The method of measuring building height by calculating average grade around the blocks is, for this development and this site, a disadvantage and does not accommodate the unique design of the two townhouse building types.

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