

DRAFT

TOWN OF AURORA

ARCHERHILL COURT

URBAN DESIGN BRIEF

DRAFT PLAN OF SUBDIVISION XXX / AUGUST 11, 2021

TOWN OF AURORA
PLANNING AND DEVELOPMENT SERVICES
Development Planning Division

DATE: Aug. 12, 2021

RECEIVED

SUBMISSION No.

The Planning
Partnership

Treasure Hill

DRAFT

PREPARED BY



AUGUST 11, 2021

TABLE OF CONTENTS

1 INTRODUCTION	01
2 STREET & BLOCK PATTERN	07
3 PARKS & OPEN SPACE	09
4 PEDESTRIAN SYSTEM	11
5 STREETSAPES & STREET BUFFERS	13
6 BUILT FORM	19
7 FOCAL LOTS	25
8 SUSTAINABILITY	27

DRAFT

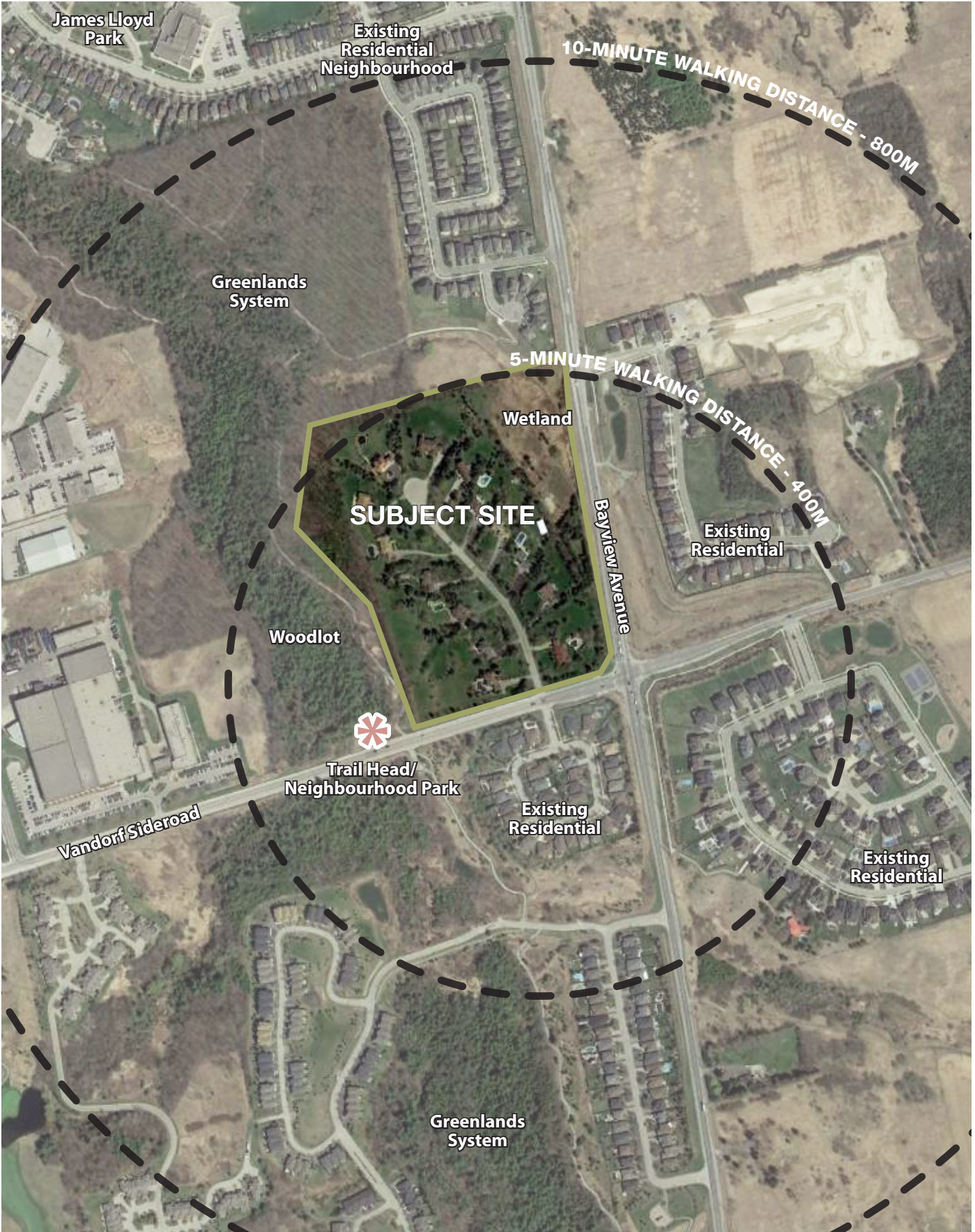


Figure 1: Site Location

1 INTRODUCTION

This Urban Design Brief has been prepared as part of a comprehensive draft plan of subdivision application for the subject lands.

The purpose of the brief is to:

- Provide an overview of the urban design intent and elements of the proposed development.
- Highlight how the proposed development has regard for the design intent and policies of the:
 - The Town of Aurora Official Plan;
 - Landscape Design Guidelines; and,
 - Design and Engineering Standards.
- Ensure a consistent and coordinated approach to the design of buildings, streets and public spaces.

SITE LOCATION

The proposed subdivision comprise approximately 12.3 hectares of land located at the northwest corner of the intersection between Bayview Avenue and Vandorf Sideroad in Aurora.

The subject lands are bounded by:

- The Greenlands System (combination of woodlot and wetland) along the north and west.
- Located north of the Greenlands System is an existing residential neighbourhood, consisting primarily of single-detached dwellings, and centred around a complex of two schools and a park (James Lloyd Park, Holy Spirit Elementary School and Aurora Grove Public School).
- Vandorf Sideroad defines the southern boundary of the lands.
- Located on the south side of Vandorf Sideroad is a small residential enclave comprised of larger single detached dwellings organized around Monkman Court.
- The east boundary of the subject lands is defined by Bayview Avenue, with a small environmental protection area (wetland) towards the north end.





POLICY CONTEXT

Vision

The Town of Aurora Official Plan (currently under review) sets out a long-term vision for the development of a 'healthy, strong and complete community that provides a range of places and opportunities to live, work, shop, be educated and play, in a manner that promotes sustainability in all its forms and protects the Town's natural environment and historic character.'

Guiding Principles

The Official Plan further identifies a number of Guiding Principles that give direction on how the physical aspects of the community should be developed and managed. As they relate to the development of residential areas, the following are key considerations for the Archerhill Court subdivision:

Promoting Responsible Growth Management - higher density forms of development and intensification in appropriate areas.

Ensuring Design Excellence - High quality buildings, well-designed and functioning streetscapes, appropriate transitions between defined areas, integration between old and new development and connected open spaces are the elements that define a place.

Building a Greener Community - Sustainable design that incorporates green building technologies and energy-efficient development approaches. Sustainability to be applied to all aspects of the built and natural environment.

Establishing a Linked Greenlands System - Protect and enhance the natural environment for current and future generations. Straddling the Oak Ridges Moraine and three large watersheds, Aurora's character is intrinsically linked to its diverse natural features and systems.

Providing a Range and Mix of Housing - A broad range of housing types, sizes, densities, designs, tenures and prices to meet the needs of the Town's current and future residents.

Providing Appropriate Community Facilities - Ensure the provision of appropriate community facilities and services such as parks and trails, to meet the needs of residents.

Developing Vibrant New Neighbourhoods - It is the intent of this Plan to create well-designed, attractive and sustainable residential neighbourhoods within the greenfield areas that are integrated with the existing community in a logical, compatible, efficient and cost-effective manner.

SITE CONTEXT

Natural features, topography and vegetation

- A woodlot area to the west
- A wetland area to the north, wrapping around the east side (partially)
- A large amount of mature trees both inside and outside the subject site.
- Gently rolling topography.

Surrounding Land Uses

- Primarily residential, characterized by single detached lots / dwellings to the north, east and south, and industrial uses to the west of the Greenlands System.

Street / Block Pattern and Lot Fabric

- Pockets of residential developments that are disconnected and intermingled along the Greenlands System.
- Most developments back onto the surrounding arterial roads.

Transportation networks

- There are no transit connections within a 5 minute walk of the site.

Open Spaces and Trails

- The existing development is characterized by established plantings, including mature trees and generous open landscapes.
- There is an existing trails system within the adjacent Greenlands System that extends north-south and east, to Bayview Avenue, Vandorf Sideroad and north to Stone Road, Deerglen Terrace and James Lloyd Park.

Built Form Character of Surrounding Area

- 2-storey single detached houses placed with minimum side setbacks.
- Front loaded single detached houses placed close to the property line.
- Traditional architectural styles with low-pitched roofs.
- Brick and stone as predominant materials.

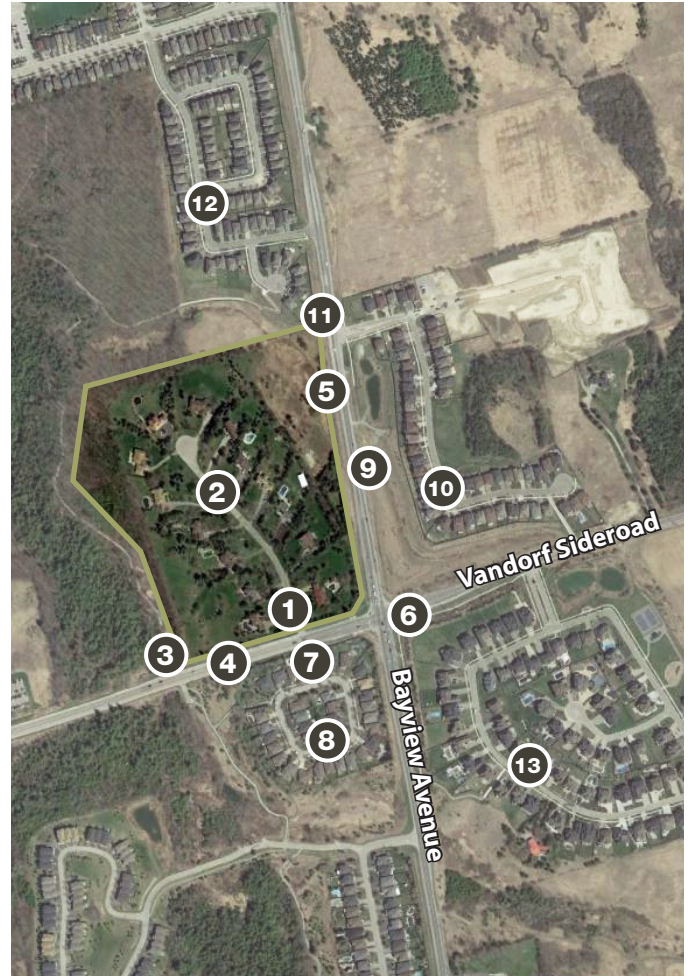


Figure 2: Context / Street view key map



Street view from Vandorf Sideroad looking north towards Archerhill Court

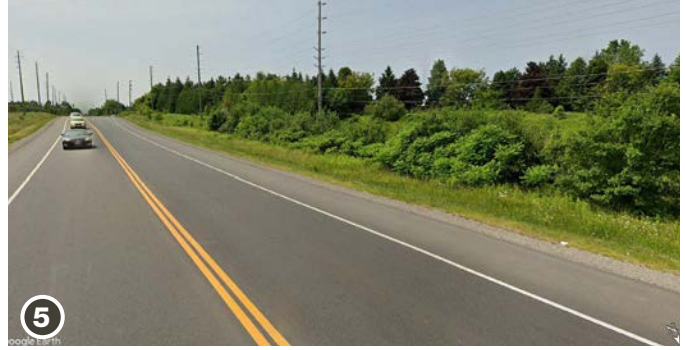


Street view along Archerhill Court looking north

DRAFT



Street view of trail head on the north side of Vandorf Sideroad



Street view along Bayview Avenue looking south



Street view along Vandorf Sideroad looking east (subject site is on the north side)



Street view along the Monkman Court entrance, looking south



Street view looking northwest from the intersection of Bayview Avenue and Vandorf Sideroad intersection



8 Street view along the internal portion of Monkman Court



11 View looking north along Bayview Avenue



8 Street view of existing homes along Monkman Court



12 Street view from within the existing subdivision to the north



9 Street view from Bayview Avenue of existing homes on the east side



13 Street view from within the existing subdivision south of Vandorf Sideroad, east of Bayview Avenue



10 Street view from within the subdivision on the east side of Bayview Ave.



13 Single detached community south of Vandorf Sideroad, east of Bayview Avenue

DRAFT



Figure 3: Street and Block Pattern Plan

2 STREET & BLOCK PATTERN

Similar to the street and block pattern of surrounding communities, the proposed development is organized as an enclave, 'contained' by the surrounding NHS and existing boundary roads, with primarily single-detached lots lining an internal 'ring road'.

STREET PATTERN

- Entrance to the proposed subdivision will be from the existing Archerhill Court access (Street view 1) is located on Vandorf Sideroad (and aligned with Monkman Court on the south (Street view 7)).
- An 18.0m wide local residential 'ring road' provides access to all lots in the community (identified as Street A).
- Two east-west local roads (identified as Street B and Street D) provide further connection and define the internal blocks.
- A short cul-de-sac (identified as Street C) is connected to Street B and provides access to several lots within the central block.

BLOCK ARRANGEMENT

- A continuous row of lots that back onto the perimeter of the site (including the existing open space areas (woodlot and wetland), Bayview Avenue and Vandorf Sideroad. This condition is consistent with the existing conditions found along Bayview Avenue (Street view 9 and 11).
- Two internal blocks that are approximately 110-150m in length.
- A larger central block that is approximately 120m x150m in size.
- Open space blocks wrapping around the north, west and northeast sides of the east side.
- An overland flow / open space block between Street A and the open space on the north.

DRAFT



Figure 4: Parks & Open Space Plan

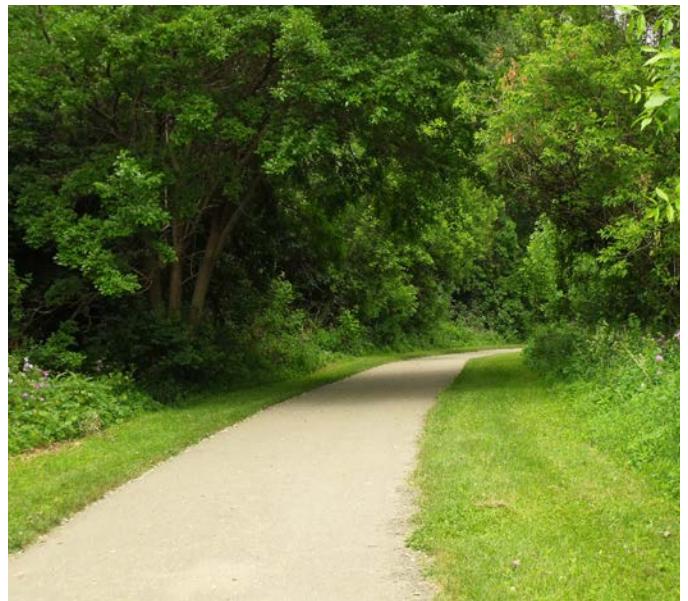
3 PARKS & OPEN SPACE

The proposed development sits alongside a significant Environmental Protection Area that forms part of the Town's Greenlands System.

- The proposed subdivision provides a large open space area along the west side of the development which adds to and enhances this feature.

An existing open space / trail head is located along Vandorf Road, within the Greenlands System (Street view 3).

- The proposed subdivision provides pedestrian connections to the trail head by way of Street A and connection to existing Vandorf Road.



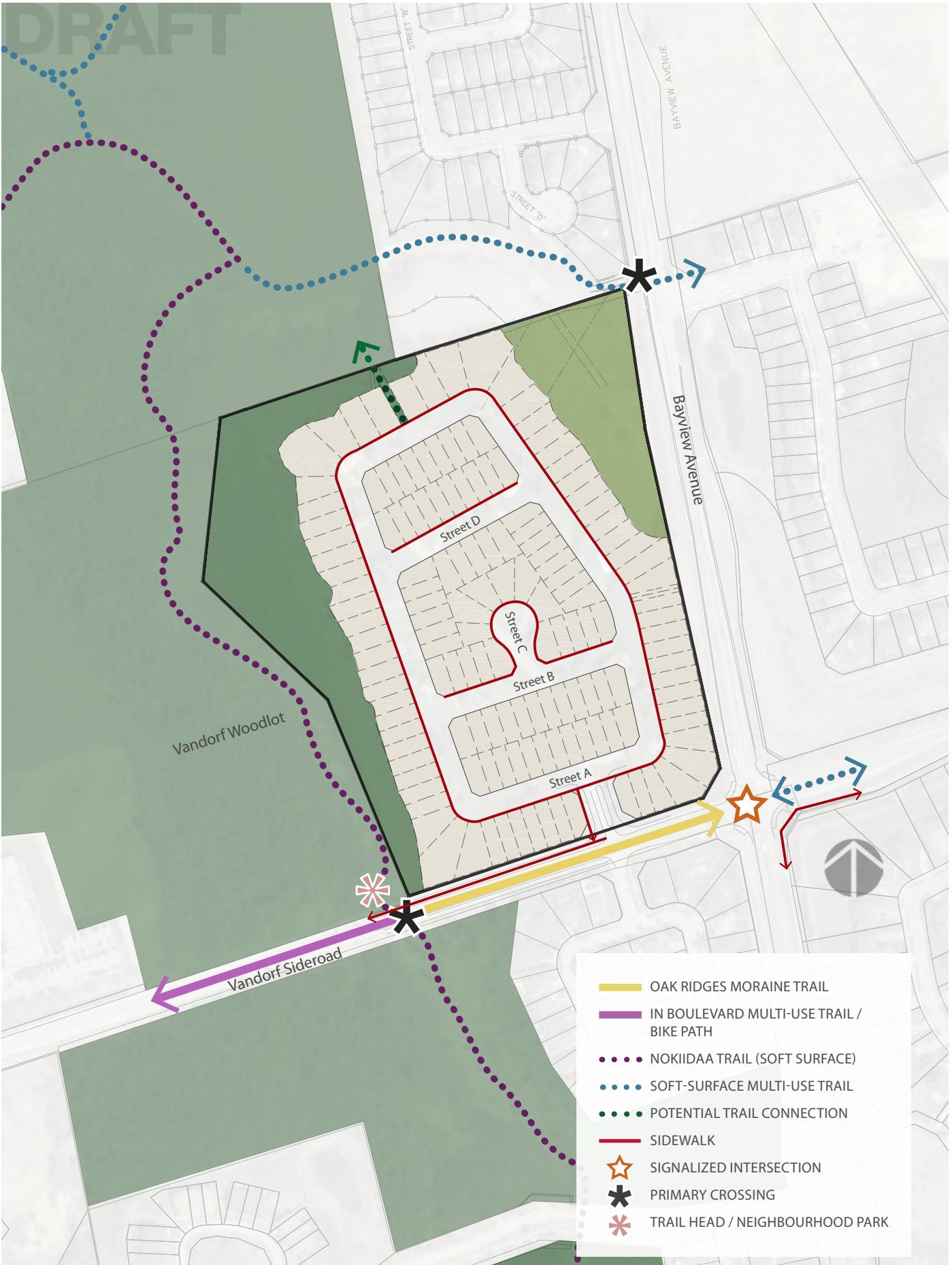


Figure 5: Pedestrian System Plan

4 PEDESTRIAN SYSTEM

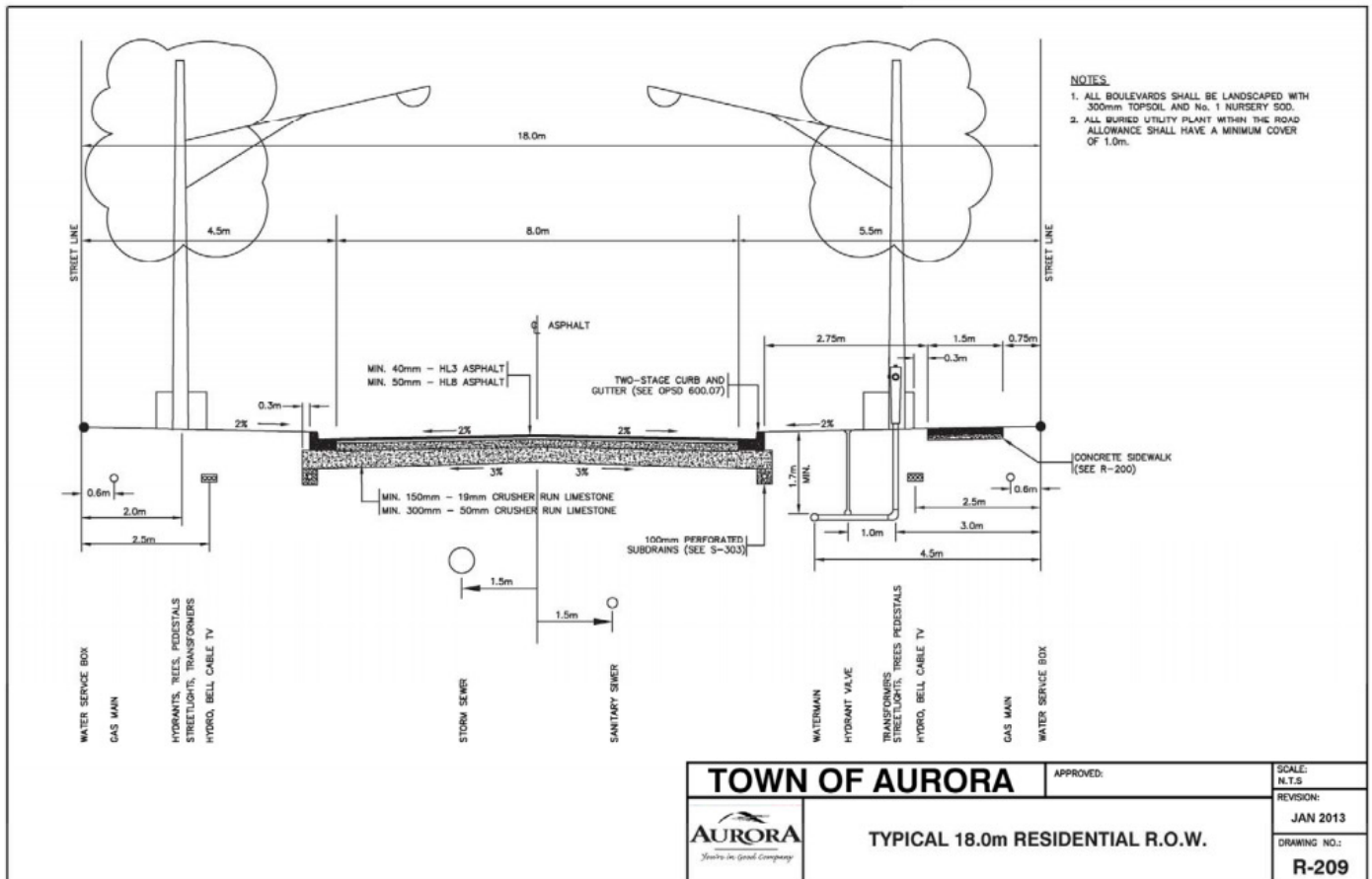
A number of existing and planned trails are located within the adjacent Greenlands System as well as within the Vandorf Sideroad right-of-way.

Consistent with the Town's engineering standards for 18m residential roads, a single sidewalk will be provided on one side of the proposed roads.

In combination, trails and sidewalks will form the pedestrian system, enhancing connectivity of the community and broader Greenlands System, as well as providing opportunities for active transportation and recreation.



- The proposed subdivision provides an opportunity for a trail connection, through the overland flow block, to the existing east-west trail in the adjacent lands to the north.
- It is recommended that the proposed sidewalk be located on the outer ring of Street A, and on the north side of Streets D and B.



DRAFT



Figure 6: Streetscapes & Street Buffers

5 STREETSAPES & STREET BUFFERS

A comprehensive and well designed public realm reinforces the liveability of a community; it contributes to neighbourhood character and enhances pedestrian comfort. The public realm consists of streetscapes and open spaces.

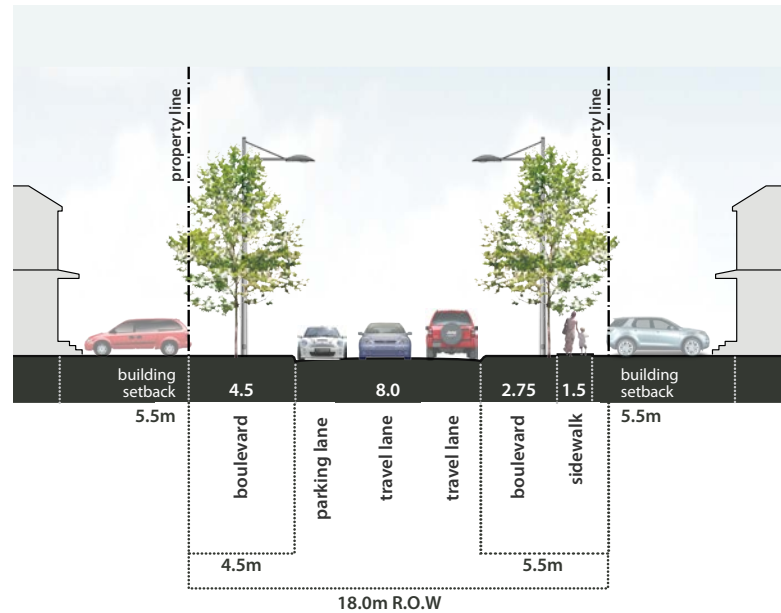
The design of the streetscapes and community edges of the proposed subdivision present opportunities for greening and promoting a beautiful, comfortable, and pedestrian-oriented environment.

STREETSAPES

- All local residential roads should include a pedestrian sidewalk on one side and treed boulevards on both sides of the street.
- Street trees planted within the boulevards should be closely spaced to create a connected canopy at maturity (10-12 years).
- Street tree species should be large form deciduous trees, diverse in species as well as disease free/resistant.
- Landscaped medians (i.e. entrance road) should be fully planted with a combination of ornamental shrubs and trees (native, drought tolerant, disease resistant, low maintenance, attractive year round).
- Super mailboxes should be located in easily accessible and visible public areas within the right-of-way; flankage lot locations are preferred locations.
- Street lighting should include roadway and pedestrian lights, coordinated with tree locations.
- On-street parking should be considered, for convenience, traffic calming and buffering between traffic and pedestrian zones.
- Primary elevations and building entrances should be oriented toward the public street and/or prominent corners.

STREET BUFFERS

- Fully landscaped buffers should be provided along the **Bayview Avenue and Vandorf Sideroad** which form the south and east boundaries of the subdivision, respectively.
- Landscaping should aim to 'Green' the community (refer to pages 16 & 17).



Local Street - Cross Section (18m R.O.W)



Example of a streetscape with sidewalk on one side

DRAFT

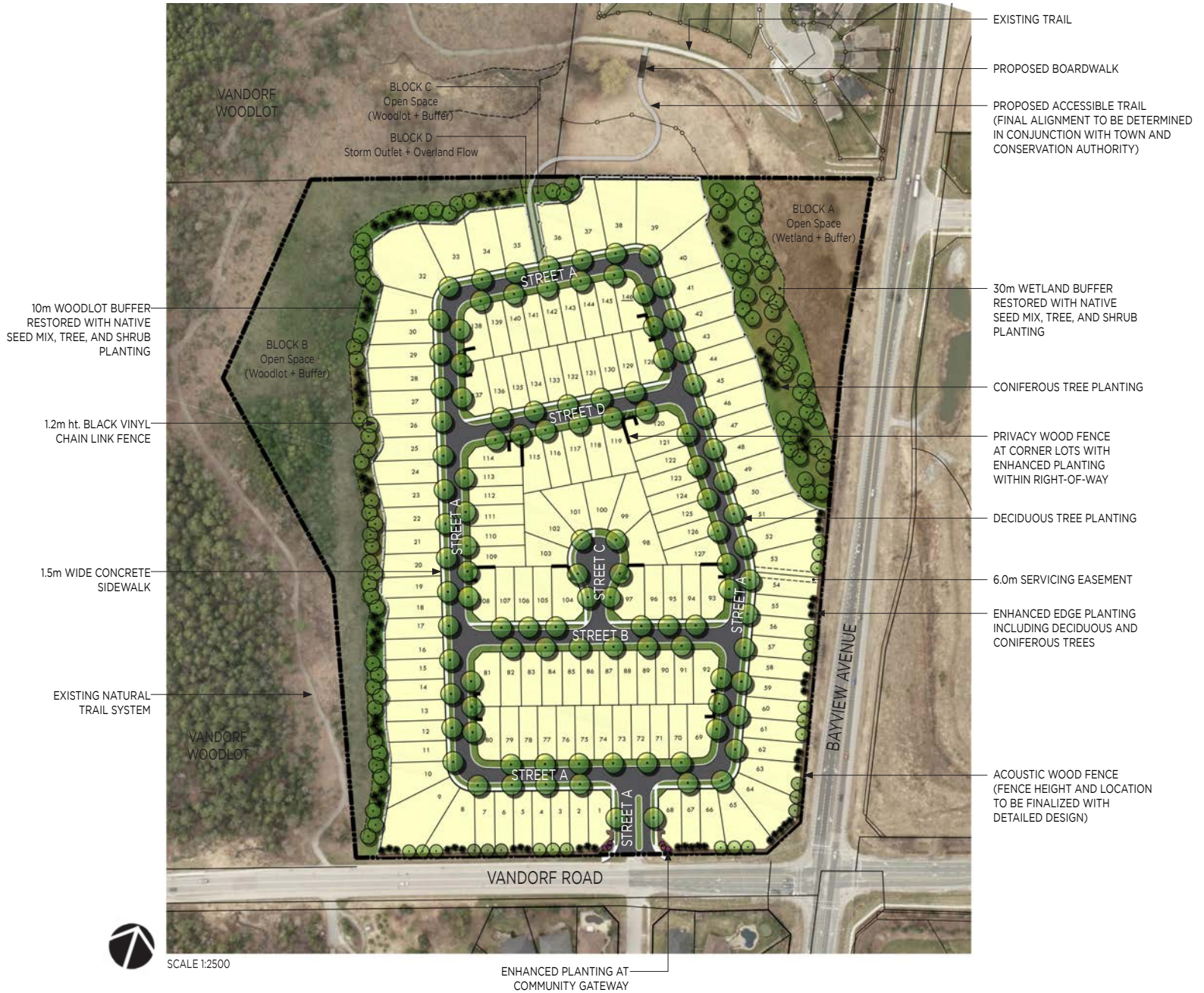


Figure 7: Landscape Master Plan

GATEWAY LOCATION

The entrance to the subdivision (at Vandorf Sideroad) should be highlighted through a combination of enhanced building design on the adjacent corner lots and enhanced landscaping within the public right-of-way; this should include:

- Upgraded side and rear elevations on the corner lot dwellings (refer to Priority Lots).
- Upgraded side and rear yard privacy fencing, which may include masonry walls / columns and upgraded decorative fencing (fence panels).
- Additional planting / soft landscaping within the right-of-way and centre median.
- Utility boxes, transformers, etc. should not be placed in these locations.



FENCING

The subdivision will require a combination of privacy and acoustic fencing and the following should be considered:

- Design should be consistent and coordinated throughout the subdivision.
- Corner lots should have upgraded fencing designs.
- Acoustic fencing should be 3m high and of wood or wood composite material.
- Portions of fencing located at the corner of Bayview Aven and Vandorf Sideroad should incorporate enhanced designs, including masonry walls / columns and upgraded-decorative fencing (fence panels).



DRAFT

COMMUNITY GREENING

A tree planting strategy is important not only to enhancing the character of the community but also to ensuring a sustainable / ecological approach to tree species selection. In this regard, an overarching planting strategy should be developed with the following considerations:

- Enhancement of / contribution to the broader environment - ecological function, stormwater management functions, urban canopy cover, species diversity.
- Drawing inspiration from the surrounding ecological (woodland) communities.
- Year-round interest, zone hardiness, drought, salt and disease tolerance and micro-climatic conditions.

- Large canopy street trees that are tolerant of urban conditions / maintenance regimes.
- Appropriate planting conditions (i.e. soil depth, volume and growing mediums).
- Preserving and protectin existing healthy and mature trees and incorporate them into the lot fabric, wherever possible.

The species illustrated on these pages are examples of species that may be used in the various areas of the subdivision.

Gateway / Corner of Bayview & Vandorf



Arrowwood



Black Maple



Cornelian Cherry



Cornelian Cherry



Eastern Redbud



Fragrant Sumac



Grey Birch



Meadowsweet



Sugar Maple

Buffer Trees (Vandorf Sideroad)



Common Hackberry



DED American Elm



Freeman's Maple



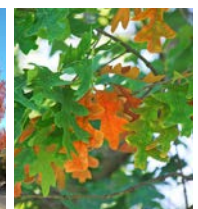
Honey Locust



Kentucky Coffee Tree



Red Oak



White Oak

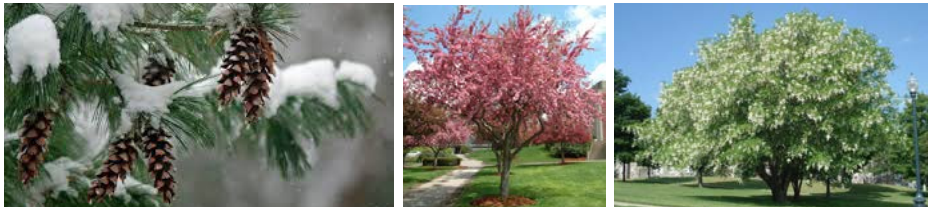
Buffer Trees (Bayview Avenue)



Bitternut Hickory Black Cherry Black Gum Black Maple Chinquapin Oak Ironwood Musclewood



Pin Oak Shingle Oak Sugar Maple Trembling Aspen Tulip Tree



White Pine Wild Crabapple Yellowwood

Internal Streets



Basswood Black Maple Catalpa Common Hackberry Little Leaf Linden Ohio Buckeye



Red Maple Sugar Maple White Oak

DRAFT



Figure 8: Lotting Distribution Plan

6 BUILT FORM

The proposed development consists primarily of single-detached dwellings on lots that range from 11.0m to 18.3m. Smaller lots are generally located at the centre of the plan while larger lots are focused around the edges, and adjacent to the Greenlands System and/or open space.

Whether on smaller or large lots, built form design for this subdivision will have the important role of establishing the character of the new community as well as reinforcing an animated and pedestrian-oriented streetscape. As such, the following should apply:

ARCHITECTURAL EXPRESSIONS

While variety in the streetscape is desirable, compatibility of differing architectural expressions should prevail. Most importantly, monotony of design as well as harsh contrasts should be avoided.

In order to develop a community that has a variety of compatible designs, consideration should be given to:

- Incorporating recurring / unifying elements across different design expressions - design, elements, details, colours, material, etc.
- Designs / coordination of dwellings on a streetscape level; ensuring that all models are visually compatible / unified along a street, yet provide visual variety through massing and roof forms.





CONTEMPORARY EXPRESSIONS

Contemporary design expressions are encouraged; and in the context of the proposed subdivision, would be an effective way to establish a distinct new character.

- To emphasize doorway entries, designs may include flat canopies with deep overhangs and massing elements such as a cantilevered upper storey or recess.
- Flat roof designs will also be permitted where appropriate to the design of the unit.
- The elevations should provide a balanced facade composition with large windows to emphasize the unit design's massing.

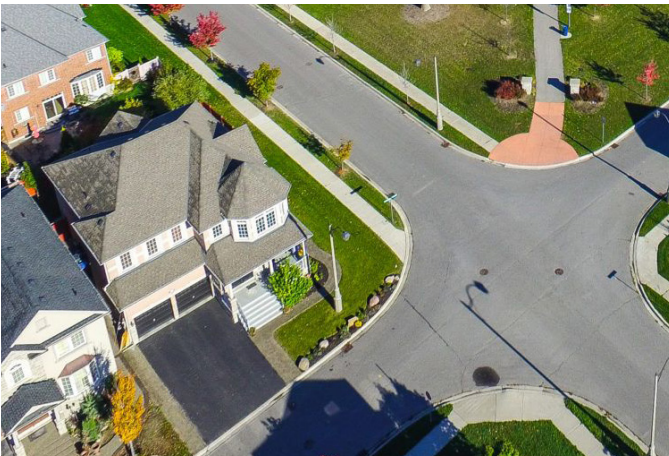
GARAGES + DRIVEWAYS

The design of garages can have a major impact on the visual character of the individual unit and the streetscape. Therefore, the design and material of garages must complement, not dominate the main unit to minimize their visual presence on the streetscape.

Builders are responsible for ensuring that all relevant provisions of the Town's Zoning By-law are met, including minimum setbacks and permitted driveways widths. The following guidelines should also be considered:

Front + Detached Garages

- All garages should be flush or recessed from the main wall face of the unit.
- A second storey, built over the garage, may be setback a maximum 2.5m from the front face of the garage.
- The area built over the garage should cover approximately 75% of the garage width. Exceptions may be made on a limited basis where it is architecturally appropriate, and subject to review by the Control Architect.
- All garage doors should be single doors. For two car garages, two single garage doors may be used.
- The maximum width of a driveway should be as per Town standards.
- A variety of materials for driveway treatments is encouraged.
- Builders are encouraged to provide a variety of high-quality garage door styles.



Recessed garages; second storey livable spaces over garages; garages located away from park/corner.

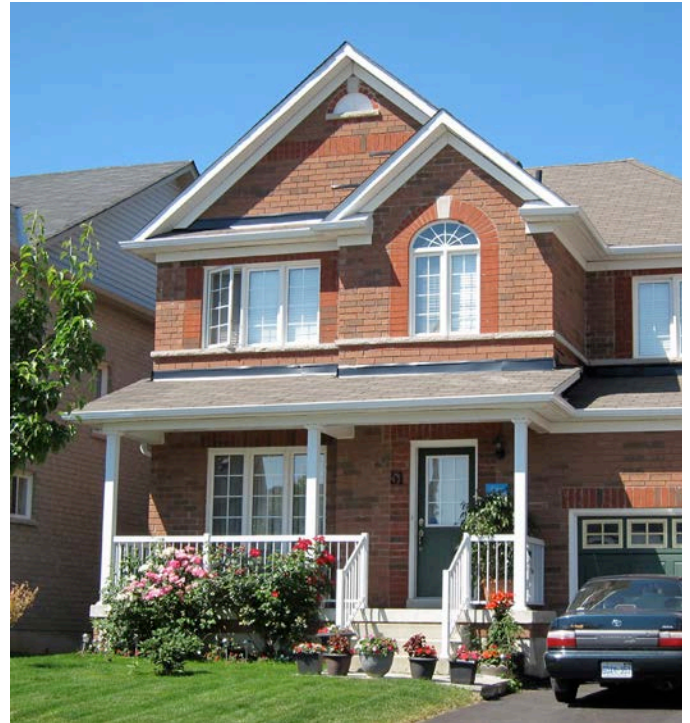
BUILDING ENTRANCES

Front Entries

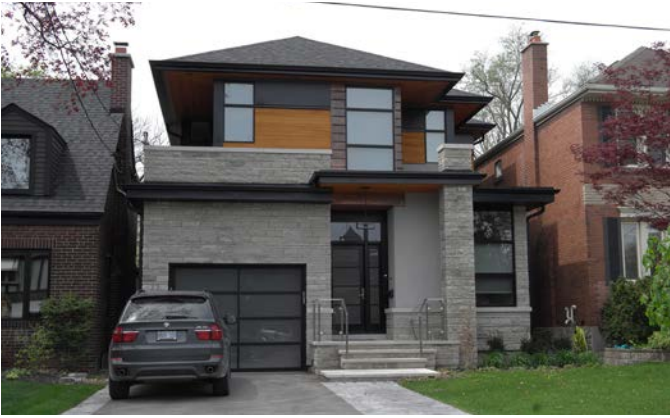
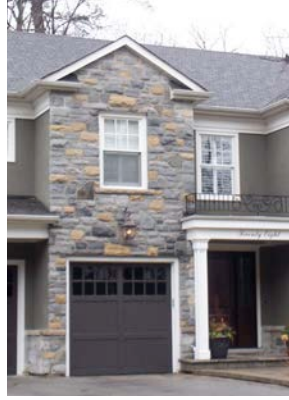
- Front entry elements should be articulated through the use of framing materials, colour and built form including porches and porticoes arches or articulated front steps.
- Steps should be designed as an integral component of the unit and, in proportion to the overall unit design.
- Where more than three risers leading to the porch are required, these steps should be poured in place or pre-cast unit steps (with a ledge for masonry veneering) and should have ground floor masonry cladding returned on the exposed side of the steps.

Porches and Entry Features

- Porches on detached units should be a minimum of 1.5m depth, although a 1.8m depth is encouraged.
- All railings should be maintenance-free, pre-finished railings with a range of colours.
- Entry features should be articulated through detailing and/or a variation of materials.
- An exposed frieze detail is required at the top of the support columns on the underside of the porch roof soffit.



DRAFT



WINDOWS AND DOORS

- Single entry doors are encouraged to incorporate side-lights and/or transoms. Where these are not possible due to floor plan arrangement, a vision panel (glazing) should be provided in the entry door.
- Sliding doors are not permitted on front or flankage elevations that face street frontages.
- Window styles and materials should be in keeping with the architectural style and be proportional to the overall elevation.
- A variety of window styles should be used, such as case-ment, single and double hung windows, various muntin bar styles, transom details, stack bond brick surrounds, keystones, sill detailing, etc..
- The use of fake windows or “black glass” windows should be avoided.

EXTERIOR COLOURS + MATERIALS

- A variety of materials is encouraged including brick, stone, high quality fibre cement siding (i.e. hardi-board), and stucco. Other materials will be considered and are subject to approval by the control architect.
- Where cement-board or stucco are used, a masonry base of either brick or stone should be provided.
- Material changes along vertical or diagonal lines are discouraged except to differentiate tower features, bay windows and other additions.
- On interior lots, the material used for the front facade should wrap around the building side a minimum of 1200mm (4'-0”), to a change of wall plane or a rain water leader, on interior side elevations.
- Generally, there should be one or two types of wall cladding on a unit with a third being allowed for architectural features or accents only.
- Masonry detailing in keeping with the style of the building is encouraged including: base corbelling, belt coursing, precast quoining, precast sills and surrounds, lintels and keystones.
- Use of keystones in large opening surrounds, such as over large windows or double car garages, is encouraged.
- The base of a building should have masonry wall cladding to within 250mm to 300mm of finished grade. Where grade conditions apply the brick/stone should be stepped at intervals to within this same range.
- Chimneys located on exterior walls are to be constructed of brick and must have proper detailing such as precast caps.

Exterior Colours

- A variety of colour packages should be offered to avoid monotony within a community.
- Identical colour packages must be separated by three lots.
- Different material colours of the same colour package should be compatible. There should be no harsh / stark contrasts.
- Front doors should remain the focus of the front elevations and enhanced by way of door colour, entry design and porch detailing.
- Garage doors should have a more neutral colour which blends with the main cladding material of the building.



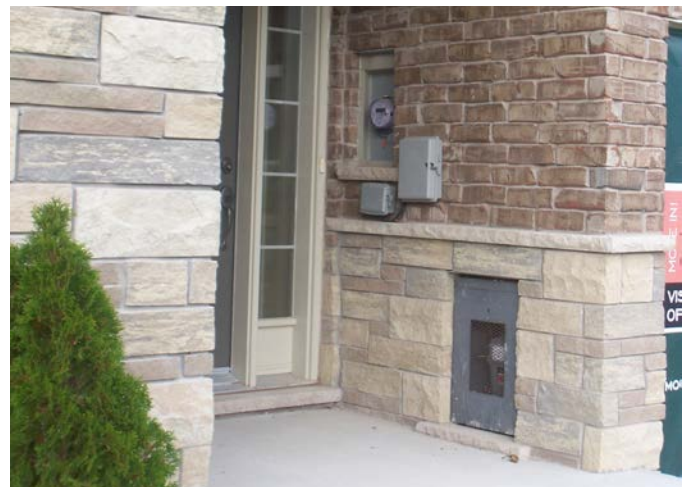
Roof Details

- A variety of roof configurations is required including accent gables, dormers, porches and variation of roof ridges both parallel and perpendicular to the street. Accent materials in gables such as decorative materials is encouraged.
- False dormers are discouraged.
- Front to back roof pitches are encouraged to be a minimum of 6:12. Side slope roof pitches are encouraged to be a minimum of 10:12.
- Roofs and entry features should reflect the nature of the design style.
- Flat roofs and entry canopies are encouraged when contemporary designs are contemplated.
- The soffit should have a consistent minimum overhang of between 225mm (9") and 300mm (12").
- Stacks, gas flues and roof vents should be located on the rear slope of the roof where possible, or least visible slope, and be coordinated with roof colour. Gas flues should be located as close to the roof ridge as possible to minimize the extent of their protrusion (height).



Utility / Service Meters and Units

- Utility meters should be incorporated into the architectural design to limit exposure to public view and kept in scale with the elevation on which it is located (i.e. they should not overwhelm the elevation).
- Consider centralized remote monitoring for utility meters.
- Wherever possible, locate gas/utility meters so as not face any public street.
- Gas / Utility meters that are visible from the public realm, should be screened with appropriate landscaping and architectural elements.



DRAFT

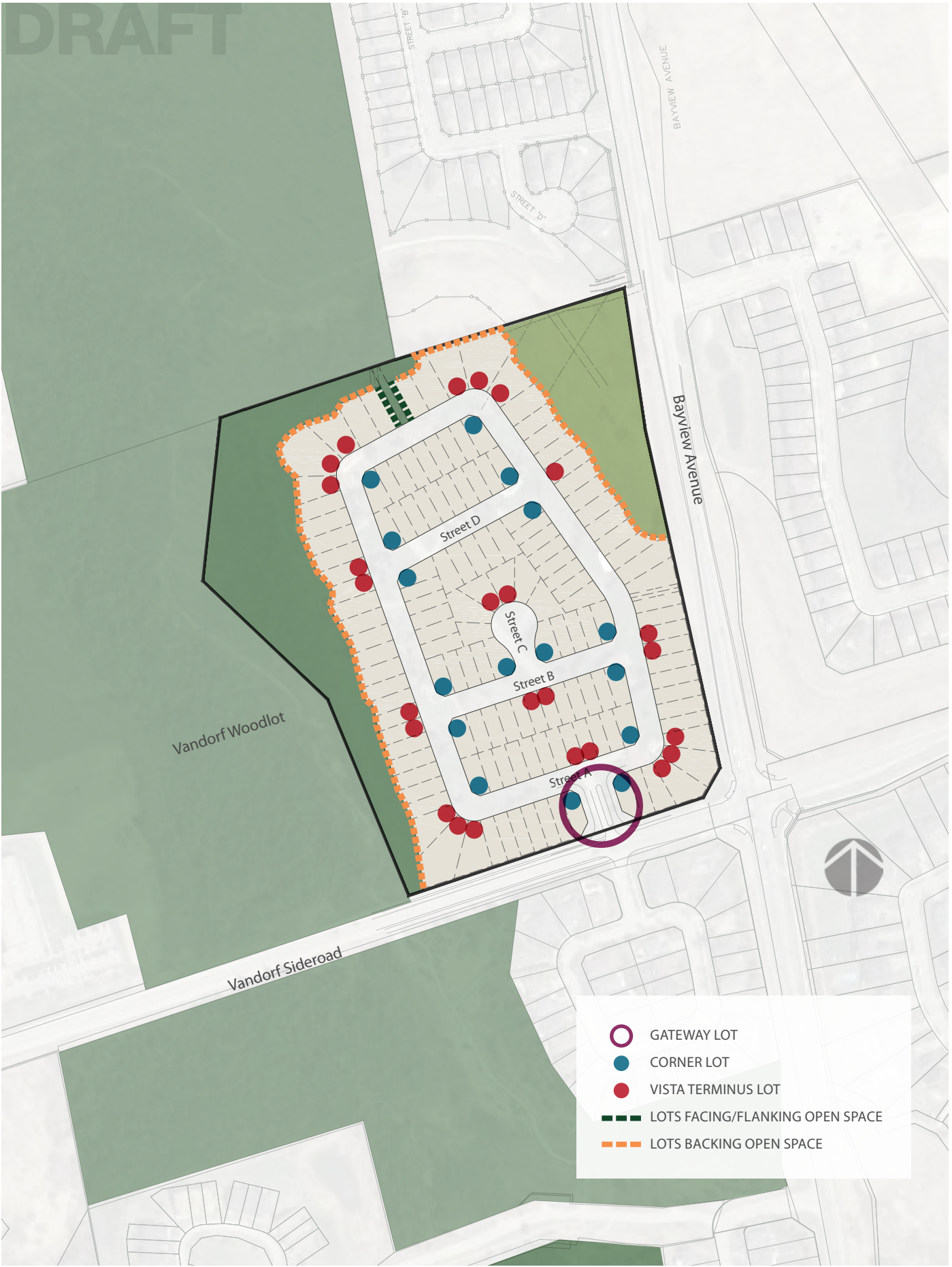


Figure 9: Focal Lot Plan

7 FOCAL LOTS

Focal Lots are located in prominent and/or highly visible locations. Typically, these lots:

- Frame entries to the community / subdivision.
- Back onto public use lands such as parks, open spaces and roads.
- Face onto public use lands such as parks and open spaces.

For all Focal Lots, identified in Figure 9, consider the following:

- Exposed elevations should be highly articulated. A combination of fenestration, changes of plane, bay windows, material changes and dormers may be used to achieve this objective.
- Side and rear elevations visible from the street/open space should have consistent and continuous main massing materials and architectural details as per the front.
- Material changes on exposed elevations should occur at a change of plane.
- Active living spaces should be located along exposed walls.
- Exposed elevations should avoid flat facades.
- Utility meters should be located on the interior side elevation away or screened, from public view.
- Privacy fencing on corner lots should not extend more than 1.2m from the rear wall of the dwelling. If fencing is to be provided beyond this point, it should be less than 1.2m in height, visually permeable and preferably reinforced with planting.



Gateway building

In addition to the aforementioned, the following should apply to specific Focal Lot dwellings:

GATEWAY LOTS

- Architectural design, massing, orientation, siting and materials to address the corner condition.
- Mirror the same, or similar model units on gateway lots to frame the street.
- Entry elements, where appropriate, to produce interest in the facade as well as to help define the entrance to the community/neighbourhood.
- Coordinated landscaping, fencing and entrance feature (where proposed).

CORNER LOTS

- Wrap around corner windows, porches and other architectural treatments.
- Consider a full second storey porch on the exterior side elevation.
- Locate active living spaces at the corner / exterior side elevation.
- Equal design treatment on the exterior side elevation as on the front elevation.



Corner building



OPEN SPACE LOTS

- Dwellings that front, flank or back onto open spaces should be designed to promote 'eyes on the space', and have enhanced designs on all elevations exposed/visible from the public space; this may include:
 - Porches, windows and entry doors
 - Second storey balconies and porches
 - Window openings maximized to provide a sense of overview and safety.
 - Similar height, massing and design for all units along the front or rear elevation visible from the open space.

VIEW TERMINUS LOTS

View terminus lots include lots located at "T" intersections and at the curve of Elbow Streets.

- Locate driveways and garages away from the view terminus.



Building facing park/open space



View Terminus Unit



Lots backing an open space

8 SUSTAINABILITY

The Town's Strategic Plan identifies environmental stewardship and sustainability as one of the goals of the natural environment. This includes promoting and advancing green initiatives, innovative green buildings and infrastructure, as well as expansion of the Town's trails system and the protection and enhancement of the Town's urban tree canopy,

The proposed development, which transforms an existing low-density residential area into a more compact and urban neighbourhood, recognizes the objective to maximize the potential for sustainable development through the following elements:

Development Form

- Design of a finer-grained, connected and permeable grid of streets to promote walking and active transportation.
- Design of pedestrian scaled blocks (maximum 150m to 180m in length) to increase neighbourhood permeability.
- Provision of additional housing within a stable neighbourhood area of the Town.
- Protection and enhancement the natural environment / Greenlands System through the provision of open space and buffers.

Energy Efficiency

Energy-efficient construction practices are highly encouraged and may include insulation upgrades, high performance windows, improved draft-proofing, high-efficiency heating, air conditioning and hot water systems, sealed ducts for improved air distribution and Energy Star appliances.

Water Management

Protecting and conserving water is encouraged in the community and may include:

- Water conservation appliances/fixtures;
- Innovative stormwater management measures should be considered, including for example, super pipes to control runoff and LIDS such as rear yard infiltration trenches, bioswales and catchbasin filtration trenches in the right-of-way boulevard.





ARCHERHILL COURT
URBAN DESIGN BRIEF
AUGUST 11, 2021