

Keswick Secondary Plan – Urban & Architectural Design Guidelines

Table of Contents (annotated)

1.0 Introduction

This section provides a general overview of the policy framework (OP and Zoning) and context of Georgina and describe how the Keswick Secondary Plan and community fits within this context.

It will include a description of the intent and purpose of the Guidelines, with reference as well to the development approvals process.

1.1 Vision

This will be a statement that describes the aspirations of the community with respect to its built environment – its form and function. It will reference the Keswick Secondary Plan Vision and design policies (as well as the overall design strategy coming out of the public consultation process).

1.2 Urban Design Principles

This section will outline (and include precedent imagery to describe) the urban design principles that will guide how the community will be physically arranged, and its component elements shaped, in order to achieve the stated vision; these will be updated to reflect the outcomes of the public consultation process and may include:

- Protect and enhance the surrounding **environmental lands/natural features**, while broadening opportunities for public access, enjoyment, education and stewardship.
- Recognize the scale and form of the existing **built character**.
- Encourage the establishment of **public spaces** to support cultural events, festivals and community life throughout the year.
- Create **animated, safe and comfortable human-scaled streets** that enhance mobility for pedestrians, cyclists and vehicles.
- Ensure that **building forms / typologies** support a range of housing and create opportunities for retail, commercial and community uses.
- Provide a **connected system** of parks, open space, trails and streets that link to the waterfront and throughout the community.

1.3 Urban Structure / Community Character

This section will describe and map the structure of Keswick by way of each of its component elements, their organization, character, function and hierarchy.

- Centres: Glenwoods, Maskinonge and Uptown Keswick
- Corridors: Queensway (Mixed Use), and Woodbine (Commercial Employment)
- Neighbourhoods (Existing and New)
- Streets and Streetscape Hierarchy (refer to Section 2.2 - Guidelines for Roads)

- Parks, Open Space and Greenlands System (refer to Section 2.4 – Guidelines for Parks, Open Space and Greenlands, Section 2.6 – Guidelines for Pedestrian & Cycling Pathway System, and Section 2.7 Guidelines for Stormwater Management Facilities)
- Special Character Areas: Gateways, View Vistas / Corridors, Heritage

2.0 Design Guidelines for the Public Realm

2.1 General Design Principles

2.2 Guidelines for Streetscapes (Roads)

The focus of these guidelines will be on the different zones between the building wall and the top of curb. They will address elements such as the building wall along the street, pedestrian areas, planting and street furnishings, pavements, etc. as they are combined to create the desired character for each of the streetscape typologies.

The streetscape typologies will be defined by considering the combined function, desired form and surrounding land uses along these streets (note: nomenclature to be discussed)

- Community Edge Roads - Woodbine Avenue (Major Arterial)), Old Homestead Rd., Ravenshoe Rd.; these are typically one-sided large scale roads that transition to 'rural' areas.
- Internal 'Main Streets' - The Queensway South (Minor Arterial), Metro Rd. North; these streets have development on both sides (typically denser forms and mixed use development).
- East-West Promenades - Glenwoods Ave., Biscayne Blvd., Riverglen Dr., Pollock Rd., Church Street;
- Collector Roads – in new communities
- Local Roads
- Lanes
- Green Streets – single-loaded streets adjacent to natural features and possibly a 'waterfront' street
- Traffic Circles

2.3 Guidelines to Support Transit

2.4 Guidelines for Parks, Open Space & Greenlands

- Natural Heritage Features
- Waterfront Parks
- Community Parks
- Neighbourhood Parks
- Parkettes & Village Greens

2.5 Guidelines for Gateways

2.6 Guidelines for Pedestrian & Cycling Pathway System

2.7 Guidelines for Stormwater Management Facilities

3.0 Design Guidelines for the Private Realm

3.1 General Guidelines for All Development

- 3.1.1 Development Blocks and Lots
- 3.1.2 Site Planning (Arrangement of the Block/Lot with respect to Access/Circulation, Building Location, Transition / Interface)
- 3.1.3 Built Form Design

3.2 Guidelines for Residential Buildings

- 3.2.1 Residential Typologies / Forms: Single Detached Dwellings, Semi-Detached Dwellings, (Bungalow Dwellings), Townhouse Dwellings and Apartment Buildings:
- 3.2.2 Siting and Fencing (for all of the above listed typologies)
- 3.2.3 Priority Lots
- 3.2.4 Architectural Features and Details
 - Front Entries
 - Porches and Entry Features
 - Windows and Doors
 - Roofs
 - Exterior Materials and Wall Cladding
 - Exterior Colours
- 3.2.5 Garages
 - Front Accessed Garages
 - Rear (Lane) Accessed Garages
 - Driveway Treatments
 - Grading Conditions

3.3 Guidelines for Public / Institutional Buildings

- 3.3.1 Landmark (Prominent) Locations and Street Presence
- 3.3.2 Design Excellence / Quality architecture

3.4 Guidelines for Commercial / Mixed Use Buildings

- 3.4.1 Animating the Public Realm (Design at the Street Level)
- 3.4.2 Site Landscaping

3.5 Green Building Guidelines

4.0 Design Guidelines for Special Character Areas

- 4.1 Special Character Area 1
- 4.2 Special Character Area 2
- 4.3 Special Character Area 3