







Amherstview West

Urban Design Guidelines

Final Report
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Acknowledgements

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Land Acknowledgement
Loyalist Township is located on the ancestral lands of the Haudenosaunee, Mississauga, and Omámíwinini Peoples. These lands are recognized in the Two Row Wampum, Dish with One Spoon Treaty, Treaty 27, and the Crawford Purchase.

The shores of Loyalist, the place of white rocks, were a traditional place of gathering, commerce, and peaceful negotiations. We are grateful for the opportunity to meet here, and we thank all the generations of people who have cared for, and continue to take care of, the land since time immemorial.

We recognize the past and present systemic harms committed against Indigenous Peoples in Loyalist and throughout Canada. These atrocities have resulted in continual intergenerational trauma and are enabled by racist attitudes and imperialist and colonial ideologies. They include the dispossession of Indigenous Peoples from their ancestral lands, and acts of cultural genocide by the Crown, the government, and the churches.

The Township is committed to moving forward together in the spirit of the Two-Row Wampum and Dish with One Spoon Treaty. This spirit is one of partnership and of serving each other. We will do this by respectfully acknowledging the enduring and continued presence of Indigenous Peoples. As part of this partnership, we will listen to their knowledge, wisdom, and counsel and learn about their history, language, customs, and traditions.

Nya:wen, Miigwetch, Marcí, Thank You

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1. Introduction

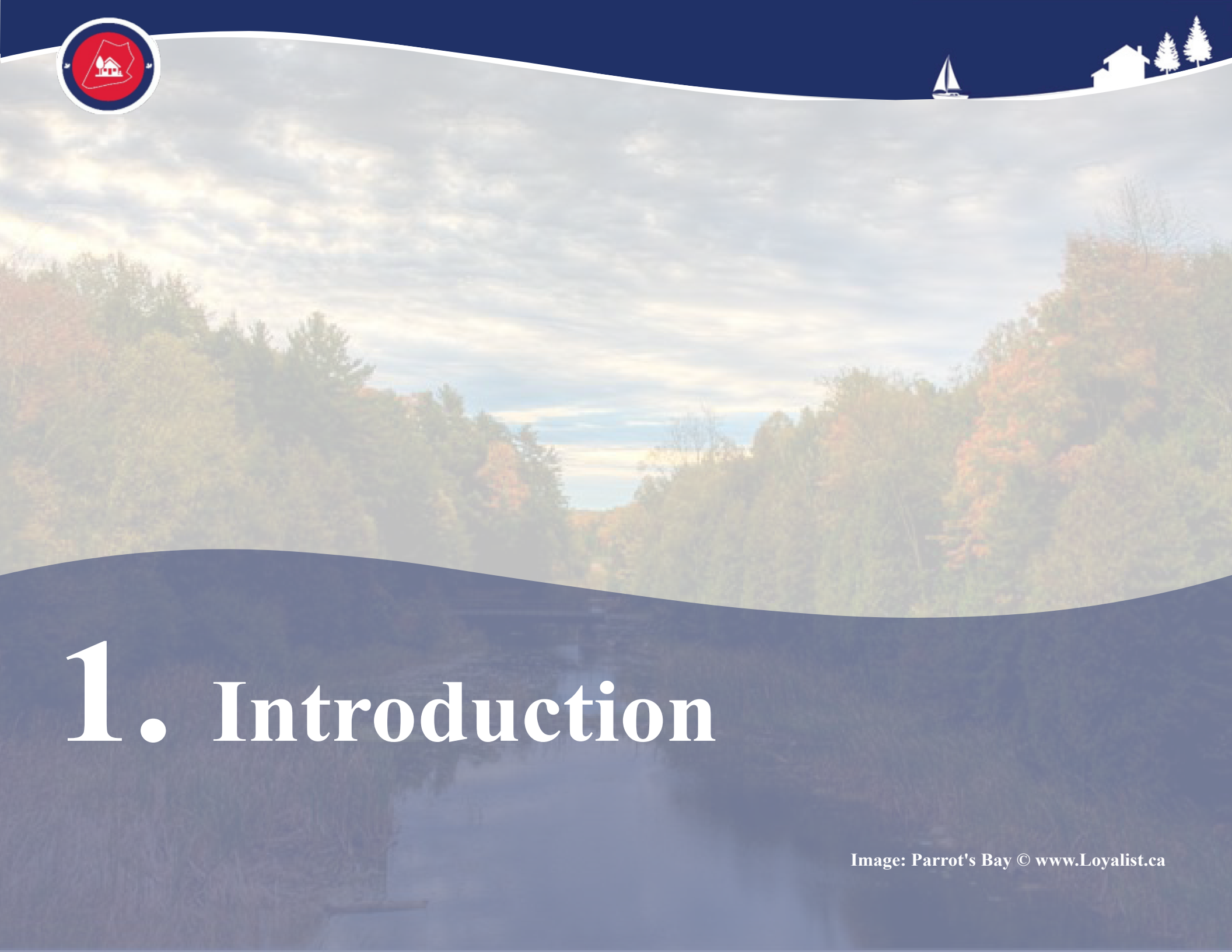


Image: Parrot's Bay © www.Loyalist.ca

1. Introduction

1.1 Project Overview

The Township is undertaking a Secondary Plan for Amherstview West to provide a policy and implementation framework to guide the extension of the existing community of Amherstview to accommodate growth and development for the next 25 years.

The Secondary Plan will consider future needs and priorities for the new community, including protection of the natural environment, housing types, urban design, community amenities, and transportation, including active transportation. It is anticipated that approximately 1,092 residential units will be needed in Amherstview West by 2046.

The Amherstview West Secondary Plan area, as shown in **Figure 1.1 - Amherstview West Secondary Plan Area** is approximately 144 hectares (346 acres) in land area and is located west of the existing built-up area of the community of Amherstview.

WSP was retained by Loyalist Township to prepare these Urban Design Guidelines (UDG) in support of the Amherstview West Secondary Plan. The UDG are intended to be a tool to ensure that the vision of the Secondary Plan is implemented.

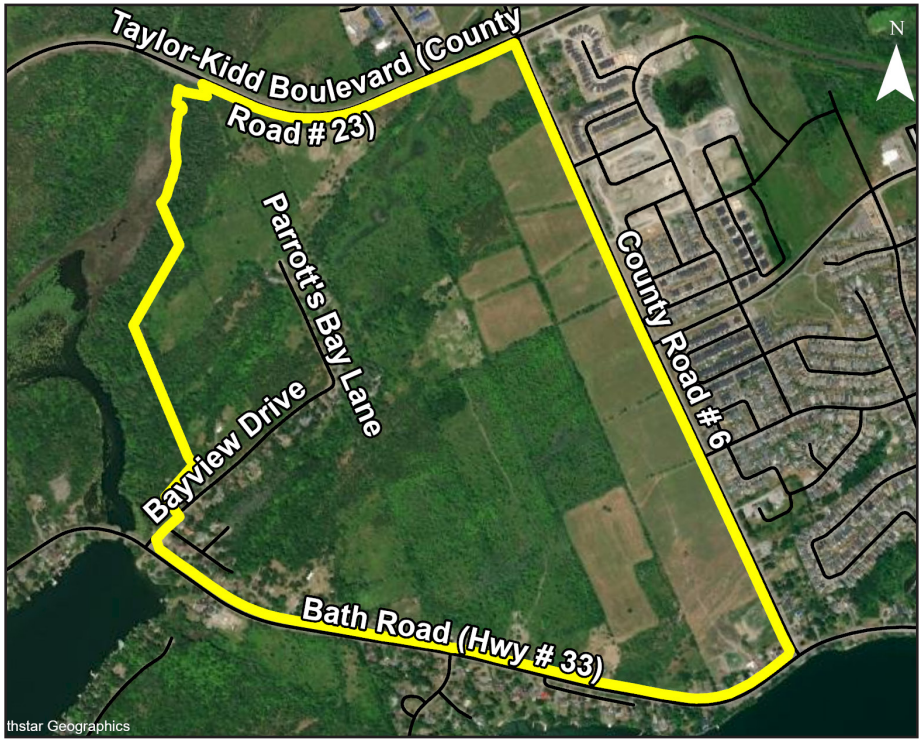


Figure 1.1 - Amherstview West Secondary Plan Area

1.2 Purpose and Implementation of the Urban Design Guidelines

The Amherstview West Secondary Plan will be implemented through an Official Plan Amendment and Zoning By-law Amendment. The Official Plan and Zoning By-law Amendments will adopt the policies of the Secondary Plan under the Township's Official Plan.

Future development applications for the Secondary Plan area will be required to demonstrate conformity with the Secondary Plan. The Zoning By-law Amendment will establish Zones within the Secondary Plan area, as well as specific standards for development, such as minimum lot area, required setbacks, and maximum building heights, among other requirements.

These Urban Design Guidelines (UDG) have been prepared for Amherstview West as a separate document from the Secondary Plan and are intended to be a tool through which the vision of the Secondary Plan is implemented.

Structure of the Guidelines

This UDG document is structured to include an overview of the Secondary Plan area, overarching vision, development principles, and guidelines for Amherstview West. The included imagery and illustrations are to be regarded as means of communicating the intent of the UDG.

These UDG are structured in the following sections:

Section 1: **Introduction**
Section 2: **Vision**
Section 3: **Urban Design Guidelines**

The Intent of these Urban Design Guidelines are to:

- Reflect the vision and land use objectives of the Amherstview West Secondary Plan;
- Enhance and complement the Amherstview community through the orderly development of a safe and healthy community;
- Set expectations for a high-quality development based on well designed built form that contributes to a sense of place with buildings and public spaces that are of high quality, safe, accessible, attractive, and vibrant;
- Contribute to the sense of community through pedestrian, cyclist, and transit connectivity for all ages and abilities;
- Protect and enhance ecological systems, including natural features and functions of the neighbouring Parrott's Bay Conservation Area;
- Convey current best practices in sustainable development; and
- Implement the high level policy direction from the Loyalist Township's Official Plan and subsequent Council approved policy documents, including Design Guidelines, and the Council approved Zoning By-law provisions.

2. Vision



Image: Concert in Bath © www.Loyalist.ca

2. Vision

2.1 Vision Statement

Amherstview West celebrates its distinctive and scenic location along Lake Ontario and proximity to Parrott's Bay Conservation Area.

As an extension of the greater Amherstview community, Amherstview West will grow and develop as a distinct, family-oriented, and climate change resilient area with a quaint "small town" feel, providing a balance and excellent quality of life for residents and a peaceful and natural environment to live, grow, and visit.







Amherstview West will offer a variety of family oriented housing types. A compact footprint will support a close knit-community, healthy and active lifestyles, and social interaction. All aspects of the community shall be designed to promote public health and safety, accessibility, and be age-friendly.

Sustainability will be at the forefront. Plentiful open spaces will complement the existing nature heritage of Lake Ontario and Parrott's Bay Conservation Area, reinforcing a sense of connection to nature. Well-treed open spaces, landscape corridors, and streetscapes shall embrace nature-based solutions, showcasing best practices in on-site stormwater management and climate resiliency. Expansive tree canopy-cover and rich landscape treatments will provide shade and scenic beauty.

Welcoming streetscapes and trails will expand the established street pattern of Amherstview, thereby supporting community integration, intuitive wayfinding, and connectivity. Attractive, walkable streets, multi-use pathways, and a range of open spaces, community amenities, and neighbourhood businesses will serve to draw people through the community, promote walking and cycling, and encourage social interaction. A series of accessible community open spaces throughout Amherstview West will offer residents, employees, and visitors places to gather, connect, and engage.

2.2 Overall Development Principles

The principles established in these Urban Design Guidelines (UDG) are intended to support the policy direction set out in the Secondary Plan for Amherstview West, having been informed through visioning and engagement with the local community.

Amherstview West is intended to have a family-friendly, mixed-use, well treed, small-town community character. The development is to be human-scaled and oriented around a welcoming pedestrian experience, plentiful green spaces, and public realm designed to promote social inclusion and healthy lifestyles.

Contextual architecture and celebration of features unique to Amherstview West, such as connections to the adjacent Parrott's Bay Conservation Area and Lake Ontario, will contribute to a distinct community identity that is complimentary to Amherstview.



Figure 2.1 - Design for a Complete, Active, Healthy Community
Hopewell Residential Community

Where possible, development should support reduced use of private vehicles in favour of walking, cycling, and public transport, car share or similar schemes.

The following overall development principles have been adopted to help guide the development of Amherstview West, and are reinforced throughout these UDG.

Complete Community

Amherstview West is intended to be a complete, healthy community that is welcoming, diverse, and which meets the basic needs of all residents, employees, and visitors, of all ages and abilities, regardless of income or culture.

- Provide housing choices to attract a diverse community of cultural backgrounds, incomes, household sizes, and all ages. Enable older adults to stay in the community (aging in place) by providing appropriate housing options, convenient local amenities, services, and mobility options.
- Create a high quality public realm encouraging healthy, active lifestyles that is safe, accessible, and easy to get to and move around.
- Protect, enhance, and celebrate the existing rich natural heritage, enabling the community to benefit from being in natural environments.

- Design buildings and open spaces to contribute to a rich and varied built fabric characterized by variety and choice.
- Provide a wide range of public and private spaces that can be adapted to suit changing needs of the community easily over time.
- Provide an appropriate range of employment opportunities to support both working and living within Amherstview West.
- Strive for the community to be fully serviced with local amenities accessible on foot, by bike, or public transit (e.g., grocery stores offering healthy food options) and conveniently grouped together.

Climate Change and Sustainability

Amherstview West is intended to demonstrate best practice in sustainable design for long-term environmental, social, and economic resiliency.

- **Low Impact Development and Water Conservation** – treat rainwater as a resource and use landscape as infrastructure through integrated stormwater management features, reducing demand on traditional 'grey infrastructure'.
- **Energy Efficiency** – provide low-energy-consuming housing construction options. Consider whole life-cycle impacts, from site planning and material selection, maintenance and ease of repair/ replacement, and renewable energy technologies, to designing flexible, adaptable buildings for longevity.
- **Microclimate and Passive Climatic Conditioning** – plan and design, including location, orientation, and massing of buildings considering sunlight, shade, and wind conditions year-round to reduce cooling, heating, and lighting demand. Utilize landscape to improve pedestrian comfort including street tree plantings in interconnected landscapes.
- **Reduce Heat Island Effect** – implement green and cool roof technologies, minimize hard paved areas, and use high albedo (light-coloured) paved surfaces. Consider the impact of buildings and materials on comfort (e.g., avoiding glare), and utilize landscape, such as large growing shade trees, for passive cooling.
- **High Performance Spaces** – plan and design for spaces that support integrated social, built, and natural systems (infrastructure, features, etc.), serving multiple functions.
- **Future-Ready Development** – enable flexible, adaptable development considering how emerging technologies and trends, such as SMART wayfinding and the potential impact of autonomous vehicles, will influence behaviour patterns and how the shape of communities will need to evolve.

Connected

Create a connected, mobility friendly built form that is integrated into the surrounding residential neighbourhoods within Amherstview West and the existing community.

- Integrate new development in Amherstview West with convenient pedestrian and cycling connections tying into existing routes. Layout local streets as a continuity of the wider street pattern.
- Create a year-round community that is easy and safe to move around with a compact built form, and frequent trails and connections.
- Provide safe and comfortable routes to community amenities, local businesses, employment areas, and natural areas.

- Design the public realm to promote year-round use.
- Create connected green corridors and increase tree cover to provide access to nature, and support biodiversity and wildlife habitat.
- Provide a hierarchy of parks and open spaces to serve a variety of uses, including larger destination spaces (neighbourhood scale parks) as well as play spaces, and gathering spaces.

Welcoming

Create an animated, human scale public realm that is accessible for all ages and abilities within the community increasing the opportunities for social interaction for a richer community life.

- Establish a compact, cohesive built form suitable to the small town and main street character.
- Maximize opportunities for green spaces and enhanced planting, integrating landscape features in stormwater, passive climatic conditioning, and beautification measures.
- Design safe, comfortable spaces that are intuitive to navigate around. Incorporate Crime Prevention through Environment Design (CPTED) principles in the design of all publicly accessible spaces.
- Allow for flexibility to enable changes in use over time responding to community needs and economic viability.
- Incorporate opportunities for public art and community expression with an emphasis on engaging with people and place of the area.
- Define a built form, with appropriate transitions to integrate into the surrounding established areas.



Figure 2.2 - Landscaped Pathway Connections
Oshawa, ON

Design Excellence

Set a standard for Design Excellence in every aspect of the development, from outdoor to indoor environments, and considering the individual and cumulative quality of buildings and spaces.

- **Quality Built Form** – emphasis on creating a close-knit, small town sense of place, human scale architecture, a welcoming and comfortable public realm, and beautiful spaces.
- **Quality Architecture** – consider buildings and architectural expression as features of the public realm. They are character defining elements that are unique, but must be planned and designed to work together as part of an overall development.
- **Quality Landscape Design** – create healthy, well treed, all season outdoor environments, with ample green space while preserving and integrated existing natural heritage features. Landscape treatments should consider native plant design and edible ecosystem landscapes.

3. Urban Design Guidelines



Image: Child on Slide from Parks & Recreation Master Plan © www.Loyalist.ca

3. Urban Design Guidelines

3.1 Complete Communities

Amherstview West shall be a livable community that supports healthy environments. Development will preserve the distinct small town character and way of life associated with Loyalist Township.

Livability

Livability addresses the cumulation of factors that add up to a community's quality of life—including the built and natural environments, economic prosperity, social stability and equity, educational opportunity, and cultural, recreation, and entertainment possibilities. The intent is to create a highly livable, diverse, age-friendly development that attracts residents of all ages, supports families, and encourages investment and local businesses. This includes promoting walking and active, socially engaged lifestyles.

3.1.1 Affordability

Provide a full range of housing in terms of tenure, affordability, and accessibility, to increase choice for low and moderate income households. Housing choice should include housing for families (three or more bedrooms), as well as affordable housing opportunities in line with the National Housing Strategy to encourage neighbourhood diversity.

3.1.2 Walkability

Walkability is a measure of how friendly an area is to walking (including for users of mobility aids, strollers, etc.) as part of daily life. A walkable community offers a diverse range of amenities and services within walking distance of most residents (typically 800 metres / 10 minutes walking time). Walkability has health, environmental, and economic benefits.

Important to achieving a walkable community are safe and continuous pedestrian connections (e.g., footpaths, sidewalks, trails) providing access to local amenities, and to trails and footpaths in the wider area. See **"Connections (Footpaths, Trails, Cycleways)" on page 23**.



Figure 3.1 - Complete Community Design
Lancaster, California

At the core of the vision for a walkable Amherstview West is a vibrant Main Street. Co-locating amenities (e.g., local businesses such as shops, cafés, and grocery stores, etc.) along the Main Street increases footfall (the number of people walking along the Main Street), which promotes longer visits with visitors patronizing multiple local businesses during each visit, alongside supporting passive healthy activity and social interaction. See also **"Main Street Design" on page 27**.

Similarly, community amenities such as schools, parks, and recreational centres should be located to be within walking distance of the majority of users along safe streets and paths to promote walking and cycling for the whole family.



Figure 3.2 - Social Activity
Healthful outdoor activities that promote social interaction

Social Inclusion and Wellness

The intent is to create the conditions to support healthy, active lifestyles, and social inclusion for all who live, work, and visit Amherstview West.

3.1.3 Universal Design

Universal design seeks to provide equitable opportunity to access, engage with, and experience places and their features so that the community is welcoming to all. Equity means providing appropriate accommodation to support all users in consideration to diverse needs (e.g., users of all ages, abilities, genders, and cultural backgrounds, etc.). Different users may have different needs or preferences, and therefore it is recommended that engagement with accessibility groups is undertaking in the design of all publicly accessible spaces.

The design of all public spaces (e.g., parks and streetscapes), footpaths, and main entrances to public buildings are to meet or exceed guidelines for accessible design current at the time of development.

3.1.4 Physical Activity and Mobility

The environments we spend our time in, both indoor and outside, play an important role in promoting healthy living. The intent is to foster year-round physical activity and healthy recreation with a range of safe places that provide various options for people of all ages and abilities to spend time outside. This includes play spaces for children, youths, and older adults, as well as other forms of outdoor physical activity, such as opportunities to engage in gardening (e.g., community gardens and/or private allotments).

3.1.5 Social Inclusion

Loneliness is an increasing social trend which can be influenced by the environments in which we live. Amherstview West is envisioned as a socially cohesive community. To support this vision, the design of all public and semi-public places and buildings should seek to incorporate spaces that provide opportunity for informal social interaction. These spaces should be welcoming and accessible to all, and designed with consideration to how they benefit people from different groups, including residents, employees, and visitors from the surrounding communities.

3.1.6 Age-Friendly Design

While underpinned by older-age considerations, age-friendly design principles have intergenerational benefits and support an inclusive community. They are to inform the design of buildings, public spaces, and the Amherstview West neighbourhood as a whole.



Figure 3.3 - Places to Gather
East Brunswick Picnic in the Park | Community Chess Boards, London

Age-friendly neighbourhoods are comfortable, walkable, safe, well-maintained, intuitive (easy to find your way around), and offer a range of collocated complimentary amenities and facilities (e.g., along the main street) that serve as hubs for age-friendly uses and intergenerational activities. Importantly, age-friendly neighbourhoods impart a sense of whimsy (e.g., through public art) with opportunities for play and fun. These principles are embedded throughout the Amherstview West Urban Design Guidelines.

A key to well-maintained public spaces is designing them with an understanding of what will be involved in their operation and maintenance, as well as common issues or hazards (e.g., avoiding cluttered or obstructed sidewalks that are associated with high injury rates).

Public Health and Safety

Public security and sense of personal safety are key factors in creating a welcoming, comfortable public realm.

3.1.7 User Safety and Comfort

The emphasis is on passive means of security and supporting a socially cohesive community (e.g., the presence and behaviour of other people being one of the most effective means of increasing sense of security and discouraging anti-social behaviour). These measures are embodied in the principals of Crime Prevention Through Environmental Design or CPTED (pronounced sep-ted).

CPTED is based on the theory that:

> "the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime, and an improvement in the quality of life".[1]

The design of all public and semi-public spaces should apply a CPTED lens. CPTED principles combine physical design measures, as well as placemaking and understanding of the relationship between environment, community culture, and behaviour. Physical measures include natural surveillance (clear lines of sight throughout public spaces), natural access control (e.g., using dense or thorning planting to form natural barriers), and territorial reinforcement (design that encourages a sense of 'ownership' and thereby responsibility). Community culture based measures involve taking a holistic view of how the strength of the social interactions, how people use and experience a space and participate in activities together, create safe environments.



Figure 3.4 - Natural Surveillance in Public Open Spaces
Natural surveillance and well-lit paths and parks

CPTED principles extend to the interface with private spaces. For instance, for single detached dwellings front porches or stoops create a transitional area between the street and the home. Front doors should be visible from the street, and there should be opportunity for overlook from habitable rooms within homes over public spaces.

3.1.8 Environmental Quality (Air, Noise, Water)

Contributing to healthy communities and protecting public health is both careful site planning (e.g., locating outdoor public spaces away from significant noise or air pollution sources), as well as incorporating measures to improve or mitigate environmental quality (e.g., planting trees to help improve air quality, and the use of planting to provide noise buffers and/or windbreaks, etc.). See also **"Sustainable Design" on page 12**.

Mobility

3.1.9 Pedestrian and Cyclist Friendly

Streets are to be designed for the comfort, safety, and ease of movement of pedestrians (encompassing all users, including those using mobility aids, pushing strollers, etc.), and where appropriate, cyclists. This is to include a network of connected, easily accessed pathways, bikeways, and multi-use trails that connect to the wider area for recreation and commuting. See also **"Open Spaces and Connections" on page 22.**

[1] CPTED Canada, https://cptedcanada.com

3.1.10 Wayfinding and Legibility

A key component of ease of movement is user's ease and comfort in finding their way around. Site planning and built form should promote intuitive wayfinding, and the environment should feel welcoming and accessible to all. A key component of intuitive wayfinding is familiarity and predictability (e.g., front doors and entrances should be prominent and located where users would expect to find them).

3.1.11 Landmarks

Landmarks are another beneficial wayfinding tool to help users orient themselves and wayfind through the community, as well as serve as informal meeting places. Landmarks may include distinctive buildings, prominent building features, public art, and landscape features.



Figure 3.5 - Access to Winter Sun
Saskatoon, Canada ©Tourism Saskatoon

All Season Design

Making the most of outdoor environments year-round is an important objective for Amherstview West. The outdoor environment shall be designed to be comfortable in all seasons by capturing the sun's warmth, providing protection from the wind, and making the site more accessible, safe, and enjoyable in all seasons (micro-climate and passive, nature based solutions to improve user comfort).

3.1.12 Optimize Winter Access to Sunshine

In the winter, access and exposure to sunlight can be significantly reduced. The design of the public realm, including streetscapes and parks, can help support healthy winter exposure to sunshine by maximizing sky views, at the same time bringing light and warmth into these spaces.

3.1.13 Summer Cooling and Shade

In the summer, shade for relief from intense sunshine and heat are important for user comfort in outdoor spaces. Passive climatic conditioning measures should be incorporated into the design of public and semi-public spaces, such as the use of large growing deciduous shade trees shade to open spaces and buildings (in particular exposed southern façades).

3.1.14 Mitigate Winter Winds

Icy winter winds can significantly reduce user comfort and deter outdoor activity during colder months. It will be important to consider weather patterns and seasonal conditions when planning and designing streets, buildings, and open spaces. For instance, at the neighbourhood level, plan streets, buildings (consider orientation, form, and massing),

paths, tree planting, and landscape features, etc., to alignments that impede prevailing winds. At the finer grain, incorporate design strategies to provide shelter from prevailing winds and limit drifting snow, such as the use of fixed shelters, or natural windbreaks (e.g., coniferous trees on north, east and west façades).

3.1.15 Design for Snow and Ice

The design buildings should take into consideration the impact of snow and ice, such as designing roofs to prevent falling ice and snow, or accumulation of icicles at doorways and walkways.

Public and private outdoor spaces should also give consideration to winter maintenance, such as allowing sufficient space for mechanical snow clearance, and incorporating areas for snow storage.



Figure 3.6 - Vibrant Public Realm
Napanee © Michelle Dorey Forestell I Planting for All Season Interest

3.1.16 Enliven the Public Realm

To help encourage all-season outdoor activity colour should be used to enliven the winterscape and offset visual monotony. This includes use of vibrant and warm tones into colourful building façades and outdoor spaces, such as yellows and red to call attention to key site features.

Generally, natural materials such as stone for paving stays warmer and creates a more comfortable environment for users year round.

Outdoor lighting is another method for providing visual interest year round. This is best achieved through lighting that is pedestrian scaled, warm in colour, and glare-free, being mindful of intensity, spread, contrast, and colour.

Further, select planting and compose planting beds so that they provide for all season interest. This can be achieved by combining species with a variety of different forms, bark texture and colour, berries, and species that hold their leaves or dry-back rather than die-back (e.g., structural grasses and plants with seed-heads that remain through the winter).

Sustainable Design

In all aspects of design, preference should be given to best practice solutions, even where these may be beyond regulatory requirements.

3.1.17 Sustainable Site Design

Sustainable site design involves applying a holistic lens to how the built form, street pattern, open spaces, and finer grain design of site features work together to reduce impacts associated with Climate

Change, including energy demand and water conservation, as well as the use of natural systems and features to improve user comfort.

This includes consideration to the location, spacing, and orientation of buildings and open spaces in consideration of prevailing winds and sun orientation. For instance, careful planning can help to maximize daylighting (sunlight) of habitable rooms, reducing the need for artificial lighting, as well as support for natural ventilation providing passive heating and cooling.

The design of all buildings and public spaces should incorporate 'passive climatic conditioning' measures to improve user comfort by providing shade, protection from prevailing winds, and protection from sources of loud noises, air pollution (e.g., from major roads), etc. See also **"Environmental Quality (Air, Noise, Water)" on page 10** and **"All Season Design" on page 11.**



Figure 3.7 - Passive Climatic Conditioning of Streets
Oak Park Community, Oakville

All aspects of design should be assessed for how well they contribute or detract from the creation of safe, comfortable environments. For example, the impact of air conditioning vents on the quality or temperature of air entering intakes, and the potential for glare caused by façade materials should be assessed.

3.1.18 Sustainable Materials

Preference is to be given to renewable and/or sustainably sourced materials with a low embodied energy, and of local provenance wherever possible. This includes materials that have low maintenance requirements, are durable (suitable for summer and winter conditions - e.g., application of salt in winter, slip resistant, and freeze-thaw cycle, etc.), and wear well with age. Consideration should also be given to the potential for reuse and/or recycling in the future.

3.1.19 Reduce Heat Island Effect

The heat island effect is a phenomenon where developed areas experience higher air temperatures than surrounding rural areas and the countryside. Heat islands are associated with reduced public health, environmental impacts, and decreased quality of life. Generally, areas with a greater percentage of natural landscapes, more trees, and fewer hard paved surfaces (including roads and building roofs) are cooler and healthier for people and wildlife.

Amherstview West is envisioned with plentiful greenspace, and rich and diverse tree coverage. Development should seek to minimize hard paved areas where not required, use high albedo (light-coloured) paved surfaces, use large growing shade trees for passive cooling, and where possible, implement green and cool roof technologies.

3.1.20 Nature-Based Solutions and Biodiversity

Nature-based solutions involve the use of natural features and systems to manage social and environmental challenges (including climate change, water quality, biodiversity loss, human health, etc.). There shall be a preference for nature-based solutions (green and blue infrastructure).

For Amherstview West, this can include the use of landscape features to help manage stormwater (see also **"Low Impact Development (LID)"**) and employing ecological management methods to protect and enhance biodiversity.

3.1.21 Water Conservation and Low Impact Development

Water balance and water quality are another key consideration in achieving sustainable communities. The expectation is that Amherstview West will be developed to sustainably manage stormwater on site at the lot-level (source), and that developers will seek opportunities for integration of systems between development blocks, including conveyance and end-of-pipe stormwater management controls.

This includes measures to reduce potable (drinkable) water used for other purposes, such as through measures to harvest and reuse of water on-site to flush toilets and water gardens. This also includes use of native and drought tolerant plants and trees to reduce irrigation demand. Alongside reducing potable water use, water conservation approaches should support natural infiltration and groundwater recharge, such as minimizing impervious (hard paved) surfaces.

Opportunities should be investigated to manage stormwater runoff from streets, driveways, roofs, and exterior spaces using low-impact development (LID), such as bioswales, infiltration basins, and attenuation ponds, appropriate to the site and climatic conditions. (See also **"Low Impact Development (LID)"**).



Figure 3.8 - Bioswales and Bioretention Planters
Bioswale, @Parks and Recreation Magazine | Bioretention Planter, Credit Valley Conservation

Low Impact Development (LID)

Low impact development (LID) is a stormwater management strategy that seeks to reduce runoff and stormwater pollution by managing runoff as close to its source as possible

LID systems are to be treated as landscape features to be integrated and showcased in the public realm. There are various LID measures which have been developed to suit different site conditions and functions. Potential LID solutions to be considered for Amherstview West include:

Attenuation ponds - a form of LID which typically include both a permanently wet area for wildlife or treatment of surface runoff, and an area that is usually dry with capacity to cater for flood attenuation.

Bioswales - use planted channels (linear soft sided ditches) engineered to convey stormwater runoff while removing debris and pollution. Bioswales may be contained within a property, or be linked (such as along a roadside verge) to a wider network.

Bioretention Planters - similar to bioswales, bioretention planters are a form of LID that are used to capture, treat, discharge and/or convey stormwater runoff in constrained (narrow) areas. Due to the limited space, they use hard-sided structures (landscape curbs or walls) to allow for narrow channels.

Rain gardens - are landscape areas designed to temporarily hold and soak away rainwater runoff from the LID systems (e.g., though the use of water tolerant planting).

3.1.22 Sustainable Buildings

The expectation is that all buildings will be designed in consideration of lifecycle environmental impacts and best practices in sustainable design. Opportunities for energy efficiency are to be considered at each stage of the development process, including planning, design (e.g., material selection), and construction, as well as operational requirements and decommissioning.

3.1.23 Energy Efficiency

In the first instance, all aspects of design should seek to reduce energy requirements, in manufacturing, installation, operation, and decommissioning. All buildings should strive for best practice in green building design, construction, and operation.

3.1.24 Renewable Technologies

Where possible, it is encouraged for energy demand to be met through the utilization of renewable energy technologies either on site or through community energy schemes to the highest extent possible. Consideration should be given for renewable energy technologies such as photovoltaic cells or wind power systems for all types of buildings.



Figure 3.9 - Green Roofs and Solar Energy
Residential Solar Panels Prince Edward County @West Prince Solar | Green Roofs, @ZincoCanada

3.1.25 Performance Monitoring

Opportunities to showcase performance should be explored in conjunction with an educational component to raise awareness and support others in implementing sustainable techniques and technologies.

Character and Identity

Furniture and materials both within the public and private realms, should be selected to contribute to the overall character of the community.

3.1.26 Hard Surface (Paving) Materials

A complementary suit of materials should be established for the whole of the community, with allowance for individualism and feature areas to use different materials, textures or colours to create a diverse and exciting character. Generally, materials appropriate to the character of Amherstview West may include:

- Natural stone and/or concrete pavers, curbs, and edging for public gathering spaces, mid-block connections, and other pathways.
- Forest Stewardship Council (FSC) certified timber, high quality composite timber, and reconstitute stone for seating and components users touch for seasonal warmth/coolness.
- Robust metals, preferably with integrated colour such as stainless steel, corten (weathered) steel or anodized aluminum, as well as polyester coated steel tested to be highly resilient to nicks, damage and vandalism.

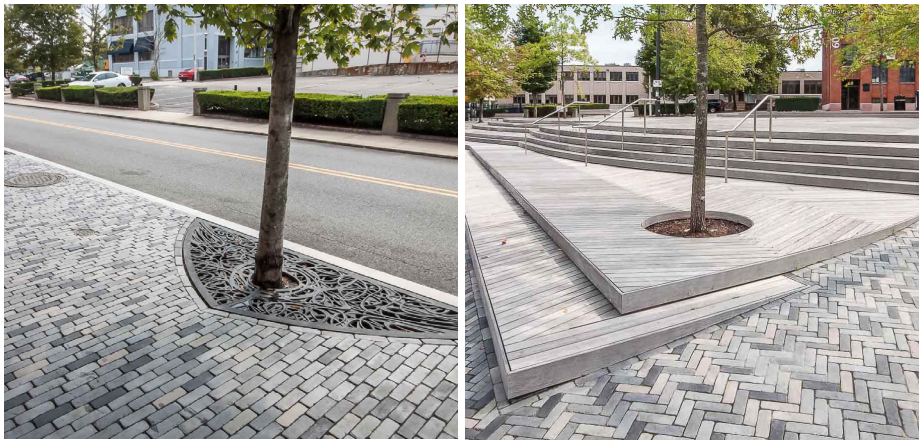


Figure 3.10 - Coordinated Site Materials
Brown University, Ship Street Square, Providence, RI



Figure 3.11 - Site Furniture Examples
VICTOR STANLEY™

3.1.27 Site Furniture

A cohesive suite of site furniture is to be used to reinforce the character of the area, being of a consistent, recognizable family. Site furniture should be aesthetically pleasing, meet current Accessible Design standard, and durable for high levels of use. Site furniture may include elements such as benches, seatwalls, seating and tables, picnic tables, bicycle racks, newspaper boxes, waste and recycling receptacles, bollards, and access control which are provided to improve user experience and facilitate increased levels of activity in public and semi-public spaces.

3.1.28 Pedestrian Signage

Wayfinding signs should comprise part of a holistic signage strategy, and be of a similar family to the other street furniture (see also **"Site Furniture"**). Signage should be intuitive, and easy to read and understand, incorporating universally understood symbols / icons and tactile (braille) features.

Directional signage should be provided at key decision-making points, and include information relating to access to sites in the surrounding area. Interpretive signage should be provided at key locations to provide educational information.

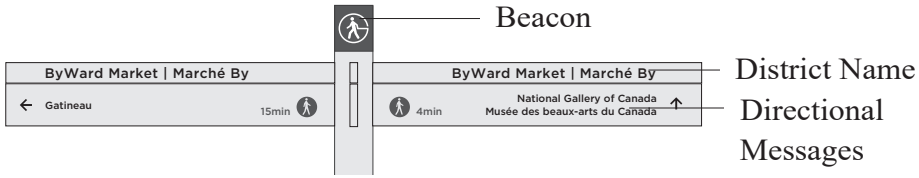


Figure 3.13 - Wayfinding Signage
Best practice for wayfinding finger posts from 'A Unified Pedestrian Wayfinding System For Ottawa-Gatineau', 2019

3.1.29 Vehicular Signage

The intent of the external vehicular wayfinding signage is to present a clear and consistent information path to motorists, pedestrians, and cyclists enabling them to easily find buildings, entrances and associated parking lots. Vehicular wayfinding signs should be of a similar family to the other street furniture and pedestrian signage.

3.1.30 Building Signage

Building signage should complement the building architecture, and be legible from the public realm.



Figure 3.12 - Sample Interpretive Signage

3.1.31 Lighting

Lighting shall be used to enhance safety, wayfinding, and accentuate site or building features (e.g., public art) without causing light pollution (e.g., full cut-off and dark sky friendly). Where possible, lighting and digital signage fixtures are to make use of energy-efficient solutions (e.g., solar powered).

Pedestrian scaled lighting shall be used to illuminate pedestrian connections and private open spaces. Consideration shall be given to lighting solutions. Careful lighting strategies are required that support welcoming, friendly spaces and limit impacts on wildlife while providing enough light for user safety.

Street lighting is to be in accordance with Municipal standards.

3.1.32 Public Art and Commemorations

Public art may take many forms, including stand-alone sculptures or features, murals, integrated design and built form elements, landform and/or unique plantings. Both permanent or temporary artworks could be used to promote a sense of identity, and to create opportunities for community expression. The intent for public art is that it be meaningful to the people and place.

Public art should be a consideration during preliminary design of development blocks or during public realm or streetscape design processes to be fully integrated into the site.

Community expression and local history are key considerations to planning and selecting public art and artists. Working with local artists, community groups, and Indigenous communities, is encouraged.



Figure 3.14 - Public Art
Bike Installation in celebration of the Giro d'Italia, Schlkwijk, Utrecht, Netherlands, May 2010

3.2 Built Form

The Township through means such as the Official Plan, promotes developments that are compatible with the surrounding built and natural environment. The objectives of the Official Plan require new developments to respect the character of the existing areas and create and maintain places with their own distinct identity.

Context Sensitive Development

Amherstview West is to be designed as a part of, and to help frame the western edge of the Amherstview neighbourhood, with its own unique character. Buildings (encompassing all building types, including single-detached homes, multi-family units, as well as mixed use buildings) that address their context through thoughtful and sensitive architectural design can promote a strong sense of community, attract investment, residents, and visitors to the Township. The built form shall frame attractive welcoming streets at a scale appropriate to a small town.

3.2.1 Compact Built Form

The form of development is to be fine grained (compact) creating a permeable, open community that draws people through it. There shall be a preference for small blocks (e.g., frequent breaks between buildings and/or properties and avoiding long expanses of boundary walls or fences). These breaks should be designed with pedestrian routes that form a connected, convenient walking network. See also **"Neighbourhood Routes (Mid-Block Connections)" on page 24**.

A traditional grid pattern of smaller development blocks has benefits in terms of ease of navigation and front-door to front-door relationships. Buildings should to be sited close to the street to form strong street walls (also known as the Street Edge), frame key corridors, and promote an active public realm. See also **"Building Frontage (Street Edge)" on page 20**.

Development should be planned to respect locally important and/or valued views, such as views (full or glimpsed) of Lake Ontario and Parrott's Bay Conservation Area including consideration to sunrise and sunset, as well as seasonal conditions such as winter views when trees are without leaves.



Figure 3.15 - Compact Built Form (Main Street Condition)
Small Town Main Street ©nadiajerejian

3.2.2 Scale, Massing, and Orientation

The physical shape of buildings, the relationship between buildings, and the spaces between them significantly influence the character of a place. The built form of Amherstview West shall be of a small town scale, with comfortable and welcoming streets and public spaces.

Building Frontage (Street Edge)

The street edge (or street wall) is a critical factor in creating a lively and safe public realm. The street edge is the composition of all building frontages along a street within a block. Buildings, and their principle entrance (front door), should be oriented to face onto the street (e.g., no back-lotting of Township roads or intersections).

Housing with an enclosed rear or side yard facing a collector or arterial road is to be limited to only where contextually appropriate or required for safety, security, or environmental purposes (e.g., acoustic fencing for noise mitigation). In these instances, measures are to be taken to mitigate any blank or inactive edge treatments and intagrate with the streetscape. This is to include enhanced boundary treatments using attractive, non-institutional fencing or wall types (e.g., close-boarded timber fence or architectural wall treatments articulated to limit visual extents (see also **3.2.4 Active Frontages**)), and landscape (e.g., street trees, plantings) to improve the appearance and user comfort.

Plentiful windows, frequent front doors, and special design treatments (such as porches, patios, and storefronts) contribute to a sense of activity and the presence of other people. The intent is that all streets, open spaces and mid-block connections are animated, vibrant, and inviting places.



Figure 3.16 - Building Frontage (Street Edge)
Residential

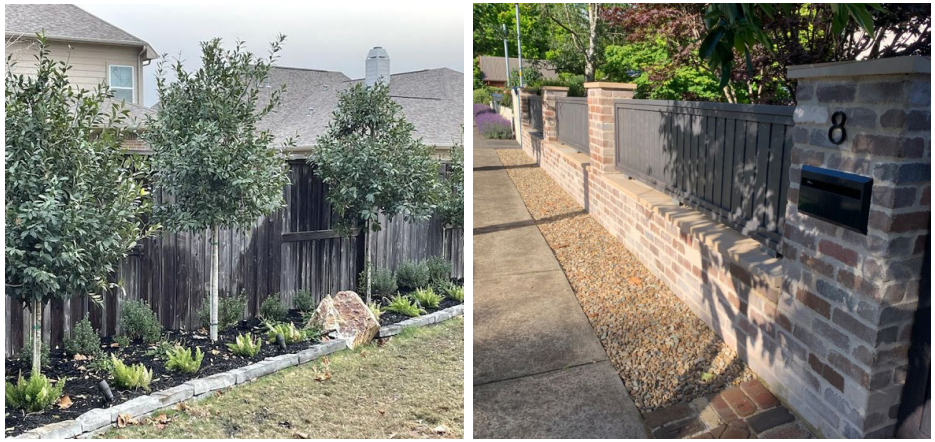


Figure 3.17 - Rear Yard Treatment
Examples of enhanced boundary treatment

3.2.3 Transparency (Inside-Outside Visual Connections)

Buildings should implement an “eyes on the street” design approach enabling visual connections from occupants within the buildings to those in the public realm. It must be apparent that occupants within the buildings have views to public realm to improve comfort and safety (see also **"User Safety and Comfort" on page 9**).

3.2.4 Active Frontages

All buildings should have a strong street presence. The design and planning of site buildings will have a vital role in this, in particular in the treatment of the ground floor and interface of inside to outside.

All buildings should engage with the street and promote a sense of community vibrancy with visible front doors, incorporating porches or similar features that encourage social engagement amongst community members. Buildings with upper floors should incorporate features that promote a sense of connection with the public realm, for example, balconies and terraces. Shops and businesses should have a ground floor presence with frequent front doors to animate the public realm, and allow for inside-outside views. Garages, blank walls, and service areas are inactive façades, and should not dominate street frontages.

3.2.5 Entrances

In all building design, there should be a clear sense of building address and entry from the public realm. Frequent front doors with strong front door-to-front door relationships are important to fostering an animated and active streetscape. Entrances should be highly visible, accentuated through design, and appropriately scaled to promote social interaction.



Figure 3.18 - Active Frontages and Frequent Entrances
Commercial

3.3 Open Spaces and Connections

High quality public realm design, and new parks and publicly accessible open spaces within the site, play an important role in supporting sustainable densification, quality of life, and public health for residents and employees in the area.

Public Open Space

Public Open Space should be designed as part of the core of the development. It should be visually and physically accessible to the surrounding communities as well as provide a sensitive transition to Parrott's Bay Conservation Area.

3.3.1 Parks and Open Green Spaces

Amherstview West is to offer a range of open green spaces, including neighbourhood and community parks, as well as parkettes, and informal open green spaces with recreational and play spaces, well served by pedestrian and cycling access routes. It is preferable for parks and open green spaces to be integrated into the development fabric and well-overlooked by surrounding homes and businesses.

Park programming (the features and amenities provided, including play areas, washrooms, changerooms, etc.) should be developed in coordination with the local community to serve a wide range of different users' needs. The amenities should equitably provide for the safe, comfortable, and enjoyable use by users of all ages and abilities, as well as be flexible enough to accommodate different recreational, social, and cultural activities. With an all ages-approach there should be consideration given to children of different ages, youths (e.g., teen shelters), adults and older adults (e.g., places to sit, fitness equipment, etc.).

3.3.2 Park Design

Park spaces should be fun, welcoming, and offer a range of experiences as the focal point of the open space network. This includes planting, public art, special paving, and built elements. Parks and open green spaces should also provide a range of open and shaded (well-treed) spaces, with accessible paths providing access to amenities. The design of children's play equipment should encourage exploration and imaginative play, and include provision of accessible play opportunities.



Figure 3.19 - Neighbourhood Scale Park
City Park Kingston I Mooney's Bay Park, Ottawa

Park design should also incorporate appropriate wayfinding and informational signage, as well as lighting to extend the usable period.

It is recommended that input be sought from across the community, including those often underrepresented in public consultation (e.g., youths and members of equity deserving communities) in the design process for developing inclusive, equitable public places that serve the needs of the community.

Private Yards and Communal Areas

Front and rear yards, and communal open spaces contribute significantly to the sense of community and quality of life for residents. The intent is to establish an overall 'green' character for Amherstview West, and provide high-quality landscaped open spaces that are comfortable and safe places to sit, play, and gather.

3.3.3 Private Yards

Private yards (front, rear, and/or side yards (or gardens)) have a significant contribution to the character, quality, and sense of community for a neighbourhood. Front yards especially should be designed to promote a sense of activity and engagement with public streets, encouraging social interaction amongst neighbours (see also **"User Safety and Comfort" on page 9**).

3.3.4 Communal Areas

Semi-private (shared) amenity areas (which may include courtyards or shared gardens serving multi-unit residential buildings) offer areas to gather, socialize, and engage in community building activities, while also offering residents a sense of ownership. As with public spaces, communal open spaces should be convenient to all units with good overlook (see also **"User Safety and Comfort" on page 9**) and provide various points of access. Where possible, connecting semi-private areas with the wider public open space network can bring added benefits for recreational connections, and support wildlife corridors.

Connections (Footpaths, Trails, Cycleways)

The intent is to create a diverse, multi-modal mobility network that responds to desire lines, with consideration to connections beyond the site. Development of each block is expected to be designed in consideration to the wider site and context, to ensure continuity of routes throughout the site.



Figure 3.20 - Communal Gardens
Lansdowne Park, Ottawa

3.3.5 Neighbourhood Routes (Mid-Block Connections)

Mid-block connections are paths that enable a permeable pedestrian network with frequent route options at a finer scale than the overall street network (e.g., these are separate from sidewalks and follow 'off-road' routes). This network supports an animated, compact, and well-connected neighbourhood. (See also **"Compact Built Form" on page 19).** Mid-block connections may comprise a range of pedestrian paths, multi-use trails, as well as rear and side lanes that permeate through a block.

Development planning should incorporate mid-block connections that respond to desire lines, such as providing convenient, direct routes for residents to access local shops, parks, schools, etc. It is desirable for there to be a high level of overlook from adjacent properties (e.g., windows from active living areas). Where possible interconnecting routes with frequent access points are encouraged, including from public streets, communal areas, and public open spaces.

There is a preference for generous path widths and creation of seating areas at frequent intervals to support users of all-ages and abilities. Wayfinding signage, in particular at decision making points helps build confidence, thereby encouraging exploration and use by visitors. Interpretive signage to places of interest (such as natural features) along the routes help promote appreciation and build stewardship of these spaces by the community. Lighting for pedestrian safety may be appropriate, but should minimize the disturbance on neighbouring properties and/or natural habitats (such as through the use of wildlife friendly luminaires).

Further, user comfort can be enhanced through landscape treatment, in particular with high branching deciduous shade tree planting (bearing in mind CPTED principles (see also **"User Safety and Comfort" on page 9)** for maintaining open lines of sight), and biodiverse landscapes for year-round visual interest.

3.3.6 Multi-Use Paths (MUP)

Cycling is an important component of a connected active, multi-modal network. Similar to pedestrian routes, combined cycling and pedestrian routes (multi-use paths) should be continuous, convenient, and connect to the wider network. Similar design considerations apply as with neighbourhood routes, and the design should be in accordance with current best practice and Township standards (including for signage and lighting), incorporate CPTED principles (see also **"User Safety and Comfort" on page 9**), and accommodate the needs of persons with accessibility challenges, those with strollers, and the elderly.



Figure 3.21 - Mid-Block Connections and MUP Network
Capital Pathway, Ottawa

3.4 Landscape Design

Development is to be planned to support the natural environment by the creation of connected corridors with biodiverse plantings, habitat enhancement, the protection of trees, particularly in unencumbered soil areas, and the provision of adequate soil for the growth of mature, healthy trees throughout the area.

Trees and Plantings

3.4.1 Tree Planting

The national Canadian Urban Forest Strategy's vision for all Canadian towns and cities is:

> "A canopy of trees, sheltering and protecting our communities; part of a green infrastructure that promotes healthy air, clean water, habitat, quality of life and economic prosperity."

The intent is to establish Amherstview West as a well treed community, with large growing shade trees planted along all streets and pathways, and within open spaces.

A diverse tree pallet is to be planted to support biodiversity and to reduce the risk of catastrophic tree loss (such as caused by Dutch Elm Disease). Strive to use species native to the area whenever possible. Trees should be selected for hardiness to climatic and site specific conditions (e.g., highly salt tolerant trees to be used along roadsides). It is also important that all trees have abundant soil volume, of good quality tree soil, and are planted in accordance with best practice to increase viability and promote full mature growth.

3.4.2 Soft Landscape and Green Spaces

As with tree planting, the intent for Amherstview West is to celebrate the natural landscapes of the area and provide connections to nature. There are to be plentiful and varied plantings throughout the neighbourhood.

There should be a preference for native or naturalized species whenever possible (invasive species are not to be used), with a species mix that offers attractive or useful year round interest. In particular consider winter characteristics such as perennial species that dry-back



Figure 3.22 - Urban Forest Cover
Tree lined street, Ottawa

rather die-back, form, and bark colour of trees and shrubs. Plantings should also incorporate a mix of coniferous and deciduous planting material in planting beds.

Where feasible, low-mow native grasses and wildflower meadow plantings should be utilized for open areas where amenity (turf) lawns are not required for programming. These species rich grasslands and/or wetlands provide numerous ecological benefits, reduce the burden on intensive maintenance regimes, and offer opportunities for education and/or community stewardship initiatives (e.g., engaging locals schools or community gardening groups).

3.4.3 Community and Private Gardens

Opportunities should be sought to provide for local food production and measures that help educate and raise food awareness, such as community gardens, and/or allotments.

3.4.4 Permaculture in the Public Realm

Permaculture ('permanent agriculture") is a broad term that incorporates a range of ecosystem based practices and applications to achieving resilient, productive landscapes. The intent is to move from purely ornamental landscape treatments that require intensive maintenance to biodiverse, resilient landscapes that benefit the community, such as being a local source of affordable, healthy food (fruits, vegetables, herbs, etc.).

In simple terms, this is achieved by using companion plants that serve different functions (e.g., pollinators to attract insects, nitrogen fixers to naturally fertilize the soil, herbs and fruiting species to provide produce, etc.). This approach may be applied across scales, from private gardens to large neighbourhood open spaces. For instance, selecting fruit producing trees and planting herbs and vegetables in planting beds as an alternative to ornamental species.



Figure 3.24 - Dry Back Planting
Native grasses in winter



Figure 3.23 - Meadow Planting
Urban Meadows, Yale University



Figure 3.25 - Permaculture
Urban Fruit Trees, Ottawa

3.5 Streets, Streetscapes, and Parking

Amherstview West is intended to be pedestrian, cycling and transit-friendly. There is an intentional shift to balance private vehicle use with a multi-modal complete street approach to streets and streetscapes. Attractive and well-landscaped streetscapes create vibrancy throughout the day, and encourage social interaction in the public realm.

Main Street

3.5.1 Main Street Design

The intent is for Amherstview West's main street to be a destination for the community, Township, and wider area. The main street is envisioned as attracting residents and visitors for its mix of local businesses, public spaces, and quaint small-town main street charm. The street is to exemplify socially conscious design, embrace inclusion and diversity through the creation of places for informal gathering, and promote healthy living by supporting active outdoor use year-round.

The main street is to prioritize pedestrians, their safety, comfort, and enjoyment. This is to include wide sidewalks with ample space for social gathering and space for spill-out uses, including sidewalk cafés and patios. If cycling routes are provided along the main street they should be separated from vehicular and pedestrian routes with attractive, protective buffers.

Consideration is to be given to reduced vehicular access, which may include a one-way system, full or partial pedestrianization, or a flexible street approach that can be open or closed to vehicle traffic at different times. The design of the main street should consider accommodation for temporary / seasonal events, such as markets, fairs, etc., that

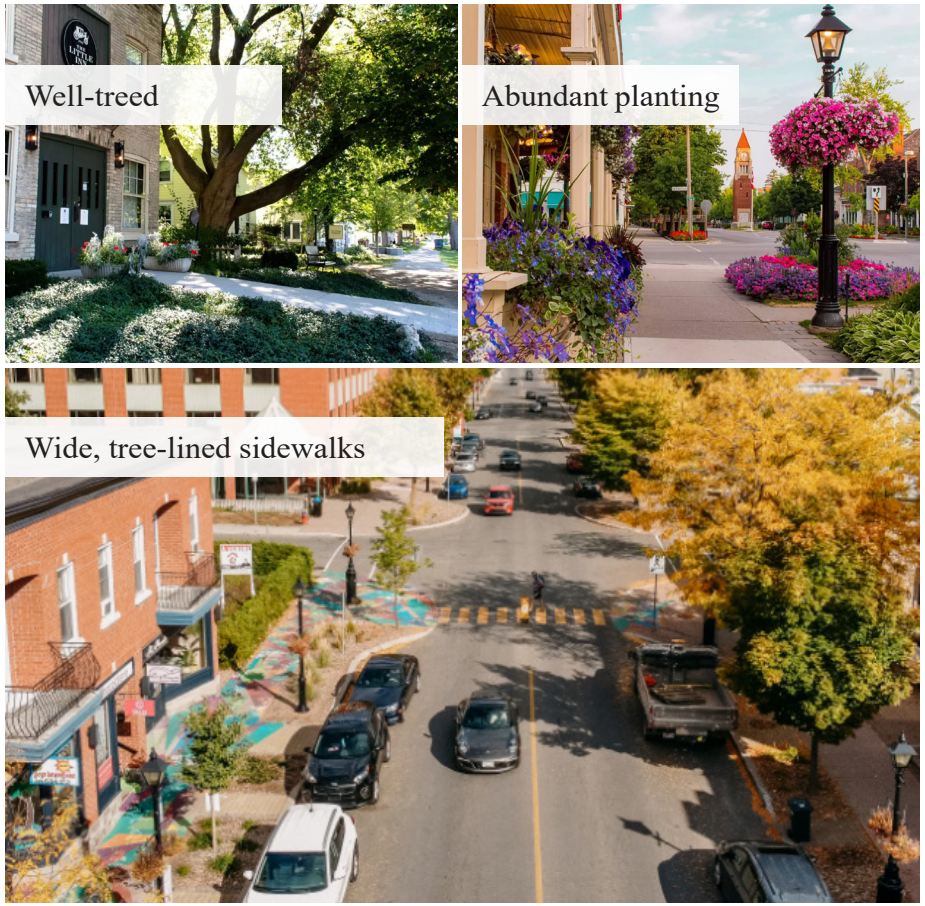


Figure 3.26 - Main Street Character
Main Street,Westboro, ON I Shops and Planting, Niagara-on-the-Lake, ON

would take-over and fully or partially close down the street. To support the pedestrian priority of the main street, the main street may be considered as a secondary vehicular access into the community, serving primarily only traffic heading to the main street itself. Parking, other than carefully considered on-street parking (e.g., accessible parking) and bicycle, should be provided to the rear of properties, with convenient access routes (e.g., shared alleyways between buildings) for people to walk through to reach the main street.

There are to be frequent places for people to sit, gather, and enjoy spending time outside, as well as publicly accessible washroom facilities in easy to find locations. Laneways and alleyways may provide opportunities for semi-public or public open spaces (e.g., parkettes, space for pop-up markets, food stalls, etc.). As with other public open spaces, it is recommended that input is sought from across the community, including those often underrepresented in public consultation (e.g., youths and members of equity deserving communities) in the design process for all public spaces.

3.5.2 Main Street Gateway

As an integrated feature of the main street, there is to be a 'gateway' treatment that announces arrival into Amherstview West, serves as a landmark, and reinforces the quaint, small-town character of the community. The gateway should include public space that can be used for social gathering, and is an opportunity for public art, a water feature, or other design element.

The use of local materials, such as limestone which is prevalent in the area, should be considered. The gateway, which may be located at the intersection of the main street and County Road #6 or nestled along the main street, should incorporate a physical gateway element that is passed through as one enters the community.

3.5.3 Street Greening

The main street shall strive to incorporate Green Street design principles, including plentiful provision of street trees, as well as trees on private property, areas of soft (planted) landscapes, and where appropriate incorporation of Low Impact Development (LID) stormwater management solutions.

3.5.4 Public-Private Interface

The public-private interface is the transition between the public realm (comprising the sidewalk and including any landscaped or furnished zones) and private property including building frontages, laneways, and rear entrances. This interface plays a critical role in supporting street activity, accessibility, and how vibrant the main



Figure 3.27 - Main Street Gateway
Grimsby, ON

street is perceived to be. The intent is that there should be a high level of permeability, both physical (e.g., frequent shop entrances, patio entrances, etc.) and visual (e.g., windows, shop displays, etc.), between the public realm and interior spaces of buildings lining the main street.

Development along the main street should be designed with active ground floor uses, and the design of the public realm should enable the use of sidewalks for street related retailing and sidewalk cafés. Where a building is set back from the property line along the main street, the area in front of the building shall be designed as a 'semi-private' extension of the public realm. Shade trees as well as planted landscape treatments are encouraged to augment the street tree canopy cover, street beautification, and reduce urban heat island effects.



Figure 3.29 - Public-Private Interface
Niagara-on-the-Lake, ON

Public Streets

3.5.5 Street Design

All streets are to be designed to be attractive and walkable, promoting safe use for all modes of travel. This is to include wide sidewalks, frequent areas for respite and social gathering (e.g., opportunities to sit in comfortable, convenient places), landscaped boulevards, and street trees.

Traffic lane dimensions, intersection geometries, and other transportation design standards shall be consistent with the multi-modal nature of the streets. Where possible, this would include roads designed with the narrowest curb-to-curb width and tightest intersection curb radius permitted by Township standards.

All streets should incorporate measures that encourage slow drivers and deter 'rat running', preferably using techniques that require drivers



Figure 3.28 - Walkable, Landscaped Street
Green Street, Portland, Oregon

to slow down and pay attention (e.g., changes in surface treatment, narrow lanes, tight corners, etc.) over physical traffic calming (e.g., speed humps).

3.5.6 Landscape Boulevard and Street Trees

Streets are to incorporate landscaped boulevards between the back of curb and sidewalk to provide separation and buffer pedestrians from the street. In all suitable conditions streets are to be lined on both sides with large growing shade trees. Low Impact Development (LIDs) landscape treatments, such as bioswales, should be incorporated in all suitable conditions into the inner boulevard along all streets to augment stormwater management. See also **"Low Impact Development (LID)" on page 14**.

Where landscaping is provided to augment street trees, low maintenance and drought-resistant species are recommended to minimize maintenance and irrigation requirements. Preference should be given to native species, and in suitable conditions consideration should be given to edible species. See also **"Permaculture in the Public Realm" on page 26**.

3.5.7 Utilities

Utilities in the public realm include utility cabinets, transformers, and hydro and gas meters. These items must be effectively integrated into the streetscape, buried underground wherever possible and/or screened from view to minimize their visual impact. Utilities located within the public boulevard, should be coordinated with landscape features such as street trees such that the pattern of trees and plantings is not disrupted by utilities.

3.5.8 Sidewalks

The provision and careful design of sidewalks, street furniture, and street trees are essential for encouraging walking in a comfortable and safe environment. All pedestrian routes are to meet or exceed the design criteria outlined by the Township supportive of persons with disabilities. Sidewalks should be continuous throughout the neighbourhood, with convenient and direct connections to the wider Amherstview community.

3.5.9 Crossings and crosswalks

Safe crossings should be provided at all intersections, as well as at any point where a desire line supports the need for a mid-block crossing. The creation of 'bump outs' is encouraged to minimize the length of pedestrian crossings for user safety. Visual cues should be provided to indicate pedestrian priority, which may include enhanced lighting and signage and unique pavement treatments or markings.

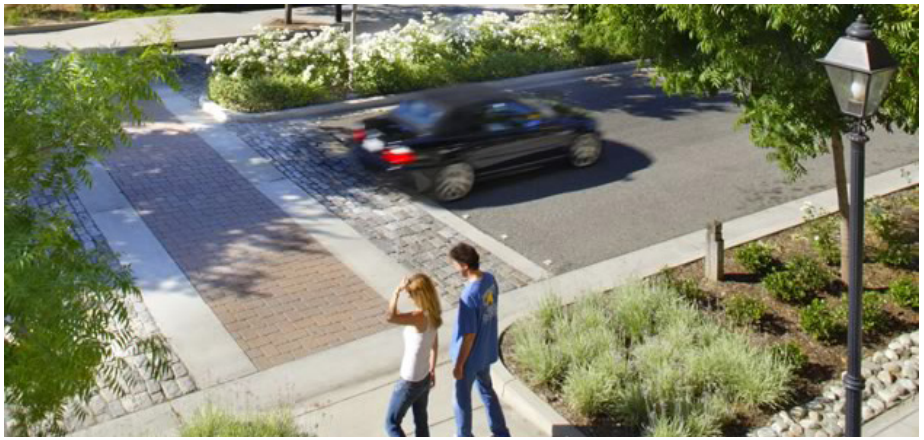


Figure 3.30 - Pedestrian Crossing as Traffic Calming
Raised table crossing

Driveways and Service Areas

3.5.10 Driveways

The intent is to minimize the visual impact of driveways. They should be narrow, and where feasible, the preference should be given to locating driveway access (e.g., to private garages or parking areas (both surface parking lots and structured parking)) off side and/or rear laneways rather than street access.

3.5.11 Loading, Service, and Drop-Off Areas

Retail shops, restaurants, and other local businesses require delivery, courier, and garbage services. As such it is recognized that just-in-time, next day, and regular parcel delivery throughout the day are an important consideration. These areas should, be designed and positioned to be discreet, preferably to the rear of buildings, and to minimize conflict with pedestrians and vehicular traffic. Loading areas at grade are to be screened from public view using aesthetically pleasing treatments such as fencing, screens, and landscaping.

Short-term drop-off space for couriers, taxis, and ride-share may be considered along public streets, such as designated on-street parking areas or the use of laybys.

Parking

The intent is to reduce the impact of vehicles on the character and charm of Amherstview West, while supporting the needs of the development. Preferential parking for bicycles, energy efficient vehicles, and car-share services are encouraged.

3.5.12 Bicycle Parking

Public bicycle parking should be incorporated along cycling routes and public streets in appropriate locations, such as to serve public parks, plazas, and where there are local shops or businesses. Consideration should be given to sheltered bicycle parking facilities.

3.5.13 Electric Vehicle Charging Stations

Electrical vehicles are increasing in use and yet one of the greatest barriers to equitable opportunity to own these vehicles is the availability of places to park and charge them. It is encouraged



Figure 3.31 - Electric Vehicle Charging Station
Ubitricity, DesignBoom Magazine

that electric vehicle (EV) charging stations are provided in priority locations throughout Amherstview West, including on public streets where they may be used by residents and visitors alike.

3.5.14 On-Street Vehicle Parking

On-street parking plays a key role in a sustainable community. In addition to accommodating residential visitor parking and short stay parking for retail stores, on-street parking functions as a traffic calming device to slow traffic speeds, and acts as a safety buffer separating the pedestrian realm from moving vehicles.

On-street parking areas may be demarcated with a special pavement treatment in order to distinguish the parking lane from the roadway. Well landscaped bump-outs are encouraged (where possible, to be coordinated with Public Works) to frame parking and reduce road width at crossing. Bump-outs should be designed as an extension of the boulevard and in consideration to drainage and impact on operations such as winter snow clearance. Where landscaping is provided on bump-outs, it should be low, and should not compromise sightlines.



Figure 3.32 - Green Surface Parking
Hautepierre Hospital;l Green Surface Parking

3.5.15 Surface Parking

Where surface parking is provided, there shall be a preference for it to be located at the side or rear of buildings. For residential development, specifically for semi-detached dwellings and townhouses, adjacent properties should share driveways serving parking areas to reduce the number of curb cuts and thus the potential for pedestrian/vehicular conflict.

Surface parking areas should be broken up with landscaped islands to soften their visual impact. These areas may also serve as LID systems. Continuous landscaping should be provided to reinforce pedestrian walkways within parking areas. Select trees, shrubs and other vegetation considering their tolerance to urban conditions, such as road salt or heat, with preference to native species.

3.5.16 Structured Vehicle Parking

As with surface parking, parking structures should be to the rear of buildings (or the interior of a block) wherever possible. If a parking structure has frontage onto a public street, this frontage should be designed to compliment the character of the community (e.g., to 'blend in").

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