

# Springwater Official Plan

## Section 7 – Community Design

### 7.1. Introduction

- 7.1.1. The Township recognizes the value and benefits of having and maintaining high quality built and natural environments. In addition to achieving a distinctive physical form, many social, economic and environmental benefits are realized by achieving well designed environments.
- 7.1.2. As Springwater Township continues to grow and evolve, design excellence must be promoted when the basic community building blocks, including the streets, parks, public places, shops and residential neighbourhoods are constructed.
- 7.1.3. In general, the Community Design policies focus on community design features considered important to the creation of high quality built and natural environments. These features have been translated into objectives which set out the Township's overall approach to community design.

### 7.2. Community Design Goal

- 7.2.1. Township Council will promote developments at various scales which through their adherence to principles of good, high quality community design, will produce built and natural environments in Springwater that evoke a desirable image and sense of place for the Township.

### 7.3. Community Design Objectives

- 7.3.1. To achieve the community design goal, Township Council will:
  - 7.3.1.1. Encourage private and public developments that provide an integrated mix of uses, activities and experiences;
  - 7.3.1.2. Encourage the creation of an overall physical form for urban settlement areas in the Township that is related to pedestrians;
  - 7.3.1.3. Encourage the design of road patterns, buildings and the spaces between them in a manner which makes it easy for both pedestrians and vehicles to move about in a variety of directions;
  - 7.3.1.4. Encourage developments that are designed to fit within their contexts by considering the mix of uses and the massing, height, scale, architectural style and details of existing, adjacent buildings;

- 7.3.1.5. Encourage, where appropriate, the creation of landmarks and other distinctive elements including buildings, open spaces, landscapes and natural features that make it easy for people to understand where they are and how they get to the various places, amenities and facilities they require;
- 7.3.1.6. Encourage the design of buildings and places that can be used for a variety of purposes and are capable of adapting over time to changing circumstances and opportunities;
- 7.3.1.7. Encourage the preservation and conservation of heritage resources and their integration into the design of new development; **[Modified by OMB Sept. 23/09]**
- 7.3.2. To implement Springwater's community design strategy, Township Council will require development of all scales (community-wide, neighbourhood, street, block and lot) to be designed and built in accordance with Section 7.4, Detailed Design Considerations.

#### **7.4. Detailed Design Considerations**

##### **7.4.1. Community Image**

- 7.4.1.1. Through effective community design, the Township can foster an image of Springwater that recognizes and promotes the high quality of the natural and built environment. The Township encourages the appropriate:
  - a) Retention and enhancement of distinctive built and natural features within the rural area, such as historic buildings, settlement areas, ridges, ravines, watercourses and woodlots that contribute to the image of the rural area;
  - b) Siting of buildings of significant form and use (such as churches, fire halls, schools, public buildings) at important locations within the Township's urban settlement areas to enhance their visual and functional use and to contribute to Springwater's image.

##### **7.4.2. Design with Nature**

- 7.4.2.1. Good community design should encourage development that where possible, is properly integrated and connected to Springwater's natural features and resources, while **maintaining and, where necessary, enhancing the ecological and hydrological functions which create and maintain those features and resources. [Mod. # 11 - Jan. 28/98]** The Township shall:
  - a) Through the review of development proposals, endeavour to ensure that significant natural features **and the ecological and hydrological**

**functions** which create and maintain them, such as watercourses, wetlands, woodlands, shorecliffs and kames are protected as visual landmarks to maintain links with the Township's cultural, historic and **environmental** heritage; [Mod. # 12 - Jan. 28/98;

- b) Where possible, require the maximum retention of native vegetation on properties proposed to be developed and that such features are permitted to regenerate with minimal intervention;
- c) Encourage the protection of mature trees of aesthetic and heritage value;
- d) Encourage the use of plant materials to create visual variety on the basis of their form, colour and texture and to satisfy functional requirements, such as providing shade, providing screening in all seasons, providing sound attenuation, buffering wind and stabilizing slopes.

#### 7.4.3. **Development and Subdivision Design**

7.4.3.1. An objective of development and subdivision design is to ensure new developments are sufficiently compact in form and appropriately integrated with the Township's existing built form, heritage and natural features. Appropriate development and subdivision design should also establish attractive physical settings that support a wide range of activities and have well developed pedestrian environments. The Township shall:

- a) Encourage designs and patterns for streets and arterials that provide appropriate access for vehicles, pedestrians and cyclists,
- b) Encourage designs of streets, arterials, blocks and lots that create a positive and beneficial circumstance supporting comfortable and safe pedestrian activity and movement both within and beyond the development.
- c) Encourage new subdivision streets and arterials that generally align on a grid or modified grid pattern in order to create development blocks appropriately sized for their intended use and possible future uses.
- d) Encourage designs which promote public safety which includes reducing the use of reverse lotting that require long stretches of noise attenuation or privacy fencing adjacent to major roads.

#### 7.4.4. **Streetscapes**

7.4.4.1. Streets in Springwater should be designed to contribute to the character of the immediate area and provide a high level of amenities for their users. The Township shall:

- a) Encourage landscape design along streets to complement adjacent built forms and open spaces to provide shade in the summer and visual interest throughout all seasons.
- b) Support, where appropriate, the use of sidewalks.

#### 7.4.5. **Signage**

7.4.5.1. Good community design requires attention to signage. Signs for all types of development should contribute to the visual attractiveness of both the development and the surrounding area. The Township shall:

- a) Encourage the design of signs to be used to add colour and enhance the appeal of developments, business establishments and others, in order to contribute to the overall visual quality of the built environment.
- b) Encourage the use of an appropriate variety of signage types such as fascia signs, canopies and awnings, projecting signs, ground signs and directory signs, which complement building designs rather than dominate them.
- c) Discourage the use of portable signs.
- d) Comply with the County of Simcoe Sign By-law where applicable. **[Mod. # 13 - Jan. 28/98]**

#### 7.4.6. **Miscellaneous**

7.4.6.1. Providing properly landscaped and positioned snow storage, solid waste disposal container locations and the positioning of group mail boxes in certain types of development is essential. Commercial, industrial and multiple residential developments shall provide snow storage areas on site; storage areas for solid waste disposal containers shall also be located on site and landscaped to blend with the rest of the property. Infrastructure service buildings utilized for public uses shall be designed and landscaped to fit into their surroundings.