

# Everett Community

## Urban Design Brief



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# Introduction

The community of Everett is located within the Township of Adjala-Tosorontio in the southwest part of the County of Simcoe. Everett is generally located in the centre of the Township, approximately 10km north-west of Alliston and focused at the intersection of CR5 (Main Street) and CR13.

Everett is a rural community that was originally settled in the 1850s as a main centre for the local lumber industry. It continues today as an active area for agricultural based activities and industries. These activities take advantage of the generally flat to gently sloping terrain which dominates the area. Within this terrain exist a number of natural features that characterize these lands; they include two large tributaries of the Nottawasaga River, including the Boyne River and Pine River, several riparian wetlands and woodlands and a series of farm hedgerows.

The Growth Management Report identifies projected growth of the community from a population of approximately 1,958 to a population of 10,000. In order to ensure that the resulting community form is coordinated and achieves the desired vision, a coordinated approach to urban design is recommended.

The purpose of this Urban Design Brief is to establish the framework for community design and promote appropriate built form and public realm design within the Secondary Plan Area. The study functions as an implementation tool for successive development and approval processes that are required to implement the Secondary Plan and achieve the desired vision expressed for the community.



## Vision

Everett seeks to create a rural settlement that reflects the agricultural heritage and values of the existing community, through policies that facilitate growth in a manner that creates a healthier, more sustainable lifestyle for those who live there. This includes urban design policies and principles that are intended to promote an appropriate built form and public realm to achieve this goal.



# Urban Design Principles

## Compact, Complete and Connected

Creating a compact, complete and connected community is important to creating a healthy and sustainable community long-term and meets the provincial policies for Smart Growth as outlined in the Places to Grow Plan. The urban design policies which will contribute to achieving this include:

- Provide a mix of land uses within the community that include residential, parks and open space, commercial, institutional, and mixed-uses;
- Provide a range of residential densities within the community, with the highest densities concentrated in proximity to public transit, arterial roads and/or collector main street, retail and service commercial uses, community facilities and/or public open space areas;
- Provide a range of residential forms that enable life cycle housing options;
- Created a connected road pattern and pedestrian system that promotes convenient and safe access throughout the community and to community amenities;





## Compatibility with Surrounding Context

Edges and transitions to adjacent developed areas, agricultural lands, and/or natural features should be planned and designed in a compatible manner. Considerations to ensure that this is achieved include:

- Provide complementary and sympathetic uses adjacent to existing uses;
- Acknowledge and respond to the adjacent built form context and built character;
- Recognize cultural and natural amenities through design;
- Compatibility between different land uses and scales of building shall be achieved through appropriate siting, design and landscape treatment;
- The zoning by-law will specify requirements for building setbacks, minimum landscaped areas, buffer strips, maintenance of existing trees, privacy screening and other appropriate measures to enhance the 'greening' of the community which shall be applied in all new development;





## Defined Centres and Edges

Establishing defined centres and edges contributes to the way in which a community is navigated and experienced and reinforces the sense of place for residents. When fully realized, the Everett community will comprise a number of existing neighbourhoods together with several new neighbourhoods.

- Neighbourhoods shall be connected through the pattern of streets and the pedestrian system and defined generally by a walking distance radius of approximately 400m (5 minute walk) from a central focal point;
- Within the Everett Community opportunities exist to create focal points through the location of parks, schools, and a community centre;
- The focal role of existing parks within the built areas shall be enhanced and reinforced through re-development and design;



## Preserve, Enhance and Integrate Natural Heritage Features

The Everett Community is characterized by an abundance of natural areas and features that define the character of the area. With future growth of the community, these features need to be integrated thoughtfully within any new development and preserved for the long-term benefit of the environment. Natural heritage areas should be accessible to the public through trail and sidewalk connections in convenient, visible and accessible locations. To this end the following shall apply:

- Road and block patterns shall respond to and enhance connections to the natural environment;
- Parks and community amenities shall be located to enhance connections to the natural environment;
- The presence of natural features shall be reinforced through road and block patterns;
- Pedestrian trail systems shall be located within environmental buffers;





## Integrated Community Facilities and Amenities

Combining community facilities and amenities makes efficient use of land and promotes a pedestrian environment. Through the grouping of such public amenities the opportunity exists to create a significant central focus for the community. Opportunities for grouping facilities include:

- Create shared-use facilities;
- Locate school and parks together;
- Locate community centres and libraries with schools and/or parks;





## High-Quality Public Realm Design (Neighbourhood Character)

High-quality and coordinated public realm design is important to place-making and to creating a rich and varied experience in the community. Additionally, the public streets function as transitions between private and public areas, provide informal places for social interaction and facilitate the movement of people and cars throughout the community. This multi-faceted role shall be enhanced by the following:

- Establish appropriate building setbacks along the street line taking into consideration use and building scale / massing;
- Provide articulated buildings along the street line that could include pedestrian-scaled architectural features, projections, canopies, windows, balconies and colonnades;
- Locate and design buildings to create landmarks within the community;
- Coordinate building design and associated landscaping with streetscape design;
- Reinforce views and vistas through built form siting and landscaping;
- Provide a coordinated street furniture program;
- Establish a street tree planting strategy to achieve a connected canopy, promote biodiversity and reinforce the rural character/identity of the community;



## Connected Pedestrian System

Walkability and connectivity is one of the goals of a healthy and sustainable community. A connected pedestrian system builds on the principle of compact community design and as an option for active transportation, promotes a healthy lifestyle. Ways in which to achieve a connected pedestrian system include:

- Create a linked parks and open space system that includes pedestrian walkways;
- Provide a pedestrian trail system within the environmental buffers;
- Ensure sidewalks are provided on at least one side of local roads and both sides of collector roads;
- Identify priority pedestrian crossings;
- Ensure that trails and sidewalks provide safe and convenient access to natural heritage areas.





## Linked Parks and Open Space System

A linked parks and open space system will promote physical activity, pedestrian connectivity and social interaction in the community. As a collection of green spaces it also plays a role in enhancing the natural environment. These will be achieved through the following:

- Provide a range of active and passive park facilities that accommodate a wide range of users;
- Connect existing parks to new parks and the broader system of natural heritage areas in the county;
- Ensure that the location of parks is central to each neighbourhood;
- Provide a diversity of park and open spaces that are strategically located to ensure local passive park type uses within a two minute walk of surrounding residents and a five to ten minute walk of such uses as active parks, community facilities, schools, community centres, etc.





## High Quality Coordinated Built Form

High quality and coordinated built form will enhance the character and value of the community and play an important role in defining the public realm, particularly institutional building, buildings in prominent locations, and townhouse developments. This will be achieved through the following:

- Built form design should promote a visually interesting streetscape.
- Building styles and materials should reflect the local heritage character.
- Architectural controls should be implemented at the draft plan of subdivision plan approval stages



