

Pelham Arena Site Urban Design Guidelines

Introduction

The Pelham Arena at 1120 Haist Street, is anticipated to be decommissioned upon completion of the Town’s new community centre in approximately 2018.

A community engagement and design process was undertaken to explore the most appropriate configuration and character of redevelopment uses. Options for residential infill were explored, culminating in the preferred plan presented in these Urban Design Guidelines.

The purpose of the Urban Design Guidelines is to articulate and enshrine the design features of the preferred plan as a set of principles and objectives for the Town and future developer(s) of the site. This document will provide the Town with a framework for assessing proposals and regulating development, shaping and directing changes to the site. The Urban Design Guidelines provide policies related to the scale, character and design of both public and private lands.

The primary intention of the Urban Design Guidelines is to create a comfortable, safe and interesting pedestrian environment as perceived from sidewalks and public spaces, by focussing on creating a fine-grained, human-scaled circulation system and new neighbourhood.

A key outcome of the community engagement process is to maintain most of the existing open space. This includes the current soccer practice fields, wooded area and platform tennis facility. It should be noted that the soccer fields are planned to be phased out, but the area will remain as open space. It includes the preservation of existing trees in the wooded area, and the planted rows of trees along the edges of the green space.

The configuration of the new development will create a linked network of public streets and open spaces that is accessible to existing and future residents. New residential uses will promote a diversity of housing types at a scale and height that will be compatible with the surrounding neighbourhood. Through redevelopment, comprehensive engineering studies will be undertaken to address drainage and traffic.

This document sets out design guidelines with respect to public realm, circulation and built form. While it provides specific guidance on the expected outcomes for the site, it is important to recognize it is a guideline and intended to be interpreted with some flexibility. Creative designs that meet or exceed the intent of these Urban Design Guidelines are welcome.

The Preferred Plan



Public Realm

- P1

Maintain the following existing public amenity features: the two soccer practice fields, the rows of trees on the north and south edges, the playground, the platform tennis facility (courts and clubhouse), and wooded area
- P2

Maintain the wooded area as an important community feature, highly visible from the new development and accessible via new trail connections. In addition:
 - Drainage and vegetation within the wooded area should be enhanced to function as a sustainable public asset requiring little future maintenance. This may include selective tree removal, re-naturalization and new planting, and grading and drainage works
 - Existing private property encroachments on public land need to be addressed.
 - Trails within the wooded area should be located at the easterly edge, to minimize disruption on the area’s habitat function
- P3

Provide evergreen plant material to screen headlight glare from the ends of the street and laneway to the rear yards of homes along Rhodes Ct
- P4

Direct street and park lighting from poles away from existing residents and wooded area. Ensure fixtures direct light downward and do not create light pollution
- P5

The existing soccer fields will be maintained in the short term. They are expected to be phased out in future as the field dimensions do not meet current requirements. This area will become passive, flexible green space incorporating seating and other amenities to be determined
- P6

Ensure there are wide zones, minimum 23 metres in width, without buildings that provide views and access to the green space from within the new development
- P7

Ensure the median in the entrance boulevard is a minimum of 5 metres in width to sustain plant material. Provide trees and low vegetation such as grasses, forbes, and shrubs.



- P8

Provide a variety of street trees on both sides of all streets, spaced approximately 6-10 metres on centre. Select species that:
 - are large canopy trees with wide spreading crowns at maturity
 - have measurable annual growth (not slow to establish or grow)
 - perform an infrastructural role including attenuating stormwater and enhancing ecological function
 - have seasonal appeal such as flowers and vivid leaf colours
 - promote biodiversity and avoid monoculture



The existing green space will transition to become a flexible, passive play space, faced by new buildings.



The median in the entry boulevard will be an attractive gateway to the new development and will be planted with trees and low vegetation.

Circulation

- C1

Promote pedestrian movement through street network design with linkages to surrounding streets
- C2

Ensure sidewalks, walkways and trails are a minimum of 2.1 metres in width. All shall be paved in hard surface and accessible
- C3

Provide a “window” to the wooded area from the internal street network that facilitates direct trail connections
- C4

Design the connection that links the laneway and the street to laneway standards (minimal width)
- C5

Provide a continuous trail, uninterrupted by roads, links the stormwater management facility, existing playground, new roads, new parking lots, and sidewalks along Haist Street and Welland Road. It facilitates a connection south across Welland Road to the Steve Bauer Trail
- C6

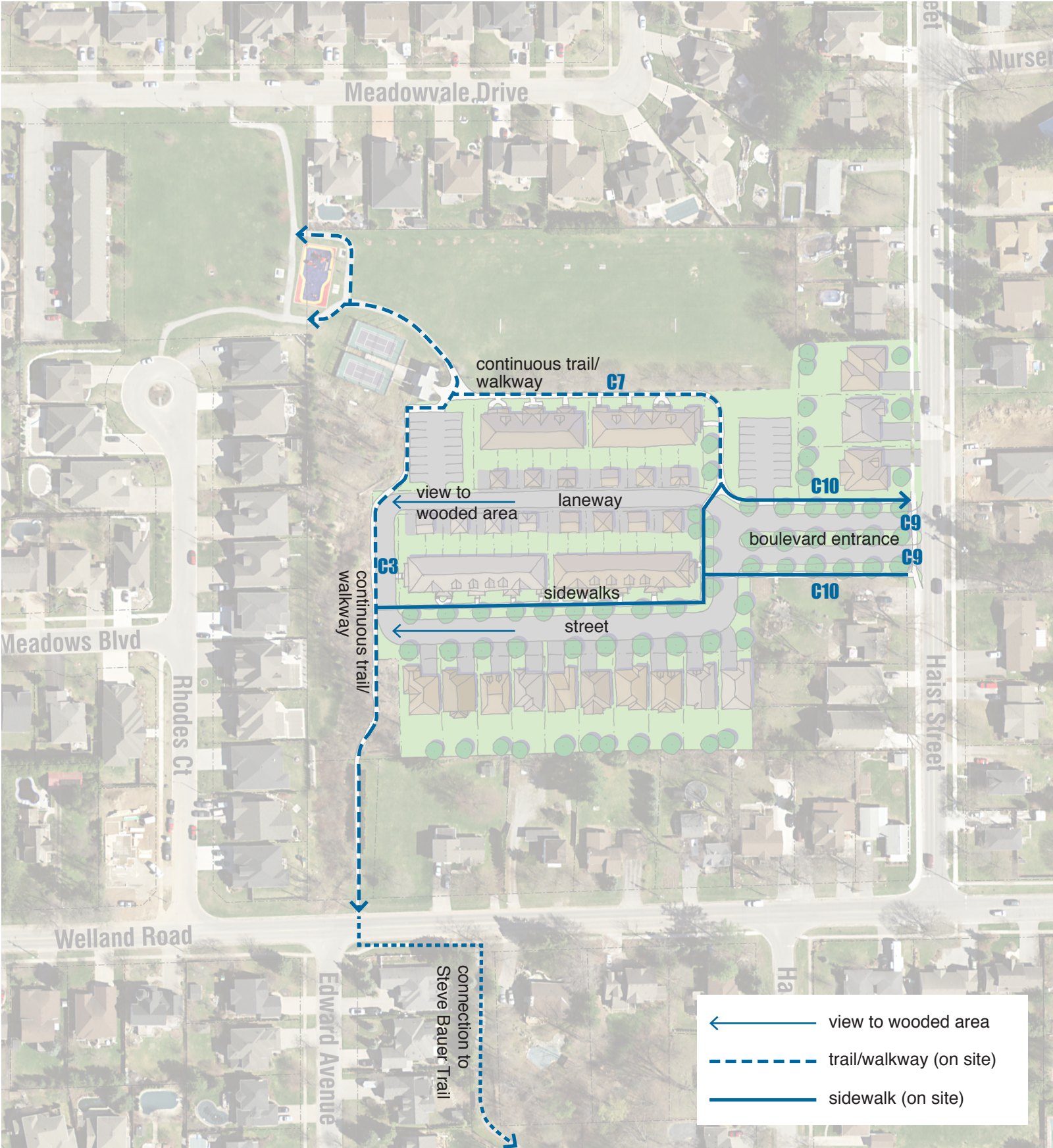
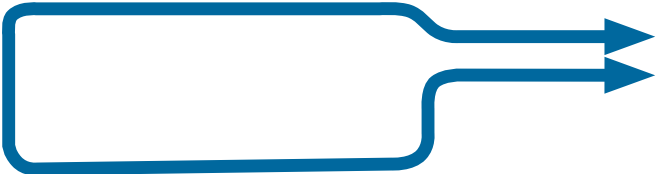
Provide a continuous vehicular loop, using the internal street and lanewat, to create two points of entry/exit for emergency vehicles
- C7

Provide a walkway or sidewalk in front of the townhouses facing the green space
- C8

Provide public parking in two parking lots, not a single large lot, to minimize large asphalt areas, and to provide parking both near the platform tennis/playground and the soccer fields. Total off-street parking shall be 30 spaces
- C9

The boulevard entrance provides two entry/exit points, each minimum 6m in width, for emergency vehicles
- C10

Provide sidewalks on both sides of the boulevard entrance with connections to other trails and sidewalks



- C11

Provide a sidewalk on the internal street on one side at a minimum, on the side of the laneway townhouses
- C12

Provide on-street parallel parking on the side of the street adjacent to the laneway townhouses, where there are no driveways



A walkway provides access for the townhouses and is part of a continuous trail/sidewalk network through the new development.



The street network provides views of the wooded area at the end of the streets, and facilitates direct pedestrian connections.

Built Form

- B1** Locate buildings close to the front property line to define the street or park edge, to create pedestrian scale
- B2** Design the facade of houses to face all public open spaces, streets and trails. Design can include principal front entrances, windows, porches, and walkways to houses
- B3** Articulate all exposed facades with variation in massing, colour, materials, detailing and window and door treatments
- B4** Ensure all materials are durable, attractive and of high quality, with a preference for stone, brick, metal, or fibre-cement/high quality vinyl
- B5** Ensure single detached lots are a minimum of 12 metres frontage.
- B6** Ensure principal building heights are 2-3 storeys. Detached garages will be 1-2 storeys
- B7** Emphasize all main front entrances in architectural design, for example through stoops, porches, pediments or massing
- B8** Provide enhanced architectural treatment at corners and view terminii locations. Enhanced treatments include:
- modest exceptions to height and massing for emphasis
 - features such as porches, turrets, bays, gables and dormers
 - substantial openings (windows and doors)
 - providing a frontal design, including locating the main front entrance, on corner (side) elevations
 - creative use of materials such as stone and detailing such as soldier courses, patterning or enhanced trim
 - placing garage doors and driveways away from the corner or view terminus
- B9** Ensure front garages of single detached dwellings are flush or set back from the principal front facade and not exceed 50% of the lot frontage
- B10** Provide rear laneway parking for townhouses
- B11** Encourage two-storey coach houses where rear garages of townhouses are visible to the boulevard entrance road. They can be accessory units or studio/offices

- B12** Provide decorative privacy fencing of the rear yard should for end units or corner lots flanking public spaces and streets. The fence should not hide the side elevation
- B13** Provide wide single detached lots face Haist Street to create compatibility with the site's neighbourhood context

- B14** Provide single detached lots backing onto existing single detached homes on Welland Road and locate townhouses in the centre of the site. Rear yards of new development adjacent to the rear yards of existing residential lots along Welland Road will be a minimum of 10 metres in depth



Townhouses face park with main front entrances



Entrances are emphasized in architectural design



Buildings have a frontal design on all elevations of corner and flankage lots



Townhouses will have rear laneway parking



Encourage coach houses where they will be seen from the boulevard entrance