

Urban Design Brief

5858,5866 & 5882 Dunn Street, Townhouse

Development
City of Niagara Falls



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1. Overview & Context

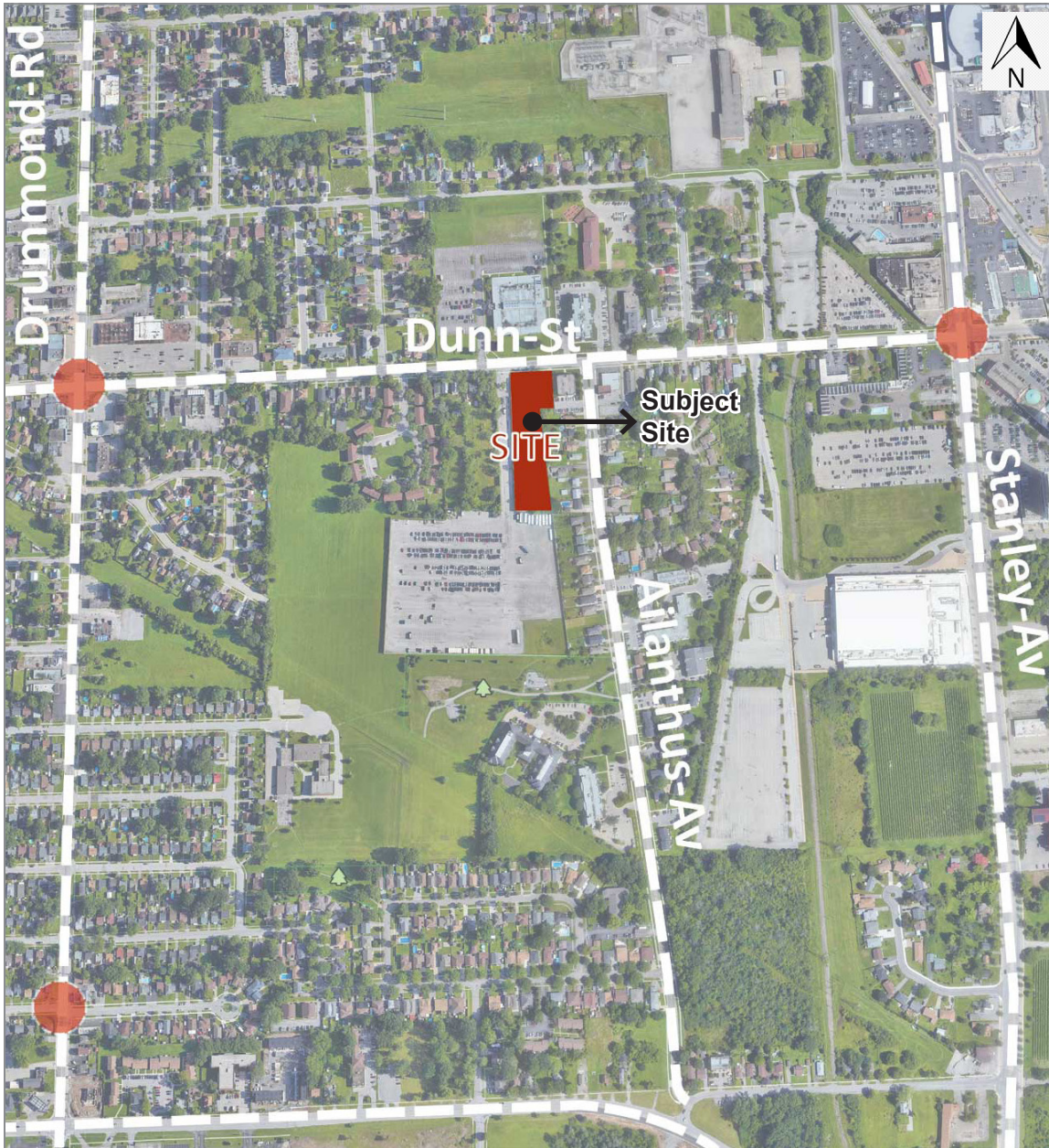


Figure 1: Context Map

1.1 Purpose

This Urban Design Brief (UDB) has been prepared for 5858 Dunn Street, for 72 dwelling units located in the City of Niagara Falls.

Urban Design Brief has been prepared to describe the following:

- Provide a vision for the proposed development that illustrates the character and overall structure of the proposed development;
- To demonstrate an appropriate built form design criteria and streetscape elements;
- To demonstrate that the proposed development will complement built form and landscape. The UDB outlines design excellence for the proposed built form and landscape features within the community. Images provided within the document are examples and are not intended to be interpreted as final end product but are included to provide overall design framework for the proposed development.

Urban Design Brief shall be read in concurrence with the following documents with relevance to built form and site layout design:

- City of Niagara Falls Official Plan and relevant Design Guidelines; and
- Model Urban Design Guidelines for The Regional Municipality of Niagara.



Figure 2: Example - Prominent Built Form



Figure 3: Landscape Features

1.2 Development Principles

The vision for townhouse development is to create a compact residential community that offers all the components necessary to establish a high quality designed community.

The following urban design principles will be used to guide urban design decisions relevant to the proposed development:

- Promote an attractive, high quality public realm (streetscape features) and built form character.
- Establish built form principles to ensure that the proposed built form complements the adjacent context.
- Promote high quality streetscape which reflects a high quality residential character. Provide special emphasis on to architectural design features / materials, and landscape treatments for units fronting along Dunn Street.
- Minimize the impact of surface parking by providing landscape strips.
- Encourage a safe townhouse development by ensuring the principles of CPTED (Crime Prevention Through Environmental Design) are incorporated.
- Guiding principles of the Model Urban Design Guidelines of the Regional Municipality of Niagara will be incorporated in the overall design.



1.3 Location and Site Description

The subject site is located at the south side of Dunn Street, in the City of Niagara Falls. The subject lands are surrounded by following land uses:

- North – Dunn Street and existing Cavendish Manor Retirement Residence beyond.
- East – Ailanthus Ave, service commercial uses, existing single-family homes and commercial uses beyond.
- South – Existing single-family homes, Fallsview Group Parking Lot and C.B. Wright Park.
- West - vehicular access to Fallsview Group Parking Lot and C.B. Wright Park and single-family homes beyond.

Figure 4: Site and Adjacent Context

1.4 Development Vision and Proposal

1.4.1 Development Vision

The proposed townhouse development provides a well articulated built form that is sympathetic to the existing character of the area.

Development is proposing 72 dwelling units that are envisioned to provide a compact urban residential community character. The proposed built form and streetscape design along Dunn Street will compliment the overall site and the adjacent context.

1.4.2 Proposal

- The proposed development evolves from the framework of the existing context and site topography. Site layout includes an internal street, townhouse units, surface parking area and landscape buffers.
- Proposed community's access is from Dunn Street. The proposed internal street bisects through the development and terminates to the south side of the development.
- Landscaped entry feature could be provided along Dunn Street near the access to the proposed internal street to announce the arrival to development.
- Side facades of townhouses along Dunn Street will be provided with appropriate architectural detailing and features.

1.5 Model Urban Design Guidelines of the Regional Municipality of Niagara

- Guiding principles of the Model Urban Design Guidelines of the Regional Municipality of Niagara will be incorporated in the overall design.



Figure 6: Façade Design



Figure 7: Main Entrances

2. Public Realm



Figure 8: Site Layout

2.1 Street and Access

- Access to the proposed development will occur from Dunn Street.
- Proposed internal street terminates along the south side and will help in maintaining a safe pedestrian movement within the proposed development, traffic calming measures should be incorporated in the design of proposed internal street.

2.2 Open Space

- A central outdoor amenity area has been provided between the buildings C & D.

2.3 Streetscape Features

The streetscape involves the combination of landscape elements including street trees, entry features, and lighting and utilities elements. These elements should be designed to complement the proposed development, create visual interest, and foster a high quality character and image for the community.

In addition, chapter 3c Sidewalks and Streetscaping of the Model Urban Design Guidelines of the Regional Municipality of Niagara will be considered.

2.3.1 Landscape Features

- Frontage along Dunn Street should be provided with appropriate transition between the private and public realm by using a combination of hard and soft landscape elements such as low walls, decorative fencing and/or additional planting along the street interface; Coordinate tree location/ tree planting with driveways, utilities and other

municipal infrastructure;

- Maximize soft landscape areas within the site, including permeable paving, for its aesthetic and environmental value;
- Landscape species selection should be of a native shade trees and shrubs. However, ornamental species may be considered;
- The locations of and specifications for street trees and landscape treatments will be detailed on the Landscape Plans.

2.3.2 Community Mailboxes

- The location of community mailboxes will be confirmed with Canada Post and the City of Niagara Falls.
- Guiding principles of 3a.8 Utilities and Services section of the Model Urban Design Guidelines of the Regional Municipality of Niagara will be incorporated into the overall design.

2.3.3 Fence Details

- Various types of fences would be required depending on the purpose and privacy. These may include: decorative metal fence, wood privacy fence / screens.
- Appropriate fence style and height will be incorporated into the design of private realm and public realm interface.;
- Fencing details and different types of fencing location requirements shall conform to City of Niagara Falls Bylaws and will be provided on the Landscape Plans.



Figure 9: Landscaping & Street Frontage

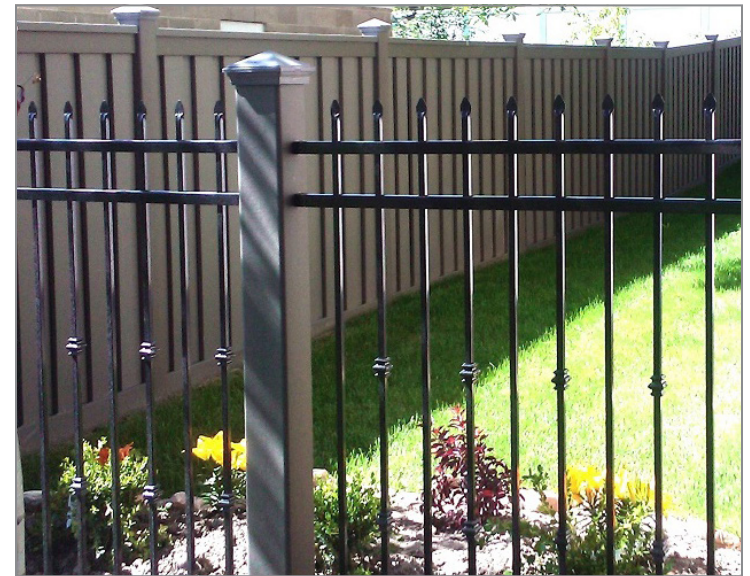


Figure 10: Fence Types



Figure 11: Screening of Utilities along Street Frontage



Figure 12: Streetscape Features - Street Lamp

2.3.4 Utilities and Other features

- Locate transformers, switching boxes, telecom pedestals and other utility boxes away from public view, screened through hard and soft landscaping and clustered as to minimize their presence within the streetscape, while guaranteeing adequate access, safe operations and maintenance;
- Coordinate utility locations to ensure there are no sitting conflicts with street trees and fencing along Dunn Street;
- If utilities are located on corner units fronting along street frontage, ensure appropriate screening is provided; and,
- In order to mitigate the impact of utilities like, hydro, telecommunication etc. an early coordination with the utility services providers is required so that the utilities are appropriately located within the street ROW.
- Air conditioning units should not be visible from public view.
- Guiding principles of 3a.8 Utilities and Services section of the Model Urban Design Guidelines of the Regional Municipality of Niagara will be incorporated into the overall design.

3. Built Form

3.1 Proposed Built Form

- Ensure that natural light, adequate ventilation and privacy are provided for in the building design;
- Introduce variation in heights, roof style and wall plane changes on townhouse blocks;
- Design townhouse buildings to create a consistent and articulated building mass that is pedestrian friendly and of a human scale;
- Distinguish units within the townhouse block through variations in wall planes, separate entrances, projections/recesses and through material or colour variation;
- End units, design side and rear elevations visible from the street to equal the quality of the facade treatment of the front elevation, including materials, window styles and surrounds, cladding details, gable styles and details;
- Maximize fenestration on all corner units side elevations exposed to public view to avoid large expanses of blank wall face.
- Guiding principles of Chapter 4a Private Realm, residential of the Model Urban Design Guidelines of the Regional Municipality of Niagara will be incorporated into the overall design.

3.1.2 Building Facade Design

- Ensure main entrances are visible from the street or pedestrian walkways;
- Pair unit entrances to create a stronger and more prominent presence on the streetscape;
- End units along Dunn Street should be provided with main entrances that are visible from the street;
- Pair unit entrances to create a stronger and more prominent presence on the streetscape;
- Emphasize the main entrance of each unit through a combination of colour, covered porches or canopies, detailed cornice details, gables or brow details on porch roofs;
- Provide porches, habitable portions of the unit and animated facades closer to the street frontage to enhance the pedestrian environment, provide 'eyes on-the-street'.
- Design highly-articulated front facades through combination of porches, bay windows, wall projections, second storey balconies. Provide box out projections and prominent gable details over habitable portions of the unit;
- Porches and porticos should have a minimum useable depth of 1.2 meters, and

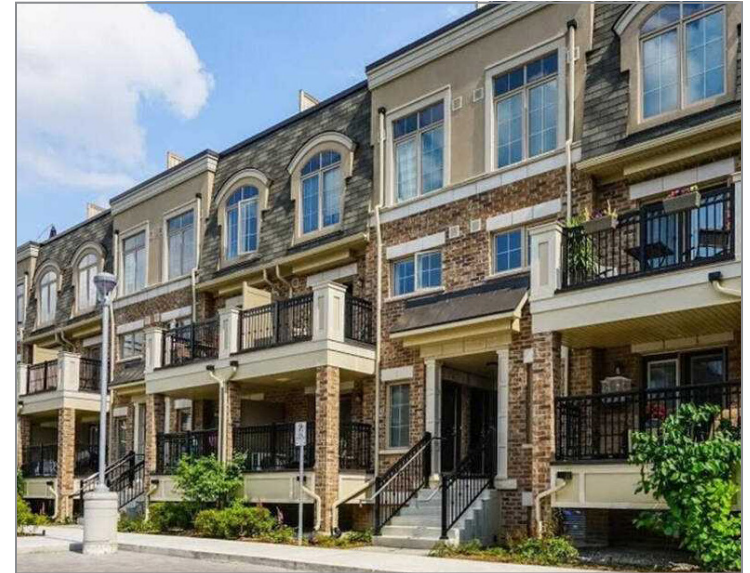


Figure 13: Pronounced Entrance



Figure 14: End Unit Massing & Articulation



Figure 15: Corner Articulation



Figure 16: Box Window

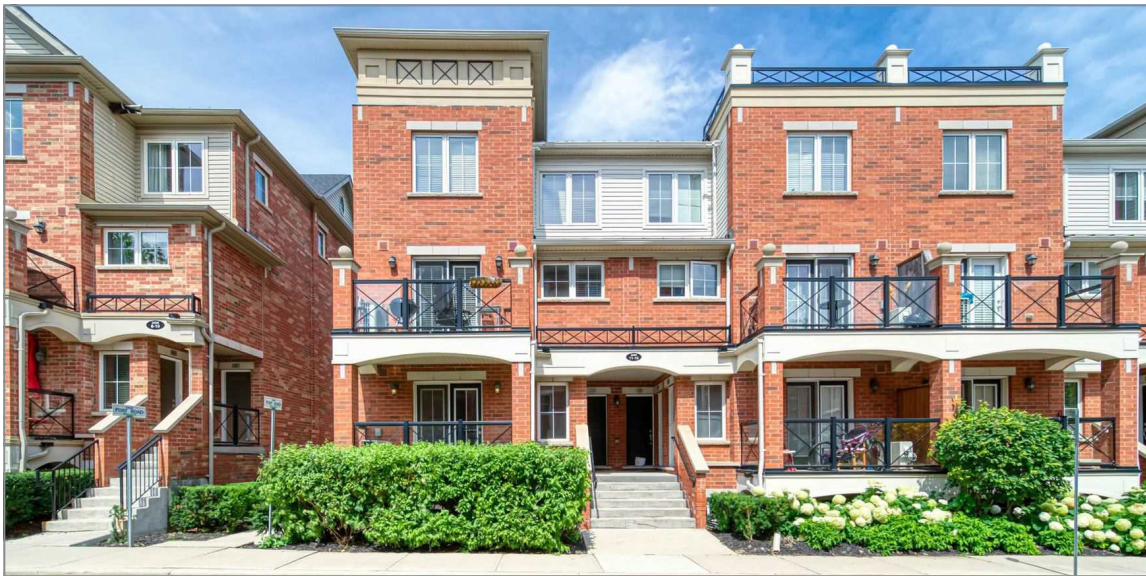


Figure 17: Example - Front Façade Articulations

associated steps from the porch to be no closer than 1.0m to the property line;

- Appropriate privacy conditions are considered in designing all decks, balconies etc.
- High quality railings, wrought iron or similar, and painted wood are preferred;
- Provide porch columns that are coordinating in scale with the porch and consistent with the style of the building design;
- Provide pedestrian scale lighting that complements the entrance features and provide visibility at night;
- Firewalls of the townhouse blocks should be integrated into the design of the townhouse blocks and should not be visible from public view;
- Rainwater leaders and downspouts should be integrated into the design of the built form.

3.1.3 Surface Parking

- Provide appropriate landscaping and landscape islands within the surface parking area.
- Additional guiding principles of chapter 4f Off-Street Surface Parking of the Model Urban Design Guidelines of the Regional Municipality of Niagara will be incorporated.

3.1.4 Roof Design

- Contemporary roof style should be provided with deeper overhangs and flat roofs may include profiled caps, cornice edges or parapets;
- Provide roof forms and styles that are consistent with the style of the building and the body of the townhouse building;
- Integrate mechanical units into the design of roof,



Figure 18: Example - Private and Public Realm

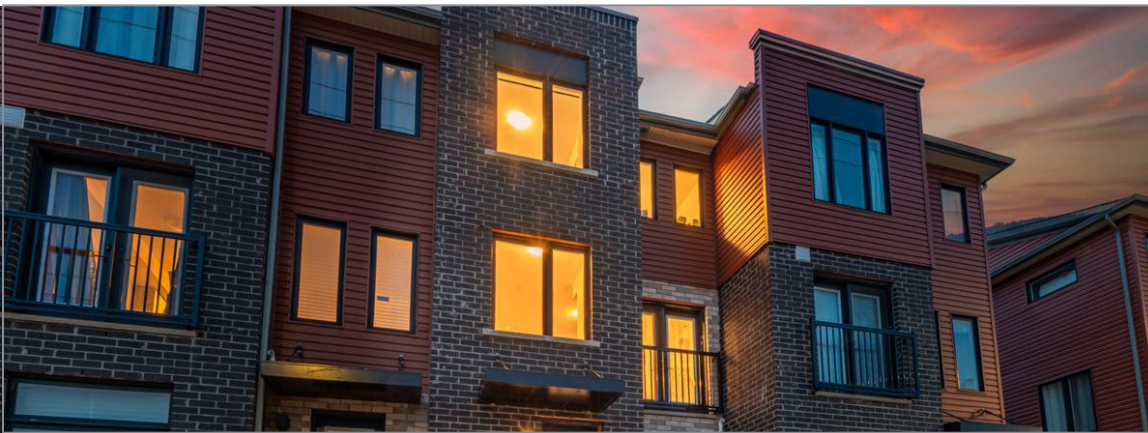


Figure 19: Example - Different Materials

- screening or enclosure, if located on the main roof;
- For end units, emphasize the corner using vertical features/elements such as, a tower.

3.1.5 Materials and Colour

- Consider the treatment and design of all faces of the building in a comprehensive manner;
- Provide a varied colour/material packages that contribute to create harmonious streetscapes, while avoiding long monotonous facades;
- Provide townhouse buildings in high quality materials that support the architectural style of the unit and achieve sustainable objectives;
- Masonry, including stone, clay brick, and precast concrete are the preferred main cladding materials. Prefinished fibre cement board Such as, Hardiboard and other high quality alternate materials may also be considered on all elevations. Overall design of the proposed residential units will establish a high quality visual character for the proposed community.
- Apply consistent cladding materials to all elevations of the townhouse building;
- Provide low exposed concrete foundations that are visible from the street. Foundations that are high must be clad in building materials complementary to the materials of the unit.

3.1.6 Utility / Service Meters and Townhouse Units

- Locate gas/utility meters to not face any public street;
- Molok bins should be located away from public views.
- Incorporate EV charging into the design of built form.

4.0 Compliance with Model Urban Design Guidelines



Figure 20: Proposed Rendering



Figure 21: Proposed cross-section along Dunn Street

The proposed development complies with Region's Smart Growth Principles and promotes compact building form and fits with the objective of offering a range of housing opportunities and choices.

4.1 Compliance with Chapter 4 – Private Realm of the Model Urban Design Guidelines:

The proposed development is adhering to the following design principles identified in the Chapter 4 – Private Realm of the Model Urban Design Guidelines:

- 4.1.1 Positive Image: The proposed development will help in enhancing the overall quality and character of the neighbourhood. In addition, proposed architectural design features will help in creating a positive street image;
- 4.1.2 Context Sensitive: Proposed built form's massing, scale and architectural features will complement the adjacent context and the overall character of the area; and
- 4.1.3 Environmentally Sustainable: The proposed development is incorporating environmentally sustainable features into the overall design.

4.2 Additional principles of the Model Urban Design Guidelines

The proposed development is incorporating the following additional principles of the Model Urban Design Guidelines:

- 4.2.1 Orientation: built form is addressing the street frontage and high-quality architectural design features are being incorporated into the overall massing of the proposed built form along street frontage.

4.2.2 Setbacks: Proposed development is complying with the setback requirements of the guidelines.

4.2.3 Building Height: Proposed built form is within height requirement of 3 – 5 storeys of the guidelines.

4.2.4 Architectural Features: Proposed development is incorporating high quality architectural design features that add to the distinct neighbourhood character. Following have been incorporated in the overall massing and architectural design and are complying with the guidelines:

- General – architectural design and massing of proposed building form complements the adjacent context and helps in reinforcing the streetscape and neighbourhood character. In addition, overall design is incorporating high quality materials;
- Walls – maximum presence of habitable space with high standard of design, detail and materials are provided along the front facades. Flanking facades are designed to be equal to the front facades treatment and materials and include appropriate window area.
- Windows – buildings facing the street have been provided with window opening that are complementing the streetscape and the public realm.

