



# Our Initial Observations

# Our Initial Observations

## 1 *An Armature of Grand Valleys*

- A **unique & prominent** feature
- The area's primary **natural asset**
- Development has historically occurred **along the ridges**
- This distinction is the **essence** of Kleinberg-Nashville and a big part of its great **appeal**
- How do we ensure the **protection** of the valleys and ensure that they remain a **prominent visual** and **physical** feature of the area?



### Valley Form

- |  |   |
|--|---|
|  Valleys              |  Study Areas         |
|  Historic Settlements |  Secondary Plan Area |



## Our Initial Observations

### 1 *An Armature of Grand Valleys*

## Our Initial Observations

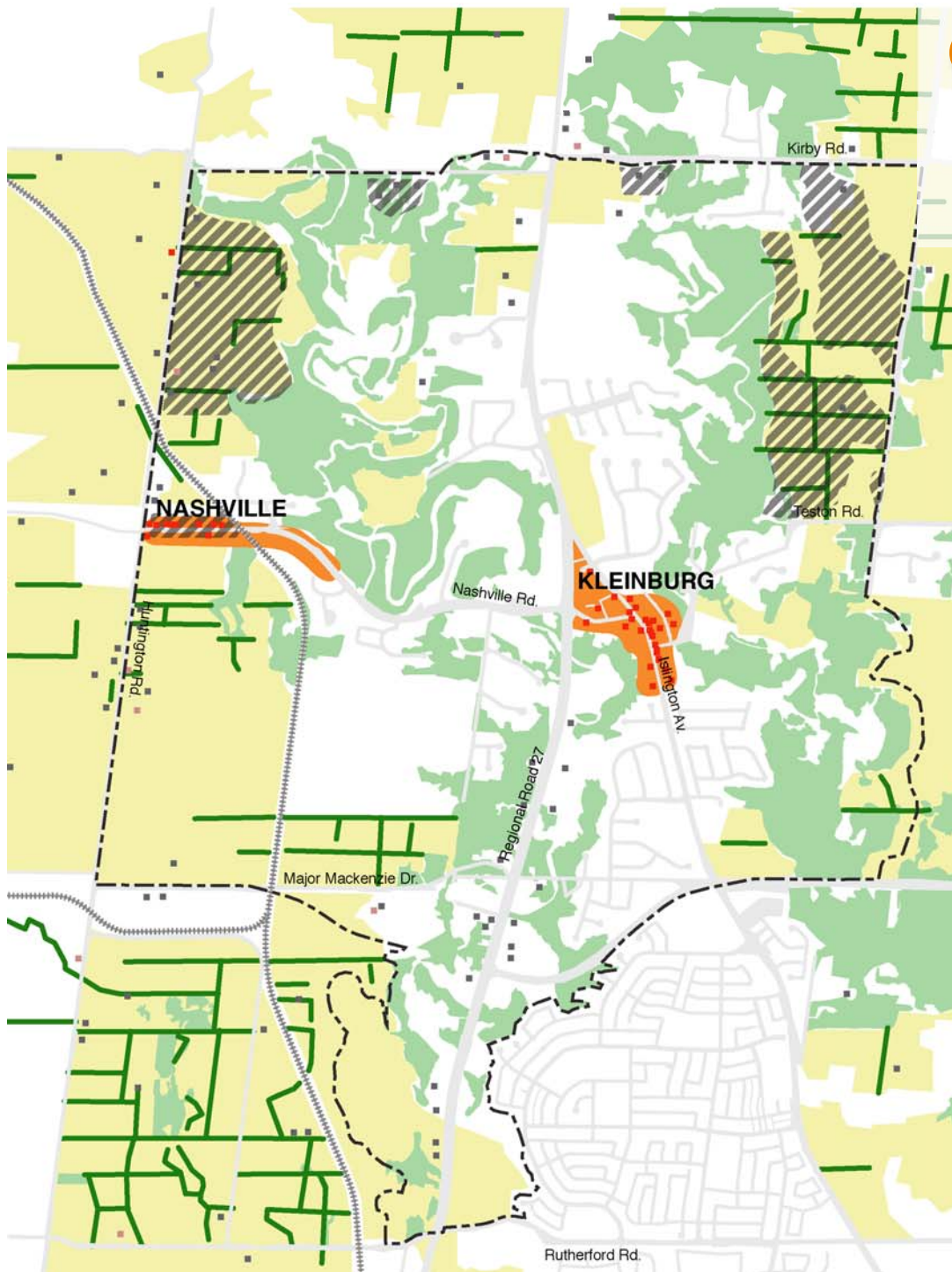
### 1 *An Armature of Grand Valleys*



# Our Initial Observations

## 2 *A Tapestry of Rich Heritage & Cultural Landscapes*

- To this day the context retains its largely **rural character**
- Area's **charm** and **attraction** can be found in existing:
  - Villages & Hamlets
  - Homesteads & Farmsteads
  - Hedgerows & Farm Fields
- How can these features find their way into new developments to lend to their **distinction** and 'sense of place'?



### Historic Settlement Patterns

- |                      |                     |
|----------------------|---------------------|
| Historic Settlements | Heritage Listed     |
| Fields               | Heritage Designated |
| Significant Forests  | Study Areas         |
| Hedgerows            | Secondary Plan Area |
| Rural Structures     |                     |

## Our Initial Observations

# 2 *A Tapestry of Rich Heritage & Cultural Landscapes*



## Our Initial Observations

# 2 *A Tapestry of Rich Heritage & Cultural Landscapes*



## Our Initial Observations

# 2 *A Tapestry of Rich Heritage & Cultural Landscapes*





# Our Initial Observations

## 2 *A Tapestry of Rich Heritage & Cultural Landscapes*



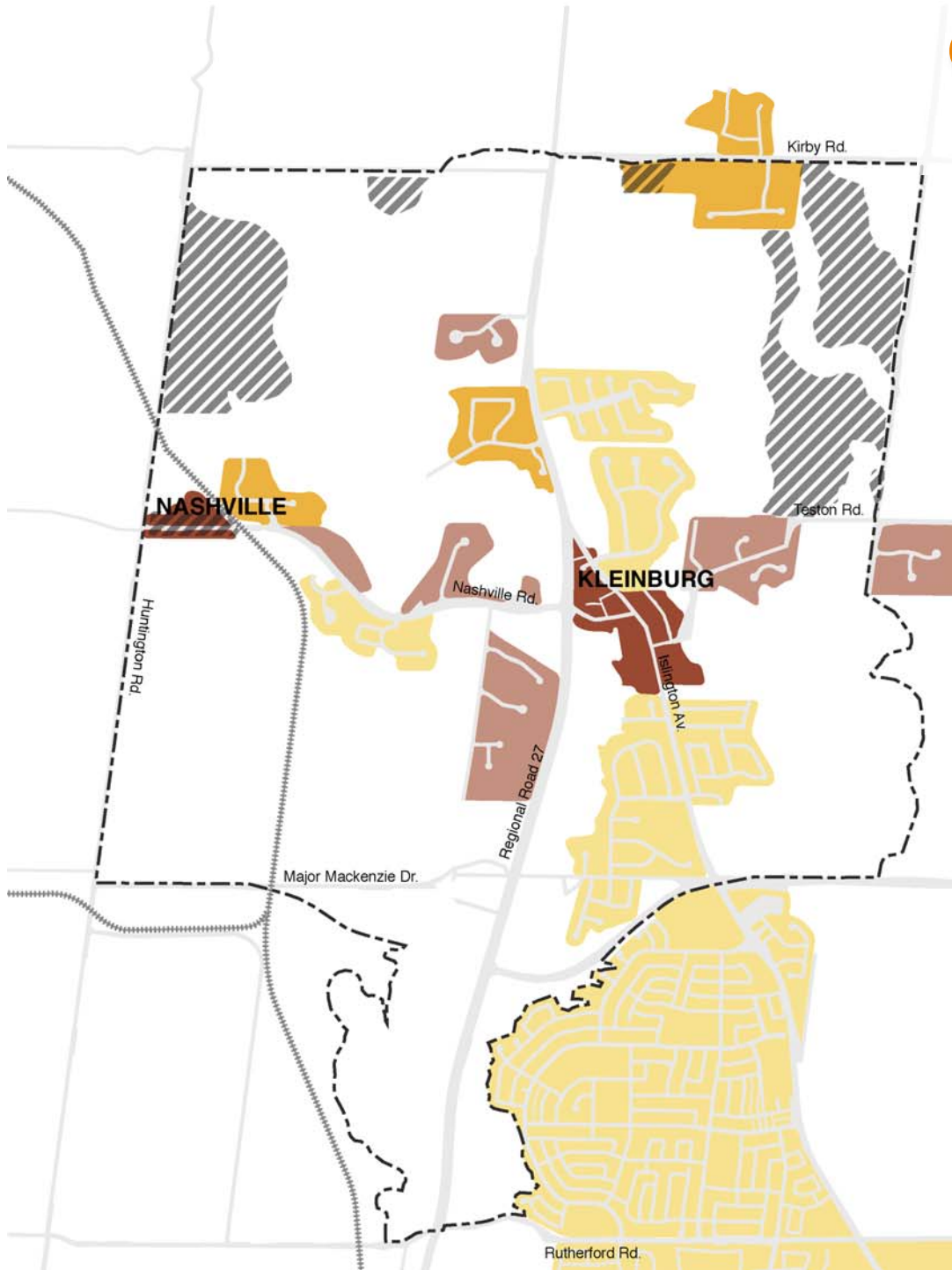
## Our Initial Observations

# 2 *A Tapestry of Rich Heritage & Cultural Landscapes*









# Our Initial Observations

## 3 Four Urban Textures



- Four distinct built characteristics:
  - Villages & Hamlets
  - Suburban Residential
  - Traditional Residential Estates
  - Contemporary Residential Estates
- Each differs in the quality of streetscapes, street and block layout, and building typologies
- **What can we learn** from these varying approaches to ensure the **best qualities** for **future** developments?

### Development Character

 Villages and Hamlets	 Suburban Residential
 Traditional Residential Estates	 Study Areas
 Contemporary Residential Estates	 Secondary Plan Area



## Our Initial Observations

### 3 *Four Urban Textures*

#### Villages & Hamlets

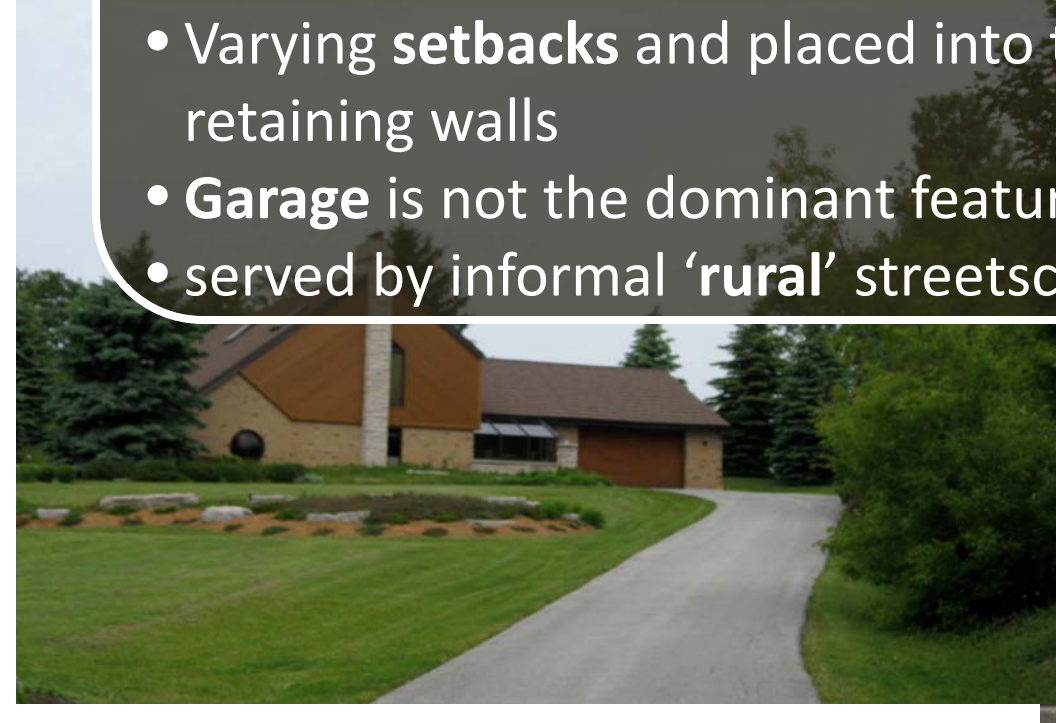
- Pre 1950's
- Some mix of **uses**
- Broad mix of building **types**
- Broad mix of architectural **styles, colours & materials**
- Varying **setbacks**
- **Garage** is not the dominant feature of the façade
- Consistent use of **porches**
- formal '**main street**' and informal '**rural**' streetscape qualities  
– pedestrian friendly

## Our Initial Observations

### 3 *Four Urban Textures*

#### Traditional Residential Estates

- Post **1950's**
- Exclusively **residential** uses
- Mix of **bungalows** and **two-storey residential** building types
- Broad mix of architectural **styles, colours** and **materials**
- Varying **setbacks** and placed into the **landscape** – minimal use of retaining walls
- **Garage** is not the dominant feature of the façade
- served by informal '**rural**' streetscape qualities





## Our Initial Observations

### 3 *Four Urban Textures*

#### Suburban Residential

- Post 1980's
- **Minimal variety** of types, architectures, colours & materials
- Consistent setbacks
- **Garage** is generally the dominant feature of the façade
- **Hierarchal** and highly engineered road network
- Minimal **pedestrian** amenities
- Little evidence of area's **heritage** & cultural landscape

## Our Initial Observations

### 3 *Four Urban Textures*

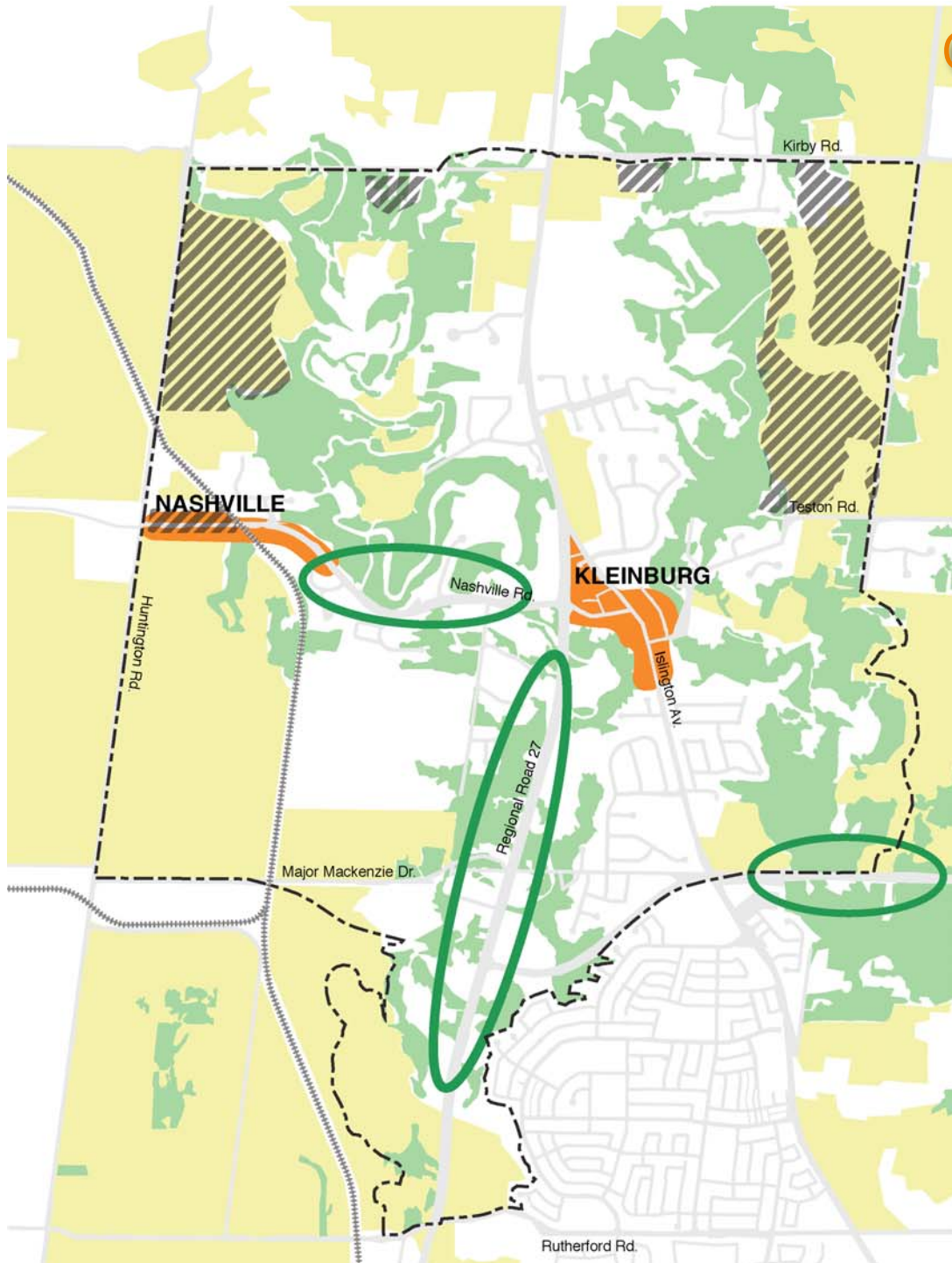
#### Contemporary Residential Estates

- Post 1990's
- Palatial types with minimal variety in architectures, colours & materials
- Consistent broad setbacks
- Imposed road network, grading & landscaping
- No pedestrian amenities
- Little evidence of area's heritage & cultural landscape





# Our Initial Observations

## 4 Green & Rural Gateways

- A sense of **leaving the city** and entering into the countryside
- Visible **transition** between the 'urban' edge and the **greenbelt**
- Defined by rolling **hills, woodlots & open fields**
- How do we ensure that this defining quality is **retained**?



### Green Gateways

- |   |                     |   |                      |
|---|---------------------|---|----------------------|
|  | Gateways            |  | Historic Settlements |
|  | Significant Forests |  | Study Areas          |
|  | Fields              |  | Secondary Plan Area  |



Our Initial Observations  
**4** *Green & Rural  
Gateways*



# Our Initial Observations

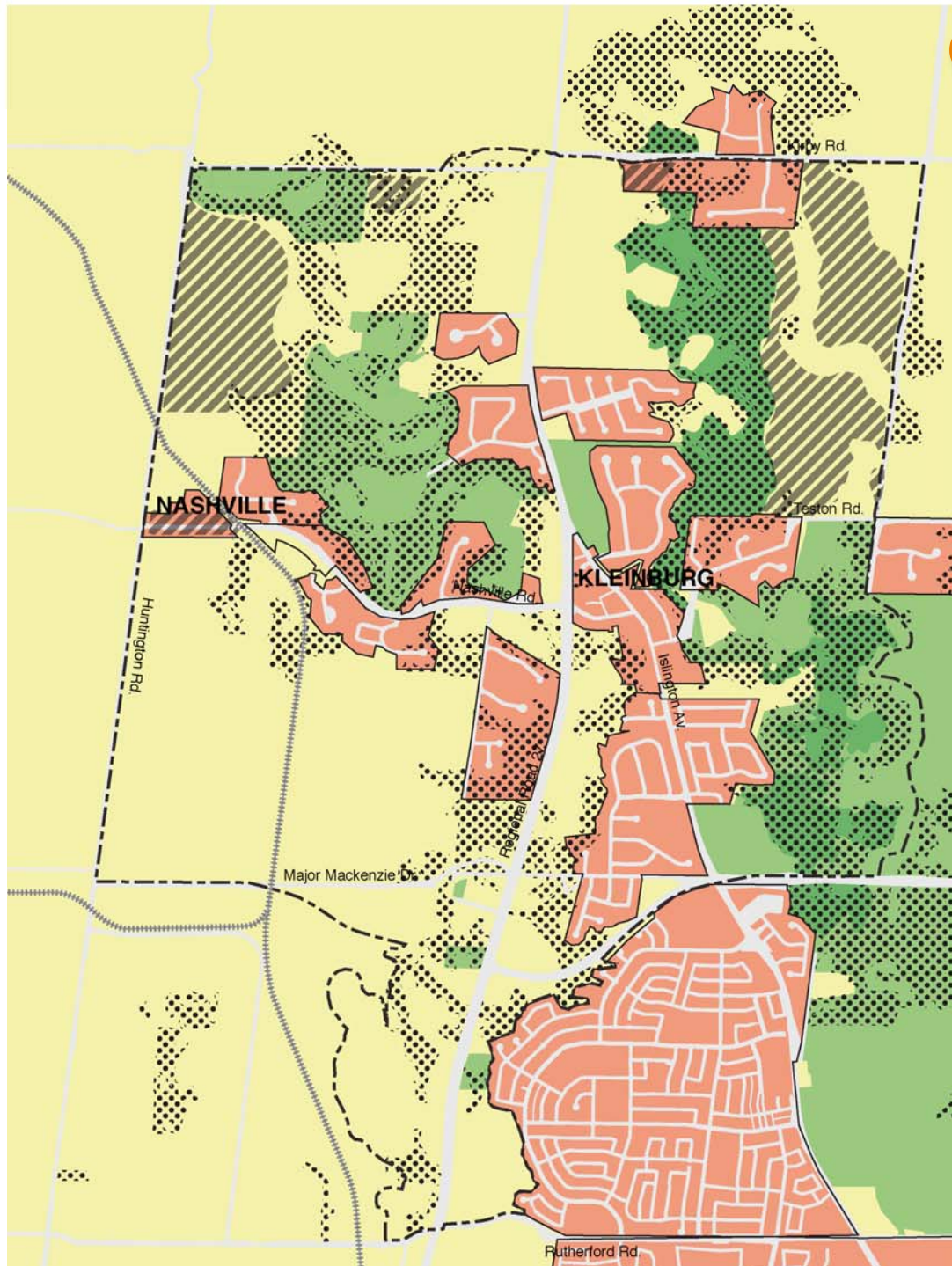
## 4 *Green & Rural Gateways*



# Our Initial Observations

## 5 Community Cohesion

- Development traditionally **expanded** from and was **integrated** with the heritage cores
- It has since occurred in a **fragmented** and **piecemeal** pattern
- Limits **social interaction** and increases **car dependency**
- How do we ensure **connectivity** between developments and between developments and nature?



### Discrete Development and Fragmentation



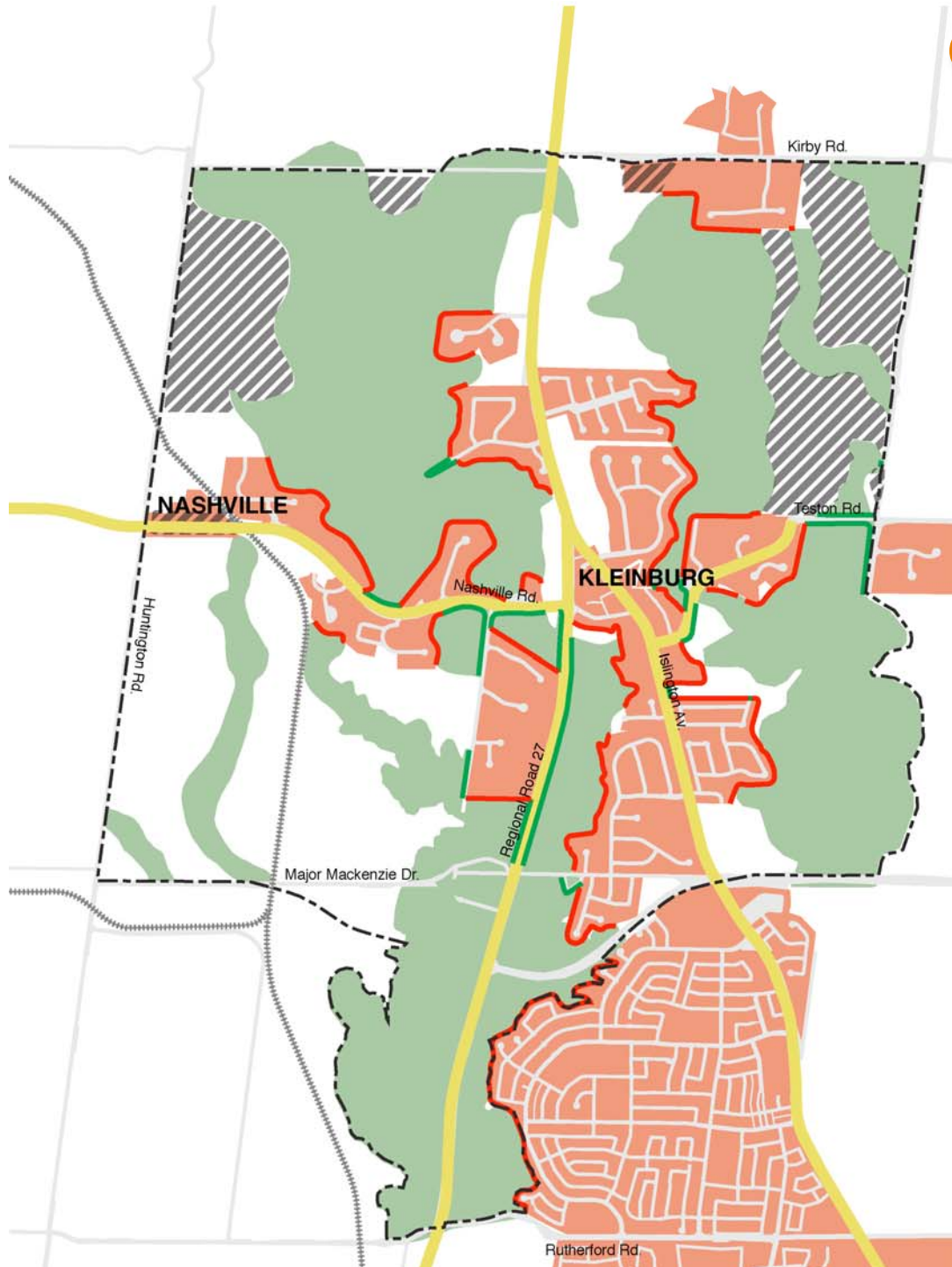


**Teston Road**



# Our Initial Observations

## 6 *Experiencing the Setting*



- The distinct natural & cultural setting is primarily **experienced along the major routes** through the area
- **Rear lotting** results in a **fraction** of residents that **benefit** from the proximity of these resources
- How can we **maximize visual and physical connections** to the setting for the greatest number of residents?

### Views and Vistas

- |                 |                           |
|-----------------|---------------------------|
| Scenic Roads    | Public Valley Interfaces  |
| Urbanized Areas | Private Valley Interfaces |
| Valley Lands    | Study Areas               |
|                 | Secondary Plan Area       |

# Our Initial Observations

## 6 *Experiencing & Benefiting from the Setting*

