

Ontario Municipal Board

Commission des affaires municipales de l'Ontario

1281216 Ontario Inc. (Intracorp) has appealed to the Ontario Municipal Board under subsection 22(7) of the *Planning Act*, R.S.O. 1990.

OMB File No. PL081174,

April 20th, 2009, City of Brampton

Witness Statement of:

Steven Wimmer
O.A.L.A., C.S.L.A.

Article I. Index

- Exhibit 1 Resume of Steven Wimmer
- Exhibit 2 Vales of Castlemore Phase 5 & 6 Design Brief
- Exhibit 3 Detail Design & Imagery Booklet

A. Witness Qualifications

A-1 I am the Managing Principal at The MBTW Group and I have 23 years of experience as a landscape architect and urban designer. I graduated from the University of Guelph with a Bachelor in Landscape Architecture and I am a member of the Canadian Society of Landscape Architects and the Ontario Association of Landscape Architects. My resume is submitted with my Witness Statement as Exhibit 1 and includes several of my previous and existing projects which I believe to be relevant including:

- *Design Workbook for Brampton's Upscale Executive Special Policy Areas* *City of Brampton, 2000*
- *Vales of Castlemore Community* *City of Brampton, Ontario*
- *Vales of Castlemore East Community* *City of Brampton, Ontario*
- *Highlands Community* *City of Brampton, Ontario, 2008*
- *Noble Ridge Community* *Nobleton, Ontario, 2007*
- *Niagara-on-the-Green* *Niagara-on-the-Lake, Ontario*
- *The Village* *Niagara-on-the-Lake, Ontario*
- *The Bond Head Community* *Bradford, East Gwillimbury, Ontario, 2008*
- *Newcastle North Village* *Town of Clarington, Ontario*
- *Mahogany Community* *City of Ottawa, 2008/2009*

- A-2 I have worked on a broad spectrum of projects in urban design and landscape architecture. My clients include various agencies, community groups, private developers and builders, public institutions and non-profit organizations to work on various projects in the Greater Toronto Area and other regions in Ontario and beyond. The scope of my projects include: comprehensive community design and master planning; campus design; design of mixed-use precincts; urban infill projects and resort communities.
- A-3 As an active urban designer, I have participated as a guest lecturer at the University of Guelph and sat on a design review panel for an urban planning course at the University of Waterloo. I am a member of the Urban Design Working Group of OPPI and have participated in several urban design workshops and charrettes conducted by the Urban Design Working Group of OPPI.

B. Retainer

MBTW/WAI have extensive experience in community design, landscape architecture and architectural design guidance, as well as golf course design and implementation. All of the above-noted areas of professional services have been provided to 1281216 Ontario Inc. (Intracorp) with regard to the subject lands.

B-1 Community Design

- B-1.1 In June of 2006, MBTW/WAI was engaged to provide Urban Design consulting services for the subject lands and prepare a Design Brief Booklet.
- B-1.2 By September of 2006, the Design Brief Booklet was 80% complete, was reviewed by the Client and their consulting team. Modifications were made as directed and the document was finalized and submitted to the City of Brampton in February 2007
- B-1.3 Subsequent to the document's submission, MBTW has been involved in public information meetings, several meetings with City staff regarding the Urban Design aspects of the Community Plan.
- B-1.4 By March 2008, the culmination of previous work resulted in MBTW completing a final Design Brief Booklet and submitting it to the City of Brampton.

Witness Statement - Steven Wimmer

B-2 Landscape Architecture

- B-2.1 In September 2007, MBTW prepared a Tree Inventory and Assessment Report, which was submitted to the Client and Engineer for review and comment. Subsequently, the report was finalized and submitted to the City of Brampton.
- B-2.2 In March 2008, MBTW was engaged to provide Landscape Architectural consulting services in both design and contract administration capacity. The intent is to provide continuity and to ensure that the landscape aspects of the community vision introduced during the initial Urban Design stage illustrated and described in the Design Brief are to be implemented.
- B-2.3 Since March of 2008 to present, co-ordination of landscape matters into the community planning process have been undertaken.

C. Reference to Previous Reports

- C-1 Vales of Castlemore East (Phase 5 & 6) Urban Design Brief.
By MBTW/WAI on July 3rd, 2008
- C-2 City of Brampton – Development Urban Design Guidelines, October 7, 2008
- C-3 City of Brampton – The Upscale Executive Housing Special Policy Areas, October 7, 2008
- C-4 City of Brampton – Pathways System, October 7, 2008
- C-5 The Highlands of Castlemore Community, Supplementary Design Brief Carberry Subdivision, Brampton.
By MBTW/WAI, September 2008.
- C-6 The Vales of Castlemore East Community, Detailed Community Design Guidelines, City of Brampton.
By The MBTW Group and Watchorn Architects Inc., October 2003.
- C-7 The Highlands of Castlemore Community, Detailed Community Design Guidelines. City of Brampton
By The MBTW Group and Watchorn Architects Inc., April 2002
- C-8 Design Workbook for Brampton's Upscale Executive Special Policy Areas
City of Brampton, September 2000.
- C-9 Upscale/Executive Housing Study, City of Brampton.
By The MBTW Group, September 14th, 1999
- C-10 The Vales of Castlemore Executive Residential Community, Urban Design Guidelines, City of Brampton. By The MBTW Group, February 1998.
- C-11 The Vales of Castlemore Community in the City of Brampton. Supplementary Architectural Guidelines
By Watchorn Architects Inc., December, 1998.
- C-12 The Vales of Castlemore Community in the City of Brampton, Architectural Design Guidelines.
By Watchorn Architects Inc., December, 1998

Witness Statement - Steven Wimmer

D. Issues Addressed and Summary of Opinions

D-1 Issue #16 - *Does the application meet the current standards of urban design set out in the City's applicable Official Plan?*

D-1.1 The City of Brampton's current Urban Design standards include principles that are fundamental to the design of a comprehensive development. The proponent and their consultants have been deliberate and diligent to reflect these core principles towards the proposed Vales of Castlemore Phase 5 & 6 development with additional ideas to create a unique neighbourhood design. This section describes some of the important principles that have applied to the design of this community which were felt to incorporate the City of Brampton's core objectives.

D-1.2 *Respect for and integration with the existing context:*

The Vales of Castlemore Phase 5 was designed as a logical extension of the existing executive community to the south known as the 'Huntclub of Castlemore'. The Phase 6 lands integrated within the existing lots along Countryside Drive and Tortoise Court. Both phases are infill developments, which as well as supporting the principle of a more sustainable form of development, helps to create linkages between surrounding neighbourhoods.

D-1.3 The new residences will further respect and integrate the existing neighbourhoods by providing several neighbourhood amenities to give a sense of 'place' and belonging within the greater community.

D-1.4 The proposed neighbourhoods have a logical street pattern with several short blocks for direct and easy movement throughout the neighbourhood, which creates additional links for and with surrounding neighbourhoods, as per the Secondary Plan. The structure of the neighbourhood integrates existing natural and cultural features such as the drainage channel, woodlots and the Salt Creek (un-named tributary) and provides new parks and open spaces adjacent to existing features or centrally located in the community for optimal access by residents. Further, the neighbourhood is designed to provide open views and connections with the surrounding green spaces for residents to appreciate and use. These views help the neighbourhood to integrate with the surrounding context.

D-1.5 *Street, transit and pedestrian/bicycle systems*

The proposed Vales of Castlemore development includes a well-connected street and pathway system, enabling residents a choice of routes and easy access to various community destinations. A transportation network that is well connected to existing networks such as Brampton's Pathways Master Plan, will encourage more residents to walk or bicycle through the community and reduce car-dependency. By encouraging residents to walk, more people will be on the streets and in

Witness Statement - Steven Wimmer

the open spaces increasing casual surveillance, making the neighbourhood safer and promoting a healthy and balanced lifestyle.

D-1.6 *Built Form*

The built form and landscape for this neighbourhood will physically define the streets and public spaces as places of shared use. Prominent fenestration, porches and recessed garages will promote social interaction between neighbours and create a safer community by putting more eyes on the street.

D-1.7 Orienting homes towards the street will create pedestrian-scaled streets, and allow a greater number of residents to live closer to neighbourhood amenities such as parks and open spaces. Further, compact neighbourhoods can sustain public transit more effectively in the case that this service becomes available along Goreway Road or Countryside Drive in the future.

D-2 *Issue #17 - Does the proposal meet what is required of the City's upscale executive housing policy framework i.e. in terms of streetscape, architectural dwelling unit detail including exterior wall materials and colours, roof treatments, window detailing, treatment of garages, landscaping features, integration of the open space system, window streets?*

D-2.1 The Vales East community executive development responds and achieves the City's Executive Housing policies and guidelines in terms of urban design, landscape and open space design and architectural design.

D-2.2 The street pattern is appropriate for executive residential neighbourhood as its framework is based on a modified grid that integrates cul de sacs for smaller enclaves, shorter blocks and crescents.

D-2.3 The architectural vision for this neighbourhood is in accordance with the executive housing vision of the City of Brampton. Architectural design will include recessed garages, strong fenestration, wrap-around porches and opportunities for enhanced on-lot landscaping – particularly for 'priority lot homes'. The architecture of the homes will have an upscale and distinguished style that will also be consistent with the Executive Policy. In addition to the style of individual houses, façade and roofline varieties as well as materials and colour variation will achieve the objectives of the executive policy guideline at the larger scale of the streetscape.

D-3 Issue #18 - Does the design brief achieve the vision for this area of the City to be a high quality upscale executive residential development in Brampton?

D-3.1 The proposed development design brief envisions the subject site to be an upscale executive housing community. As identified in the City of Brampton's 'Design Workbook for Upscale Executive Special Policy Areas', the existing foundation for an executive development is provided including the proximity to significant natural and human-made features including the West Humber River system to the West, woodlots, the Castlemore Golf and Country Club, and the West Humber valley lands and the surrounding estate developments and executive homes. All these existing features and development sets the stage for an executive residential community that the Urban Design Brief by Intracorp successfully proposes. The following elements support strong urban design principles that respond to the City of Brampton's urban design policy goals and other strong urban design principles:

- a) Strong incorporation of the open space systems that surround the proposed community, including the remaining 9-hole Castlemore Golf course, the West Humber valley systems and drainage corridors that are located within the existing community.
- b) Landscaping and incorporation of existing creek systems moving south from Countryside Drive
- c) Parks/greenspaces are located in prominent locations and contribute to the sense of openness and provide a central 'node' to the neighbourhood
- d) High quality storm water management ponds have great accessibility and visibility from the community.
- e) Primary community streets allow for convenient, straight-forward access to arterial roads that are well connected to the surrounding street network
- f) Anchor lots are proposed adjacent to estate lots south of Countryside Drive and on Tortoise Court to provide an effective transition from the larger estate lots and will provide an attractive landscape buffer along the rear property line to provide privacy and enhanced landscaping elements.
- g) Core lots will be located close to central park areas and open spaces and adjacent to existing homes with similar lot sizes. A variety of lot frontages for a dynamic streetscape are proposed and the Minimum building frontage will meet the requirement of 15m
- h) A variety of lot sizes appropriate to Vales East existing community that reflect the surrounding character of executive homes and an appropriate transition from Tortoise Court Estates will be provided
- i) Strong main entry features and gateways with strong architectural elements that will reflect the unique and upscale character of the neighbourhood

Witness Statement - Steven Wimmer

- j) Landscape Boulevard/medians in the community are proposed
- k) Excellent edge treatment along arterial roads/window streets
- l) Architectural Design Brief and control mechanism to ensure that the executive housing is carried through design and construction.

D-4 Issue #19 - *What weight, if any, should be given to whether the design brief explores sufficient opportunities for the implementation of Low Impact Development?*

D-4.1 Significant weight should be given to the design brief's exploration of opportunities for 'Low Impact Development'. The design brief outlines a "green" initiative community strategy to help protect the overall watershed ecosystem and promote sustainable community living. The design brief also introduces concepts through education. Some of these strategies are:

- Rehabilitation of the tributaries
- Rainwater harvesting
- Bio-filtration strategies
- Quality housing standards
- Educational programs

D-4.2 In addition to the abovementioned strategies, the proponent continues to strive towards an environmentally sensitive development and can utilize within the planning process the opportunity for a public workshop to explore ideas from the public.

D-5 Issue #20 - *How much weight should be given to whether the potential trail connections conform to the City's Pathways Master Plan and provide appropriate pathway connections to the surrounding community?*

D-5.1 The proposed plan supports Brampton's Pathways Master Plans and the proposed development will assist in implementing both the 'Revised Pathways Routing Plan' (April, 2008) and Brampton's "Major Pathway Network" (Schedule C1, October, 2008)

D-5.2 the proposed development provides opportunity for several pathway connections through the road network and parks/open space system to Brampton's planned pathway network. The vista parks at the bend of certain roads are examples of entry points to access these pathway systems as they connect to the drainage corridors and to the West Humber River system, but with consideration to private land ownership.

D-5.3 The proposed development also has the opportunity to support a pathways system that integrates with the surrounding communities through the road structure. Opportunities can be explored further through the detailed design process.

Witness Statement - Steven Wimmer

D-6 Issue #21 - *Do the proposed noise mitigation measures result in development consistent with the upscale executive policy framework that applies to the area?*

D-6.1 The proposed design for the executive homes adjacent to the regional roads provides an innovative, high quality solution to address the road streetscape, to celebrate the entryways to the community and to effectively reduce noise.

D-6.2 The Gateway Homes located at each entryway to the Vales of Castlemore Phase 5 & 6 Community and the window street homes addressing Countryside Drive, will be designed specifically through their lot configuration and construction to provide a strong executive presence onto the regional roads. The homes will have enhanced fenestration, high quality building materials and details, a variety of hard and soft landscape elements and strategically designed amenity spaces. Some elements include wood fencing along the lot flankage as well as appropriate landscaping buffering along the front and corners of these homes. All these elements will be effective in reducing noise levels from the regional roads into the neighbourhood, will provide a desirable home for residents and support a strong image of the community.

D-7 Issue #22 - *Does the application represent an appropriate form of development for this site given the City's Official Plan policies?*

D-7.1 This proposed residential community is an excellent form of development and conforms to the City's general OP policies as it provides a high calibre executive neighbourhood in an area of Brampton that is designated as such and it integrates and logically extends from the surrounding community framework. As described above, The Vales of Castlemore Phase 5 & 6 development is an appropriate use of currently underutilized land, and as such, this development will be a successful infill project and will provide high quality design as Vales of Castlemore Phase 4. The proponent intends to build a high stature community using strong urban design and architectural principles to enhance and integrate with the existing community.

E. Recommendations

Due to the quality and appropriateness of The Vales of Castlemore Phase 5 & 6 executive development, it is recommended that this development be approved at this Ontario Municipal Board Hearing.

Sincerely,

A handwritten signature in black ink that reads "S.P. Wimmer". The signature is written in a cursive style with a large, stylized initial "S" and a vertical line extending downwards from the "P".

Steven Wimmer, O.A.L.A., C.S.L.A.
Principal, The MBTW Group

PL081174 Exhibit 1

Professional Experience

- 2008 – Present **Managing Principal**
The MBTW Group, Toronto, Ontario
- 1998 – Present **Principal**
The MBTW Group, Toronto, Ontario
- 1990 – 1997 **Associate**
The MBTW Group, Toronto, Ontario
- 1986 – 1989 **Urban Designer**
The MBTW Group, Toronto, Ontario

Education

1985 Bachelor of Landscape Architecture, Honours, University of Guelph

Professional Affiliations and Memberships

- Ontario Association of Landscape Architects, full member with stamp
- Canadian Association of Landscape Architects, full member
- O.A.L.A. Examining Board, member
- O.P.P.I. Urban Design Working Group, permanent member

Key Project Experience

- Mahogany Bay..... City of Ottawa
- The Beach Community..... City of Toronto
- Uptown Core, Oak Park Community..... Town of Oakville
- York University Campus Intensification Study..... City of Toronto
- The Shipyards Community..... Town of Collingwood
- Newcastle North Village..... Town of Clarington
- Noble Ridge Community..... Nobleton, Ontario
- Niagara-on-the-Green..... Niagara-on-the-Lake, Ontario
- The Village..... Niagara-on-the-Lake, Ontario
- The Bond Head Community..... Town of Bradford / East Gwillimbury
- Fox Creek Community..... City of Dieppe, New Brunswick
- The Beach Community..... City of Toronto
- The Shipyards Community..... Town of Collingwood
- Newcastle North Village..... Town of Clarington, Ontario

OMB Hearings

Noble Ridge Community, Nobleton, ON (2007) – Provided expert testimony related to matters of Community Design, Urban Design and Landscape Architecture

Mahogany Community, Manotick ON (2008) – provided expert testimony related to matters of Community Design, Urban Design, Community/Village Character and Landscape Architecture

Steven Wimmer is an urban designer, landscape architect, community planner, and principal of The MBTW Group. During his twenty years in the consulting industry, Steven has been successful in working with public agencies, authorities, and community groups to implement numerous innovative and comprehensively planned new communities.

Steven is currently responsible for a variety of community planning, urban design, and landscape architectural projects at The MBTW Group including large, comprehensively designed communities in the City of Welland, City of Toronto, the Town of Whitchurch-Stouffville and the Town of Bradford West Gwillimbury.

Steven has demonstrated the ability to translate innovative community design visions into implementable and marketable plans. In projects such as the Shipyards in Collingwood Wellington Lanes in the Town of Aurora, Oak Park in Oakville, Niagara on the Green in Niagara-on-the-Lake and Greewood Beach in Toronto he was able to successfully implement the design vision, while ensuring engineering, traffic, and other technical development requirements were satisfied.

Steven has spoken as a visiting guest lecturer to the school of Landscape Architecture, University of Guelph on the roles of landscape architects within the realm of community design and urban planning. As well as guest critique for the 4th year Design Studio, University of Waterloo, Planning School.

Steven graduated from the University of Guelph with an Honours Bachelor of Landscape Architecture in 1985. During his final two years at the University, Steven pursued a keen interest in waterfront development and urban design for northern climates. He was a finalist in the 'Livable Winter City' Design Competition in 1985.