

# BRIGHTON VILLAGE CONCEPT DESIGN

8 DECEMBER 2016

Amended by V3 Companies of Canada Ltd.  
December 21, 2018



# KPMB

## Brighton Village Design Principles

1. Create an Identifiable Place
2. Create a Gateway
3. Create a Unique Design Exemplar for the Dream Office Building
4. Reinforce a Vibrant Brighton Crescent with Destination and Neighbourhood Retail
5. Maximize the Experience of the Brighton Entrance Driveway and Sequence
6. Create a Visible Sign
7. Develop a Coherent Language of Design
8. Incorporate Innovative Community Programming
9. Enhance the Pedestrian Experience



**KPMB**

# Brighton Village Design Principles

## 1. Create an Identifiable Place

Located in the rapidly growing Brighton neighbourhood, Brighton Village will be a vibrant destination for living, working, and community events.

The urban design vision calls for the creation of a precinct of streets and blocks that create an exemplary model for urbanization that is dense, diverse, compact, and walkable.

The design of the village and the individual buildings will incorporate sustainable design strategies that will be energy efficient, and fully integrated at multiple scales.

The village will create a gateway to the larger subdivision while establishing a distinct sense of identity and a strong sense of arrival.

The vision reinforces the design of the public realm . Including two crescent streets, as well as two minor radial streets that create a set of six development parcels.

## 2. Create a Gateway

The two gateway sites accommodate two modern buildings that are distinctive and respond to the geometries of the surrounding streets.

Individually, and together, these two buildings will be visually prominent and act as a landmark.

## 3. Create a Unique Design Exemplar for the Dream Office Building

The larger building accommodates approximately 45,000 sf. for the Dream offices, presentation and community information centres. The unique ends of the building create a dynamic form.

The sustainable building design creates a supportive and healthy workplace in a light-filled, loft environment. One level of underground parking is proposed in combination with surface parking to accommodate staff, clients, and visitors.

The Dream building will have a civic presence complemented by a publicly accessible destination which can be used for retail, recreational and community uses. A small community open space is proposed with hard surfacing to provide seasonal activity for residents, especially families with children. It is anticipated that this public amenity will function as a gathering place and focal point for visitors.

The parking lot is enhanced by high quality design and landscaping. The lot can be cleared for community-based activities like a farmer's market.

## 4. Reinforce a Vibrant Brighton Crescent with Destination and Neighbourhood Retail

A series of mixed use buildings are proposed to form a walkable crescent that creates a sense of enclosure for the two gateway development blocks. The tree planting on the crescent will be incorporated with standard sidewalk dimensions and wider sidewalks in areas of high pedestrian volumes.

Multi-unit residential development is vertically integrated with some of the retail components to create a mixed-use environment.

## 5. Maximize the Experience of the Brighton Entrance Driveway and Sequence

The grand entrance driveway into Brighton Village and Neighborhood is curvilinear and elegant. The tree lined drive will reinforce the geometry and define the central park-like space which will accommodate key features that serve the neighbourhood.

## 6. Create a Visible Sign

A low sign is proposed to mark the axis and entrance to Brighton.

## 7. Develop a Coherent Language of Design

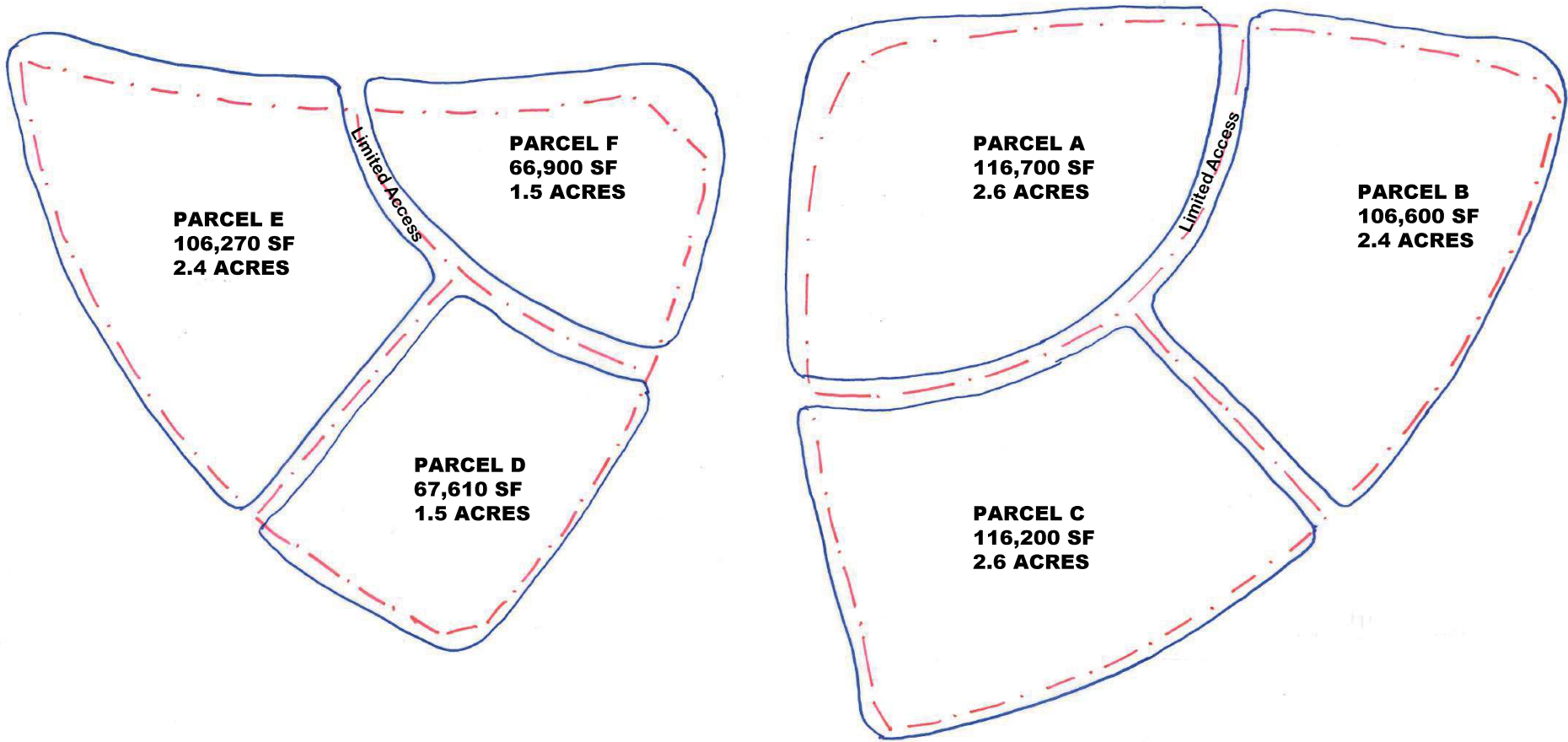
The plan calls for the modulation of scale and character of contemporary urban buildings serving a range of uses. The material palette will include a wide variety. The rhythms, scale and proportion of the individual buildings will be developed to ensure that there is compatibility between individual buildings and a coherent language for Brighton Village all buildings will conform to the Guidelines for Architectural Design on page 10.

## 8. Incorporate Innovative Community Programming

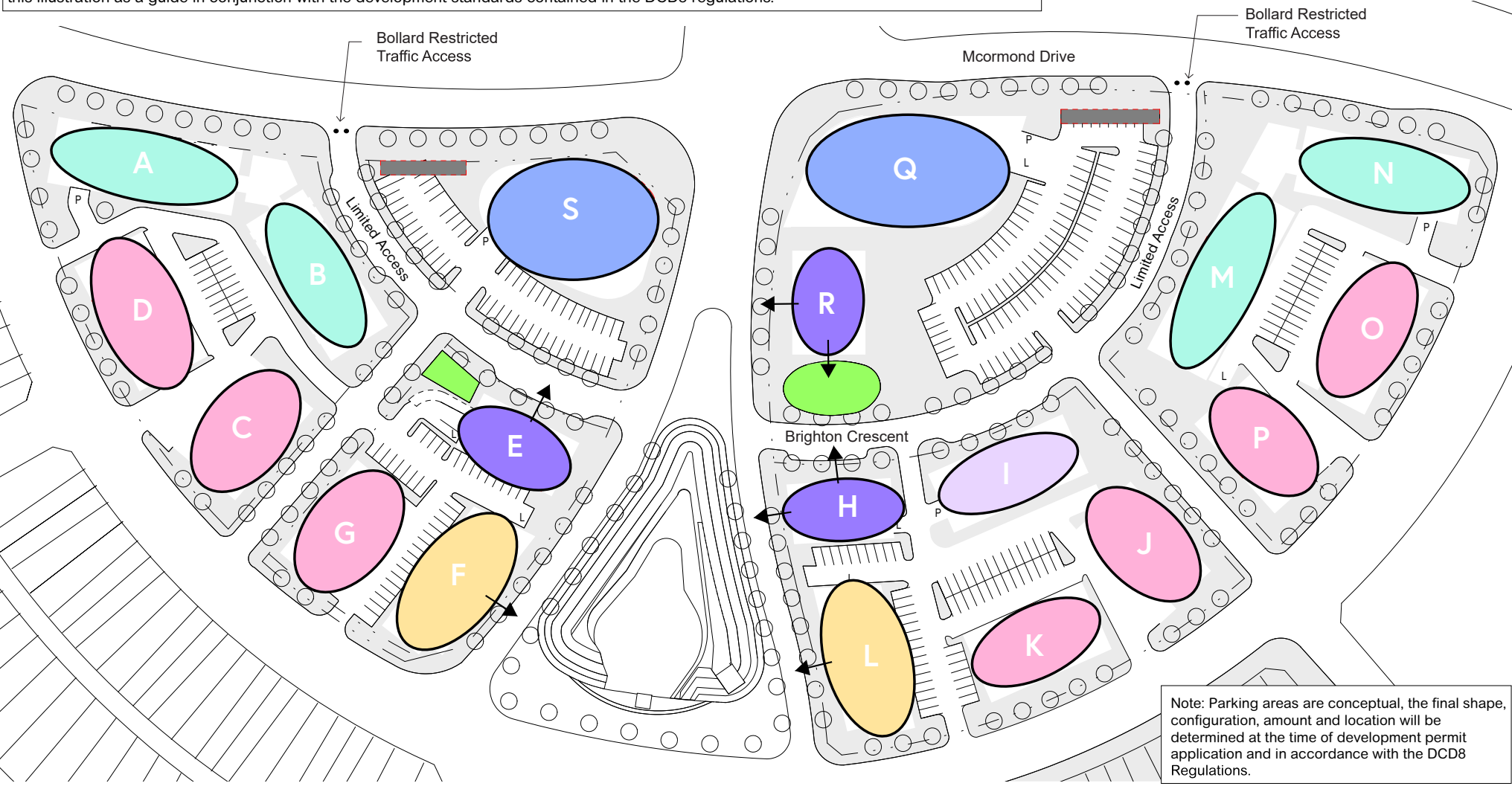
The concept calls for innovative learning and play spaces for children incorporated with the Dream Building and the Community Building.

## 9. Enhance the Pedestrian Experience and Public Realm

Develop with the pedestrian in mind with safe designs for pedestrian crosswalks, parking lots, and public spaces.



The coloured areas depicted below are intended as land use activity zones. The overall site and building configurations within each activity zone will be designed to be consistent with the concept plan principles contained in this plan. Approval of each development will be conducted using this illustration as a guide in conjunction with the development standards contained in the DCD8 regulations.



- 10m Max. HIGH TOWNHOMES
- 8m - 14m HIGH MULTI-UNIT RESIDENTIAL WITH RETAIL AT GRADE
- 10m MULTI-UNIT RESIDENTIAL AND POTENTIAL LIVE-WORK UNITS

- 10m - 14m HIGH MULTI-UNIT RESIDENTIAL
- 10.5m HIGH RETAIL
- 10m-17m OFFICE/INSTITUTIONAL

- COMMUNITY PUBLIC SPACE
- PRIMARY FRONTAGE





The overall site configuration and land uses shown on this illustration are generally consistent with the concept plan proposed for this site by Dream. The detailed depiction of buildings, parking areas and driveways are for illustrative purposes to show an option for development which in keeping with the policies in this Concept Plan. Variance from the buildings, parking and driveways as depicted in this illustration will be considered through the normal development review and approval process (i.e. concept plan, Zoning Bylaw, development permit), and will be approved where in keeping with policies of this Concept Plan.













Brighton Village Design Principles  
ARCHITECTURAL GUIDELINES



**KPMB**

December 21, 2018

## CONTEMPORARY MODERN KEY FEATURES AND DEFINITIONS

- Context sensitive building design means An Architectural Design of a building which respond to it's adjacent land-uses, built environment and local climatic conditions.
- Simplicity of form, repetition means the use of repeated visual elements in architectural building design to provide a consistent visual experience.
- Marriage of indoor and out means maximizing use of clear windows at lower levels of building and the street to create an active, interesting and engaging streetscape.
- Clear articulation of retail entrances means providing a direct physical and visual connection between the street and the building's entrance , with features such as canopies or porticos, arcades, arches, and integral planters.
- Crisp detailing means use of architectural design elements that provides a sharp and characteristic form to the building.
- No ornament means achieving better design through simplicity – a simplicity of form, space, materiality, detail, and color.

### RETAIL GUIDELINES

- Simplicity of form, repetition
- Context sensitive building design
- Clear articulation of retail entrances
- Crisp detailing
- No ornament

### TOWNHOME GUIDELINES

- Context sensitive building design
- Simplicity of form, repetition
- Marriage of indoor and out
- Crisp detailing
- No ornament

### OFFICE GUIDELINES

- Simplicity of form, repetition
- Context sensitive building design
- Flexible office space
- Crisp detailing
- No ornament

### RESIDENTIAL GUIDELINES

- Context sensitive building design
- Simplicity of form, repetition
- Marriage of indoor and out
- Crisp detailing
- No ornament