

Architectural Design Guidelines

50 SAUNDERS STREET COMMUNITY

in the Town of Collingwood

Prepared For:

LOTCO II LIMITED

Town of Collingwood File No:

D1201120, D14120

Prepared By:



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DISCLAIMER

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INTRODUCTION TO THE COMMUNITY

1.0



1.1 SCOPE & INTENT

These Architectural Design Guidelines have been developed by W Architect Inc. to provide updated design criteria for the 50 Saunders Street Community. This community is proceeding as a Draft Plan of Subdivision under File D1201120 and D14120. The Architectural Design Guidelines outline concepts and standards to guide development on all land uses, and address issues concerning site planning, architectural and landscaping designs. The guidelines deal only with the physical elements that contribute to the character and a 'sense of place' for the 50 Saunders Street Community.

These guidelines establish a common vision and provide a framework for the physical layout, massing and relationships of built form to ensure a quality living environment with a defined identifiable image.

The Architectural Design Guidelines are prepared in conjunction with the related Urban Design Report. The standards established by these guidelines are in addition to requirements imposed by other authorities having jurisdiction over all types of development. The guidelines apply to all subject lands developed by Lotco II Limited as highlighted on Figure 1 - Context Map, and are to be read in conjunction with the policies of the Official Plan, Zoning By-law, Site Plan requirements and Urban Design Manual for 50 Saunders Street Community.

The Design Control Architect will review all submissions for compliance with these Architectural Design Guidelines through a privately administered design review process that coordinates the site planning, architecture and landscape design of the streetscapes of the community.

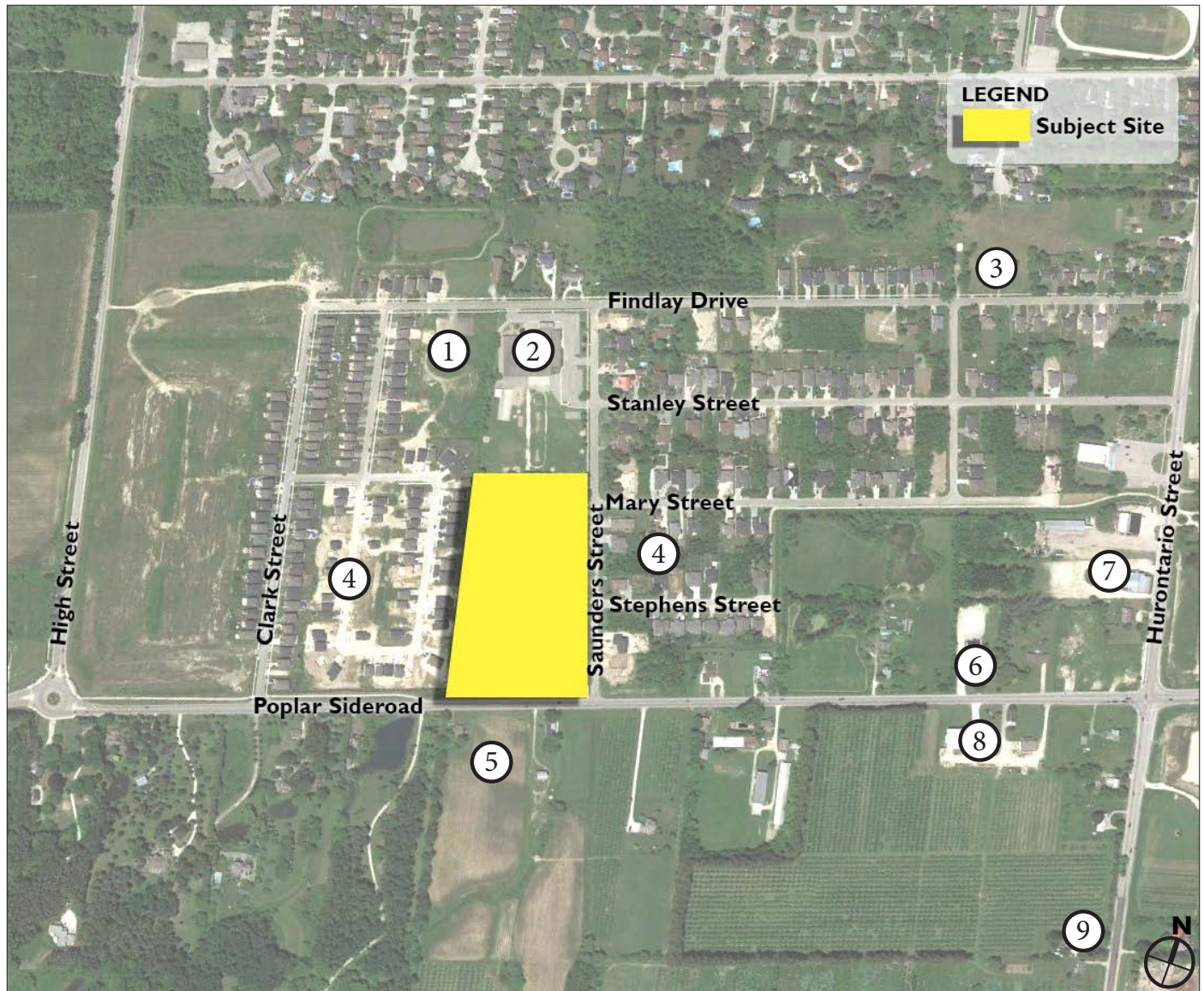
The Design Control Architect shall have the authority to make interpretations of these guidelines to provide the necessary flexibility at the implementation stage, while ensuring that the stated goals and objectives are met.

1.2 50 SAUNDERS STREET COMMUNITY

1.2.1 Community Context and Location

The development is bounded by low rise residential land uses. The subject site is located north of Poplar Sideroad and west of Saunders Street. There is an existing low rise residential development to the west, adjacent to the property called Mountcroft Community and a school further north. Highway commercial development is located further east of the subject site along the intersection of Hurontario Street and Poplar Sideroad.

Given the location of 50 Saunders Street Community, the architectural and landscape elements within the community should present a visual image which reflects the traditional qualities and characteristics found in the established nearby community. In an effort to preserve and compliment the character of the surrounding community, The built form of 50 Saunders Street Community should be consistent with the level of architectural quality established in surrounding mature neighbourhoods. This can be achieved by creating variation in design, mix of lot sizes, maximum height of two storeys, variety of colour palettes and maintain a cohesive character of the streetscape.



LEGEND

- | | |
|--|-----------------------------|
| ① Mountaincroft Park | ⑦ Commercial |
| ② St. Mary's Catholic School | ⑧ Hamilton Construction |
| ③ Elementary School Catholic Notre-Dame-De-La-Huronie | ⑨ Bellbraoe Animal Hospital |
| ④ Existing Mountaincroft Single Detached Neighbourhood | |
| ⑤ Existing Rural and Rural Residential | |
| ⑥ Collingwood Christian Reformed Church | |

Figure 1: Context Map

1.3 COMMUNITY VISION

The vision for 50 Saunders Street Community arises from special existing characteristics, qualities and opportunities for the area. The vision aspires to the development of an attractive residential community which appropriately marries its physical components with the open space features of the area to establish a unique sense of place and community. Those physical components of the community structure are influenced by traditional themes which draw upon the more traditional village lifestyles of Ontario.

Locations identified as being highly visible and prominent within the public realm will receive priority design consideration to ensure that they provide benchmarks for orientation and identity in the community. The plan for 50 Saunders Street Community consists of 62 low density residential dwellings, a park and a storm water management pond.



1.4 ARCHITECTURAL VISION & CHARACTER

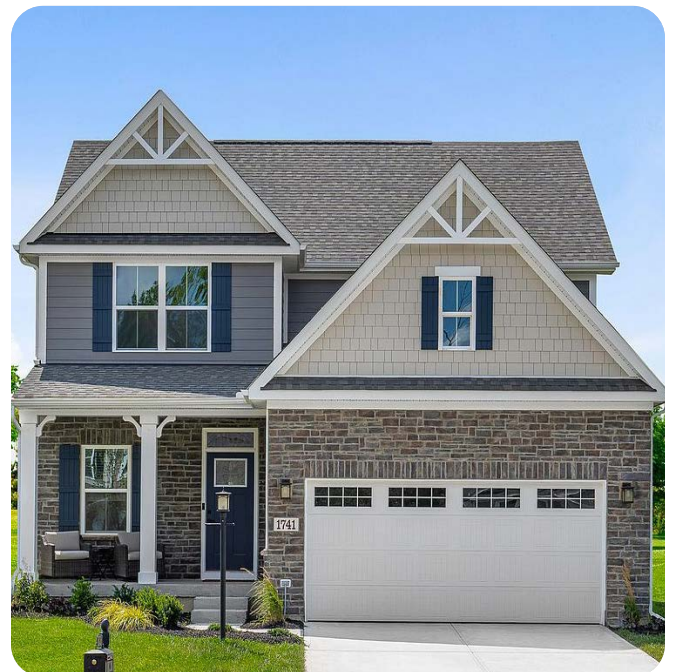
The architecture of this development should be sensitive and compatible with the local heritage and rural character of the Town of Collingwood. The builders should draw inspiration from traditional homes in the area, or refer to complementary architectural influences commonly found in Ontario small towns. Relevant period styles include, but are not limited to the following: Gothic Revival, Ontario Country Traditional, Georgian and Arts and Crafts.

However, the builder's house designs are not expected to accurately replicate any particular architectural styles. House designs should attempt to capture the essence of these styles by incorporating distinctive architectural elements with contemporary layouts and amenities.

These design guidelines are intended to foster imaginative design solutions that have regards for the traditional building forms and vernacular, which have a simple shape and express a balance and harmony in composition of the building elements. House designs are not expected to duplicate the level of detailing of any particular architectural styles; they should however attempt to capture or incorporate distinctive architectural elements, typical massing or building shape, proportions, and place emphasis on the entry area.

The following outlines the architectural characteristics envisioned for 50 Saunders Street, which will contribute to achieving pleasant and interesting streetscapes:

- Traditionally inspired architecture;
- Simple and varied building forms;
- Main entry to be highlighted and the focal point of the façade;
- Architectural elements to be varied and distinctive;
- Elevations should avoid over-decoration and feature fewer, but strong architectural elements;
- Architectural elements to be in proportion and harmonious with overall design;
- Consistency of architectural detailing and exterior cladding materials;
- A variety of cladding materials is encouraged;
- Special designs responding to priority locations; and
- Variety of garage treatment for residential uses.



1.5 ARCHITECTURAL STYLE & INFLUENCES

The vision for the proposed development of 50 Saunders Street Community is to evoke a character that is distinct yet harmonious with the surrounding neighbourhoods, providing a memorable image for both residents and visitors to the area.

1.5.1 Traditional Style

Traditionally inspired buildings are designed to provide contemporary amenities, while paying homage to a particular architectural period in history. These buildings are revivalist examples that borrow the recognizable architectural elements to emulate their sought after character. There are several notable architectural periods or stylistic influences in Ontario's heritage, that include:

- Gothic Revival;
- Ontario Country Traditional;
- Georgian; and
- Arts & Crafts

The descriptions of traditional architectural styles in the following section is intended to provide a brief and common understanding of the identified styles. These descriptions are provided for information and to provide guidance in building design. They should not be considered as rigid requirements.

The use of traditional and vernacular architectural styles may also be incorporated into the design of streetscapes, where appropriate. The mix of architectural styles within the streetscape will be carefully reviewed by the Control Architect to ensure compatibility of materials and design.



Existing built forms on Stephen Street towards east of the site.



Existing built form on Saunders Street east of the site.



Example of Gothic Revival home.

Gothic Revival

Common elements of the Gothic Revival designs include: steeply pitched roof, usually with steep cross gables (roof normally side-gabled, less commonly front-gabled or hipped; rarely flat with castellated parapet); gables commonly have decorated vergeboards; wall surface extending into gable without break (eave or trim normally lacking beneath gable); windows commonly extend into gables, frequently having pointed-arch shape; one-storey porch (either entry or full width) and commonly supported by flattened Gothic arches.



Example of a traditional Ontario Country home.

Ontario Country Traditional

The typical Ontario Country Traditional house is rooted in the country vernacular, incorporating either symmetrical or asymmetrical planes, resulting in simple massing. The architectural compositions and elements create a simple “folk” house, characterized by front gables and side detailing. Roofs reflect the building plans, usually with a front facing gable. Brackets under eaves and decorative gable trim are typical “folk” elements used to complement front facing gables. The overall image of this style is strong vertical lines and proportions reinforced by all doors and windows. The entries are typically undecorated, single doors. Ontario Country Traditional porches fully or partially cover front elevations. Decorative trim is used to enhance the elevations by way of spindle-work or flat jigsaw cut trim porch detailing.



Example of a Georgian home.

Georgian

Georgian/Federal designs typically have symmetrical compositions of the following elements: pedimented entries with transom and side lights, or decorative pilasters; gabled or pedimented dormers; fine brickwork such as Flemish or English bond patterns, and belt courses, using traditional colours; quoining; decorative moulding on cornices; and double hung windows (six, nine or twelve panes per sash) with louvered shutters, and lintel type window heads. Roofs are side gabled (open or closed), and hipped or double hipped.



Example of an Arts and Crafts home.

Arts & Crafts

Gable-end and hip-gable roofs are typical features of Arts and Craft buildings. The gables are commonly used to add proportion variety to the roof and visual interest.

Other common features of Arts and Crafts buildings are listed below include the use of earth tones, gable dormers, decorative brackets, porches, columns on pier, the pier extended to ground, side gabled roof, decorative stick work, distinguished levels, chimney and decorative brackets.



Examples of single detached elevations along the streetscape.

1.5.2 Built Form

The built form proposed within the 50 Saunders Street Community should present contemporary adaptations of traditional architectural styles. Those buildings should reflect a high quality of design and craftsmanship in their execution and should maintain cohesive built form character along the streetscape.

The following outlines the design objectives, which will contribute to achieving pleasant and interesting streetscapes within the 50 Saunders Street Community and which are consistent with the level of architectural quality established in surrounding mature neighbourhoods.

These design principles include:

- Simple building shape or massing;
- Main entry should be highlighted and be the focal point of the façade;
- Architectural elements should be varied, simple and strong;
- Elevations should only feature one or two strong architectural elements;
- Architectural elements should be in proportion and harmony with overall design;
- Excessive decoration is to be avoided;
- Architectural detailing and exterior cladding materials should be consistently applied on all publicly exposed elevations;
- Special designs are to respond to prominent locations such as intersection nodes; and
- Variety of garage treatment and locations should be utilized.

Single Detached Elevation

A variety of elevation treatments should be provided between unit types and alternate elevations, including symmetrical and asymmetrical elevations.

- Where possible, single detached units sited on corner lots should locate the main entry on the flankage elevation;
- The exposed side and rear elevations of corner lot buildings shall be designed to match the front elevation, and to respond to the additional light source through the location and design of windows, articulated building faces, fenestration and architectural details;
- House designs that are simple in terms of shape or form are encouraged;
- Over-decorated house designs should be avoided, and rely on varied massing or shapes to achieve variety;
- Generally, houses are to have a few but strong and distinctive elements; and
- Balanced proportions are crucial in creating high quality design. Architectural elements should therefore maintain existing proportions prevailing in traditional architectural styles, and should not be excessive. The proportions will be assessed and evaluated on both historical precedents and overall design merit.



Examples of designs of single detached homes.

1.6 SUSTAINABILITY PRINCIPLES

1.6.1 Sustainability Considerations

Sustainability includes the interface of environmental, social, economic and cultural influences that ensure a community remains balanced and productive. Managing and protecting valuable resources through design and construction will result in the conservation of those resources in the overall lifespan of the community.

The following objectives shall promote the development of a sustainable community:

- Adapt environmentally friendly construction and renovation practices that consider both energy efficiency and conservation in order to enhance building performance, lower utility bills and result in greater environmental protection;
- Be cost effective to build, operate and maintain;
- Provide an option for barrier-free building design, where appropriate;
- Adapt transit friendly development and promote efficient travel by bicycle;
- Establishment of well connected trails/pathways to encourage active transportation(hiking,cycling and walking)promote green housing developments; and
- To conserve and reduce energy use through energy saving techniques and alternative energy options.

1.6.2 Building Considerations

The following energy efficiency and conservation measures may be considered in the design and construction of new homes:

- Third Party Certification, such as Energy Star for New Homes or equivalent;
- Energy efficient heating, ventilation and cooling (HVAC) systems;
- Energy efficient windows/patio doors to help reduce the need for air conditioning in the summer and heating in the winter;
- High performance envelope to ensure the home is tightly sealed to reduce drafts;
- Solar power rough-in;
- Electric vehicle rough-in;
- Provide and maintain erosion sediment control at all times during construction, in accordance with approved plans;
- Use low maintenance building materials; and
- Use materials with recycled content.

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DESIGN GUIDELINES FOR COMMUNITY STREETSCAPES

2.0



2.1 INTRODUCTION

The following sections discuss the physical elements of the private realm, address the issues related to the design of buildings in locations of high public exposure, and establish guidelines for siting all built forms within the streetscapes.

Design principles specific to the architectural character of the surrounding area include:

- Streetscape Design Criteria;and
- Priority Locations.

2.2 STREETSCAPE DESIGN CRITERIA

A successful community is characterized by distinctive streetscapes that are inviting, attractive, memorable and safe. This is achieved through the careful integration of well-designed and properly detailed dwellings. The following are guidelines for the composition of streetscapes:

- Community Safety;
- Street and Building Relationships;
- Variations of Building Locations;
- Streetscape Elements;
- Building Heights Compatibility;
- Elevation Variety;
- Exterior Colour Selections;
- Driveways;and
- Fencing.

2.2.1 Community Safety

The design of buildings and other improvements should have regard for the safety of the community residents.

- Building entrances and windows should be visible from the street, to create an overall impression that vigilant neighbours are looking out on the street;
- Dwellings should have porches, stoops, porticoes or other outdoor usable space in the front, to create an overall impression that neighbours may be out in front of their homes;
- Except for front entrances, buildings should not have deep recesses in the building perimeter where a person could hide. Recessed entries should be no deeper than 2.0m; and
- Landscape elements and plant material should not create obscure areas where a person could hide.

2.2.2 Street and Building Relationships

Buildings are generally encouraged to be located close to the street to reinforce a strong street edge, while maintaining visual variety. Visual variety should be achieved by providing controlled variety of elevation types, and/or introducing variations in the location of the main building face on the street.

These variations of building setbacks within the streetscape provide:

- Visual and spatial rhythm through gradual transitions of the building facades;
- Visual interest reducing the possible negative impact of longer streets; and
- Emphasis on varied porch designs.



Example of houses with entrances and windows providing eye on the street.



Example of streetscape maintaining visual variety.

2.2.3 Variations of Building Locations

- Orientating front face of buildings parallel to the street;
- Varying building locations from the front property line; and
- Coordinating the siting of building with adjacent lots. Where possible, variations of the location of the main façade should be no greater than 1.5m between adjacent dwellings.

2.2.4 Streetscape Elements

Streetscape elements include structures in the right of way such as light poles, community mailboxes, acoustic fencing, street trees and other utility related structures. On-lot improvements should have regard for and be coordinated with streetscape elements.

Examples of this coordination include:

- Ensuring that community mailboxes are not located directly in front of the porch or blocking views from windows;
- Screening electrical transformers with plant material, where feasible; and
- Ensuring that any masonry landscape features are complementary to adjacent buildings in terms of materials and colours.



Example of streetscape elements in community park.

2.2.5 Building Heights Compatibility

The variety of massing or building form that is encouraged for this community creates an opportunity to produce building height variations along the streetscape.

To maintain cohesive and harmonious rooflines with gentle transitions, the following guidelines should be observed for the siting of buildings with varied heights on the streetscape:

- Adjacent buildings should not have more than one-storey difference in height;
- A minimum of two buildings with the same overall massing should be sited on adjacent lots;
- Bungalows should have 1½ -storey massing and elements to make the transition to two-storey houses on adjacent lots; and
- Three-storey houses are encouraged to incorporate the roof design into the elevation treatment of the upper floor, in order to make the transition to two-storey buildings on adjacent lots.

2.2.6 Elevation Variety

A range of house designs should be offered to help create visual diversity in the streetscape. Standard house models should be designed with alternate elevation treatments to reduce the probability that identical houses will be repeated along the streetscape.

Standard house models and their alternate elevations should differentiate themselves from each other through differences in massing, rooflines, front entry treatments, fenestration, architectural detailing, and building materials. Where certain models are particularly popular, additional elevation treatments should be offered and sited to maintain streetscape variety.

The following guidelines should be applied:

- A minimum of two houses should separate houses with the same elevations on the same side of the street;
- Houses with the same elevations must not be located directly across the street from one another; and
- Houses with the same elevations do not make up more than 30% of any streetscape block, excluding corner lots.

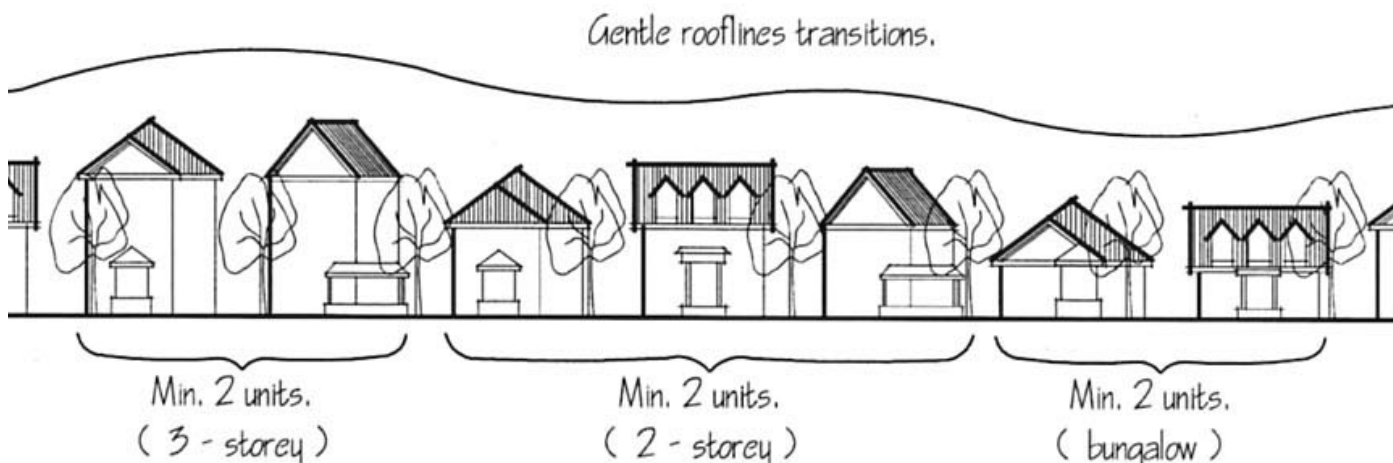


Figure 2: Harmony of building heights within a streetscape

2.2.7 Exterior Colour Selections

In order to achieve variety on the streetscapes, careful attention should be given to the selection of building colour packages and the repetition of similar colours. An exterior colour schedule shall be submitted for review and approval, and address the following guidelines:

- Exterior colour packages shall present a range of tones and colours. Builders are encouraged to look at examples from the colour schemes of Ontario heritage buildings;
- Brick selections shall offer a range of colours and tones, including red, yellow, brown, and sandy-buff colours;
- Individual exterior colour packages should contain complimentary colours, but also incorporate contrast to add variety and visual interest along the streetscape;
- If offered, siding selections should include a wide range of colours and tones. Trim boards and details should have contrasting colours to accent the siding application;
- Two houses should separate houses with the same or similar exterior colour packages, except where the houses feature the same model and elevation. In this case, three houses should separate houses with the same exterior colour package, as shown the diagram below; and
- The same or similar exterior colour package should not be located directly across the street from one another.

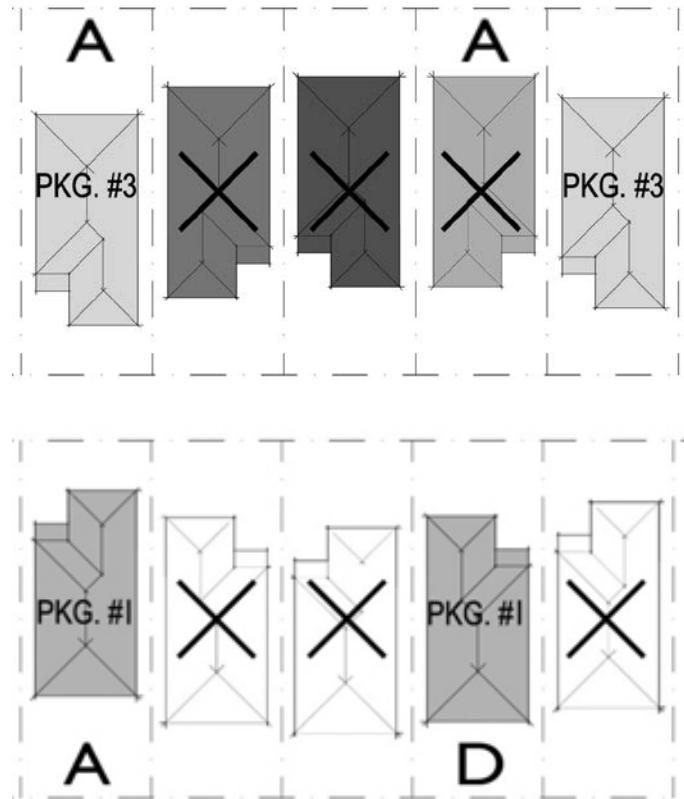


Figure 3: Exterior colour selections



Example of mitigating the presence of the driveway through front yard landscaping.



Example of driveway which does not exceed the width of the garage.

2.2.8 Driveways

The design and width of private driveways impact the appearance and function of the streetscape.

The following guidelines should be observed when locating and designing driveways:

- Paired or grouped driveways are encouraged to reduce the amount of asphalt and increase the landscaped areas in front yards;
- Driveways on corner lots should be located on the side farthest away from the intersection;
- Where possible, driveways located at T-intersection lots should be placed on the outside of the pair of dwellings which terminate the view;
- All driveways should be finished in a hard surface. Interlock pavers are encouraged; and
- The width of the driveway should always be minimized to reduce its presence on the streetscapes.

2.3 PRIORITY LOCATIONS

Priority lots are lots, which by virtue of their location within the neighbourhood are particularly prominent or visible from the right-of-way, such as gateway lots, corner lots, and lots adjacent to open spaces. These locations also include the areas at the end of view corridors, such as 'T' intersections, elbow streets, and cul-de-sacs.

Buildings selected for such locations should reflect their prominence within the community by incorporating architectural elements and details appropriate to their level of exposure.

Special attention should be given to these designs, which may present unique solutions with respect to building shape or massing, main entry design, garage treatment and location, architectural detailing, exterior building materials and/or colours, and landscape elements.

The following criteria are intended to describe the special standards that apply to these lots, in order to ensure that they respond appropriately to their level of exposure in the community.



Example of a corner lot design which addresses both street frontages.

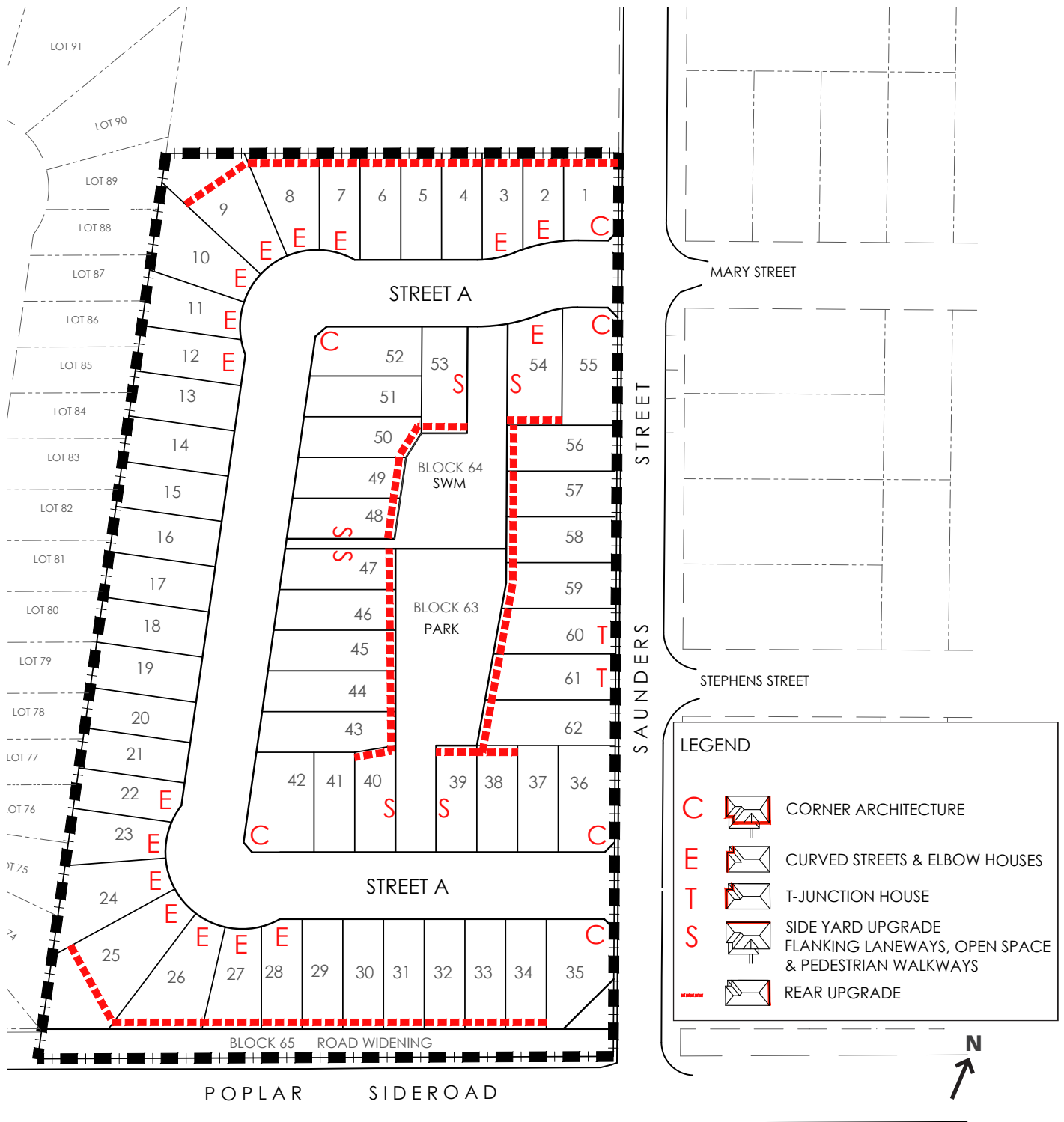
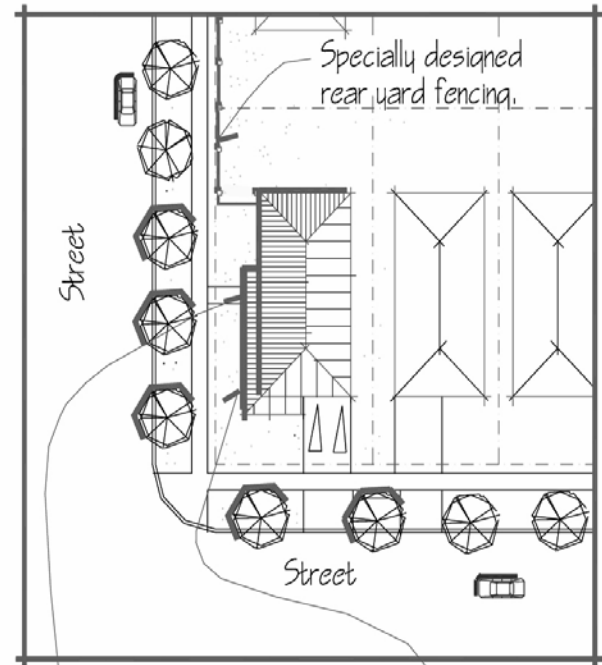


Figure 4: Priority Lot Plan

2.3.1 Corner Lots

Corner Lots are characterized by their exposure to two street frontages, which permits a variety of main entry and garage access configurations.

- Builders shall either design a specific model for corner lots or modify a standard model with adequate enhanced flanking wall treatments to take advantage of the opportunities of these prominent locations;
- Where feasible, the main entry should be located on the flankage side. Otherwise, the main entry may be oriented to the front lot line, provided that the flankage wall composition incorporates an appropriate amount of design attention and architectural features such as bay windows, secondary entrances, etc;
- The design of corner lot buildings is to provide a consistent level of detailing on all publicly exposed elevations;
- The flankage and rear elevations should introduce sufficient fenestration displaying balanced proportions, wall plane changes or projecting bays along with gable features to break up the roofline;
- The use of wrap-around porches is encouraged;
- The driveway and garage should be located as far from the intersection as possible; and
- Where possible, builders are encouraged to offer corner lot house designs that locate the garage to the rear of the lot with access from the flankage street or a long porch on the flankage side.



Front entry is encouraged to address flankage.

Significant architectural feature at the corner such as wrap around porches.

Attention should be given to three-dimensional qualities of the design of the house on corner lots.

2.3.2 Elbow Lot

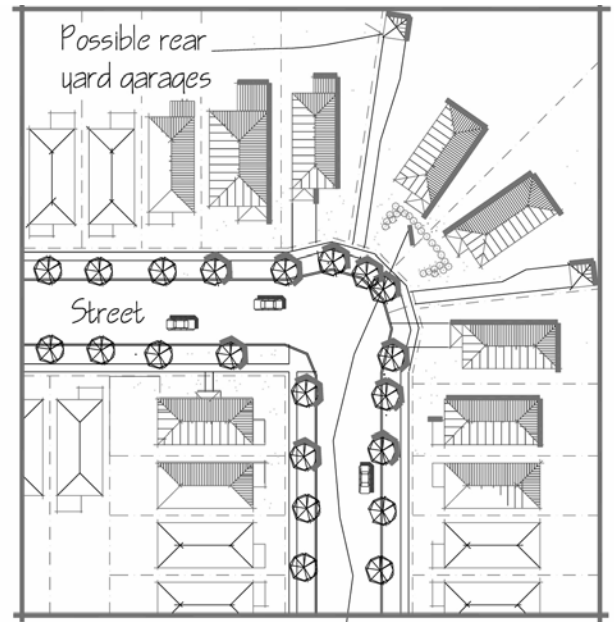
On elbowed or cul-de-sac streets, special opportunities exist on the outside or visually highlighted side of the road-bend to create a special grouping of buildings. The grouping of buildings occurring at the end of a view corridor should consider the selection of houses that de-emphasize the presence of the garage.

2.3.3 T-Intersection Lots

T-Intersection lots are located at the end of the view corridor, and are framed by two corner lots flanking the terminated road. These dwellings are viewed frontally, more frequently and for longer periods of time than others. This prominence means that they will be seen and remembered more readily and therefore require a higher level of design consideration.

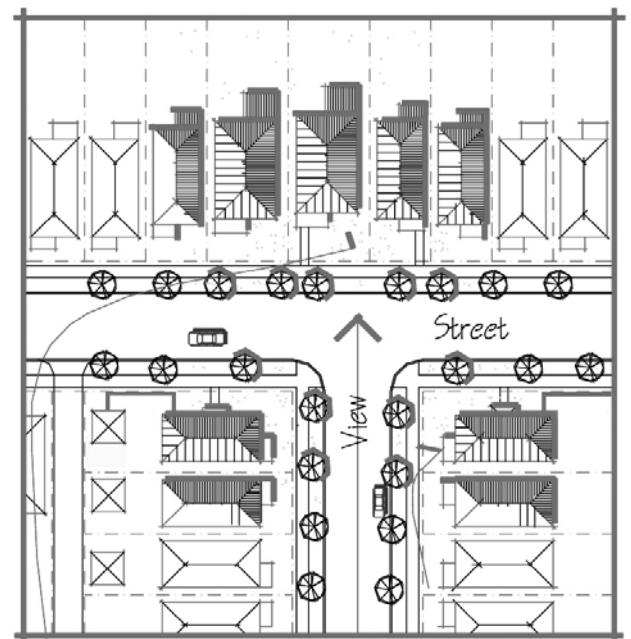
The following are key considerations for T-intersection lots:

- Careful consideration should be given to the selection of models that present visual interest with architectural treatment and de-emphasize the presence of the garage and driveway locations that favour a larger area for landscaped treatment in the front yard;
- Where possible, driveways should be located to the outside of a pair of T-Intersection lots; and
- Where possible, front yard depth should be increased.



Example of a house grouping which creates a visual focal point in the streetscape

Example of elbow street treatment



Driveways should be located to the outside of the lots to create a landscaped court in the front yard setback area of the house.

Example of T-intersection treatment.

2.3.4 Buildings Adjacent to Open Space or Public Thoroughfare

Any buildings fronting, flanking or backing onto open spaces, walkways or public thoroughfare shall present a consistent level of architectural detailing and fenestration, in the design of all publicly exposed elevations. These publicly exposed elevations should introduce sufficient fenestration displaying balanced proportions, wall plane changes or projecting bays along with gable features to break up the roofline.

To make full use of the opportunities presented by these special locations and to reinforce their significance, these buildings will address the following guidelines:

- Special consideration shall be given to the quality of the architectural design, the amount and quality of detailing, and the type and quality of materials and finish on all exposed elevations;
- Designs are encouraged to provide an architectural feature using elements such as traditional details including wrap-around porches, or bay windows; and
- Flankage and rear yard fencing should be designed to reinforce the visual importance of these lots and be coordinated with the whole community.



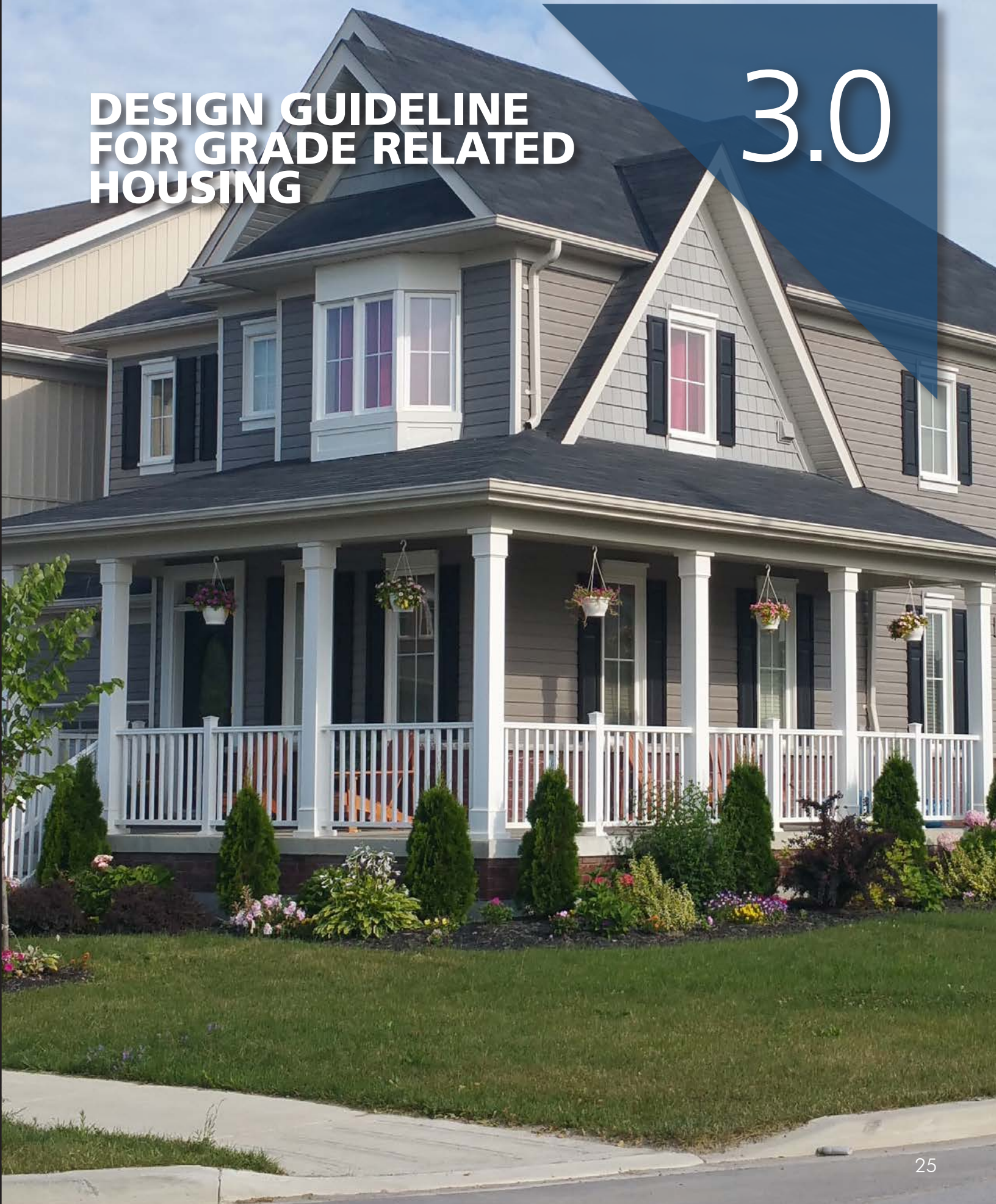
Rear elevations exposed to public spaces including stormwater management facilities require upgraded treatment.

Architectural features such as wrap around porches, dormers, and the order and treatment of windows create upgraded elevations.

The design of house architecture should pay attention to the three-dimensional qualities of this unique corner lot.

DESIGN GUIDELINE FOR GRADE RELATED HOUSING

3.0



3.1 INTRODUCTION

The general principle when designing street-related residential buildings is to achieve a consistent quality for all singles. The guidelines in this section will be applied to all building types. These guidelines will assist in developing house designs that will individually and collectively contribute to the overall image and unique qualities of the community.

Additional guidelines are provided under the following headings:

- Consistency of Detailing;
- Main Entry Design & Detailing;
- Porches & Verandas;
- Exterior Building Materials;
- Roofs;
- Fenestration;
- Building Projections;
- Garage Treatment & Location;
- Adverse Grading Conditions; and
- Utilities & Mechanical Equipment.



Example of a streetscape that contributes to the overall positive image of the streetscape.

3.2 CONSISTENCY OF DETAILING

Detailing for each building and the use of materials shall remain consistent on all elevations designed to a specific style. The level of building detail may be simplified in areas of reduced public views. Detailing appropriate to a specific architectural style includes details for all visual elements such as front entrance designs, porch elements, and dormer structures. A consistent approach should be taken when addressing all architectural design elements and details including the specific elements discussed in the balance of this section.



Examples of detailing that are appropriate to the buildings architectural style.

3.3 BUILDING PROJECTIONS

Projecting elements are encouraged to provide detail and articulation to the house. This includes elements such as bay, bow, and boxed bay windows, entry stoops, porches, porticoes, roof extensions, cantilevered elements, buttresses, roof dormers, balconies, chimney projections and alcoves appropriate to the architectural style. Flat, unarticulated building planes and walls should be avoided.



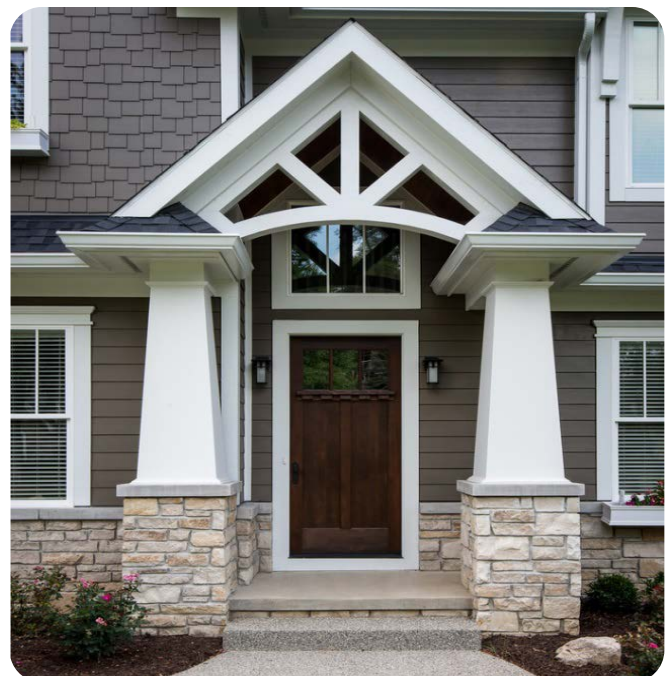
Example of architectural elements such as bays which add articulation to the building plane.

3.4 MAIN ENTRY DESIGN & DETAILING

The front entry of a house is aesthetically, functionally and socially important to the design of both the individual house and the streetscape. A visible and well-designed entry area promotes an individual sense of address and a collective sense of safety and community.

The design of an entry needs to be appropriate to the architectural style of the house and should observe the following guidelines:

- The composition of the front facade should support the location and visual dominance of the main entry;
- The main entrance should be directly visible and accessible from the street;
- The inclusion of a porch or balcony usable for seating is encouraged as part of the main entry;
- The use of oversized arched entries is discouraged;
- Large concentrations of steps at the front entries should be avoided unless integral to the architectural style of the building, and should wherever possible be limited to a maximum of 7 exterior steps;
- Precast steps may be used where there is only 1 or 2 steps leading to a main entrance;
- Steps shall be designed as an integrated component of the unit with the size and width being proportionate to the overall house design;
- A variety of entry doors designs should be provided;
- Main entries should provide natural light to the interior of the house, by the use of transoms, sidelights or door glazing appropriate to the particular architectural style of the house;
- Single entry doors with flanking half sidelights are encouraged. If that cannot be accommodated, glazing may be provided in the entry door; and
- Provide 'eyes onto the street' glazing to enhance safety within the community.



Examples of main entry design.

3.5 PORCHES & VERANDAS

The front porch or veranda is of central importance aesthetically and socially to the design of the front elevation of the house and its entry area. The front porch:

- Acts as an important social connection between the house and the street;
- Contributes to the life and quality of the streetscape;
- Provides shelter; and
- Adds to the safety of the community by promoting 'eyes on the street'.

To achieve and maintain these important qualities of a front porch or veranda, careful consideration should be given to the design relationship of the front porch or veranda with the front garage.

General guidelines that should be observed in designing front porches are as follows:

- Porches should be deep enough to use for seating (a minimum of 1.5 metres but 2.0 metres is preferred; this includes the structure but not the steps) and should be designed as an extension of the front entry of the house;

- Wrap-around porches are encouraged for corner lot dwellings where appropriate to the architectural style of the building;
- The design and detailing of porches shall support the architectural style of the house including, where appropriate, the use of such elements as columns, frieze boards, roof detailing, brackets, railings, steps, and skirt materials;
- The architectural elements used in the design of porches shall be designed in scale, proportion, and character with the main dwelling;
- The porch soffit shall not directly meet the porch columns but shall sit above a continuous frieze element supported by columns. Porch soffits shall not be flush with masonry or steel lintels but shall sit above them at least 150mm (6 inches);
- A variety of column details are encouraged with the majority incorporating wood-type designs, however masonry, fiberglass or other man-made materials are acceptable; and
- Handrails are encouraged to be installed on large porches or verandas, even if they are not required by building code.



Examples of porches and verandas that are deep enough to use for seating.

3.6 EXTERIOR BUILDING MATERIALS

The selection, use and proportions of wall cladding materials should always be appropriate to the architectural direction and style of the house. Within the range of proposed architectural styles for the community, a variety of cladding materials should be considered, including but not limited to: masonry, stucco, clapboard, board and batten, fish-scale siding etc., or a combination thereof. Other cladding material will be considered on design merit. Cladding design should strive for simplicity and straightforwardness.

The consistent application, use and proportions of the cladding material on all elevations of a house are important design considerations. A dwelling should be clad with the same primary material with other cladding possibly incorporated as secondary wall finishes applied as accents to building elements appropriate to the style of the house. False fronting (i.e. where brick is used on the entire front elevation but only on the first floor of the side and rear elevation with siding above) is not permitted.

Material transitions occurring near the front corners should be returned to a natural or logical break point, such as a plane change or jog, and at a minimum distance of 1.2m (4') from the front corner of the dwelling. Alternatively, a material transition could be permitted to occur at the front corner where a suitable corner detail has been provided.

Care should be taken in the selection of cladding colours as not all colour schemes are appropriate to all elevations and styles. The choice of cladding and trim colours shall be compatible with the architectural styles selected.



Examples of different treatments of exterior building materials.

3.6.1 Masonry Detailing

Builders are encouraged to complement masonry-clad elevations with appropriate accent detailing to add architectural interest. Masonry detailing can be used to highlight various elements of the elevations, including height differentiation with foundation coursing or rustication and banding. Details are encouraged to accent door and window openings. A variety of details is encouraged with the alternate combinations of banding, quoining, rowlock and soldiers coursing, and either recessed and projected, are encouraged. These details may be specified with either brick, stone or precast concrete.

A finger-joint detail should be used for all stone to brick transitions that occur within the same wall plan. Alternatively, a finger-joint detail may occur at the front corner.



Example of masonry detailing.

3.6.2 Siding Detailing

- Siding refers to the application of clapboard, board and batten, as well as shakes. These siding products may be used as primary cladding material or as an accent;
- Siding elevations are also encouraged to incorporate some masonry elements to provide additional architectural interest;
- Houses that are predominately clad with siding shall introduce enhanced architectural elements and higher level of trim detailing. A higher level of design quality will help alleviate any stigmas associated with siding houses, and will reflect the level of quality sought for this neighbourhood and the architectural heritage of the area;
- Trim boards shall be provided around all door and window openings, corners, and include a continuous frieze board detail under all eaves. 150mm (6") is considered a minimum board width on publicly exposed elevations, where larger widths are appropriate for window and door casings and frieze boards or cornices. Smaller window and surrounds surround may be used in areas of reduced visibility;
- Wood, Fibre cement board are the preferred siding materials, but vinyl is also permitted; and
- Builders shall offer a wide range of siding colours with contrasting coloured trim.



Example of siding detailing..

3.6.3 Foundation Detailing

- Wherever possible exposed poured or parged concrete shall not extend more than 250mm above finished grade on all exposed elevations, and should be stepped in relationship to grade, where required.

3.6.4 Roofing Materials

- Materials – acceptable products are not limited to asphalt shingles. Other roofing materials will be reviewed, subject to design merit; and
- Colours – should have a range of distinguishable colours/tones as part of the exterior material and colour schedule. The colours should be complementary to building façades.



Example of foundation detailing and roofing materials.

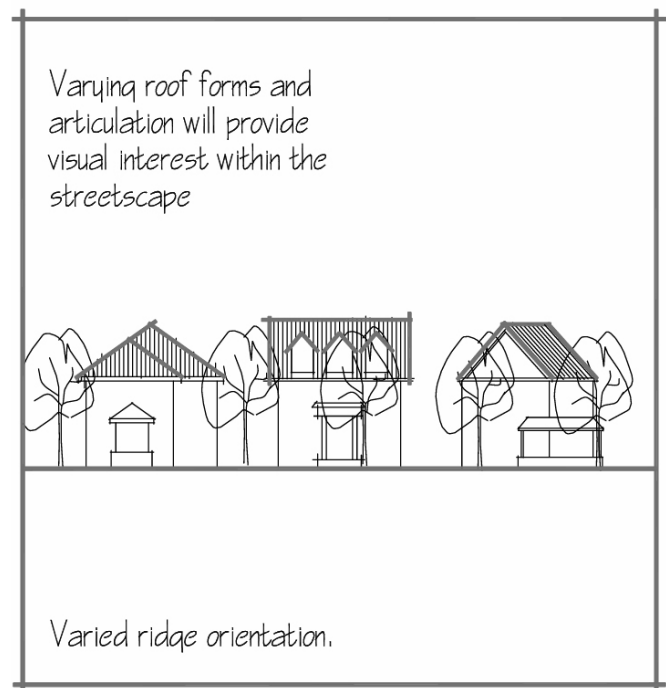
3.7 ROOFS

The design, massing and orientation of house roofs play an important role in the visual impression of a streetscape. Collectively roofs help to define the character of the street and the neighbourhood.

Complicated roof forms with excessive peaks, valleys, hips and dormers should be avoided. To achieve variety in the streetscape, simple roof forms paired with configurations that include accent gables, dormers and variation of roof ridges parallel and perpendicular to the street should be used.

The following guidelines should also be considered in the design of roofs:

- Roof forms should have an appropriate and compatible transition within a streetscape;
- Main roof slopes may be a minimum of 6:12, but are encouraged to be steeper to increase the visual prominence of roof surfaces;
- Lower roof slopes may be permitted and are subject to design merit;
- Multiple gable-on-gables are discouraged. The preference is for fewer and more distinctive architectural elements;
- Dormers are to be proportionately sized to the overall roof, trimmed and detailed to not appear as false architectural elements;
- All roofs should have a minimum 150mm to 300mm overhang;
- Rainwater Downspouts should be pulled back out of view and/or be integrated into the overall design in terms of location and colour;
- Flashing should be coloured to match the cladding around it;
- Wherever possible, skylights and roof vents should not be visible from the street and are prohibited on ground floor roofs on the fronts of house;
- Roof and gas vents should be coloured to match the roof colour;
- Acceptable materials for roofs are not limited to asphalt and cedar shingles. Other materials may be considered and are subject to design merit; and
- A 150mm frieze board should be installed under all publicly exposed eaves, and returned to a logical break point or incorporated into a corner detail on elevations of reduced visibility.



Example of roofscape variety

3.8 FENESTRATION

The design and placement of windows has an important impact on the quality of life of the individual resident and the community as a whole. Windows present an architectural design opportunity to reflect the internal space design and to reinforce the connection between the design of the house and the streetscape. The design and placement of windows should respect the architectural style of the house in terms of organization, grouping, style, proportion and detailing.

The following guidelines should be considered in the design of fenestration:

- Generous amount of fenestration should be provided and commensurate with their related architectural styles;
- Large ground windows are encouraged for eyes on the street;
- A variety of window types and muntin bar stylings should be considered;
- The use of horizontal slider-type windows are not permitted (exceptions may be granted for small basement windows that are not prominently visible);
- False windows and blackened glass are not permitted, but may be considered for small glazed areas above the eavesline (i.e. small dormers, oval windows) where a high quality glass set within a sash is provided;
- All windows exposed to the public realm should feature the same window type and detailing, as specified on the front elevation of the dwelling;
- Lintel and sill details should be provided to accent windows;
- The soffit is encouraged to be located to allow architectural details above the windows; and
- Window shutters should be properly sized to window width (i.e. half of window opening width). The use of shutters should not be excessive (i.e. not on all models).



Examples of generous fenestration on house elevations exposed to public view.

3.9 GARAGE TREATMENT & LOCATION

The intent in this community is to minimize the presence of garages, and to encourage the integration of garages into the overall design of the houses. By providing different garage options, including locations and orientations, opportunities are created to emphasize the main entries, increase fenestration, and vary building mass, which results in visual interest in the streetscapes.

3.9.1 Garages at the Front

The design of garages at the front of houses can have a major impact on the appearance of the individual house and on the collective image of the streetscape and the community. The goal for the community is to promote house designs that emphasize the architecture of the house and the front entry area and de-emphasize the appearance of the garage.

Designs for the front elevations of houses are encouraged to meet the following objectives:

- Integrate the garage mass with the mass of the house;
- De-emphasize the presence and dominance of garages and garage doors within streetscapes;
- Provide a variety of sizes and treatments for garages and garage doors;
- Locate the mass of the house close to the street line providing 'eyes on the street' design;
- Visually emphasize the front entry or front porch; and
- Promote the use of front porches and other pedestrian friendly front entry elements.

To achieve these design objectives, it is important to control the degree to which the garage is allowed to project forward from the house. The visual impact of the garage is reduced by partially surrounding the garage with elements of the massing of the house.

The Zoning By-law standards for garages support these goals and objectives. Builders are responsible for ensuring that all relevant provisions of the zoning by-law are complied with, including minimum setbacks, building over the garage, and permitted driveway width.

The following guidelines shall apply in determining the maximum garage projections on conventional lots:

- Generally, garages should be recessed from the main building face. Where this is not possible, the front face of the garages may project up to 2.0m in front of the main wall of the house, but at the same time, never forward of the front porch;
- Garage widths should not exceed more than 50% of the lots width;
- The front face of the garage should be a maximum of 2.5 metres forward from the second floor main wall over the private garage;
- Dwelling designs with a second storey wall face flush with the garage are discouraged unless an appropriate design treatment is provided to create a visual (i.e. boxed bay window, intermediate roof above the garage, etc); and
- Light fixtures should be provided above or beside garage doors.

3.9.2 Detached Garages

House designs with garage access from the rear yard de-emphasize the presence of garages in the streetscape.

- Any detached garages in the rear yard should match the main dwelling through vernacular, massing materials and colour; and
- In locations of high public exposure, garages should be designed to the same level as the main dwelling, and finished with materials compatible with the front. High public exposure locations include corner lots, lots adjacent to walkways, end lots adjacent to side lanes, and lanes adjacent to public spaces.

3.9.3 Garage Door Treatment

Builders are to offer a variety of garage door designs, and should consider the following criteria:

- Single-car door widths of 2.5m should be typically used. The use of double-car door widths may be permitted, subject to design merit;
- The use of “Carriage-house” style doors is encouraged; and
- Garage doors should have glazing in the upper section.

Other garage door treatments will be reviewed based on individual design merits.



Examples of possible garage door treatments.

3.10 ADVERSE GRADING CONDITIONS

Houses should be designed to reflect the grading conditions of the site, and make provisions for the grade changes to accommodate surface water drainage proposed by the engineering consultants. Revised elevations on the streetscape drawings are required to illustrate the architectural detailing response, where grade differential is greater than 900mm or 5 risers. Solutions to address adverse grading condition include, but not limited to the following:

- Elevated main front entrances with large number of steps should be avoided by either integrating groups of steps into the front walkway or providing a lowered foyer and internal steps;
- Roofs over garages should be designed in such a way that the entire roof form or the eaves can be lowered in the event that the garage is dropped to respond to grade ;
- Where there is a roof directly above the garage, the height of plain wall above garage doors should not exceed 750mm;
- The height of garage doors may be increased by an amount up to 300mm to a maximum height of 2.4m; and
- Details above garage doors may be introduced to punctuate the wall, such as windows to the garage attic, arches over doors, header details over doors, masonry details or roof overhangs.



Elevated main front entrances used to address adverse grading conditions.

3.11 UTILITIES & MECHANICAL EQUIPMENT

Utility meters should be located away from publicly exposed corners for all corner lots and other publicly exposed views. Utility meters should not be located:

- On the front face of a house facing a public street; or
- On any publicly exposed elevation including interior side elevations exposed as a result of staggered house sitings on adjacent lots.

The following guidelines shall apply for natural gas, hydro and water meters, as well as cable and telephone connection boxes. The guidelines listed below are provided to address the meters in order of priority:

- Utility meters shall be located away from direct views and incorporated into the overall design of the unit;
- Where possible utility meters shall be recessed in the wall, or integrated into architectural elements, such as projecting low walls or niches, to be used to screen meter locations from view;
- Hydro meters facing the street should be recessed and incorporated into the design of the front wall and painted to match the wall colour; and
- Only where absolutely necessary may appropriate landscape and colour treatment are the sole means of screening utility meter



Example of appropriate placement and integration of utility metres.

3.12 MUNICIPAL ADDRESS SIGNAGE

The following guidelines shall apply to municipal address signage:

- The address signage shall be located prominently to be easily seen from the street;
- The address should be large enough so that the numbering can be legible and preferably a minimum of 100mm (4") in height;
- The background should be white or light in colour with dark numbers;
- The builders should provide a consistent approach to municipal address signage that reflect the quality level sought for this community; and
- Plaques with coloured LED lighted numbering are highly discouraged.

The Design Control Architect should have the authority to make interpretations of these guidelines to provide the necessary flexibility at the implementation stage, while ensuring that the stated goals and objectives are met.



Example of municipal address signage located in an unobstructed location that is easily readable to the public.

IMPLEMENTATION

4.0



4.1 SUBMISSIONS FOR APPROVAL

Building permit applications should include drawings that have been stamped and signed by the Design Control Architect (note: stamp will confirm compliance with the guidelines, and is not a seal of practice).

The Design Review Process described in these guidelines will apply to all land uses in the community, including Lots or Blocks that may be subject to Site Plan Approval by the Municipality.

Approvals by the Design Control Architect do not release the applicant from the compliance with other approval agencies. The applicant is therefore responsible for ensuring compliance with:

- Municipal zoning requirements;
- Municipal development engineering standards;
- Ontario Building Code regulations; and
- Grading requirements, as set out by the project engineer.

4.2 RESPONSIBILITIES OF THE APPLICANT

The applicant is required to provide the following items to the Design Control Architect, in order to commence the review process:

- Draft Plan of subject development;
- Builder Unit Summary of low density residential lots, including location, descriptions and unit count;
- Engineering Design (including Grading Plan, Servicing Plan and Driveway Location Plan);
- Community Landscape Plan and Details (if available).

The Design Control Architect requires reviewing Engineering Design in the earlier stages of the project to foresee issues that may possibly conflict with the intent of these guidelines.

The applicant and their designers are required to schedule an orientation meeting with the Design Control Architect, prior to commencing any designs for this community.

Preliminary Approval of building elevations and exterior building materials and colours is required prior to marketing or sales of residential buildings.

The Applicant must market and construct buildings in compliance with the approvals and guidelines requirements.

For projects of other land uses, the applicant should include a copy of the drawings stamped “approved” by the Design Control Architect with the site plan submission to the Municipality. Alternatively, the Municipality will ask the Design Control Architect to comment on the site plan application, as part of the formal circulation.

4.3 DESIGN REVIEW CONTACT

Design Control Architect:

W Architect Inc.

255 Wicksteed Avenue

Unit 1A

Toronto, ON

M4H 1G8

Telephone: 416.449.7767

Fax: 416.449.1803

4.4 DESIGN REVIEW PROCESS

The Design Control Architect will require the following items, in order to commence the review process:

- Draft Plan of subject development;
- Builder Unit Summary, including location, descriptions and unit count;
- Engineering Design (including Grading Plan, Servicing Plan and Driveway Location Plan for fee simple residential units); and
- Landscape Plan and Details (if available).

4.4.1 Orientation Meeting

The Orientation Meeting is mandatory for all designers, builders and/or developers involved in this community, prior to submitting any designs. This meeting is to be conducted by Design Control Architect, to present the participants with the architectural design guidelines and discuss the vision set for this community.

4.4.2 Preliminary Design Presentation Meeting

The applicants are encouraged to schedule a presentation meeting with the Design Control Architect. This meeting is intended to provide the designers, builders and/or developers an opportunity to present their preliminary concepts and designs, and discuss how they address the requirements of these guidelines.

4.4.3 Submissions for Low Density Residential Developments

4.4.3.1 Preliminary Building Designs

The materials presented for preliminary review need not be highly detailed (i.e. hand-sketched drawings), but should be sufficiently representative of the design merit of the proposed project.

All design items outlined in these guidelines should be addressed at this preliminary review stage. The procedure will remove the possibility of design issues that may arise at the detailed drawings/final review stage.

The following should be submitted to the Design Control Architect for review and preliminary approval:

- Building Elevations (Street Façades);
- Typical Side and Rear Elevation Treatment;
- Master Sheet of Elevations;
- Floor Plans (provided for information only and as a guide in assessing the exterior treatment);
- Designs for Priority Locations; and
- Exterior Building Material and Colour Schedule along with sample boards, which are to be provided to supplement the review of the exterior materials and colours selected.

Two sets of Elevations should be submitted to the Design Control Architect for review and preliminary approval.

Satisfactory Elevations will be stamped “Preliminary Approval”.

Satisfactory Material and Colour Schedules will be stamped “Approved”, and returned to the Applicant along with the submitted sample boards.

1 cc Applicant

1 cc Design Control Architect

4.4.3.2 Preliminary Site Plans & Streetscape Drawings

Prior to submitting the site plans to the engineering consultant for grading review, the following should be submitted to the Design Control Architect for preliminary review to ensure compliance with these guidelines:

Preliminary Site Plans showing the following information:

- Proposed building location (including setbacks);
- House model and elevation selected;
- Driveway location and dimension width;
- Location of adjacent buildings;
- Any adjacent or on-site hard landscaping such as entry features, piers, walls, columns, privacy (corner lot), acoustical, and decorative fencing.
- Preliminary Streetscape Drawings to illustrate the proposed elevations in a row, including any upgraded elevation treatment and grading conditions, typically shown at 1:100 scale.
- Exterior Colour Selections for the individual lots. Failure to provide these colour selections entitles the Design Control Architect to refuse processing any final submissions until the information has been provided.

Two sets should be submitted to the Design Control Architect for review and preliminary approval.

Satisfactory Site Plans and Streetscapes will be stamped “Preliminary Approved”.

Satisfactory Exterior Colour Selections will be stamped “Approved”.

1 cc Applicant

1 cc Design Control Architect

4.4.3.3 Final Building Working Drawings

Prior to submitting the working drawings to the Town for Building Permit application, the following should be submitted to the Design Control Architect for review and final approval:

- Floor Plans;
- Exterior Elevations;

A minimum of two sets should be submitted to the Design Control Architect for review and final approval.

Satisfactory Working Drawings will be stamped “Final Approval”.

1 cc Applicant

1 cc Design Control Architect

plus the number of copies required by the Municipality.

4.4.3.4 Master Sheet of Elevations

Two copies of the Master Sheet of Elevations should be submitted to the Design Control Architect for review and approval, after the approval of working drawings. These Master Sheets are to show the front, and flankage elevations (for corner houses) of all approved models, and are to be arranged by lot size and unit type.

These will be required to be submitted prior to the review and final approval of Site Plans.

Satisfactory Master Sheets will be stamped “Final Approval”.

1 cc Applicant

1 cc Design Control Architect

4.4.3.5 Final Site Plans & Streetscape Drawings

A minimum of four copies of the Final Site Plan and Streetscape Drawings should be submitted to the Design Control Architect for review and final approval.

Satisfactory Site Plans and Streetscape Drawings will be stamped “Final Approval”.

1 cc Applicant

1 cc Design Control Architect

1 cc Subdivision Engineer

plus the number of copies required by the Municipality

Applicants will provide copies of the final approved site plans to the Municipality, confirming compliance with the Architectural Design Guidelines.

4.5 REVISIONS TO APPROVED DRAWINGS

Revisions to previously approved drawings are to be resubmitted to the Design Control Architect for review and re-approval to confirm compliance of the revisions with these guidelines.

4.6 SITE REVIEWS

A periodic site visit will be conducted by the Control Architect. The Design Control Architect will be responsible for checking that the construction conforms to the approved drawings and that all stages of construction are completed to a satisfactory standard of workmanship.



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