Architectural Control Guidelines

Creemore Commons

Village of Creemore, Ontario

Prepared For:
Tribute Communities

Submitted: **December 2022**
1st Revision: **March 1st, 2023**
2nd Revision: **April 12th, 2023**

wai

TABLE OF CONTENTS:

Terminology:

Common terms are used within this document in reference to the prescriptiveness of the guidelines. These terms are intended to have the following meaning with respect to compliance:

- May, Encourage or Recommend - it is desirable to comply with these Guidelines.
- Should - it is highly encouraged and requires a convincing reason in order to not comply, in the opinion of the Township, with these Guidelines.
- Must, Will or Shall - it is mandatory to comply with these Guidelines,compliance is required.

The pictures included in this document are conceptual in nature and to be used as references.

INTRODUCTION 1.0

1.0 INTRODUCTION

1.1 Scope & Intent

These Architectural Control Guidelines have been prepared by W Architect Inc. and provide a framework for the physical layout, massing and relationships of the built form to ensure the development of a quality living environment through the careful coordination of architecture and landscaping in streetscapes. These guidelines provide a further level of detail and follow on from the *"Architectural Control Guidelines for the Village of Creemore, Clearview Township" (by John G. Williams Ltd., Architect, July 4, 2011)* and are intended to reflect the proposed modifications to the Tribute Communities plan of subdivision for the lands in Creemore.

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 Tribute Communities as highlighted in Figure 1 – Context Map, and are to be read in conjunction with the policies of the County of Simcoe Official Plan, Zoning By-law, and the requirements for the Township of Clearview.

With the context of these guidelines the "Creemore Commons" refers to lands owned by Tribute Communities. The Design Control Architect will review submissions for compliance with these Architectural Control Guidelines through a privately administered design review process that coordinates the site planning, architecture and landscape design of the streetscapes.

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.

1.2 Introduction to Creemore Commons

The proposed development of Creemore Commons consists of low and medium density housing types. The proposed residential development comprises approximately 39 hectares located in the northeast portion of the Village of Creemore. It is surrounded by a number of landmark buildings as identified in Figure 1. The subdivision is contiguous with the existing urban area of Creemore to the west, and is bounded by Louisa Street (County Road #9) to the north. The north side of Louisa Street and east of the subject lands consist of agricultural lands with potential for future residential development. Mary Street to the west is surrounded by single detached dwellings. Lands to the south side of Elizabeth Street are being contemplated for future residential development. On Edward Street, south of Elizabeth Street is a recently developed residential subdivision.

1 Creemore Union Cemetery

2 Mad River Park

3 Gowan Memorial Park

4 Creemore Springs Brewery Limited

5 Creedan Valley Care Community

6 Foodland Grocery Store

7 Royal Canadian Legion

8 Creemore & District Recreation Centre

9 Nottawasaga & Creemore Public School

10 Clearview Fire Station

Figure 1: Community Context

1.3 Structuring Elements of the Community

The structure of Creemore Commons will form a distinct, compact, pedestrian and cyclist-friendly neighbourhood that respects and complements the character of the Village of Creemore. Taken together, these defining attributes form a basis for a unique community which will be located at the south-east corner of Louisa Street and Mary Street.

1.3.1 Community Edges and Gateways

Community edges provide a first impression of the community. The treatment and design of the community edges reinforce the overall character of the area and hence must be comprehensively designed to achieve a strong, clear definition. Due to their high degree of public visibility, dwellings on community edges along Louisa Street will require special design criteria to ensure that the intended character of the community is expressed at these important locations.

Community entrances will feature upgraded architectural massing and detailing, and enhanced landscaping is encouraged at entry locations of the development, where the dwelling will be used as the main structural and massing element of the gateway. The physical and functional importance of the locations within the community should reflect the size and level of detailing of the gateway treatment. On-lot landscaping packages are also encouraged at these locations.

Gateway for the Creemore Commons is located at:

- Louisa Street (County Road 9) & Street A

1.3.2 Street & Pedestrian Network

As an arterial road, Louisa Street (County Road 9) is the primary road at the northern edge of the development and provides a strong public face for the community. Due to the high public exposure, the design of buildings adjacent to Louisa Street are encouraged to be consistent in architectural quality and equally designed on all four elevations in window fenestration, architectural detail and colour and materials. All buildings adjacent to Louisa Street should address the street to create an attractive streetscape edge to the community for passing motorists and pedestrians.

The detailed design of architecture and landscaping along and adjacent to Louisa Street (County Road 9) will play a major role in enhancing the visual and physical connection between urban development and the surrounding neighbourhood.

According to OPA No. 5, the development facing County Road No.9 shall be designed to be buffered with a landscaped open space and trail area. The role of Louisa Street (County Road No.9) is further supported by a pattern of local streets that provide for efficient connections throughout the urban settlement and introduce numerous pedestrian connections and short walking distances between homes. The introduction of a consistent detailed design treatment for landscaping, lighting, and signage along the public rights-of-way will provide a unifying element throughout the neighbourhood.

Figure 2: Street and Pedestrian Network

1.3.3 Public Open Spaces

Public open spaces influence the site planning and circulation pattern within the community and add to the identity within the neighbourhoods. The public open space within the Creemore Commons is comprised of parks and a storm water management pond. These spaces will anchor the residential neighbourhoods and may influence their identity within the community.

Public open spaces play an important physical and social role in the future of the community by providing a uniquely extensive level of opportunities for physical interaction.

The design treatment of access points along streets and in parks, provides a range of design opportunities to celebrate this connection to the surrounding natural landscape. The detailed design of these access points, as well as public parks, will create visually unifying elements that will assist in establishing a distinctive image for the Creemore Commons Community.

The plan for these lands provides multiple opportunities to visually access the public open spaces through the establishment of vistas from streets, rear and front yards, and out of the windows of homes and workplaces.

Buildings adjacent to these open spaces will present a consistent level of architectural detailing and fenestration in the design of publicly exposed elevations.

Examples of open space providing opportunities for interaction.

Figure 3: Public Open Spaces

Figure 4: Built Form And Land Uses

1.3.4 Built Form & Land Uses

Creemore Commons provides a range of land uses in order to create a sustainable, cohesive community, where the local population will have the opportunity to live and work.

The development is designed to be sympathetic to its surroundings and reflects its unique setting adjacent to the natural features and the character of the existing residential communities.

Creemore Commons includes residential blocks, which also includes a storm water management pond and parks.

Residential Uses

The predominant land use within Creemore Commons is residential. The highest residential densities with the highest potential building heights are located along Louisa Street (County Road 9) to create a strong streetscape face. The development includes 473-536 Lots/ Units of various typologies to the subdivision, including:

- Single Detached Units (9.1m, 11.6m, 15.2m);
- Condominium Townhouse Units (8.5m); and
- Gordon Homestead House.

Open Space Network

The Creemore Commons has a variety of open spaces and landscape areas that are located throughout the community. The open space network includes:

- Park;
- Open Space;
- Landscape Area;
- Drainage Channel; and
- Storm Water Management Pond.

Example of a newly constructed houses along mary street evoking historic vernacular character harmonious with the surrounding.

1.0 INTRODUCTION

Examples of existing built form in surrounding older neighbourhoods.

1.4 Architectural Vision

1.4.1 Architectural Style & Influences

The architectural vision for new the neighbourhood of Creemore Commons is intended to visually integrate the proposed new homes into the existing fabric of the village in a complementary way.

The architecture of this new community will reflect the established character of the Village of Creemore by using the traditional architectural styles and material colour found in the village as the starting point for the designs of new homes. Although many of the older homes in the community represent other traditional styles, these architectural styles are found to be the most prominent:

- Gothic Revival;
- Georgian; and
- Edwardian Classicism.

Gothic Revival Home

Georgian Home

Edwardian Classicism Home

1.0 INTRODUCTION

In addition, the community will include Transitional style, a current architectural style that is more reflective of some aspects of modern design. House design using the transitional style will only be permitted on lots within the interior of the plan.

The use of traditional and transitional architectural styles may 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. Consistency and an appropriate level of variety may be maintained through cornice heights and the selection of materials, colours, patterns of fenestration, and architectural influences.

Examples of existing built form in the surrounding neighbourhood.

Traditional Styles

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 enduring character.

The descriptions of traditional architectural styles in the following section are intended to provide a brief and common understanding of the identified styles that will be used to create a distinct historically inspired architectural character in the community. These descriptions are provided for information and to provide guidance in building design. They should not be considered as rigid requirements.

Example of a streetscape with traditional architectural style.

Transitional Style

The following outlines the design objectives, which will contribute to achieving pleasant and interesting streetscapes within the Creemore Commons 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 subject to the scale of the building;
- 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;
- Low pitched roofs are encouraged and main flat roofs to be avoided. In some instances an accent flat roof element may be appropriate for the transitional style;
- Special designs are to respond to prominent locations such as intersection nodes;
- Variety of garage treatment and locations should be utilized;
- Cantilevered sections of house, roof, and/ or second floor balcony may project over the entrance below with or without visible support from the main body of the house;and
- Masonry columns or column bases may be employed if designed with appropriate detailing and proportions;

Example of a transitional architectural style.

1.4.2 Intermixing of Architectural Styles

The development within Creemore Commons will combine a blend of traditional and transitional architectural influences that will be compatible with and complementary to the traditional architectural styles of the surrounding neighbourhoods. Encouraging a range of architectural styles in the community will help promote the community vision which strives to create diversity of built form and maintain a cohesive character of the streetscape.

The appropriate integration of architectural styles within the community streetscape is based on several factors.These include:

- The relationship between buildings in their immediate surroundings;
- Building type, height and set back; and
- Views from existing neighbourhoods.

The following design considerations should be applied when blending transitional and traditional architectural styles along community streetscapes:

- Variation in building massing and height between transitional and traditional styles shall be compatible along the streetscape;
- Building setback and orientation shall remain consistent;
- Location of building elements such as fenestration, porches and porticoes can be carried over between traditional and transitional styles;
- Cladding materials and colours appropriate to architectural style should be considered, including but not limited to: masonry, stucco, clapboard, board and batten, fish-scale siding etc., or a combination thereof; and
- There should be diversity in colour packages and include traditional tones for traditional style such as red, yellow, brown and neutral, natural tones such as cream, grey, white for transitional style homes.

In order to maintain a cohesive character with the surrounding neighbourhoods there should be a seamless transition between the architectural styles. Hence, lots located in the periphery of the community as shown in Figure 5: Transition lots are permitted to have traditional style houses only so that the community blends with surrounding architectural style of the vicinity.

Example of a streetscape with intermixing of architectural styles.

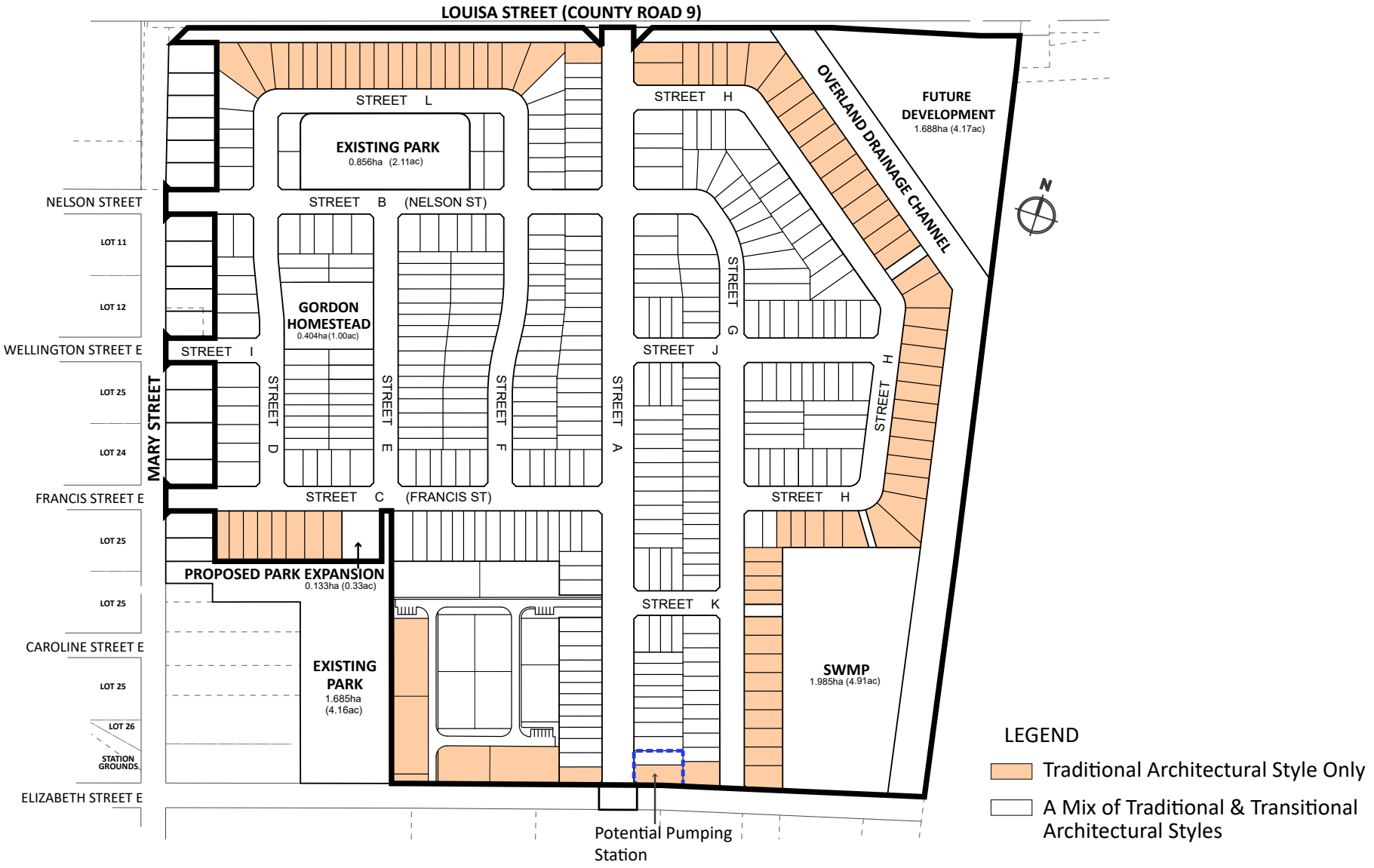


Figure 5: Transition lots

1.5 Design Goals & Objectives

These design guidelines propose standards to implement the vision for Creemore Commons which promote the development of a sustainable safe community with attractive streetscapes. This vision will be achieved as a result of addressing the following objectives:

- Creating a distinctive image through the coordination of architecture and landscape;
- Enhancing design gateway locations;
- Providing special plans for prominent locations;
- Maintaining consistent high quality designs; and
- Supporting community safety by design.

1.5.1 Distinctive Image Through the Coordination of Architecture & Landscape

The creation of a distinctive image for Creemore Commons will require close coordination of architecture and landscape. The careful coordination of architectural and landscape design will allow for the identification and expression of design opportunities that can be identified in the plan for the community.

1.5.2 Enhancing Design Gateway Locations

Major design gateway locations occur within the plan for the Creemore Commons Community. The design for this gateway location is highly visually prominent and is identified in the Priority Lot Plan found in Appendix A of these guidelines. The design of this gateway location plays a key role in:

- Providing first impression of the community by visually marking an entry point into the development; and
- Supporting the distinctive image for the Creemore Commons Community.

1.5.3 Special Plans for Focal Lots

Buildings / Houses in visually prominent locations are to be considered as design priorities for the development of the community. Due to their increased visibility, the designs for buildings in these locations will be approached with special care. The massing, orientation, and architectural detailing will specifically be designed to address the locations and level of public exposure. Where it is appropriate or required, landscaping on private property will be coordinated with the architecture of buildings and the design of the landscaping in the public realm.

1.5.4 Maintaining Consistent High Quality Designs

Exterior high quality cladding material should be consistent on all elevations and maintain the same level of architectural detailing on all publicly exposed elevations. The amount of detailing may be reduced in areas of lesser public exposure and will be reviewed by the Control Architect based on design merit.

Examples of designs which address locations of high public visibility.

1.5.5 Supporting Community Safety by Design

The design of buildings and other improvements should have regard for the safety of persons in the community such that:

- Building entrances and windows should be visible from the street, to create an overall impression of "eyes on the street";
- Buildings 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, and for safety reasons, buildings should not have deep recesses in the building perimeter, which would create obscure areas;
- The architectural design, composition, and style of medium density buildings located along Louisa Street and Elizabeth Street shall be compatible with the designs for residential buildings surrounding the community;
- Where transitions between building types include changes in front yard setbacks, attention shall be paid to any additional areas of side elevations that are exposed to public view and front yard landscaping shall be adjusted to mitigate these transitions;
- The mixture of architectural styles/influences in the streetscape must be compatible through massing, materials, and colours; and
- Changes in building heights shall be transitioned.

Examples of building designs which promote community safety.

1.0 INTRODUCTION

This page was intentionally left blank.

DESIGN GUIDELINES FOR COMMUNITY STREETSCAPES

2.0

2.0 DESIGN GUIDELINES FOR COMMUNITY STREETSCAPES

2.1 Streetscape Design Criteria

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.

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 & Building Relationships;
- Building Type Variety;
- Variations of Building Locations;
- Elevation Variety;
- Exterior Colour Selections;
- Building Heights Compatibility;
- Driveways;
- Fencing;
- Streetscape Elements; and
- Views & Vistas.

2.1.1 Street & 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.

2.1.2 Building Type Variety

Encouraging a range of housing types, sizes and designs within the community will promote social and visual diversity. Variations in building types provide opportunities for a broader range of life styles, as well as more visually interesting streetscapes and overall environment. A mix of single and townhouse units provide building variety, and support the development of a unique character for this community.

Examples of building designs which promote community safety.

2.1.3 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. Variations of the location of the main façade should be no greater than 1.5m between adjacent dwellings.

2.1.4 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 in 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.

2.1.5 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 the examples of the traditional colour schemes of existing homes within the village of Creemore for traditional style homes and use colour packages that are appropriate for transitional style;
- Brick selections shall offer a range of colours and tones, including red, yellow, brown, sandy-buff colours and for transitional style, grey and black brick may be suitable;
- 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;
- Identical colour packages shall be separated by at least three other buildings; and
- The same or similar exterior colour package should not be located directly across the street from one another.

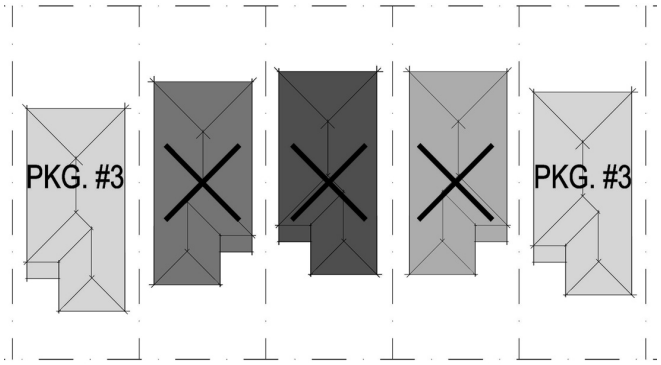


Figure 6: Exterior colour selections

2.1.6 Building Heights Compatibility

The variety of massing or building form that is encouraged for this community may 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 (if any) 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.

2.1.7 Driveways

The following guidelines should be observed when designing the width of private driveways as follows:

- 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;
- All driveways should be finished in a hard surface. Interlock pavers are encouraged;
- The width of the driveway should always be minimized to reduce its presence on the streetscapes;
- The exterior width of the driveway should not exceed the exterior width of the garage;and
- The slope of the driveway between the garage and the street is to be kept to a minimum wherever possible and in accordance with municipal standards.

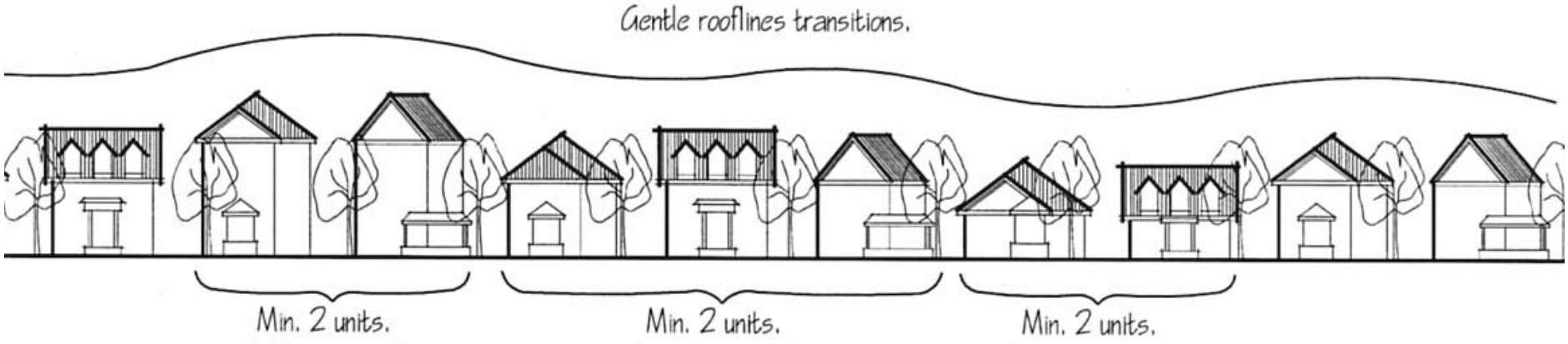


Figure 7: Harmony of building heights within a streetscape

2.1.8 Corner Lot Fencing

Fencing should be provided on all corner lots by the developer or builder. A consistent approach to fencing will be taken throughout the community. The consistency is achievable by using the same fence design or by a set of complimentary fence designs, colours and materials.

- Fence designs are to comply with the overall community vision in scale and character;
- Fence details, colour and materials should be designed for all corner lot locations;
- Privacy fence design should be coordinated with noise attenuation fencing in terms of detail, colour and materials; and
- Privacy fence on corner lots should be located so as to not obscure more than ¼ of the dwelling's side flanking elevation.

Refer to the Appendix A for fence designs and specifications.

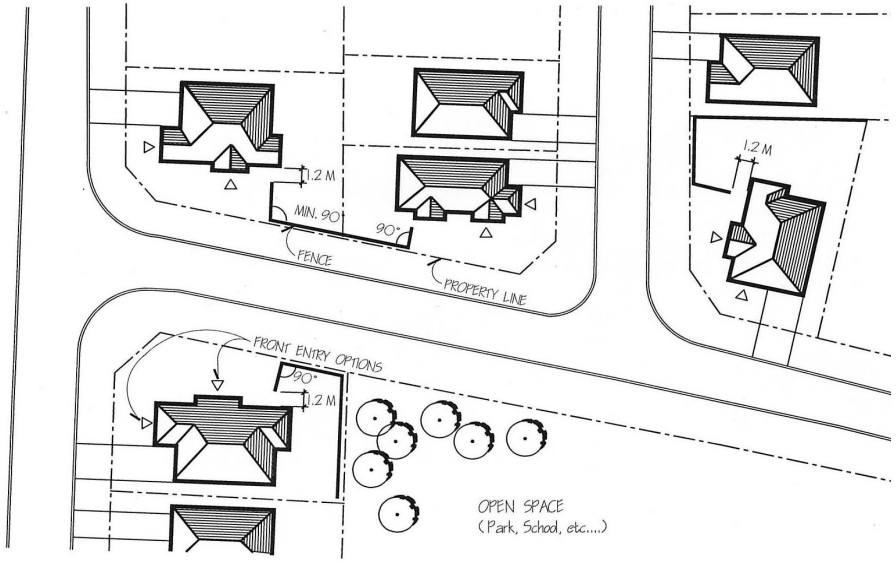


Figure 8: Typical privacy fence layout

2.1.9 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. Township Staff will review house sitings for the purpose of coordinating with streetscape elements and should have the authority to require changes to house designs to avoid undesirable conditions.

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 located on private property with plant material, where feasible; and
- Ensuring that any landscape features are complementary to any adjacent buildings.

2.1.10 Views & Vista

Views and vistas form significant elements of community design. Protecting existing views and vistas, and creating new ones will have to create intimate relationships between indoor and outdoor spaces.

- Frame and promote significant views and vistas of built and natural environments at various scales, from small parks to woodlots and landmark buildings; and
- Ensure that extended views are provided at various vantage points along pedestrian and road networks.

Example of an extended view into the community.

2.2 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 design 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 design gateway treatments which co-ordinate with the adjacent landscaping.

2.2.1 Design Gateway Lots

Design gateway lots are located at the entrance(s) of a community and represent special opportunities to emphasize the "sense of entry or arrival". This can be achieved with special designs that address the high level of public exposure, which reflect the architectural character of the development. Where possible design gateway buildings should:

- Have greater height or massing that is typical in the adjacent streetscapes;
- The design gateway buildings are to feature strong and distinctive architectural elements, such as prominent gables and/or projecting bays;
- Front, flankage and rear elevations shall have consistent main cladding, architectural detail and treatment;
- The style of design gateway buildings should be coordinated with any adjacent landscape features part of the development's gateway design and treatment. This coordination should be mindful of main entry location, porch design, placement of well proportioned windows, vernacular, exterior materials and colours; and
- The design gateway features shall be oriented to address the higher order street at intersections.

Example of design gateway treatments which co-ordinate with the adjacent landscaping.

2.2.2 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.

Example of corner lots.

2.2.3 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.

- 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 T-intersection treatment.

2.2.4 Curved Streets, Elbows & Cul-de-sacs

On curved, elbowed and cul-de-sac streets, special attention should be given to these dwellings where the bend of the street can partially expose the interior side elevation, as they are viewed from along the length of the street. These conditions may require the extension of the detailing treatment, such as frieze board, material transitions, and possibly, additional fenestration.

Builders should be mindful of the locations and coordination of driveways, as they are prominent at the end of these view corridors. The presence of driveways in these locations can also be softened by incorporating some low planting material that complements the building design and siting.

Example of elbow street and cul-de-sacs.

2.2.5 Buildings Adjacent to Open Space or Public Thoroughfare

Any buildings flanking or backing onto open spaces, walkways or public thoroughfare should 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;
- House designs are encouraged to provide an architectural feature using elements that are appropriate to architectural styles such as boxed or bay windows, glazed balconies, large expanse of fenestration. ;
- Flankage and rear yard fencing should be designed to reinforce the visual importance of these lots and be co-ordinated with the whole community; and
- Where the lot width permits, opportunities should be considered, but not required, for providing a private walkway from a house to a flanking public pedestrian walkway in addition to the front walkway of the house.

Example of buildings adjacent to open space.

2.2.6 Buildings Adjacent to Park

Buildings that front or flank a park should contain a high level of architectural interest. These situations create a framed streetscape around the parkette or campus and present the image of the community to the passer-by.

The following guidelines should be considered when designing the streetscape in these conditions:

- Houses on opposite sides of the street should face the park and include a strong main entry design;
- The overall architecture should provide for a less dominant garage presence on the street frontage with consideration given to locating garages in the rear yard where possible;
- Architectural elements appropriate to the styles should be used, such as wrap-around porches at corners, usable porches, boxed or bay windows, sun terraces, recessed porches, glazed balconies or other feature elements which contribute to the definition of the space;
- On lots facing parks, builders should provide usable porches on approximately 50% of the buildings; and
- Usable porches should be deep enough for seating which requires a minimum depth of 1.8 meters, although 2.0 meters is preferred.

Example of buildings adjacent to a park.

2.2.7 Rear & Side Yard Architecture

Special attention to the architectural treatment of exposed side and rear elevations will be required where buildings are visible from streets, parks, open spaces and public walkways.

Exposed elevations should be designed with consideration of the following guidelines:

- Maintaining the same quality and treatment of detail as the front elevation regarding the orderly placement of windows, elements and architectural details;
- Providing the same level of finishing details such as frieze boards; and varying roof designs.

In situations where portions of the first floor elevation are not visible due to fencing, attention should be given to the architectural treatment of all remaining visible portions of the elevation, including the second floor and roof.

In order to compliment the character of the surrounding built communities, lots identified in Figure 5: Transition Lots are permitted to utilize only traditional building designs along the site perimeters. In addition, since these homes will be highly visible from County Road 9, approaching the site and have exposure to other open space features and roads, rear and/or side wall articulation should display upgrade elements such as wall projections, window box-out, bay windows etc.

Example of side and rear upgrade maintaining high level of treatment of detail.

2.3 Gordon Homestead House

The Gordon house was considered in the preparation of these Architectural Design Guidelines. It is recommended that adjacent lots should receive architectural upgrades along all flankages and rear elevations that are exposed to this Edwardian Classicism inspired house.

Image of the existing Gordon Homestead House.

Figure 9: Priority Lot Plan

DESIGN GUIDELINES FOR GRADE RELATED HOUSING

3.0

3.0 DESIGN GUIDELINES FOR GRADE-RELATED HOUSING

3.1 Introduction

The general principle when designing street-related residential buildings is to achieve a consistent quality for all single and townhouse units. 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:

- Single Detached Elevations;
- Townhouse Elevations;
- 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 townhouse elevation having balanced proportions.

3.2 Single Detached Elevations

A variety of elevation treatments should be provided between unit types and alternate elevations, including symmetrical and asymmetrical elevations.The blocks adjacent to Louisa Street will have dual frontages and address two streets.

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. Balanced proportions are crucial in creating high quality design. Architectural elements should maintain existing proportions found 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.

The use of bungalow (with a 1-1/2 storey appearance) and 2 storey building forms will be provided. Garages may be detached and located in rear yard or may be attached and located in the front yard behind the main building face of the dwelling (the garage shall be set back a minimum of 1.0m from the main building face of the dwelling).

Examples of low density residential development.

3.3 Townhouse Elevations

The design of townhouse elevations shall achieve a quality equal to the single detached housing in scale, form, composition, detail and appearance. The community proposes condominium townhouses on private condo roadways. All townhouses shall be designed and sited to create an attractive and defined community edge, which fosters an identifiable sense of place suitable for the 'Main Street' streetscape. Townhouse designs shall satisfy the same general design criteria set out in this document as well as the following:

- Ensure interior building layouts properly address the possible presence of two entries;
- Front yard setback should be within permissible streetline, favour opportunity for landscaping and contribute to appealing and inviting streetscape within public realm;
- The composition of the overall townhouse blocks should be designed to be compatible with the surrounding streetscape;
- Consideration should be given to breaking up the overall building massing of individual townhouse blocks relative to any adjacent single detached houses;
- The number of units in a block should maintain the modular rhythm of the streetscape;
- The design should provide a variety of visual elements and details which include variation in façade elements such as front entries, plane variation and bay and dormer designs to break up the massing and create a distinctive character for individual blocks;
- Main entrances for exterior end units should be located on the flankage elevation to create a building appearance consistent with the adjacent detached housing;
- Consideration shall be given to the overall building form, massing, heights, and proportions, relative to the number of units within the specific block;

Example of a well composed townhouse block.

- Roofscapes within individual townhouse blocks should vary where possible to contribute to the creation of interesting streetscapes and maintain compatibility with adjacent detached dwellings to avoid large, plain roof masses;
- Roofscapes should be treated as an integrated design element encompassing the entire block;
- Where the grade stepping along the street breaks the roof plain, large vertical wall elements at the roof line resulting from the stepping shall be avoided;
- Where stepping occurs along the street, the overall townhouse block shall maintain a relatively consistent relationship to grade for individual units;
- The side elevation of exposed corner units shall be specifically designed to respond to public exposure and the additional light source by means of articulated building faces, fenestration, and detailing equal to that of the front elevation;
- Where firewalls are necessary, they are to be integrated into the overall design of the townhouse block taking care in their location and design relative;and
- Incorporate above-ground utilities into the design of the building and into landscaped areas, to minimize visual impact. Options include:
    (a) Insets into building facades;
    (b) Locating utilities on balconies or terraces, away from public view;
    (c) Providing ample screening through the use of landscaping or low walls.

Example of medium density residential development.

3.4 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.

3.5 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.

Examples of buildings showing consistency of detailing and well articulated projecting elements.

3.6 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 6 risers. Any additional risers should be incorporated into the dwelling design (i.e. dropped foyer), landscape, or a combination of the two; and
- Precast steps may be used where there is only 1 or 2 steps leading to a main entrance. Where there are more than 2 steps, the steps must be poured with masonry veneer on exposed sides. The exposed sides of poured-in-place steps should be clad with masonry as a continuation of the cladding treatment below the porch slab;
- 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.

3.7 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:

- Provides a valuable architectural design opportunity;
- 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 1.8 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);
- All deck and porch railing details are to match the architectural style of the house, ie. for traditional house designs, the railing shall have a top and a bottom rail with pickets between. Pickets shall not be fixed to the vertical surface of rails;
- 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 should be installed on large porches or verandas, even if they are not required by The Ontario Building Code.

Example a well-designed wrap-around porch.

Examples of porches and verandas.

3.8 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.

Exposed poured or parged concrete should not extend more than 250mm above finished grade on all exposed elevations. 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.

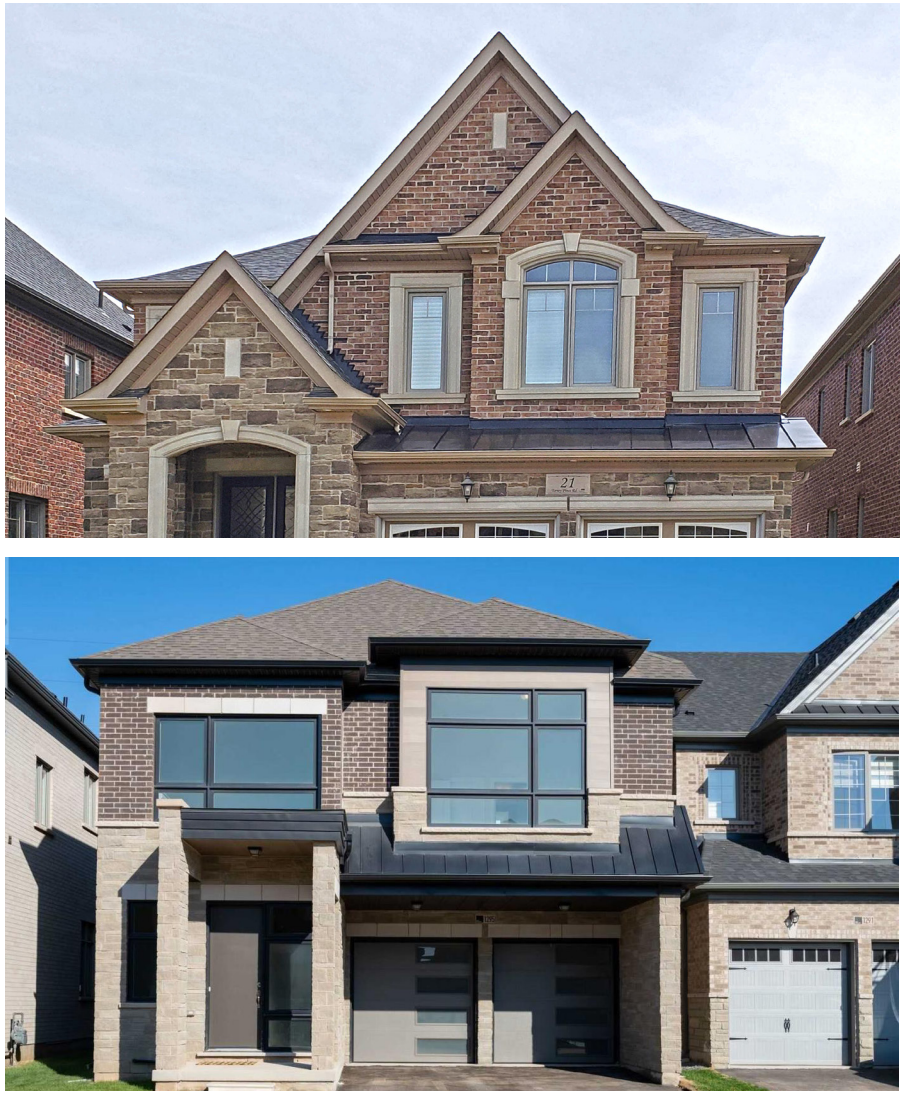
Example of different treatments of exterior building materials.

3.8.1 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.

The following criteria should be considered with the application of masonry:

- 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; and
- 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 elevation detailing using masonry as the exterior building material.

3.8.2 Stucco Detailing

The use of stucco may be used on elevations as the main cladding material or as a decorative accent.

The following criteria should be considered with the application of stucco:

- Dwellings clad in stucco should incorporate a stone or masonry base and exhibit sufficient massing articulation, changes in plane, ample fenestration and architectural detailing to avoid large flat planes;
- Surround trim should be provided at all door and window openings;
- A continuous frieze board detail should be under all eaves; and
- Stucco details/mouldings should have a continuous, unbroken appearance. All joints should be seamless in appearance.

Examples of stucco detailing.

3.8.3 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;
- Heavy gauge aluminum(MAC Metal or Longboard Simulated wood) siding is a preferred siding material for transitional style;
- 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;
- Fibre cement board is the preferred siding material, but vinyl is also permitted;and
- Builders shall offer a wide range of siding colours with contrasting coloured trim.

Example of elevation detailing using siding as a predominant material.

3.8.4 Foundation Detailing

- 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.

3.8.5 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.

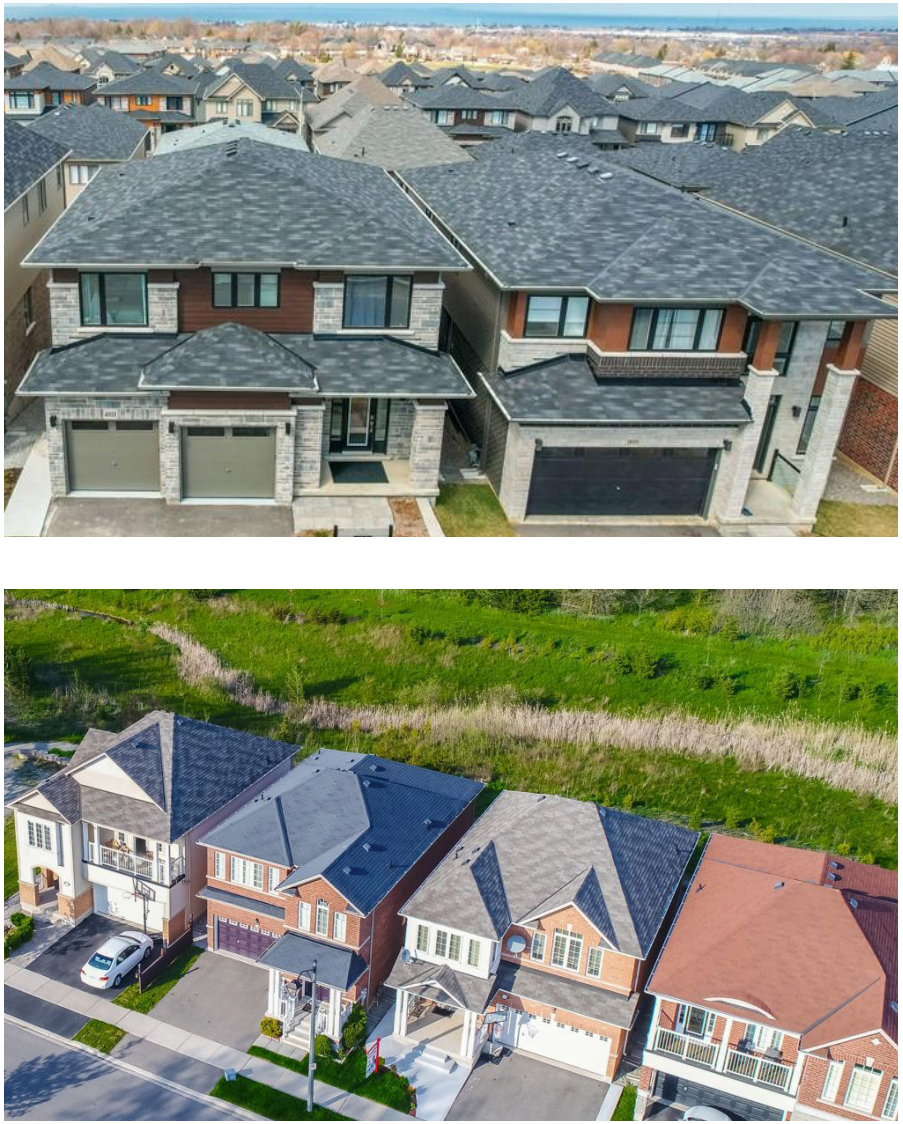
Example of elevation detailing using stone as a predominant material.

3.9 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 roofs should have a minimum front to rear pitch of 6:12 for 2 storey dwellings and a minimum front to rear pitch of 7.9:12 for bungalows. A front to rear pitch of 7.9:12 for 2-storey dwellings is encouraged where building heights can conform to the maximum height permitted by the approvied zoning by-law. Steeper side slopes (9:12+) should be provided for hipped roof forms;
- Lower roof slopes may be permitted and are subject to design merit especially for transitional styles;
- Multiple gable-on-gables are discouraged. The preference is for fewer and more distinctive 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; and
- Bungalows should be designed to appear as 1-1/2 storey dwellings and should have roof pitches of 7.9:12 or greater to assist in massing compatibility with 2-storey dwellings. Side-gabled roofs are preferred for bungalows.



Example of variety in roof massing.

3.10 Dormers

Dormers are an attractive architectural element that can be used to articulate roofscapes, particularly on bungalow and 1 1/2 storey designs.

Where dormers are desired, the guidelines are as follows:

- Dormers are to be proportionately sized to the overall roof, trimmed and detailed to not appear as false architectural elements;
- Wherever possible, dormers should be real windows providing light to accommodation;
- They can be incorporated over attached and detached garages and should be detailed to reflect the architectural style of the house;
- Where dormers are incorporated as a decorative roof element (i.e., not associated with a room or two storey space) they should be designed, constructed and detailed as a real dormer;and
- The use of fake glazed panels should be avoided on dormers. Real windows, sympathetic in character to those of the main house should be used.

Example of attractive dormers used to articulate roofscapes.

3.11 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 floor windows are encouraged for eyes on the street;
- A variety of window types and muntin bar and mullion 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). Excessive use of window shutters should be avoided.

Example of elevation variety with windows exposed to public view.

3.12 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.

3.12.1 Garages at the Front (Facing Street)

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 have 1m setback from the main building face for attached garages on single detached dwellings. Where this is not possible, the front face of the garages may project up to 1.5m in front of the main wall of the house, but at the same time, never forward of the front porch;
- Garage widths are encouraged to 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

3.12.2 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 is generally discouraged, but may be permitted subject to design merit.
- The use of "Carriage-house" style doors for traditional style is encouraged; and
- Garage doors should have glazing in the upper section.

3.13 Lighting & Identification of Garages

Lighting fixtures should be mounted above or to one side of all garage doors, as viewed from the street. In addition, garages accessed from a condo road should have numbers corresponding to the street address mounted on the garage and visible from the lane for emergency identification purposes.

Possible garage door treatments.

3.14 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. 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.

Example of permissible grading condition.

3.15 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 for townhouse units. 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;
- Where a porch extends across the full extent of the unit, extra care should be taken to integrate the meters into the elevation design;
- 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 utility meter located away from public view.

3.16 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.

Example of municipal address signage located prominently.

3.0 DESIGN GUIDELINES FOR GRADE-RELATED HOUSING

This page was intentionally left blank.

IMPLEMENTATION 4.0

4.0 IMPLEMENTATION

4.1 Introduction

The Design Control Architect will review all submissions for all land uses for compliance with these Architectural Control 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 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.

4.2 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.

4.3 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 and medium 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.

4.4 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 the by Design Control Architect, to present the participants with the architectural control 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 and Medium 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. The applicant may submit materials electronically (via email) for review and 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; and
- 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. The applicant may submit materials electronically (via email) for review and 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 Municipality for Building Permit application, the following should be submitted to the Design Control Architect for review and final approval:

- Floor Plans; and
- Exterior Elevations:

A minimum of two sets should be submitted to the Design Control Architect for review and final approval. The applicant may submit materials electronically (via email) for review and 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.The applicant may submit materials electronically (via email) for review and approval.

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.The applicant may submit materials electronically (via email) for review and 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 Control Guidelines.

4.4.4 Review of Landscape Plan & Details

Landscape Plans and Details are to comply with the vision and standard established in these design guidelines.

Landscape Designs are to be submitted to the Design Control Architect for review and approval for both freehold and all block developments.

Note that the landscape design will be subject to review and approval by other authorities having jurisdictions over this development.

4.4.5 Review of Engineering Design

The Design Control Architect requires to review Engineering Design, such as Grading Plan, Servicing Plan, and Driveway Layout, in the earlier stages of the project to foresee any issues possibly conflicting with the intent of these 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.

4.7 Dispute Resolution

Where there is a dispute between the Control Architect and the builder or the builder's design architect concerning the unreasonable interpretation or application of these guidelines or the failure to process plans expeditiously, then the following dispute resolution procedure shall apply:

- the proponent shall promptly notify the Control Architect and the Director of Planning, Development and Information Services for the Township of Clearview of the specific reasons and basis for the dispute;
- the Control Architect shall promptly respond in writing to the Director of Planning, Development and Information Services and the proponent;
- if the proponent is not satisfied with the Control Architect's response, it may request in writing for the Director of Planning, Development and Information Services to intercede and state the Township's position on the matters in dispute;and
- if the proponent remains unsatisfied, it may request in writing a further opinion from the Director of Planning, Development and Information Services whose decision will be final.

4.0 IMPLEMENTATION

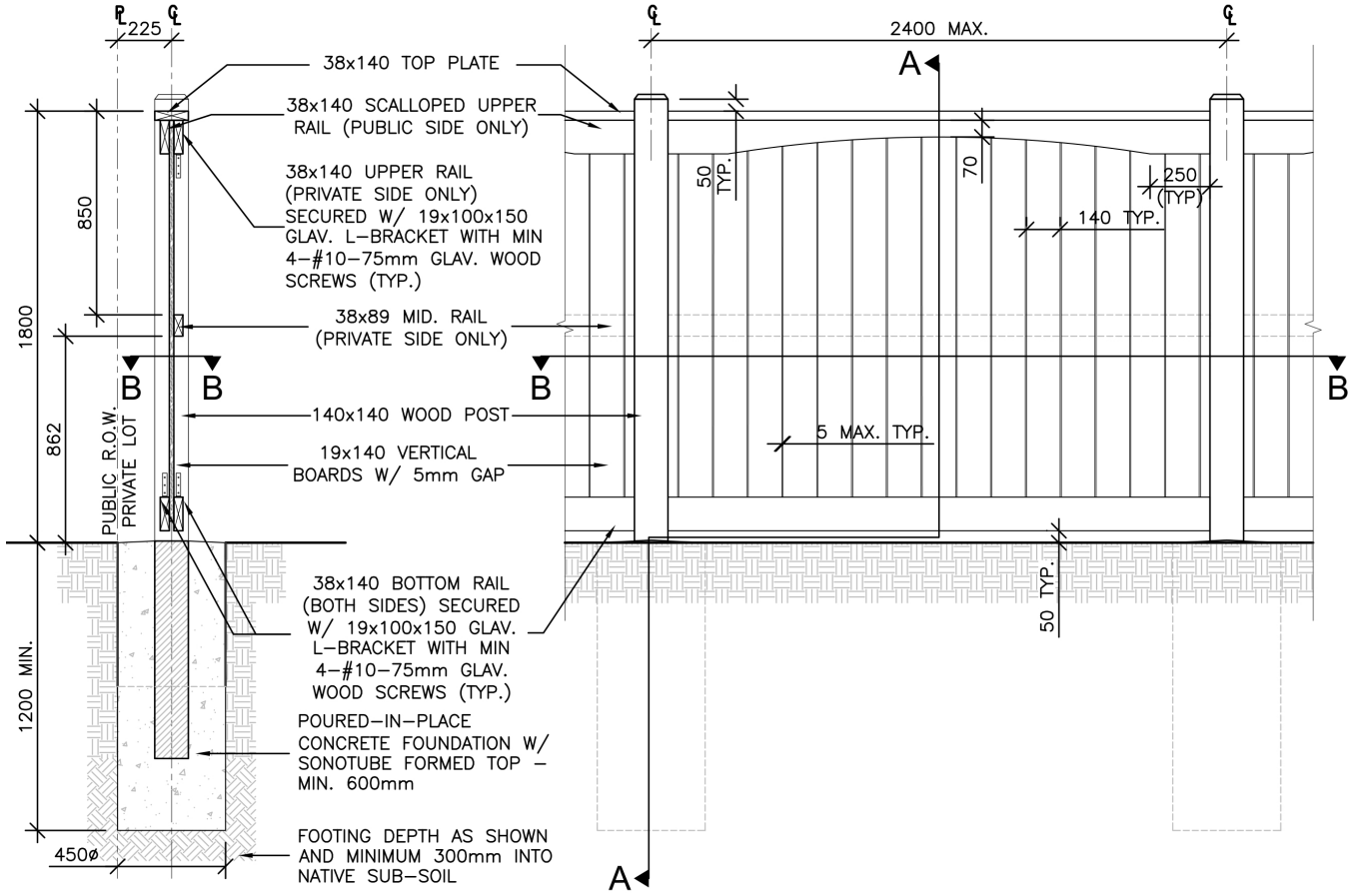
This page was intentionally left blank.

APPENDICES

5.0

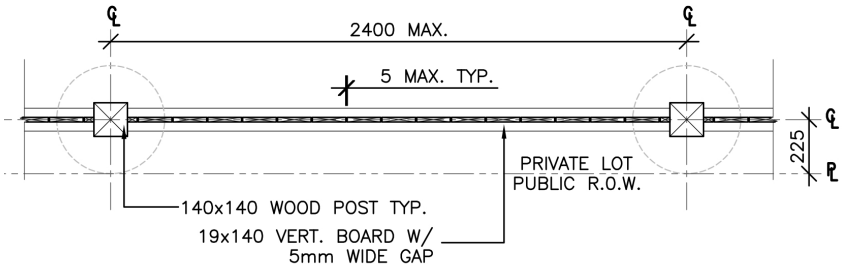
5.0 APPENDICES

This page was intentionally left blank.



SECTION A-A

ELEVATION - PUBLIC SIDE



SECTION B-B

PRIVACY FENCE NOTES:

1 THESE NOTES TO BE READ IN CONJUNCTION WITH AND ADHERED TO MUNICIPALITY OF BARRIE STANDARD NOTES & SPECIFICATION FOR FENCE CONSTRUCTION.

2. ALL MATERIALS, COMPONENTS AND WORKMANSHIP TO CONFORM TO BUILDING CODE AND LOCAL BY-LAW.
3. ALL WOOD TO BEAR GRADING STAMP OF C.L.S. CERTIFIED AGENCY.
4. MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% AT TIME OF CONSTRUCTION.
5. ALL WOOD TO BE PRESSURE TREATED, SELECTED MAINLY FOR GOOD APPEARANCE. ALL MEMBERS SHALL BE FREE OF WANE AND BARK POCKETS. ALL TORN GRAIN SHALL BE ELIMINATED BY SANDING AND PLANING. MEMBERS EXHIBITING MODERATE TO HEAVY KNOTS SHALL BE WELL-DISTRIBUTED THROUGHOUT THE INSTALLATION.
6. VERTICAL BOARDS TO BE DRESSED ON ALL SIDES.
7. STEP FENCE PANELS MAXIMUM 150mm AT POSTS AS REQUIRED BY GRADE CONDITIONS.
8. LAG SCREWS AND BOLTS SHALL BE GALVANIZED AND SHALL CONFORM TO ASTM A307.
9. ALL GALVANIZING TO BE HOT DIPPED IN CONFORMANCE TO CSA STANDARD G164.
10. NAILS SHALL BE GALVANIZED CONFORMING TO CSA STANDARD BILL.
11. COUNTER SINK ALL LAG SCREWS AND BOLTS AND DRIVE ALL NAIL HEADS BELOW SURFACE OF WOOD. USE SUFFICIENT SIZE AND QUANTITY OF NAILS TO ENSURE A STABLE SECURE STRUCTURE.
12. ALL LUMBER SIZES ARE ACTUAL RATHER THAN NOMINAL SIZES.
13. CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 32MPa @ 28 DAYS WITH 5-7% AIR ENTRAINMENT.
14. ALL WOOD FENCING IF SUPPLIED TO SITE AS BARE WOOD MUST BE STAINED WITHIN 7 DAYS OF ERECTION AT SITE. OTHERWISE SUPPLY PRESTAINED WOOD.
15. ALL WOOD TO BE STAINED WITH SOLIGNUM OPAQUE ACRYLIC STAIN, 2695 LIGHT GREY.
16. GEOTECHNICAL ENGINEER TO VERIFY SOIL CONDITIONS ON SITE PRIOR TO INSTALLATION OF FOOTINGS.

255 Wicksteed Ave. Unit 1A
Toronto, Ontario M4H 1G8
T: 416.449.7767