Urban and Architectural Design **Guidelines**

For:

Millars Crossing – Elm Street | Port Colborne | Ontario

Guidelines Prepared By:

A·C·K

architects

STUDIO INC.

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1.1 Purpose and Intent of the Guidelines

The subsequent Urban and Architectural Guidelines have been developed to facilitate the architectural design and placement of single family residential homes within the development, ensuring cohesive internal integration within the Millars Crossing Subdivision and promoting harmony with adjacent established residential neighborhoods.

1.2 Objectives and Principles

- To support the needs of the local community through appropriate design and blend of housing types and sizes suited to the evolving desires of families and individuals.
- To harmoniously integrate a variety of well-designed single homes and townhomes into the developing neighbourhood to suit a range of community needs.
- To support the desires of the community through the careful design of public streets, adjacent yards and built form.
- To establish a high level of architectural quality in the neighbourhood to be coordinated and appropriate to its context.
- To ensure that building entrances are visible and strongly articulated to give residents a sense of address and neighbourhood ownership porches shall be included to encourage an active and populated street.
- To establish appropriate property delineations and transitions through the use of articulate fencing designs and/or natural hedgerows where appropriate.
- To establish an appealing streetscape within the development and along the outer edges of the community by minimizing the visual impact of garages, surface parking areas on the streetscape and adjusting to neighboring yard spaces.
- To provide a harmonious variety of home models, elevations, sizes, building materials and exterior colours to avoid monotony and to achieve a diverse impression within the streetscape, while achieving a unified community environment.
- To provide guidance to architectural designers, home builders and landscapers to ensure that a highest possible standard of design is reasonably met.

1.3 Guideline Interpretation and Implementation

These Guidelines are intended as strategies, recommendations and requirements to encourage and maintain a high level of architectural and urban design quality throughout the Community. The review of a building's design, detail and site layout will ensure that the overall purpose and intent of the Guidelines are maintained

1.4 Zoning

Conformity with these Architectural Guidelines, shall not override nor reduce the minimum legal restrictions of the City's Zoning By-law.

1.5 Design Review/Application Process

- All proposed building designs, details and site layout must be reviewed and approved by the control architect prior to application submission to the City, for respective building permit, (a permit will not be granted without the design review 'Approval').
Note: One set of the following drawings is to be included with each submission
(minimum 11" x 17" format or an emailed PDF);

- Individual Lot Grading Plan
- Floor Plans(s) (for reference)
- Roof Plan
- All Building Elevations
- Proposed exterior material and color selections

- It is recommended that the owner of each individual lot contact the control architect prior to any design work to confirm the design, color and massing of directly adjacent dwellings to ensure continuity throughout the development.
- Should the control architect request a 'resubmission' for changes to address significant review comments, the applicant will be required to submit updated drawings of the affected areas only, (to facilitate a timely turn-around).
- Any proposed modifications to previously - approved design drawings, details and/or exterior materials must be submitted to the control architect for subsequent review and approval, along with a written request to make proposed modifications.
- Where the control architect and the applicant are not able to come to an agreement, either party may request in writing that the City mediate the dispute (If the issue still remains unresolved, the City will make the final decision).
- Construction of the proposed residence is not to commence until;
  - All required City permits have been obtained by the builder and/or owner.
  - The control architect has confirmed compliancy to the respective Architectural Design Guidelines (with stamped approved).

Note: It is the responsibility of the owner/owner's agent(s) or designers to ensure compliancy with all other applicable municipal, regional and provincial guidelines and governing by-laws

2.0 KEY REFERENCE PLAN

The below Reference Plan outlines in green the single family residential homes and townhomes to which these guidelines are applicable.

KEY PLAN

3.0 ARCHITECTURAL DESIGN GUIDELINES

(A) - SITE WORKS LANDSCAPING DESIGN

1. Each individual site plan design must follow/incorporate the engineered drainage patterns as established by the approved development/subdivision agreement and grading plan.

2. It is the responsibility of the owner/builder to obtain an approved Grading Plan for the proposed residence prior to construction, and to submit a final 'as-built' Lot-Grading Plan for compliancy of the same to the City.

3. Driveways are to be hard surface i.e asphalt, stone pavers, stamped concrete/brushed concrete or combination thereof. **(crushed stone driveways are not permitted as final driveway treatements).**

4. All terraces and walkways at the front of the residences are to be hard surfaced, including exposed aggregate, concrete, interlocking pavers, etc. **(asphalt walkways are not permitted).**

5. Designers to be cognizant and design homes/driveway entrances according to proposed sub-division light pole locations, transformer locations and fire hydrant locations. Reference latest engineering drawings for sub-division.

6. Should there be a discrepancy within this agreement, and any agreement on title to the unit/lot, or made between the developer, owner or municipalities, the agreements on title and with the municipalities will prevail.

7. Designers are to review section 3 with regards to the priority lots, facades within the development

3.0 ARCHITECTURAL DESIGN GUIDELINES – cont'd.

(B) – FENCING SETBACKS/SITELINES & HEIGHTS

1. All 'building setbacks' with respect to property boundaries, lot 'coverage' and 'building height' are to comply with local zoning by-laws as governed by the City of Port Colborne.

2. All building designs must comply with the limiting distance/unprotected openings and exposure protection requirements as per the Ontario Building Code (to be determined and reviewed by the building designer and municipality.

3. Fencing throughout the development should be generally consistent in design, colour, and materials.

4. Fencing is to be wrought iron, wood, composite, pre-finished metal, masonry or of equivalent quality and/or natural landscaping or in-combination (**chain link fencing is not permitted as separation between adjoining properties**).

5. Fencing heights are to be in compliance with the local fencing by-laws with respect to construction requirements (i.e height, positioning, surrounding pools etc.)

Note: - Collaboration with adjoining neighbour(s) is required to maintain consistency of fencing profile along adjoining properties where applicable.

(C) - EXTERIOR ELEVATIONS – Design and Front Entry Treatments

1. Design consideration should be given to all exposed building elevations including building massing, façade profile, rooflines, scale, proportion and degree of exposure for each individual lot in relation to its position within the streetscape, its relation to adjacent properties and the surrounding vistas, views and vantage points.

2. Where a garage is provided in the front yard they are required to be set behind or flush with the main building face. When the garage door exceeds beyond the main building face, a verandah or roofed porch shall be flush with or project beyond the garage door to minimize its presence.

3. A general consistency of massing, proportion and shape, with sensitivity to adjacent properties, should be achieved for the development. A variety of architectural styles is permitted, and a high level of design is a priority. Quality materials, details, finishes and craftsmanship is encouraged.

4. Contemporary expressions are permitted but should match the volumetric proportion and scale of adjacent buildings.

3.0 ARCHITECTURAL DESIGN GUIDELINES – cont'd.

(C) - EXTERIOR ELEVATIONS – Design and Front Entry Treatments

5. Designs may emulate past architectural styles, but should be compatible with the scale, massing and architectural detailing.

6. Typically a decorative clad front porch beam to be used on designs with a minimum drop of 8".

7. Covered entrance porches, porticos, terraces box/bay windows, and other building projections should be included as typical features within the design of the homes. The encroachments of these elements and associated lot coverages are to comply with all governing zoning bylaws.

8. Enclosed front porches are not permitted, and should be designed to be usable, (deeper porches are encouraged).

9. The main/front entrance shall include fenestration details.

10. Sliding doors are not permitted on front facades and all street exposed elevations.

11. Steps up to porches should have generous proportions, with gentle rise/run.

12. Where steps to the front porches exceed 3 risers, they should be poured-in-place or landscaped stone and should be finished on side returns. Where there are less than 3-steps, precast and stone steps may be used, (wood steps are not permitted).

13. Two-storey or double-volume porches and porticos are not permitted; however, second level terrace details are allowed over the porches.

14. The design of proposed porch guards and columns at all front facades and exposed elevations should be consistent in overall style, and integrated to provide safe use of the porch, with reference to pertinent Ontario Building Code Requirements.

15. Single-storey designs are encouraged to have a 1.5 storey appearance, (to assist with transitions from 1-storey to 2-storey residences).

16. Front entrances should be emphasized with design treatments.

17. The entrance door should have colour finish that is more dominant than the garage doors(s), (while being complimentary).

3.0 ARCHITECTURAL DESIGN GUIDELINES – cont'd.

(D) - EXTERIOR ELEVATIONS – Roof Articulations

1. Roof forms should have a general consistency of proportion, mass and height, offering sensitivity to adjacent residences. Flat roof designs are permitted in conjunction with the architectural style selected for the home. **Visible side slopes of front roofs such as front gables, should have roof pitches of a min. 8:12. Less visible front to back roof pitches can be reduced to 6:12. In certain circumstances a front to back roof may be lower than a 6:12 pitch to meet design objectives and zoning criteria.**

2. Lower roof pitches will be considered for secondary roofs, and for architectural roof details such as dormers.

3. The use of dormers is encouraged to provide liveability on second storeys. Dormer windows should have consistency of style and proportion with windows on the main level.

4. Roof elements, including chimneys, dormers, cupolas and vent details should be incorporated as distinct contributions to the image of the overall dwelling design.

5. All roof vents should be located on 'least-exposed' elevation roof areas and should be consistent with colour of roof shingles and flashing details, (whenever possible, stacks and gas flues should also be coordinated with roof material colour).

6. Roof finish material colours should compliment the building materials and overall colour composition palette and should be sensitive to the adjacent dwellings.

7. Exposed roof flashings are to blend or compliment the selected roofing material.

8. Roofing material is to be either multi-stepped profile asphalt shingles, cedar shingles/shakes, rubber EPDM or TPO (when flat roofs are incorporated) or approved equals. Metal roofing is encouraged for accent features and will also be considered for main roof(s) (depending on proposed architectural style of home.)

9. Satellite/TV/or other antenna equipment must be non-obtrusive, and not be located on front and/or exposed elevations.

10. Solar collector panels, if used, shall be designed into the roof and camouflaged so as not to be visible from public view.

11. No visible structure, mast or flagpole over two (2) metres in height shall be erected, installed, located or placed on any part of a Unit.

3.0 ARCHITECTURAL DESIGN GUIDELINES – cont'd.

(E) - EXTERIOR ELEVATIONS – Door & Window Designs

1. Windows should have a consistency of proportion, scale, and rhythm on all elevations

2. Window mullion/muntin bars to be consistent of proportion and style.

3. Window frame materials shall be aluminum, aluminum clad wood, fiberglass, or vinyl.

4. Exterior doors shall be wood, steel or fibreglass. Sidelights and transoms are recommended.

5. All windows and door openings on front, exposed, or upgraded elevations shall have a soldier course lintel, masonry/concrete headers, or custom header and trim surround detailing. Where window surrounding materials consist of stucco siding, or panelling trim detailing and/or reveal detailing around openings is to be utilized.

(F) - EXTERIOR ELEVATIONS – Garage Configurations

1. The design of garage components can have a major impact on the visual character of the overall dwelling, and of the collective streetscape, and as such the design, details, and proposed material finishes of attached garages should compliment, (not dominate) the main dwelling, to offer a cohesive streetscape. Owners, designers and builders are responsible for ensuring that all pertinent provisions of the governing zoning bylaw, are met, including minimum setbacks, parking space requirements, and permitted driveway widths.

2. Sight lines to garage facades should be taken into consideration with regard to landscaping design and driveway location, etc.

3. Where grade conditions create the need for an excessive number of steps, the garage area will as a result have a 'dropped' appearance with excessive cladding between the top of the door and the roof soffit above; In such instances, the area above the door opening should be architecturally treated with header details, decorative light fixtures, lowering or stepping of garage roofs, decorative roof overhang with brackets, or a combination.

4. Glazed panels shall be provided on all garage doors except where a garage door incorporates a transom above the door.

3.0 ARCHITECTURAL DESIGN GUIDELINES – cont'd.

(G) - EXTERIOR ELEVATIONS – Exterior Cladding and Colors

1. Wall cladding should be limited to two main materials a subsequent material can be introduced to provide accent detailing.

2. Aluminum soffits are not recommended for use on all front porches. Materials such as pine, cedar, stucco, painted panelling, mouldings etc. are encouraged. Wood looking aluminum (i.e longboard or luxyclad) is permitted.

3. Brick, stone, and/or quality wood siding materials are encouraged, with other high-quality exterior materials considered, including fibre-cement and composite material siding, stucco, wood laminated aluminum siding (i.e longboard and luxyclad) is permitted. **Vinyl siding is strongly discouraged within the development – masonry shall be full bed application (not cultured or face stone or panels) – except when utilized on upper features above roof faces (i.e chimneys or dormers).**

4. The cladding on the rear and interior side elevations is recommended to be consistent with front elevations and to wrap at minimum 4'-0" onto interior side elevations. Cladding types are required to wrap corners and not terminate at building corners.

5. Stone or brick is encouraged to be used to clad foundation wall areas to emphasize the 'base' of the building.

6. Where varied grades result in exposed foundations, 'check-stepping' should be used, and exposed foundation wall area must not exceed 18", on average.

7. Colour palettes shall be natural colours that blend with the local environment. Material colours within each colour package shall be compatible. Jarring contrasts and the use of strong primary colours should be avoided. Colour should contrast slightly from home to home to maintain variety and balance. Complimentary accent colours should be used to highlight specific building features. Soffit, fascia, eavestrough and downspout shall be the same colour within the individual colour package. Where siding is used as a main cladding material, corner trim and window/door casings shall be complimentary in colour.

3.0 ARCHITECTURAL DESIGN GUIDELINES – cont'd.

(H) - EXTERIOR ELEVATIONS – Utility Screening

1. Utility meters on internal lots are to be located on an interior - side wall and not on the front.

2. Hydro and gas meters that are exposed to side elevations shall be located on a recessed portion of the wall and/or screened through landscaping.

3. Air conditioning units are to be screened from view and not located on the front façade (to be coordinated with the local by-laws)

(I) PRIORITY LOTS (SIGNIFICANT ELEVATION EXPOSURES) – ADDITIONAL REQUIREMENTS:

Priority lots by their orientations have exterior elevations with high public exposure. The building design on these lots should be of high architectural quality, with thoughtful siting treatments, in order to create a defined and attractive streetscape. A **'Priority Lot Map'** for this development has been included which allocates significant lots and exposures:

GATEWAY LOTS:

Gateway lots are located at critical entry points to the development, and should be designed with the following in mind:

1. Special consideration for architectural design, massing, orientation, siting, material composition, and details.

2. Incorporation of special built form at the exposed corner, (wrap-around porch, bumped out window projections etc.).

3. Covered porches are encouraged to assist with offering an inviting entrance experience into the site.

4. Min. 1.5 storey massing is recommended and/or roof features.

5. Active living spaces to contain ample glazing.

6. The front, exterior/exposed side, and exposed portion of rear elevations should have a consistency and integrity of materials, proportion and detailing/trim work quality to be consistent with front elevation designs.

7. Builder to give attention to landscape design to assist with creating an inviting gateway and should coordinate with adjacent landscape features.

3.0 ARCHITECTURAL DESIGN GUIDELINES – cont'd.

(I) PRIORITY LOTS (SIGNIFICANT ELEVATION EXPOSURES) – ADDITIONAL REQUIREMENTS: GATEWAY LOTS – cont'd:

8. Include substantial glazing on flanking elevations to avoid large uninterrupted wall areas.

9. Include consistent frieze board details below all exposed roof soffits in keeping with front elevation detailing

CORNER LOTS:

Corner lots include dwellings situated on internal corner sites with exposed side/flanking elevations, and should be designed considering the following:

1. Include substantial fenestration on exterior side elevation, (avoid large blank wall areas of little interest).

2. The front, exterior/exposed side, and exposed portion of rear elevations should have a consistency and integrity of materials, proportion and detailing/trim work quality to be consistent with front elevation designs.

3. Architectural feature(s) to mark corner are encouraged.

4. Wall articulation(s) and/or 'bump-out(s)' of minimum 12" projection are encouraged.

5. Built form should consider additional height, (including a min. 1.5 storey appearance minimum, and raised roof features)

6. Active living spaces to contain ample glazing.

7. All exposed elevations are to have consistent frieze trim details below roof soffits.

3.0 ARCHITECTURAL DESIGN GUIDELINES – cont'd.

(I) PRIORITY LOTS (SIGNIFICANT ELEVATION EXPOSURES) – ADDITIONAL REQUIREMENTS:

VISTA TERMINATION LOTS:

Occur at the terminus of street(s), and where street 'bends' offering significant exposure of certain front elevations, and should incorporate the following:

1. Highly articulated façade design, with coordinated glazing, material detailing, and entrance elevations.

2. Built form should consider additional height, (including a min. 1.5 storey appearance minimum, and raised roof features)

3. Should be sited to minimize the visual impact of garages and driveways (parked vehicles), with emphasis on tasteful landscaping design and features.

4. Where side elevations are exposed to the street, there should be consistency maintained with regard to materials and detailing.

ADDITIONAL SITING REQUIREMENTS:

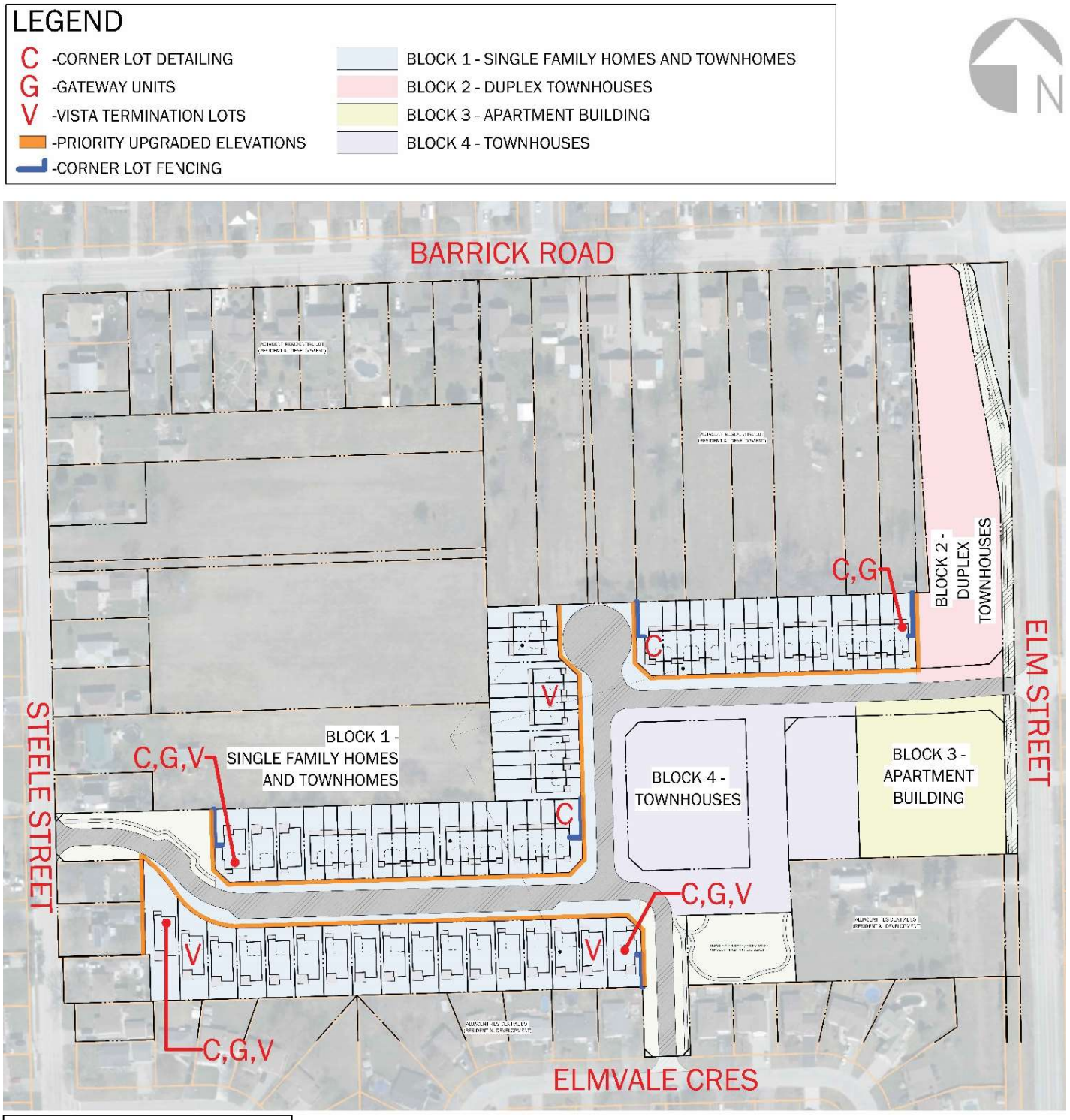
1. The siting of identical elevations side by side or directly opposite the street shall be avoided.

2. A minimum of (2) other models shall separate a model with the same style (elevation).

3. An identical style (elevation) should not be sited more than 3 times in a row of 10 lots.

4. Siting directly opposing models on corner lots models with the same style (elevation) is not permitted.

Appendix A



PRIORITY LOT PLAN