ARCHITECTURAL DESIGN GUIDELINES

Eden Oak (Devins) Community

The Town of Halton Hills

November 2019

wai

DISCLAIMER

The text and images contained in this document are a conceptual representation only, of the intended vision and character of Eden Oak (Devins) Community. In this regard, they are a framework for development and should not be construed or interpreted literally as what will be constructed. Furthermore, this information may not, under any circumstances, be duplicated, reproduced or utilized in whole or in part without the expressed written permission of MBTW Group and W Architect Inc.

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INTRODUCTION 1.0






1.1 Scope & Intent

These Architectural Design Guidelines have been prepared by WAI (W Architect Inc) for the Eden Oak (Devins) Community at McMaster Street and Meagan Drive in the Hamlet of Glen Williams, to provide guidance in such areas as:

- Architectural design;
- Streetscape design as it relates to relationship of houses to the street; and
- The privately administered architectural review process.

These Architectural Design Guidelines adhere to the vision of the Hamlet of Glen Williams Secondary Plan and shall be read in conjunction with the Eden Oak (Devins) Community Urban Design Guidelines (prepared in November 2019). Special care and attention will be given to design solutions that respond to the unique characteristics of the site, hamlet preservation and the secondary plan objectives.

1.1.1 The Structure of the Architectural Design Guidelines

The document presents architectural design guidance, organized in the following six sections:

SECTION 1 - Introduction

SECTION 2 - Streetscape Design Criteria

SECTION 3 - Architectural Design Criteria

SECTION 4 - Garage Requirements

SECTION 5 - Prominent Lot Locations

SECTION 6 - Design Review Implementation

1.2 The Use of Language Regarding the Degree of Compliance

As with all guidelines, there needs to be a clear understanding of the use of specific words as they apply to the degree of compliance expected. For the purposes of these Architectural Design Guidelines, the following hierarchy of compliance shall apply:

Shall & Will

The uses of the words “shall” & “will” denote design requirements that must be met.

Should

The use of the word “should” denotes design requirements that typically must be met, but where site specific conditions or the specific merits of a specific design solution might merit flexibility.

May & Encouraged

The uses of the words “may” & “encouraged” represent guidelines that are desirable practices and not rigid requirements.

1.3 Site Context

The subject site is located in the Town of Halton Hills near 8th Line, along the boundary of the Hamlet of Glen Williams and adjacent to agricultural lands. The site presently consists of a field, in use by the farmer situated directly north. Access to the site is provided via two existing roads, McMaster Street and Meagan Drive. The subject site is surrounded primarily by existing low-density residential uses, as well as agricultural lands along the site's northern edge (refer to Figure 1, page 5 of this document).

The surrounding residential community is composed of larger one and two-storey single-family homes, constructed primarily with brick façades. The architectural styles of the surrounding established community include Georgian, Craftsman and Ontario Gothic. The community's streetscapes feature wide streets and consistent building setbacks, permitting front lawns with driveways, large grassy areas and a variety of planting materials, including trees and shrubs.

The subject site is located between the community core area of the Hamlet of Glen Williams and Downtown Georgetown, approximately a one kilometre distance from both. The Wildwood Trail, a Town pedestrian trail located on a former CN Railway right-of-way, connects with Wildwood Road at Oak Ridge Drive, directly southeast of the site (refer to Figure 1, page 5). The subject site is located near to a small creek, which runs southwest of 8th Line and passes under Wildwood Road.

The proposed development is subject to the policies of the Glen Williams Secondary Plan, Town of Halton Hills Official Plan (approved March 2008, Consolidated January 2017). The subject lands are designated Hamlet Residential Area on Schedule A of the Secondary Plan (refer to Figure 2, page 10 of this document). The Hamlet Residential Area designation permits single detached residential uses and bed and breakfast establishments. The subject site's northwestern edge is designated as a hamlet buffer, with the objective of preserving the hamlet's character. Hamlet buffers *"will be allowed to regenerate as private natural areas or be used for public park purposes such as trail systems"*.

A Potential Trail and On-Road Linkage is indicated at the northern corner of the subject site, on Schedule A of the Secondary Plan and Schedule H4-1 of the Official Plan (refer to Figure 2, page 10 of this document). The potential trail is shown to extend from the existing Wildwood Trail, pass along Oak Ridge Drive and McMaster Street and cuts through the subject site's north-east corner.

For a detailed discussion of the applicable policies and design objectives, please refer to the Eden Oak (Devins) Community Urban Design Guidelines, Section 1.3 - Policy Context, which summarizes the applicable policies and principals of design for achieving a community which adds to the compact character of the Hamlet.

Figure 1: Context Map

1 *Residential dwelling on Wildwood road.*

2 *Dwelling on Oak Ridge drive, adjacent to the subject site.*

3 *Dwelling at the intersection of Mcmaster street and Oak Ridge drive.*

1.4 Architectural Vision

The following outlines the architectural characteristics envisioned for the Eden Oak (Devins) Community, which will contribute to achieving pleasant, visually interesting, and cohesive streetscapes that will support the existing character of the community and the policies of The Hamlet of Glen Williams Secondary Plan.

The Eden Oak (Devins) Community will include:

- Traditional architectural styles that will build upon the unique heritage character of Glen Williams;
- Simple and varied building forms;
- Diverse architectural building forms, garage locations and a 25% maximum allowance of each elevation to provide variety in the streetscapes;
- Main entry to be the focal point of the front façades;
- Architectural elements to be varied and distinctive;
- Elevations should avoid over-decoration and feature fewer, but strong architectural elements;
- Architectural elements to be in proportion and harmonious with overall design;
- High level of fenestration oriented to take advantage of scenic views, to provide eyes on the street, and to maximize the use of natural daylight and solar gain;
- Consistency of architectural detailing and exterior cladding materials on all elevations of each building;
- A variety of cladding materials are encouraged;
- Special designs responding to priority locations; and
- Variety of garage locations and treatments.

2.0

STREETSCAPE DESIGN CRITERIA

An appealing and memorable streetscape is the result of the careful integration of well designed dwellings. The following are guidelines for the composition of the streetscapes:

- Community Safety;
- Elevation Variety;
- Relationship of Houses to the Street;
- Building Orientation;
- Relationship to Grade;
- Building Height Compatibility;
- Exterior Colour Selection; and
- Fencing.

2.1 Community Safety

The layout and design of houses will have regard for the safety of the people in the neighbourhood and be supportive of CPTED Principles (Crime Prevention Through Environmental Design), including:

- House entrances and windows shall be visible from the street, to encourage active use of front yards;
- Houses should have porches, stoops, porticoes or other outdoor usable space in the front, to encourage active use of front yards;
- Buildings should not have deep recesses in the building perimeter. Front entrances are the only location where some depth of a recess will be accepted; and
- Landscape elements and plant material should not create obscure areas where a person could hide.

Community safety can be supported through increased fenestration on exposed elevations.

2.2 Elevation Variety

To help to create visual diversity in the streetscapes, a range of house designs shall be offered to the market. In developing models to create visual diversity, it is also important that a sense of cohesion is maintained and that model diversity does not create a chaotic effect in the streetscape. The proposed models will be designed with alternate elevation treatments to reduce the probability that identical houses are repeated in the streetscapes. Alternate elevations shall differentiate themselves from each other through differences in massing and building forms, rooflines, front entry treatments, garage location and treatments, fenestration, architectural detailing, and building materials. Special designs shall be provided for prominent locations to address their exposure to public view as identified in Section 5.0 - Prominent Lot Locations.

- A minimum of two houses shall separate houses with the same elevations on the same side of the street;
- Houses with the same elevations shall not be located directly across the street from one another;
- Houses with the same elevations do not make up more than 30% of any streetscape block, excluding corner lots;
- Each house elevation shall not exceed a maximum allowance of 25% of the lots in the community;
- A variety of garage treatments and locations are encouraged in each streetscape block; and
- Porches shall be the dominant feature.

Variation in building elevations contributes to a visually interesting streetscape.

2.3 Relationship of Houses to the Street

Building on the wording of the Hamlet Design and Heritage Protection Guidelines (Appendix A of the Glen Williams Secondary Plan) the following house to street relationship shall be respected:

- Along streetscapes in the Eden Oak (Devins) Community, houses shall have setbacks consistent with the adjacent established residential area, which reflects the scale of the street while providing diversity of built form and architectural expression;
- No more than two consecutive houses along a streetscape shall be sited at the same distance from the front property line;
- No main front wall of a house shall be set further back than half the length of the adjacent house to maintain privacy of rear yards;
- To provide a sense of enclosure to the street and a pedestrian oriented environment 30% of houses on a streetscape shall be sited at the minimum front yard setback allowed by the Zoning By-Law;
- Houses will address the street by having entrances which are clearly visible from the street, as well as porches, stoops, overhangs or porticoes in the front; and
- Houses on corner lots will respond to both street frontages.

Figure 2: Streetscape elevation depicting variation of house setbacks to the street

2.4 Building Orientation

Building location and orientation should reflect the adjacent established residential area and promote harmonious streetscapes. This approach is complementary of the site's context. A controlled staggering of building mass has been established in the Zoning By-law and in Section 2.3- Relationship of Houses to the Street of these guidelines.

In general:

- Where practical, houses are encouraged to be oriented to take advantage of views to the open spaces of the area;
- House sitings will be coordinated with the adjacent lots, and reviewed based on the sequential order in which they are submitted. As a general rule the design and siting of houses should always consider adjacent houses and their views when being located on lots;
- The siting of buildings shall be grouped / patterned in such a way that a maximum of three buildings with shorter front yard setbacks separate buildings with the deepest front yard setbacks, for a sense of randomness. The distances established from controlled staggering are in addition to the existing zoning setbacks; and
- Lot depths, widths and setbacks shall be varied throughout the proposed development to reflect the Hamlet's random lot pattern, and be complementary to the surrounding residential communities.

Please refer to Figure 3 for an illustration of the concept of staggering front yard setbacks.

Figure 3: Conceptual Building Orientation

2.5 Relationship to Grade

Revised elevations on the streetscape drawings will be required to illustrate the architectural detailing response to grade differential that is greater than 900mm or 5 risers.

Grade differential is defined as the elevation difference between the average finished grade and the finished floor level at the main entry door.

In cases of extreme topography, special designs shall be provided to address the site conditions and include both side and rear elevations that are publicly exposed. Entrance levels should relate to grade through terracing. Other architectural features and details that address grade differentials include attached garages, porches, and deck structures at the side and rear yards. The revised designs should maintain the quality of the streetscape. For further guidance please refer to Section 3.10 - Adverse Grading.

2.6 Building Height Compatibility

In order to maintain cohesive and harmonious rooflines with gentle transitions, the following guidelines should be observed for the siting of houses with varied heights on a streetscape.

- The maximum building height of all houses shall be 2 storeys measured from grade at the front elevation of the house;
- Adjacent houses should not have more than one full storey of difference in the number of habitable floors; and
- A minimum of two houses with the same overall massing should be sited on adjacent lots to create gentle roofline transitions.

2.7 Exterior Colour Selection

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 should be set out on material sample boards;
- Brick selections should offer a range of colours and tones, including red, yellow, brown, and sandy-buff colours;
- Clapboard siding selections should also offer distinctive range of colours, including red, yellow, warm grays, blues and green;
- A minimum of two houses shall separate houses with the same exterior colour packages, except where the houses feature the same model and elevation. In this case, three houses shall separate houses with the same exterior colour package;
- The same exterior colour package should not be located directly across the street from one another.
- The same colour package may be sited diagonally across a street intersection, provided the houses are not proposing the same elevations; and
- Identical colour packages should not makeup more than 30% of any streetscape block.

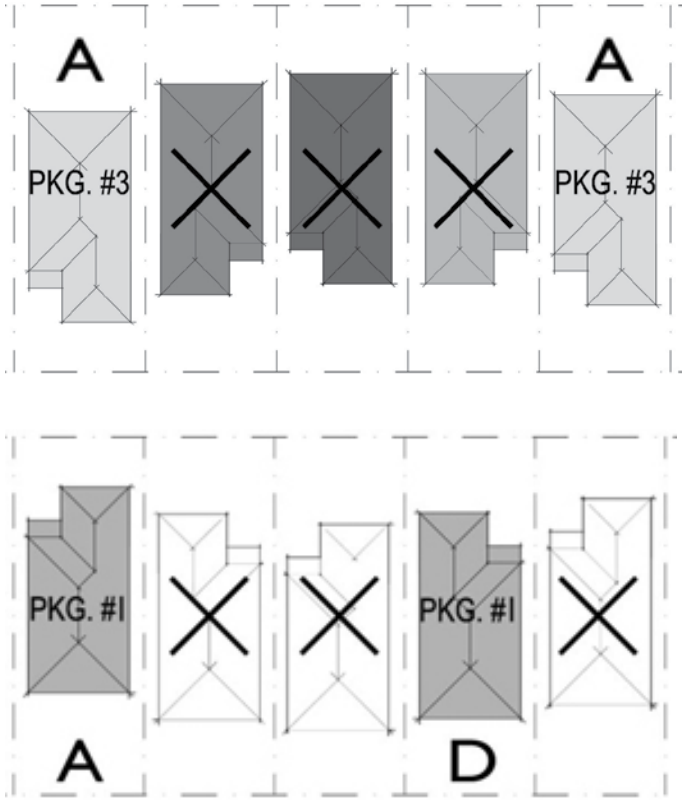


Figure 4: Exterior colour selection

2.8 Fencing

- A rear lot black vinyl covered chain link fence, as mandated by the municipality, will be installed to define the limit of the lot at all private/public interfaces;
- Prior to and during construction, a silt fence will be installed to prevent silt laden run-off water from flooding or finding its way to local creeks, burying and suffocating adjacent vegetation. The silt fence is to remain in good condition until all landscaping is completed and bare soil re-vegetated. Do not allow construction materials over the fence;
- Privacy should be accomplished with the following options:
  - (a) Plant materials or hedging,
  - (b) Ornamental metal fencing (i.e. custom or pre-manufactured open metal fences), or
  - (c) Black vinyl covered chain link combined with hedging, where fencing is required for security;
- Extensive wood privacy fences along property lines are discouraged; and
- Where wood fencing is proposed, use cedar lumber and clear or semi-transparent natural stain finishes.

Example of ornamental fencing along the rear of property flanking park.

Example of hedging along black vinyl fencing.

3.0 ARCHITECTURAL DESIGN CRITERIA

Special consideration for the architectural design of houses will ensure the new development communicates high quality built form and contributes positively to the image of the Hamlet of Glen Williams. To achieve this, a variety of elevation treatments shall be provided between unit types and alternate elevations, including symmetrical and asymmetrical elevations. House designs that are simple in terms of shape or form are encouraged.

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 following sections provide guidance on:

- Influencing Styles
- Building Projections
- Enhanced Architectural Detailing
- Consistency of Detailing on all Elevations
- Main Entry, Porch Design & Detailing
- Exterior Building Materials
    - Masonry Detailing
    - Siding Detailing
    - Stucco Detailing
    - Foundation Detailing
    - Roof Materials
- Roofs
- Fenestration
- Utilities and Mechanical Equipment
- Adverse Grading
- Rear Decks & Balconies
- Additions & Expansions
- Municipal Address Numbers

3.1 Influencing Styles

The character of the Eden Oak (Devins) Community shall reflect traditional architectural styles commonly, but not uniquely, found in Glen Williams. The level of detailing is not expected to be duplicated, however it shall capture the essence of the styles, incorporate distinctive architectural elements and place emphasis on the entry area.

Innovative design solutions, which do not strictly adhere to the local and traditional architectural styles, may be considered based on their design merits, provided that the spirit of the guidelines is maintained. The descriptions of traditional architectural styles below are intended to provide a brief and common understanding of the identified styles. These descriptions are provided for information and to provide guidance in house design. They should not be considered as rigid requirements.

The following are the designated styles that are encouraged in the community and will provide a complementary design variety within the streetscape:

- Craftsman
- Edwardian
- Georgian
- Gothic Revival
- Ontario Gothic
- Victorian
- Tudor

The successful and considered mix of these architectural styles will create a visually interesting and unique community character which is complementary to the surrounding Glen Williams and Halton Hills vernacular.

Example of Craftsman style architecture.

Craftsman

Characteristics:

- Low-pitched, gabled roof with wide eave overhangs;
- Exposed roof rafters;
- Decorative beams or braces under gables; and
- Porch with roof supported by square columns that extend to the ground or to pedestals.

Example of Edwardian style architecture.

Edwardian

Characteristics:

- Gable ends;
- Multi-paned sashes and casements;
- Exaggerated cornice with braces block-like dentils;
- Large window surrounds; and
- Front entrance emphasized with a simplified pediment held by tapered square columns.

Example of Georgian style architecture.

Georgian

Characteristics:

- Symmetrical and well-proportioned;
- Centre front entrance often emphasized by glazed transom and sidelights;
- Windows are isolated and symmetrically placed;
- Quoins sometimes highlight the corners;
- Continuous cornice and sometimes a beltway coursing delineates the two storeys; and
- Overall massing is simple, clean, and features a hipped or gable-end roof.

Example of Gothic Revival style architecture.

Gothic Revival

Characteristics:

- Irregular building shape;
- Varied wall planes;
- Common elements includes verandas, ells, bay windows and steeply pitched roofs; and
- Multiple gables feature lacy bargeboard (gingerbread).

Example of Ontario Gothic style architecture.

Ontario Gothic

Characteristics:

- Rectangular Structure;
- Centre front entrance flanked by symmetrically placed windows;
- Peaked gable above the entrance containing a window;
- Pitched roof with gable ends; and
- Interior Chimney.

Example of Tudor style architecture.

Tudor

Characteristics:

- Half-timbering on bay windows and upper floors;
- Facades that are dominated by one or more steeply pitched cross gables;
- Patterned brick or stone walls;
- Rounded doorways;
- Tall, narrow, multi-paned casement windows; and
- Large stone chimneys.

Example of Victorian style architecture.

Victorian

Characteristics:

- High levels of ornamentation such as brackets, spindles, and patterned shingles;
- Wrap-around porch;
- Bay windows;
- Dormers; and
- Rounded tower.

3.2 Building Projections

Deep projections and overhangs enhance the look and feel of houses by creating deep shadows and strong profiles.

- Building projections are acceptable, where they provide a complementary accent to the building volume or roofline. Such projections shall not exceed 1.8m from the main building face into the front yard setback;
- Front porches should be deep enough (1.8m minimum) to provide a clear seating area (2.4m depth or greater is encouraged);
- Main entrances should be covered by a projecting element;
- Eaves should project at least 300mm from the face of walls (subject to zoning compliance); and
- Window treatments, including sills and headers, should project from the face of the wall by at least 25mm.

Front porches should be deep enough to support seating areas.

3.3 Enhanced Architectural Detailing

- Cornice or frieze detailing of proper proportions to be provided under all soffits;
- Masonry details, such as rustication of base, door and window surrounds, varied patterns or quoining, are encouraged;
- Trim and columns may be more elaborate in detail; and
- Porch columns shall appear to support a continuous beam exposed below the porch soffit.

3.4 Consistency of Details on all Elevations

- The detailing of each building should remain consistent on all elevations, in terms of exterior building materials, window treatment, and architectural vernacular; and
- The amount of architectural elements may be reduced in areas of limited public exposure.

Please refer to Section 3.6 - Exterior Building Materials for specific approaches dealing with acceptable exterior cladding transitions and Section 3.8 - Fenestration for specific approaches to fenestration.

3.5 Main Entry, Porch 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 community and safety by providing "eyes on the street".

- Front porches shall be the focal point of the house;
- Extension of house design;
- Designs are expected to be varied on the street;
- Porches should be deep enough for seating (minimum depth of 1.8m);
- The main entry shall be a distinctive element of the house design and shall reflect the character of the entire neighbourhood. Varied and distinctive entry door designs should be provided, such as single-door, double-door, or door with sidelights or transoms;
- Main entry designs should provide shelter from the weather;
- Oversized arched entries are discouraged;
- Where stylistically appropriate houses are encouraged to have front porches;
- The cladding of the sides of the porch steps shall start no more than 250mm above finished grade;
- Stairs to be integrated into the porch, poured in place and clad in stone or tile brick, or integrated as part of the landscape design and materials;

- Main entry landing and steps are to be poured in place concrete or upgraded precast steps, and the exposed sides of steps are to be clad to match the main cladding material of the house;
- Large concentrations of steps at the front entries should be avoided unless integral to the architectural style of the building, and shall be limited to a maximum of 5 exterior steps (or 900mm);
- Steps constructed with landscape paving slabs could be an attractive alternative to conventional precast steps, and may be considered where the number of riser is limited (e.g. max. of 4 risers or 3 steps);
- Handrails to be provided on all porches, exceptions may be granted based on design merit;
- Handrails when provided must be in keeping with the style of the house;
- Porch elements (pickets, railings, columns, etc.) should have the appearance of timber materials (of a dimension that would be consistent with traditional wood construction) to maintain the heritage character of Glen Williams;
- Where handrails are provided they are to have a top and bottom rail with vertical pickets, and to be consistent with style of porch columns, in terms of vernacular and colour; and
- Porch roofs on houses designed in a traditional style must be supported by an exposed continuous beam (min. 150mm) resting on columns.

Porches and front entries designed as prominent architectural features.

3.6 Exterior Building Materials

This section provides design guidelines for various exterior building materials and conditions.

- Historic or Heritage colour schemes featuring complementary earth-toned accents are strongly encouraged. The use of light colours, particularly on wood surfaces, is also encouraged to create attractive and lively streetscapes in keeping with those of the hamlet centre;
- Permitted predominant cladding materials include brick, stone masonry, stucco and fibre cement siding;
- Aluminum siding is not to be used as cladding material but may be used as accent;
- Other cladding materials will be reviewed for suitability and will be subject to design merit;
- Houses may be clad with a single material used on all elevations, or feature a combination of materials, where one is the dominant cladding, and accented by the other;
- Special care and attention should be given to the design of elevations with material combinations, which will be reviewed on individual design merit with respect to:
    - (d) No false-fronting;
    - (e) Respecting the integrity of a proposed architectural style (if applicable); and
- Material transitions occurring near the front corners shall be returned to a natural or logical break point, such as a plane change or jog. Alternatively, a material transition could be permitted to occur at 4'-0" if there is no logical break, and is subject to design merit.

3.6.1 Masonry Detailing

- Brick details are encouraged to accent door and window openings, as well as the base of the house. The introduction of traditional brick detailing such as banding, quoining, rowlock and soldier coursing, recessed and projected coursing are encouraged.

3.6.2 Siding Detailing

- Siding refers to the application of clapboard, board and batten, as well as shakes. These siding products may be used as primary cladding material or as an accent;
- Siding elevations are also encouraged to incorporate some masonry elements to provide additional architectural interest;
- Houses that are predominately clad with siding shall introduce enhanced architectural elements and higher level of trim detailing. A higher level of design quality will help alleviate any stigmas associated with siding houses, and will reflect the level of quality sought for this neighbourhood and the architectural heritage of the area; and
- 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 windows and surrounds may be used in areas of reduced visibility.

3.6.3 Stucco Detailing

- Stucco may not be used as the single or primary cladding material on houses. The use of stucco combined with stone/ brick in complementary colours is encouraged; and
- Stucco details/ mouldings should have a continuous unbroken appearance. All joints should be seamless in appearance.

3.6.4 Foundation Detailing

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

3.6.5 Roof Materials

- Asphalt shingles are the preferred roofing material but other roofing materials will be reviewed, subject to design merit; and
- The selection of roof colours should have a range of distinguishable colours/tones as part of the exterior material and colour schedule. The colours shall be complementary to building façades and the style of the building.

Roofing materials should complement the style and colour schedule of the dwelling

3.7 Roofs

The composition of varied building forms on the streetscape shall consider the roof as an integral element, which can provide articulation and visual interest. The overall shape, slopes, eaves heights and accent detailing characterize the roof. These elements help to define the scale and massing of a building, as well as determine the historic precedents of a particular vernacular.

- Streetscapes shall include varied roof treatments as part of a variety of house designs;
- Roof pitches shall be allowed to vary in order to allow a variety of architectural styles;
- Roofs should use a minimal number of simple forms, and avoid excessive peaks, valleys, hips and dormers. In order to achieve variety within the streetscape, different houses should have different roof forms;
- Roof forms shall have an appropriate transition within a streetscape;
- For traditional architectural styles, roof slopes should exceed 5.9:12 to increase the visual prominence of roof surfaces, (except in small areas of special emphasis, such as flat roofs over bays and pitched roofs over dormers, or over porches);
- One large and distinctive gable element is preferred to models with multiple gable-on-gable;
- Dormers are to be proportionally sized to the overall roof, trimmed and detailed not to appear as false architectural elements;
- The number of false-dormers with blackened glass shall be minimal in the streetscape;
- Rainwater downspouts pulled back out of view and/or be integrated as part of the overall design and style, in terms of location and colour. Down spouts to be directed to previous area or to ground water recharge areas;
- Flashing should be coloured to match the cladding around it;
- Skylights and roof vents should be located so they are not visible from the street;
- All roof and gas vents shall be coloured or painted to match the roof colour; and
- Roofs over garages should be designed in such a way that the entire roof form or just the eaves can be lowered in the event that the garage is lowered to respond to grade.

3.8 Fenestration

- The use of different window types and styles is encouraged;
- A variety of different window frames colours are encouraged. Note that window frames should be coordinated or matched with the associated exterior trim colour package;
- The use of "horizontal slider-type windows" should not be permitted except in limited circumstances where exceptions may be granted for small basement windows and areas of reduced visibility;
- Muntin bars or grills should be provided and reflective of the associated style of the house;
- The use of 'bay' or 'boxed-out' windows are highly encouraged as elevation accents and to help provide alternate architectural detailing on the streetscapes;
- False windows are discouraged, but may be permitted as part of gable or dormer details when it utilizes a real window frame with blackened glass;
- All windows exposed to the public realm shall feature the same window type and detailing, as specified on the front elevation of the dwelling;
- Lintel and sill details shall be provided to accent windows (exceptions may be granted for small basement windows and areas of reduced visibility);
- The soffit should be located to allow architectural details above the windows;
- Ample amount of fenestration should be provided on elevations that are publicly exposed; and
- Window shutters shall be properly sized to window width (i.e. typically half of window opening width). The use of window shutters shall not be excessive (i.e. not on all models).

Variation in window styles add interest to façades.

3.9 Utilities & Mechanical Equipment

- The utility fixtures, such as natural gas and hydro meters, connection boxes for telephone and cable, should be located away from publicly exposed views, and whenever possible, installed in the side yard;
- When they cannot be located out of general public view, utility fixtures, mechanical equipment and transformers should be screened or integrated into the building design, to minimize their visual impact;
- The screening or integration of the utilities must comply with the standards of the utility companies and mechanical equipment manufacturers; and
- Air conditioning units and backup generator units, where provided, should not be located in the front yard or in the exterior flankage yard. However, wherever located, the units will be required to be screened from view subject to compliance with the standards of the utility companies and the unit manufacturer.

Where possible, planting should screen utilities and mechanical equipment.

3.10 Adverse Grading

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

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

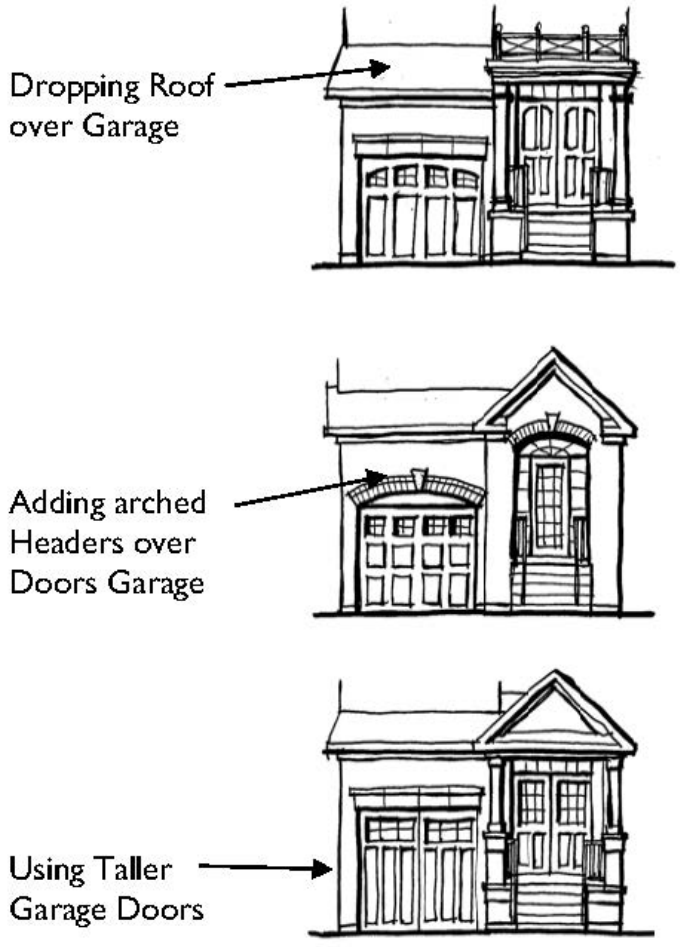


Figure 5: Methods of addressing adverse grading

3.11 Rear Decks & Balconies

Special care shall be taken in the design of houses with rear decks and balconies to ensure sensitive integration with the existing residential community:

- The designs of rear decks and balconies shall be complementary to the design of the house and shall not detract from the appearance of the house;
- Where undersides of decks and balconies are highly visible, the undersides shall be screened or provided with an enhanced architectural treatment;
- The dimensions of decks and balconies shall be determined by the zoning by-law; and
- Landscaping shall be provided in rear yards to assist in screening the backs of houses and deck areas.

3.12 Additions & Expansions

- Additions or expansions (i.e. increase the floor plan or envelope) must be designed to look like additions using materials compatible, yet different from the main house or to match and appear to be original to the main dwelling using the same cladding material.

3.13 Municipal Address Numbers

The following guidelines should apply to municipal address numbers:

- The address signage should 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.

Municipal address numbers should reflect the character and quality of the dwelling

4.0 GARAGE REQUIREMENTS

4.1 Garage Types & Locations

These design guidelines regarding garages are intended to create a varied streetscape that supports the character of the Hamlet of Glen Williams, and minimizes the presence of garages.

Given the larger lot frontages of this neighbourhood, the garage treatments proposed in this section should be considered in combination with the orientation of houses on lots. Solutions that locate the garage to the rear of the house are preferred. Where the garage face is directly fronting to the street, the mass of the garage shall be set back 1.0 metres from the principal building face and integrated into the overall house design. It is important to control the location of the garage and provide a variety of treatments for garages to de-emphasize the presence and dominance of garages within the streetscape.

A variety in the design and location of garages shall be required and the following sections provide design options that are appropriate for consideration. It is not required that all of these options be used. Three car garages are permitted and are subject to the design limitations provided in Section 4.1.7 - Limits on 3-Car Garages Fronting Onto the Street.

4.1.1 Detached Garages in Rear Yards

Any detached buildings, shall be detailed to complement the main dwelling, in terms of materials, colours and architectural details (Figure 6).

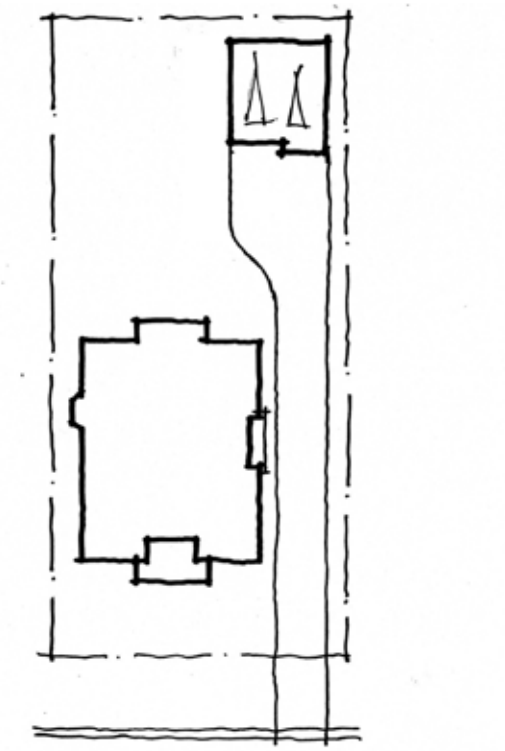


Figure 6: Detached Coach House.

4.1.2 Attached Garages in the Rear Yard

Garages may be attached to the main dwelling and located at the rear (Figure 7). A 1.5 meter height landscape buffer shall be maintained (hatched area) to minimize the presence of the driveway if exposed to public view.

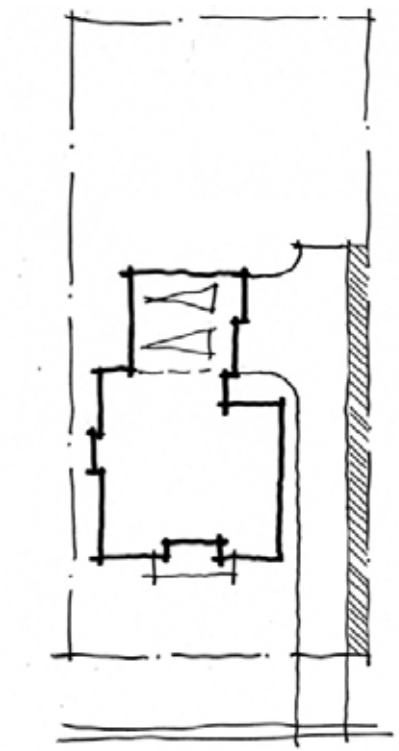


Figure 7: Attached garage in rear.

4.1.3 Courtyard Garage Locations

The courtyard layout locates the garage to the rear of the house, and is accessed by a single-car width driveway featuring a porte-cochere (Figure 8).

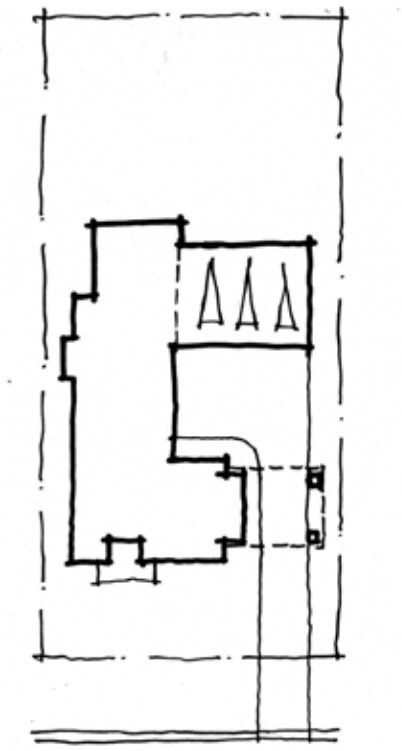


Figure 8: Courtyard Garage

4.1.4 Front Coach House Garages

The front coach house (Figure 9) may either be attached or detached from dwelling. Special attention shall also be given to the treatment of the street façade and side elevations as they are exposed to public view. The roof over the garage shall be steep enough to accommodate a usable or living space above it. Dwellings of this type should be paired to create a visually appealing streetscape. Pairs of front coach houses should occur in a maximum of 3 locations, with 2 lots in-between to limit this type.

A 1.5 metre height landscape buffer shall be maintained (hatched area) to minimize the presence of the driveway.

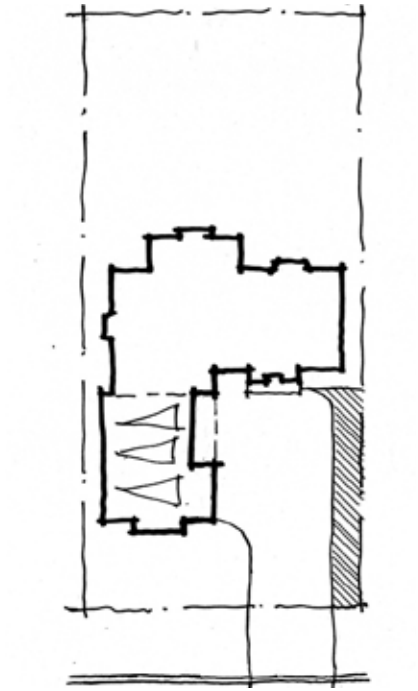


Figure 9: Front Coach House garage.

4.1.5 Garages Attached Fronting Onto the Street

Garages fronting directly on the street shall be recessed back from the main wall of the dwelling. These solutions may include a 2-car garage, or 3 cars parked in tandem. The tandem garage configuration (Figure 10) provides the convenience of a 3-car garage with the appearance of a 2-car garage, which minimizes the size and length of the driveway.

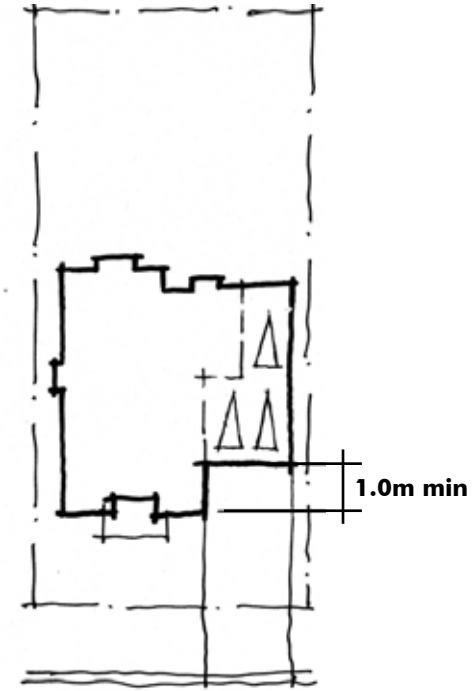


Figure 10: Tandem garage.

4.1.6 3-Car Garages Fronting Onto the Street

3-car garages (Figure 11) are restricted to lots with frontages 22.0m or greater.

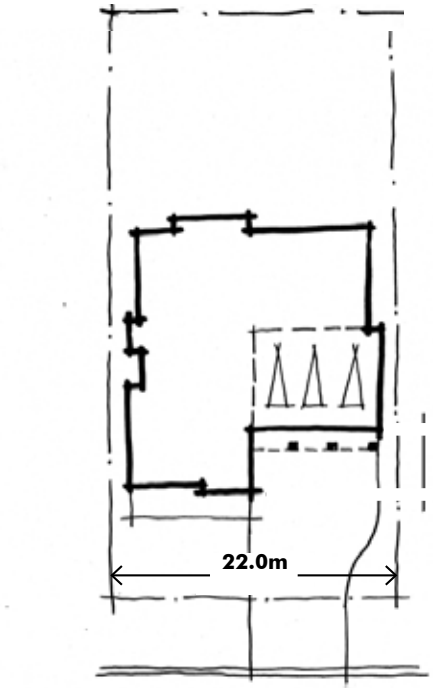


Figure 11: Colonnade.

4.1.7 Limits on 3-Car Garages Fronting Onto the Street

The interior dimensions (width) of the garage fronting the street shall not exceed 50% of the exterior width of the house (Figure 12). Front-facing garages in the streetscape shall not exceed 30% of the streetscape block. These designs will be assessed on design merit for integrating the garage into the overall design of the house.

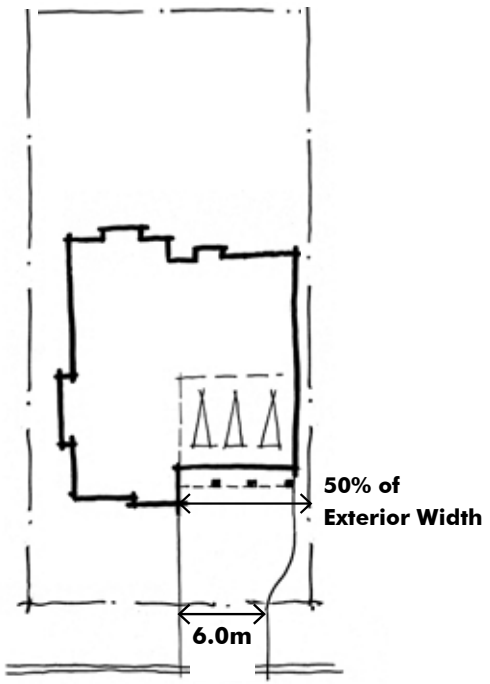
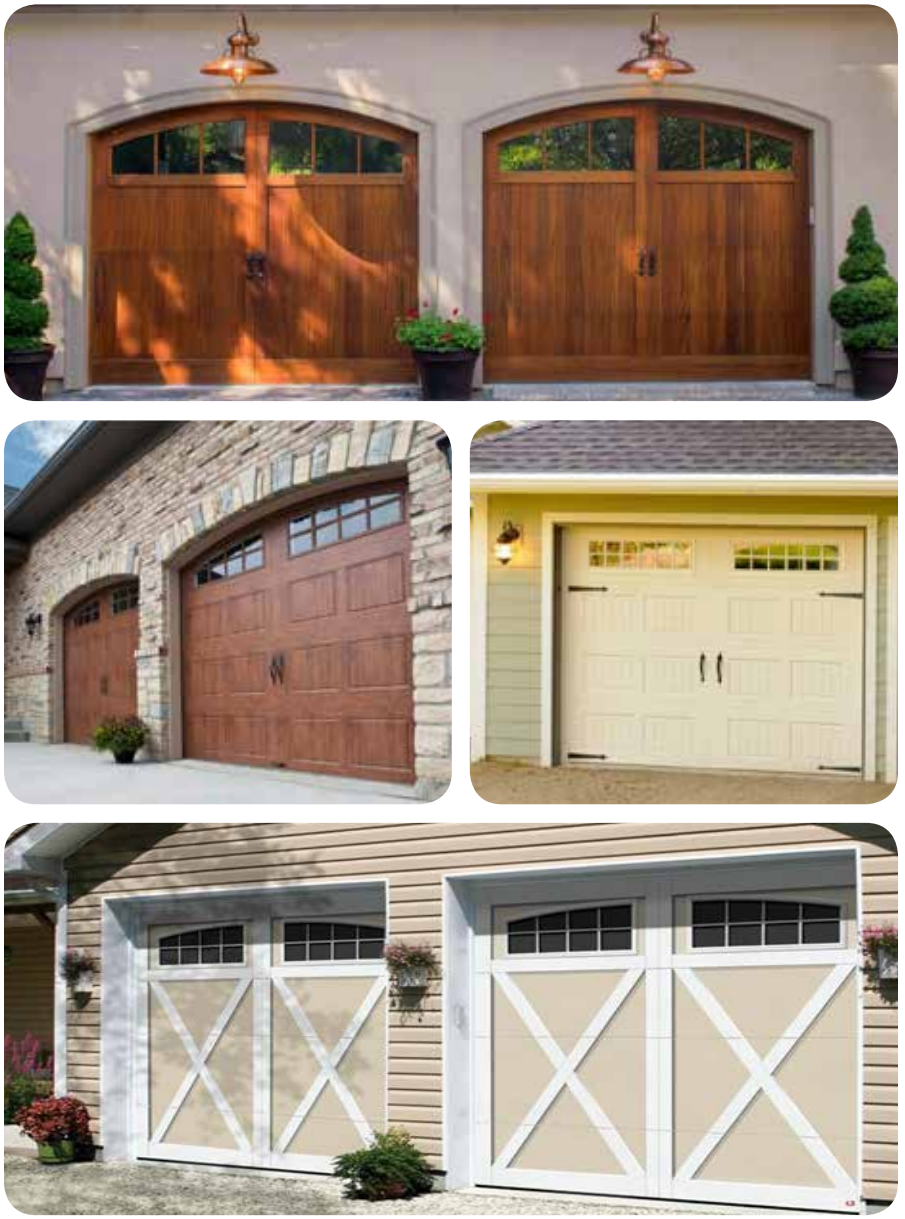


Figure 12: Three-car garage width limit.

4.2 Garage Door Requirements

- Single-car door width is preferred, but exceptions can be made subject to design merit;
- "Carriage-house" style doors should be used, as shown in these images; and
- Lighting fixtures attached to the exterior of the house and associated with garage doors and driveways shall be in keeping with the architectural style and materials of the house and garage doors.



Examples of garage door detailing.

4.3 Driveways

The design and width of private driveways impact appearance and function of the streetscape. Guidelines relating to driveways include:

- The exterior width of the driveway should not exceed the interior width of the garage;
- Where appropriate, the width of the driveway shall always be minimized at the road entry to reduce its presence in the streetscape;
- Driveways leading to a garage in the rear yard or on key lots shall be limited in size to accommodate the width of a single car or a maximum of 4.0 metres;
- Driveways should be located away from open space features, public walkways and intersections;
- Locate driveways to the outside of elbow streets and to create a landscaped area on the center of the pair of dwellings;
- Driveways are to be a maximum width of 6.0m at the front of the property line. Preference is for driveways to be tapered to a single car width (3.0m) to reduce their presence in the streetscape;
- Where permitted, the driveway for 3-car garages should be tapered to a maximum width of 6.0m at the curb;
- Driveways should be situated on the higher grade side of the house; and
- Driveway slopes between the garage and street should be as shallow as possible.

4.4 Driveway Treatment

Guidelines relating to driveway materials include:

- Minimize width and extent of impermeable surfaces where possible;
- Plain poured concrete brush finish with edge banding and panelization with inset stone or unit paving (earth-tone colours only) banding and panelization minimum 500mm width;
- Exposed aggregate concrete cement coloured to earth-tone colours, or blasting to expose aggregate to impart earth-tone colour. With permeable, pavement where possible; and
- Asphalt with edge banding and panelization with inset stone or unit paving. With permeable pavement, where possible.

Earth-tone colours are preferred for driveways.

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5.0

PROMINENT LOT LOCATIONS

Prominent locations possess a higher level of public exposure and include gateway lots, corner lots, elbow lots, and lots adjacent to open space. Figure 13 illustrates prominent locations within the Eden Oak (Devins) Community.

Buildings selected for such locations shall be designed to be mindful of their prominence within the community. Special opportunities exist at these prominent locations to create memorable house designs, which may present unique solutions with respect to: main entry design, garage treatment, architectural detailing, exterior building materials and/or colours, relationship to grade, and landscape elements.

Figure 13: Prominent Location Plan

5.1 Gateway Houses

Buildings located at the entrance to the neighbourhood provide opportunities to emphasize a sense of entry. Gateway lots create a first impression of the community, setting the tone. Their design should address the high level of public exposure from the street and reflect the architectural character of the community.

The design of gateway houses will embody design elements which address their high level of public exposure, including:

- A design with a high roof and prominent gable ends;
- Inclusion of distinctive architectural features, such as special chimneys, towers, turrets, gable ends, dormers, projecting bays, wrap around porches or other unique forms;
- All publicly exposed elevations that are of upscale character;
- Exposed side elevations shall be designed to the same level of detail as front elevations and shall be consistent in the use of materials and colours; and
- Enhanced landscaping.

Gateway lots should incorporate enhanced landscaping.

5.2 Corner Houses

Houses on corner Lots are characterized by their exposure to two street frontages. Designs for corner lot houses will have regard for their high level of exposure and take full advantage of opportunities for introducing variety to the streetscape.

Houses sited on corner lots will:

- Be close to both streets;
- Provide corner lot specific plans that are designed to address this location;
- Include some corner model designs that present the entry on the flankage street side;
- Have a connection from the entry to the sidewalk, where applicable;
- Include architectural features which are corner lot specific, such as ample fenestration, building projections, distinctive gables, and wrap-around porches; and
- Have privacy fencing along the flankage property line to create a viable, private outdoor yard and to screen the rear yard amenity space from publicly exposed view.

Corner lot houses should have architectural features that address both street frontages.

5.3 Elbow Streets

On curved and elbowed streets, houses on the outer edge of the curve have characteristics of view terminus dwellings, since they are viewed from along the length of the street. In addition, the side elevations of these houses may be highly visible.

Houses with these characteristics should:

- Not have driveways in the centre of the most common viewpoints;
- Have additional landscape including trees and low fencing in the centre of the most common viewpoints;
- Have varied front entrance designs;
- Have roof gable ends facing the front; and
- Have additional fenestration on the sides of garages and other solid wall areas, which are exposed to the public right of way.

On elbow lots, locate driveways away from the centre viewpoint to create visually attractive streetscapes.

5.4 Buildings Adjacent to Open Space

Houses that back or flank onto an open space have their elevations visible from vacant lands or the stormwater management pond are required to have an elevation treatment that utilizes a consistent and similar level of quality as the front façades in terms of architectural styles, detailing and cladding materials.

These publicly exposed elevations shall introduce sufficient fenestration and design elements such as proportion, wall plane, roofline and massing.

Façades flanking onto open space should have the same level of architectural detailing as front façades.

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6.0 DESIGN REVIEW IMPLEMENTATION

6.1 Introduction

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

The Design Control Architect will 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.

Building permit applications shall 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).

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.

6.2 Responsibilities of the Developer

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

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

The Design Control Architect must review Engineering Design in the earlier stages of the project to foresee areas of extreme topography coordinate driveway locations and streetscape elements such as community mailboxes and electrical transformers and other issues that may possibly conflict with the intent of these guidelines.

6.3 Responsibilities of the Applicant

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. The Design Control Architect may charge a fee to the Applicant over and above any normally applicable Design Control fees, for work required to resolve non-compliance with these guidelines, both in the drawing and construction phases.

Design Control Architect

W Architect Inc.
255 Wicksteed Avenue Unit 1A
Toronto, ON M4H 1G8
Telephone: 416.449.7767
Fax: 416.449.1803

6.4 Design Review Process

6.4.1 Orientation Meeting

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

6.4.2 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. All items are to be discussed conceptually at this stage.

6.4.3 Preliminary Building Designs

The materials presented for preliminary review need not be highly detailed (i.e. hand-sketched drawings), but shall be sufficiently representative of the design merit of the proposed project. All design items outlined in these guidelines shall be addressed at this stage. The procedure will remove the possibility of design issues that may arise at the detailed drawings/final review stage. The following shall 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 Materials 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 shall be submitted to the Design Control Architect for review and preliminary approval.

Satisfactory Elevations will be stamped "Preliminary Approved" after review with Town of Halton Hills Staff. Please see Section 6.4.4 Review of Preliminary Elevation Designs with Town of Halton Hills Staff.

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

6.4.4 Review of Preliminary House Designs with Town of Halton Hills Staff

After the Control Architect has reviewed and commented on house designs that have received preliminary approval the Control Architect will meet with Town of Halton Hills Staff to present those designs.

This meeting will give staff the opportunity to view and comment on all of the preliminarily approved designs prior to the completion of working drawings and marketing by the builder. The Control Architect will identify how the preliminarily approved designs comply with the guidelines. The Control Architect will take note of staff comments. If staff's comments at this meeting are significant and staff disagrees with the Control Architects interpretation of the Eden Oak (Devins) Community Architectural Design Guidelines a second meeting will be convened with the Developer and Builder present to participate in the resolution of the issue(s). Only in the event that the issue is incapable of being mutually resolved on consent then a third party peer reviewer would be brought in to make the final decision on the issue. The third party independent peer reviewer would be an individual who is agreed to by the Control Architect and the Town staff. His/her decision would be final.

6.4.5 Preliminary Site Plans and Streetscape Drawings

Prior to submitting the site plans to the engineering consultant for grading review, the following shall 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 shall be submitted to the Design Control Architect for review and preliminary approval.

Satisfactory Site Plans and Streetscapes will be stamped "Preliminary Approved".

Satisfactory Exterior Colour Selections will be stamped "Approved".

1 cc Applicant

1 cc Design Control Architect

6.4.6 Final Building Working Drawings

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

- Floor Plans; and
- Exterior Elevations.

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

Satisfactory Working Drawings will be stamped "Final Approval".

1 cc Applicant

1 cc Design Control Architect plus the number of copies required by the Municipality

6.4.7 Master Sheet of Elevations

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

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

Satisfactory Master Sheets will be stamped "Final Approval".

1 cc Applicant

1 cc Design Control Architect

6.4.8 Final Site Plans and Streetscape Drawings

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

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

1cc Applicant

1 cc Design Control Architect

1 cc Subdivision Engineer

plus the number of copies required by the Municipality

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

6.5 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. The Design Control Architect may charge a fee to the Applicant for review of revisions to previously approved drawings.

6.6 Site Review

The Design Control Architect will conduct discretionary and periodic site reviews to monitor general compliance of the built form with the approved drawings

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