

PREPARED BY:



# URBAN DESIGN, OPEN SPACE & ARCHITECTURAL DESIGN GUIDELINES

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MT. ALBERT VILLAGE SOUTH

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## 1.0 INTRODUCTION

### 1.1 SCOPE AND INTENT

THESE URBAN DESIGN, OPEN SPACE AND ARCHITECTURAL DESIGN GUIDELINES TO BE APPLIED TO *MT. ALBERT VILLAGE SOUTH* IN THE COMMUNITY OF MOUNT ALBERT IN THE TOWN OF EAST GWILLIMBURY, AS SHOWN IN FIGURE 2.3.

THESE GUIDELINES FOR BUILT FORM WILL ADDRESS ALL LAND USES IN THIS NEIGHBOURHOOD AND WILL BE PRIVATELY ADMINISTERED. THEY ESTABLISH A COMMON VISION AND LEVEL OF QUALITY FOR THE NEIGHBOURHOOD, AND PROVIDE BUILDERS AND DESIGNERS WITH THE ARCHITECTURAL GUIDANCE NECESSARY TO ACHIEVE THAT GOAL.

THE OPEN SPACE (PUBLIC REALM) AND ARCHITECTURAL (PRIVATE REALM) DESIGN GUIDELINES PROVIDE CONCEPTS AND STANDARDS TO GUIDE DEVELOPMENT AND ADDRESS ISSUES CONCERNING SITE PLANNING, ARCHITECTURAL AND LANDSCAPE DESIGNS. THE GUIDELINES DEAL ONLY WITH THOSE PHYSICAL ELEMENTS RELATED TO THE DEVELOPMENT OF RESIDENTIAL AND OPEN SPACE BLOCKS THAT CONTRIBUTE TO THE CHARACTER AND 'SENSE OF PLACE' FOR THE NEIGHBOURHOOD.

THE STANDARDS ESTABLISHED BY THE GUIDELINES ARE IN ADDITION TO REQUIREMENTS IMPOSED BY OTHER AUTHORITIES HAVING JURISDICTION OVER ALL TYPES OF DEVELOPMENT. AS SUCH, THESE GUIDELINES ARE TO BE READ ALONG SIDE THE APPROPRIATE MUNICIPAL ZONING BY-LAWS AND ARE TO BE CONSIDERED AS ADDITIONAL DIRECTION, NOT A SUBSTITUTE.

THE TEXT AND IMAGES CONTAINED IN THIS DOCUMENT ARE A CONCEPTUAL REPRESENTATION ONLY, OF THE INTENDED VISION AND CHARACTER OF MT ALBERT VILLAGE SOUTH. IN THIS REGARD, THEY SHOULD NOT BE CONSTRUED OR INTERPRETED LITERALLY AS WHAT WILL BE CONSTRUCTED.

### 1.2 COMPLIANCE

IN ADDITION TO THE PROVISIONS SET OUT IN THE ZONING BY-LAW, CONDITIONS OF DRAFT PLAN APPROVAL, SUBDIVISION AGREEMENTS, AND ALL OTHER APPLICABLE AGREEMENTS AND LEGISLATION, DEVELOPERS AND BUILDERS SHALL COMPLY WITH THESE GUIDELINES THROUGHOUT THE DESIGN, MARKETING, AND CONSTRUCTION PROCESS.

THE WORD, '*SHALL*', AS USED IN THIS DOCUMENT, DESCRIBES MANDATORY REQUIREMENTS, AND '*SHALL NOT*' AND 'UNACCEPTABLE' DESCRIBES PROHIBITED CONDITIONS.

THE WORD, '*SHOULD*', AS USED IN THIS DOCUMENT, DESCRIBES RECOMMENDATIONS THAT MUST BE IMPLEMENTED IN SOME, BUT NOT ALL SITUATIONS.

THE WORD, '*MAY*', AS USED IN THIS DOCUMENT, ENUMERATES SUGGESTIONS, BUT DOES NOT REQUIRE THEIR SPECIFIC IMPLEMENTATION.

WHERE '*A VARIETY*' OF CERTAIN COMPONENT OR FORM IS CALLED FOR, IT MEANS THAT THE COMPONENT OR FORM SHALL BE VISIBLY DIFFERENT FROM ONE HOUSE TO ANOTHER OR WITHIN EACH HOUSE DESIGN AS THE CASE *MAY* BE.

## 2.0 URBAN DESIGN

### 2.1 INTRODUCTION

*MT. ALBERT VILLAGE SOUTH* IS A NEIGHBOURHOOD WITHIN MOUNT ALBERT IN THE TOWN OF EAST GWILLIMBURY. IT'S EXISTING CHARM AND CHARACTER IS NOT ONLY VALUABLE TO EXISTING RESIDENTS, BUT WOULD BE ATTRACTIVE TO THE FUTURE RESIDENTS OF THE COMMUNITY OF MOUNT ALBERT. THIS GUIDELINE SEEKS TO PRESERVE AND ENHANCE MOUNT ALBERT'S CHARACTER AS GROWTH OCCURS, WHILE ACCOMMODATING THE NEEDS AND LIFESTYLES OF CONTEMPORARY CITIZENS.

THIS GUIDELINE REACHES ACROSS DISCIPLINES TO ACHIEVE ITS GOALS. ITS PURVIEW INCLUDES ARCHITECTURE, STREETSCAPES, VISTAS, PUBLIC AMENITIES, LANDSCAPE ARCHITECTURE AND ENGINEERING.

THIS SECTION OUTLINES THE URBAN DESIGN OBJECTIVES RELEVANT TO ACHIEVE ATTRACTIVE AND COMMUNITY ENHANCING STREETSCAPES, AND DESCRIBES THE MEANS TO ACHIEVE THE OBJECTIVES THROUGH BUILT FORM. THE URBAN DESIGN SECTION OF THE GUIDELINES FOCUSES ON THE TREATMENT OF STREETSCAPES, BUILT FORMS AND AMENITY AREAS LOCATED ON BOTH PUBLIC AND PRIVATE LANDS THAT CONTRIBUTE TO THE OVERALL CHARACTER VISION OF *MT. ALBERT VILLAGE SOUTH*.

### 2.2 VISION

THE VISION FOR THIS NEIGHBOURHOOD IS ONE WHICH BUILDS UPON THE BEST OF MOUNT ALBERT'S EXISTING CHARACTER. THE NEIGHBOURHOOD WILL BE INSPIRED BOTH BY THE OLD VILLAGE CHARACTER OF THE ADJACENT DOWNTOWN AND ALSO BY THE ADJACENT EXISTING RESIDENTIAL AREA NEARBY.

STREETSCAPES WILL BE INFORMAL, WITHOUT GRAND GESTURES OR PRETENSE. BUILDINGS WILL USE INFORMAL AND RURAL MATERIALS AND COLOURS.

THE NEIGHBOURHOOD WILL APPEAL TO A WIDE VARIETY OF PEOPLE, INCLUDING BOTH COMMUTERS AND THOSE WHO WORK LOCALLY, YOUNG FAMILIES, FIRST TIME BUYERS AND EMPTY NESTERS. THE NEIGHBOURHOOD WILL HAVE REGARD AND BE COMPATIBLE WITH THE AREA AND CONTEXT OF MOUNT ALBERT.

### 2.3 LOCATION

MT. ALBERT VILLAGE SOUTH IS LOCATED IN MOUNT ALBERT IN THE TOWN OF EAST GWILLIMBURY, WITHIN THE AREA SHOWN IN FIGURE 2.3. THE SUBJECT SITE IS GENERALLY SURROUNDED BY THE EXISTING:

- MOUNT ALBERT ROAD TO THE NORTH
- RURAL LANDS TO THE SOUTH
- EXISTING RESIDENTIAL LANDS TO THE WEST
- RURAL LANDS TO THE EAST



FIGURE 2.3a SITE LOCATION



FIGURE 2.3b VICINITY MAP

## 2.4 KEY ELEMENTS OF THE EXISTING AREA

THE VILLAGE OF MOUNT ALBERT HAS A MODERN LIFE AS WELL AS AN HISTORIC CHARACTER. LOCATED ON THE EASTERN BORDER OF EAST GWILLIMBURY, A DIVERSE RURAL DISTRICT THAT IS SURROUNDED BY FARMS, REGIONAL FORESTS AND CONSERVATION AREAS.

THERE ARE A NUMBER OF EXISTING COMMUNITY AMENITIES AND DESTINATIONS THAT THE RESIDENTS OF *MT. ALBERT VILLAGE SOUTH* NEIGHBOURHOOD WILL HAVE ACCESS TO.



ROSS FAMILY COMPLEX



MILLENNIUM GARDEN



MOUNT ALBERT COMMUNITY CENTRE

### 2.4.1. REGIONAL DESTINATION FACILITIES

CONVENIENTLY LOCATED MOUNT ALBERT HAS MULTIPLE RECREATIONAL FACILITIES AND PARKS TO ENJOY. THE NEWEST, VIVIAN CREEK PARK, OFFERS WALKING TRAILS, BASEBALL DIAMOND, A BMX BIKE PARK AND PLAYGROUND.<sup>1</sup>

THE ROSS FAMILY COMPLEX, WHICH HOME TO THE MOUNT ALBERT BRANCH OF THE EAST GWILLIMBURY PUBLIC LIBRARY, WHICH ALSO OFFERS A SPLASH PAD DURING THE SUMMER MONTHS.<sup>1</sup>

THE MILLENNIUM GARDEN CREATED BY VOLUNTEER GARDENERS FROM EAST GWILLIMBURY GARDENERS IS LOCATED AT KING STREET & MOUNT ALBERT ROAD BRIGHTENS THE SOUTHERN ENTRANCE.<sup>1</sup>

LOCATED ON MAIN STREET, THE MOUNT ALBERT COMMUNITY CENTRE IS HOME OF THE ANNUAL SPORTS DAY & SPRING FAIR WHICH HAS RUN THE FIRST WEEKEND IN JUNE SINCE 1925.<sup>1</sup>

MOUNT ALBERT & DISTRICT LIONS CLUB COMMUNITY CENTRE LOCATED ON MOUNT ALBERT ROAD JUST WEST OF HIGHWAY No.48 PROVIDES ORGANIZED SOCCER LEAGUES DURING THE SUMMER MONTHS AS WELL A COMMUNITY HALL AVAILABLE FOR RENT ALL YEAR.<sup>1</sup>

1. MOUNT ALBERT VILLAGE ASSOCIATION (MAVA) WEBSITE. [WWW.MOUNTALBERT.COM](http://WWW.MOUNTALBERT.COM) ([WWW.MOUNTALBERT.COM/PROFILE](http://WWW.MOUNTALBERT.COM/PROFILE))



### 2.4.2. COMMERCIAL AREAS

THE SITE IS LOCATED AT A 10 MINUTE WALKING DISTANCE TO THE HISTORIC COMMERCIAL DISTRICT ON MAIN STREET & CENTRE STREET



VIEW FROM MAIN STREET LOOKING EAST



VIEW FROM CENTRE STREET LOOKING SOUTH



NEWER COMMERCIAL DEVELOPMENTS ARE FURTHER TO THE WEST, ALONG HIGHWAY No.48

## 2.5 SITE

THE NORTHERN PARCEL OF THE PROPERTY IS LOCATED AT 5751 MOUNT ALBERT ROAD, IN THE COMMUNITY IN MOUNT ALBERT. THIS PARCEL IS COMPRISED OF THE PROPOSED PLAN OF SUBDIVISION 39.2ha WHICH INCORPATES THE VIVAN CREEK AND SURROUNDING VALLEY LANDS. ADDITIONAL LANDS IMMEDIATELY TO THE SOUTH AND REFERRED TO THE SOUTHERN PARCEL, WILL BE USED FOR STORM WATER MANAGEMENT PURPOSES.

## 2.6 ENVIRONMENTAL FEATURES AND CONSTRAINTS

*THE PARCELS ARE GENERALLY FLAT WITH THE EXCEPTION OF SLOPES ASSOCIATED WITH THE CENTRAL VALLEY FEATURE THAT SURROUND VIVIAN CREEK. RIVERSTONE ENVIRONMENTAL SOLUTIONS INC. IN ASSOCIATION WITH LAKE SIMCOE CONSERVATION AUTHORITY HAS DELINEATED AND CONFIRMED THE TOP OF BANK ON THE SUBJECT LANDS. ALL PROPOSED DEVELOPMENT WILL BE OUTSIDE OF THIS LIMIT. THE PROPOSED DEVELOPMENT WILL HAVE LOW LIKELY HOOD OF NEGATIVELY IMPACTING ANY SIGNIFICANT NATURAL FEATURES AND FUNCTIONS.*

### 3.0 COMMUNITY DESIGN OBJECTIVES

- ESTABLISH A LOGICAL MODIFIED GRID PATTERN FOR CLEAR PEDESTRIAN AND AUTOMOBILE CIRCULATION;
- CREATE SAFE AND PEDESTRIAN FRIENDLY NEIGHBOURHOOD;
- PROVIDE ACCESS TO GREEN SPACE SYSTEMS;
- INTEGRATE THE NATURAL ENVIRONMENT WITH THE NEIGHBOURHOOD DEVELOPMENT;
- MIX UNIT TYPES AND SIZES TO ACCOMMODATE A DIVERSE RANGE OF PEOPLE; AND
- CREATE A TRANQUIL PLACE TO LIVE, WHICH HAS CONVENIENT ACCESS TO NATURAL AND CULTURAL AMENITIES BY CAR, BIKE OR FOOT.
- COMPATIBLE HOUSING FORMS AND APPROPRIATE TRANSITIONS AT THE EDGE OF EXISTING RESIDENTIAL COMMUNITIES AND ABUTTING NATURAL HERITAGE SYSTEMS.
- RESIDENTIAL STREETScape SHALL HAVE A DIVERSE CHARACTER PROVIDING A MIX OF HOUSING SIZES & TYPES
- VISUAL PRESENTS OF GARAGES SHALL BE MINIMIZED
- USAGE OF CUL-DE-SACS MINIMIZED

## 4.0 DEVELOPMENT CONCEPT PLAN

### 4.1 STREETScape

- HOMES WILL CREATE A STRONG EDGE THROUGH CONSISTENT SETBACKS AND MASSING;
- KEY LOCATIONS SUCH AS CORNERS WILL HAVE SPECIAL HOUSE DESIGNS; (SEE SECTION 9.0 DESIGN GUIDELINES FOR PRIORITY LOTS)

### 4.2 NEIGHBOURHOOD SAFETY

THE DESIGN OF IMPROVEMENTS IN THE NEIGHBOURHOOD SHALL HAVE REGARD FOR THE SAFETY OF PERSONS ON PRIVATE AND PUBLIC LANDS. ACCORDINGLY,

- LOTS BACKING ONTO OPEN SPACE SHALL HAVE CHAIN LINK FENCE ALONG THE REAR PROPERTY LINE TO BOTH RESTRICT INTRUDERS AND ALLOW VISIBILITY;
- PEDESTRIAN AREAS ON PUBLIC LANDS SHALL BE WELL LIT AT NIGHT;
- BUILDINGS SHALL NOT HAVE DEEP RECESSES; AND
- AMPLE FENESTRATION SHALL BE PROVIDED TO HOMES ON WHICHEVER SIDE FACES OPEN SPACE;

### 4.3 BUILT FORM

THE BUILT FORM WILL EXPRESS THE COMMUNITY VISION BY;

- PROVIDE VARIETY OF ARCHITECTURAL TYPOLOGIES AND HIGH QUALITY DESIGN TO ACCOMMODATE DIFFERENT LIFESTYLES;
- CREATING STRONG NEIGHBOURHOOD IDENTITY AND CHARACTER THROUGH DESIGN, COLOUR AND MATERIALS;
- CREATING A CONSISTENT STREET EDGE AND STREETScape CONDITIONS;
- PROVIDE FOR A VARIETY OF ARCHITECTURE STYLES, MATERIALS, AND TYPOLOGIES WHICH ARE IN KEEPING WITH THE CHARACTER OF A SMALL TOWN FEEL.

## 5.0 COMMUNITY LANDSCAPING BY THE DEVELOPER

### 5.1 LANDSCAPING

- REFER TO THE LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPE CONCEPT AND DETAILS
- THE BUILDER OR DEVELOPER SHALL PROVIDE STREET TREES AND SOD IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- PLANT SPECIES SHALL BE NATIVE AND NON-INVASIVE ORNAMENTAL SPECIES; AND
- LANDSCAPING IS ENCOURAGED IN THE STORMWATER MANAGEMENT POND AREAS AND ON PRIVATE PROPERTY TO HELP ENHANCE THE STREETSAPES.

### 5.2 FENCING

FENCING GUIDELINES FOR MT. ALBERT VILLAGE SOUTH NEIGHBOURHOOD ARE INTENDED TO SUPPORT THE NEIGHBOURHOOD VISION AND COMPLEMENT THE QUALITY OF ARCHITECTURAL STYLES.

CHAINLINK AND PRIVACY FENCING SHALL BE INSTALLED AT APPROPRIATE LOCATIONS WITHIN THE NEIGHBOURHOOD (REFER TO FIGURE 10.7b FOR FENCING LOCATION PLAN).

CHAIN LINK FENCE SHALL BE 1.2M IN HEIGHT

#### 5.2.1 CHAIN LINK FENCE

BLACK VINYL CHAIN LINK FENCE LOCATED ALONG RESIDENTIAL REAR LOT LINES ADJACENT TO OPEN SPACE TO ALLOW HOMEOWNERS TO ENJOY THE VIEWS OF THE NATURALIZED LANDSCAPE FROM THEIR REAR YARDS.

#### 5.2.2 PRIVACY FENCE

THE PRIVACY FENCE SHALL BE PROVIDED TO SCREEN THE REAR AMENITY SPACE WHERE EXPOSED TO THE PUBLIC REALM. PRIVACY FENCE SHOULD BE 1.8M HIGH AND CONSTRUCTED TO REFLECT TOWN STANDARDS.

## **6.0 STREET FURNITURE**

### *6.1 LIGHTING*

- THE BUILDER/DEVELOPER SHALL PROVIDE LIGHTING ON PUBLIC LANDS IN ACCORDANCE WITH THE SAFETY PROVISIONS OF THIS DOCUMENTS, AS WELL AS OTHER STANDARDS AND ORDINANCES;
- LIGHTING TO BE DOWNWARD FACING (DARK SKY OBJECTIVE) AND SHOULD BE POSITIONED TO MINIMIZE THE GLARE IN THE ENVIRONMENTAL AREAS; AND
- STREETLIGHT POLE TO BE SIZED IN ACCORDANCE WITH THE TOWN'S STANDARDS.

## **7.0 STORMWATER MANAGEMENT**

ALL UNITS WILL BE CONNECTED TO MUNICIPAL WATER AND WASTEWATER FACILITIES. STORMWATER FROM THE DEVELOPMENT LOCATED ON THE NORTHERN PARCEL WILL BE TREATED IN TWO STORMWATER MANAGEMENT PONDS LOCATED ON THE SOUTHERN PARCEL.

## 8.0 DESIGN GUIDELINES FOR SINGLE FAMILY RESIDENTIAL

### 8.1 ARCHITECTURAL CHARACTER

THE ARCHITECTURE OF *MT. ALBERT VILLAGE SOUTH* NEIGHBOURHOOD IS TO BE INSPIRED BY TRADITIONAL ARCHITECTURAL INFLUENCES THAT CAN BE FOUND IN THE ELEMENTS OF GEORGIAN, VICTORIAN, CRAFTSMAN AND ONTARIO RURAL FARM HOUSES.

THESE DESIGN GUIDELINES ARE INTENDED TO FOSTER IMAGINATIVE DESIGN SOLUTIONS THAT HAVE REGARDS FOR THE TRADITIONAL BUILDING FORMS AND VERNACULAR, WHICH HAVE A SIMPLE SHAPE AND EXPRESS A BALANCE AND HARMONY IN COMPOSITION OF THE BUILDING ELEMENTS.



SINCE, BUILDER'S HOUSE DESIGNS ARE NOT EXPECTED TO ACCURATELY REPLICATE ANY PARTICULAR ARCHITECTURAL STYLES; THEY SHOULD HOWEVER ATTEMPT TO CAPTURE THE ESSENCE OF THESE STYLES BY INCORPORATING DISTINCTIVE ARCHITECTURAL ELEMENTS AND PLACING EMPHASIS ON THE ENTRY AREA.

THE ARCHITECTURE OF THIS NEIGHBOURHOOD IS TO ALSO REFLECT GOOD QUALITY IN TERMS OF BOTH DESIGN AND CRAFTSMANSHIP OF CONSTRUCTION.

THE FOLLOWING OUTLINES PRINCIPLES TO INCLUDE IN THE DESIGN OF HOUSES FOR THIS COMMUNITY, WHICH WILL CONTRIBUTE TO ACHIEVING PLEASANT AND INTERESTING STREETSCAPES:

- HOUSES SHOULD HAVE SIMPLE BUILDING SHAPE;
- ELEVATIONS SHOULD HAVE ONE OR TWO STRONG ELEMENTS;
- ELEMENTS SHOULD HAVE GOOD PROPORTION AND HARMONY;
- DETAILING SHOULD BE SIMPLE AND WITHOUT EXCESSIVE DECORATION;
- MAIN ENTRY IS THE FOCAL POINT OF THE FAÇADE;

- ARCHITECTURAL DETAILING AND EXTERIOR CLADDING MATERIALS ARE TO BE APPLIED CONSISTENT ON ALL SIDES;
- THERE SHOULD BE A DISTINCT VARIETY OF CLADDING MATERIAL OFFERED, INCLUDING BRICK AND CLAPBOARD SIDING, AND WITH THE POSSIBILITY OF STUCCO;
- STONE SHOULD PRIMARILY BE AN ACCENT MATERIAL, BUT BE USED TO CLAD TO THE ENTIRE HOUSE OR FRONT FAÇADE AS A SIGNATURE HOUSE DESIGN;
- SPECIAL PLANS AND MODELS SHOULD BE INTRODUCED TO ADDRESS PRIORITY LOCATIONS WITHIN THE COMMUNITY; AND
- VARIETY OF GARAGE TREATMENT IS TO BE PROVIDED.



## 8.2 ARCHITECTURAL DETAILING

THE DETAILING OF EACH BUILDING SHOULD REMAIN CONSISTENT ON ALL ELEVATIONS, IN TERMS OF EXTERIOR CLADDING MATERIALS, WINDOW TREATMENT, ARCHITECTURAL VERNACULAR AND PROPORTIONS RELATING TO THE PROPOSED STYLE. HOWEVER, THE AMOUNT OF ARCHITECTURAL ELEMENTS MAY BE REDUCED IN AREAS OF LIMITED PUBLIC EXPOSURE. A FRIEZE BOARD SHOULD BE PROVIDED UNDER ALL EAVES ON ALL PUBLICLY EXPOSED ELEVATIONS WITH A MINIMUM PROFILE OF 150MM. THE FRIEZE BOARD MAY BE TERMINATED IN A CORNER DETAIL (WITH A 600MM RETURN) OR AT A LOGICAL TERMINATION POINT (SUBJECT TO DESIGN MERIT) ON INTERIOR OR NON-PUBLICLY EXPOSED ELEVATIONS.

## 8.3 BUILDING MASSING

- HOUSE DESIGNS SHOULD HAVE A SIMPLE AND DISTINGUISHABLE SHAPE, WHILE INTEGRATING THE ENTRY, GARAGE TREATMENT AND ROOF;
- ELEGANCE OF SIMPLE BUILDING SHAPES IS PREFERRED;
- HOUSES ARE TO HAVE FEW, BUT STRONG AND DISTINCTIVE ELEMENTS.

## 8.4 PROPORTIONS

- BALANCED PROPORTIONS ARE CRUCIAL IN CREATING HIGH QUALITY DESIGN. PROPORTIONS WILL BE ASSESSED AND EVALUATED ON HISTORICAL PRECEDENTS OR THE OVERALL DESIGN MERIT OF THE PROPOSED BUILDING.



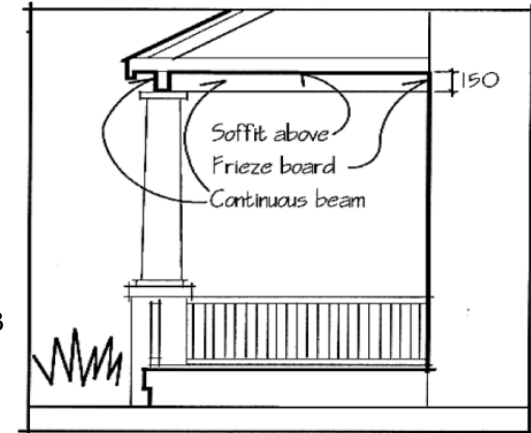
## 8.5 ROOFS

- ROOF DESIGN SHOULD BE A PROMINENT ARCHITECTURAL ELEMENT;
- BUILDERS SHOULD PROVIDE VARIED ROOF TREATMENT TO HELP PROMOTE VARIETY ON THE STREETSAPES (FIG.8.5).
- MAIN ROOF SLOPES SHALL BE A MINIMUM OF 6:12; STEEPER ROOF SLOPES ARE ENCOURAGED WHERE THEY SUIT THE OVERALL COMPOSITION OF HOUSE;
- ACCENT GABLE SLOPES AND SIDE SLOPES OF HIP ROOFS SHOULD BE STEEPER THAT THE FRONT-TO-BACK ROOF SLOPES. LOWER SLOPES MAY BE CONSIDERED SUBJECT TO DESIGN MERIT;
- ONE LARGE AND DISTINCTIVE GABLE ELEMENT IS PREFERRED TO MODELS WITH MULTIPLE GABLE-ON-GABLE;
- RAINWATER DOWNSPOUTS - SHOULD BE PULLED BACK OUT OF VIEW AND/OR BE INTEGRATED AS PART OF THE OVERALL DESIGN IN TERMS OF LOCATION AND COLOUR;
- 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
- ACCEPTABLE ROOFING PRODUCTS ARE NOT LIMITED TO ASPHALT SHINGLES.



## 8.6 MAIN ENTRY DESIGN AND DETAILING

- THE MAIN ENTRY SHALL BE A DISTINCTIVE ELEMENT OF THE HOUSE DESIGN;
- BUILDER SHOULD PROVIDE VARIED AND DISTINCTIVE ENTRY DESIGNS, SUCH AS PORCH, VERANDAS, PORTICOES, AND RECESSED;
- BUILDER SHOULD PROVIDE ALTERNATE ENTRY DOOR DESIGN SUCH AS SINGLE DOOR, DOUBLE-DOOR, OR DOOR WITH SIDE LIGHTS OR TRANSOMS;
- MOST MAIN ENTRY DESIGNS SHOULD PROVIDE SHELTER FROM THE WEATHER;
- HOUSE DESIGNS FEATURING PORCHES SHOULD BE ADEQUATELY SIZED TO ALLOW PROPER SEATING WITH MIN. DEPTH OF 1.8M;
- MAIN ENTRY LANDING AND STEPS SHALL BE MADE OF CONCRETE, POURED-IN-PLACE. PRECAST CONCRETE PORCHES ARE NOT PERMITTED; SUBJECT TO GRADE, MASONRY VENEER SHALL EXTEND BELOW THE PORCH SLAB AND RETURN TO THE SIDES OF PORCH STEPS;
- HANDRAILS SHALL BE PROVIDED ON ALL PORCHES (EXCEPTIONS MAY BE GRANTED FOR PORTICOES AND RECESSED ENTRIES);
- HANDRAILS 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;
- WROUGHT IRON RAILINGS MAY BE PERMITTED SUBJECT TO DESIGN MERIT; AND
- PORCH ROOFS MUST BE SUPPORTED BY AN EXPOSED CONTINUOUS BEAM (MIN. 150MM) RESTING ON COLUMNS.



## 8.7 WINDOW DETAILING

THE DESIGN AND PLACEMENT OF WINDOWS PRESENT AN ARCHITECTURAL DESIGN OPPORTUNITY TO REFLECT THE INTERNAL SPACES AND RESPOND TO THE STREETSAPES OR ADJACENT OPEN SPACES.

- THE USE OF “SLIDER-TYPE WINDOWS” IS NOT PERMITTED ON PUBLICLY EXPOSED ELEVATIONS;
- THE SAME TYPE AND STYLE OF WINDOWS SHOULD BE USED ON ALL ELEVATIONS;
- WINDOWS WITH CLIP-ON OR TAPED MUNTIN BARS WILL NOT BE PERMITTED;
- MUNTIN BARS (OR GRILLS) MAY BE EMBEDDED BETWEEN THE GLASS PANES, OR PERMANENTLY ADHERED TO THE OUTSIDE PANES;
- LINTEL AND SILL DETAILS SHOULD BE PROVIDED TO ACCENT WINDOWS;
- THE SOFFIT SHALL BE LOCATED TO ALLOW ARCHITECTURAL DETAILS ABOVE THE WINDOWS; AND
- WINDOW SHUTTERS SHALL BE PROPORTIONALLY SIZED TO THE WINDOW OPENING.



## 8.8 EXTERIOR MATERIALS

THIS SECTION PROVIDES DESIGN GUIDELINES FOR VARIOUS EXTERIOR BUILDING MATERIALS AND CONDITIONS. THE FOLLOWING GUIDELINES SHOULD BE APPLIED:

- PERMITTED CLADDING MATERIALS INCLUDE BRICK, STONE MASONRY, HIGH QUALITY SIDING AND STUCCO;
- EXPOSED POURED OR PARGED CONCRETE FOUNDATIONS SHOULD NOT EXTEND MORE THAN 250MM ABOVE FINISHED GRADE ON ALL ELEVATIONS;
- HOUSES ARE TO BE CLAD WITH A SINGLE PREDOMINANT MATERIAL, AND MAY FEATURE OTHER MATERIALS AS ELEVATION ACCENTS;

- SPECIAL CARE AND ATTENTION SHALL BE GIVEN TO THE DESIGN OF ELEVATIONS WITH MATERIAL COMBINATIONS, WHICH WILL BE REVIEWED ON INDIVIDUAL DESIGN MERIT WITH RESPECT TO:
  - o MAINTAINING CONSISTENCY OF DETAIL;
  - o AVOIDING THE OCCURRENCE OF FALSE-FRONTING.
  - o RESPECTING THE INTEGRITY OF A PROPOSED ARCHITECTURAL STYLE (IF APPLICABLE).
- MATERIAL TRANSITIONS OCCURRING NEAR THE FRONT CORNERS SHOULD 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 THE FRONT CORNER, WHERE A SUITABLE CORNER DETAIL HAS BEEN PROVIDED.

#### STONE DETAILING

- A FINGER-JOINT DETAIL SHOULD BE USED FOR ALL STONE TO BRICK TRANSITIONS OCCURRING WITHIN THE SAME WALL PLANE. ALTERNATIVELY, A FINGER-JOINT DETAIL MAY ALSO OCCUR AT THE FRONT CORNER.

#### BRICK DETAILING

- BUILDERS ARE ENCOURAGED TO PROVIDE BRICK DETAILS 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 WILL BE ENCOURAGED.

#### SIDING DETAILING

- SIDING ELEVATIONS (HIGH QUALITY SIDING) SHOULD PROVIDE SURROUND TRIM AROUND ALL DOOR AND WINDOW OPENINGS, CORNER BOARDS, AND INCLUDE A CONTINUOUS FRIEZE BOARD DETAIL UNDER ALL EAVES.

### 8.9 COLOURS

- THE BUILDERS SHALL SUBMIT AN EXTERIOR COLOUR SCHEDULE FOR REVIEW AND APPROVAL, WHICH INCORPORATES HISTORICAL INSPIRED COLOUR SCHEMES (REFER TO THE ARCHITECTURAL IMAGES PROVIDED IN THESE GUIDELINES);
- BRICK SELECTIONS SHALL OFFER A RANGE OF COLOURS AND TONES, INCLUDING RED, YELLOW, BROWN, AND SANDY-BUFF COLOURS;
- CLAPBOARD SIDING SELECTIONS SHALL ALSO OFFER DISTINCTIVE RANGE OF COLOURS, INCLUDING RED, YELLOW, WARM GRAYS, BLUES, AND GREEN.

## 8.10 GARAGE TREATMENT

BUILDERS SHALL OFFER DESIGNS THAT CELEBRATE THE ARCHITECTURE OF THE HOUSE AND THE FRONT ENTRY AREA, AND DE-EMPHASIZE THE PRESENCE OF THE GARAGE. THE FOLLOWING GUIDELINES SHALL BE APPLIED:

- A MAJORITY OF HOUSE DESIGNS SHALL LOCATE THE FRONT FACE OF THE GARAGE SET BACK OR FLUSH WITH THE MAIN WALL OF THE HOUSE;
- HOUSE DESIGNS WITH GARAGE PROJECTING FORWARD OF THE MAIN WALL SHALL BE LIMITED IN THE NUMBER OF MODELS OFFERED TO THE MARKETPLACE. THE ALLOWABLE GARAGE PROJECTION SHALL BE RESTRICTED TO A MAXIMUM OF 2.0M FROM THE MAIN WALL, BUT NEVER TO EXTEND FORWARD OF THE COVERED-ENTRY ELEMENT.



### 8.10.1 HOUSES WITH GARAGES IN THE REAR

LOCATING THE GARAGE IN THE REAR YARD, OR AT THE REAR OF THE HOUSE, AUTOMATICALLY PROVIDES A DISTINCT VARIETY WITHIN THE STREETScape.

THE FOLLOWING GUIDELINES SHALL BE APPLIED:

- MODELS THAT LOCATE THE GARAGE IN THE REAR YARD OR AT THE REAR OF THE HOUSE SHOULD BE OFFERED TO THE MARKETPLACE FOR EITHER INTERIOR OR CORNER LOTS.
- ANY GARAGES IN THE REAR YARD (DETACHED OR ATTACHED) SHALL BE CONSISTENT AND DESIGNED TO MATCH THE PRINCIPAL BUILDING THROUGH VERNACULAR, MASSING, MATERIALS AND COLOUR.

### 8.10.2 GARAGE DOOR TREATMENT

- 2.4M DOORS ARE PREFERRED, BUT LARGER MAY BE USED SUBJECT TO DESIGN MERIT;
- “CARRIAGE-HOUSE” STYLE DOORS ARE ENCOURAGED, AS SHOWN IN THE PICTURES ABOVE; AND
- GENERALLY, GARAGE DOORS SHOULD HAVE GLAZING IN THE UPPER SECTION.

## 8.11 ADVERSE GRADING CONDITIONS

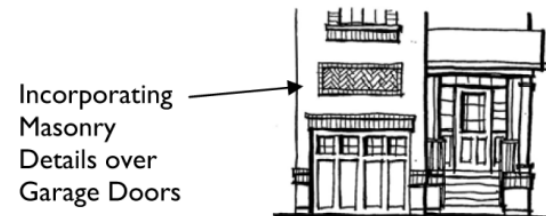
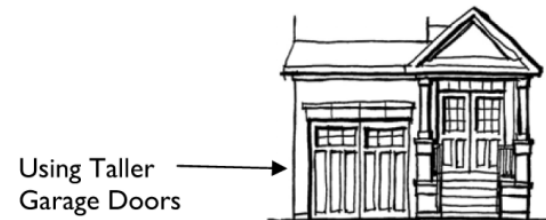
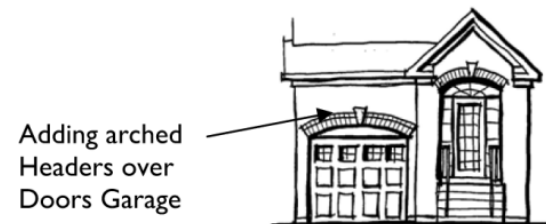
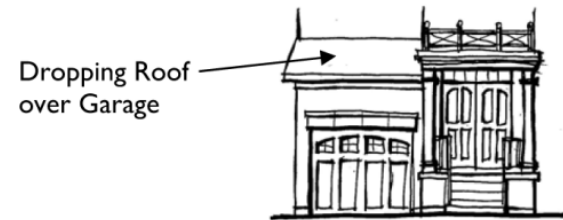
HOUSES SHOULD BE DESIGNED TO REFLECT THE GRADING CONDITIONS OF THE SITE, AND MAKE PROVISIONS FOR THE GRADE CHANGES TO ACCOMMODATE SURFACE WATER DRAINAGE PROPOSED BY THE ENGINEERING CONSULTANTS.

DESIGNERS WILL BE REQUIRED TO PROVIDE REVISED ELEVATIONS ON THE STREETScape DRAWINGS TO ILLUSTRATE THE ARCHITECTURAL DETAILING RESPONSE, WHERE GRADE DIFFERENTIAL IS GREATER THAN 900MM OR 5 RISERS. FURTHERMORE, TYPICAL DETAILS ARE TO BE PROVIDED IN THE WORKING DRAWINGS TO ADDRESS GRADE DIFFERENTIAL SPECIFIC TO EACH MODEL.

GRADE DIFFERENTIAL IS DEFINED AS THE ELEVATION DIFFERENCE BETWEEN THE AVERAGE FINISHED GRADE AT THE FRONT OF THE HOUSE AND THE FINISHED FLOOR LEVEL AT THE MAIN ENTRY DOOR.

THE FOLLOWING GUIDELINES SHOULD BE APPLIED TO MINIMIZE THE AFFECT OF ADVERSE GRADE CONDITIONS:

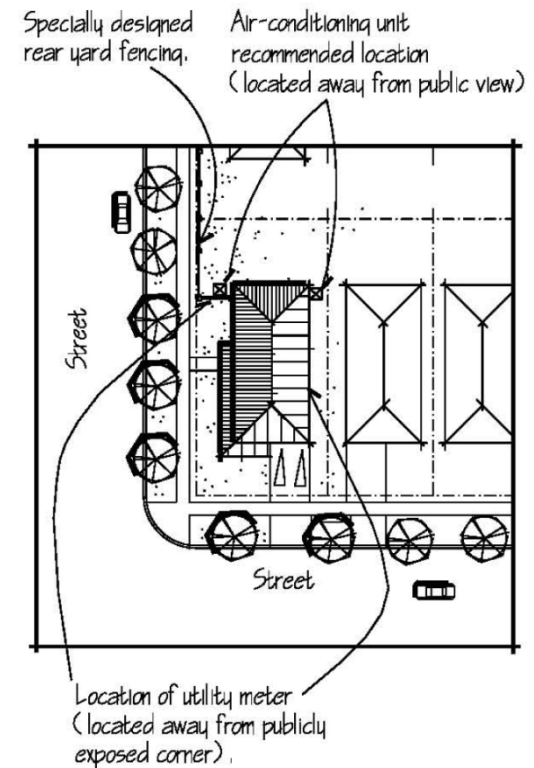
- WHERE THERE IS A ROOF DIRECT ABOVE THE GARAGE, THE HEIGHT OF PLAIN WALL ABOVE GARAGE DOORS SHOULD NOT EXCEED 600MM;
- ROOFS OVER GARAGES MAY BE DESIGNED SO THAT THEY CAN BE LOWERED ALONG WITH THE GARAGE WITHOUT AFFECTING OTHER ROOF AREAS;
- THE HEIGHT OF GARAGE DOORS MAY BE INCREASED BY AN AMOUNT UP 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, HEADERS OVER DOORS, MASONRY DETAILS OR ROOF OVERHANGS.



## 8.12 UTILITIES AND MECHANICAL EQUIPMENT

THE FOLLOWING GUIDELINES SHOULD BE APPLIED:

- THE UTILITY FIXTURES, SUCH AS, NATURAL GAS AND HYDRO METERS, CONNECTION BOXES FOR TELEPHONE AND CABLE, SHALL BE LOCATED AWAY FROM PUBLICLY EXPOSED VIEWS, AND WHENEVER POSSIBLE, INSTALLED IN THE INTERIOR SIDE YARD;
- BUILDERS SHALL PROVIDE SCREENING OR INTEGRATE THE UTILITY FIXTURES AND MECHANICAL EQUIPMENT INTO THE BUILDING DESIGN, IN ORDER TO MINIMIZE THEIR VISUAL IMPACT, WHEN THEY CANNOT BE LOCATED OUT OF GENERAL PUBLIC VIEW;
- THE SCREENING OR INTEGRATION OF THE UTILITIES MUST COMPLY WITH THE STANDARDS OF THE UTILITY COMPANIES AND MECHANICAL EQUIPMENT MANUFACTURERS; AND
- AIR CONDITIONING UNITS SHALL NOT BE LOCATED IN THE EXPOSED FRONT YARD OR IN THE EXTERIOR FLANKAGE YARD.



## 9.0 DESIGN GUIDELINES FOR PRIORITY LOTS

### 9.1 INTRODUCTION

THIS SECTION DISCUSSES THE PHYSICAL ELEMENTS OF THE PRIVATE REALM, ADDRESSES THE ISSUES RELATED TO THE DESIGN OF BUILDINGS IN LOCATION OF HIGH PUBLIC EXPOSURE, AND ESTABLISHES GUIDELINES FOR SITING ALL BUILT FORMS WITHIN THE STREETSAPES

### 9.2 PRIORITY LOT PLAN

PRIORITY LOTS POSSESS A HIGHER LEVEL OF PUBLIC EXPOSURE SUCH AS GATEWAY LOTS, CORNER LOTS AND LOTS ADJACENT TO OPEN SPACES. THESE LOCATIONS ALSO INCLUDE THE AREAS AT THE END OF A VIEW CORRIDOR SUCH AS 'T' INTERSECTIONS, ELBOW STREETS OR CUL-DE-SACS.

BUILDINGS SELECTED FOR SUCH LOCATIONS SHALL REFLECT THEIR PROMINENCE WITHIN THE COMMUNITY BY INCORPORATING ARCHITECTURAL ELEMENTS AND DETAILS APPROPRIATE TO THEIR LEVEL OF EXPOSURE.

PRIORITY LOT PLAN (SHOWN IN FIG. 9.2), IDENTIFIES THE AREAS WHERE SPECIAL CARE AND ATTENTION WILL BE REQUIRED IN THE DESIGN OF BUILDINGS.





- LEGEND**
- G** GATEWAY LOT ARCHITECTURE (SIDE & REAR ELEVATION UPGRADES)
  - C** CORNER LOT ARCHITECTURE (SIDE & REAR ELEVATION UPGRADES)
  - T** T-JUNCTION HOUSES (1 PROMINENT ELEVATION)
  - E** ELBOW & CUL-DE-SAC HOUSES (1 PROMINENT ELEVATION)
  - S** SIDE YARD UPGRADE (FLANKING LANEWAYS, OPENSAPCE & PEDERTRIAN WALKWAYS)
  - R** REAR ELEVATION UPGRADE (REAR ELEVATION UPGRADE)

\* ADDITIONAL LANDS OWNED BY APPLICANT \*

### 9.3 GATEWAY LOTS

BUILDINGS LOCATED AT THE ENTRANCE(S) OF A DEVELOPMENT 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.

GATEWAY HOUSES ARE TO FEATURE STRONG SIMPLE MASSING, AND DISTINCTIVE ARCHITECTURAL ELEMENTS, SUCH AS PROMINENT GABLES AND PROJECTING BAYS.

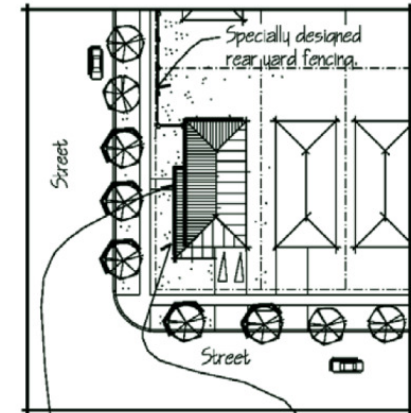
THE DESIGN OF GATEWAY HOUSES SHOULD BE COORDINATED WITH ANY ADJACENT DEVELOPMENT GATEWAY LANDSCAPE DESIGN AND TREATMENT, IN TERMS OF MAIN ENTRY LOCATION AND DESIGN, PLACEMENT OF WINDOWS, VERNACULAR, EXTERIOR MATERIALS AND COLOURS.

### 9.4 CORNER LOTS

CORNER LOT HOUSES ARE CHARACTERIZED BY THEIR EXPOSURE TO TWO STREET FRONTAGES, WHICH PERMITS A VARIETY OF MAIN ENTRY AND GARAGE ACCESS CONFIGURATIONS.

SPECIAL UNIT DESIGNS FOR CORNER LOTS ARE ENCOURAGED TO TAKE ADVANTAGE OF THE OPPORTUNITIES FOR THE PLAN AND THE LEVEL OF EXPOSURE. THE DESIGN OF CORNER LOT HOUSES 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.

CORNER LOT HOUSE DESIGNS THAT LOCATE THE GARAGE TO THE REAR OF THE LOT, WHICH ARE ACCESSED FROM THE FLANKAGE SIDE STREET ARE ENCOURAGED.



Front entry is encouraged to address flankage.

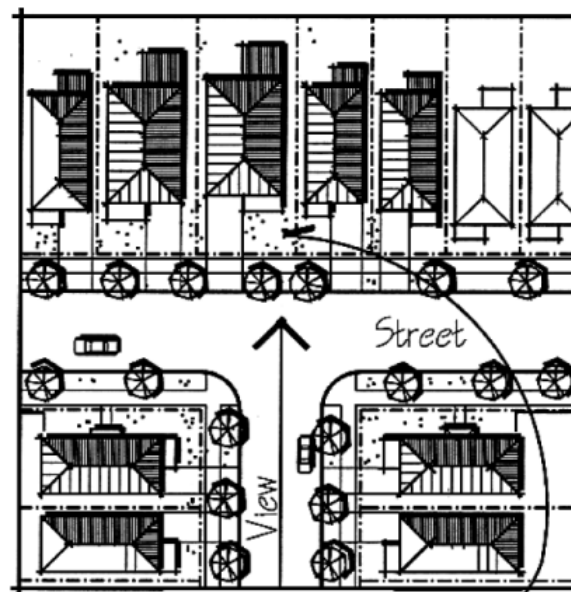
Significant architectural feature at the corner such as wrap around porches.

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

### 9.5 'T' INTERSECTION HOUSES

'T' INTERSECTIONS OCCUR WHERE ONE ROAD TERMINATES AT RIGHT ANGLE TO ANOTHER. AT THESE LOCATIONS, THE BUILDINGS AT THE TOP OF THE 'T' INTERSECTION ARE FRAMED BY THE TWO CORNER LOTS FLANKING THE TERMINATED ROAD, AND FORM THE END OF A VIEW CORRIDOR.

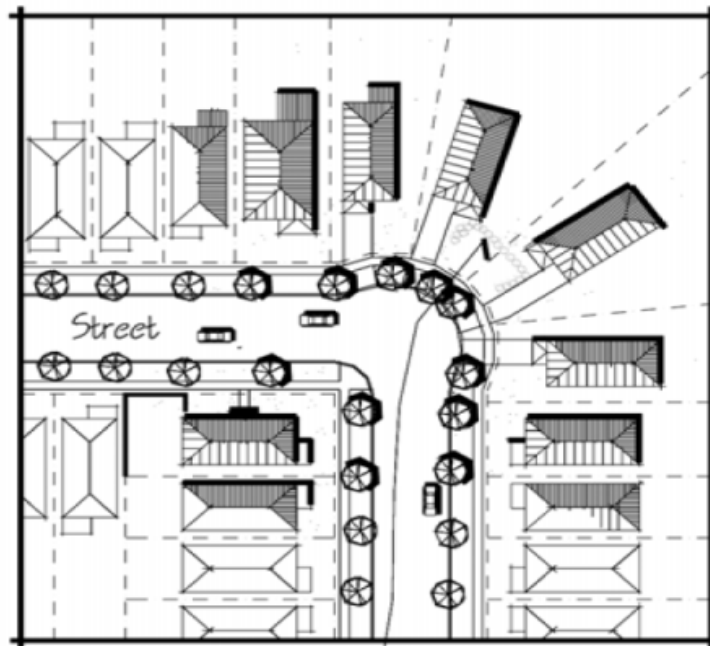
CAREFUL CONSIDERATIONS SHOULD BE GIVEN TO THE SELECTION OF HOUSES THAT DE-EMPHASIZE THE PRESENCE OF THE GARAGE, AND DRIVEWAY LOCATIONS THAT FAVOUR A LARGER AREA FOR LANDSCAPED TREATMENT IN THE FRONT YARD.



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

### 9.6 ELBOW STREET AND CUL-DE-SACS

ON ELBOWED OR CUL-DE-SAC STREETS, SPECIAL OPPORTUNITIES MAY EXIST ON THE OUTSIDE OR VISUALLY HIGHLIGHTED SIDE OF THE ROAD-BEND TO CREATE A SPECIAL GROUPING OF BUILDINGS. THE GROUPING OF BUILDINGS OCCURRING AT THE END OF A VIEW CORRIDOR SHOULD CONSIDER THE SELECTION OF HOUSES THAT DE-EMPHASIZE THE PRESENCE OF THE GARAGE.



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

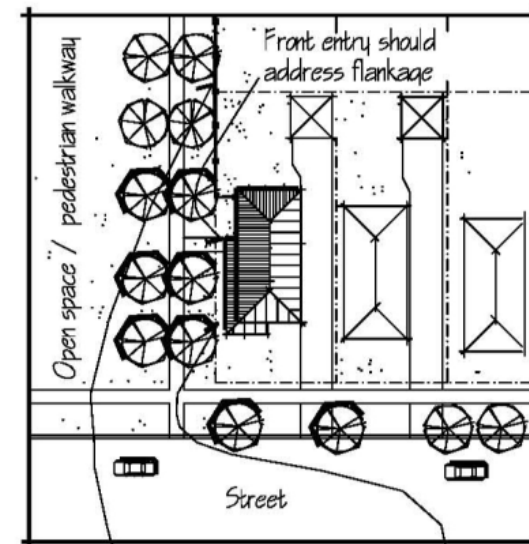
### 9.7 LOTS FLANKING ONTO OPEN SPACE

ANY BUILDINGS FLANKING OR BACKING ONTO OPEN SPACES, WALKWAYS OR PUBLIC THOROUGHFARE SHALL PRESENT A CONSISTENT LEVEL OF ARCHITECTURAL DETAILING AND FENESTRATION, IN THE DESIGN OF ALL PUBLICLY EXPOSED ELEVATIONS.

THESE PUBLICLY EXPOSED ELEVATIONS SHOULD INTRODUCE SUFFICIENT FENESTRATION DISPLAYING BALANCED PROPORTIONS, WALL PLANE CHANGES OR PROJECTING BAYS ALONG WITH GABLE FEATURES TO BREAK UP THE ROOFLINE.

TO MAKE FULL USE OF THE OPPORTUNITIES PRESENTED BY THESE SPECIAL LOCATIONS AND TO REINFORCE THEIR SIGNIFICANCE, THESE BUILDINGS WILL RESPECT 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 SUCH AS TRADITIONAL DETAILS INCLUDING WRAP-AROUND PORCHES, OR BAY WINDOWS; AND FLANKAGE AND REAR YARD FENCING SHOULD BE DESIGNED TO REINFORCE THE VISUAL IMPORTANCE OF THESE LOTS AND BE COORDINATED WITH THE WHOLE COMMUNITY.



Specially designed rear yard privacy fencing as viewed from the greenway block.

Wrap-around porch as significant architectural feature at the corner.

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

## 10.0 DESIGN GUIDELINES FOR RESIDENTIAL STREETSCAPES

A SUCCESSFUL COMMUNITY IS CHARACTERIZED BY APPEALING AND MEMORABLE STREETSCAPES, WHICH RESULT FROM THE CAREFUL INTEGRATION OF WELL-DESIGNED DWELLINGS.

THE FOLLOWING ITEMS PROVIDE DESIGN GUIDELINES DEALING WITH THE COMPOSITION OF THE STREETSCAPES:

- BUILDING TYPE VARIETY
- VARIATIONS IN BUILDING FACE SETBACKS
- ELEVATION VARIETY ON THE STREETS
- EXTERIOR COLOUR SELECTIONS ON THE STREETS
- BUILDING HEIGHT COMPATIBILITY
- DRIVEWAY LOCATIONS
- FENCING

### 10.1 BUILDING TYPE VARIETY

ENCOURAGING A RANGE OF HOUSE 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 UNITS PROVIDE BUILDING VARIETY, AND SUPPORTS THE DEVELOPMENT OF A UNIQUE CHARACTER FOR THIS COMMUNITY.

### 10.2 VARIATIONS OF BUILDING FACE SETBACKS

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 SETBACK OF THE MAIN BUILDING FACE FROM THE FRONT STREET LINE.



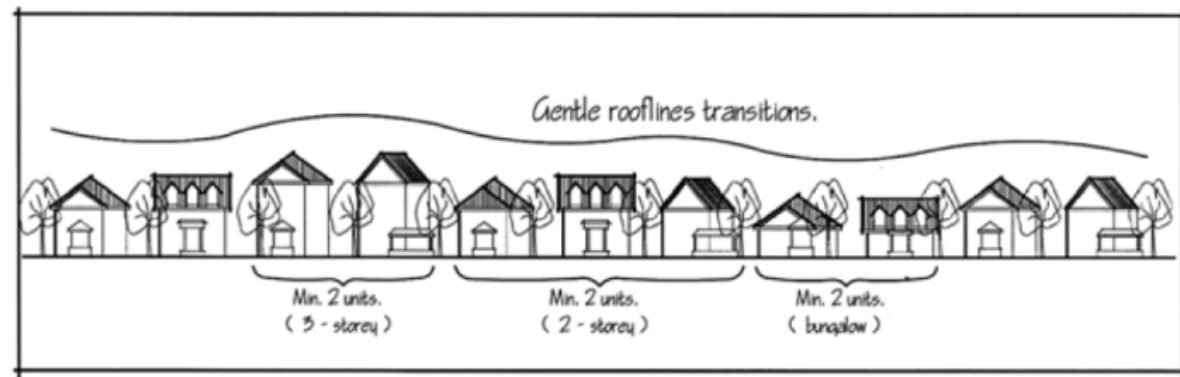
### 10.3 ELEVATION VARIETY ON THE STREETS

A GOAL OF THESE DESIGN GUIDELINES IS TO ACHIEVE VARIETY IN THE STREETS. ALTERNATIVE ELEVATIONS SHALL BE OFFERED FOR EACH UNIT TYPE, PROVIDING DIFFERENCES IN DETAILS SUCH AS THE MASSING, ROOFLINES, FRONT ENTRY TREATMENT, FENESTRATION, ARCHITECTURAL DETAILING, AND BUILDING MATERIALS. WHERE CERTAIN MODELS ARE PARTICULARLY POPULAR, ADDITIONAL ELEVATION TREATMENTS SHALL BE OFFERED AND SITED TO MAINTAIN STREETScape VARIETY. THE FOLLOWING GUIDELINES SHALL BE APPLIED:

### 10.4 EXTERIOR COLOUR SELECTIONS ON THE STREETS

IN ORDER TO ACHIEVE VARIETY ON THE STREETScapeS, CAREFUL ATTENTION SHOULD BE GIVEN TO THE SELECTION OF EXTERIOR COLOUR PACKAGES, AND AVOID EXCESSIVE REPETITION OF SIMILAR COLOUR PACKAGES.

### 10.5 BUILDING HEIGHT COMPATIBILITY



THE VARIETY OF MASSING OR BUILDING FORM THAT IS ENCOURAGED FOR THIS COMMUNITY MAY PRODUCE BUILDING HEIGHT VARIATIONS ON THE STREETScapeS THAT REQUIRE TO BE CONTROLLED. IN ORDER TO MAINTAIN COHESIVE AND HARMONIOUS ROOFLINES WITH GENTLE TRANSITIONS, THE FOLLOWING GUIDELINES SHALL BE OBSERVED FOR THE SITING OF BUILDINGS WITH VARIED HEIGHTS ON THE STREETScapeS. THE FOLLOWING GUIDELINES SHALL BE APPLIED:

- ADJACENT BUILDINGS SHALL NOT HAVE MORE THAN ONE-STOREY DIFFERENCE IN HEIGHT;
- BUNGALOWS SHOULD HAVE 1½-STOREY MASSING AND ELEMENTS TO MAKE THE TRANSITION TO TWO-STOREY BUILDINGS ON ADJACENT LOTS;
- A MINIMUM OF TWO BUILDINGS WITH THE SAME OVERALL MASSING SHALL BE SITED ON ADJACENT LOTS (E.G. TWO BUNGALOWS);

#### *10.6 DRIVEWAY LOCATIONS*

THE DESIGN AND WIDTH OF PRIVATE DRIVEWAYS IMPACT THE APPEARANCE AND FUNCTION OF THE STREETScape. LIMITING THE WIDTH OF PRIVATE DRIVEWAY SUPPORTS THE OVERALL CHARACTER OF THE COMMUNITY. IT ALSO PROVIDES FURTHER OPPORTUNITIES FOR LANDSCAPING ON BOTH PUBLIC AND PRIVATE LANDS. THE FOLLOWING GUIDELINES SHALL BE APPLIED:

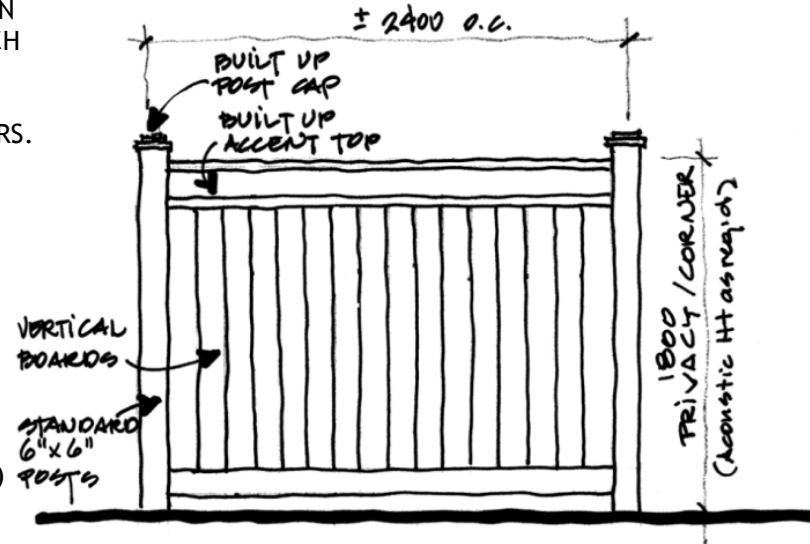
- THE WIDTH OF THE DRIVEWAY SHALL ALWAYS BE MINIMIZED TO REDUCE ITS PRESENCE ON THE STREETScapeS AND SIZED IN ACCORDANCE WITH THE ZONING BY-LAW.
- THE EXTERIOR WIDTH OF THE DRIVEWAY SHOULD NOT EXCEED THE EXTERIOR WIDTH OF THE GARAGE.

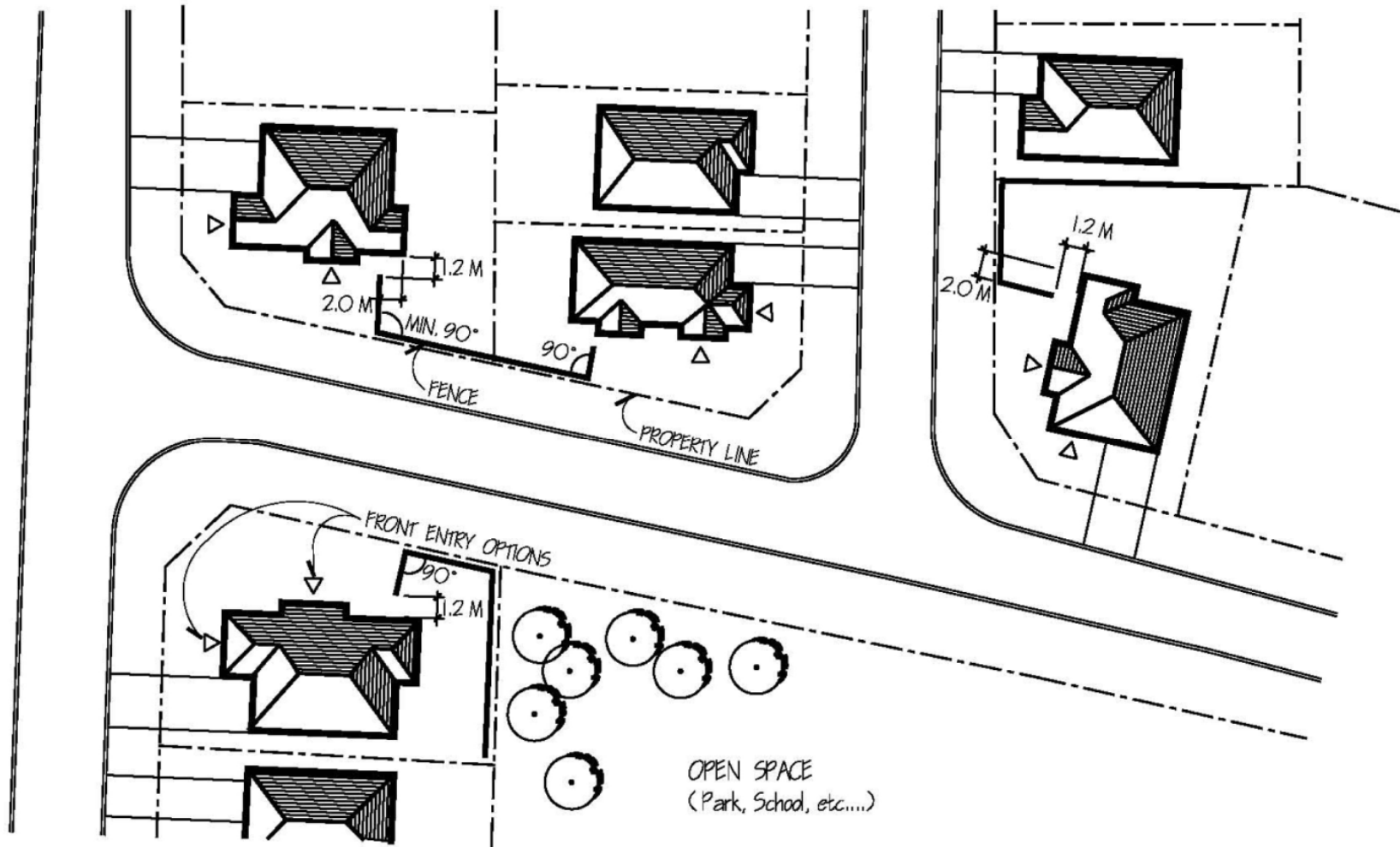


## 10.7 FENCING

FENCING SHALL BE PROVIDED ON ALL CORNER LOTS TO HELP SCREEN VIEWS TO THE REAR YARD AMENITY SPACE. A CONSISTENT APPROACH TO FENCING WILL BE TAKEN THROUGHOUT THE COMMUNITY. THE CONSISTENCY IS ACHIEVABLE BY USING SIMILAR FENCE DESIGN WITH THE SAME SPECIFICATIONS FOR MATERIALS AND STAIN COLOURS. THE FOLLOWING GUIDELINES SHALL BE APPLIED:

- FENCE DESIGNS ARE TO COMPLY WITH THE OVERALL COMMUNITY VISION IN SCALE AND CHARACTER;
- FENCE DETAILS AND COLOUR SHOULD BE PRE-DESIGNED FOR ALL CORNER LOT LOCATIONS WITHIN THE COMMUNITY; (REFER TO DETAILED COMMUNITY LANDSCAPE PLANS)
- PRIVACY FENCE DESIGN SHOULD BE COORDINATED WITH NOISE ATTENUATION FENCING (WHERE REQUIRED) IN TERMS OF DETAIL, COLOUR AND MATERIALS;
- FENCE IS TO BE SET ENTIRELY ON PRIVATE PROPERTY;
- FENCE IS TO BE SET BACK 200MM FROM EXTERIOR LOT LINE, TO ALLOW THE FOUNDATION ON THE PRIVATE PROPERTY;
- FENCE IS TO TERMINATE 1.2M FROM THE FACE OF BUILDING SUBJECT TO NOISE ATTENUATION REQUIREMENTS (IF ANY);
- FENCE IS TO TERMINATE WITHIN A DESIRABLE OVERLAP OF 2.0M FROM THE REAR CORNER OF THE HOUSE, SUBJECT TO HOUSE DESIGN AND ACOUSTIC REQUIREMENTS; AND
- FENCE RETURN IS TO BE AT RIGHT ANGLES TO THE STREET LINE OR BUILDING FACE WHEREVER POSSIBLE. IN ALL CASES THE INTERIOR ANGLE OF FENCE RETURN IS TO BE 90° OR GREATER.





## 11.0 SUMMARY

IN SUMMARY, FOLLOWING THESE GUIDELINES WILL HELP CONTRIBUTE TO THE OVERALL VISION WHICH BUILDS UPON THE BEST OF MOUNT ALBERT'S EXISTING CHARACTER AND EXTENDS A 'SENSE OF PLACE' FOR THE NEIGHBOURHOOD.

THIS GUIDELINE SEEKS TO PRESERVE AND ENHANCE MOUNT ALBERT'S CHARACTER AS GROWTH OCCURS, WHILE ACCOMMODATING THE NEEDS AND LIFESTYLES OF CONTEMPORARY CITIZENS BY REACHING ACROSS DISCIPLINES TO ACHIEVE ITS GOALS. ITS PURVIEW INCLUDES ARCHITECTURE, STREETSCAPES, VISTAS, PUBLIC AMENITIES, LANDSCAPE ARCHITECTURE AND ENGINEERING.