Architectural Design Guidelines

Carringwood Homes
Hunsden Estates Subdivision - 21T-22004C
Palgrave, Town of Caledon

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Prepared for:
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1.0 Design Vision and Objectives

1.1 Purpose of the Document

These Architectural Design Guidelines have been prepared on behalf of Carringwood Homes for their 13 lot estate residential development known as Hunsden Estates, and legally known as Part of Lots 25 and 26, Concession 9 and Part of the Road Allowance between Lots 25 & 26, located in the Hamlet of Palgrave within the Town of Caledon.

The purpose of this document is to establish detailed design criteria for new housing and an architectural control process that will ensure a consistently high level of architectural design quality to foster a safe, attractive estate residential development that is harmonious with the natural landscape and complements the open space rural character of the community.

All new homes will be subject to an Architectural Control Process that consists of:

- Preparation of Architectural Design Guidelines for approval by the Town.
- Review and approval of all proposed dwelling designs and lot siting plans by the Control Architect to ensure compliance with the Architectural Design Guidelines.
- Periodic site visits by the Control Architect to monitor compliance with approved plans during the construction process.

These Architectural Design Guidelines shall be read in conjunction with the following documents with relevance to building and site design:

- Town of Caledon Official Plan (April 2018), Section 7.1 Palgrave Estate Residential Community; and
- Town of Caledon Comprehensive Town-Wide Design Guidelines (November 2017), Section 13.4 Estate Housing.

Within these Guidelines, certain terms are used in reference to the anticipated compliance. These terms are intended to have the following meaning with respect to compliance:

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

1.2 Objectives

The objectives of these Architectural Design Guidelines are:

- To promote positive neighbourhood character for the subject lands by establishing criteria for the design and sitings of new homes that will achieve a high standard of architectural quality.
- To promote dwelling designs that harmonize with the open space character of the area and minimize negative visual impacts.
- To encourage attractive, harmonious streetscapes which reflect an upscale residential character.
- To promote variety among dwelling designs to ensure visual interest.
- To establish design requirements for buildings in prominent locations (Priority Lots).
- To encourage a safe residential development by promoting the principles of CPTED (Crime Prevention Through Environmental Design).
- To minimize the visual impact of garages within the streetscape.
- To establish requirements for the appropriate siting of dwellings according to size, style, topography of the individual lots as well as location within the development.
- To assist builders and their designers in preparation of dwelling design that maintain a consistent design quality throughout the development area.
- To establish procedures for the submission, review and approval of building designs and for monitoring construction for compliance with the Guidelines.

1.3 Design Vision

The Hunsden Estates subdivision contains 13 lots that have been designed to maximize tree preservation and protection of significant natural features within the Oak Ridges Moraine. The site's location provides a unique opportunity to create a distinctive built form identity that combines the sophistication of contemporary architecture with rural-inspired elements typically found in the countryside. Each home shall be carefully designed and sited to appropriately respond to its location within the subdivision through careful attention to architectural style, building orientation, massing, articulation, materials and site conditions to ensure this new residential enclave seamlessly becomes an important component of the Palgrave community.

New housing within the Hunsden Estate subdivision shall reflect an attractive upscale character that is appropriate to its natural countryside setting

2.0 Community Context

2.1 Location and Site Description

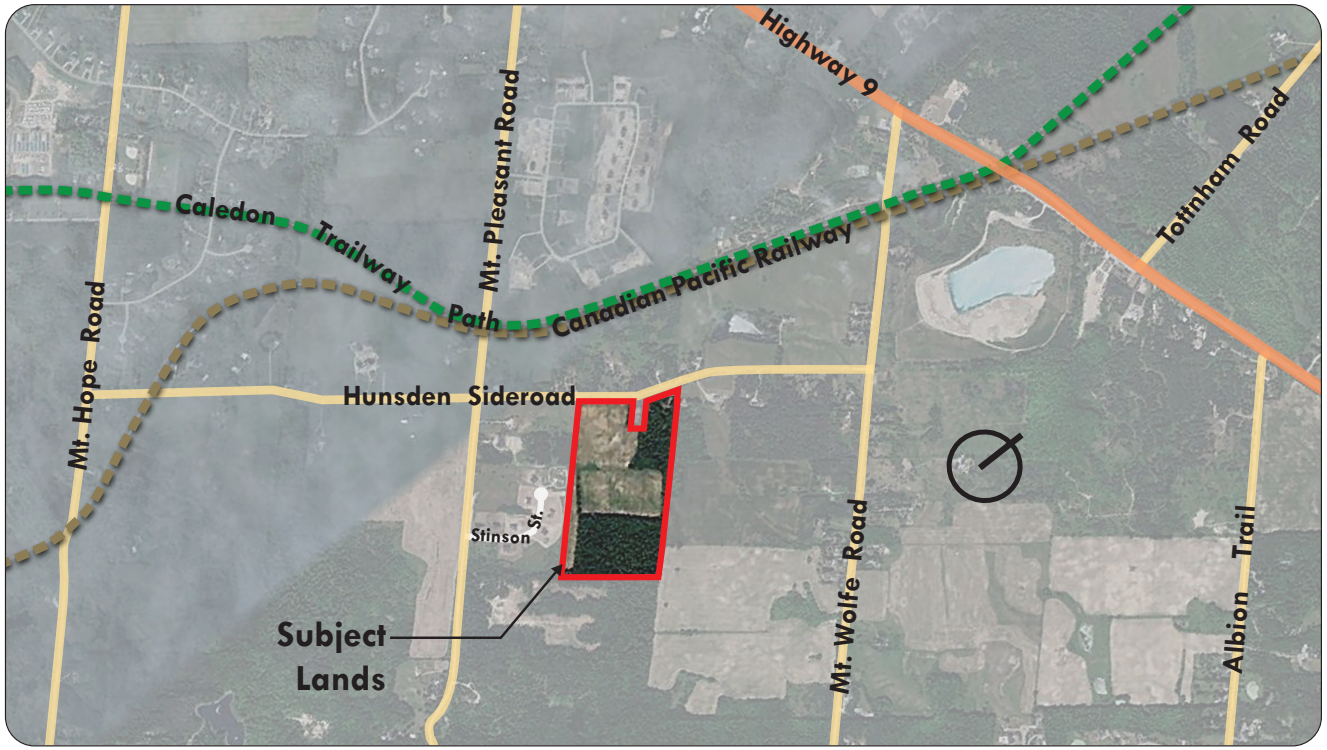
The Hunsden Estates residential subdivision occupies 20.5 hectares of a former agricultural property situated on the south side of Hunsden Sideroad between Mt. Pleasant Road to the west and Mt. Wolfe Road to the east, in the Palgrave community of Caledon. The site is bounded by:

- North - Hunsden Sideroad; opposite are existing rural residences on large residential lots.
- East - Existing rural residences fronting Hunsden Sideroad and existing agricultural lands.
- South - Heavily forested area forming part of the larger NHS.
- West - Existing rural residences fronting Mt. Pleasant Road and newly constructed estate homes on Stinson Street.

Site topography contains moderately rolling hills and contains a mix of meadows (former agricultural fields) and heavily treed areas. Significant natural heritage features will be protected and buffered from development. Tree preservation practices will be applied to maximize retention of healthy mature trees on the building lots where feasible, as per the approved Tree Preservation Report.

2.2 Existing Built Form Context

The subject lands is adjacent, and in close proximity to several existing estate residential developments to the north and west. These developments are made up of large lots with municipal water services and private septic systems. Homes within these developments have been constructed over the past 3 years (approximately) and are typically characterized as bungalow and two storey masonry-clad detached dwellings that represent an eclectic range of upscale tradition-inspired architectural styles. In addition, there are existing rural residences along Hunsden Sideroad and Mt. Pleasant Road. These homes are typically single storey and reflective of traditional architectural precedents. Refer to the 'Community Context - Hunsden Estates Subdivision' diagram and images on the following page.



Local context of the subject lands

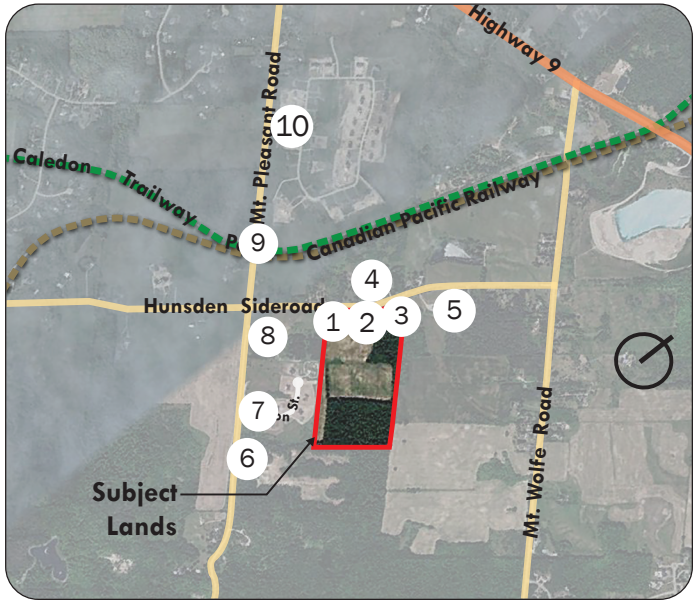
Source: Google Earth

View of the western portion of the subject lands from Hunsden Sideroad

View of existing residence on the south side of Hunsden Sideroad

View of the eastern portion of the subject lands from Hunsden Sideroad

New residential estate development north of the site



Community Context - Hunsden Estates Subdivision

Source: Google Earth

Existing residence on the north side of Hunsden Sideroad

View of railway crossing and Caledon Trailway Path connection from Mt.Pleasant Rd.

Existing residence east of the subject lands

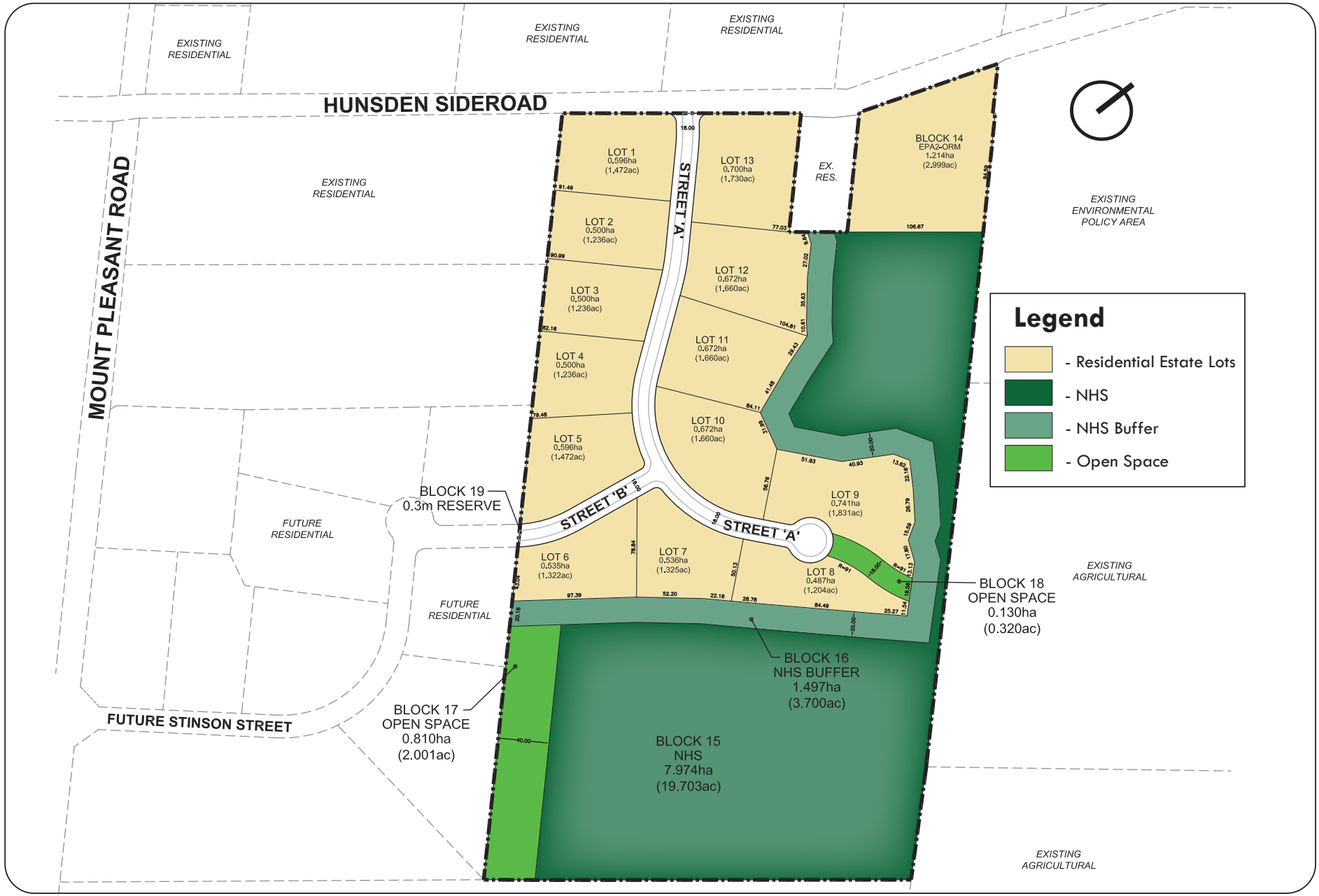
Existing residence southeast corner of Hunsden Sideroad and Mt.Pleasant Rd.

Intersection of Stinson St. and Mt. Pleasant Rd. (looking east)

View of lands south of the subject lands along Mt. Pleasant Rd.

2.3 Proposed Development

- There will be a total of 13 estate residential lots, having lot areas ranging from 0.487ha to 0.70ha.
- Block 14 (EPA2-ORM) contains an existing residence and will be retained throughout the development of the subject lands.
- Each lot will have its own private septic system as well as municipal water services.
- Two new roads, Street 'A' and Street 'B', are proposed for the estate subdivision. Street 'A' provides the main access to the site from Hunsden Sideroad and extends south, and terminates as a cul-de-sac. Street 'B' (Stinson Street) located in the southwest portion of the site, provides for a connection to the adjacent estate residential development to the west, and to Mt. Pleasant Road.
- Driveway access for lots 1 to 5, 7 to 13 will occur from Street 'A', lot 6 will occur from Street 'B', and Block 14 will have frontage on and be accessed from existing Hunsden Sideroad.
- The majority of the site is designated as open space/ NHS in order to protect and buffer environmentally sensitive, natural heritage features. These features will provide a strong open space character for the subject lands.
- Each dwelling shall be sited within the defined structure envelope with due regard for the location of septic fields, significant on-site natural features, lot grading constraints and building setbacks as stipulated in the Municipal Zoning By-law. Furthermore, building and site design shall have regard for requirements specific to Section 7.1.2.8 of the Palgrave Estate Residential Community section in the Official Plan.
- Visual impact from the street will be addressed using front yard landscaping treatments to help screen the new homes. Landscaping should be informal and in keeping with the rural character of the area. All areas of the site disturbed by construction must be sodded or effectively seeded within 1 year of completion of construction. During construction, steps must be taken to prevent erosion.



Hunsden Estates - Subdivision Plan

3.0 Built Form

3.1 Architectural Character

Attractive, harmonious streetscapes are essential in creating a vibrant upscale neighbourhood. To ensure this goal is achieved, the following design criteria will apply:

- House designs and architectural character will be evaluated on their ability to convey the image of a distinctive country home with a modern aesthetic and to create a visually appealing streetscape of enduring quality.
- The architectural direction will be based upon a combination of traditional and contemporary residential architecture to suit the local site context and design vision for Hunsden Estates.
- The specific architectural style of an individual dwelling will be at the discretion of the Builder. The Control Architect will only request changes to the architectural style of the dwelling if the proposed style is in conflict with the objectives of the Design Vision for Hunsden Estates.
- The architectural character of Hunsden Estates seeks to combine a timeless character that harkens back to a largely rural past, with all the things desired in a modern home. Common design elements include:
  - simplicity of design - streamlined rural character with contemporary elements.
  - large window / door openings;
  - large covered porches;
  - rich material palettes (stone, brick, siding, wood) with accents that enliven the streetscape;
  - building massing that promotes harmony with the natural landscape of the local area.
  - well-articulated facades and roof forms;
  - a portion of the second storey may be incorporated into the roof form;
  - provide variation in building setbacks to avoid the look a standard subdivision and to create landscaping opportunities that will help individualize each property.
- Dwellings should be designed to take advantage of views to the adjacent open space areas and promote physical connections between indoor and outdoor.
- All elevations of the dwelling will be expected to be given an equivalent level of design treatment (including side and rear elevations). Where side or rear elevations are not publicly visible, these elevations may be simplified.

Conceptual architectural character envisioned for Hunsden Estates

3.2 Building Massing and Roof Form

- The maximum building height shall be two storeys (not including walk-out basements).
- To minimize the perceived massing of the dwelling, it is encouraged that the second storey be partially integrated into the roof form, provided that it is not a walkout.
- Main roof side slopes less than 10:12 (and front-to-back slopes less than 6:12) are generally discouraged unless it can be demonstrated that a lower pitch is in keeping with the architectural style of the home.
- Portions of the roof may be flat roofs to reinforce a contemporary architectural character provided an appropriate parapet or cornice roofline treatment is incorporated into the design. Where flat roofs are contemplated, the builder shall demonstrate that the overall massing of the streetscape exhibits compatibility.
- The use of upgraded roofing materials is required for pitched roofs. The minimum standard of roofing material is high quality textured asphalt shingles with a minimum warranty of 30 years. The use of standing seam metal is also encouraged. All plumbing stacks, gas flues and roof vents should be located on the rear slope of the roof, wherever possible, and should be prefinished to blend with the roof colour.
- Where skylights are proposed, they should be located in low visibility areas such as on the rear or side slope of the roof and have a flat profile.

Building massing should be well-articulated and designed to de-emphasize the garage

3.3 Architectural Detailing

- Each dwelling design should include materials and architectural detailing characteristic to the style of the dwelling. These may include the following:
  - Brick soldier course banding or lintels, piers and corbelling (brick detailing should generally project 12 mm beyond the building face).
  - Precast sills, lintels, quoins, keystones, imposts.
  - Stone accent features such as plinths or projections.
  - Pre-finished, molded stucco details such as lintels, cornices, window surrounds, etc.
  - High quality accent materials such as cedar shakes, cement fibre (Hardi-Board) high quality aluminium siding (Longboard) detailing is permitted.
- A continuous frieze board, cornice or soldier course banding should be provided on all elevations of the dwelling underneath the roof soffit.
- In order to ensure positive public views are maintained throughout the community, all elevations of the home should have consistent architectural detailing, complementary to its architectural style.

Examples of architectural detailing that support the character of the dwelling

3.4 Exterior Materials and Colours

- A high standard of quality, design and detail for wall cladding is encouraged to attain a harmonious blend of textures and colours within the neighbourhood.
- Colour schemes and material selections should be carefully coordinated for visual harmony with the adjacent natural area and for consistency with the architectural style of the dwelling.
- In order to avoid monotonous streetscapes, neighbouring dwellings shall not have the same exterior colours. Identical colour packages must be separated by at least 2 dwelling units. The same colour package on directly opposite sides of the street is not permitted.

Brick

Siding

Stone

Stucco

Examples of main wall cladding materials

PROJECT NAME / BUILDER NAME				
Material Item	**Manufacturer**	**Package #1**	**Package #2**	**Package #3**
Brick				
Stone				
Stucco (Main)				
Stucco (Accent)				
Siding				
Roof Shingles				
Aluminum Raingoods				
Entry Door Paint				
Garage Door Paint				
Trim Paint				
Shutters				
Railings				
Windows				
Mortar Tint				

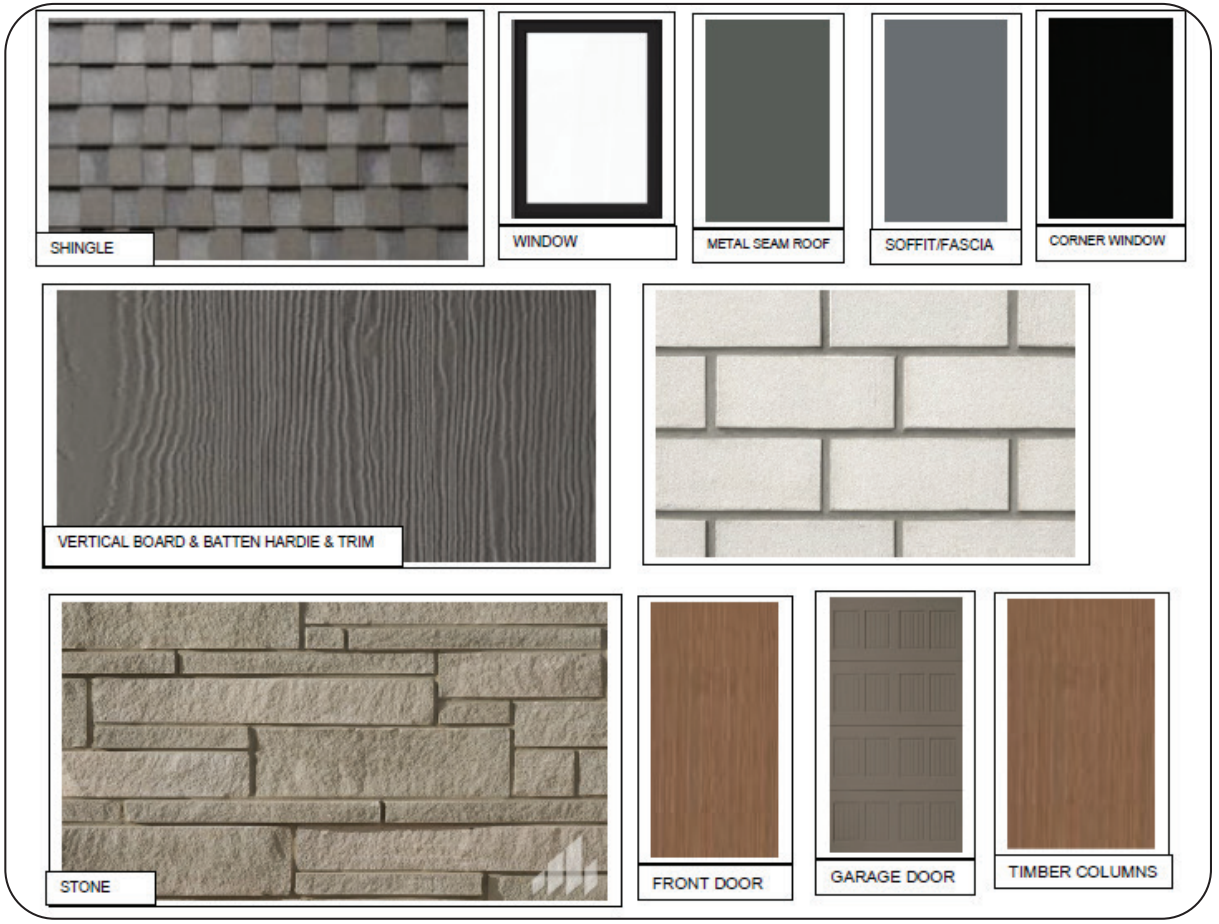
SAMPLE ONLY

General Notes:

1. This chart indicates the typical materials and colours which shall be identified by the Builder where applicable.
2. The number of colour packages required for each Builder shall be determined on a project by project basis.
3. All exterior colour selections are subject to approval by the Control Architect.
4. All roof vents and flashings to be prefinished or painted to match roof colour.

Typical exterior colour schedule

- The use of clay brick and natural stone is highly encouraged.
- The following main wall cladding materials, or combinations of these, are permitted:
  - Clay Brick. May have a weathered rustic or smooth appearance.
  - Stone. May include random ashlar, fieldstone, smooth-cut limestone or linear modern appearance (natural, cultured stone or manufactured). Manufactured stone should have a natural/ realistic appearance.
  - Stucco. It should be in natural tones with appropriate moulded trim detailing.
  - Siding. High quality cement-fibre ("Hardi" or equivalent), prefinished wood siding ("Maibec" or equivalent) or thick gauge metal siding ("Longboard" or equivalent) in either shiplap or board + batten profiles.
- The use of vinyl siding, metal siding, stucco board, or wood panels (crezone panelling) as a main cladding material is not permitted.
- When using a combination of materials, special care should be given to transitioning of materials. Material transitions occurring near the front corners of the dwelling should return along the side walls to a logical transition point, such as a wall jog, downspout or wall opening. The minimum return shall be 1200mm (4ft) from the front corner.
- All metal flashings should be prefinished to complement the adjacent background colour.



Typical exterior colour package

3.5 Windows

- The design and placement of windows should reflect the internal spaces, suit the influencing architectural style of the home and address the streetscapes and views to open space areas.
- Large windows should be provided to take advantage of the views and vistas within the development area.
- High quality window styles are required. Fenestration quality and style should be consistent on all elevations of the dwelling.
- Window sizes should be generous and have proportions and details consistent with the architectural style of the dwelling.
- All windows shall be thermally-sealed, maintenance-free, double-glazed casement or double-hung type. Slider type windows are not permitted, except for small basement windows.
- The use of mullions and muntin bars which visually divide the windows into smaller panes of glass should be provided dependent on the architectural style of the dwelling. Use of taped muntin bars is not permitted.
- Main floor transom windows are encouraged.
- Window sills and lintels shall be designed for consistency with the architectural style of the dwelling.
- Bay windows should be used at appropriate locations and designed in a manner consistent with the architectural style of the dwelling. Where ground level bay windows are provided, they should include a masonry base and foundation.
- A generous brick mould shall be part of the window frame design.
- Coloured window frames, compatible with the colour scheme of the dwelling, are encouraged. The use of white window frames is generally discouraged unless it can be demonstrated that the white window frames are complementary to the colour scheme of the subject dwelling.

Examples of traditional and contemporary window styles

3.6 Main Entrances

- Main entrances should be designed as a focal feature of the home. They should face the street and be connected to the driveway by a hard surface walkway.
- Weather protection at entries should be provided through the use of covered porches, porticos, overhangs or recesses.
- The front entry design and detail should be consistent with the architectural style of the dwelling. Enhancements to emphasize the entry are encouraged and may include: pilasters, masonry surrounds, a variety of door styles, a variety of transom lights above the door, etc.
- Elevated main front entrances and large concentrations of steps at the front should be avoided. This can be achieved by designing homes to suit site topography, lowering the front foyer, recessing steps into the porch, dispersing steps within the front yard landscape or raising the grade at the front entry.
- Precast steps/stairs are not permitted at the main front entrance to the dwelling. All stairs shall be poured-in-place with masonry veneering on the sides. Exceptions to this requirement may be considered when a high quality stone or landscape paver treatment is proposed for the stairs at the main entrance.

Main entrances should be the focal point of the dwelling

3.7 Porches and Porticos

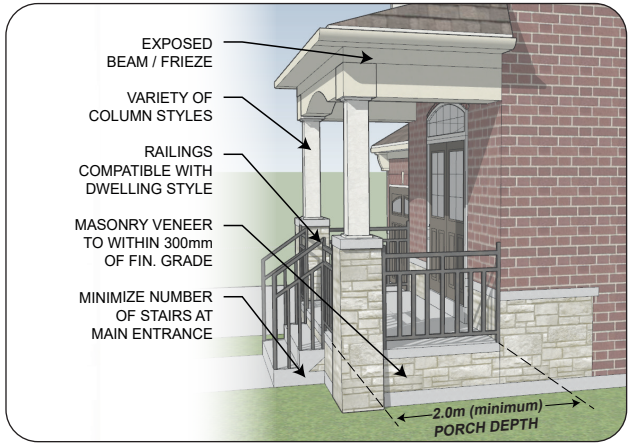
A covered front entry feature (porch, verandah, portico, canopy or wall recess) should be provided for the majority of model designs to add diversity of design treatments in the streetscape. In addition to providing protection from the elements for residents, these features provide opportunities for 'eyes on the street' and social interaction amongst neighbours.

- Porches are encouraged to be located closer to the street than the adjacent attached garage, where possible. This has the beneficial effect of diminishing the presence of the garage and creating a comfortable relationship between the private and public realm.
- Porch dimensions should be adequate to comfortably accommodate seating. Porch depths should generally be no less than 2.0m.
- Porches and porticos should generally not exceed 1.5 storeys in height.
- Porch columns should be consistent with the character of the house and should be a minimum of 200mm x 200mm or 200mm diameter. An exposed beam/frieze is required at the top of the support columns on the underside of the soffit.

Large covered front entry features are encouraged

- Where hand-railings are used, they should be consistent with the character of the house. Maintenance-free, pre-finished aluminum/ wrought iron railings, high quality composite railings or high quality glass railings are preferred. Plain, thin profile metal and wooden railings are discouraged unless in keeping with the architectural style.
- The use of black or coloured hand-railings is encouraged. White railings should be avoided unless integral to the dwelling's colour package.

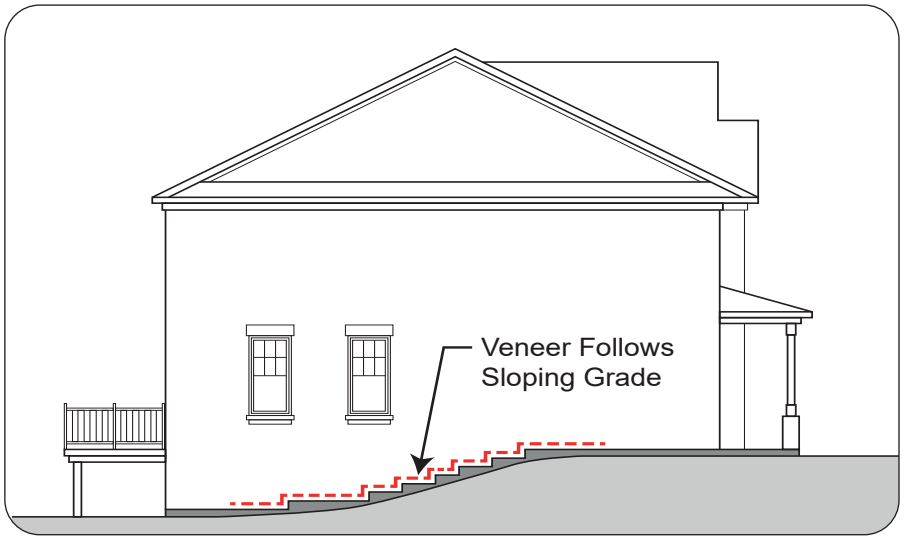
Railings / columns should be an integral part of the dwelling design



Typical porch detail

3.8 Foundation Walls

- Exposed concrete foundation walls should be avoided.
- Grading should be coordinated with dwelling foundation design and construction to ensure that no more than approximately 300mm (12") of foundation walls above grade is exposed.
- Where sloping finished grades occur, finished wall materials and foundations shall be stepped accordingly to minimize exposed foundation walls.



Foundation walls should be stepped to follow sloping grade

3.9 Utility and Service Elements

- To reduce their visual impact, utility meters and/or service connections for hydro, water, natural gas, telephone and satellite should be located discretely out of direct view from the street.
- Air conditioning units should be located away from the dwelling's front or flanking yard. If this is not possible, it should be screened with landscaping or fencing.
- Landscape treatments may be used to screen utilities and mechanical equipment when these elements cannot be located away from public view.

3.10 Municipal Address Signage

- It is critical that the municipal address is legible from the street and is 911 friendly to properly function in emergency situations. For this reason the following criteria shall apply:
  - It shall be located prominently on the front façade of the dwelling or garage.
  - It shall be in a well-lit area.
  - Numbering shall be a minimum of 100mm (4") tall and in a simple, legible font face.
  - Numbering shall be dark and placed on a light coloured background for maximum contrast.
- The design of the address plaque should be complementary to the character of the dwelling and reflect the image of the community.

3.11 Accessory Buildings

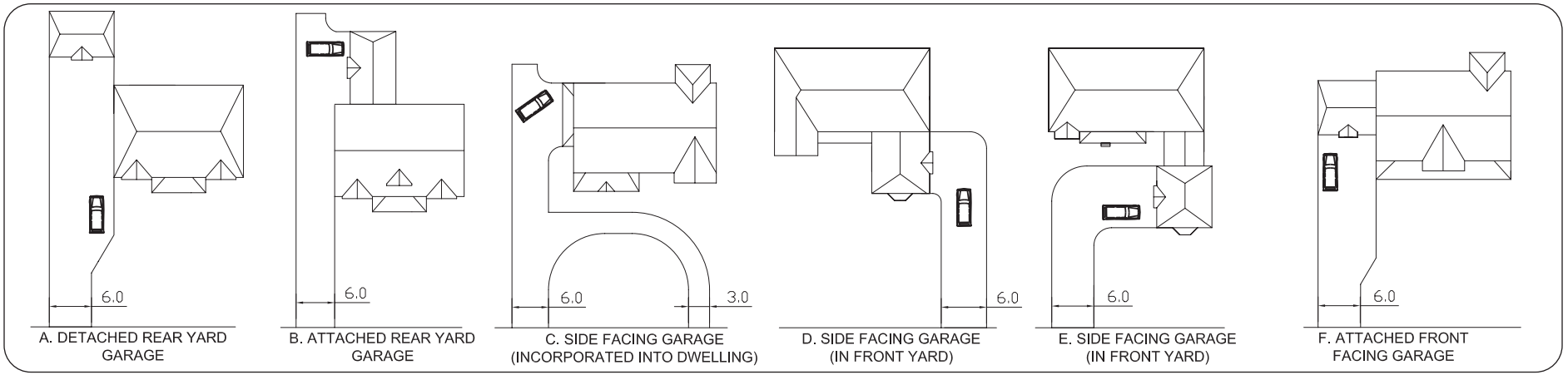
- Any accessory or auxiliary building, such as detached garages, garden sheds, pool related buildings, pergolas, gazebos and other structures erected on the lot shall be designed to complement the main dwelling in terms of material colour and architectural details.

Municipal addresses shall be complementary to the architectural style of the dwelling

Accessory buildings should be designed to complement the main dwelling

3.12 Treatment of Garages and Driveways

- Garages should be architecturally integrated and complementary to the detailing of the principal dwelling.
- Given the larger lot frontages within Hunsden Estates a variety of design options are feasible to diminish the visual dominance and massing of the garage within the streetscape, as shown below. Other garage options will be reviewed upon their merits. The primary goal is to ensure the garage does not dominate the dwelling.
- The preferred design is to have the garage doors oriented away from the street.
- Where the garage doors face the street, the garage should be setback a minimum of 1.5m from the front wall of the house. A maximum of 3 garage bays may face the street, provided the width of the garage is less than 40% the width of the dwelling. Where additional garage space is desired, the use of tandem garages is encouraged to minimize the number of garage doors facing the street.
- Where three car garages are proposed facing the street, the wall shall be articulated. For example, one bay should be staggered by 0.6m - 1.2m.
- Garages which protrude into the front yard are not permitted unless the garage doors face to the side ("courtyard" style garage - refer to concept sketches D and E below). Driveway widths and paved surfaces in front of the garage should be kept to a minimum to promote landscape opportunities. Designs shall ensure that front entry stairs do not interfere with access to the garage bay nearest to the dwelling.
- Garage front walls should be designed to provide wall and roof articulation.
- All garage doors should be sectional, roll-up type. A variety of traditional garage door designs, which emulate carriage house doors, should be used. Glazed top panels are encouraged on garage doors.
- The maximum combined driveway width at the front property line is 9m, with no single driveway exceeding 6m at the front property line. Circular driveways are permitted provided they comply with the driveway width restrictions and municipal requirements.
- All driveways shall have a paved surface. The minimum acceptable driveway surface will be paved asphalt, although it is recommended to include a paver soldier coursing on the sides. The use of interlock or patterned concrete driveways is encouraged.
- The use of permeable surfaces are encouraged to increase water infiltration back into the ground



Conceptual Images of Garage Options

Dwelling with side-facing garage (courtyard style)

Dwelling with front facing attached garage setback from the main wall

Dwelling with side-facing garage (facing sideyard)

Dwelling with detached garage

Dwelling with rear yard detached garage

Dwellings should be designed to minimize the presence of the garage

4.0 Dwelling Siting Criteria

4.1 Community Safety

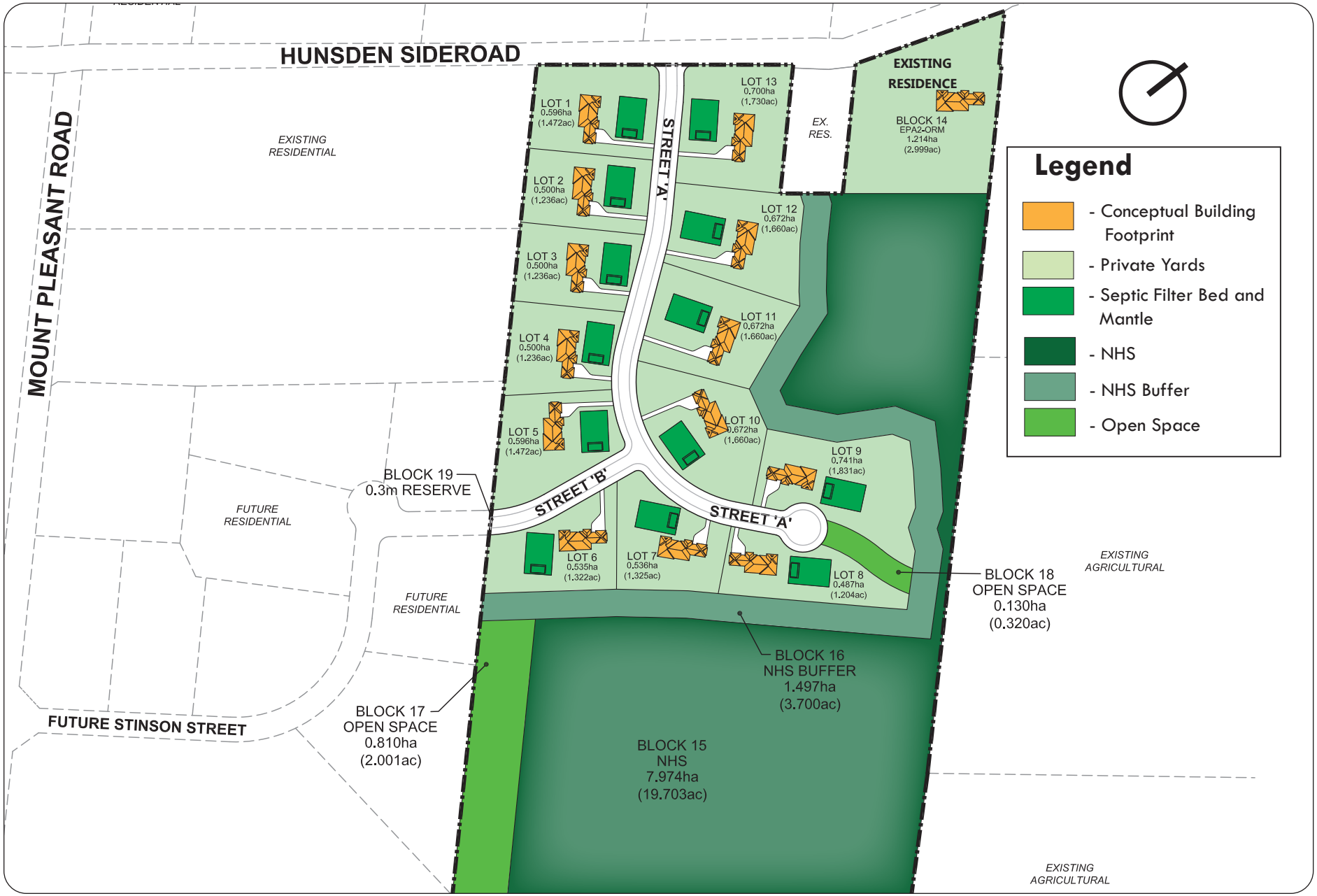
A sense of community motivates residents to work together to improve neighbourhood appearance and deter criminals. In order to promote a safe community, the design of all new buildings should incorporate the principles of CPTED (Crime Prevention Through Environmental Design), including:

- A clear definition between public and private space should be provided through the design and placement of buildings, fencing and landscaping.
- Site planning and building design should allow for visual on-look of public spaces.
- Maintain safe sightlines at all intersections.
- Ample fenestration facing public areas should be provided to promote "eyes on the street" and strengthen citizens' sense of security.
- Main entrances should generally be visible from the street (where feasible), clearly defined and well lit.
- The presence of the garage within the streetscape shall be diminished.
- Lighting should be directed downward and inward to mitigate negative impact on neighbouring uses and help maintain a dark nighttime sky to the extent feasible.

4.2 Street and Building Relationships

- Given the large and irregular lot sizes within the Hunsden Estates subdivision, together with the customized executive nature envisioned for new housing and the goal to ensure homes are designed and sited to harmonize with their surroundings, it is expected that a variety of house siting configurations will be provided.
- Dwellings should be sited with the main front facade facing the street wherever lot configuration permits.
- Corner lot dwellings shall be sited to ensure dwelling facades appropriately address both street frontages.
- Dwellings shall be sited with due regard for the location of septic fields, significant on-site natural features and building setbacks.
- Dwellings shall be sited with due consideration to the adjacent homes. Greater front yard setbacks than those stipulated in the zoning by-law may be requested to ensure a smooth transition of setback between neighbouring dwellings.
- Dwellings shall be sited with due regard for the location of significant on-site natural features, location of on-site private servicing feature and building setbacks.
- The design of street-facing facades shall exhibit a variety of front wall / porch articulation or changes in wall planes to avoid a monotonous streetscape appearance.
- All homes shall be designed to ensure the visual presence of the garage is diminished within the streetscape.
- The use of landscaping and privacy plantings will be required to buffer views to the dwelling from the street, thereby minimizing visual impact of new homes within the streetscape.

Positive relationships between built form and public spaces shall be maintained throughout the proposed development



Hunsden Estates - Conceptual Building / Septic Locations

4.3 Facade Variety Within the Streetscape

- A key component of Hunsden Estates will be the wide variety of facade treatments offered. Many models will have customized facades to suit the purchasers specifications.
- Models should typically be designed with 2 distinctly different elevations. Popular models may require additional façade treatments to avoid monotony within the streetscape.

Identical elevations should not occur more than 2 times within a row of 10 detached dwellings and should be separated by a minimum of 4 buildings with distinctly different elevations units. Identical elevations should not be sited directly opposite each other. Exceptions to these requirements may be considered at the discretion of the Control Architect and Town where a grouping of dwellings are visually broken by open space areas or curvature of the road.

4.4 Lot Grading and Retaining Walls

- Lot grading should use the natural contours of the site and be consistent with the subdivision Grading Plan.
- Houses should be designed to reflect the grading conditions of the site and to make provisions for the grade changes to accommodate surface water drainage proposed by the engineering consultants.
- Where severely sloping grade conditions occur, the builder should provide dwelling models which are adapted to suit the site to avoid the negative visual impact associated with large exposed wall areas, elevated front entries and large number of exterior steps.
- Lot grading and any required retaining walls shall be shown on the final approval site plans. If retaining walls are required, they should be constructed to blend with the landscape.

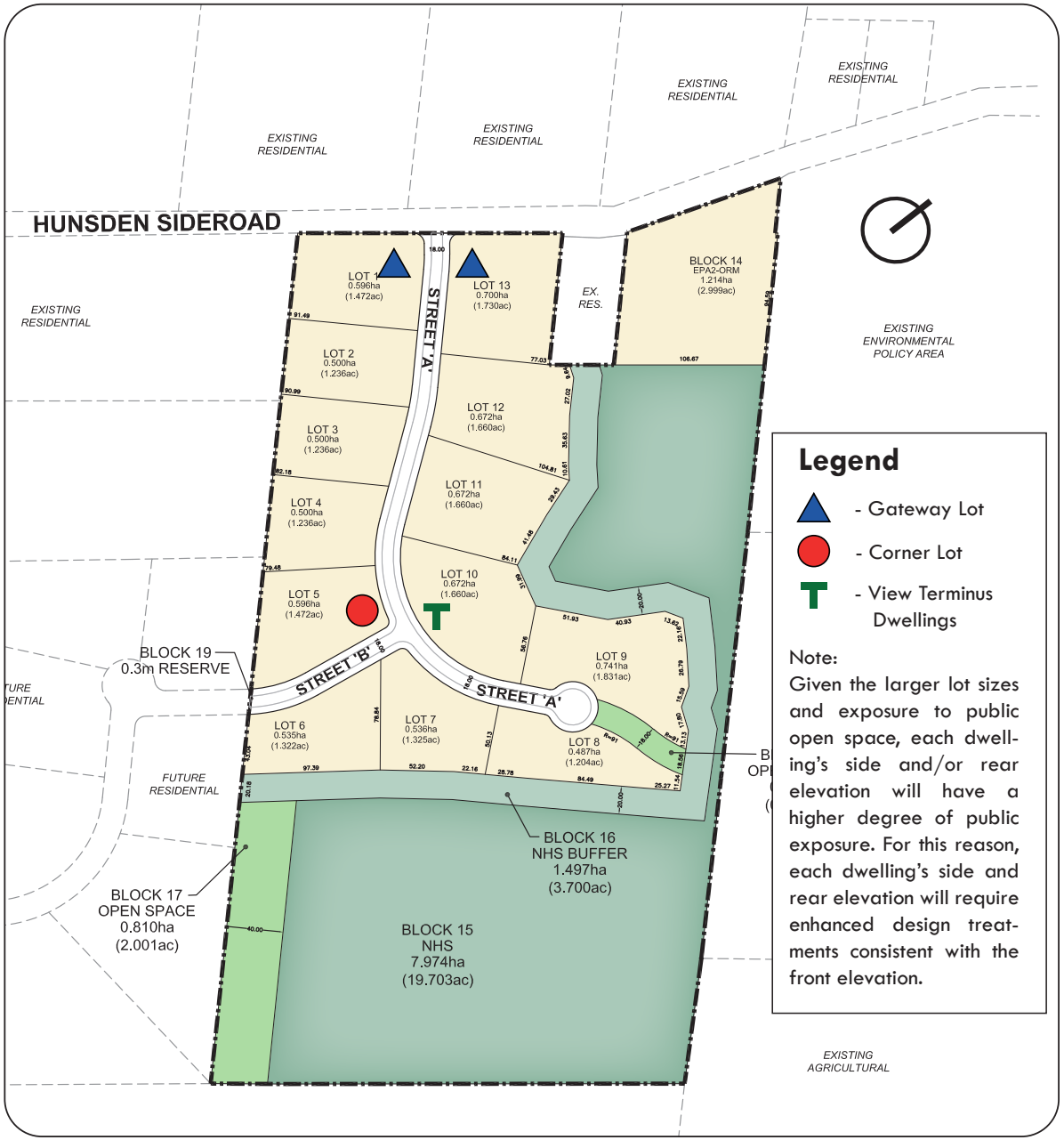
4.5 Fencing

- Simple post and wire fencing will be utilized to separate residential lots from natural heritage areas.
- The style, height, and design of fences on private property should form an integral part of the overall theme of the property and convey the upscale, rural character of Hunsden Estates.
- Masonry posts should use natural materials and earthtone colours.
- Wrought iron, decorative metal or chainlink fences should be black.
- Where solid wood privacy fences are proposed they should convey a strong sense of design quality and character in keeping with the architecture of the dwelling.
- All fencing shall be in compliance with municipal requirements.

Conceptual images of fencing

5.0 Priority Lot Dwellings

Priority lot dwellings are those which have a higher degree of visibility within the public realm and which require special design consideration. Given the unique nature of the proposed development, each home will be considered a priority lot dwelling. Notwithstanding the design criteria noted below, where heavily tree areas obscure the rear or side elevations from public view, these facades may have a simplified level of architectural detailing.



Hunsden Estates - Priority Lot Plan

5.1 Corner and Gateway Lot Dwellings

Corner and Gateway Lot Dwellings often become landmark dwellings within a community and play a significant role in setting the image, character and quality of the development. Special attention shall be given to corner and gateway dwelling massing, roof lines, fenestration, materials and detailing on all elevations of these homes.

The design of corner and gateway lot dwellings should provide distinctive built form and architectural elements, including:

- The dwelling design must be appropriate for the corner lot location. Dwelling designs intended for internal lots will not be permitted unless modified to provide adequate enhanced flanking wall treatment.
- Ample and well-proportioned fenestration on both street-facing elevations shall be utilized to create balanced and attractive facades.
- Wall projections, including a projecting bay, porch, a secondary entry or other appropriate architectural feature along the flanking wall face.
- Gables, dormers or other appropriate design elements to enhance the roof form.
- Distinctive architectural elements such as wraparound porches, turrets, bays, chimneys, precast detailing, shutters and gables should be employed where architecturally appropriate.
- Special attention to the exterior colour package is required with the use of upgraded materials such as stone and precast details being strongly encouraged.

Corner or Gateway dwellings should respond to both street frontages in an equal manner

5.2 Upgraded Side and Rear Architecture

Given the large lot sizes and the fact that each lot is adjacent to public open space areas, each dwelling's side or rear elevations will have a higher degree of exposure to the public realm than typical subdivision housing. For this reason, each dwelling's side and rear elevations will require enhanced design treatment, having detail and quality consistent with the street-facing elevation.

Applicable enhancements on the exposed side and rear elevations include the following :

- Well proportioned fenestration located to create well balanced elevations.
- Wall projections to avoid a flat unarticulated facade.
- Gables, turrets, dormers or other appropriate design elements to enhance the roof form.
- Where the exposed elevations occur to adjacent areas of limited public visibility, such as a heavily treed woodlot, the level of architectural enhancement may be reduced.

Conceptual Treatment of Rear Elevation

5.3 View Terminus Dwellings

View Terminus Dwellings occur at the terminating point of a road. Examples within the Hunsden Estates subdivision include, where Street 'B' terminates at Street 'A', or where Street 'A' terminates as a cul-de-sac. Dwellings in these locations play an important visual role within the streetscape by terminating a long view corridor. The following design principles shall apply:

- Driveways should be located to the outside of a pair of View Terminus Dwellings to increase landscaping opportunities and reduce the prominence of the garage.
- A greater setback from adjacent dwellings is encouraged where lot depth permits.
- A dominant architectural element (porch, balcony, tower feature, gable, bay window, etc.) should be provided to terminate the view.

Conceptual Treatment of Side Elevation

6.0 Architectural Design Review and Approval Process

The Hunsden Estates Architectural Design Guidelines is a Town document that will be implemented through Town of Caledon's architectural review and approval process.

Approvals by the Control Architect do not release the Applicant from complying with the requirements of the Town of Caledon, the Project Engineer or any other approval authority. These guidelines and their interpretation by the Control Architect are not intended to discourage design creativity or innovation. Proposed designs which are not in total compliance with the guidelines may be considered by the Control Architect based on their merits and may be approved where it can be demonstrated that the spirit and intent of the guidelines has been maintained.

The architectural control review and approval process by the Control Architect will generally comprise the following steps:

- Orientation meeting with the Developer / Builder and municipal staff.
- Model review and approval.
- Review and approval of exterior materials and colours.
- Review and approval of house sitings.
- Periodic site monitoring for compliance.

6.1 Preliminary Review

- Preliminary model design sketches which are in conformity with these Architectural Design Guidelines and which demonstrate sufficient design quality, variety and the use of appropriate exterior materials will be submitted to the Control Architect for review.
- Preliminary grading plans and streetscapes for individual lot sitings should be faxed to the Control Architect for review prior to submission for final approval.

6.2 Final Review and Approval

Prior to application for building permit the Control Architect will review the proposed plans and certify for compliance with the Hunsden Estates Architectural Design Guidelines by means of stamped approval. The following information is required by the Control Architect:

WORKING DRAWINGS

- Working drawings must depict exactly what the Applicant intends to construct.
- Working drawings are to accurately represent the proposed dwellings in correct relation to the proposed finished grade.
- All exterior details and materials must be clearly shown on the drawings.

SITE PLANS

- Site plans are to be submitted to the Control Architect at a minimum scale of 1:250.
- In addition to the required grading details, the proposed siting of each unit must clearly show:
  - model and elevation type;
  - driveway extending to street;
  - a note indicating rear or side upgrades, where applicable.

EXTERIOR COLOUR PACKAGES

- As part of the building permit submission of site plans, the Applicant will be required to submit a typed colour schedule and sample board which include the colour, type and manufacturer of all proposed exterior materials.

SUBMISSION REQUIREMENTS

- The Applicant is required to submit to the Control Architect for final review and approval, the following:
  - 6 sets of site plans;
  - 4 sets of working drawings;
  - 2 sets of colour schedules
  - 1 colour sample board;
  - *The Builder may also submit the above items electronically for review and approval;*
  - *Note: Prior to submission the Applicant should double-check with the Town for any updates to the submission requirements as noted above (i.e. number of copies / digital format / etc.)*
- The Control Architect will retain one set of the foregoing (except the colour sample board).
- The applicant should allow up to 5 working days for final approvals.
- Any minor redline revisions made by the Control Architect to site plans, working drawings and colour schedules must be incorporated on the originals by the Applicant's Design Architect.
- Any revisions to an existing approval requested by the Applicant will be considered on their merits and if acceptable will be subject to reapproval by the Control Architect.
- It is the Applicants' complete responsibility to ensure that all plans submitted for approval fully comply with these Architectural Design Guidelines and all applicable regulations and requirements including zoning and building code provisions.
- The Applicant is responsible for the pick-up and delivery of all materials to and from the Control Architect's office and the Town as necessary.

6.3 Monitoring for Compliance

- The Control Architect will conduct periodic drive-by site inspections to monitor development and will report to the Applicant, Developer and Town any visible deficiencies or deviations in construction from the approved plans which are considered by the Control Architect to be not in compliance with the Architectural Design Guidelines.

6.4 Town of Caledon Approval

- The Town has the right to undertake periodic reviews to ensure compliance with the Architectural Design Guidlines.
- Building permits will not be issued unless all plans bear the required Final Approval stamp of the Control Architect and Project Engineer (site plans only).
- Approvals by the Control Architect and the Project Engineer do not release the Applicant from complying with the requirements and approvals of the Town of Caledon and/or any other governmental agency.