

## 3.0 DESIGN GUIDELINES FOR LOW & MEDIUM DENSITY RESIDENTIAL DEVELOPMENT

### 3.0 Design guidelines for Low and Medium Density Residential Development

This document sets out architectural guidelines for residential development to create a cohesive and attractive community that is liveable with a controlled diversity. The community level guidelines relate to general design elements including siting, massing, as well as architectural design elements that will assure continuity throughout the South Fields neighbourhoods.

#### 3.1 General Siting Guidelines

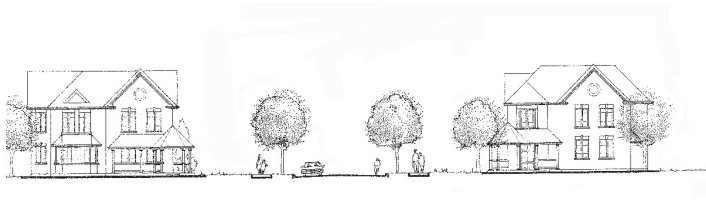
Appropriate siting of units contributes greatly to the streetscape and acts as a unifying element to the overall structure of the community.

- emphasis shall be placed on the front porch to promote social interaction in the streetscape and create “eyes on the street”
- each block shall contain a variety of elevations;
- placement of houses with the same elevation and colour treatment next to each other is not permitted. No more than 3 identical elevations may be repeated for every 10 lots in a block, with a minimum of 2 dwellings separating the same elevation;
- each model should have 2 distinctly different elevations, while popular models may require more than 2 elevations to avoid repetition and monotony within the streetscape;
- specific models will be designed for Corner and Gateway lots and should have a minimum of 2 distinctly different elevations;
- consideration may be given to similar or identical dwellings at community gateway locations where it helps to reinforce an architectural theme;
- houses sited at the end of view corridors, such as ‘T’ intersections, elbow streets, and on prime corner lots should be designed with upgraded architectural elevations (section 3.2);
- the front facade should be sited close to the front lot line;
- unit siting shall result in a door and a window or sidelights located on the main floor front wall for all lots. Entry doors should be visible from the street and fully enclosed porches are not permitted;
- where units are sited with side and rear elevations visible from a public space, these elevations should have a similar design quality as the front elevation. A continuation of the same materials and detailing is required on all visible facades (see Appendix C); and,
- on the majority of units in the community, a garage should be sited such that its front wall is flush with or recessed from the units front wall. A variety of other garage projections are encouraged and will be considered depending on their architectural merit. (see section 3.6).



Variety in unit types, massing, and elevation design, creates an attractive streetscape.





Residential buildings should form part of the gateway expression. Compatible styles and paired elements such as turrets, wrap around porches, dormers etc. add to the sense of gateway.



### 3.2 Priority Lots

The vision for the community should be reflected in the siting and design of buildings on priority lots, such as homes located at gateway and corner lots. A priority lot plan is provided in Appendix C.

#### .1 General Elevation Upgrades

Principle: When dwelling elevations are exposed to public viewing, these elevations shall be upgraded.

Lots sited in the following context shall require upgraded elevations (refer to Appendix C Priority Lot Plan):

- at gateways/ corners;
- at T-intersections/ vista terminations;
- adjacent to school sites;
- adjacent to active public places, including open space, parks, stormwater management facilities, greenway corridors and pedestrian walkways;
- adjacent to roadways; and,
- on roads where severe grade differences or curvatures expose elevations.

#### .2 Gateway Lots

Principle: Homes located at entrances to the community should have architectural features to frame the entrance.

- the main entries of homes at gateways (G) should be located on the flanking street where feasible;
- walkways shall connect the main entrance way to the sidewalk;
- designs should be provided with distinct architectural features such as wraparound porches, side porches, turrets, bay windows, wall articulation, precast detailing, shutters and gables, consistent with the dwellings architectural style;
- homes at gateways should include architectural features to frame the entrance to the community;
- landscape and landscape features should be provided to accentuate gateways;
- the architecture and landscape of the residence shall coordinate with the architecture and landscape of community entry features;
- dwelling materials and colours should be complementary to the gateway feature where possible. The use of stone accents is encouraged for gateway dwellings where appropriate to its style; and,
- gateway dwellings should be designed and sited to ensure no part of the dwelling is within 1.2m of the community entry feature or fencing.

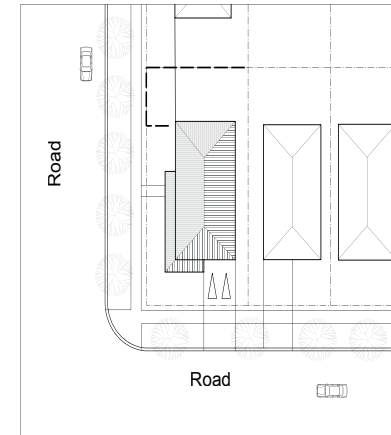
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#### .3 Corner Lots

Principle: Equal attention to architectural detail and design will be paid to the front, exterior side, and rear elevations of a corner lot.

Corner lots are those lots that occur immediately adjacent two intersecting streets. Homes on corner lots have two options for locating a front entrance and a garage. The following guidelines make full use of the opportunities inherent in a corner lot situation:

- the main entries of all homes located at corners of an intersection shall occur on the flanking street and are encouraged on all other corners, where feasible;
- walkways should connect the main entrance way to the sidewalk;
- the front, exterior side, and rear elevations of corner lots will be consistent in terms of use of materials, window treatments and architectural detailing;
- exterior side elevations of corner dwellings should include wall articulation, enhanced roof form and ample/balanced fenestration consistent with the style of the dwelling;
- in the case where a townhouse is sited on a corner lot, the end unit flanking a street is defined as a priority lot. In the case where a semi-detached dwelling (comprised of two units) is sited on a corner lot, both units are defined as a priority lot;
- architectural features such as a porch, turret, or bay window should wrap the corner of the house and address the corner condition;
- modified interior models for corner lots will not be permitted unless upgraded to the same standard as corner specific models with enhanced flankage wall treatments; and,
- garages shall be located away from the exterior corner of the house.



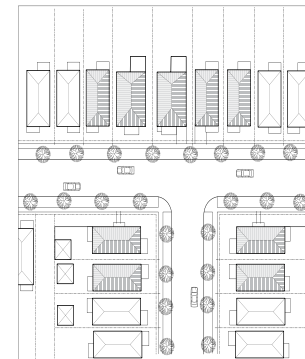
Dwellings located at the intersection of two streets shall address both streets.

#### .4 Units at 'T' Intersections

Principle: Homes at the top and facing a 'T' intersection shall address each other.

'T' intersections occur when one road terminates at right angles to another. Consideration should be given to homes at the top of the 'T' intersection and the two last lots on either side of the road that terminates at the intersection.

- special architectural features such as a second storey porch, bay window, or gable elements, should be incorporated into the homes at the view terminus of a 'T' intersection;
- corner lots should have their main entrances facing the homes at the top of the 'T' intersection;
- garages shall be located unobtrusively and recessed behind the front building faces and should not be located at the view terminus of the 'T' intersection where possible; and,
- where lot depths permit 'T' intersection dwellings should have a greater front yard setback to create visual interest and provide for greater landscaping opportunities.

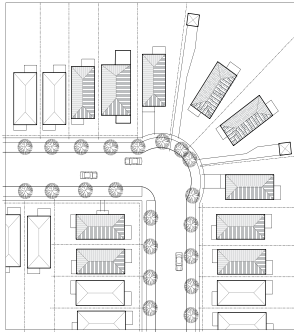


Dwellings located at 'T' Intersections should be considered as a group.

#### 5 Vista Terminations

Principle: Homes at the curve of a street and on cul-de-sac should be considered as a group, and where possible, similar treatment should extend to two or three units on either side of the curve.

- quality materials and architectural features shall be maintained on homes;
- extended material returns and treatments may be required where elevations are exposed to public view due to staggered siting on a lot;
- driveways shall not merge at the pavement edge of the street; and,
- where lot depths permit Vista Termination dwellings should have a greater front yard setback to create visual interest and provide for greater landscaping opportunities.



Consideration to vista terminations will improve views along a street.

#### .6 Window Streets

Principle: Important windows into a community occur when streets are parallel and adjacent to an arterial road or terminate at the arterial road in a cul-de-sac. Homes facing the window street should reflect the theme and architecture of the community within.

Passers-by gain an impression of the community from window streets. Window streets occur parallel to an arterial/collector road and are separated by a boulevard or buffer. Due to the high degree of public visibility, these dwellings should incorporate enhanced architectural features to create a visually attractive edge to the community.

- lots flanking a window street or on a cul-de-sac should be considered corner lots, i.e., front, exterior side, and rear facades of the homes should have consistent design, materials and windows treatments;
- homes flanking a window street or on a cul-de-sac should have features such as porches, turrets, and bay windows on the corner facing towards the arterial road;
- upgraded architectural detailing along window streets such as decorative facade elements or accent materials, shall be encouraged; and,
- safe pedestrian connections to arterial sidewalks shall be encouraged.

#### .7 Lots Adjacent Open Space/Pedestrian Walkways/Greenway Corridors

Principle: Homes fronting or flanking or backing onto active public spaces; open space, stormwater management facilities, public laneways and greenway corridors, should address the open space.

These lots are denoted on the Priority Lot Plan (Appendix C)

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- architectural features such as porches, turrets, and bay windows should address the corner of the home adjacent open space;
- fenestration should be provided on building facades facing these features to allow casual surveillance and foster public safety;
- the type and quality of materials, detailing and window treatments present on the dwelling's front elevation are to be extended to side and rear elevations which are publicly exposed;
- garages/driveways are to be located away from the open space/walkways;
- roof form articulation should be provided to add visual interest to publicly exposed side and/or rear elevations; and,
- where a dwelling's rear facade is obscured by dense vegetation, consideration to reducing the required upgrade will be given.

#### .8 Lots Adjacent Parks/Schools/Greenway Corridors

Principle: Homes should be designed to frame adjacent public places and the streetscape should be designed to create the impression that a consideration for a community place extends to the front door of the homes.

These lots are denoted on the Priority Lot Plan (Appendix C). The following considerations should be given to the streetscape and homes adjacent parks and schools:

- all buildings fronting across from parks and open space should have full porches to frame the special features and to provide for passive security (i.e. "eyes on the park").
- colour schemes, exterior material choices and architectural styles should be coordinated to create a unified edge around the park or school and generate a sense of place within the community;
- where visible to the public, lots backing or flanking onto schools, parks and greenway corridors/trails, should have rear and/or side elevations upgraded to match materials, details and features on the front elevation (as per Appendix C);
- where there are long stretches of lots having highly exposed rear elevations, variety in wall articulation, roof gabled features and massing variation should be provided; and,
- fenestration should be provided on building facades facing these features to allow casual surveillance and foster public safety.



Lots next to greenway corridors and open spaces.





.9 Lots Fronting Collector Roads

(see map on Appendix A, Page 49)

Principle: Homes fronting onto Kennedy Road, Main Street, and the Residential Green Collector Roads should be designed and sited to create a consistent street edge, and an active streetscape. The following considerations shall be given to the streetscape and homes fronting collector streets:

- front, side, and rear elevations exposed to public spaces shall be highly articulated, with particular emphasis on the main entry design;
- porches are encouraged to reinforce the objective of creating an active streetscape and facilitating passive security “eyes on the street”;
- dwellings should be sited such that a defined street edge is created; and,
- dwellings should be sited such that garages do not form a continuous visual dominating feature along streets.



A strong street edge is created with minimal setbacks while porches visually activate the streetscape.

### 3.3 Setbacks

Homes are generally encouraged to be located close to the street to reinforce a strong street edge. Front, side, and rear setbacks shall conform to municipal zoning by-laws for the Town of Caledon and as per the implementing zoning by-laws for Mayfield West.

### 3.4 Housing Types

A mix of architectural types such as Victorian, Georgian and Craftsman are encouraged in the community of South Fields to suggest a rural Ontario small town character. The use of ‘generic’ architecture, devoid of distinguishing character, shall be avoided. Low and Medium density housing is provided in the four residential neighbourhoods, radiating from the Village Centre and include detached, semi-detached and townhouse type housing. Mixed-use development, residential apartments or townhouse complexes, and live-work buildings are proposed for the Village Centre. The balance of the residential lands in the community is intended for low to medium-density residential uses.

### 3.5 Architectural Styles and Influences

.1 Single-Detached and Semi-Detached Elevations

Principle: A variety of complementary designs should be offered to form an interesting residential streetscape. A minimum of two elevations should be offered for each type of unit.

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It is not the intention of the guidelines to dictate that a specific style dominates throughout the South Fields Community. Instead, architectural styles should be consistent and, where they include elements of historic detailing, those elements should not be mixed with other styles in the same building. Accordingly, the design of building elevations should be guided by the following principles:

- there should be consistent and complementary application of architectural styles, materials, and colours within the community;
- front doors should be visible from the street and should predominate the garage;
- front entries shall be considered important elements of the front elevation and should include architectural features such as roof articulation, porches, etc.;
- windows should predominate the front facade;
- front facades and main entries of semi-detached homes should have similar architectural features and coordinated window placement;
- semi-detached homes located on priority lots will both be considered priority lot dwellings and subject to upgrades. The use of asymmetrical semi-detached facades is preferred where appropriate to style; and,
- a coordinated approach to municipal address signage design should be used by each builder. Address plaques should be located in a clearly visible, well-lit area and be appropriately sized for ease of legibility. Snap-on or taped address bars are not allowed, although may be used by the builder to identify lot numbering until occupied. This should apply to all low and medium residential building forms.

#### 3.2 Townhouse Elevations

Principle: Townhouses lend variation to a residential streetscape.

The guidelines for single-detached and semi-detached elevations shall apply to townhouses. Additional guidelines pertaining to the design of townhouses are:

- the siting, massing, and facades of townhouses shall be coordinated on an individual and block basis;
- townhouse elevations shall vary to distinguish individual units; however,
- a consistent and complementary pattern of architectural features shall be applied to define a grouping of townhouses;
- rooflines may vary to add visual interest and to differentiate a long group of units;



Examples of Semi-Detached and Townhouse Elevations.





Example of a laneway with coordinated landscape features.



Bungalow with a 1 1/2 storey appearance

- townhouses adjacent to single and semi-detached homes shall have architectural features or massing to reduce the perceived scale of the building and to blend with adjacent homes; and,
- where townhouses face public parks and public facilities, a regular repetition of elevations should be considered to present a more formal streetscape and help visually frame these community features.

### .3 Residential Units With Rear Lanes

Principle: To provide a strong uninterrupted street edge that is pedestrian friendly and in the case of the Village Core allow for a built form that is more urban in nature.

- laneways provide for garage access but also serve as secondary community passageways, and garage built form should provide for a lanescape with visual interest;
- consider treatment of corner lot fencing and relationship to the garage;
- all units backing on to a laneway will require secondary upgrades such as consistent window style and detail, continuous frieze board etc.;
- for corner lot dwellings where the flankage side is exposed, the main dwelling and the garage should be of a consistent architectural design, materials and quality;
- for safety, lighting should be provided at the garage entry;
- municipal addresses should be identified on the garage; and
- where possible utility and service metres should be located in the laneway.

### .4 Single-Storey Units

Principle: Single-storey homes add to the diversity of housing types and the residential streetscape.

- all single-storey units are encouraged to have a 1 1/2 storey appearance to better integrate within adjacent two-storey residences and create streetscape continuity.
- Architectural treatments that provide a 1 1/2 storey appearance could include an increase in main roof pitch, the use of end gables to increase massing, the use of dormers, front facade pediment gables with increased roof pitches, loft spaces and any other elements which help “break” the roof line of adjacent two-storey dwellings;
- single-storey units should be paired together;
- where 3 story dwellings are being considered, single storey or 1 1/2 storey dwellings may not be located adjacent to them;
- the rooflines of single-storey units shall be compatible with adjacent two-storey units with a minimum front elevation roof pitch of 7:12 and side slopes of 10:12; and,
- front entries shall be emphasized with gables, dormers, and other roof and entry treatments.



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#### .5 Main Entrances

Principle: Front entries create an attractive and active streetscape.

- front entries shall be the most prominent aspect of the front elevation;
- front entries shall be distinguished through the use of framing materials, colour, and architectural forms such as porches, arches, and front steps;
- front entries shall be of a consistent architectural design as the main dwelling;
- exterior doors shall be insulated slab doors to comply with Energy Star requirements;
- natural light at the main entry is encouraged through the use of sidelights, transoms and door glazing;
- steps shall be designed as an integral component of the unit, in proportion to the overall dwelling; however,
- if more than three steps at the front entry are necessary, they should be integral to the architectural design of the building such as appropriately detailed railings, integrating the steps into the design of the porch, designing the steps in concert with the landscape or providing landings;
- precast steps can be used for a flight of stairs no greater than three, more than three steps requires steps precast as a single unit with returned brick cladding on the sides or be poured in place.
- main entrance should be visible from the street;
- weather protection should be provided through the use of covered porches, porticos, canopies, or wall overhangs. Alternatives to this will be evaluated on their design merit; and,
- the front entrance shall be connected to the sidewalk or driveway with a hard surface walkway.

#### .6 Porches and Verandas

Principle: As an extension of the house, porches and other entry features establish the necessary linkage between the public and private realm of the street. Porches are considered an important design element in the South Fields Community, promoting social interaction and emphasizing the traditional Victorian, Georgian and Craftsman styles noted.

- covered entry features such as porches, porticos or balconies are to be incorporated into the majority of model designs;
- porches and railings should be of a design, scale and colour appropriate with the architectural style of the house;



Porches help to promote “eyes on the street”



- a maximum of 3.2m is allowed between the finished porch level and the bottom of the soffit, and shall be constructed of materials used on the rest of the home. Designs which exceed the height maximum will be considered based on design merit and appropriateness with respect to scale and overall design;
- Models which do not include a porch or portico will be evaluated based on individual design merit;
- a second level terrace or building over the porch is permissible; and,
- the area beneath the porch slab, to within 300mm of grade will be clad with the same masonry materials (brick or stone) as the rest of the house.

#### .7 Windows and Doors

Principle: The proper placement and coordination of windows and doors is essential to creating a pleasing facade and should sensibly relate the interior space to the street.

- exterior doors shall be insulated slab doors and be Energy Star qualified;
- windows, sliding glass doors and skylights shall be Energy Star qualified;
- where possible, a window, sidelights, or transom should accompany the front door;
- architectural detail surrounds and/or wall articulation should be provided to emphasize doors and windows;
- sliding doors are not permitted on the front or flankage elevations that are visible from the street;
- fenestration is required for all publicly exposed elevations to enhance the dwelling's appearance and to promote casual surveillance of the street from within the dwelling;
- window sizes shall be generous and have proportions and details consistent with the architectural style of the dwelling, including integrated muntin bars where appropriate;
- vertical, rectangular window proportions are preferred to reflect traditional architectural styles. Other window shapes are encouraged as an accent;
- bay windows shall be used at appropriate locations and designed in a manner consistent with the architectural style of the dwelling; and,
- where shutters are used they shall be half the width of the window.

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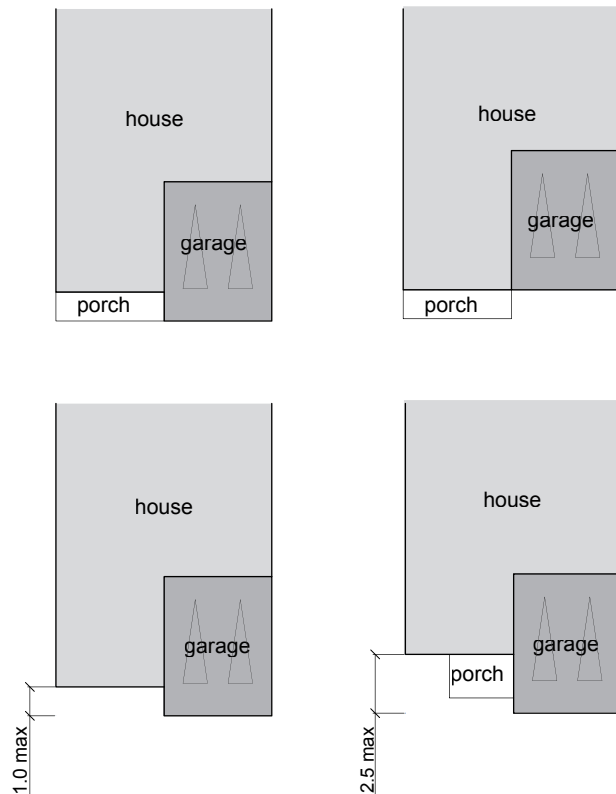
#### .8 Roofs

Principle: Variations in roof massing accentuate individual residences and contribute to an appealing streetscape.

- to provide visual interest and variety, different roof slopes are permitted, however, roofs should generally have a minimum front to back pitch of 6:12. The front elevation roof pitch shall be a minimum of 7:12 on a single-storey unit;
- the minimum side slope pitch shall be 9:12 on a 2-storey dwelling, and 10:12 on bungalows and 1 1/2 storey dwellings;
- secondary front to back roof pitches should be emphasized by raising the pitch to 10:12 where appropriate;
- the soffit shall have a consistent minimum overhang of 300mm;
- wherever possible, all stacks, gas flues, and roof vents shall not be visible from the front or from side elevations in the case of corner lots;
- all roof vents shall be prefinished to match the roof colour;
- all metal chimneys shall be boxed-in and finished with cladding;
- flat roofs are not allowed except on porches and side extensions of the dwelling unit; and,
- skylights shall be located on roofs not visible from the street and should have a flat profile.



A variety of roof massing creates an attractive streetscape.



Porch/Garage projection examples.

### 3.6 Garages and Driveways

Principle: The design and material of attached garages should complement the main dwelling unit to create a cohesive streetscape. (Refer to Appendix A for unit and road type categories and means of access)

#### .1 Attached Front Yard Garages

- attached garages must be a natural extension of the design, massing, and materials of the main dwelling;
- exterior parking pads and driveway width standards shall be in accordance with the Town's Zoning by-law;
- a variety of garage treatments, such as recessed, flush, and projecting, are encouraged to create visual interest on the streetscape;
- the maximum garage projection shall be 1m from the front dwelling face where there is no porch, and 2.5m from the front dwelling face where there is a porch. Greater garage projections will be considered based on architectural merit and in consultation with Town staff;
- the front face of the garage will be a maximum of 2.5m forward from the second floor main wall over the garage and the second storey must cover a minimum 2/3 of the garage width. Dwelling designs with the second floor flush face with the front face of the garage should be avoided unless an appropriate design treatment is provided (i.e. a boxed bay or other detailing to create a visual break);
- front entry features and other architectural elements are encouraged to be placed closer to the street to reduce the visual dominance of the garage. This should occur on the majority of the dwellings;
- lighting to identify garages and street numbers should be provided; and,
- in general double car garages shall utilize two single-width doors in place of single double car garage doors. Single double car garage doors may be considered where it is not possible to provide two single-width doors.

Builders are responsible for ensuring that all relevant provisions of the zoning by-law are met including minimum setbacks, building/terraces over the garage, and permitted driveway widths. In order to provide a variety of housing types, builders will be required to prepare plans of single and double car garages for detached dwellings.

As outlined in the Mayfield West Community Design Plan, required garage widths are as follows:



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- Single Detached Units - min. 9.1m for a single car garage and 11m for a double garage;
- Semi Detached Units - min. 6.85m for a single garage and n/a for a double garage; and,
- Townhouse Units - min. 5.5m for a single garage and n/a for a double garage.

#### .2 Dropped Garage Conditions

Principle: Dropped garage conditions occur on rear-to-front sloping lots when additional risers at the front entry are required. This can create “top heavy” garage massing by increasing the expanse between the top of the garage door opening and the underside of the soffit above. Suggested design treatments to reduce the visual impact of the taller garage may include, but not be limited to:

- increase the garage door height by 300mm;
- lower the garage roof;
- add a decorative gable louvre or feature;
- provide additional detailing, such as masonry soldier coursing over lintels, or continuous brick banding;
- provide a window scaled to the dwelling, above the garage doors;
- provide wide profile arched lintels over the garage doors; and,
- locate light fixtures above the garage doors.

#### .3 Rear Yard Garages

Principle: Garages located in rear yards offer variety and reduce the number of garages located in the front yards.

Garages can be located in rear yards by means of a driveway running the depth of the lot to the rear yard or by means of a driveway from a flanking street on corner lots. Garages can be detached or attached to the dwelling.

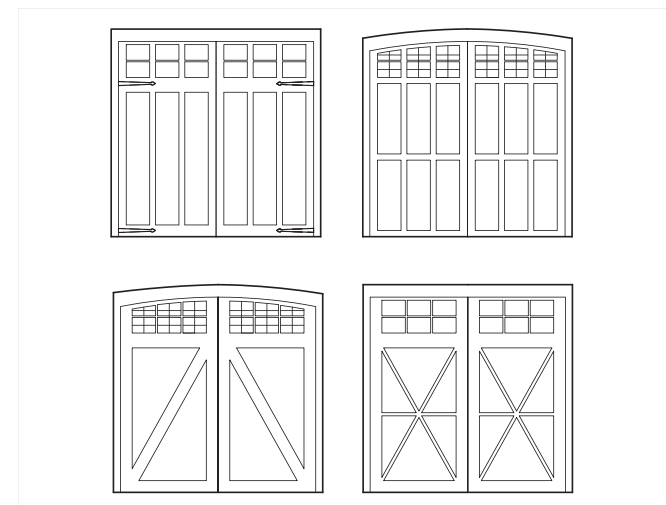
- architectural design, massing, materials and colours should be in keeping with the main dwelling; and,
- a bonus room over the garage is allowed.

#### .4 Carports and Parking Pads

Principle: Where a rear garage exists, there is the opportunity to provide parking for a second vehicle under a carport or on a parking pad.



Reduce the visual impact of garages.



A variety of garage doors is encouraged.

- the design of a carport shall reflect the design of the garage and main dwelling; and,
- parking pads shall be hard surfaced with, e.g., asphalt paving, poured concrete, or paving stones.

.5 Lane Based Garages

Principle: A variety of elevations and styles should also be provided for lane based garages to create visual interest in the laneway.

- garages shall be in compliance with Town standards;
- garages should be paired for semi-detached and townhouse lane based units;
- architectural design, massing, materials and colours should be in keeping with the main dwelling;
- garages on corner lots are encouraged to include a bonus room above to provide for a building mass that defines street edge and the laneway entries; and,
- garages flanking onto corners will require upgrades consistent with the flankage and rear elevations of the main dwelling;

.6 Driveway Treatments

Principle: Driveways shall be unobtrusive.

- driveways on lots adjacent to parks, open space, schools, intersections, transit stops and walkways should be located furthest away from these features, where possible.
- driveway locations should be predetermined by the municipality on the above-ground services plan for the subdivision and should include a mix of paired and unpaired driveways to maximize street tree placement and on-street parking;
- driveways for semi-detached and townhouse dwellings should be paired at the common lot line;
- adjacent driveways at cul-de-sacs and street elbow locations are to be designed to eliminate overlap between the property line and the curb;
- driveways located at the top of T-intersections should be located to the outside of the pair of dwellings which terminate the view, where possible; and,
- driveway widths shall not exceed the width of the garage.



Lane based garage with bonus room above.

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### 3.7 Exterior Colours and Materials

Principle: A pattern of material types and colours should be used to create an attractive neighbourhood.

#### .1 Foundations

- wall cladding on the dwelling shall come to within 300mm of finished grade and shall be maintained on all dwelling elevations;
- concrete foundation walls should have a parged finish, bare or unfinished concrete is not allowed; and,
- where grade conditions require, the wall material shall be stepped to permit a maximum of 300mm of exposed foundation wall on the front elevation and where excessive grade change is present, up to 600mm on side and rear elevations which are not exposed to public view.

#### .2 Wall Materials

- a variety of materials are encouraged, such as high quality fiber cement siding (hardi-board), with brick and stone predominating;
- units that are all or primarily stucco or vinyl cladding shall have strong architectural detailing and shall incorporate architectural features such as masonry clad plinths (1200mm in height) and porches as per brick and stone clad homes;
- vinyl clad units shall be limited to roughly 1/3 of the houses within a development and ideally to 1/3 of a block length;
- material changes can help differentiate towers, bay windows, entrances and other architectural features;
- additional materials may be used to draw attention to a particular feature or to break a tall or wide massing;
- exposed flankage and rear facades shall be of the same materials as the front facade.
- detail materials and special masonry such as trim, stone sets, keystones, etc. may be used around windows and doors; and,
- materials such as stone used for the front facade shall wrap on the side elevation either by stone transition such as finger joint detailing, a material return of 1200mm, to a logical change of wall plane or the rain water leader where present.

#### .3 Roof Materials

- roof colours shall include a variety of hues including grey, black, and brown with some variation along the block;
- in addition to asphalt shingle, standing seam metal and copper roofs will be permitted;
- all roof vents, stacks, and flues shall be prefinished to match roof colour; and,
- the roof material of the house shall be the same for all secondary roofs such as the garage and porch roofs.

.4 Exterior Colours

- a complementary colour palette shall be used throughout the neighbourhood to create a cohesive identity;
- all metal flashing should be prefinished or painted to match adjacent wall or roof colour. Bare metal flashing will not be permitted;
- a variety of colour packages should be offered to add visual interest;
- when determining colour scheme for individual lots, builders are encouraged to consider the entire streetscape to avoid repetition and ensure complimentary colours;
- adjacent units shall not have identical colour packages;
- the same colour package may be repeated every fourth unit (separated by 3 lots); and,
- identical colour packages should not be sited opposite each other.

5 Garage Exterior Materials and Colours

The exterior colours and materials of garages shall be compatible with the main unit with particular attention to aforementioned priority lots.

3.8 Grading Conditions

Principle: Special consideration and architectural features shall be incorporated into the design of dwelling units on lots with sloped conditions.

Lots with a grading differential of more than 1000mm measured from grade to the finished first floor shall be built to the following standards:

- an entry feature or porch should be added to the front entry;
- a flight of stairs shall have a maximum of six steps leading to an entry or porch. Where grade conditions mandate more steps, further solutions should be explored for the design of the stairs (i.e. lower the foyer, inset risers within the porch, provide landing and landscape steps, etc.) and will be reviewed on a lot by lot basis;
- homes sited such that the space between homes is 1.2m or less shall not be sodded but instead will have a crushed stone detail in between the homes; and,
- where possible and appropriate, the roof pitch over the garage should be steepened to reflect a greater vertical proportion and deal with a possible “dropped garage” condition (see section 3.6.2, Dropped Garage Conditions).



## 3.0 DESIGN GUIDELINES FOR LOW & MEDIUM DENSITY RESIDENTIAL DEVELOPMENT

### 3.9 Utility Service Meters and Mechanical Equipment

Principle: Utility locations are to be coordinated with the design of the units to reduce their visual impact on the streetscape.

- where possible, meters, air conditioning units, vents for dryers, exhaust fans, furnaces, hot water tanks, etc. , shall not be located on an elevation facing the street, and shall be located where they can be screened;
- where possible, utilities should be consolidated in one location and/or incorporated into the design of the unit to minimize visual clutter;
- hydro meters shall be located on the interior side elevation of the dwelling unit or where this is not possible, screened by other architectural elements such as projecting low walls or niches;
- only where absolutely necessary may appropriate landscape and colour treatment be the sole means of screening utilities;
- townhome units should provide for recessed utility meters and avoid their placement in front of the individual units; and,
- meter placement shall at all times be in accordance with local utility company requirements.

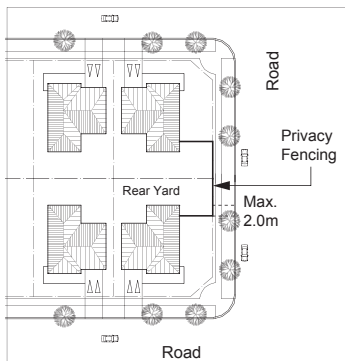
### 3.10 Utility Building

Principle: Buildings to accommodate utilities such as telecommunications or hydro, located within the community, should be designed to ensure appropriate design treatment.

- utility buildings shall be submitted to the Control Architect for design review prior to application to the municipality for site plan approval;
- utility buildings should reflect residential design characteristics, including the use of pitched roofs, articulated facade design, and materials of the residential neighbourhood;
- the siting and design of utility buildings should be considered at a streetscape level;
- associated air condition units and mechanical equipment should be oriented away from adjacent residential areas, school buildings, and play areas;
- landscape treatment should be provided, without interrupting access for utility companies;
- utility buildings should be located to minimize public visibility. Locations should be determined during block planning process; and,
- when they are located in an open space or SWM pond area, utility buildings should be treated as a feature with appropriate architectural treatment in terms of massing, decorative details, and materials which reflect the architectural design of the community.



A decorative fence (1.2m) complements a wooden privacy fence (1.8m) along a side yard.



Privacy fence should include a fence gate on return.

### 3.11 Fencing

Principle: Fencing creates privacy for residences and helps define street edges.

#### .1 General Fencing

- fences, hedges, and walls should be a maximum height of 1.8m to maintain visibility along a street;
- a variety of fence styles and materials shall be repeated in the community; and,

#### .2 Front Yard Fences, Garden Walls, and Privacy Fences

As a means to create privacy and provide street definition, fences and garden walls are encouraged in the community of South Fields.

- front yard fences, hedges, and garden walls are encouraged, and should be limited to a maximum of 1.2m in height and be of permeable construction to allow views from/to public spaces;
- fences visible from the street should present a variety of styles used consistently throughout the subdivision;
- the predominant style and materials of fences should reflect those of the residences. Nothing shall preclude rear yard privacy fences from being totally comprised of wood;
- where corner lot privacy fencing is provided, their height shall be 1.8m;
- privacy fencing should be designed to incorporate a gate on the portion of the fence that returns from the lot line to the side wall of the unit;
- where possible, a privacy fence should project from the dwelling at a recommended 1.5-2.0m distance beyond the end corner of the unit;
- where required, rear and side yard fences shall be consistent in design, colour, and materials with the front yard fence; and,
- fences provided by the developer/builder shall be subject to review by the control architect.

### 3.0 DESIGN GUIDELINES FOR LOW & MEDIUM DENSITY RESIDENTIAL DEVELOPMENT

#### 3 Noise Attenuation Fences and Walls

Principle: Acoustic fences and walls employed as a means to provide noise attenuation for private homes and amenity areas shall comply with the following guidelines.

- acoustic fences shall provide adequate visual and physical buffering to the residences without creating an uninviting wall;
- if masonry piers are used on acoustic fences they should be the same material and colour as all entry elements in the community;
- acoustic fences should be designed to incorporate stylistic elements and/or materials complementary to the buildings, units, and architectural features in the community.
- where acoustic fences are required by the Town of Caledon, the maximum height should be 2.5m;
- the acoustic fence should extend beyond the end of the house 1.5-2.0m; and,
- where a noise attenuation fence exceeds 20m in length (i.e., as is the case where residences back onto stormwater management ponds), the fence shall be articulated and/or incorporate visual variations.



Figure 1: The Village Community Plan