

Urban Design Brief
Architectural Design Guidelines
Erin Heights

May 18, 2022

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1.0 INTRODUCTION

The following Architectural Guidelines have been prepared to assist Erin Heights development, building, design and marketing team to create an architecturally harmonious and visually stimulating community in Erin that conforms to and reinforces the Community & Architectural Design Guidelines ‘Urban Design Guidelines’ for the Villages of Erin & Hillsburgh (Town Urban Design Guidelines, April 2021).

The community lies on the east side of Eighth Line and is bounded by environmental lands to the north and east, the existing Erin Heights subdivision to the south.

1.1 Purpose and Intent of the Guidelines

The Design Guidelines ensure that the vision statement from Community & Architectural Design Guidelines ‘Urban Design Guidelines’ for the Villages of Erin & Hillsburgh:

The Town of Erin aspires to be a healthy and sustainable community while maintaining the look, feel and charm of a ‘small-town’ that is connected to its natural and built heritage. It will grow and prosper within this context and ensure that new development contributes to and enhances the character of its historic downtown neighbourhoods.

The following Architectural Guidelines have been prepared to supplement the review and approval process related to the creation of a new neighbourhood through the construction of single detached, semi-detached and town home units. The guidelines deal with the building design and siting criteria within the private realm, in order to ensure a harmonious integration with the built and natural character within the Town.

1.2 Objectives

It is the intent of these Guidelines to achieve architectural harmony for the Erin Heights Neighbourhood reflecting a traditional theme consistent with the neighbourhood context.

In line with the Towns Urban Design Guidelines, the following objectives are proposed:

To support the needs of the local community through the careful design of an appropriate mix of house types and sizes suited to the evolving needs of families and individuals. To harmoniously integrate this variety of well-designed homes and town homes into the developing neighbourhood to suit a range of community needs

To support the recreational needs of the community through the careful design of public open spaces and natural features connected by pleasant and convenient walking paths that integrate the entire community. Walking activity should be encouraged throughout the community with convenient barrier free access throughout facilitating walking trips with carts, strollers, walkers and other wheeled appliances.

To establish a high level of traditional architectural quality in the neighbourhood that is coordinated and appropriate to its context. Architectural styles for the Erin Heights neighbourhood are influenced by a number of traditional period styles including, Second Empire, Colonial Revival, Craftsman, Italianate, Georgian, Folk Victorian, and Prairie, that favor a familiar rural tradition with accessible and usable porches suited to outdoor living. The guidelines seek a modern reinterpretation of these styles respecting their guiding proportions and principles adapted to current building techniques, roof shape and materials. Slavish replication of period detail is not sought.

To ensure that building entrances are visible and strongly articulated to give every resident a sense of address and pride of home. Porches should be provided to encourage an active and populated street life characteristic of older urban settlements within Erin.

To establish an appealing streetscape within and at the edges of the development, by minimizing the visual impact of garages and surface parking areas on the streetscape.

To provide a harmonious variety of homes models, elevations, sizes, building materials and exterior colours which will achieve a diverse expression avoiding monotony in the streetscape, yet achieving a unified environment.

To provide guidance to the designers and builder to ensure the highest possible standard of design is reasonably met.

To ensure construction follows the approved design program.

To foster a safe and secure pedestrian friendly environment.

1.3 Administration of the Guidelines

These guidelines are intended to encourage and maintain a high level of architectural and urban design quality throughout the period of development of the Erin Heights Community. It is intended that these guidelines be read and applied in conjunction with the approved Town Urban Design Guidelines. Minor amendments to the Architectural Design Guidelines to reflect specific concerns may be made by the Empire Communities' and their designers.

2.0 ARCHITECTURAL GUIDELINES FOR ALL DWELLING TYPES

The following architectural guidelines apply to all low-rise residential dwellings In the Erin Heights Community.

2.1 Themes and Architectural Styles

A traditional regional architectural theme shall be applied to the homes of this Community. The architectural character should blend with the immediate neighbourhood context and be familiar and relevant to the greater Erin architectural tradition. Elements including porches, bay windows and other building projections should be included as typical features within this community. A variety of elevations that suggest an evolved quality rather than an instant “cookie cutter” look and a modest scale of home that celebrates simple living rather than ostentatious expression.



A variation of elevations and materials provide a cohesive architectural theme

2.2 Covered Front Porches

Covered front porches, porticos and stoops are typical of local traditional housing styles. Models should feature a strong and highly visible entrance through the use of porch, portico or stoop conditions.

Typically, a decorative clad beam drop of 6”, or a frieze extension should be used at the top of columns accompanied with brackets or other suitable trim where appropriate.



Variety of covered front porches provide a dominant visible entrance.

2.3 Front Entrances

Front entrances should be visible from all approaches and should be designed in detail to match the architectural character of the home.

Entrance porticos and porches should be aligned with the dominant unit feature (gable, window peak, etc.) while framing and featuring the unity entry.

A variety of front door styles is to be provided to give each unit a unique and personal entrance, in character with the building's architecture. Traditional decorative front door casings and surrounds and other traditional details are encouraged but not mandatory. The addition of glazing and transom windows is encouraged to be incorporated into the front door entrance feature.



Variety of front door styles provide a unique personal entrance while providing ample glazing within the door.

For the rear street access products (singles and townhomes), front accesses will be along the main arterial road. The intent is to remove rear lotting conditions. Both the front and rear elevations of these products address both street frontages as shown in the renderings below.



Front Elevation for 6 Unit Rear Street Access Townhomes. The Townhomes address the street frontage with porch coverings and walkways to each entrance.



Rear Elevation for 6 Unit Rear Street Access Townhomes. Driveways are paired to maximize landscaped areas.

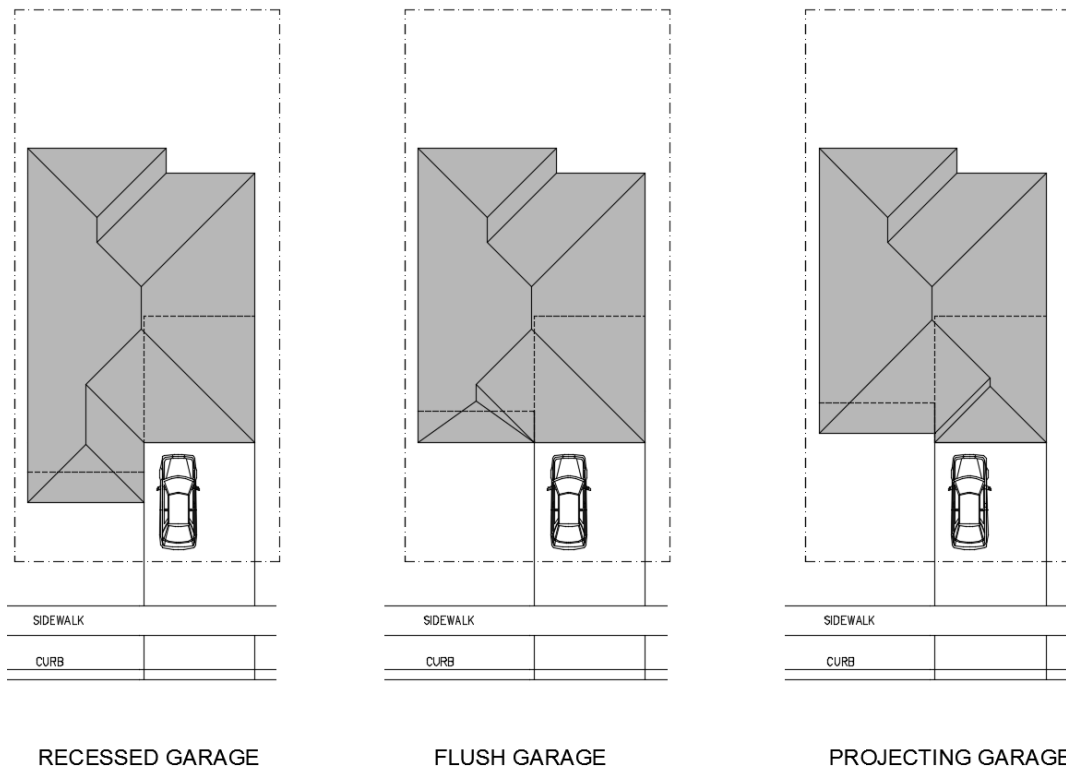
Garages and Driveways

Guidelines for garage design are intended to ensure that the garage is not a dominant element in the streetscape. The garage should blend and harmonize with the dwelling and reduce its visual impact on the streetscape.

A variety of attached garage options should be integrated into the designs. The garages should complement the principal dwelling while minimizing its impact on the streetscape. This can be achieved in a variety of forms:

- Recessing the garage behind the main building massing
- Integrating the garage so it remains flush with the porch projection
- Minimizing or limiting the projection of the garage

Two single garage doors versus that of one large garage door on larger product is preferable.



Variety of attached garage options to minimize the garage presence.



A variety of garage door styles should be offered allowing for a diverse streetscape within the community.

It is encouraged that driveways be paired where possible to allow for additional on-street parking opportunities for single detached product.

On townhome product it is also encouraged to pair driveways where possible to also allow for additional on-street parking opportunities. It is understood that when an odd number of lots occur that pairing of driveways is not possible.



Pairing of garage doors is encouraged on townhome product to allow for additional on-street parking opportunities.

2.4 Roof Designs

The designs should provide a variety of architecturally appropriate traditional roof slopes and types. Roof lines that shear or shift abruptly in elevation along the centerlines of gables are discouraged.

Visible side slopes of front roofs such as front gables, should have roof pitches of a min. 8:12. Less visible front to back roof pitches can be reduced to 6:12. In certain circumstances a front to back roof may be lower than a 6:12 pitch to meet design objectives.

2.5 Exterior Materials

Vinyl siding, clay masonry brick, aluminum wood siding, masonry materials such as brick and/or stone or combinations of masonry and siding shall be used as the dominant materials on all elevations of all buildings.

Each home and townhouse block should introduce a harmonious variety of accent cladding materials such as:

Precast features and bands;
Window surrounds/casing;
Crezone panels with trim boards;

Stone;
Board and Batten;
Vinyl shingle and shake designs



A variety of single detached dwelling types should be designed to reflect the established neighborhoods within Erin depicting dominant materials of vinyl, brick and stone.

2.6 Townhome Design

Townhomes are comprised of individual units grouped together into a larger architectural form. The massing and design of each townhouse block rather than the individual units should be reviewed based upon the design merits of the block. Appropriate design variety between adjacent blocks should be provided. Elements such as varied wall planes and roof lines should be incorporated to help break up larger block massings.

A maximum of 6 townhouse units within a block shall be allowed.

Exterior end units of townhomes that face open space or parks should incorporate building projections, gables and architectural features where permissible to maximize opportunities for overview and safety.

Townhouse Corner units should incorporate architectural features that address both fronting streets and with a flanking elevation that includes windows consistent with the front elevation. Wrap around porches, gables and other architectural features are encouraged to be used along both building frontages.



Corner designs of townhome units should incorporate architectural features addressing both fronting streets.



A variation of townhouse dwelling types should be designed to offer variety within the streetscape.

2.6.1 Rear Street Access Townhomes

Further to the design principles for standard townhouses, rear street access townhomes shall be mindful of the need to produce an attractive and safe streetscape on both frontages of the building, providing for both vehicular and pedestrian safety and landscaping opportunities. The streetscape should be carefully arranged in groupings of garages to encourage an attractive visual environment.

Any garages in the rear yard should match the main dwelling through vernacular, massing, materials, and color. In locations of high public exposure, garages should be designed to the same level as the main dwelling and finished with materials compatible with the front. Main entrances for corner units may be located on the flankage elevation to create a building appearance consistent with the adjacent detached housing.

Outdoor amenity areas should be located in the rear yard and may be adjacent to the driveway, between the dwelling and garage, or provided in the form of a balcony/patio located above the garage, and adequate privacy screen should be provided from the public right-of-way (at the rear of the lot). Lighting should be provided along pedestrian walkways to ensure the path is lit consistently along the length of the route and that no dark patches occur.



Amenity space may be provided on adjacent to driveway or on balcony above garage.

2.7 Exterior Colours

Non masonry cladding materials should harmonize with the dominant brick colour. A contrasting accent coloured cladding on gable panels or window surrounds is permitted. Colour coordinated trim boards of at least 4" width should be used at all non-masonry corners and around all openings in non-masonry panels.

On each townhouse block, eaves, soffits, fascias and frieze boards, where used, shall match in colour. One brick colour should be used per block.

Roof colours should reflect the tones of traditional roof materials and should be dark in nature. Very light coloured roofs such as white or light grey should be avoided.

3.0 ARCHITECTURAL GUIDELINES FOR MID-RISE AND MIXED-USE BUILDINGS

3.1 Mid-Rise Buildings

Mid-rise buildings shall provide appropriate transitions and compatible architectural design, composition, and style of medium density buildings as they relate to adjacent residential dwellings. Buildings shall be located close to the street edge, oriented to address all street intersections. The main entrance shall be prominent and visible from the street.

Building elevations shall be articulated with changes in plane to break up long, continuous stretches. Appropriate setbacks and step-backs in the upper levels of the building massing to maintain pedestrian scale at street level shall be provided. Design and detail the building to be compatible with adjacent built form through massing, materials and / or other design strategies, with consistent architectural detailing on all publicly exposed elevations. Conflicts shall be minimized between vehicular access, drop-off, parking areas and pedestrian accesses. Surface parking areas shall be avoided between the building and the street, where possible.

Screening for loading, service, and garbage storage areas by building, screen walls and/or landscaping of coniferous planting for year-round screening of negative views shall be encouraged. Roof top mechanical units shall be screened from public view.



Buildings shall be located close to street edge. Elevations shall be articulated with changes in plane.

3.2 Mixed-Use Buildings

Mixed-use buildings shall have massing, rooflines and architectural detailing of the building that is compatible with adjacent low and medium density residential built form. Buildings shall provide a clearly defined base to differentiate the commercial component from the balance of the building and its residential uses, including use of differing exterior colours and materials. Entrances for the commercial uses shall be clearly differentiated from the residential entrances.

Buildings shall provide visual interest through design, articulation and fenestration. Large unarticulated wall surfaces shall be avoided. Expansive storefront windows shall be incorporated for views to activities inside, creating interest for passersby and to serve as a visual connection to the outdoors.

Setbacks of mixed used buildings shall be minimized at-grade, while allowing for higher pedestrian volumes, patios and spillover space, where applicable. Private parking areas shall be located away from public view, where possible. Servicing, garbage and loading facilities shall be located to the rear of buildings, screening them with architectural elements and landscaping from public view (for example, through low walls, plantings or high-quality fencing). Vehicular and service access to residential streets should be minimized and designed to minimize disruption to pedestrian routes. Barrier-free sidewalks should be provided, where feasible, leading directly from the public street, transit stops and/or parking areas to the main building entrances. In addition, pedestrian links to adjacent neighbourhoods shall be provided.



Clearly defined base to distinguish between commercial component and residential component. Commercial entrance shall be distinguished from residential entrances.

4.0 SITING REQUIREMENTS

4.1 Model and Elevation Repetition

- The siting of identical elevations side by side or directly opposite the street should be avoided
(see “A” on Figure 1)
- A minimum of (2) other models shall separate a model with the same style (elevation)
i.e. Model 1 -B sold on lot 2 cannot be sold again until lot 5
(see “B” on Figure 1)
- A model may be sold next to the same model if the style is different. A maximum of 3 elevation styles of the same model may be sited next to each other
(see “C” on Figure 1)
- An identical style (elevation) should not be sited more than 3 times in a row of 10 lots.
(see “D” on Figure 1)
- On corner lots models with the same style (elevation) should not be sited directly opposite each other.
(see “E” on Figure 1)



Model 1 elevation A

Model 1 elevation B

Model 1 elevation c

An example of 3 distinctive elevations of the same model

4.2 Colour Selection

- Identical colour packages must be separated by 2 dwelling units.
i.e. if colour package x is on lot 2, it cannot be selected again until lot 5. (see figure 1)
- Homes with the same exterior colour package shall not be sited directly opposite each other
- On corner lots the exterior colour package shall be different than the package directly across the street.

Figure 1 – Model Repetition / exterior colours

