



ARCHITECTURAL CONTROL GUIDELINES

Terms of Reference

1.0 PURPOSE

Excellence in design quality for new residential areas is a vital component in city-building. The purpose of Architectural Control Guidelines is to ensure a high standard of architectural design quality for residential plans of subdivision in the Town of Richmond Hill.

The guidelines will provide clear design guidance on the design of individual houses through proper articulation of their built form, and they will also provide direction on how houses and other design elements will work together to contribute to a harmonious and attractive streetscape.

Architectural Control Guidelines will be required for every new residential plan of subdivision within the Town of Richmond Hill where ground-related residential dwellings, such as singles, semis, and townhouses, are proposed. The Architectural Control Guideline will be required for small subdivision in infill situations as well as large scale housing developments.

2.0 PROCESS

Architectural Control Guidelines should be submitted by the applicant and prepared by a qualified design professional (such as an urban designer, architect, or landscape architect).

As part of a condition of draft approval, the Architectural Control Guidelines will be reviewed and approved by Town Staff. The approved document will then be included as a provision in the Subdivision Agreement.

3.0 CONTENT

Architectural Control Guidelines establish criteria for the design of the houses within a subdivision. The criteria are specific to the proposed subdivision, and are based on a set of guiding principles used to design the development at the neighbourhood scale (established during the plan of subdivision stage).



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As part of the Architectural Control Guidelines document, written guidelines should be provided in addition to drawings, diagrams or image/photographic precedents that illustrate the guidelines. Depending on the scale of the development and the site characteristics of the subject property, the following criteria should be addressed in the Architectural Control Guideline document where applicable:

INTRODUCTION

1. List of Guiding Principles at the Neighbourhood Scale
2. Brief Description of the Surrounding Context (location map, surrounding land uses, existing character, views & vistas, etc.)

STREETSCAPE DESIGN CRITERIA

1. Community Safety
2. Street & Building Relationship
3. Model Repetition / Façade Variety
4. Massing Within the Streetscape
5. Fencing

ARCHITECTURAL DESIGN CRITERIA

1. Architectural Style
2. Elevations / Façades
3. Building Projections
4. Architectural Detailing
5. Main Entrances
6. Porches / Porticos / Balconies
7. Wall Cladding
8. Exterior Material Colours
9. Roofs
10. Windows
11. Foundation Walls
12. Adverse Grading Conditions
13. Utility and Service Elements
14. Municipal Address Signage
15. Lighting



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DESIGN CRITERIA FOR GARAGES

1. Garage Type
 - a) Attached Front Facing Garages (including garage widths)
 - b) Rear Yard Garages
 - c) Side Facing Garages
2. Dropped Garage Conditions
3. Driveways

CRITERIA FOR PRIORITY LOT DWELLINGS & COMMUNITY CHARACTER AREAS (Include a Priority Lot Map)

1. Community Character Areas
2. Corner Lot Dwellings
3. Community Window Dwellings
4. View Terminus Dwellings
5. Dwellings Abutting Public Open Space / Parks
6. Dwellings on Reverse Frontage Lots
7. Dwellings Adjacent to Heritage Buildings