

# GLEN WILLIAMS ESTATES

## ARCHITECTURAL DESIGN GUIDELINES

THE TOWN OF HALTON HILLS

APRIL 2020



STRUCTURED  
CREATIONS

## DISCLAIMER

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# 1.0 Introduction

## 1.1 Scope and Intent

These Architectural Guidelines prepared by SCI (Structured Creations Inc.) build on the Glen Williams Estates Urban Design Study to provide further detail into such areas as:

- Architectural design;
- Streetscape design as it relates to relationship of the houses to the street; and
- The privately administered architectural

review process.

These Architectural Design Guidelines are based on guidelines established in the Halton Hills Official Plan and the Glen Williams Secondary Plan and are to be read in conjunction with the Glen Williams Estates Urban Design Guidelines Prepared by NAK Design Strategies. Detail will be provided to create a community that will reflect the characteristics of Glen Williams and the surrounding landscape while integrating the unique topography of the site.

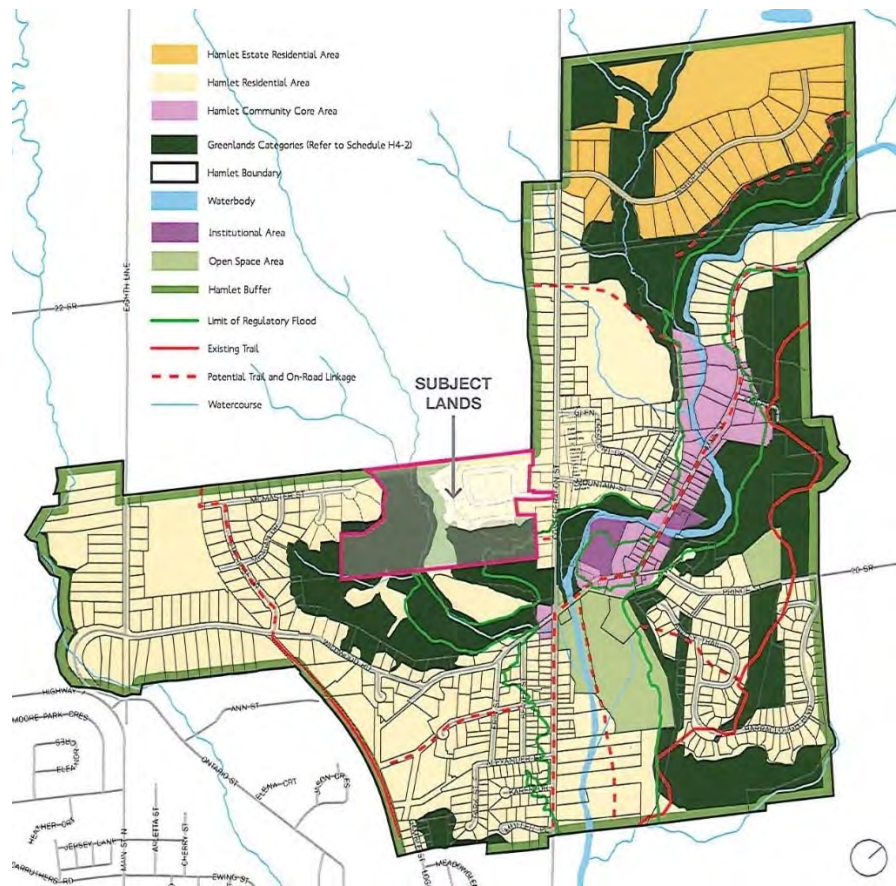


Figure 1 – Excerpt from the Secondary Plan – Glen Williams Land Use Plan (Town of Halton Hills Official Plan, Schedule H4-1) and an overlay of the Glen Williams Estates subject lands (Excerpt from NAK Urban Guidelines Study)

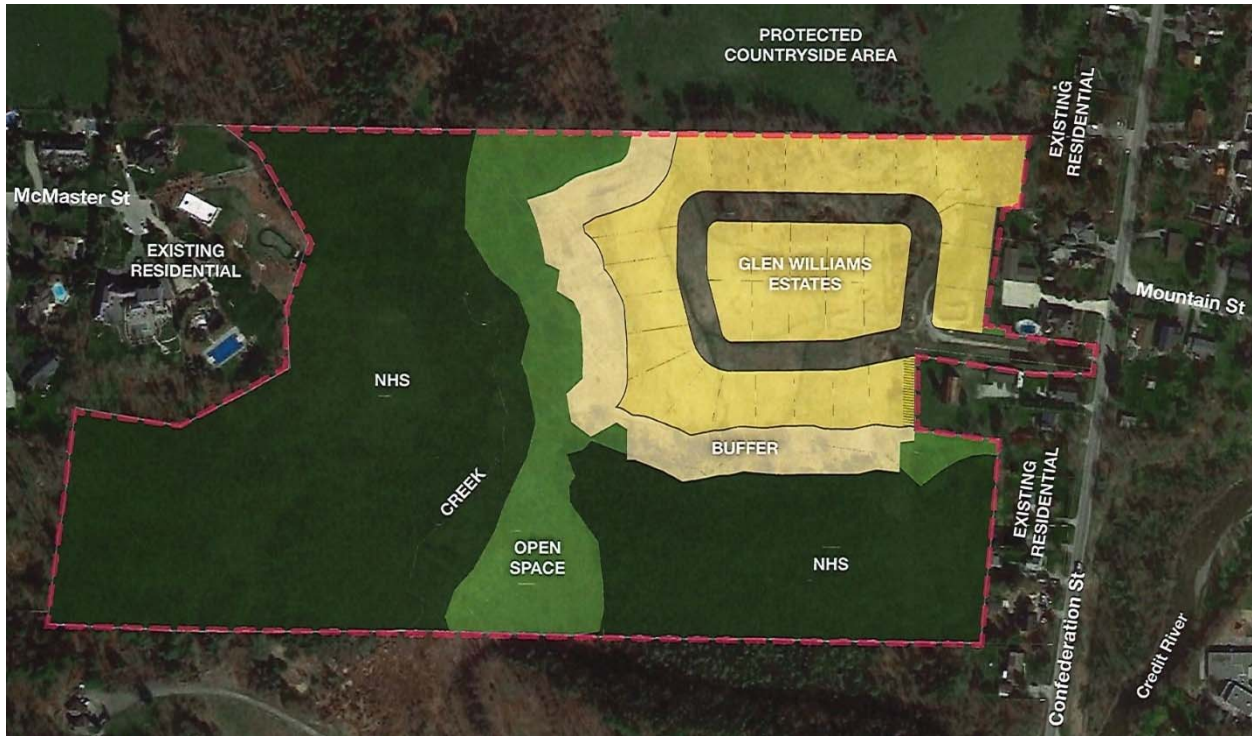


Figure 2 – Aerial overlay of the Glen Williams Estates subject lands and the surrounding context. (Excerpt from NAK Urban Guidelines Study)

## 1.2 The Use of Language Regarding the Degree of Compliance

As with all guidelines, there needs to be a clear understanding of the use of specific words as they apply to the degree of compliance expected. For the purposes of these Architectural Design Guidelines, the following hierarchy of compliance shall apply:

- **Shall and Will**  
The uses of the words “shall” and “will” denote design requirements that must be met
- **Should**  
The use of the word “should” denotes design requirements that typically must be met, but where site specific conditions or the specific merits of a specific design solution might merit flexibility
- **May and Encouraged**  
The uses of the words “may” and “encouraged” represent guidelines that are encouraged practices and not rigid requirements

### 1.3 Architectural Vision

The following outlines the architectural characteristics envisioned for the Glen Williams Estates development, which will contribute to achieving a pleasant, visually interesting and cohesive streetscape. The overall intent is to create an updated transitional design through GWE that utilizes the historical context of the surrounding areas as it's foundation.



Figure 3 – Examples of heritage architecture in Glen Williams (Excerpt from NAK Urban Guidelines Study)

This may include the following:

- Traditional architectural forms that will build on the unique heritage character of Glen Williams;
- Simple and varied building forms;
- Main entry and front porches to be the focal point of the front facades;
- Elevations should avoid over-decoration and feature fewer, but architecturally strong elements;
- Architectural elements to be in proportion and harmonious with overall design;
- High level of fenestration oriented to take advantage of scenic views, to provide eyes on the street, and to maximize the use of natural light and solar gain;
- Consistency of architectural detailing and exterior cladding materials on all elevations of each building;
- A variety of cladding materials are encouraged;
- Special designs addressing existing topographical conditions, entrances and site lines



Figure 4 – An example of Heritage architecture re-interpreted in a contemporary style

## 2.0 Architectural Design Criteria

The community being proposed for Glen Williams Estates and the newly created 34 lots offer a unique setting within the community of Halton Hills. The grade changes and topography through the community encourages house designs that are simple in terms of shape and form. As homes transition from one property to the next, it is important that the rooflines and massing of these new homes relate to each other to create a balance from one property to the next which, in turn, will create an architectural streetscape that.

Taking inspiration from the local “heritage” buildings, the new designs will reflect rooflines, materials and detailing that will fit within the

context of the community while bringing an updated and clean approach to design.

The following sections will provide guidance on:

- Building Projections
- Enhanced Architectural Detailing
- Consistency of Detail on all Elevations
- Main Porch, Entry and detailing
- Exterior Building Materials
- Rooflines
- Fenestrations
- Utilities and Mechanical Equipment
- Adverse Grading
- Rear Walk outs and Decks

## 2.1 Building Projections

Building projections help create depth and character within the design. Whether it is a covered front porch, soffit projection or canopy detail, they create texture and context to the front of the house.

- Front porches should be deep enough to allow for a seating area and help breakup the elevation. This is especially important on the elevations within this community in which the grade requires a higher front elevation
- Soffits and overhangs can help accentuate the rooflines. Front gable overhangs can be simple trim detailing to not make the front gables too heavy in their proportions, however, soffit overhangs on porches and along the side of the house can be increased to help extend the roof line out and soften the edges

- Front entrances, for those without a front covered porch, can have a projection and covering to it to draw your eye to the front door, provide shelter and add additional character to the front entrance
- The use of box bay windows and other projections help add depth to the front elevation as well as breaking up walls and creating contrast between materials



An example of a front covered porch, deep soffit overhangs and shallow gable overhangs



## 2.2 Enhanced Architectural Detailing

Traditional homes with the local community and hamlet, display a wide range of detailing, from Gothic Revival, Ontario Gothic, Craftsman, Georgian as well as several other styles. In the majority of these styles, simple trim detailing was often the case. Trim that is proposed, such as columns, brackets, fascia/frieze details, etc, could have traditional proportions to them but not over stated moldings to help maintain a clean lined design.

- Soffit projections consist consist of vinyl vented bead board while fascia and frieze boards that are pre-finished composite material



An example of porch columns, gable soffit trim, bay window paneling reflecting simple clean lines without overly accentuated moldings

- Porch columns can be round or square with traditional built up bases and cap detailing
- Brackets under bay windows, soffits or porch roofs can be designed proportionately so as to read structurally and will be straight lined without curves or moldings
- Other trim details like window and door casings, paneling, etc can follow the continued theme of straight, clean profiles

## 2.3 Consistency of Detail on all Elevations

The detailing of each building should remain consistent throughout the community. This would include the use of exterior building materials, colors, trim details and roof lines. Proportions of windows and building

massing through rooflines, etc should remain consistent while building heights can be varied to help with the grade differences as you move along the street.

## 2.4 Main Porch, Entry and Detailing

The front entry of a house is aesthetically, functionally, and socially important to the design of both the individual house and the streetscape. A visible and well-designed entry area promotes an individual sense of address and a collective sense of community.

- For homes with covered porches, they can be the focal point of the design and be open to allow for a sitting area
- For homes with covered canopies, the entrances can be a combination of a projected canopy as well as recessed entrances to create depth to the front entrance and an enhanced focal point
- The main entry shall be a distinctive element of the house design, and shall reflect the character of the entire neighborhood. Varied and distinctive entry door designs should be provided, such as single-door,

double-door, or door with sidelights or transoms

- Main entry designs can provide shelter from the weather
- Porches should have a minimum 24” (60cm) height off the grade to avoid railings where possible.
- Stairs to the front porch should be integrated into the overall porch design
- Where grades to homes require more than three risers or there is significant grade differences between the driveway and the front porch or entrance, the walkway and steps should be integrated into the landscape through a series of tiers with long runs of steps to be avoided where possible
- Landscaping will be a critical part of the design of the front entry and detailing

## 2.5 Exterior Building Materials

This section provides design guidelines for various exterior building materials and conditions.

- Color schemes will follow a “tone on tone” approach using different materials to create color contrast as well as massing of building elements in contrasting colors
- Predominant cladding materials including brick, stone masonry and siding and/or cedar shake create textural contrast
- Other cladding material will be reviewed for suitability and will be subject to design merit
- Each elevation will utilize at least two building materials and the use of multiple materials is to be avoided
- Material transitions occurring near the front corners shall be returned to a natural or logical break such as a plane change or a jog where possible
- All trim can be pre-finished composite or wood and will be in a smooth finish.



An example of tone on tone color scheme which allows massing of the front bay window to delineate between materials, accenting windows, etc

## 2.5 Exterior Building Materials (Continued)

### 2.2.1 Masonry Detailing

- Brick is strongly recommended and is to act as a contrasting color, texture and material to the rest of the home. Brick can be massed as an element on the house, such as a fireplace, bay window, etc or as a skirting detailing. Skirting details should be high enough to be seen and have site lines that are intentional, i.e. line up with windows, doors, trim details, etc.
- Stone veneers can also be used but should be limited to massing elements such as fireplaces, chimneys, etc.



An example of stone being used as a mass on the building creating contrast with the complimentary material

## 2.2.2 Siding Detailing

- Siding refers to the application of clapboard, board and batten as well as shakes. These products may be used as the primary veneer or as accents
- Siding elevations are also encouraged to use masonry or other elements to contrast the massing.
- Varying sizes of siding for horizontal siding, can be used to help with scaling.
- Contrasting siding materials such as 1x8 horizontal siding and cedar shake may be used to help create a textural difference in the plain of the elevation
- All corner boards for trim will be a minimum 3" wide profile in a smooth finish and to be finished to match the adjacent siding color, not accented.
- Window and door casing details, along with frieze and other trim details, will be proud of the siding by ¼" minimum on all applications
- Siding should be terminated at the base, whether to landscaping or to a masonry veneer skirt with a pre-finished wood skirt and apron detail



An example of dark siding in a monochromatic design contrasting a masonry façade



An example of contrasting wood siding in a white and stain grade with tone on tone brick work

### 2.2.3 Stucco

Stucco is not a prominent material in the traditional homes in the community but could

be used for small detailing in second floor dormers

### 2.2.4 Foundation Detailing

- Exposed poured or parged concrete should not extend more than 250 mm

above finished grade on all elevations if possible.

### 2.2.5 Roof Materials

- Architectural asphalt shingles are recommended as the consistent roofing material throughout. The shingles should be neutral in color and have a strong texture to them.
- Accent roofs like standing seam metal are encouraged in small elements to help in transition of massing's of the building
- Flat roofs can be used as breaks between elements if required but are not to be used as the primary building design or as a major element of the front façade
- The colors of the roof should contrast between the asphalt shingle and the standing seam roof and be complimentary to the overall color scheme. Softer colors are recommended.

An example of a standing seam metal roof with a soft color that does not overpower the overall design as well as the front entrance as a flat roof “element” and not a dominant character on the façade



## 2.6 Roofs

The composition of varied building forms on the streetscape shall consider the roof as an integral element, which can provide articulation and visual interest. The overall shape, slopes, eaves heights and accent detailing characterize the roof. These elements help to define the scale and massing of a building. Roof lines should be sympathetic to the adjacent houses based on grade changes throughout the development and use these to help soften the transition from one house to the next. This should also be taken into consideration not only for houses adjacent to each other but also homes that are in front and behind. Refer to numerous pictures throughout Section 5 illustrating various roof profiles, slopes, etc

- Streetscapes shall include varied roof treatments as part of a variety of house designs as outlined in Section 5.5.5
- Roof pitches should be consistent throughout to avoid varying slopes and massing while maintaining, in most cases, a roof slope of 10:12 to 12:12 pitches
- Roofs should use a minimum number of simple forms and avoid excessive peaks, valleys, hips and dormers.
- Dormers are to be proportionately sized to the overall roof and trimmed and detailed
- Downspouts should be located in such a manner that provide proper roof drainage and should they be required on the front façade, they should be balanced and be incorporated into the overall design
- Downspout and eavestrough colors can be contrasting colors to the adjacent veneers to help create additional detail

## 2.7 Fenestrations

- It is encouraged to maintain a consistent use of window proportions and styles throughout the development however, muntin bar and grill patterns can vary
- Window colors are recommended to be of a contrasting color to offset the tone on tone material and trim color scheme
- The use of Bay windows or boxed out windows are highly encouraged as elevational accents and to help provide alternate architectural detailing on the streetscapes



Examples of window detailing's and grill proportions



An example of a boxed-out window and grill pattern illustrating a continuous grill pattern and proportions from first to second floor



## 2.8 Utilities and Mechanical Equipment

- The utility fixtures, such as natural gas and hydro meters, connection boxes for telephone and cable, should be located away from publicly exposed views, and whenever possible, installed in the side yard
- When they cannot be located out of the general public view, utility fixtures, mechanical equipment and transformers should be screened or integrated into the building design to minimize their visual impact
- The screening or integration of the utilities must comply with the standards of the utility companies and the mechanical equipment manufacturers,

## 2.9 Adverse Grading Along Streetscapes

Houses shall be designed to reflect the grading conditions of the site and make provisions for the grade changes to accommodate surface water drainage proposed by the engineering consultants. The existing site conditions allow for an approximate 2-3m variation in height from the front to the rear of the house through the development. This grading change will also continue, to a much lesser extent, from side to side down the street.

In situations where the grade at the street is significantly lower than the grade at the building, the garage may be dropped down. Tiered landscaping with easy access to the front entrance, should be incorporated into the design with tiered platforms interspersed throughout the length of the walkway. When lowered garage walls or other elements, as a result of extreme grading differences occur, heavier materials such as brick or stone, should be used to help ground and create a visual base to the overall design

## 2.10 Rear walkouts and Rear Decks

Special care shall be taken in the design of houses with rear walkout conditions to ensure that an attractive view is maintained when viewed from the public paths and areas beyond.

- The principal cladding material should be extended down to the lowest walkout level to ensure that there is no increase in exposed foundation walls and that the designs of the rear and sides of the house maintain the overall architectural styling and detailing of the house
- When grades drop below the first level, heavier material such as stone or brick are encouraged to be used to illustrate a stronger base or foundation to the overall design and help break up the heightened building façade
- Covered porches accessible from the main floor should follow roof lines consistent with the house design and columns that line up with structural elements below
- Where undersides of decks and balconies are highly visible, the undersides shall be screened or provided with an enhanced architectural treatment