



## Heritage and Urban Design

# 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 City 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 City of Richmond Hill where ground-related residential dwellings, such as singles, semis, and townhouses, are proposed. The Architectural Control Guidelines will be required for small subdivisions in infill situations as well as large scale housing developments.

### 2.0 PROCESS

Architectural Control Guidelines shall 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 City 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).



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 sections and sub-sections (named as noted below) shall be included, and the respective and relevant criteria shall be addressed by the applicant in the 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. Bird-Safe Design Treatment\*
6. Main Entrances
7. Porches / Porticos / Balconies
8. Wall Cladding
9. Exterior Material Colours
10. Roofs
11. Windows
12. Foundation Walls
13. Adverse Grading Conditions
14. Utility and Service Elements
15. Municipal Address Signage
16. Lighting



**DESIGN CRITERIA FOR GARAGES**

1. Garage Type
  - i. Attached Front Facing Garages (including garage widths);
  - ii. Rear Yard Garages; and/or
  - iii. Side Facing Garages;
2. Dropped Garage Conditions
3. Driveways

*\*Applicants are strongly encouraged to incorporate bird-safe design treatments for new ground-related residential dwellings. Please refer to the Bird-Safe Design Standards, found on the City's website, for further information in this regard.*