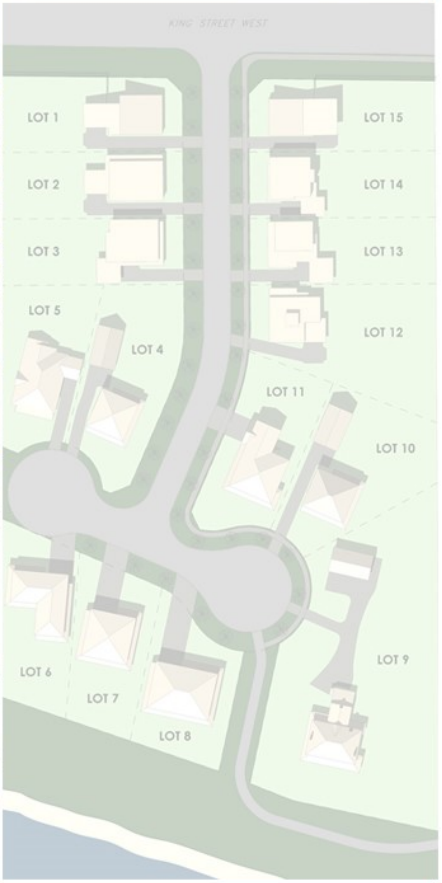
Architectural Control Guidelines

Cedar Shore Estates

Cobourg, Ontario



Prepared for:

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Submitted to:

The Town of Cobourg

Third Submission

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1 Introduction

1.1 Scope and Intent of the Guidelines

These Guidelines have been prepared on behalf of the Town of Cobourg and the Cedar Shores Development Group to provide a clear vision for development, design principles, detailed design guidelines and an implementation strategy intended to inform the creation of a high-quality, unique, well-planned neighbourhood.

The information contained herein describes the physical design of Cedar Shores and is intended to inform a design direction that:

- Is appropriate to its local context;
- Is environmentally sustainable;
- Achieves design excellence by enhancing built form and the pedestrian realm;
- Respects and enhances the natural and built heritage features of the area;
- Creates an attractive and safe public realm;
- Supports active transportation and recreational activities.

These Guidelines form the basis of an architectural control review process which will monitor the design of all new single family homes located on private property in the Cedar Shores Development as required by the Town of Cobourg as outlined in Section 8.

These Guidelines are intended to provide the minimum standard for architectural direction and are meant as a basis from which to further develop the character of each custom home within Cedar Shores. The Guidelines are meant to be supplementary to the established Town of Cobourg Official Plan and Urban & Landscape Design Guidelines.

1.2 Importance of High Quality and Walkable Development

The Town of Cobourg is maturing from a primarily low density residential suburban community to a more urban municipality. This entails introducing a greater range of intensified land uses and built forms that result in more compact and transit-supportive developments. New neighbourhoods which have their own individual identities, expressed through the design quality of their public spaces, streets and built form, are important factors in creating an attractive, sustainable, and inclusive walkable community.

A guiding principle of Cedar Shores is to establish new standards for architecture and urban design that will result in a high quality neighbourhood character. Excellence in design quality is a vital component in building a vibrant and attractive Town.

A primary goal of Cedar Shores is to focus design around the principles of strong, walkable and complete neighbourhoods that offer mobility choices.

1.3 Document Structure

These Guidelines are organized into the following sections:

1. **Introduction**: Establishes the intent of the document.
2. **Vision And Guiding Principles**: Discusses the urban design and built form goals for the community.
3. **Cedar Shores – Community, Planning And Policy Context**: Provides a description of the subject lands and outlines the proposed development.
4. **Sustainability**: Discusses methods to promote an environmentally responsible and livable

1 Introduction

community.

5. **Public Realm Design Guidelines**: Provides urban design guidelines for public realm lands within the community.
6. **Architectural Design Guidelines**: Describes low-rise residential built form within the community and establishes architectural control guidelines.
7. **Heritage Resource Conservation**: Details a strategy for conserving the existing architectural heritage features within the development as well as respecting the heritage themes through sensitive design strategies for new homes.
8. **Implementation**: Describes the architectural control and design review process required by the Town.

1.4 Flexibility Provisions

Build-out of the Cedar Shores Community is expected to occur over the next several years. As such, the Cedar Shores Urban Design / Architectural Design Guidelines are intended to be a living document, allowing for expansion and updating over time as the need arises. They are intended to be prescriptive, but allow sufficient flexibility to promote diversity and design creativity.

The text and images contained in this document are only a conceptual representation of the anticipated vision and character of new development within the Cedar Shores Community. In this regard, they should not be interpreted literally as the final product or as the only manner in which the guideline or design principle should be implemented.

Within this document, common terms are used in reference to prescriptiveness of the stated guideline. These terms have the following meaning with respect to compliance:

- **'Shall' / 'Will'**: Guidelines using the words 'shall' or 'will' are mandatory and must be included in the project's design.
- **'Should'**: Guidelines which employ the word 'should' are intended to be applied as stated. However, an alternative measure may be considered if it meets or exceeds the intent of the guideline.
- **'Encouraged' / 'Discouraged' / 'May'**: Guidelines using the words 'encouraged', 'discouraged' or 'may' are desirable but not mandatory.

2 Vision and Guiding Principles

2.1 Community Design Vision

The Cedar Shores Community offers a unique opportunity for high-value custom residential options to support a variety of lifestyles, families and aging-in-place initiatives while protecting and enhancing the area's natural features.

These homes will incorporate a blend of traditional and contemporary architectural influences designed to enhance the treatment of the public realm and support a vibrant neighbourhood identity.

Natural heritage features such as woodlot buffers will be preserved and incorporated into the community fabric. The new waterfront park will provide passive recreational opportunities. These elements will combine to support the primary goal for the community which is to develop residential built form and public realm environments based on good design principles that will enhance quality of life and reflect the goals of the Official Plan.

2.2 Guiding Principles

The vision to create a new, vibrant community that achieves planning and urban design excellence is supported by the following principles:

- Foster **civic identity** and pride by creating a high quality community.
- Encourage a high standard of **urban design**.
- Promote **sustainable and resilient** design initiatives.
- Provide an appropriate **interplay of built form, architecture and landscaping** to support a pedestrian oriented community that will integrate into and extend the existing urban fabric of the Town of Cobourg.
- Promote **compatibility** with adjacent developments.
- Create **safe, pedestrian-friendly and attractive streetscapes** that promote a sense of place.
- Protect and enhance the area's distinct **natural heritage system**.
- Recognize the **architectural heritage asset** currently located onsite and create a legible hierarchy of **regency-inspired homes for all architectural styles**.
- Provide **pedestrian and cycling linkages** throughout the community that support active transportation goals.
- Promote **connectivity and accessibility** throughout the community.
- Provide a **variety of architectural styles** and sizes to respond to a broad demographic and a wide set of homeowner needs.
- Promote **high quality building design** that minimize the visual impact of garages.
- Promote **architectural variety and innovation** through flexible and adaptable guidelines.
- Encourage **design creativity** that contributes to animated and vibrant streetscapes.
- Ensure that **buildings on priority lots** are given special design consideration.
- Incorporate principles of **CPTED** (Crime Prevention Through Environmental Design) that provide a safe, pedestrian-friendly environment.

Traditional wraparound regency style porch

Example of contemporary representation of Regency architecture

Wonderful representation of traditional Regency style

3 Community, Planning and Policy Context

A complete and thorough Planning Report has been prepared by RFA Planning Consultants Inc. This small section provides a brief summary of the context within the overall community of Cobourg. Refer to the Planning Report for detailed information with respect to Planning, Subdivision Design, and Policy discussion.

3.1 Cedar Shores and Surrounding Context

Cedar Shores comprises an area of 3.2 hectares, is historically known as "The Cedars" and is located in the Town of Cobourg's west end. It fronts onto an existing collector, King Street West, and is in proximity to C.P. and C.N. rail lines to the north. A residential subdivision on Maher Street forms the eastern boundary of the property and an estate residential dwelling abuts the property to the west. The site consists of approximately 141 metres of Lake Ontario water frontage and includes a water lot on Lake Ontario. There is an existing designated heritage home on the property.

A summary of the existing site features and land uses is as follows:

- The Lake Ontario shore line is characterized by a stony embankment, rising approximately 4.5 metres above the surveyed water's edge and extending approximately 5 to 8 metres into the site to the top of the bank.
- The land uses to the east and west are low-density residential
- Monk's Cove Park abuts the property to the southeast.
- The soil on the site is predominantly sandy loam
- There are no watercourses on the property and the site is relatively flat with a gentle slope from King Street West down to Lake Ontario.
- The site is largely wooded (predominantly cedar and ash with a mix of birch, maple, spruce, elm, hemlock, pine, buckhorn, magnolia, horsechestnut, ironwood, honey locust, black cherry and basswood) except an area around the existing heritage house maintained as lawn.[1]

[1] *Excerpt from Cedar Shores Planning Report, RFA Planning Consultants Inc., November 2015*

3.1.1 Integration/ Interface with the Existing Urban Fabric

The primary interface with the existing community will be towards the north of the property, where the primary road (Street "A") will connect with King Street West.

The South of the property will connect directly to the parcel of lakefront property transferred to the Town of Cobourg and designated as a community waterfront park.

The southeast of the property will connect by a multi-use path to the Monk's Cove Park area and provide pedestrian and bicycle access to the new community.

3 Community, Planning and Policy Context

Development Location—Source: HIA, Golder Assoc.

4 Sustainability

Sustainability includes the combination of environmental, social, economic and cultural influences that ensure a community remains balanced and productive. Managing and protecting valuable resources through design and construction will result in the conservation of those resources in the overall lifespan of the community. The design objective is to create sustainable architecture that supports compact development, greater walkability, site and building adaptability, intensification versus sprawl, conservation of natural areas, building in harmony with the surrounding environment and a greater use of existing infrastructure.

Sustainable development will be promoted in Cedar Shores in the design of new homes in order to:

- Provide a high quality of life for residents.
- Be cost effective to build, operate and maintain.
- Reinforce walkability / cycling.
- Minimize environmental impacts.
- Be resilient to climate/weather-related events.
- Promote water conservation and energy efficiency.
- Promote green building design.
- Provide for construction of buildings that consider both energy efficiency and conservation in order to enhance building performance, lower utility bills and result in greater environmental protection overall.
- Consider incorporating alternative energy sources.
- Combine living, working and playing environments in close proximity.

4.1 Development Considerations

The following sustainable development practices will be implemented:

- Low Impact Development techniques on private property that encourage storm water to be treated where it falls, thereby improving water quality and quantity on the site.
- Reduce impermeable surfaces and storm water runoff (including bio-retention, drought tolerant vegetation, rain gardens, etc.).
- Mitigate storm water flow through the integration of LIDs and drainage ditches.
- Provide landscaping that increases the tree canopy.
- Provide LED street lighting.
- Source local materials and manufactured components.
- Pedestrian connectivity and links to transit stops to promote active transportation and transit usage.

4.2 Building Considerations

All new homes will be subject to the requirements of the Ontario Building Code (2017) Section SB-12, or the applicable code in effect at the time of construction, which incorporates a range of energy efficient building standards. In addition to this, the following energy efficiency and conservation measures may be considered in the design and construction of new homes:

- Supply water efficient fixtures throughout the home.
- Provision for rain barrels.
- Energy efficient lighting fixtures and appliances.

4 Sustainability

- Occupancy sensors in main living areas and motion sensors for exterior lighting.
- Energy efficient heating, ventilation and cooling (HVAC) systems.
- Zonal heating and cooling controls.
- The use of a heat recovery ventilation system (HRV or ERV) is mandatory.
- On-demand water heating or solar water heating.
- Energy efficient windows/patio doors to help reduce the need for air conditioning in the summer and heating in the winter.
- Ensure the home is tightly sealed to reduce drafts.
- Utilize low-emitting adhesives and sealants, paints and coatings, and carpets and wood flooring.
- Solar power rough-in.
- Electric vehicle rough-in.
- Employ a waste management policy to ensure that all trades work efficiently to reduce, eliminate or recycle waste.
- Provide and maintain erosion sediment control at all times during construction, in accordance with approved plans.
- Purchase stone, concrete and masonry from regional/ local sources, where available.
- Use low maintenance building materials.
- Use materials with recycled content.


EV power station

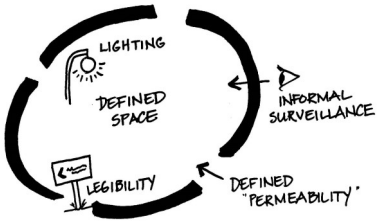
4.3 Community Safety

In order to promote a safe, pedestrian-friendly community, the design of all new houses should incorporate the principles of CPTED (Crime Prevention Through Environmental Design).

GUIDELINES:

- A clear definition between public and private space should be provided through the design and placement of buildings and fences, and through strategic landscape design.
- Site planning and building design should allow for visual overlook of public spaces.

- Maintain safe sight lines at all intersections. As such, any proposed enhanced streetscape elements and above ground utility fixtures shall be sited accordingly to maintain clear and safe sight lines.



- Active pedestrian street life and building orientation

4 Sustainability

adds "eyes on the street" to strengthen citizens' sense of security.

- Ample fenestration facing public areas (streets, parks, walkways, etc.) should be provided to promote casual surveillance.
- Adequate lighting should be provided along streets and laneways to ensure pedestrian comfort and safety.
- Lighting should be designed to relate to the pedestrian scale. It should be directed downward and inward to mitigate negative impact on neighbouring uses and help maintain a dark nighttime sky to the extent feasible.
- All entries to dwellings should be well lit.
- Concepts of "Territorial Reinforcement" include the ample usage of front porches that create a transitional area between the street and the home.
- Main entrances should be visible from the street, clearly defined, well lit and connected to the street, sidewalk or driveway by a hard surface walkway.
- The presence of the garage within the streetscape should be diminished by limiting its width and projection and by bringing the habitable portion of the house or porch closer to the street, where feasible

4.4 Walkability and Cycling

Active transportation is one of the cornerstones of the Cedar Shores sustainability strategy. A major factor in creating a sustainable and healthy community will be promoting pedestrian and cyclist connectivity, comfort and safety. Provision of public sidewalks, multi-use paths and off-street trails will offer pedestrians and cyclists alternatives to vehicular travel through the community.

4 Sustainability

GUIDELINES:

- All homes should be within approximately a 5 minute walk (500m) of open space assets
- Attractive, safe and pedestrian-scaled environments shall be created to maximize pedestrian comfort.
- Sidewalk, multi-use path and trail systems shall be interconnected and provide for ease of navigation.
- An inclusive walkable community shall be promoted to reduce barriers for persons with disabilities, seniors, strollers, etc.

4.5 Accessibility

Barrier-free accessibility is an integral part of development and site design considerations. Designs shall be proposed that are in accordance with the Accessibility for Ontarians with Disabilities Act (AODA), Design of Public Spaces Standard O. Reg 413/12, Ontario Building Code and any other applicable legislation including Town of Cobourg Accessibility standards.

The Town supports a variety of accessibility initiatives and technical standards to ensure that all residents of Cobourg can live in a barrier free environment, including full access to all municipal buildings. The Town of Cobourg has established an Accessibility Advisory Committee to advise and assist Council in developing strategies to identify and eliminate barriers for people with disabilities and to carry out its responsibilities under the AODA.

With the public sector taking the lead, the Town shall ensure that all new public buildings are accessible to persons with disabilities, in accordance with the Ontario Building Code and the Town's accessibility standards. Other considerations include:

GUIDELINES:

- Pedestrian trails and connections shall be designed to meet the Town accessibility standards.
- Pedestrian networks shall be designed as barrier-free routes consisting of continuous and direct paths, slip resistant surfaces and free of abrupt changes in grade.
- Transit supportive development and linkages between transit, cycling and walking networks will assist in achieving a well-integrated active

transportation system. Refer to Section 5.4 for further details.

- All street furniture, including benches, planters, waste receptacles, and landscaping shall be located outside of the main pedestrian networks to ensure clear unobstructed pathways.
- Home owners are encouraged to develop house designs that can be easily upgraded or modified to accommodate residents with mobility issues, including universal design, age-in-place initiatives and adaptable housing.

5 Public Realm Design Guidelines

The public realm is a vital component of the Cedar Shores Community that will work together with built forms to assist in the efficient functioning of the community and defining its character. The design of the public realm should reflect a high standard of quality and relate to the surrounding context, land uses, and landmarks so that networks of public open spaces are created that facilitate social and civic interactions. A successful public realm provides:

- A functional, safe, sustainable, and enriching environment.
- Well articulated streetscapes with generous landscaped boulevards.
- Streets that accommodate multiple choices for pedestrians, cyclists and vehicles.
- Pedestrian linkages that connect the community to the adjacent residential neighbourhoods.
- Well-designed street furnishings, way finding, and public art installations that provide orientation, identity and a sense of place.

Any public realm items which will have an operational, maintenance, or capital replacement impact to the Public Works Department will require consultation with and approval of Public Works. This includes, but is not limited to, placement of items/structures within the right-of-way, within municipal blocks, and/or along trail systems.

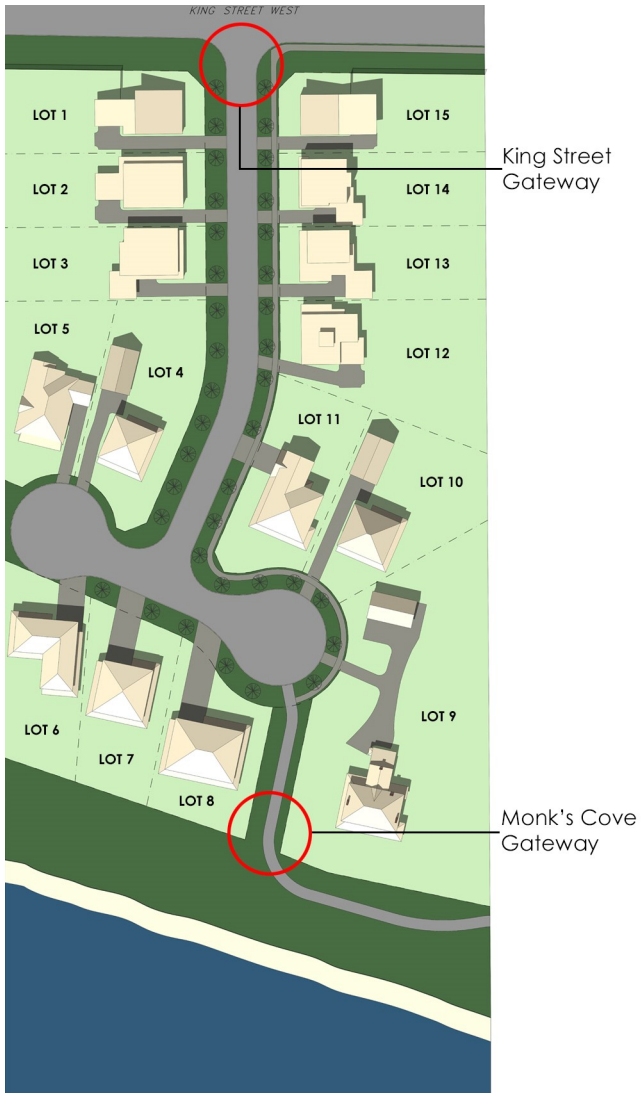
5.1 Community Gateways

Due to the prominent location of the Cedar Shores Community in a highly desirable area of Cobourg, the neighbourhood character should be promoted through distinctive landscaping, streetscape and built forms that signal the entry into Cedar Shores

There are 2 primary gateway areas identified in Cedar Shores, including:

- Street A and King Street West
- The pedestrian walkway at Monk Street

These gateways will be designed to accommodate access for the public spaces, as well as the private realms in this area. Gateway features on the public right-of-way should work in concert with private development sites adjacent the intersection to create a distinctive identity for the area, and give it a "sense of place." Through a consistent and planned



5 Public Realm Design Guidelines

enhancement of natural heritage features, landscape design, streetscape amenities and built form, gateways can establish a physical expression of the character and image of Cedar Shores, as well as reflect the high quality of built form within the neighbourhood.

GUIDELINES:

- The design of gateway and entry features provide orientation, reinforce a sense of entry and define a distinct character for these locations.
- A hierarchy of gateway components should be designed that can be chosen individually or compiled together to form and define the two main entries to the community.
- These components would be selected to apply to various gateway locations as appropriate to the street character, adjacent land use and/or architectural massing and design of the adjacent dwellings.
- Equal consideration should be given to built form and landscape elements at gateways.
- Built form shall be sited close to the intersection's street frontages to emphasize the focal point of the gateway locations.

Decorative living wall installation

Examples of public art

- Gateway features could include sculptural elements such as decorative walls, public art, banners, signage/wayfinding elements and decorative paving. Consideration should be given to features inspired by architectural and heritage precedents within Cedar Shores.
- Parking should not dominate the street edge at gateway locations.
- Where gateway entry features are proposed, the homes proposed on lots 1 and 15 should be placed on the site to accommodate any such proposed structures and/or landscaping.
- Gateway and entry features shall be placed to avoid any public safety issues (e.g. sight line conflicts) and where sited on Municipal property, shall be designed and constructed to minimize maintenance for the Town.
- Above-ground utility boxes should be sited away from the gateway area where possible.
- Landscaping will include plant materials that

Pedestrian gateway into public open space

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will enhance and complement the entry features but not create visual obstructions for motorists. Plantings should be selected to minimize maintenance requirements and watering demands. Plant material should not create barriers for pedestrians by ensuring clear headspace and not overgrowing pedestrian walkways.

- All community gateway installations are subject to Town approval and will be evaluated as part of the detailed engineering design and landscape design submission stage.

5.2 Open Space

The open space system within the Cedar Shores Community will be comprised of:

- Natural Areas.
- The Lakefront Park.
- Pedestrian Multi-use Path.
- Storm water Management L.I.D Areas.

These features combine to play an important role in establishing the structure and character for Cedar Shores. Careful planning of green open spaces is important in contributing to the identity of the community, sustainability, connecting residents to the outdoors and promoting an active lifestyle.

GUIDELINES:

- Viewing opportunities to natural features should be provided, where possible.
- The design of public spaces should consider accessibility and universal design to ensure the space is available for all residents and visitors to use.

5.2.1 Natural Areas

The primary purpose of the natural areas is to protect and preserve the features of the development in order to ensure an ecologically diverse, healthy and sustainable Natural Heritage System in the context of an urbanized setting. Natural areas also provide for passive recreational needs in the form of the lakefront park and the multi-use trail.

In addition to the shoreline of Lake Ontario to the South, there are areas on the development that contain significant mature trees, nesting habitats for birds and bat roosting vegetation that will be protected.

A mix of natural and man-made landscaping is preferred

GUIDELINES:

- Topography and natural drainage patterns shall be incorporated into the development where possible, versus eliminating or changing these features.
- Grade differences between adjacent lots should be limited to avoid the use of retaining walls.
- An overall high regard for working with the natural environment shall be encouraged.
- Existing vegetation and natural areas shall be

5 Public Realm Design Guidelines

preserved and protected wherever possible. Edge management will be encouraged.

- A naturalized approach to design (layout and planting) should be adopted for open space blocks.
- The multi-use trail should promote recreational opportunities, provide community linkages and allow residents to enjoy these features.
- Accessible path surfaces will be wide enough to accommodate pedestrians and cyclists.
- Provide appropriate access to service and maintenance vehicles. (i.e. removable bollards). Provide appropriate barriers to unwarranted vehicular traffic.

5.2.2 Trail/Multi-Use Path

A new recreational trail and multi-use path is proposed in a manner that links the key features of the open space system and provides connections throughout the Cedar Shores Community for pedestrians and cyclists.

GUIDELINES:

- All trails and multi-use paths shall be designed to Town of Cobourg standards.
- The transitions between the different types of pedestrian trails and walkways should be seamless and, where appropriate, be developed as pedestrian nodes to include seating, signage and bicycle parking.
- The material composition of the trail should be appropriate to the surrounding natural features and anticipate type and frequency of use. It should also be accessible.
- The trail may vary in size to allow two-way cycling, based on Town standards.
- All trails shall be appropriately set back from adjacent residential lot lines.
- Where sidewalks and trail networks cross arterial and collector roads, proper crossing signage and safety treatments shall be approved by the Town's Engineering Department in accordance with the Town standards.

5.2.3 Storm water Management

An important part of any community is managing surface storm water runoff. Cedar Shores will utilize the natural wooded areas to the east and west as Low Impact Development storm water runoff areas, should soil conditions permit.

GUIDELINES:

- Agreements will be made with new property owners purchasing lots 1-3, 5, 10, and 12-15 to protect the natural heritage on these lots as managed natural storm water management features.

5.3 Streetscape Elements

Streetscapes can assist in defining the character of neighbourhoods and their design should reflect the surrounding context, land uses, and landmarks so that networks of public open spaces are created to facilitate social and civic interactions. The design of streetscape elements should harmonize with and support the built form located within the adjacent private realm to create an attractive street zone. The Town has design standards in place for many streetscape elements that occur on public lands. The design of these elements shall comply with existing standards and requirements.

OBJECTIVES:

- Community identity should be advanced

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through themed elements that reinforce the pedestrian scale of the development and create vibrant streetscapes.

- A consistent decorative paving material should be used as an accent at park entrances, seating areas and other community focal points.
- Provision of adequate space shall facilitate the planting of large canopy shade trees planted at frequent intervals to soften the built form, reduce the heat island effect and maximize the tree canopy.
- Landscape elements should be designed to reinforce a unified community character.
- Built form and streetscape elements should be coordinated to encourage pedestrian interaction and natural surveillance.

5.3.1 Street Trees and Landscaping

Comprehensive tree planting within the right of way (boulevard) enhances the streetscape, creating open space corridors with a naturalized form. Street tree plantings contribute to the coherence and identity of a streetscape, defining and separating pedestrian and vehicular space, and integrating the streetscape with the natural environment and adjacent public parks and open spaces. Street trees also define the street edge, buffer pedestrians from traffic and shade both the street and pedestrian areas. Street trees and landscaping shall be provided to enhance the visual character of development, enhance biodiversity and maximize the urban forest canopy.

GUIDELINES:

- Tree selection and spacing should relate to the street type, adjacent land use and site conditions.
- Generally, preference should be given to native species, particularly those tolerant of urban conditions (pollution, salt, drought, soil compaction).
- Street trees should provide a large canopy, whenever possible, and shade sidewalks in order to reduce the heat island effect and enhance pedestrian comfort.
- Non-invasive deciduous tree species are to be specified where possible.
- Street tree species and spacing is to be coordinated with street lights, driveways, and all utilities to ensure appropriate tree sizes and growth habits are selected to accommodate various site conditions.
- Planting conditions that will ensure the successful growth and development of boulevard trees shall be provided, including adequate soil volumes, good soil structure, irrigation where possible and proper drainage.
- Trees of the same species should be planted on both sides of the street.
- Street trees shall be provided within public right-of ways, generally between the sidewalk or property line and the curb in front of new development and generally in boulevards

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that are a minimum of 1.5 metres in width. These environments provide sufficient soil volume to support and enhance the healthy growth and development and ensure the long-term viability of a street tree.

- Street trees shall be located at a consistent setback from curb edge in accordance with the associated right-of way standards.
- Street tree species shall be selected in accordance with the Town of Cobourg standards and appropriate to the conditions and space available at each location.
- Species selection criteria shall provide consideration for pedestrian traffic, AODA clearance requirements and overhead and underground utilities.
- Species selection criteria shall provide consideration for maximizing species biodiversity (at least fifty percent native species is required).
- Boulevard tree planting shall be maximized by the grouping of utilities and pairing of driveways, wherever possible, to facilitate available areas for tree planting.
- Final location of street trees shall comply with the approved landscape drawings.
- A minimum of 3.5 metres is required to provide boulevard trees between adjacent driveways.

5.3.2 Street Lighting

Street lighting within the community is a unifying element that has a significant impact on the public realm. When selecting light fixtures, consideration should be given to aesthetics, maintenance, cost effectiveness and energy efficiency.

GUIDELINES:

- The location of street lights is encouraged to alternate from one side of the street to the other, where feasible, and shall be located in accordance with Town standards.
- Municipal street lighting shall comply with the Town's design standards, including materials for both poles and luminaires.
- Provision of appropriate lighting at intersections and pedestrian areas shall be considered.
- Light conflicts with adjacent land uses and built form should be limited.
- "Dark sky" compliance should be encouraged as a component of sustainable design, with illumination directed downwards.
- Supplemental pedestrian-oriented lighting standards shall be incorporated to illuminate primary walkways and spaces along wider sidewalks, the multi-use trail and within the lakefront park, in accordance with the Town's lighting guidelines.
- Light poles that provide options for hanging baskets and /or banners may be considered to create a unique streetscape character.
- Selection and placement of lighting elements shall be in compliance with Town of Cobourg standards.

5.3.3 Utilities

Utilities such as hydro, cable, and telecommunication are placed within the street right-of-way. Early coordination between utility services and other streetscape elements can greatly reduce the number of future conflicts and cluttered design.

GUIDELINES:

- Utilities shall be located underground

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wherever possible.

- Above-ground utilities shall be creatively integrated into the streetscape design and be clustered wherever possible, to maximize the opportunities for street tree planting.
- Utility infrastructure should be located away from park and open space frontages and community landmarks

5.4 Fences

As a general rule there will be no fences between properties in Cedar Shores. Natural features, privacy screens and sensitive well-designed landscaping will provide separation and differentiation on private rear yards.

5.4.1 King Street Sound Attenuation Barrier and Gateway

The noise barrier constructed at the northern limit of the community will be used primarily for two purposes—to provide a noise barrier for vehicular and rail traffic and to provide a vehicular gateway into the neighbourhood.

GUIDELINES:

- This fence will be constructed using a combination of stone, wood and living or "green" wall vegetation features in order to maximize the sound attenuation while providing a sustainable, well-designed demarcation between the community and the public realm to the north
- Refer to section **5.1 Community Gateways** for objectives with respect to this feature.
- The construction of this feature will provide privacy and critical sound attenuation for Lots 1 and 15 while still allowing for views of significant built form on each of these gateway properties. This will be done through a careful mix of built and natural forms.
- The fence will be designed to restrict climbing.

5.4.2 Lakefront Park Fence

Aluminum "wrought-iron" style fencing will be provided between the Lakefront Park and Lots 6,7,8,and 9. This fence will provide a visual demarcation between the private properties and the public park and associated walking trail into the community.

GUIDELINES:

- This fence will be constructed of durable aluminum in a heritage style. Masonry or stone

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pillars could be included at significant corners or anchor points.

- Not meant to provide a visual barrier between the properties and the park/public space, this fence will serve to provide a visual demarcation of private and public property.
- The view towards the waterfront will in no way be impeded by this fence
- Consultation with Town staff will be critical in determining the best solution for the location and design of this fence, as well as coordinating the integration into the gateway features within the public realm
- This fence will be constructed with traditional features that do not provide a danger or potential injury to the public
- The fence will be designed to restrict climbing.

5.4.3 Subdivision Fence

The Cedar Shores Community will be separated from the neighbouring subdivision to the east and the private property to the west using a conventional wood fence.

GUIDELINES:

- Materials used for this fence will be consistent with Town standards and include concrete piers and pressure treated wood fencing.
- This fence will be designed at 1.80m height to provide visual privacy between the adjacent neighbourhoods and properties.
- Only solid wood will be incorporated into the design. No "lattice" will be included.
- The fence will be designed to restrict climbing.

5.4.4 Fences Around Pools and Spas

Where fences are required to be erected to comply with the Town of Cobourg's pool by-law, the requirements of that by-law shall govern

GUIDELINES:

- Wrought iron or aluminum fence is strongly encouraged.
- Fences required under the pool by-law shall be located directly surrounding the pool/spa area only.

6 Architectural Design Guidelines

6.1 Building Typology

Large, high-value custom homes will be the exclusive built form within the Cedar Shores Community. The intention is to provide for a variety of architectural styles to create a diverse, yet cohesive neighbourhood for residents. The various architectural forms within the development shall provide for a harmonious mix of attractive architecture which may incorporate both traditional/heritage and modern/contemporary influences to reflect a high quality character with a cohesive and legible community identity.

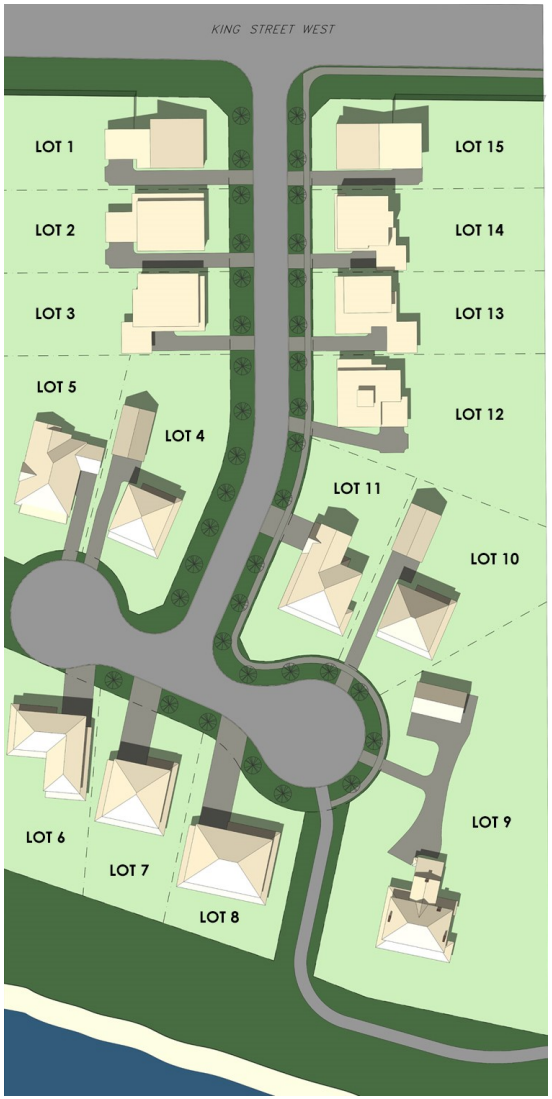
It is important that new homes are designed to be complementary to the design of the public realm. Building elevations exposed to public view will be evaluated through an architectural control process to ensure attractive, harmonious streetscapes are realized.

6.1.1 Single Family Homes

Single family homes will be built exclusively throughout the community on a variety of lot frontages. The large lots in the community provide for great flexibility with respect to designing garages. There is a mix of garage styles that can be accommodated on these lots, including street-facing , detached "coach house" garages and rear garages accessed from long driveways.

GUIDELINES:

- All homes should be designed to individually and collectively contribute to the character of the neighbourhood.
- Building elevations visible from public areas shall incorporate appropriate massing, proportions, wall openings and plane variation in order to avoid large, uninteresting façades.
- Each individual dwelling should have appropriate façade detailing, materials and colours consistent with its architectural style.
- A variety of bungalow and 2 storey building massing will be permitted.
- It is important to ensure that appropriate measures are taken in the siting of dwellings to ensure compatible and harmonious massing and building height relationships are achieved.
- For corner units, both street facing elevations shall be given a similar level of architectural



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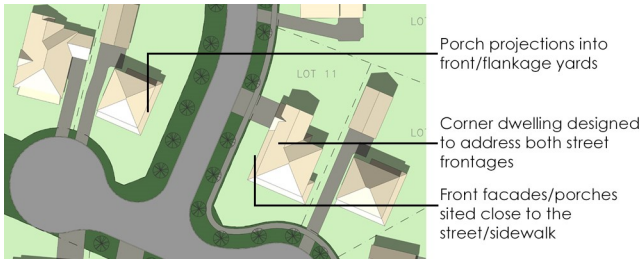
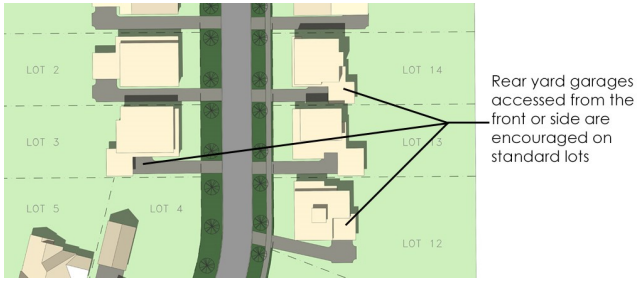


treatment. Main entries for these dwellings are encouraged to be oriented to the flanking lot line.

- Corner lot dwellings will be 2 storeys.
- Lots 6, 7 and 8 shall have both front and rear facing elevations designed with appropriate architectural styling. These lots will be considered "Premium" and will be given additional attention with respect to detailing, materials and appropriate styling.
- Dwelling designs with covered front porches or porticos, designed appropriately to the architectural style are required.
- Attached street-facing garages shall be incorporated into the main massing of the building to ensure they do not become a dominant element within the streetscape.
- The Zoning By-law provides minimum requirements for garage sizes. Provision of extra space for storage is recommended, where feasible. The generous lot sizes in Cedar Shores will allow for substantial garage sizes and this direction should be encouraged.
- The use of rear yard garages (attached or detached) accessed from the street are encouraged on deeper lots not located on corner properties. Rear yard garages will not be permitted on Lots 6, 7 and 8 which share an important architectural frontage with the lake shore and public park.
- Utility meters for corner lots shall either be located facing the interior side lot line or they shall be recessed in accordance with adopted standards.



6.2 Streetscape Design

6.2.1 Variety Within the Streetscape

Harmoniously designed streetscapes will contribute to the identity of the Cedar Shores Community and are key to establishing an attractive, vibrant and livable community. Variety with respect to architectural style, massing, height and repetition within a group of dwellings enhances the visual appeal of streetscapes.

GUIDELINES:

- Building elevations will be evaluated on their ability to contribute to an attractive character. It is important that individual buildings combine to create harmony when sited together within the streetscape, in order to avoid a cluttered or disorganized streetscape appearance. This can be reinforced by use of complementary building materials, colours, details and architectural elements.
- A variety of architectural expressions and elevation treatments will be required to avoid monotony within the streetscape, however, jarring visual contrasts within the streetscape should be avoided.
- All homes within the community will be designed individually as custom homes for

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each new client. There will be no predesigned "model homes" to choose from. While certain features and architectural details will be encouraged throughout the community, no two homes will share the same principal elevation in its entirety. Should clients wish to duplicate elevations they find pleasing or desirable that have already been constructed within the community, special consideration and evaluation of the complete design proposal will be required.

- For corner lots, flanking elevations should be different from those flanking elevations on lots abutting or directly opposite.
- Repetition of architectural design may be permitted at the discretion of the Designer, in consultation with the Town, where it helps to visually strengthen the heritage theme or the neighbourhood character.

6.2.2 Street and Building Relationship

Buildings will be designed and sited to be complementary to the community landscape design initiatives of the public realm. The intent is to maintain corresponding relationships between built form and public spaces in order to yield quality streetscapes while encouraging architectural variety, innovation and creativity.

GUIDELINES:

- The primary façade of the dwelling should relate directly to the street and be sited generally parallel to it creating a well-balanced, human-scale street/building relationship which encourages pedestrian activity.
- Building setbacks should define the street edge and create a visually ordered streetscape. Projections into the front or flankage yard, such as porches, entrance canopies, porticos, entrance steps and bay windows are encouraged for their beneficial impact on the streetscape. Encroachments shall comply with the Zoning By-law.

- Siting buildings close to the minimum required front set back is recommended to provide a human scale to the street.
- All elevations of the building visible within the

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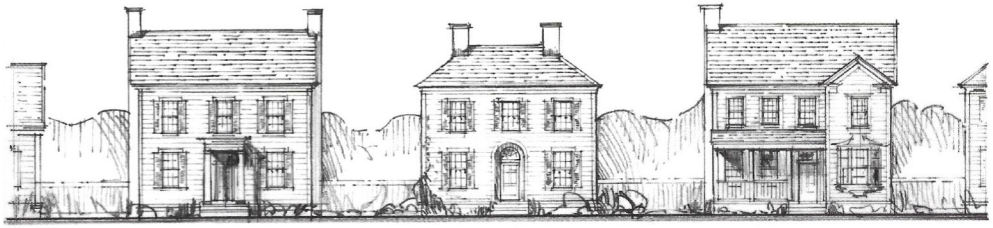
public realm should be well articulated and detailed.

- Corner buildings shall be designed to address both street frontages in an equally enhanced manner. Houses located in other prominent locations, such as a view terminus, should have enhanced design to promote visual interest.
- Façade design for priority lot locations shall be given special consideration to avoid large blank walls.
- Street-facing garages shall be subordinate to the habitable portion of the dwelling and sufficiently setback from the front property line to allow space for the parking of a vehicle on the driveway.
- Provision of covered front porches, sized to comfortably accommodate seating, assist in promoting social interaction among residents and opportunities for "eyes on the street". Wraparound porches are required on corner lots where appropriate to the architectural style. Porch encroachments into front and exterior side yards are provided in the Zoning By-law to encourage and enable these features.

6.2.3 Massing Within the Streetscape

Avoid streetscapes that attempt to contain an entire streetscape in a single building with complicated massing and by treating materials like wallpaper.



Streetscape design should carefully consider each house as part of a whole. Every house does not need to have every element or be the centre of attention.

The arrangement of buildings within the street block is a key component in providing an attractive streetscape. The overall impression created by the grouping and massing of dwellings within a block will have a greater visual impact than the detailing of an individual dwelling. A pedestrian friendly, comfortable scale environment will be achieved by incorporating height and massing that is appropriate to the context of the street. The following design criteria shall be observed to ensure harmonious massing within the streetscape:

GUIDELINES:

- The scale, height and massing of all new homes should relate to the adjacent street while retaining a comfortable pedestrian scale. More prominent height and massing will be found at corners to highlight the significance of these areas and to "anchor" the streetscape.
- Massing should transition from greater building heights to lower building heights by providing appropriate building designs which create harmonious streetscape massing.

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- Variety of massing and architectural expression among publicly exposed building elevations is encouraged through the use of alternative façade treatments, rooflines, building projections, materials, colours and architectural styles.
- Custom homes within the community will range from 1 to 2 storeys as per the Zoning By-Law
- Buildings adjacent or opposite one another should be compatible in massing and height. Extreme variation in massing should be avoided. For example:

  -- Where bungalows, raised bungalows or 1-1/2 storey dwellings are sited amongst 2 storey dwellings they should comprise groupings of at least 2 adjacent units. Consideration to single bungalows amongst 2 storey dwellings may be given where raised front façades and increased roof massing (i.e. side-gabled) is employed to provide an acceptable visual transition between these house types.

  -- 2 storey dwellings sited amongst bungalows should comprise groupings of at least 2 adjacent units.

6.2.4 Site Grading Conditions

The Cedar Shores Community is generally very flat and will consist of raised or split-level designs. The natural topography of the site does not provide for partial or full basement walk-out designs. It is important that buildings are designed to take into account any adverse site grading conditions in order to maintain attractive and appropriate building proportions within the streetscape.

GUIDELINES:

- Elevated entries and porches should be avoided wherever feasible, unless a design feature (i.e. brownstone-style) in order to reinforce a pedestrian scale neighbourhood. Ground related entries are preferred to minimize the negative visual impact of large concentrations of stairs. The following are suggested design approaches for reducing the height of elevated front entries:

  -- Integrate some steps into the front walkway (i.e. provide landscape steps).

  -- Provide dwelling designs with a lowered foyer and internal steps up to the main living level.

- Refer to Sec. 6.4.3 for design criteria to minimize the negative visual impact of dropped garage conditions.
- Where severe crossfall grade conditions occur (where lots slope from one side of the lot to the other side), garages should be located on the higher side of the lot.
- Efforts to limit use of retaining walls should be encouraged.

6.2.5 Coordination of Dwelling Design/Siting With Streetscape Elements

A well-considered approach to the relationship between the design of the dwelling and the elements within the streetscape is required in order to create a harmonious, visually pleasing neighbourhood fabric.

GUIDELINES:

- The Architectural Designer will coordinate the design and siting of each dwelling with the various streetscape elements (such as community mailboxes, transformers, light standards, street trees and other required street furniture).
- It is the Builder's complete responsibility to

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ensure there are no conflicts in the design and siting of their dwellings with any street furniture or other streetscape elements.

6.3 Architectural Design Criteria

6.3.1 Architectural Styles and Influences

It is important to recognize that the type of development proposed for Cedar Shores will mark a profound change in built form character from the existing rural and suburban development pattern in the area. A high quality built form character will be promoted by utilizing architectural treatments that create visual interest, promote vibrant pedestrian environments and help to foster a distinctive identity for Cedar Shores as an attractive, cohesive and sustainable community.

GUIDELINES:

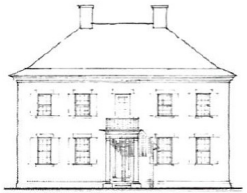
- A blend of regency-inspired architecture adapted to suit a modern context, as well as contemporary architectural styles are envisioned to create a truly unique neighbourhood character.
- Uninteresting, generic architecture, devoid of architectural character will not be permitted.
- The use of distinctive and well-designed buildings employing durable, high-quality, environmentally responsible materials that support the intended architectural character of the building will be the common thread linking the unique, individual custom homes in the neighbourhood.

- Regardless of architectural style, building designs shall minimize the visual impact of garages and parking areas.

6.3.2 Main Entrances

The main entrance to the building shall convey its importance as both a focal point of the façade and the connection between the dwelling and the street.

AVOID: The entrance is celebrated, but so is every other element



USE: The entrance is easily fou arrangement of elements, or design

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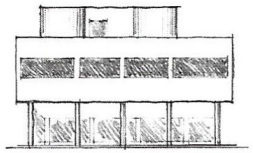

AVOID: In modern buildings the entrance is often hidden

AVOID: The entrance is celebrated, but so is every other element

USE: The entrance is easily found, either through a symmetrical arrangement of elements, or through clear compositional design

GUIDELINES:

- Main entries to the dwelling shall be directly visible from the street, wherever feasible, and well lit.
- Weather protection at entries should be provided through the use of covered porches, porticos, wall recesses or canopies consistent with the architectural style of the dwelling.
- Elevated main front entrances and large concentrations of steps at the front should generally be avoided. Typically, a relationship of no more than approximately 5 risers to the porch is desirable to maintain a pedestrian scale. Site grade conditions and various built form types (i.e. brownstone-style) may warrant additional risers.
- The front entry design and detail shall be consistent and proportionate in scale with the architectural style and massing of the dwelling.
- Main entrances should be no greater than 1.5 storeys in height.
- Enhancements to emphasize the entry are encouraged and may include: pilasters, masonry surrounds, a variety of door styles, a variety of transom lights above the door.
- Natural light at the entry is encouraged through the use of sidelights, transoms, fanlights or door glazing.
- Main entrances should provide direct access to the street, sidewalk or driveway via a walkway.

6.3.3 Porches and Porticos

Front porches, porticos, courtyards and/or patios help to promote safe, socially interactive and pedestrian-friendly residential streets by providing an outdoor amenity area, shelter from inclement weather, and a linkage between the public and private realm. Porches and porticos will be required on all homes within Cedar Shores as part of a careful consideration of the Regency style porch present on the existing heritage home.

GUIDELINES:

- All designs shall incorporate a street-facing porch, portico or balcony.
- Porches and porticos should be located closer to the sidewalk/street than the garage. This diminishes the visual impact of the garage and creates a comfortable pedestrian environment.
- Wraparound porches are encouraged for corner lots, where appropriate to the style of the dwelling. Wraparound porches shall incorporate railings, consistent with the architectural style of the dwelling, regardless of whether required by O.B.C. or not.

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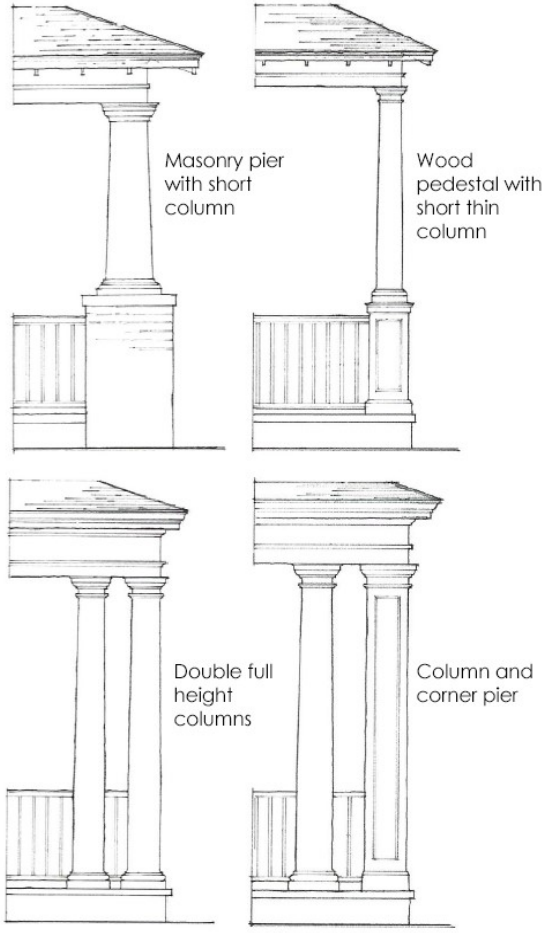
Double-height porch

Double-height gallery porch wrapping the house

One-storey wrap-around porch

Integrated porch

- Porch dimensions should be adequate to comfortably accommodate seating. Porch depths should be no less than 2.4m. Deeper porches are encouraged and should be in proportion to the scale of the dwelling. Porticos may have a reduced depth of 1.8m.
- Porch design and detailing should be consistent with the character of the house. An exposed beam/frieze should be provided at the top of the support columns on the underside of the soffit. Columns should generally be no less than 200mm square or diameter; exceptions may be permitted where stylistically appropriate.
- Where more than 3 risers are required at the main entrance they should be designed to accept masonry veneering on the sides.
- The width of stairs should be maximized to the extent feasible to match the porch opening width (i.e. between columns) or portico opening width.
- Where hand railings are used, they should be consistent with the character of the house. Maintenance-free, prefinished aluminum/ wrought iron railings or high quality composite railings are preferred. Plain, thin profile metal



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railings are discouraged. Unpainted, pressure-treated wood railings are prohibited. Railings should attach to porch columns and not wrap around them.

- A variety of coloured railings, designed to harmonize with the dwelling's colour package, is required. Universal use of white aluminum railings is not permitted.
- The main wall cladding or other acceptable finish material should generally extend to within 300mm of finished grade on front and sides of porch to limit exposed foundation walls.
- Balconies, where provided, shall not extend closer to the street than the ground level porch.

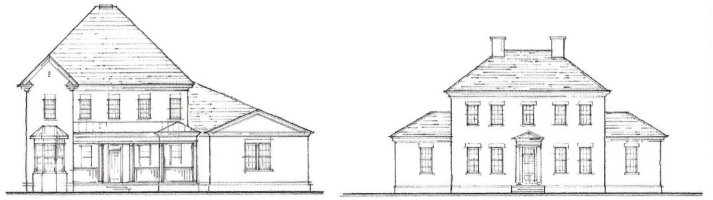
6.3.4 Roofs

Roof form plays a significant role in the massing of the individual dwelling and in the overall built form character of the community.

GUIDELINES:

- A variety of roof types and forms, consistent with the architectural style of the building, will be required and may include gables, dormers, hips or ridges set parallel or perpendicular to the street.
- Within the design of a streetscape, attention should be paid to the relationships of adjacent roof forms to ensure appropriate transitions.
- 1-storey homes should generally have pitched roofs. The minimum main roof slopes should be 8:12 pitch (side slopes) / 6:12 (front to back slopes); bungalows should have minimum 8:12 side slopes and front to back slopes. Bungalows should also incorporate gabled roof forms and/or roof dormers to assist in massing compatibility with 2 storey dwellings.
- Steeper pitches than the minimums stated are encouraged where appropriate to the architectural style of the dwelling to ensure roof form variety within the streetscape. Lower

Complicated massing and multiple gables do not add interest; the only thing they add is additional cost. Use volumes that are easy to cover with a simple roof profile, and add interest to the design with details such as the door surround or cornice.



Flat and pitched roofs are encouraged when appropriately used as complementary styles

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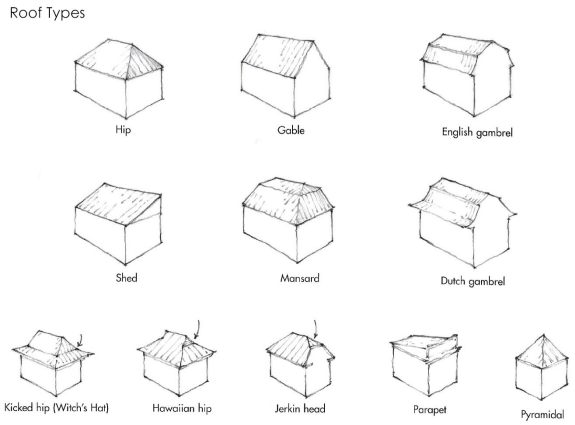
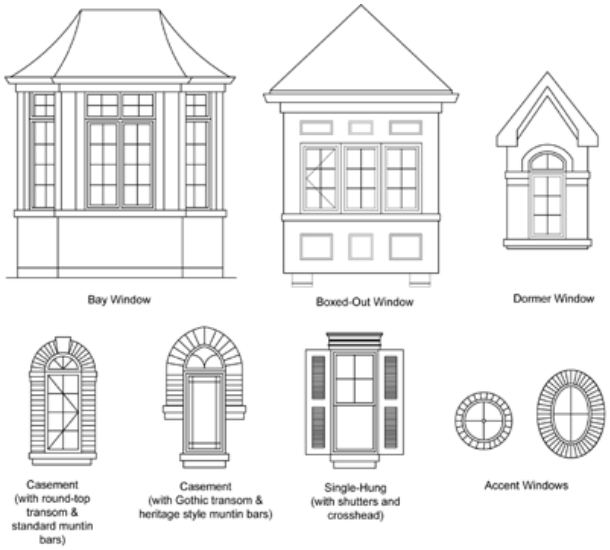


roof slopes may be considered where authentic to the dwelling style (i.e. Modern/ Contemporary, Prairie, Georgian).

- Flat main roofs are permitted for 2-storey houses provided an appropriate parapet or cornice treatment is incorporated into the design.
- Roof overhangs should be no less than 300mm.
- Where metal accent roofs are used (i.e. on bay features, porticos or turrets) they should be a heavy gauge, have a standing seam and be prefinished in a dark tone complementary to the main roof colour.
- All vent stacks, gas flues and roof vents should be located on the rear slope of the roof wherever possible. Roof vents should be prefinished to complement the roof colour.
- Where skylights are proposed, they should be located on the rear or side slope of the roof. They should have a flat profile with a frame that blends with the roof colour.

6.3.5 Windows

Ample fenestration, in a variety of styles consistent with the dwelling's architecture, is



required for all publicly exposed façades to enhance the dwelling's appearance and to promote "eyes on the street" and natural surveillance of the street from within the dwelling.

GUIDELINES:

- Large ground floor windows are encouraged, wherever feasible.

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- Window sizes should be generous and have proportions and details consistent with the architectural style of the dwelling, including integrated muntin bars where appropriate.
- All windows should be maintenance-free, thermally sealed, double or triple-glazed and either casement, single hung or double-hung.
- Vertical, rectangular window proportions are preferred to reflect traditional architectural styles. Other window shapes are encouraged as an accent but should be used with discretion to ensure consistency with the architectural style of the dwelling.
- Where appropriate to the style of the building, window mullions and muntin bars (glazing bars) will be encouraged on publicly exposed elevations.
- The use of black glass (false glazing) is unacceptable.
- Sills and lintels should be consistent with the architectural style of the dwelling.
- Where windows are set into stucco or siding, casings having a minimum width of 100mm are required, where stylistically appropriate.
- Bay windows should be used at appropriate locations and designed in a manner consistent with the architectural style of the dwelling.
- Where shutters are used, they should be 1/2 the width of the window to which they are attached.
- Where grades permit, basement windows located on front and flanking elevations facing the street should match the main floor windows. Large basement windows are encouraged, where feasible.
- The monotonous universal use of white window frames for all homes within the streetscape is unacceptable. The use of coloured window frames is required on the majority of homes to add variety, appropriate to the dwelling's colour package.
- Window acoustic performance must meet or exceed the noise attenuation requirements of any applicable noise reports.

6.3.6 Exterior Materials

The use of high quality wall cladding materials reflective of the architectural style of the building will be required to contribute to the built form character and longevity of the development.

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GUIDELINES:

- The predominant wall cladding material throughout Cedar Shores will be masonry (brick and stone). Other materials may be permitted, in consultation with the Designer and the Town, based upon suitability, quality and durability.
- The use of vinyl siding as a main cladding material is prohibited within the community.
- The use of accent materials such as stone, stucco, precast, cement-fibre siding, engineered wood siding, prefinished shakes/ shingles or prefinished panelling is encouraged where consistent with the architectural style of the dwelling. Its use should be complementary to the primary cladding materials.
- Where stucco is proposed as a main wall material it shall be used in conjunction with a masonry base.
- Main wall cladding material should be consistent on all elevations of the dwelling; no false fronting is permitted (i.e. brick on front elevation with siding on rear elevations). Exceptions to this may be permitted where an upgraded stone façade, stucco façade or stone plinth is incorporated into the design and the side and rear walls have brick. These features should return along the side walls a minimum of 1200mm from the front of the dwelling or to a logical stopping point such as an opening, downspout or change in plane.
- Material changes which help to articulate the transition between the base, middle and top of the building are appropriate. Where changes in materials occur they should happen at logical locations such as a change in plane, wall opening or downspout.
- Exposed foundation walls and/or basement foundation walls are to be limited to a maximum of 300mm.

6.3.7 Architectural Detailing

All new custom homes shall be designed to incorporate appropriate architectural detailing in order to avoid monotonous and uninteresting façades.

GUIDELINES:

- Each building should include architectural

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detailing characteristic to its style on all publicly exposed elevations. Refer to examples of "traditional" and "contemporary" architectural detailing.

- Where an elevation has reduced public visibility (i.e. sides and rears) the level of detail may be simplified.

- A high standard of architectural detailing consistent with the style of the dwelling is required, including:

-- Cornice / frieze board treatments.

-- Gable detailing.

-- Windows and surrounds.




-- Light fixtures.

-- Address plaques.

-- Porch columns / canopies.

-- Decorative masonry elements.

-- Hand railings.

-- Doors.

-- Garage doors.

- Masonry detailing should be accentuated by projecting about 12mm from the wall face, where possible. Consideration should also be given to the use of a contrasting accent brick to accentuate decorative features.

- A frieze board (or brick soldier course cornice) is required on all publicly exposed elevations returning a minimum of 1200mm along non-exposed elevations.

- Where masonry detailing (i.e. brick soldier course banding and/or stone sills) occurs on the front elevation of primarily masonry clad dwellings, it must return a minimum of 1200mm along the sidewall elevations.

6.3.8 Exterior Colours

A visually attractive selection of exterior colours

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and materials shall be chosen for each building within the streetscape. Colour schemes and material selections should be carefully coordinated for visual harmony and for consistency with the architectural style of the dwelling. Individual exterior colour packages shall combine to create a vibrant streetscape appearance.

GUIDELINES:

- A sufficient variety of exterior colour packages shall be offered by the Builder to avoid monotony within the streetscape.
- Dwellings adjacent or directly opposite one another should not have main wall cladding of the same colour. Identical colours shall be separated by a minimum of 2 dwellings. Exceptions to this may be considered by the Architectural Control Team, in consultation with Town Staff, where the use of identical colours is desirable for emphasis, to frame a particular view or to create a special character area.
- The roof shingle colour should complement the colour of the primary wall cladding.
- The use of trim colours which are the same or directly similar to the dominant wall cladding colour is discouraged, unless specific to the architectural style.
- The use of a contrasting accent colour for brick detailing such as lintels, bands or quoins shall be complementary to the colour of the main façade brick.
- Front door colours should generally be more dominant to draw the eye to the entry. Garage door colours should be more subdued.
- All flashing is to be prefinished to complement the roof or adjacent wall cladding colour.

6.3.9 Foundation Walls

GUIDELINES:

- Grading should be coordinated with dwelling foundation design and constructed so that generally no more than 300mm of foundation walls above finished grade is exposed on all exposed elevations of the dwelling, when possible.
- Foundation walls must be stepped along sloping grade to allow masonry veneering to be installed to minimize exposed foundation walls. Special care shall be taken for areas of highest public visibility, such as porches/ porticos, front and flanking dwelling elevations.

6.3.10 Utility and Service Elements

GUIDELINES:

- To reduce their visual impact, utility meters or service connections for hydro, water, natural gas, telephone and satellite should be discreetly located away from public view, preferably on a wall that is perpendicular to the street and facing an interior side yard.
- For corner lot dwellings, utility meters should

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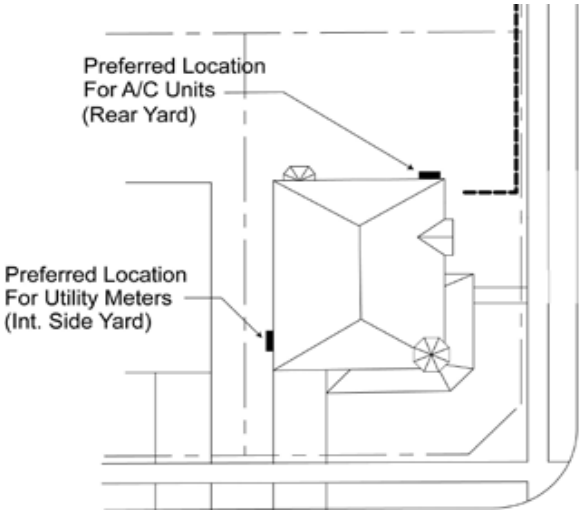
be located on the interior side wall; where utility meters must be located on flanking walls exposed to public view, they shall be recessed to reduce their visibility from the street. This shall apply to all dwellings types.

- For methods of screening utility meters, the applicants shall refer to current LUSI standards.
- Air conditioning units should not be located in the front or flankage yard of any dwelling. They should be located in the rear yard.
- The location of utility meters will be reviewed by the Architectural Control Team and the Town as part of the Architectural Control Design Review Process.

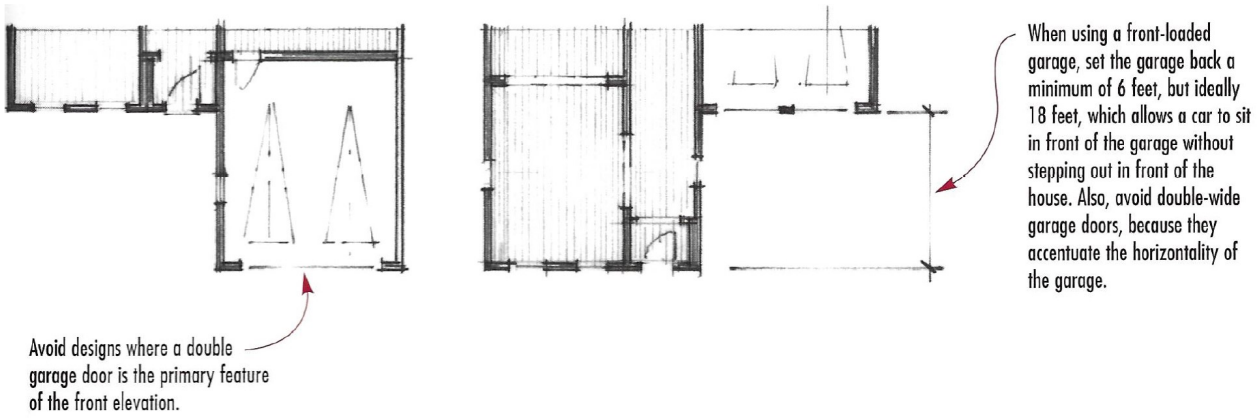


6.4 Garage Design Criteria

6.4.1 Attached Street-Facing Garages

While the intention is to move towards a pedestrian-oriented society, it is understood that vehicles play an important role. One of the prime objectives in creating a safe, attractive and livable community is to minimize the visual impact of garages and driveways on the residential streetscape. This is a key requirement for all low-rise residential building designs. The following general design criteria for the treatment of street accessed attached garages shall apply:

GUIDELINES:



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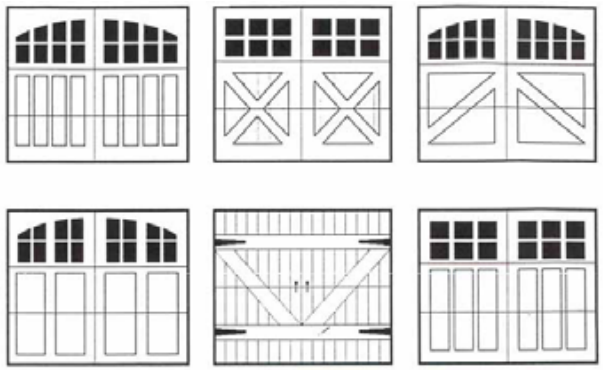
- Attached garages should be integrated into the main massing of the dwelling with limitations to their projection into the front yard, in accordance with the applicable Zoning By-law.
- Acceptable design options for attached street-facing garages include:

-- Designs where the front face of the garage is flush with either the ground floor main front wall face or the front face of the porch.



-- Designs where the front face of the garage is recessed behind either the ground floor main front wall face or the front face of the porch.

-- Other options will be considered based upon the design merits of the proposal.

- Where a second storey habitable room is located above the garage (at least 60% of the garage's width), it shall not be set back more than 2.5m.
- Dwelling designs with the second storey wall face flush with the garage wall face below

should be avoided unless an appropriate design treatment is provided to create a visual break (i.e. a boxed bay window; an intermediate roof; or other elements appropriate to the architectural style of the dwelling).

- Because of the generous lot sizes within Cedar Shores, only 2 and 3-car garage sizes will be allowed
- The Zoning By-law provides minimum requirements for garage sizes. Provision of extra space for storage is recommended, where feasible. This can be achieved by designing deeper garages or providing storage niches along interior side walls of the garage.
- Where 2-car garages are permitted, the use of single bay (2.4m wide) garage doors separated by a pier, rather than a double wide (4.8m) single garage door is preferred in order to break down the horizontal scale of the garage. Consideration may be given on a very limited basis to the use of a double wide (4.8m) single garage door where the door is recessed and patterned to appear as 2 single doors. Garages facing the side or rear of the

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property will not face such restrictions.

- A window should be provided on the courtyard side of the garage when the distance from the garage face to the front wall containing the entry door is in excess of 1.8m.
- Only sectional, roll-up type garage doors shall be considered.
- A variety of upgraded garage door styles with glazed top panels are required throughout the community. The streetscape should include a combination of garage door styles to avoid repetition and dominance by a single door type.
- Light fixtures should be provided to ensure ample light at entrances to the garage. Fixtures can be mounted either beside the garage door or above the garage door where space permits.

6.4.2 Detached Coach House Garages

As the community as a whole moves towards more non-traditional living arrangements there is a desire to provide homeowners with options for extended family arrangements, home office space and more flexible living space. The zoning for Cedar Shores has been created to allow detached coach house garages that can include self-contained living spaces above the garage space. These flexible living spaces can be used as an accessory dwelling unit for extended family or as an income opportunity when used as a rentable dwelling unit.

Design and Zoning provisions will be made to allow the existing Carriage House heritage resource to be preserved as a separate secondary accessory dwelling unit or "garden suite" without garage space on the main floor. This will preserve the heritage resource without significantly changing the character of the Carriage House. Solutions for a separate detached garage structure will be investigated during design development for the restoration of The Cedars and the Carriage House.

GUIDELINES:

- Coach houses will contain space on the ground floor for a minimum of two vehicles.
- Space will be provided on the main floor for an entrance foyer and stairway only that provides access to the second floor dwelling unit.
- Design of the accessory dwelling unit shall comply with all applicable building codes with respect to habitable space, windows, insulation, ventilation, egress and fire safety and separations.
- The exterior of the coach house will be designed in the same style as the principal

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dwelling and will use the same, or complimentary materials.

- Window styles, colours and sizes will match those used in the principal dwelling.
- Roof shape, pitch and material will match the principal dwelling and will be designed to allow occupancy on the second floor of the structure.
- All design guidelines pertaining to garages outlined in the previous section will apply to detached coach house buildings.

6.4.3 Driveways

- Generally, the pairing of driveways is desirable in order to maximize the green space between garages (landscaped courtyard), maximize on-street parking opportunities and to maximize opportunities for street tree planting in the boulevard. However, under certain circumstances the use of unpaired driveways can assist in: placement of street furniture/servicing facilities, maximizing the number/spacing of street trees, lessening the impact of adverse grade conditions on the dwelling design and reducing the need for retaining walls.
- Driveway locations will be predetermined on the landscape and site servicing plans and approved by the Town.
- The frequency and width of curb cuts should be kept to a minimum.
- Driveway widths shall comply with the applicable Zoning By-law and should not exceed the width of the garage.
- Driveway slopes between garage and street shall keep to municipal standards, and are encouraged to be as shallow as possible. Reverse driveway slopes are not permitted.
- The driveway provided for Lot 7 at the top of the T-Intersections is encouraged to be located to the outside of the pair of dwellings which terminate the view, depending on grade conditions.
- Adjacent driveways at cul-de-sac locations shall be designed to eliminate overlap between the property line and the curb, in accordance with Town Standards.
- All driveways will be finished with a hard surface paving material (i.e. asphalt). Use of permeable paving materials is encouraged.

6.5 Priority Lot Dwellings

Priority Lot Dwellings are located at key locations within Cedar Shores. Special consideration for the siting, architecture and landscaping of buildings on these focal lots is required so they can act as landmarks and help to establish visual reference points within the neighbourhood. Because of the unique organization of the community, some properties will contain multiple priority classifications based on their location and proximity to important architectural, heritage or natural features.

6.5.1 Corner Lot Dwellings

Corner Lot Dwellings are located on Lots 4 and 11. These houses have two façades fully exposed to the public realm. Corner dwellings play a significant role in setting the architectural image, character and quality of the street. Lot 4 and Lot 11 will be designed with these standards in mind.

GUIDELINES:

- Corner Lot Dwellings should be designed specifically for corner lot locations.
- Both street facing elevations shall have equivalent levels of architectural design and

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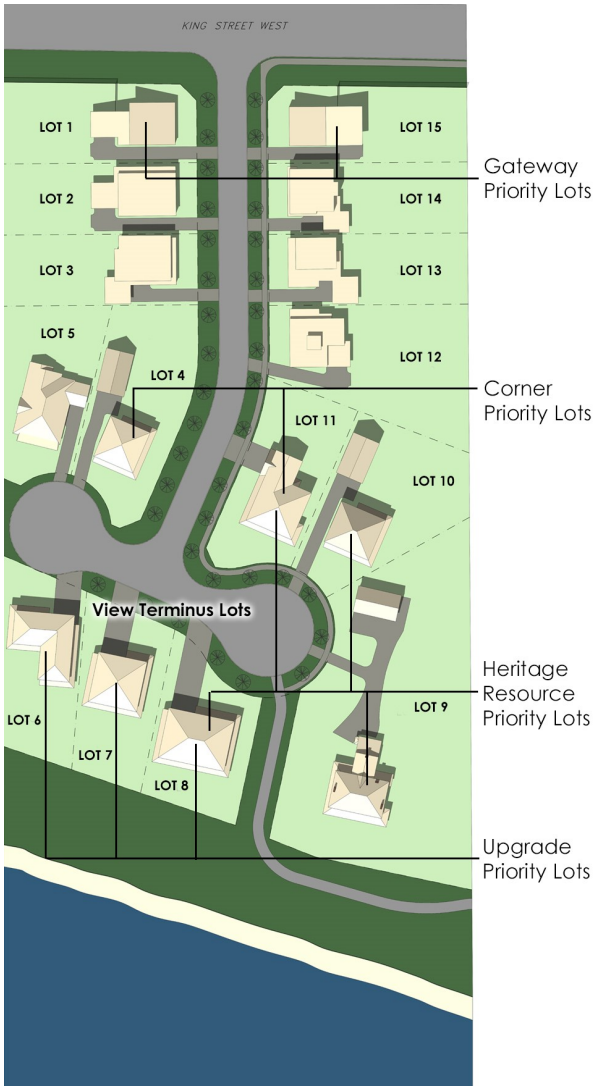

detail with attention given to the dwelling's massing, height, roof lines, apertures, materials and details.

- Architectural design elements encouraged for Corner Lot Dwellings include:

-- Entry portico or porch on the long side of the dwelling.

-- Wraparound porches with railings (railings required regardless of OBC provisions).

-- Well proportioned openings for doors and windows, located to create well balanced elevations.

-- Wall projections, bay windows or pilasters along the flanking wall face.

-- Corner windows.

-- Gables, dormers, eyebrow window or other appropriate elements to enhance the roof form.

-- Enhanced rear elevation detailing and windows, with equivalent design features to the street facing elevations, including frieze boards

- The preferred design for Lot 4 and 11 is to have the main entry to the dwelling located on the South elevation facing the secondary street and the lakeshore. This results in a flanking entrance for Lot 11 and a front main entry for Lot 4. Where the dwelling design has the main entrance within the building face at the shorter side of the lot, the design of the flanking face should include a secondary entry, projecting bay or other appropriate architectural features.
- A walkway leading from the flanking side entrance to the sidewalk (where provided) is encouraged. Such walkways must meet the

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public sidewalk at grade. Any grade differential must be a minimum of 0.3m from the property line and located entirely on private property.

- A privacy fence should be provided to enclose the rear yard and shall be located entirely on private property.
- Utility meters shall either be located on the interior side wall or recessed to reduce their visibility from the street.

6.5.2 Gateway Dwellings

Gateway locations occur at main entry points to the community—Lots 1 and 15. Lot 8 could also be considered a gateway dwelling because of its proximity to the pedestrian path. It is paramount that the design of the dwellings and landscape elements in these locations convey a positive character and high standard of design quality. In addition to the design criteria outlined in Section 6.5.1 (Corner Lots) the following should be considered.

GUIDELINES:

- Gateway Dwellings should be designed specifically for gateway lot locations.
- Gateway Dwellings should have a minimum of 2 storey building massing.
- The design of Gateway Dwellings should include distinctive built form with active façades and main entrances oriented towards the intersection. This should include architectural elements that emphasize height, such as gables or tower features.
- Entry elements and porches are encouraged to produce visual interest in the façade as well as to help define the entrance to the neighbourhood.
- The use of large, well proportioned windows facing the streets and rich architectural detailing should be employed to create visual interest at the pedestrian level.
- Entries should be oriented to the higher order street or to the daylight triangle.

- The design, colours and materials of the building shall be coordinated with the design of any landscaped gateway features.

6.5.3 View Terminus Dwellings

View Terminus Dwellings typically occur at T-Intersections where one road terminates at right angles to another or on the outside lots of

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curved streets and street elbows. These dwellings terminate an axial view corridor and should receive enhanced architectural design and landscaping treatment.

GUIDELINES:

- View Terminus Dwellings should have enhanced design or architectural detailing, giving them visual interest within the streetscape.
- Where feasible, View Terminus Dwellings should have a greater front yard setback than adjacent dwellings.
- Driveways and garages for View Terminus Dwellings should be located close to the property line on the outside edge of the lot, where possible, to provide opportunities for increased landscaped treatment, reduce the visual impact of the garages on the axial view and create a stronger architectural image.
- The dwellings on the corner lots opposite the T-Intersection dwelling should frame the view from the street.

6.5.4 Upgraded Side and Rear Architecture

Where a dwelling's side or rear elevations are highly visible from the public realm, they require enhanced design treatment, having materials, colours, detailing and quality consistent with the street-facing elevation.

GUIDELINES:

- Applicable enhancement situations may include the following:

-- Dwellings backing onto or flanking Open Space areas, Parks or Public Walkways.

-- Dwellings on curved streets where stepped setbacks leave sidewalls exposed to public view.

- Applicable enhancements on the exposed elevation may include the following :

-- Architectural detailing similar to the front façade.

-- Bay windows or other additional fenestration and enhancement of windows with shutters, muntin bars, frieze board, precast or brick detailing.

-- Gables, dormers or bay elements to articulate the roof form.

- For dwellings backing onto woodlots which are obscured year round by vegetation and will have limited public visibility, no design enhancement is required.
- Dwellings facing or abutting arterial roads should have a minimum of 2 storey building massing.

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7.1 Existing Architectural Heritage Resource

The original appearance and form of the south façade of the Cedars has remained relatively unchanged since it was built, based on photograph from the early-20th century. The two-storey, red brick building was constructed in a Regency style with a decorated dentil cornice and hipped roof. The rear of the house has been altered with a two-storey addition. The original summer kitchen on this façade was removed in the mid-20th century and the addition was added. A small centered gable is visible on the rear of the original building and features an arched window that sheds light on the interior of second storey.

South elevation of The Cedars—Source: HIA, Golder Assoc.

The Carriage House—Source: HIA, Golder Assoc.

A carriage house is located approximately 30 metres north of the main residence and appears to have been built at the same time as the house. The building is constructed of the same red brick used in the constructing of the residence.

7.1.1 Restoration and Renovation

The owners of The Cedars will begin design development for a new rear addition and interior renovations of the existing house, as well as restoration of the Carriage House. The creation of the new streets will require a more formal entrance from the new cul-de-sac. A new design that presents a welcome primary entrance feature in lieu of the existing wood-frame mid-century addition is desirable. The existing Carriage House will also be renovated and updated as a detached secondary garden suite. Provisions will be made for a possible detached garage or potentially adding on to the Carriage House to create new garage space. Close consultation with Cobourg Heritage and Planning will be key in the early stages of the schematic design process.

Rear Addition to The Cedars—Source: HIA, Golder Assoc.

7.2 Ontario Regency Style

Regency was a popular style for early Ontario residential buildings inspired by colonial bungalows in tropical regions of the British Empire. The Regency Cottage is a one or one-and-a-half storey building with a low horizontal emphasis. It typically has large floor to ceiling

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windows that open to provide ample ventilation. Windows are often French style doors that open onto covered balconies or deep porches that provide shade. Other elements, such as entry doors, window surrounds and decorative friezes are typically Neoclassical and finely detailed.

Most of the original owners of Regency buildings were retired military men from Britain's colonies. These men were used to a privileged way of life in a temperate climate. They brought their families to Canada and created lovely cottages with huge front verandahs and large French doors without really considering that Ontario in January is not, in fact, similar to the tropics at all.


Regency Cottage www.ontarioarchitecture.com


Regency Cottage www.ontarioarchitecture.com


Woodlawn Inn—fantastic example of two-storey Regency Style


Regency Cottage www.ontarioarchitecture.com

Nineteenth century architects took location seriously. Regency buildings are always situated for maximum visual effect and the best possible view. In its simplest version, Regency-style homes resembled cottages, with large verandas sweeping around their exteriors. The verandas were accessed by French doors. In their grandest form, the homes appeared similar to the great mansions of the aristocracy in

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colonial lands, often referred to as Romantic Classicism.

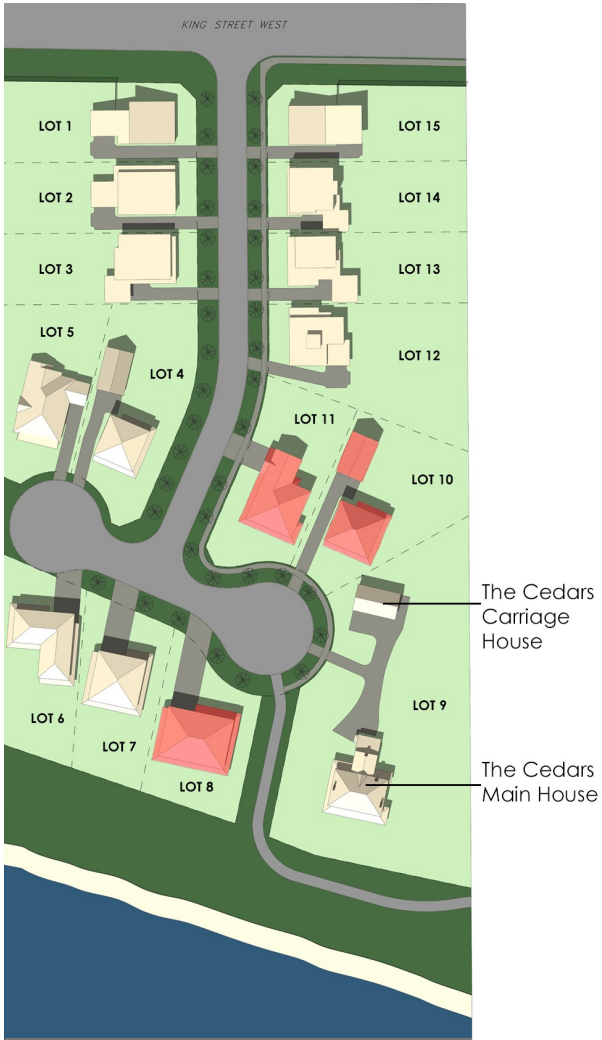
7.2.1 Architectural Guidelines

The Cedars is a fine example of Ontario Regency architecture and its character will influence each of the new houses designed for the development. A Heritage Impact Assessment was conducted by Golder Associates in 2015 and it was concluded at that time that it was important to integrate heritage themes within the new development. The conclusion, by Golder, was that it would be appropriate to achieve this integration with a degree of flexibility. It was determined that it would be appropriate to include culturally compatible designs in close proximity to The Cedars. Sympathetic design options would be appropriate as you moved further from the heritage resource, including the possibility of contemporary designs that included interpretations of some of the Regency elements, as well as contradictory features that provide a method of showcasing the traditional elements. The next section attempts to identify some key design features that would be included in the new home designs based on their proximity to The Cedars.

7.3 Proximity Guidelines

The Town of Cobourg's General Land Use policies state that new development shall "conform with the policies of Section 5.5, Cultural Heritage Preservation and preserves designated and listed cultural heritage buildings and structures, and where located adjacent to such buildings and structures is designed to be compatible."

New home designs within Cedar Shores will recognize the cultural significance of "The Cedars" and will provide design solutions for each property based on their proximity to the retained parcel containing both "The Cedars" and the accompanying Carriage House. While specific guidelines will be required depending on the proximity of the lots to the Heritage Resource within the neighbourhood, there is no restriction with respect to designing a strict Regency-inspired traditional home on lots furthest from "The Cedars". In fact, while the "standard" lots will be available to receive a number of architectural styles as desired by the homeowner, including contemporary and hybrid designs, the designer is encouraged to



Lots **adjacent** to the cultural heritage resource

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present traditional or traditionally-inspired designs on all lots within the neighbourhood.

As design development proceeds for each lot, all aspects of the architectural standard will be applied as part of the review process during schematic design. It will also be mandatory for each design to be reviewed by the Cobourg Heritage Advisory Committee regardless of its location within the development and proximity to The Cedars.

7.3.1 Adjacent Heritage Design Guidelines

Lots 8, 10 and 11 are considered "adjacent" to the existing cultural heritage asset and the homes on these properties will be carefully designed to include traditional Regency features. Each of these lots are considered premium lots within the development and have direct views or line-of-sight to The Cedars.

GUIDELINES:

- Lots adjacent to the heritage resource will strictly adhere to basic principles of traditional architectural design (Refer to Section 7.4). Specific recognizable Regency elements will be mandatory including low-slope hipped roofs, large windows, large front and rear verandas and carefully proportioned facades
- Wraparound porches will be strongly encouraged and will be a minimum of 2.4m deep
- Primary facades should be designed with a 3 or 5-bay symmetrical arrangement and are encouraged to include a centrally located entry
- Houses on each lot will be designed to capture the view towards Lake Ontario
- Houses on Lots 8, 10 and 11 will be designed using masonry or traditionally appropriate wood siding. A mix of stone and brick is acceptable. Colours will be highly complimentary to the red brick on The Cedars main house and Carriage House. Siding colour will be selected from the approved

Finely detailed traditional all-brick design suitable for lots adjacent to The Cedars

Five-bay symmetrical home with large two-level front verandah

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Cobourg Heritage colour palette.

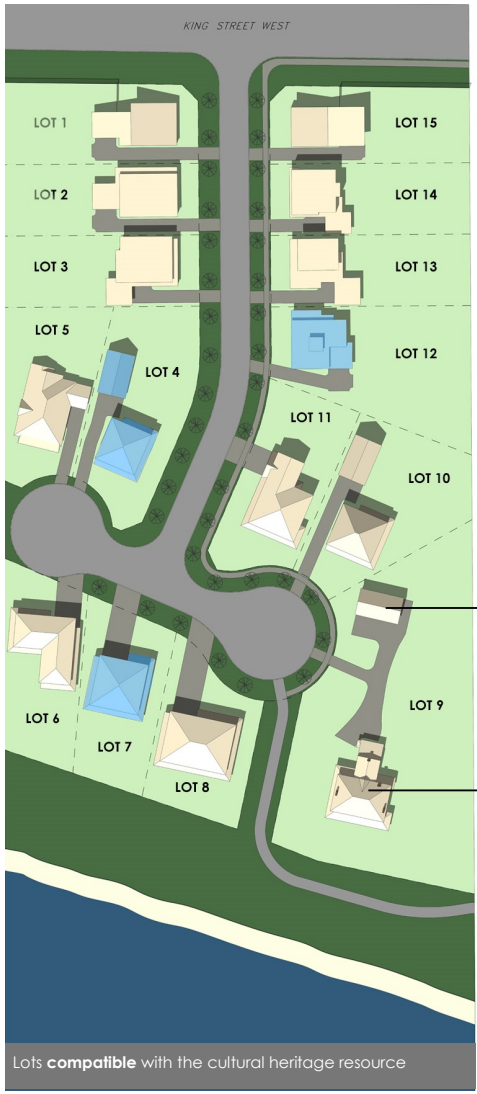
- Lot 8 is considered a premium lot, a gateway lot and is also significant with respect to its proximity to the heritage resource. As a result, all four elevations of this home will be carefully considered in order to maintain compatibility with the Regency style. It is mandatory for Lot 8 to be designed as a larger, two-storey "feature" home
- Lot 11 is considered a corner dwelling as well as being adjacent to the heritage resource. As such, the two street-facing elevations will be carefully designed utilizing compatible heritage details
- Lot 10 will be designed with its primary and flanking elevations detailed carefully with respect to the heritage resource. A coach house will also be strongly encouraged on this lot because of its proximity to the Carriage House heritage resource.

7.3.2 Compatible Heritage Design Guidelines

Lots 4, 7 and 12 are considered proximal to the existing cultural heritage asset and the homes on these properties will be designed with elements that are compatible to Regency and traditional heritage styles. While these lots will not require strict adherence to traditional guidelines, traditional methods with respect to schematic design, massing and proportion will be employed.

GUIDELINES:

- Lot 4 is considered a premium corner lot and its primary and flanking elevations will be carefully designed and detailed accordingly for compatibility with these guidelines. Lot 4 will be two-storey.
- Lot 7 is considered a premium lot located on a view terminus from Street 'A'. All four elevations of this home will be carefully designed to suit its location. Careful consideration for the heritage asset and interpretation of Regency principles such as large windows and maximizing the view to the lake will be mandatory. Lot 7 will be two-storey.
- Lot 12 is not considered a premium lot. However, Lot 12 contains a large portion of the natural heritage resource and the "drain-in-place" stormwater management assets. The reduced building footprint will support a 1 or 1-1/2 storey home. A rear garage will be encouraged.



Lots **compatible** with the cultural heritage resource

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Examples of bungalows demonstrating traditional Regency style

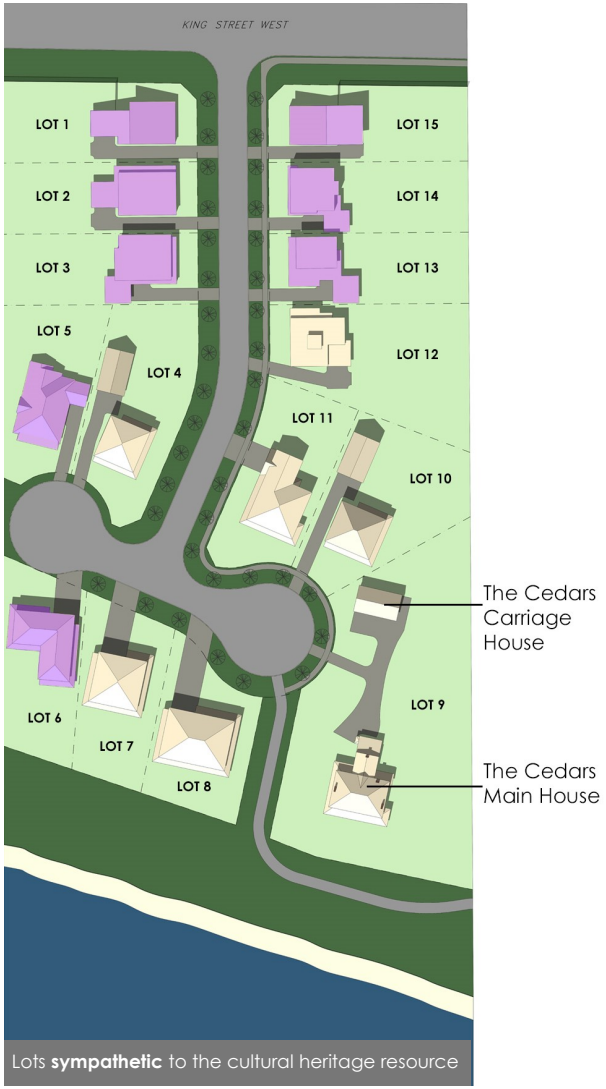
- Lots 4, 7 and 12 will be encouraged to use brick or stone masonry and can be used in conjunction with complimentary materials such as wood siding and traditional metal roofs and dormers.
- Colours will be chosen from the Cobourg Heritage colour palette.
- Wraparound porches will be mandatory on Lots 4 and 7. Lot 12 will be strongly encouraged to include a large front verandah. A covered portico is also acceptable.

7.3.3 Sympathetic Heritage Design Guidelines

Lots 1-3, 5, 6 and 13-15 are considered separate from the existing cultural heritage asset and the homes on these properties will be designed with elements that are sympathetic to Regency and traditional heritage styles. These homes will not be required to use traditional elements, however traditional principles of design will be employed. While traditional designs will be encouraged on these lots, there is flexibility to allow contrasting ideas and contemporary interpretation of traditional Regency elements.

GUIDELINES:

- Lot 1 and 15 are considered gateway lots.



Lots **sympathetic** to the cultural heritage resource

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Contemporary home beautifully demonstrating a hip roof, 3-bay organization, large windows and a feature entry

Contemporary interpretation of hip roof with large overhangs and covered verandah

The primary and flanking elevations will be designed according to the guidelines established for gateway lots. These homes will be two-storey. There is an opportunity on each of these lots to showcase the heritage assets within the community. Strong design principles will be employed on both lots to demonstrate an understanding of the cultural asset. Contemporary interpretations of traditional principles are encouraged on one of these two gateway lots.

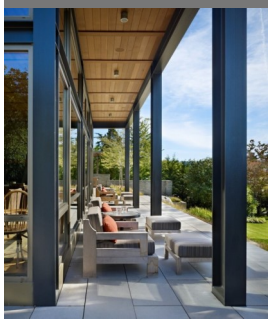
• Lots 2,3 and 5 are suitable for 1 or 1-1/2 storey homes. 2-storey homes are also acceptable and encouraged on Lot 5.

• Lot 6 is considered a premium lot. All facades of this home will be carefully considered and detailed according to the desired style. Notable regency features including sweeping verandahs, large windows and maximizing the vista to the lake will be mandatory on this lot. Interpretation of these components will be flexible enough to allow contemporary expressions of these principles. A hip roof is strongly encouraged.

• Lots 13 and 14 are not considered premium lots. Like Lot 12, as a result of the natural resource on these properties, the smaller footprint is receptive to 1 or 1-1/2 storey homes. Rear garages are encouraged.

Modern use of hip roof, deep covered porch and suitable mix of complimentary materials

Modern sweeping verandah



7.3.4 Architectural Styles and Design Flexibility

Although the primary architectural "language" of Cedar Shores will be developed from traditional Regency and Victorian principles, the opportunity will be provided for creative contemporary

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interpretations of these principles, where appropriate. It is the intention of the development team to respect the cultural heritage of The Cedars while also providing for architectural expression that can foster innovation, individual expression and inspire discussion within the community as a whole.

This freedom of expression and architectural style will still be carefully directed and reviewed for its merits within Cedar Shores and it is expected that designs which seek to innovate or creatively interpret the traditional heritage elements will be thoroughly vetted for their compatibility, appropriateness and sensitivity. The principles of this architectural guideline will apply, particularly with respect to designs which seek to "push the boundaries" of the traditional language and their appropriateness within the streetscape. Designs proposing contemporary solutions will require a finer level of design and a subtle approach to harmonizing within the neighbourhood.

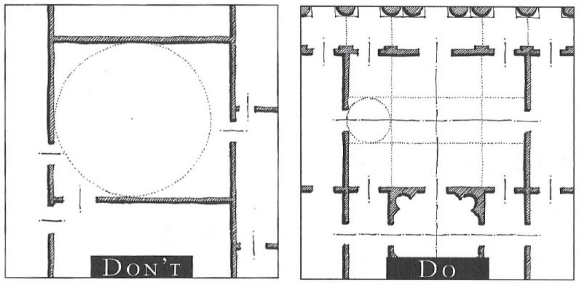
7.4 Basic Principles of Traditional Design

The basic principles of traditional architectural design are very similar to the rules of grammar. No amount of fancy words are of any value if the speaker does not know how to put them together. Similarly, if the basic rules of architectural design are not followed, no amount of good detailing will rectify the situation. The following 7 basic rules of traditional architectural design will be followed when designing all of the houses within Cedar Shores, whether **strictly** (Lots 8, 10 and 11), **compatibly** (Lots 4, 7 and 12) or **sympathetically** (Lots 1-3, 5, 6 and 13-15)

- **Simplicity of Massing**: The root of nearly all traditional architecture is simple massing. As is the case with "The Cedars" most seed buildings from which most styles grew were usually simple, utilitarian buildings that nonetheless resonated strongly with the culture, the climate and the available materials.

- **Hierarchy of Massing**: The houses will be designed so that the main body of the home is featured and the secondary uses (garage for example) are clearly subordinate

- **Simplicity of Proportion**: Simple proportions are usually found in more classical, traditional architecture because designers recognize that these proportions "just feel right". Traditional buildings are designed around a



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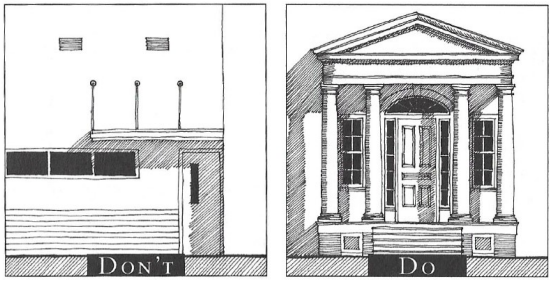
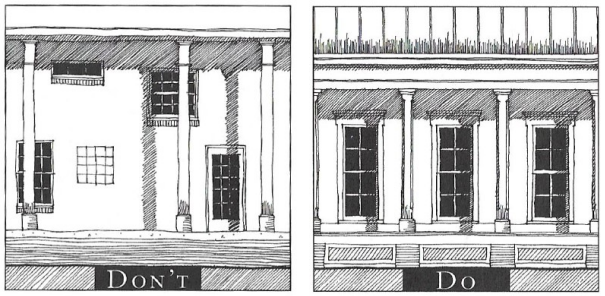
collection of simple proportions found in nature and music that include the rational (1:1, 2:1, 3:2, 4:3, etc.) and the irrational (the square root of 2 and the golden mean)

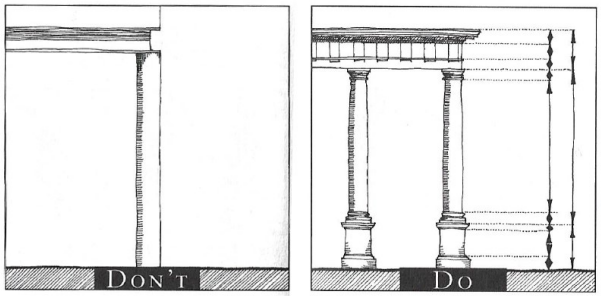
- **Symmetry of the Façade**: The face of the building is the place where you enter. The areas that surround the entry of buildings of almost every traditional language of architecture has elements that are symmetrical about the entry.



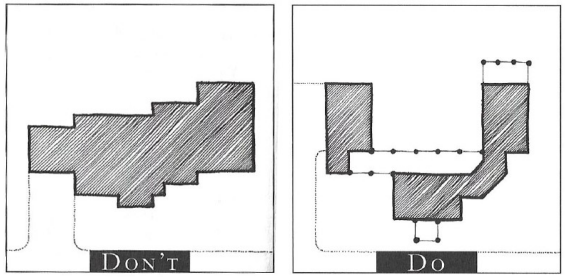
- **Regular Arrangement of Columns and Openings**: Traditional architecture whether at the classical or vernacular end of the spectrum always places columns and openings in a manner that is extremely rational.



- **Cap, Shaft and Base**: Nearly every element of traditional architecture reflects the head/ body/feet arrangement of the human body.



- **Site Arrangement**: Most traditional architecture is arranged on the site to create either internal courtyard spaces or external street spaces.



8 Implementation

8.1 Architectural Control Design Review Process

- An architectural control process will be required for each of the custom homes within the Cedar Shores community.
- The architectural design review process is jointly administered by the Control Designer, the developer, the Town of Cobourg Building and Planning Department and the Town of Cobourg Heritage Advisory Committee.
- The developer will retain Andrew Smith Building Design as the Control Designer as well as an alternate designer or firm in the event that Andrew Smith Building Design is involved in the design of any of the homes.
- The design review process is summarized as follows:

  - Initial orientation meeting with the Builder, the Developer, the Architectural Designer and the Control Designer.

  - Preliminary drawing review by the Control Designer and the Town of Cobourg Planning and Development staff.

  - Final review and certification of drawings and site plans by the Town of Cobourg Planning and Development staff.

  - Regular site monitoring for compliance.

8.2 Homeowner's Guide

Prior to initiating site selection and preliminary house design, a comprehensive owner's guide will be provided to the potential homeowner. This guide will provide information to the designer, builder and homeowner on all aspects of the Architectural Control Guidelines in a more "user-friendly" format. Required forms and submission requirements will also be outlined.

8.3 Design Concept Review

- Preliminary drawings will be submitted to the Review Team showing proposed front and flanking elevations, and priority lot treatments, if any. A perspective sketch or 3D visualization is also required.
- The Review Team will review drawings for compliance with the Guidelines.
- Proposed exterior building materials and colours will also be submitted at this time.
- Preliminary site/grading plans together with corresponding streetscapes and colour package selections are to be sent to the Review Team for review prior to submission for final design review.

8.4 Final Design Review

- Upon completion of the design drawings, and prior to commencing construction drawings, the Design Review Team will conduct a final review of the drawings to ensure compliance with the architectural guidelines and comments provided during preliminary review.
- The homeowner is required to submit three copies of the final plans, including basement, all building elevations, a finalized site plan, a finalized landscape plan and a revised perspective sketch or 3D visualization

8.5 Working Drawings Review

8.5.1 Working Drawings

- Working drawings must depict exactly what the builder intends to construct. All exterior details and materials must be clearly shown on the drawings.
- Special elevations, where required for

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dwellings on priority lots must be shown on the working drawings.

8.5.2 Site Grading Plans

- Site grading plans are to be submitted to the Review Team and must first be certified by the Consultant Engineer.

8.5.4 Exterior Colour Packages

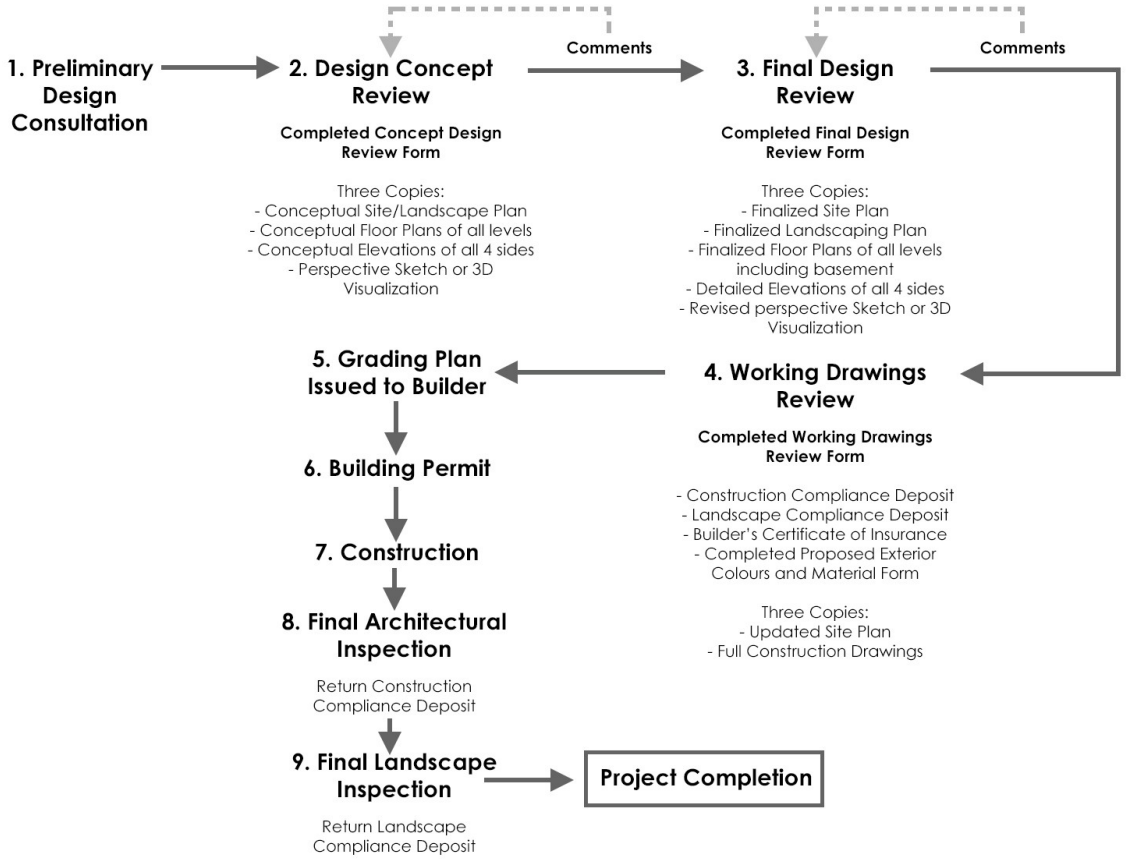
- Prior to the submission of site plans, the designer must submit colour schedules and sample boards which include the colour, type and manufacturer of all exterior materials.
- Colour package selections for individual lots and blocks should be submitted at the same time as approval of the site plan.

8.5.5 Submission Requirements

- The designer is required to submit to the Review Team for final review and approval, the following:

  - 3 sets of engineer approved site plans;
  - 3 sets of working drawings;
  - 3 set of colour schedules;
  - 1 set of colour sample boards

- The Review Team will retain one set of the



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foregoing (other than the colour sample boards).

- The designer should allow up to 5 working days for final approvals.
- Any minor redline revisions made by the Review Team to site plans, working drawings, streetscapes and colour schedules must be immediately incorporated on the originals by the design team.
- It is the designer's complete responsibility to ensure that all plans submitted for approval fully comply with these Guidelines and all applicable regulations and requirements including zoning provisions.

8.6 Town of Cobourg Approval

- All site grading plans, working drawings, streetscapes and colour packages must be submitted for review and approved by the Review Team and the Consultant Engineer (site grading plans only), as required, prior to submission to the Town of Cobourg for building permit approval.
- Building permits will not be issued unless all plans are issued for Final Approval of the Review Team and Consultant Engineer (site grading plans only).
- The Town may undertake periodic review of the development to ensure compliance with these Architectural Control Guidelines.

8.7 Monitoring for Compliance

- The individual members of the Review Team will conduct periodic drive-by site inspections to monitor development.
- Any visible deficiencies or deviations in construction from the approved plans, which are considered by the Review Team to be not in compliance with these Guidelines, will be reported in writing to the designer, builder and developer.
- The Builder will respond to the Review Team in writing within 7 days of notification of their intention to rectify the problem after which the Town will be informed of the Builder's response or lack of response.
- The developer and/or Town may take appropriate action to secure compliance.

8.8 Periodic Review

- The Cedar Shores Architectural Design Guidelines is intended to be a living document, allowing for expansion and updating over time as the need arises.
- The Guidelines should be reviewed regularly and updated as the need arises to ensure they stay current and relevant.

8.9 Post-Development Enforcement

Once the buildout of Cedar Shores is complete, and individual homes have been constructed, all further development will be governed by restrictive covenants attached to the title of each property. These covenants will provide requirements and guidelines for all anticipated additions, accessory structures, landscape features and site modifications.

9 Acknowledgements

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Alison Torrie-Lapaire, Planner 1—Heritage, Town of Cobourg

The following resources were used in preparing this report. While best efforts have been made to footnote or identify direct references, all contributions have not necessarily been identified in the text. All sources are identified here:

Grading Plan, dated December 13, 2016, CIMA+

Heritage Impact Assessment, dated September 17 2015, Golder and Associates

Feasibility Noise and Vibration Study, dated November 2015, Golder and Associates

Development Site Plan, dated September 24 2015, RFA Planning Consultants Inc.

Planning Report, dated November 2015, RFA Planning Consultants Inc.

www.ontarioarchitecture.com

Prescriptions for a Healthy House, Paula Baker-Laporte, Erica Elliott and John Banta

Traditional Construction Patterns, Stephen A. Mouzon

Get Your House Right, Marianne Cusato & Ben Pentreath

10 Glossary of Terms

AODA - Accessibility for Ontarians with Disabilities Act

The Accessibility for Ontarians with Disabilities Act, 2005 (AODA) is a statute enacted in 2005 by the government of Ontario for the purpose of improving accessibility standards for Ontarians with physical and mental disabilities to all public establishments by 2025.

ACCESSIBILITY

refers to the design of products, devices, services, or environments for people who experience disabilities.

ACCESSORY DWELLING UNIT

A legal and regulatory term for a secondary house or apartment with its own kitchen, living area and separate entrance that shares the building lot of a larger, primary house.

ACTIVE TRANSPORTATION

refers to any form of human-powered transportation – walking, cycling, using a wheelchair, in-line skating or skateboarding. There are many ways to engage in active transportation, whether it is walking to the bus stop, or cycling to school/work.

ADAPTABLE HOUSING

is an approach to residential design and construction in which homes can be modified at minimal cost to meet occupants' changing needs over time. By building flexibility into homes from the start, **adaptable housing**: helps people stay in their own homes through illness, injury and aging.

AGING-IN-PLACE

the ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level.

ALTERNATIVE ENERGY SOURCE

Energy that is not popularly used and is usually environmentally sound, such as **solar** or wind **energy** (as opposed to fossil fuels). Materials Management. Fuel **sources** that are other than those derived from fossil fuels. Typically used interchangeably for **renewable energy**.

ARCHITECTURAL STYLE

An **architectural style** is characterized by the features that make a building or other structure notable or historically identifiable. A **style** may include such elements as form, method of construction, building materials, and regional character.

ARCHITECTURAL STYLE—CONTEMPORARY

Contemporary style encompasses a range of **styles** developed in the latter half of the 20th century. Pieces feature softened and rounded lines as opposed to the stark lines seen in modern design. Interiors contain neutral elements and bold color, and they focus on the basics of line, shape and form.

ARCHITECTURAL STYLE—TRADITIONAL

Traditional, or Vernacular **architecture** is an **architectural** style that is designed based on local needs, availability of construction materials and reflecting local traditions. At least originally, vernacular **architecture** did not use formally-schooled **architects**, but relied on the design skills and tradition of local builders.

ARCHITECTURAL CONTROL

Architectural Control is a process in which a qualified designer, in conjunction with a review team, reviews and approves designs for the exterior appearance of houses. The Architectural Control Guidelines and other standards, such as the Town of CobourgHeritage Design Guidelines form the basis for this review.

ARCHITECTURAL MASSING

Massing is a term in **architecture** which refers to the perception of the general shape and form as well as size of a building.

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BARRIER-FREE
Design for those with physical or other disabilities, involving the provision of alternative **means** of **access** to steps (e.g. ramps and lifts (elevators) for those with mobility problems). It is also called universal or **barrier-free** design

BALCONY
A platform enclosed by a wall or balustrade on the outside of a building, with access from an upper-floor window or door.

BIODIVERSITY
Biodiversity is the variability among living organisms from all sources, including terrestrial, marine, and other aquatic ecosystems and the ecological complexes of which they are part; this includes diversity within species, between species, and of ecosystems.

BIORETENTION
Bioretention is the process in which contaminants and sedimentation are removed from stormwater runoff. Stormwater is collected into the treatment area which consists of a grass buffer strip, sand bed, ponding area, organic layer or mulch layer, planting soil, and plants.

BOLLARD
a short post used to divert traffic from an area or road.

CARRIAGE-HOUSE
A **carriage house**, also called a **remise** or **coach house**, is an outbuilding which was originally built to house horse-drawn carriages and the related tack.

CPTED (Crime Prevention Through Environmental Design
Crime prevention through environmental design (**CPTED**) is a multi-disciplinary approach to deterring criminal behavior through environmental design. **CPTED** strategies rely upon the ability to influence offender decisions that precede criminal acts.

CORNICE
A **cornice** (from the Italian *cornice* meaning "ledge") is generally any horizontal decorative molding that crowns a building or furniture element – the cornice over a door or window, for instance, or the cornice around the top edge of a pedestal or along the top of an interior wall. A simple cornice may be formed just with a crown.

CROSSFALL
A level surface sloping to one side only allowing surface water to run in the direction of fall. Cross falls are generally used on paths where the natural drainage is not suitable for a camber, like crossing a side slope, or on bends where the radius of curvature is small.

CUL-DE-SAC
A cul-de-sac is one of many alternative names for a dead end, sometimes called a *dead-end street*, a street with only one inlet/outlet. It is usually used for a dead end that has a circular end.

DARK-SKY COMPLIANCE
a campaign to help reduce the amount of light pollution. Light pollution is mostly caused by the over use of poorly designed lighting fixtures.

DAYLIGHT TRIANGLE
A "**daylight triangle**" is the outside corner of property at an intersection. You measure a certain distance back from the corner of the intersection on both sides of the property, then connect those points to complete the **triangle**.

DENTIL
A **dentil** (from Lat. dens, a tooth) is a small block used as a repeating ornament in the bedmould of a **cornice**.

DORMER
A **dormer** is a roofed structure, often containing

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a window, that projects vertically beyond the plane of a pitched roof. **Dormers** are commonly used to increase the usable space in a loft and to create window openings in a roof plane.

DROUGHT TOLERANT VEGETATION

Native and **drought-tolerant plants**. Non-invasive Ontario native plant species and **drought tolerant plants** thrive in local conditions; this means less water, easier care, fewer pests, and less reliance on pesticides. They require minimal watering once established and very little maintenance.

ENERGY EFFICIENCY

Efficient energy use, sometimes simply called**energy efficiency**, is the goal to reduce the amount of **energy** required to provide products and services. For example, insulating a home allows a building to use less heating and cooling **energy** to achieve and maintain a comfortable temperature.

ENVIRONMENTAL SUSTAINABILITY

Environmental sustainability is the rates of renewable resource harvest, pollution creation, and non-renewable resource depletion that can be continued indefinitely. If they cannot be continued indefinitely then they are not **sustainable**.

FANLIGHT

a small semicircular or rectangular window over a door or another window.

FENESTRATION

The arrangement of windows and doors on the elevations of a building.

FRIEZE

a broad horizontal band of sculpted or painted decoration, especially on a wall near the ceiling.

GARDEN SUITE

A **garden suite** — sometimes called a granny flat — is a self-contained dwelling without a basement. It is installed in the rear or side yard of a lot with an existing, permanent, single-family house.

GABLE

The part of a wall that encloses the end of a pitched roof.

GREEN BUILDING DESIGN

Green building is the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a **building's** life-cycle from siting to **design**, construction, operation, maintenance, renovation and deconstruction.

GREEN WALL

A **green wall** is a **wall** partially or completely covered with greenery that includes a growing medium, such as soil or a substrate. Most **green walls** also feature an integrated water delivery system. A **green wall** is also known as a living **wall** or vertical garden.

HEAT ISLAND

The term "heat island" describes built up areas that are hotter than nearby rural areas. The annual mean air temperature of a city with 1 million people or more can be 1.8–5.4°F (1–3°C) warmer than its surroundings. In the evening, the difference can be as high as 22°F (12°C). Heat islands can affect communities by increasing summertime peak energy demand, air conditioning costs, air pollution and greenhouse gas emissions, heat-related illness and mortality, and water quality.

HIPPED ROOF

A **hip roof**, **hip-roof** or **hipped roof**, is a type of **roof**where all sides slope downwards to the walls, usually with a fairly gentle slope (although a tented **roof** by definition is a **hipped roof** with steeply pitched slopes rising to a peak).

HRV/ERV

HRVs and ERVs are similar devices in that both supply air to the home and exhaust stale air

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while recovering energy from the exhaust air in the process. The primary**difference between** the two is that an **HRV** transfers heat while an **ERV** transfers both heat and moisture.

HVAC

Heating, ventilation, and **air conditioning** (**HVAC**) is the technology of indoor and vehicular environmental comfort. **HVAC** system design is a subdiscipline of mechanical engineering, based on the principles of thermodynamics, fluid mechanics, and heat transfer.

IMPERMEABLE SURFACE

Impermeable/impervious surfaces are solid **surfaces** that don't allow water to penetrate, forcing it to run off

INFRASTRUCTURE

The basic physical and organizational structures and facilities (e.g., buildings, roads, and power supplies) needed for the operation of a society or enterprise.

INTENSIFICATION

Residential intensification—moving the focus of new residential development from peripheral farmland to existing built places—is a key element in most growth management efforts.

GARAGE

A residential **garage** is a walled, roofed structure for storing a vehicle or vehicles that may be part of or attached to a home ("attached garage"), or a separate outbuilding or shed ("detached garage").

GUIDELINE

A general rule, principle, or piece of advice.

LID—LOW IMPACT DEVELOPMENT

Low-impact development (**LID**) is a term used in Canada and the United States to describe a land planning, and engineering design approach to manage stormwater runoff as part of green infrastructure. **LID** emphasizes conservation and use of on-site natural features to protect water quality.

LINTEL

a horizontal support of timber, stone, concrete, or steel across the top of a door or window.

MULLION

A vertical bar between the panes of glass in a window.

multi-use path

MULTI-USE PATH

is a form of infrastructure that supports multiple recreation and transportation opportunities, such as walking, bicycling, inline skating and people in wheelchairs.
Motorcycles and mopeds are normally prohibited. A shared-use path typically has a surface that is asphalt, concrete or firmly packed crushed aggregate.

MUNTIN BAR

A muntin bar is a strip of wood or metal separating and holding panes of glass in a window. **Muntins** are also called "**muntin bars**", "glazing **bars**", or "sash**bars**". **Muntins** can be found in doors, windows and furniture, typically in western styles of architecture.

NATURAL SURVEILLANCE

Natural surveillance limits the opportunity for crime by taking steps to increase the perception that people can be seen. Natural surveillance occurs by designing the placement of physical features, activities and people in such a way as to maximize visibility and foster positive social interaction. Potential offenders feel increased scrutiny and perceive few escape routes. Natural surveillance is typically free of cost, however its effectiveness to deter crime varies with the individual offender.

NEIGHBOURHOOD

A district, especially one forming a community

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within a town or city.

O.B.C. (ONTARIO BUILDING CODE)
The **Building Code** Act, 1992 is the legislative framework governing the construction, renovation and change-of-use of a **building**. The **Ontario Building Code** is a regulation under the Act that establishes detailed technical and administrative requirements as well as minimum standards for **building** construction.

OFFICIAL PLAN
An **Official Plan** is a municipal policy document adopted under the**Planning** Act. As required by the **Planning** Act, and **Official Plan**contains goals, objectives and policies to manage and direct change and its effects on the social, economic and natural environment of the municipality.

OPEN SPACE SYSTEM
In land use planning, urban open space is open space areas for "parks", "green spaces", and other open areas. The landscape of urban open spaces can range from playing fields to highly maintained environments to relatively natural landscapes

PARAPET
a low protective wall along the edge of a roof, bridge, or balcony

passive recreational needs

PASSIVE RECREATIONAL NEEDS
Passive recreation refers to non-consumptive uses such as wildlife observation, walking, biking, and canoeing. In Cedar SHores, the goal of providing **passive recreational** uses is to ensure the least impact on the local ecosystem. Accessibility is a primary issue.

PERMEABLE SURFACE
Permeable **surfaces** (also known as porous or pervious **surfaces**) allow water to percolate into the soil to filter out pollutants and recharge the water table.

PILASTER
A rectangular column, especially one projecting from a wall.

PORCH
A covered shelter projecting in front of the entrance of a building.

PORTICO
A structure consisting of a roof supported by columns at regular intervals, typically attached as a porch to a building.

QUOIN
Quoins are masonry blocks at the corner of a wall. They exist in some cases to provide actual strength for a wall made with inferior stone or rubble and in other cases to make a feature of a corner, creating an impression of permanence and strength, and reinforcing the onlooker's sense of a structure's presence.

RAIN BARREL
A **rain barrel** is a system that collects and stores **rainwater** from your roof that would otherwise be lost to runoff and diverted to storm drains and streams.

RAIN GARDEN
A **rain garden** is a planted depression or a hole that allows rainwater runoff from impervious urban areas, like roofs, driveways, walkways, parking lots, and compacted lawn areas, the opportunity to be absorbed. **Rain gardens**can cut down on the amount of pollution reaching creeks and streams by up to 30%.

RURAL
In, relating to, or characteristic of the countryside rather than the town.

SOFFIT
The underside of an architectural structure such

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as an arch, a balcony, or overhanging eaves.

SOUND ATTENUATION

is a measure of the energy loss of **sound** propagation in media. Most media have viscosity, and are therefore not ideal media. When **sound**propagates in such media, there is always thermal consumption of energy caused by viscosity.

SPRAWL

Urban sprawl or suburban sprawl describes the expansion of human populations away from central urban areas into low-density, monofunctional and usually car-dependent communities, in a process called suburbanization. In addition to describing a particular form of urbanization, the term also relates to the social and environmental consequences associated with this development.

STORMWATER

Stormwater, also spelled **storm water**, is **water** that originates during precipitation events and snow/ice melt. **Stormwater** can soak into the soil (infiltrate), be held on the surface and evaporate, or runoff and end up in nearby streams, rivers, or other **water** bodies (surface **water**).

STREET FURNITURE

Is a collective term for objects and pieces of equipment installed along streets and roads for various purposes. It includes benches, traffic barriers, bollards, post boxes, phone boxes, streetlamps, traffic lights, traffic signs, bus stops, tram stops, taxi stands, public lavatories, fountains, watering troughs, memorials, public sculptures, and waste receptacles. The design and placement of furniture takes into account aesthetics, visual identity, function, pedestrian mobility and road safety.

STREET TREES

Most **street trees** are in the planting strip between the sidewalk and the curb.

STREETSCAPE

The visual elements of a street, including the road, adjoining buildings, sidewalks, street furniture, trees and open spaces, etc, that combine to form the street's character.

Sustainability - cultural

SUSTAINABILITY—CULTURAL

Cultural sustainability as it relates to sustainable development (to sustainability), has to do with the maintaining of cultural beliefs, cultural practices, heritage conservation, culture as its own entity, and attempts to answer the question of whether or not any given cultures will exist in the context of the future

SUSTAINABILITY—ECONOMIC

Economic sustainability is the ability to support a defined level of **economic** production indefinitely.

SUSTAINABILITY—ENVIRONMENTAL

Environmental sustainability is the rates of renewable resource harvest, pollution creation, and non-renewable resource depletion that can be continued indefinitely. If they cannot be continued indefinitely then they are not **sustainable**.

SUSTAINABILITY—SOCIAL

A process for creating sustainable, successful places that promote wellbeing, by understanding what people need from the places they live and work. Social sustainability combines design of the physical realm with design of the social world – infrastructure to support social and cultural life, social amenities, systems for citizen engagement and space for people and places to evolve.

UNIVERSAL DESIGN

Universal Design is the **design** and composition of an environment so that it can be accessed,

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understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability.

URBAN
In, relating to, or characteristic of a city or town.

URBAN DESIGN
Urban design is the process of giving form, shape, and character to groups of buildings, to whole neighborhoods, and the city. It is a framework that orders the elements into a network of streets, squares, and blocks.

VERANDA
A **veranda** or verandah is a roofed, open-air gallery or porch. A **veranda** is often partly enclosed by a railing and frequently extends across the front and sides of the structure.

VIEW TERMINUS
A building, structure, feature or element placed strategically at the end of an organized line of sight or pathway.

WATER CONSERVATION
Water conservation includes all the policies, strategies and activities to sustainably manage the natural resource of fresh **water**, to protect the hydrosphere, and to meet the current and future human demand. Population, household size, and growth and affluence all affect how much **water** is used.

WINDOW—AWNING
Awning windows are hinged at the top and open outward, allowing for ventilation even during a light rain. Often used in combination with other **window** styles or placed higher on walls for privacy, **awning windows** are easy to open and close.

WINDOW—CASEMENT
A **casement** is a **window** that is attached to its frame by one or more hinges. **Casement** windows are hinged at the side. ... Windows hinged at the top are referred to as awning windows, and ones hinged at the bottom are called hoppers.

window – double-hung

WINDOW—DOUBLE HUNG
On **double hung windows** both sash in the **window** frame are operable, meaning they move up and down. The sashes on a **double hung window** also tilt in for easy cleaning.

window – single-hung

WINDOW—SINGLE HUNG
On single hung windows, the top sash is fixed in place and does not move or tilt in, but the bottom is operable.

WINDOW—SLIDER
Horizontal **Slider windows** open with the sash **sliding** left or right. Some people find **sliding windows** easier and faster to open than crank-style **windows**. Since they open and close without protruding, horizontal **sliders** are an excellent choice for rooms facing walkways, porches or patios.

WINDOW—TRANSOM
In architecture, a **transom** is a transverse horizontal structural beam or bar, or a crosspiece separating a door from a **window** above it. This contrasts with a mullion, a vertical structural member. **Transom** or **transom window** is also the customary word used for a **transom** light, the **window** over this crosspiece.

ZONING BY-LAW
Many municipalities have a comprehensive **zoning by-law**that divides the municipality into different land use zones, with detailed maps. The by-**law** specifies the permitted uses (e.g. commercial or residential) and the required standards (e.g. building size and location) in each zone.