

# Architectural Control Guidelines

## Terra Brook Homes

### Proposed Residential Development

372 Grey Rd. 21 , Town of the Blue Mountains  
June 19 2025



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# **372 Grey Rd 21, Town of the Blue Mountains**

## **Architectural Control Guidelines**

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### **1.0 INTRODUCTION**

#### **SECTION 1.1: DESIGN VISION**

The Design Vision for the development at 372 Grey Rd 21, Town of Blue Mountains is to create a unique sense of community with a cohesive visual appearance. To establish an unmatched built form character through use of harmonious building elevations, massing, roof forms, materials and colours to visually bind the development as a sense of place within the natural surrounding landscape. To express a high quality character with the use of architecture, and detailing of prefinished composite siding and trims inspired by an Alpine architectural model to create a theme of Rural Elegance.

#### **SECTION 1.2: PROPOSED DEVELOPMENT**

The proposed development is comprised of 53 lots integrating a mix of 40' and 50' freehold detached homes and 25' semi-detached homes ranging from approx.2000 sf to 3100sf . The single detached lots are conventional with garages facing a municipal road and a private rear yard. Dwellings backing onto open space will require special attention to architectural detailing to enhance their visual character when viewed from the rear.

### **2.0 ARCHITECTURAL GUIDELINES**

#### **SECTION 2.1: FORM AND CHARACTER**

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Homes in this development will have a distinct identity to establish a defined enclave of high quality dwelling designs providing attractive and visually coherent streetscapes. This is achieved largely through;

- the use of quality and durable building materials with colour and textures that support the distinct architectural character and coordinated community identity
- providing for a variety of building massing and architectural detailing.
- designing corner units with flanking side and rear elevations that have the same level of architectural detailing as the front elevation. Main entrances on corner units are to be located on the flanking side .
- providing architectural detailing equivalent to front elevations for houses backing or flanking onto open space or exposed to public view.

### SECTION 2.2: ARCHITECTURAL DETAILING

Each home is to include a combination of high quality, durable building materials and superior architectural detailing. Attention to the scale of each model design will assure that detailing is appropriately proportioned. Detailing is to adhere to the following;

- frieze boards with a profile suitable to the architectural style and provided on all elevations.
- stone veneer plinths finished with a precast cap shall be provided on at least 25 % of the offered product.
- clad porch posts and high quality prefinished handrails with factory applied paint. Pressure treated wood in these locations is not permitted.
- good quality garage doors with glazed panels and decorative hardware.

### SECTION 2.3: FRONT ELEVATIONS And GARAGE DESIGN

The main entrance should be designed as the focal point of the streetscape integrating covered porches with a minimum depth of 5 feet and maximizing the width as much as possible.

Guidelines for garage design are intended to ensure that the garage is not an overpowering element of the streetscape.

Minimizing the appearance of the street facing garages within the streetscape is an important design challenge. The design and siting of garages shall be in accordance with zoning requirements and the following;

- Two single width garage doors for 2 car garages shall be provided instead of a double width door where possible for all houses on lots greater than 12 meters wide.
- garages are permitted to project in front of the dominant front wall of the dwelling unit to a max of 2.0m
- where possible garages are encouraged to be set back from the porch face to visually emphasize the porch feature along the streetscape.
- garages are permitted to project in front of the porch to a maximum of 0.6m
- garage mass to be integrated with the mass of the house to de-emphasize the presence and dominance of the garages within the streetscape
- garage door styles to incorporate glazing panels
- garage doors will be of high quality and finish with demonstrated durability suitable for our northern climate
- at least two door styles should be offered with defined detailing and decorative hardware suitable to the architectural style.
- car ports are not permitted.

### SECTION 2.4: WALL CLADDING MATERIALS

Foundation walls shall not be exposed for more than twenty centimeters (20cm) in a vertical direction unless faced with permitted materials for exterior walls. Steps greater than 2 risers shall be poured in place with foundation.

The following main wall cladding materials are suitable.

Clay Brick, Stone (ashlar cut or random cut rustic tumble finish), and/or Hardi Board siding (prefinished ) with appropriate trim detailing,

- Where manufactured stone is used it is to portray a natural stone appearance with a range of natural colours, proportions and textures. Selection of mortar colours and joint style should be appropriate to result in a natural appearance.
- Where Hardi Board siding is used it can be in either vertical ( board & batten) or horizontal applications or a combination as needed to complement the style. Decorative hardi panel in the shape of split shingles may also be used.
- Wood timbers may be used for porch posts and decorative gable ornaments. Pressure treated timbers are not acceptable.

### SECTION 2.5: ROOF

Main roofs shall have a pitch not less than 6:12 and shall be either hip or gable in a variety of ridge orientations. In the case of secondary roofs, flat roofs may be incorporated. Lower pitch roofs may be considered if it can be demonstrated that a lower pitch is in keeping with the established architectural style of the design. Dormers and accent gables are encouraged to enhance massing variety. Slopes of gables and dormer roofs shall generally be higher pitched than the main roof.

Roof materials shall be limited to slate, cedar shingles, cedar shakes, metal, or shadow line textured asphalt shingles in

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colours compatible with the established design theme. Three tab shingles are not permitted.

Soffits, fascias, gutters and downspouts shall be made of pre-finished aluminum in profiles and colours suitable for the established design theme.

Roof leaders shall be located as unobtrusively as possible.

Solar panels, skylights, satellite dishes or any other form of mechanical or communication devices shall not be installed on elevations visible from the street.

### **SECTION 2.6: ROOF PENETRATIONS**

Chimney penetrations such as pipe chimneys shall be concealed by enclosing them in forms compatible with the balance of the elevation design and exposed roof vents shall be primed and painted in a color matching the roof mass.

### **SECTION 2.7: ADVERSE GRADING CONDITIONS**

Adverse grading conditions have a negative impact on the proportions of dwelling front elevations. Internal risers shall be integrated where possible to mitigate exterior risers to the porch.

### SECTION 2.8: WINDOWS

Ample fenestration is required for publicly exposed elevations to enhance the dwellings appearance and promote natural surveillance of public areas from within the building.

Window treatments should be consistent on all elevations. The use of high quality windows with coloured frames is required.

Windows shall be either casement, awning, single or double hung. Headers and sills shall be consistent with wall materials and colours.. Window shapes and mullions shall be consistent with the established design theme. Shutters shall be compatible with adjoining window widths and coloured to match or complement the exterior colour schemes.

All windows shall have projecting sills.

### SECTION 2.9: EXTERIOR COLOURS

Exterior colours shall be selected from an approved colour schedule. Identical colour schedules may not be sited on adjacent lots regardless of the model sited.

### SECTION 2.10: MODEL REPETITION

For repetition of single detached and semi detached lots the following shall apply;



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- a wide variety of model choices should be provided
- identical elevations are permitted to a maximum of 20% of the streetscape (2 times within a contiguous row of 10 dwellings). In addition a minimum of three dwellings must separate identical elevations of the same model.

See plates 1-3 for sample elevation design and plan configuration

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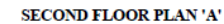
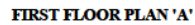
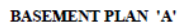
FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

## Plate 1 : Building Elevations

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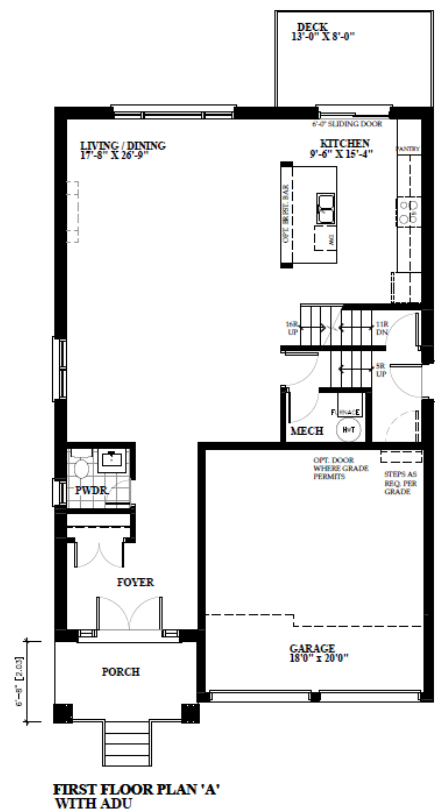
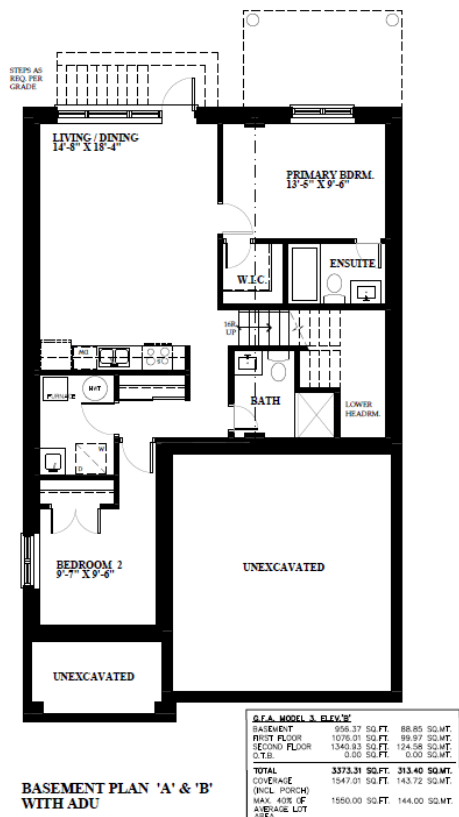


Plate 3: Building Plans