

'Name of Development'
4129 Hixon Street

Neighbourhood Design Code



Note to Readers:

This is a draft document. All content is subject to review and approval by The Town of Lincoln.

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Preface

This *Neighbourhood Design Code* is in support of the Site Plan and Condominium Agreements between the Town of Lincoln and Hixon Development Inc., the land developer. In an effort to promote greater levels of housing diversity, a wide variety of housing types are permitted, all of which adhere to the fundamental principles of the neighbourhood vision to create a vibrant, unique and resilient neighbourhood. With input from those identified below, this document has been created to guide the implementation and maintenance of that vision.

This code was adopted [DATE] in the Town of Lincoln

VISION STATEMENT

The Hixon Street Neighbourhood will be a place that is:



Attractive, compact, and pedestrian-friendly.



Interconnected, safe, and accessible and that integrates with and welcomes surrounding communities.



Supportive of a range of housing types and price levels to accommodate a variety of socio-economic backgrounds and demographics.



A place that nurtures community-building, social, interaction, and a strong sense of place.

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Authority & Implementation

Definitions

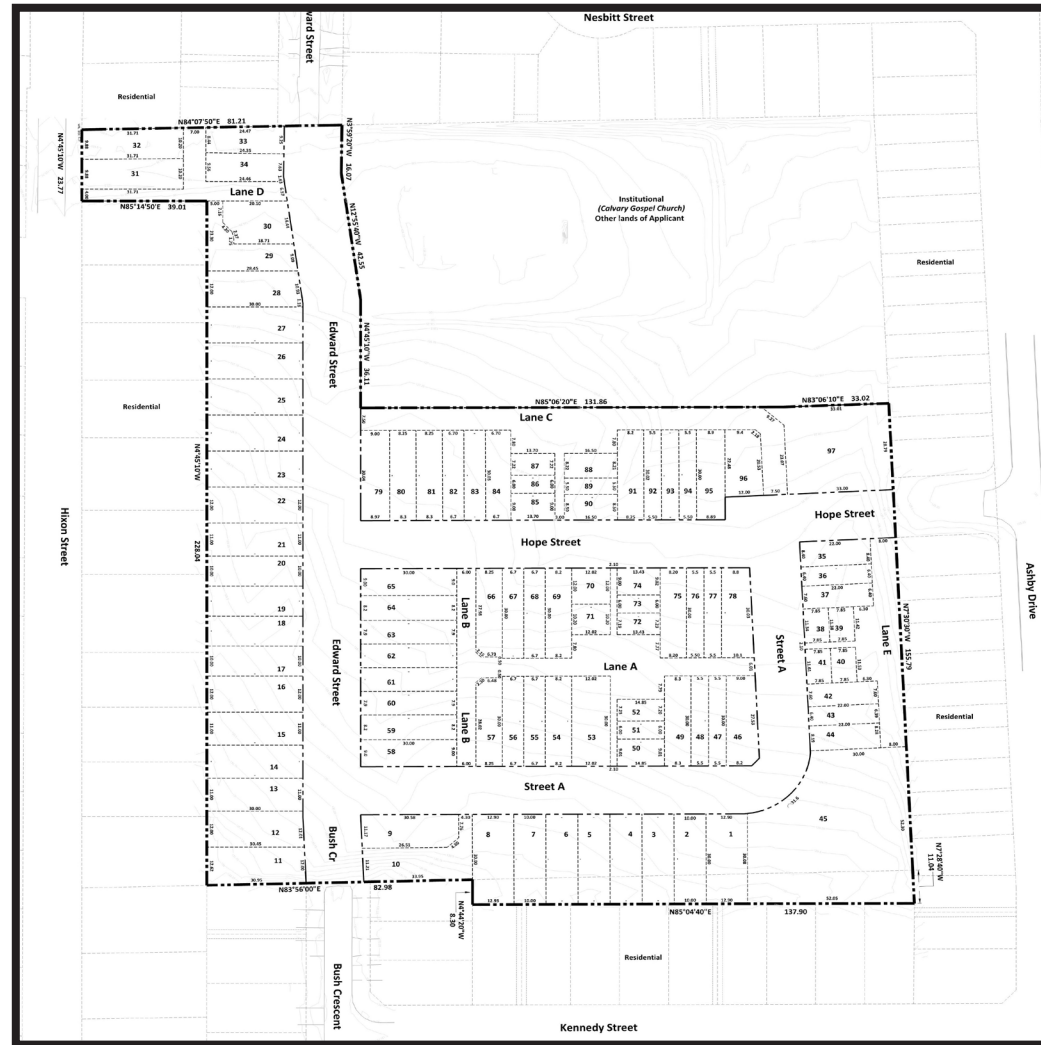
Purpose of the Neighbourhood Design Code

Promote higher quality urban & architectural design that improves private and public value.

Nurture a cohesive & attractive built environment that maintains land use compatibility.

Improve walkability through a more comfortable, stimulating, & human-scaled public realm.

Allow better house designs through the use of rear garages and larger, more functional double-wide garages capable of housing SUVs and standard full size pick-up trucks.



4129 Hixon Street Vacant Land Condominium Plan

1.0 Introduction

1.1 Purpose of the *Neighbourhood Design Code*

- Promote high-quality urban and architectural design within the private realm that enhances the public realm;
- Encourage a cohesive and attractive built environment that maintains land use compatibility;
- Prevent the development of automobile-oriented streetscape & garage-controlled architecture; and
- Ensure that the built environment relates to the human scale over the long-term.

The Neighbourhood Design Code is focused on private built-form and is intended to successfully execute the development's vision as a high-quality, human-scaled, walkable neighbourhood based on *Traditional* neighbourhood development principles sometimes referred to as New Urbanism.

Buildings are required to comply with the design standards to the maximum extent feasible and are strongly encouraged to align with applicable guidelines. Graphics are provided largely for reference and inspiration purposes.

What is New Urbanism?

New Urbanism is about creating more sustainable, walkable, human-scaled places where people can live healthier and happier lives.



Figure 1: Washington DC

1.2. Use of *Neighbourhood Design Code*

Standard

A defined criteria to which development projects are required to satisfy. Also indicated by using the modal verb "shall".

Guideline

A defined criteria based on the outlined vision and recommendations for which development projects are encouraged to incorporate to the extent possible. Also indicated by using the modal verb "should".

- Exceptions, exemptions, or variations to the standards may be granted on the basis of design merit or hardship, at the discretion of the *Neighbourhood Designer*.
- The NDC is not intended to be static and may be reviewed and updated periodically to clarify intent and incorporate the latest best practices for urban design, building materials and construction techniques.

1.3. Relationship to Municipal Review

The Neighbourhood Design Code (NDC) is intended to supplement the Town of Lincoln's Official Plan and Zoning By-law, where they lack regulatory control, to help satisfy the policy objectives and vision. The Design Code is applicable to new development as well as any existing buildings that require Building Permit(s). Where feasible, alterations of buildings or properties not requiring Building Permits, should also comply.

In the case of any conflict between these Standards and applicable local policy or By-laws, the City's Zoning By-law shall prevail, with notification given to the Neighbourhood Designer.

The Design Code acknowledges that each site and/or building will need to be evaluated within its context and that modifications may be necessary in order to achieve the overall development intent. Any modification to the NDC contained herein will be evaluated and determined through the review process.

The intended audience of the NDC are builders, design professionals, homeowners, developers and businesses who may submit proposals for development.

1.4. Role & Responsibility of Neighbourhood Designer

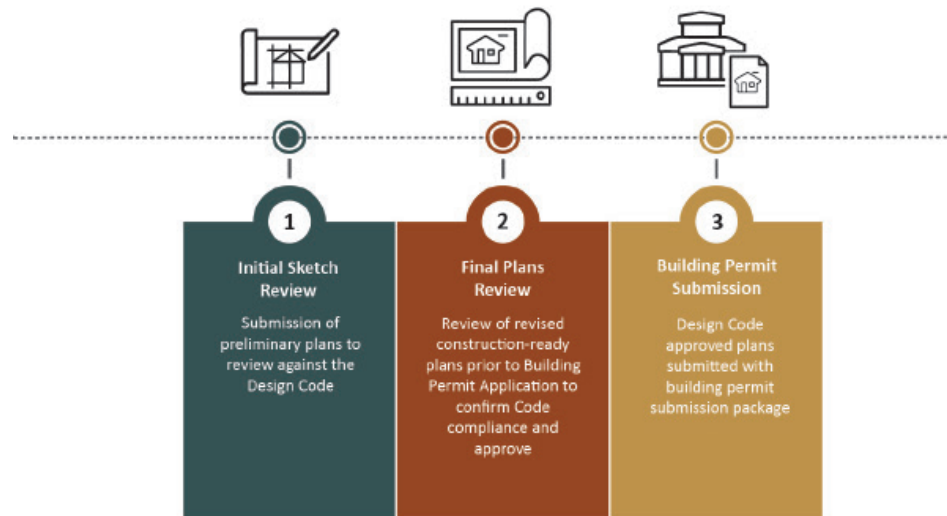
The Neighbourhood Designer shall be responsible for reviewing and approving specific construction plans prior to the issuance of Building Permit(s) for all residential dwellings and accessory buildings. The approved Plans shall be those accompanying the Building Permit submission through to issuance. The relevant construction plans requiring approval under the Neighbourhood Design Code include:

- Site Plan
- Elevation Plans (for all walls)

Recommended / Optional

- Floor Plans
- Cross-Sections
- Grading Plan

3-Step Design Review Process



2.0 Building Design

2.1. Principles

Architectural design will prioritize the human-scale, respect the existing built environment, support timeless & culturally established architectural design principles, that contribute positively towards its own unique sense-of-place. Neighbourhood character will be defined through incorporation of distinct housing unit design traits with provisions for:

- A range of colours, cladding materials, rhythm, and coherent variations between dwellings.
- Stimulating private-public interface along all streetscapes via:
 - o Symmetrically aligned and proportionate fenestration patterns;
 - o Vertically dominant fenestration patterns;
 - o Congruent use of exterior cladding products;
 - o Fine-grained articulation between attached housing forms with variation between individual units;
 - o Massing reveals, horizontal protrusions and / or shifts of the façade plane; and
 - o Functionally / structurally authentic construction techniques.



Figure 2: Aspen Common, St. Catharines, ON



Figure 3: Glenwood Park, Atlanta, GA

2.2. Exterior Cladding & Accessories

- A maximum of three (3) cladding materials may be used on any individual dwelling unit, accessory building, or apartment building, inclusive of gables & dormers, but exclusive of roofing, trim, glazing & foundation skirts.
- All building walls shall receive symmetrically relevant cladding treatments that match the primary façade(s).
- For attached housing, all individual dwelling unit walls shall receive equal cladding treatments. Refer to Schedule 2. (Staggered Attached Housing Schedule)
- Exposed foundation walls that exceed 0.9 m (3') in height above grade shall be completed with brick or stone veneer skirt.
- Lintels, sills, brick & stone veneer should appear structurally authentic in nature, (i.e., supported by a foundation).
- Natural brick colours are encouraged over those with pigment-stained coatings.

2.3. Openings (Windows & Doors)

- Windows should be proportioned to the building's mass and operable.
- Windows and doors shall be aligned,
 - Vertically (i.e., sharing structural point-loads); and
 - Horizontally (i.e., window tops aligned with door tops).
 - Notwithstanding windows associated with stairways, some inherent flexibility is anticipated given floor patterns and internal design constraints.
- Street, lane & sidewalk flanking windows should be vertically dominant in shape.
- A minimum of 15% of each façade flanking a street or sidewalk shall be devoted to windows and doors.
- Mirrored reflective and opaque windows are prohibited on street, lane & sidewalk frontages.
- Where horizontal windows make sense, grills, or smaller windows to divide panes should be used to appear more vertical in shape.



Figure 4: Symmetrically relative & vertically dominant window alignment

2.4. Accessories / Trimming

- Stucco-based trim mouldings are prohibited on windows/doors.
- Fake dormers are discouraged
- If used, shutters shall be accurately proportioned to the window it serves.
- Hydro & gas meters shall be located on the interior side or rear walls of buildings unless thoroughly screened from public view.
- Windows and doors on non-masonry walls should have trim / capping measuring not less than 75mm (3") in width.



Figure 5: Example of congruent & symmetrically balanced cladding



Figure 6 Excessive variety and imbalanced cladding arrangement

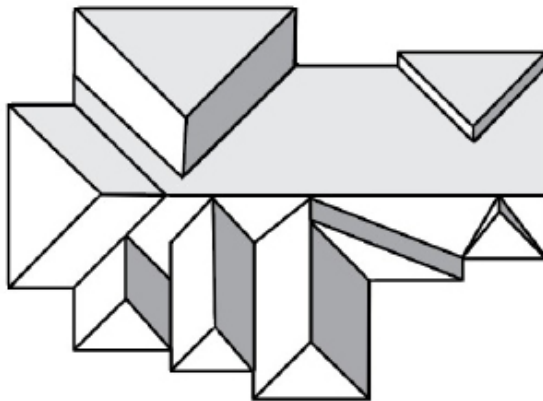
2.5. Roofing

- Roof design should be economical, practical, and appealing. Unnecessary faux complexity such as redundant or excessive gables, and awkward slope combinations should be avoided. (Figure 8).
- Metal roofing is encouraged broadly for longevity, durability, & climate resilience purposes.
 - Standing-seam metal is recommended but more affordable exposed-fastener metal is also encouraged on roof pitches steeper than 3:12.
- Lighter toned roof colours are encouraged over darker tones to reduce ambient air temperatures and home cooling energy demand.
- Where sloped roofs exist for attached housing forms, and both front and rear walls are flush, vertical roof protrusions shall be provided between each dwelling unit for the purposes of long-term individual roof maintenance and flexibility in character, (Figure 9).
- Attached house roofing does not need to match colour and material for the entire block.
- Where visible from the street, roof penetrations such as attic vents, plumbing vents, chimney flues etc. should be located to conceal their street visibility. Their material and colour should match the roof and/or building trim, except those made of metal.
- Soffit overhangs should be a minimum of 300 mm (12").
- Parapets on flat roofs should be a minimum of 600 mm (2') in height above the roof or as needed to conceal mechanical equipment.



Figure 7: Example of exposed fastener metal roofing

✗ AVOID



✓ USE

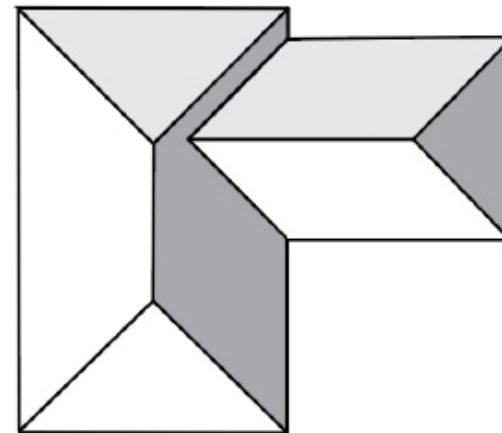


Figure 8: Roof Plans



Figure 9: Excessively tall front entry columns distort the human scale



Figure 10: Covered front stoops provide weather protection

2.6. Porches, Stoops, Entries & Balconies

- Each lot shall provide a principal entrance clearly visible from the public street.
- One covered front porch shall be provided no less than every three (3) lots except for townhouses where only end-units shall have a porch.
The required porch shall:
 - 1) Be a minimum of 7 m² (75 ft²) in geometrically square area; and
 - 2) Have no dimension < 2.4 m (8').
- Priority lots shall have at least one covered porch per the aforementioned dimensional. Wrap-around porches or multiple porches that address each street frontage are also encouraged.
- Front entry columns / pillars / posts shall not exceed 3 m (10') in height above the floor platform.
- All principal entrances shall provide protection from rain through either a covered roof overhang, permanent canopy, or wall recess etc.



Figure 11: Generously sized covered porch provides functional outdoor living room and activates streetscape

2.7. Ground-Oriented Housing

- Building entrance(s) shall be prominent with direct links to public sidewalks.
- Fine-granularity, articulation & individual character will be defined as follows:
 - 1) With simple geometry, compatible but diverse colour and material selections, and appropriate fenestration proportions and patterns.
 - 2) Each townhouse unit divided vertically, shall be distinguished along its horizontal common wall plane either by way of a distinct cladding material or colour from its abutting neighbour. Subtle building jogs between dwelling unit walls are anticipated for the purposes of improving the installation and finish quality of different cladding product such as transitions between brick or to pre-finished siding.
- Priority lots shall provide enhanced architectural features on all street, lane or sidewalk frontages which may include, but is not limited to, wrap-around covered porches, additional windows, bays, bay window(s), balconies etc.
- Covered balconies are encouraged broadly, and where feasible, 2nd floor door(s) should align vertically with 1st floor door(s) (See Figure 13).
- Avoid changing materials indiscriminately and providing design features in an effort to add interest. This result in an overly complicated house that frustrates the streetscape and raises costs.



Figure 12: Proper window & door alignment paired with functional covered balconies



Figure 13: Underwhelming corner lot which ignores the public realm



Figure 16: Surrey, BC



Figure 17: Wheeler District, Oklahoma City, OK

"Traditional" architecture is not a style, nor is it nostalgia. It is a way of building that is based on common sense and innovation. It is the evolution of the best of what has come before into something that is not only practical and beautiful for today, but timeless for the future.

**– Marianne Cusato
(The Value of Design)**



Figure 14: Human-scaled proportions with contemporary design
(East Clayton, Surrey, BC)

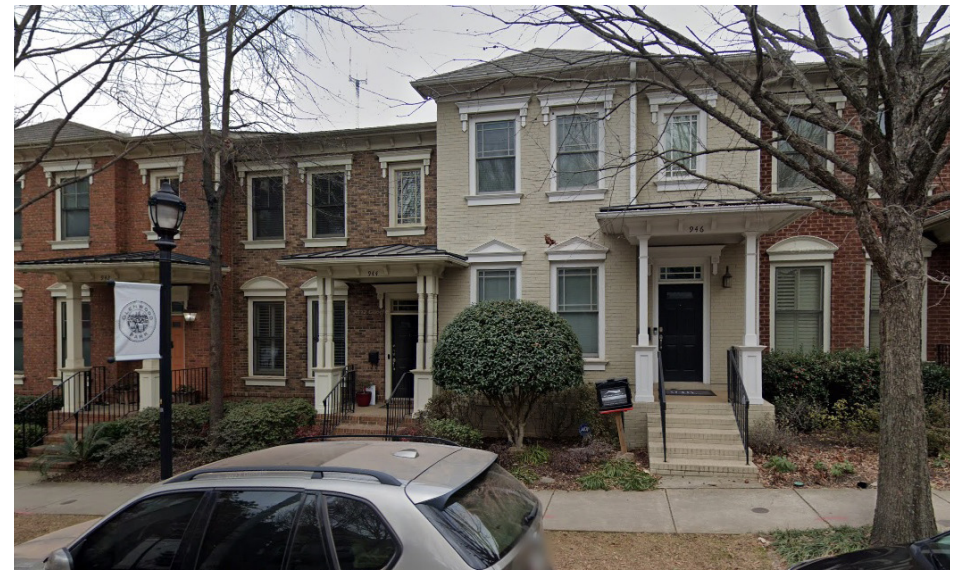


Figure 15: Fine grain attached housing forms distinguished by unit (Glenwood Park, Atlanta, GA)

2.8. Garages

- Exterior design need not identically match the principal dwelling but should demonstrate compatibility in architectural design and colour, (i.e., comparably pitched roof systems & complementary tones).
- Overhead garage doors should provide glazing (Figure 19).
- Exterior doorways fronting a rear laneway should employ glazing in the upper portion(s).



Figure 18: Pre-finish sided garages serving brick houses



Figure 19: Typical rear lane garages



Figure 20: Example of multi-bay carport

Techniques for Openings

Proportion of Openings

Vertical proportioned windows have higher cost-benefit: they provide maximum light relative to the opening width, require less expensive & complicated lintel designs, and when vertically aligned, can share structural point-loads



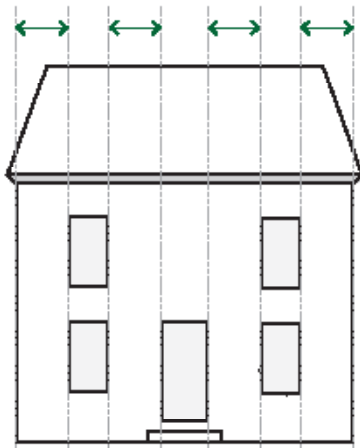
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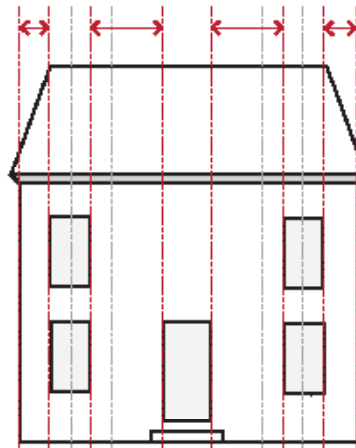
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Spacing of Openings

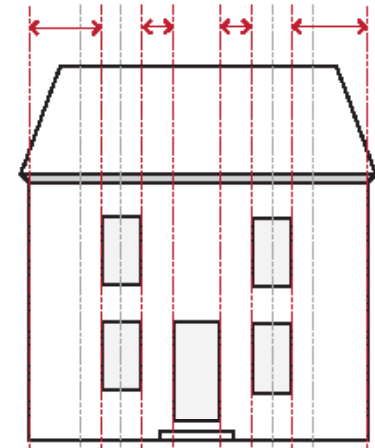
Windows that are evenly and correctly spaced feel harmonious. They should be spaced neither too close nor too far apart.



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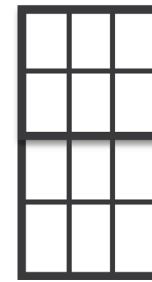
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Proportion of Muntins and Panes

Horizontal panes look squat and dysfunctional, but can be successful if there are vertical divisions within the overall span.



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Techniques for Material Transitions

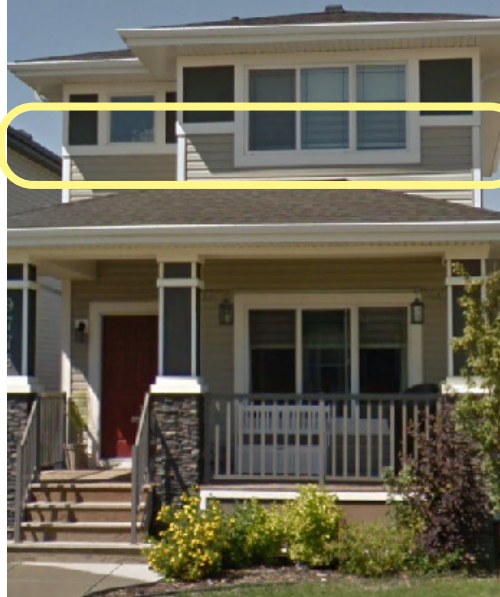
Horizontal Cladding Transition



A minimum of 300mm (1') jog between units creates a good transition point for material change along the horizontal plane.

Aspen Common, St. Catharines

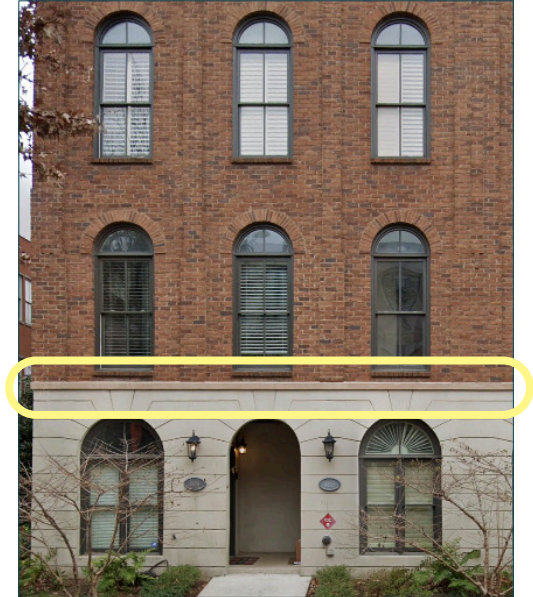
Horizontal & Vertical Transitions



Frieze board trim can make a suitable transition between pre-finished siding.

Edmonton, Alberta

Vertical Cladding Transitions



A stone ledge provides a bump-out for change in material along the vertical plane.

Glenwood Park, Atlanta

2.9 Low-Rise Apartments

Standards

- Buildings shall address every street frontage through the following provisions and to the maximum extent possible:
 - o Buildings shall be aligned parallel to street frontages with some discretion given to corner lots.
 - o Where apartment lobbies exist, the main entrance to such lobby or common area shall be directly accessed from street level sidewalk(s). Lobby entrances may also be accessed from the side or rear but only if used in conjunction with the public street entrance.
 - o Individual, functional entries shall be provided for ground floor apartments and spaced at no less than 9 m (29.5') intervals along any street frontage with direct sidewalk connections.
- Bicycle parking shall be provided pursuant to the Zoning By-law and as follows:
 - o Visitor bicycle parking shall be located in plain sight near the principal lobby entrance(s) facing a street in a safe, well lit, accessible and convenient location.
 - o Resident bicycle parking may be located in a more secluded location to the side, rear or interior of the building but with convenience, accessibility and practicality in mind.
 - o Lockable and sheltered enclosures for residents are encouraged.
 - o Sheltered bicycle storage for visitors is encouraged.

Guidelines

- Windows & doors should provide a high degree of transparency especially at street facing ground levels.
- Ground floor levels should be elevated from the adjoining sidewalk, except where at-grade accessible units are desired or required.
- Street, lane & sidewalk fronting ground-floor units should provide covered patios.
- High quality architectural elements such as cornices, cornice mouldings, and parapets are broadly encouraged.



Figure 21: Example of low-rise apartment with individual grade level unit access

3.0 Fences, Walls & Privacy Screens

- Front yard fencing, walls and privacy screens are generally discouraged, but in no case, shall exceed a height of 1.2 m, or the Town's Fence By-law requirement, whichever is less.
- Front yard & exterior side yard fencing or walls shall not produce a solid surface, such as a block wall. They shall be transparent in nature. However, this does not apply to exterior side yard fencing that extends between the rear lot line and nearest wall of any house.
- 1.8 metre privacy fences are permitted in rear or side yards it is recommended that the upper 0.3 metre portion is semi-transparent, (i.e., lattice), and in accordance with the Town's Fence By-law.
- Chain-link fences are prohibited in front and exterior side yards.
- Shadow-box style (board on board) fencing is discouraged.
- Vegetative screening is recommended where additional privacy is desired.
- Exposed pressure treated lumber is discouraged over the long term and should be stained or sealed.
- Landscape screenings or plantings which may impede pedestrian travel or sidewalk use are prohibited.



Figure 22: Acceptable corner lot fencing & vegetative screening

4.0 Parking

- Parking lots exposed to a public street frontage shall be screened from view through some combination of either a decorative wall or fence, not exceeding 1.2 metres in height, and landscaping such as shrubs, hedges and trees.
- Screening is not required when flanking a rear laneway but is encouraged.
- Where possible, parking lots should drain into bioretention facilities, (i.e., rain gardens) that have been designed to accept, drain & detain rainwater.

Authority & Implementation

Subsection 51(26) of the Planning Act authorizes the Town to enter into Subdivision & Condominium Agreements registered against the subject lands. The Town is entitled to enforce the provisions of it against the landowner and, subject to the Land Titles Act, any and all subsequent landowners.

The execution of this Neighbourhood Design Code will predominantly take place prior to, and at the issuance of building permit.

Definitions

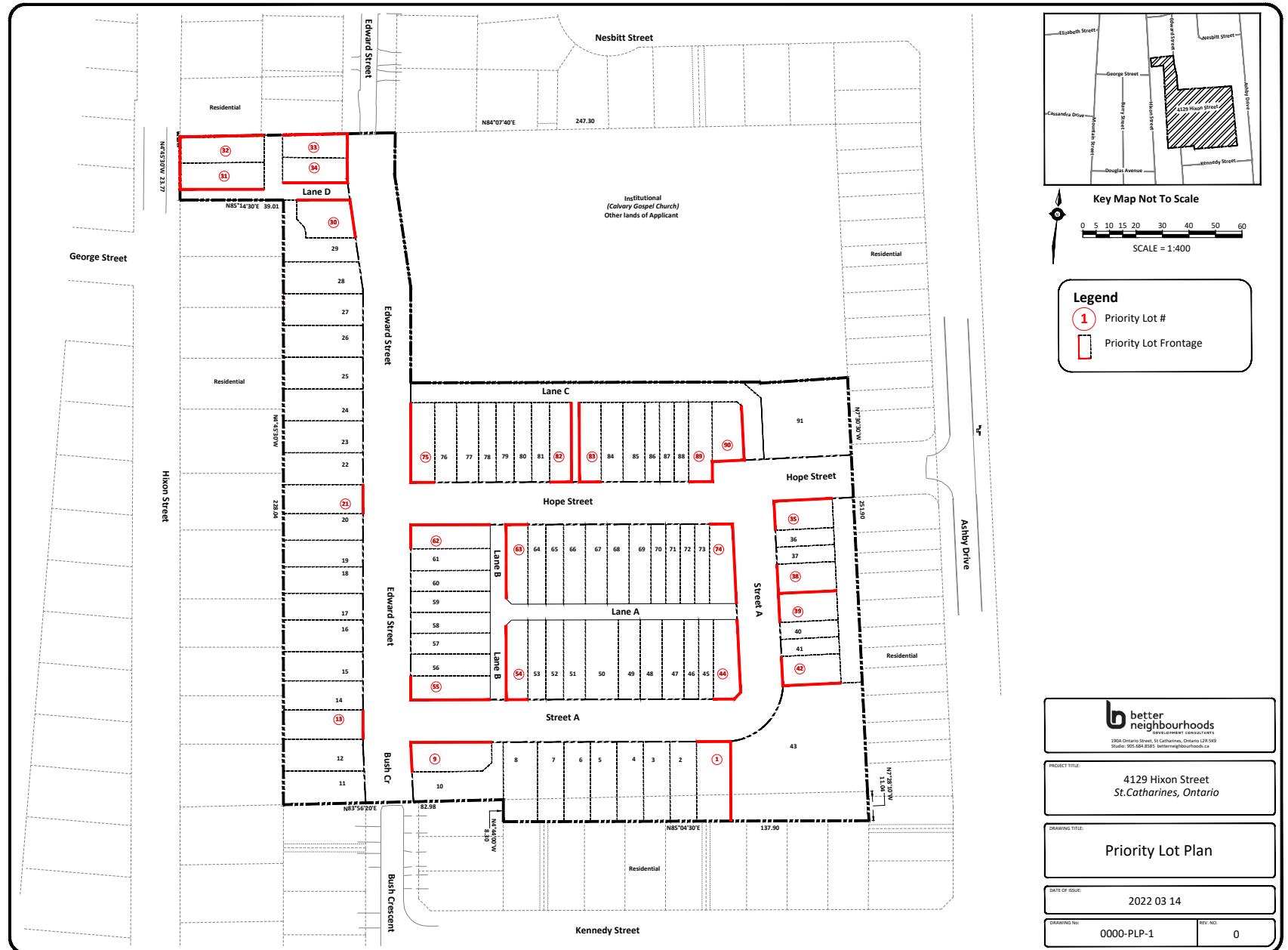
Unless otherwise defined herein, words and phrases are defined pursuant to the current Town of Lincoln Zoning By-law, or have their generic meaning.

Common Wall	means a vertical wall separating two or more attached dwelling units or accessory buildings from the footing to roof.
Compatibility	means similar size, form, and character of a building relative to others around it.
Fenestration	means the arrangement of window & door openings in a building’s façade.
Foundation Skirt	means that part of a building’s foundation situated above grade but below the first floor and which may be concealed by a brick or stone veneer.
Granularity/Fine Grain	means a pattern of building footprints represented by dense lotting fabric or heterogeneous architectural character through distinguishing features such as, but not limited to, unique ownership rolls, building colour, cladding material & architectural design.
Massing	means the effect of modifying the height and bulk (mass) of a building’s form.
Multiplex	means any detached dwelling containing between two (2) and five (5) self-contained dwelling units, (i.e., triplex or fourplex)
Porch	means an unenclosed, covered roof platform structure abutting the exterior wall of a building, which is used to define ground level entry to a dwelling and provide supplemental amenity area for occupants.
Priority Lot	means any high exposure lot deserving of enhanced architectural design. See Schedule 1: Lot Priority Plan
Rhythm & Pattern	means the repetition of elements such as materials, details, styles, and shapes that provide visual interest and stimulation.
Stoop	means an uncovered building entry landing paired with a narrow staircase to grade. For the purposes of this Design Code, a small, covered overhang no more than 900 mm (3’) in depth also constitutes a stoop.
Verandah	see ‘porch’.

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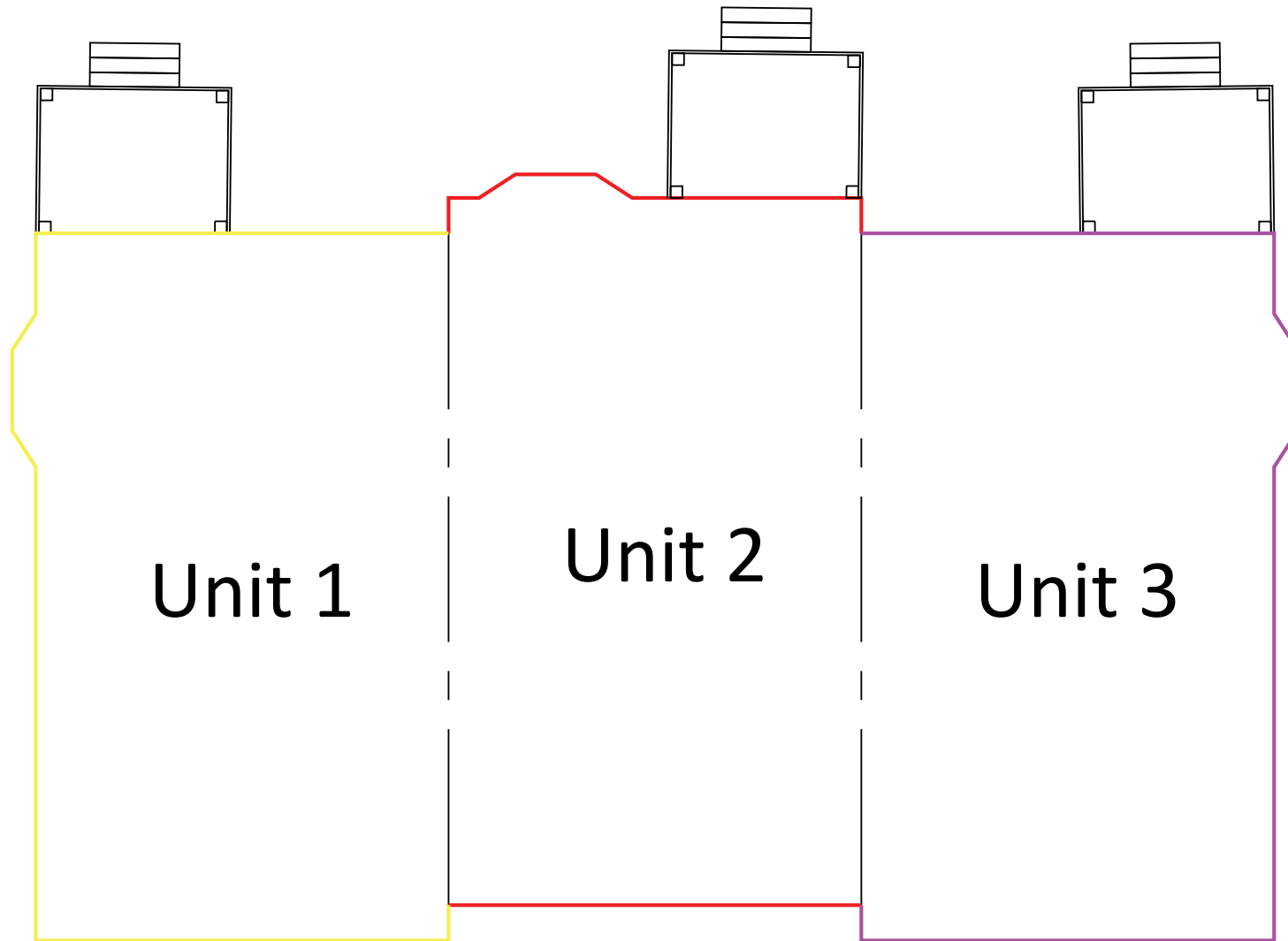
Schedule A

Priority Lot Plan



Schedule B

Staggered Attached House Cladding



*Each colour denotes respective cladding treatment

Schedule C

Frontage Types of the Hixon Street Neighbourhood

Porch: Projecting



Porch: Engaged



A facade is set back from the property line with a porch attached. To be useful, the porch shall be no less than 8 feet (2.4 m) deep.

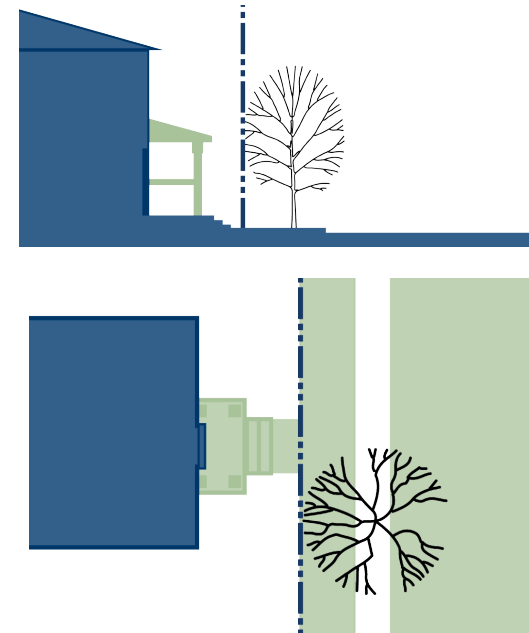
A typical porch is open on three sides with covered outdoor space large enough for comfortable arrangements.

An engaged porch has two sides enclosed by the building while the other two sides are open.

Forecourt



Stoop



A portion of the main facade of the building is at or near the front lot line and a small percentage is set back, creating a small courtyard. The space could be used as an entry court or shared garden space for a multi-unit building. Proportion and orientation of these spaces should be carefully considered to optimize natural light and user comfort.

Stoops are typically uncovered landings accessed by a small staircase. For the purposes of this document, stoops may include a roof but are measurably smaller than a porch

Schedule D

Improper application/ lack of neighbourhood code building design principles.



01. Redundant gable.

Avoidable through a deeper covered porch.

02. Incongruent / imbalanced use of cladding.

Recommend either stone or brick skirt around perimeter.

03. Irregular spacing of windows along wall.

Recommend rearrangement of existing windows or new windows to avoid big gaps.

04. Exposed garage lacks glazing.

Provide upper glazing.

05. Undersized column.

Exposed wood column should appear structurally larger in nature and / or be appropriately encased for curb-appeal.

06. Imposing privacy fence.

1.8 m (6') tall fences should provide a semi-transparent upper segment, such as lattice.

07. Horizontally dominant window.

Recommend either two (2) smaller vertical windows or resizing the existing.

08. Vertically misaligned windows.

This can be avoided through floor layout.

09. Exceeds cladding type limit of three (3) materials or colours.

Revert to matching siding used elsewhere or eliminate stone-skirt to keep gable shakes.