

ARCHITECTURAL CONTROLS
FOR
MULTIPLE-UNIT DWELLING DISTRICTS
February 2010

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1.0 Introduction

This document outlines the general architectural design requirements for the Multiple-Unit Dwelling Districts being developed by the City of Saskatoon.

Architectural Controls concern the position of buildings on sites, the proportion, scale and massing of buildings, the application of materials and colours to exterior walls and roofs, and the choice and location of windows and doors.

These Architectural Controls are intended to supplement the City of Saskatoon Zoning Bylaw No. 7800. Developments are expected to be governed by Bylaw No. 7800 in combination with the Architectural Controls. In the event that there are contradictions between these two documents, Zoning Bylaw No. 7800 will govern.



Figure 1 Interesting Street Townhouse Development

2.0 Proportion, Scale, and Massing

Intent: New developments should be well proportioned and integrate with neighbouring buildings. Projects should incorporate design elements that break down perceived proportion, scale and massing of building elements within this zone to create human-scaled pedestrian-environments and enjoyable streetscaping. Developments should utilize existing or “natural” grade, to assist them in blending with adjacent developments. Grade alterations can create negative impacts on adjacent properties. All multi-family buildings should be positioned to enhance the streetscape by creating what may be described as a street wall.

All building volumes must incorporate intermittent variances in plan and elevation to encourage shadow lines on the building and to assist in breaking down the apparent mass and scale into well proportioned volumes. This includes building elevations that are adjacent to or visible from public streets, public parks, and adjacent developments.

The majority of the principal building(s) main façade should be located so it is parallel to a straight public street or tangent to a curved public street. Open space is permitted between the principal building(s) fronting a public street provided that the total linear amount of building façade exceeds the total linear amount of open space as measured along the same property line. Buildings that are aligned with adjacent streets ensure a site configuration that creates streets with pleasing streetscapes and enhances the image and feel of the neighbourhood.



Figure 2 Good Example of Proportion, Scale, Massing, and Illustrates a “Street Wall”

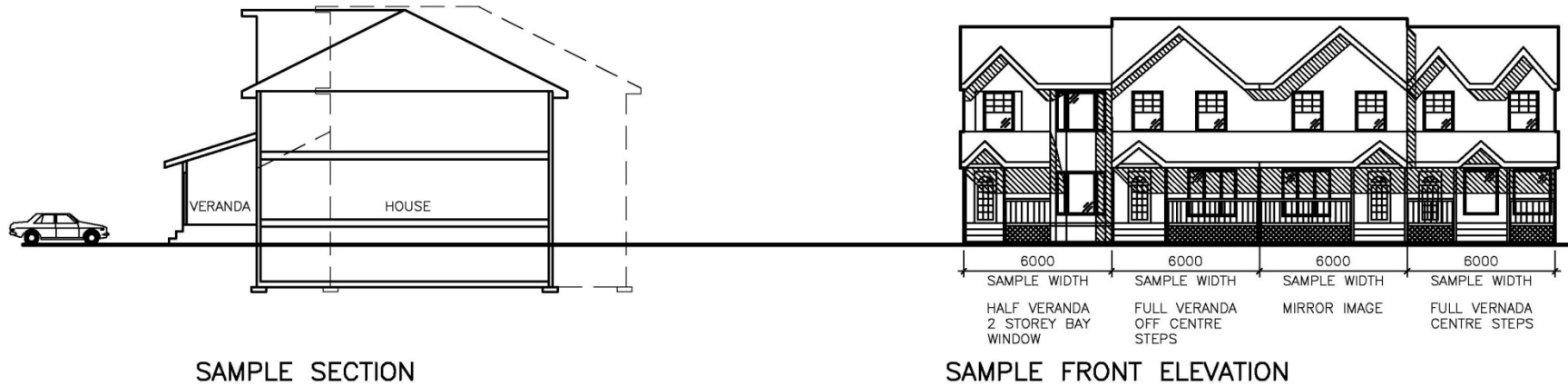


Figure 3 Poor Example of Proportion, Scale and Massing

The sides of groupings of principal and accessory buildings are permitted to front onto public streets, providing that the total linear amount of side elevations are less than the total linear amount of principal building facades fronting the same public street. In general, the rear elevations of principal and accessory building cannot front onto public streets.

Construct buildings to define the edges of, and to face onto, any public park and/or accessible open spaces.

Building masses should be arranged to ensure adequate light, view, and privacy for each residential unit. Where properties share a common property line, each property must have buildings with different applications of proportion, scale and massing.



Proportion, Scale and Massing: Projects must incorporate sensitive design elements that break the overall scale and mass of buildings into human scale components through the use of a variance in plan and wall planes.

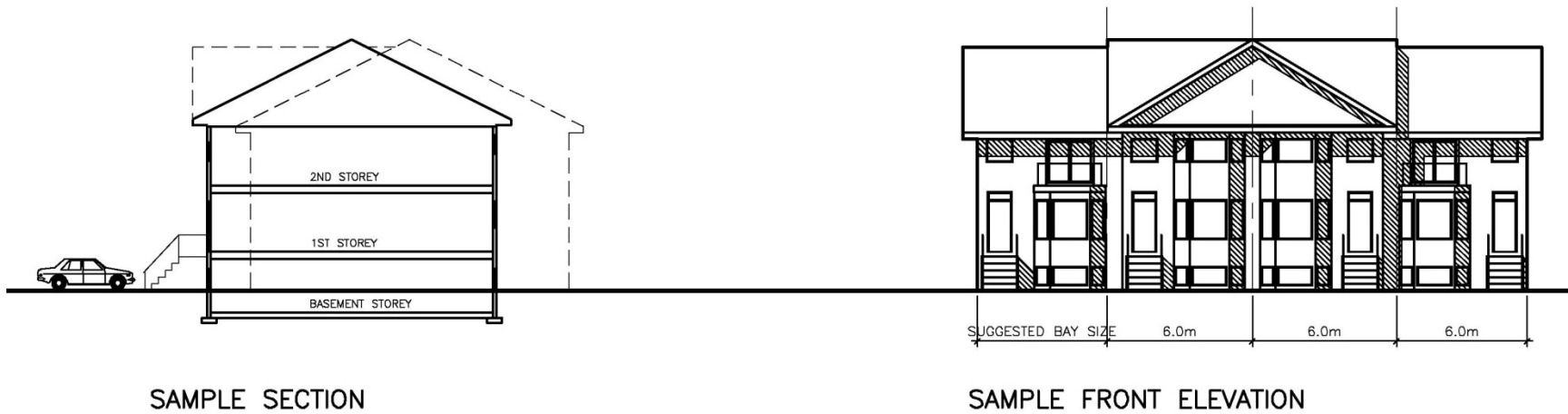


Figure 4 Sample 2 Storey & 2 ½ Storey Townhouse without Garage

3.0 Walls & Materials



Figure 5 Good Example of Wall Cladding Variety

Intent. Materials that compliment those used in adjacent developments are desirable to create unity. A variety of cladding materials is necessary in order to reduce visual monotony. Walls clad in a single material are not permitted.

Durable high quality materials should be utilized for cladding on all building faces.

Permitted claddings include natural stone, brick, manufactured stone (masonry application), split-faced concrete block masonry, cement based stucco system, EIFS/Acrylic stucco system, prefinished metal, aluminum shingles, cedar shingles, clay tile façade system, ceramic tile, glazing, wood siding, the limited use of vinyl siding, and the limited use of cement-board siding. The scale of the material should be consistent with the scale of the building mass.

A minimum of two major exterior cladding materials, excluding fenestration, are required for any elevation of a principal or accessory building adjacent to or visible from a public street, a public park, or adjacent development, the proportions of which must be sensitively designed. Major exterior cladding materials must be perceived as occupying a significant proportion of any wall elevation.

A minimum of two major exterior cladding

In the case of most materials, except for vinyl siding or cement board siding, the use of two discernable colours, two discernable textures, or combinations thereof of the same material are acceptable as meeting the requirements. In the case of vinyl siding or cement board siding, consideration will be given to two significantly different material patterns in a case where a relatively smaller proportion of a third material (greater than 30% of a third material) is used. For example, a material application may be accepted if visible building elevations were proposed to contain 3 materials – 30% stone and 70% vinyl siding whereby straight horizontal overlapping vinyl panels were heavily accented with vinyl “fish scale” panels.



Figure 6 Poor Example of Wall Cladding Variety

Required architectural detailing applies equally to all building elevations including where the side and rear of a principal building or an accessory building is adjacent to or visible from, any public street, public park, or adjacent development.

In the case of all multi-family developments, wall cladding materials are required to extend to a minimum of 1.2 metres (4 feet) along side building elevations that do not face public streets, public parks, or adjacent developments. Where properties share a common property line, each property must have different materials or a combination of materials.



Figure 7 Samples of Permitted Cladding Materials for Walls and Roofs

4.0 Colour



Figure 8 Good Example of the Use of Multiple Colours

Intent: Variety of colour is necessary for multi-family projects to prevent the creation of visual monotony. A minimum number of colors is prescribed to ensure more than one color is used on each façade.

A variety of colour schemes are necessary to create lively streetscapes. Readily discernable shades of one colour when viewed from any street may be considered two separate colours.

Dwelling Group or Street Townhouse Style Buildings: Colour should vary from building to building within developments. A minimum of two exterior colour schemes for each multi-family parcel must be implemented.

A minimum of two major colours are required to be utilized in the colour scheme of each building façade adjacent to or visible from any public street, public park, or adjacent development (excluding roof colours and colours utilized for minor architectural components such as soffit and fascia, window and door trim etc).

A minimum of four colours should be utilized on any one building colour scheme. This includes the roof colour and the colours of minor architectural components. In order to qualify, colours must be visible from any street.

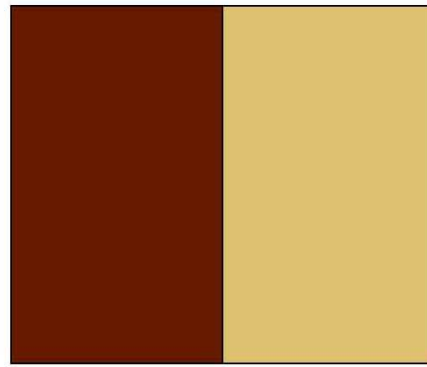
Apartment Style Buildings: One exterior color scheme is permitted per site that has more than one building. A minimum of two major colours should be utilized on each building façade adjacent to or visible from any public street, public park, or adjacent development (excluding roof colours and colours utilized for minor architectural components such as soffit and fascia, window and door trim etc).

A minimum of four colours should be utilized on any one building. This four colour minimum includes the roof colour and the colours of minor architectural components. In order to qualify, colours must be visible from any street.

General Requirements: Accessory buildings should be treated similar to the principal buildings on the same site. Where different multi-family parcels share a common property line, each parcel must have different color schemes.



Figure 9 Example Single Colour Use for Walls



Brick

Walls

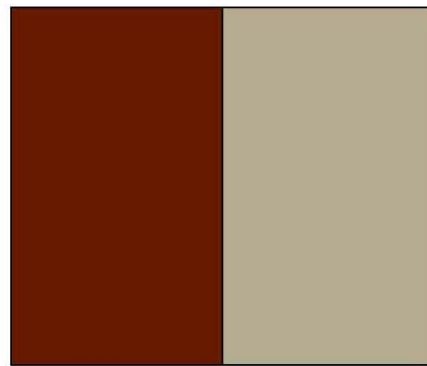


Trim



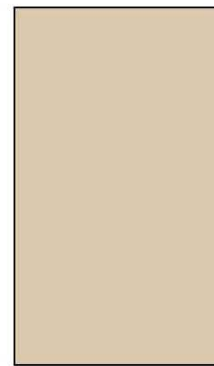
Roof

Sample Colour Scheme 1



Brick

Walls



Trim



Roof

Sample Colour Scheme 2

Provide a minimum of two Exterior Colour Schemes for Townhouse Style Dwelling Groups with more than one Building. Apartment style developments with one or more buildings are permitted to use one exterior color scheme.

Figure 10 Sample Colour Schemes

5.0 Fenestration – Windows & Doors



Figure 11 Good Example of Fenestration

Intent: Patterns of openings, such as doors and windows, should relate to adjacent developments, this encourages consistency between projects along a particular street. Abundant glazing at street level is encouraged for community surveillance and to enhance street lighting at night.

Fenestration patterns shall be complementary to patterns within adjacent developments. Upper level fenestration should be oriented to streets and/or public spaces. Readily discernable trim must be utilized around highly visible doors and windows.

Blank walls without fenestration at street level or upper levels will not be permitted on facades adjacent to or visible from public streets, public parks, or adjacent development.

If glazing tints are used, they should reflect the choice of colours of wall and roof claddings. Reflective coatings are not permitted.

6.0 Windows and Glazing

Intent: Windows must be selected to complement the architectural vocabulary and to satisfy functional and climatic issues. Window articulation must be consistent with the proposed architectural style of the building.

Permitted types include: double hung, awning, casement, horizontal sliders, sky lights, glass blocks, fixed, and combinations thereof.

If imitation shutters are utilized, they are required to be proportioned to give the impression that they are functional and capable of covering the entire window.



Figure 12 Example of blank walls without Fenestration

7.0 Exterior Doors

Intent: Doors must be selected to complement the architectural vocabulary and to satisfy functional and climatic issues.

Developments are encouraged to have main entrances facing public streets. For Dwelling Groups, main entrances to each unit do not have to face a public street, however, secondary entrances facing public streets should be architecturally well defined.

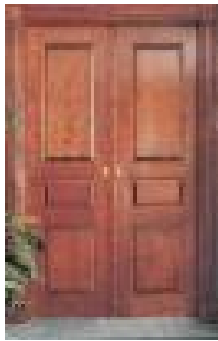


Figure 13 Examples of Doors and Windows

8.0 Roofs



Figure 14 Good Example of Varying Roof Planes

Intent: Roofs should be designed to form an integral part of any project. Where exposed roof surface areas are large, it is mandatory to incorporate sensitive design elements that break down perceived proportion, scale and massing of the roof to create human-scaled surfaces.

The maximum allowable roof pitch is 12 in 12. The minimum allowable roof pitch is 5 in 12. Flat roofs are permitted. The roof pitch should be consistent with the building architectural style. Special consideration must be given to flat roofs or roofs with less than a 5 in 12 pitch. If a flat roof or a roof with less than a 5 in 12 pitch is proposed, then the proponent must give special consideration to the integration of the roof with the building architecture.

The exposed roof area when calculated perpendicular to a vertical viewing plane should not exceed 40 % of the total projected wall and roof area. Alternatively, large roof areas should be broken down into smaller volumes by varying the roof planes, or by introducing sensitive design elements such as dormer windows.

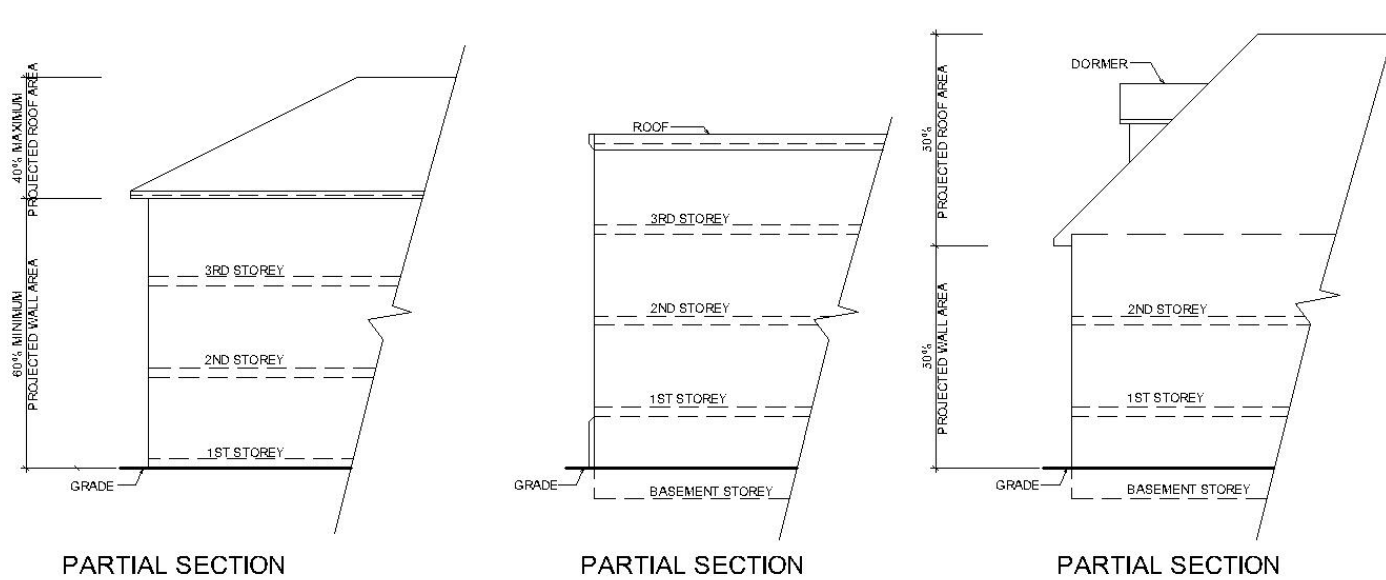
All chimneys visible from any street should be enclosed within a chimney chase. The form, style, materials and color of the chimney chases should be consistent with the overall architectural character.

Sloped roofs should have a minimum overhang of 450 mm or 18 inches. Fascia boards should be a minimum 150 mm or 6 inches.

Permitted claddings for sloped roofs include prefinished steel standing seam roofs complete with snow and ice stops, asphalt shingles, cedar shingles/shakes, granular faced aluminum shingles, clay or concrete tile roofing and glazing. Permitted roofing materials for flat roofs are not restricted.



Figure 15 Example of Unacceptable Large Roof Areas



Exposed Roof Area: Where exposed roof area exceeds 40% of projected wall and roof area, introduce a change of plane or a design element such as a dormer window to break up large roof areas.

Figure 16 Exposed Roof Area

9.0 Style



Figure 17 Good Example of Contemporary Architectural Style

Intent: An architectural style such as “neo-traditional” is not prescribed. Instead, projects should satisfy the overall human scale architectural vocabulary as outlined in these architectural controls. Varying architectural interpretations are encouraged.

10.0 Variety

Intent: A variety of architectural styles, spaces, colours, materials and uses are encouraged. However consistency with the overall architectural vocabulary must be demonstrated.

11.0 Relationship to Streetscape

Intent: Multi-unit building facades facing public streets should help define the streetscape. Wherever possible, front and side elevations should front onto public streets.

Create a street-wall with the majority of the staggered main façade located parallel to straight streets or tangent to curved streets.

Property lines adjacent to streets must be fully fenced and landscaped. When a front yard fence is constructed of wood, steel, aluminum, or wrought iron, the amount of solid area of the fence sections shall not exceed 50%. Fence piers or fence sections constructed of natural stone, manufactured stone, brick, or some other masonry application may be 100% solid. In the case of street or group townhousing, the front yard fence is required to have an access opening or gate to the street from each front door. Where a solid fence fronts onto a public street and encloses an open space between a principal and accessory building, the cladding materials requirements for principal and accessory buildings shall relate to the fence – for example, a typical wood privacy fence is not acceptable.

Developments with perimeter fencing that front onto public streets shall be designed with change of plane and use at least two materials and colours to create an interesting streetscape.

Street or group townhousing units that are visible from a public street are required to include covered verandas. In general, private exterior open space in the form of verandas, porches, balconies, patios, and/or roof terraces are strongly encouraged for as many residential units as possible.



Figure 18 Example of Relationship to Streetscape

12.0 Parking, Loading, and Service Areas



Figure 19 Example of Parking Area

Intent: Balance the need to improve the pedestrian environment with the demand for parking. Parking should not dominate the streetscape or individual sites. Access to all multi-family parcels (not individual dwellings) is acceptable from public streets.

For all developments, parking is not permitted in front yards. Parking, if provided, must be located within or under the development or in a rear yard and suitably screened from adjacent public streets, public parks, or adjacent development. In the case of a street townhousing development without a rear lane, front street facing garages and parking spaces are allowed.

13.0 Site and Building Exterior Lighting

Intent: Buildings and sites should be illuminated for security and ambience. Night lighting encourages activity, but any potential for “light pollution” is to be avoided.

Lighting on any site and on/in any portion of a building shall be arranged and shielded such as that it does not become a hazard or annoyance.

Lighting should not in any way compromise the appropriate function of adjacent properties.

14.0 Mechanical/Electrical

Intent: Screen mechanical and electrical equipment that is normally left within view of the street on sites and on rooftops. Noise generated by this equipment must be considered such that adjacent occupancies are not impacted.

Excluding any existing utility, mechanical and electrical equipment on a site or on a building must be adequately screened from adjacent street level.



Figure 20 Example Site & Building Lighting

15.0 Landscape



Figure 21 Landscape Rendering

Landscapes must be designed to be self-sustaining in the local climate or an adequate irrigation system is to be provided.

Coniferous trees must be a minimum of 1800mm height and deciduous trees must have a minimum caliper of 50mm at the time of installation.

Intent: To encourage professionally designed solutions to link the Neighborhood Park Systems with the Neighborhood. Designs should encourage year-round activity.

Open space must be landscaped.

All developments submissions must be accompanied by general landscape concept plans (not Landscape Rendering).

In the case of soft landscaping, grass may only be used for 75% of the soft landscaping provided on any site. This must be demonstrated on plan either graphically or in text format.



Figure 22 Landscape Rendering

16.0 A Summary of Key Architectural Considerations

1. The intention of implementing Architectural Controls is not to control building styles but rather to reduce the potential for the visual monotony often associated with multi-family developments. This can be achieved by breaking up large volumes of uninterrupted roof planes, the breaking up the featureless planes associated with large multi-unit wall areas, the careful use of more than one cladding material, the use of trim details, and the use of several colour schemes each containing more than one or two colours.
2. On a group townhousing site, or an apartment style building site, the buildings adjacent to the front property line is required to front onto the public street. This required layout is similar to the way a street townhouse fronts onto a street. Parking, garages, or interior private streets are not allowed in front of the buildings that front onto the public street. In the case of an apartment style site, underground parking garage access is allowed directly from the public street. The latter may be approved during the Architectural Control process by the Land Branch addressing only aesthetic considerations but is also subject to approval during the Development Review Process addressing technical site and other City Policy considerations.
3. Large volumes of roofs or walls need to be broken up with architectural detailing that significantly reduces large expanses of featureless plane.
4. All buildings require, at the very least, two major cladding materials.
5. Any building's colour scheme needs, at the very least, four colours of which two are major colour applications. The two major colours will be associated with the major cladding materials. The two other colours will be associated with the roof colour and minor architectural detailing such as soffit, fascia, doors, door trim, and window trim. In the case of townhousing, adjacent buildings require different colour schemes.
6. Where an abutting wall of a principal or accessory building changes plane with an exterior wall that is adjacent to or highly visible from a public street, a public park or adjacent development, the abutting exterior wall shall be clad with at least two major cladding materials that extend from the front corner for a length of at least 1.2 meters long the abutting exterior wall plane or to the next change of wall plane.
7. Property lines that are adjacent to a public street require fencing – see details on page 12. Allowable heights of fences are determined by the Zoning Bylaw No. 7800 of the City of Saskatoon.
8. Parking or access to parking is not permitted in front yards that are adjacent to public streets or public parks. Parking must be located within or under the development or in a rear yard and suitably screened from adjacent public streets or public parks. Also see item number 2 (above).
9. All mechanical equipment, garbage or recycling receptacles, must be suitably screened. Chimneys or other venting pipes must be clad in chimney chase.