

Eden Oak ADG Comments

30-Jan-17

Comment Source	UDG Section Reference (June 2016)	ADG Section Reference (December 2016)	Comment	MBTW WAI Response
		1.0 INTRODUCTION		
Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i>	1.1 Scope and Intent	1.1 Scope and Intent	<ul style="list-style-type: none"> • please correct verbiage in last paragraph where Urban Design is mentioned. 	Text in the last paragraph has been revised.
Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i>		1.2 The Structure of the Eden Oaks ADG	<ul style="list-style-type: none"> • new section. No comments. 	No Action Required
Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i>		1.3 The Use of Language	<ul style="list-style-type: none"> • new section. No comments. 	No Action Required
Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i>	2.1 Design Vision	1.4 Architectural Vision	<ul style="list-style-type: none"> • it is important to mention that while variation is required to create a hamlet-like environment, maintaining a coherent streetscape is also important. The guidelines need to ensure that a varied mix of styles and materials does not result in an incoherent streetscape. Please add verbiage either at the beginning or the end as a separate bullet ensuring this. Guidelines have been added throughout the document to achieve this, but a general statement under this section is important. 	Text has been updated to reflect an architectural vision of "pleasant visually interesting and cohesive streetscapes"

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		2.0 NEIGHBOURHOOD VISION		
Adam Farr, Planning, Development and Sustainability Town of Halton Hills		2.2 Elevation Variety	<ul style="list-style-type: none"> • Last line paragraph 1: From “Special designs should...view” to “Special designs shall...view” •Bullet 2: From “Houses with the same elevations should...another” to “Houses...shall...another” •Clarify, possibly by breaking into two statements the last bullet re: garages and porches 	No Action Required
Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i>	4.5 Elevation Variety	2.2 Elevation Variety and 2.6 Building Height Compatibility	<ul style="list-style-type: none"> •Section 4.5 from previous UDG document has been expanded on in section 2.6 of the ADG document. •In Section 2.2, it mentions that “Special designs should be provided for prominent locations to address exposure to public view” Please acknowledge views from trails and beyond the subdivision (views from the valley up) and related possible requirement for enhanced rear elevations. 	Text has been added to first paragraph addressing models to create visual diversity and cohesion. Text in last sentence of first paragraph updated regarding views and requirements for elevations to say "Special designs <u>shall</u> be provided... as identified in Section 5.0 - Prominent Lot Locations". Last bullet split to add a bullet that says "Porches shall be the dominant feature". Section 5.0, paragraph 1, addresses views from Trails and Open Space.
Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i>	2.3 Lot Configuration and Building Location	2.3 Relationship of Houses to Street 2.4 Building Orientation	<ul style="list-style-type: none"> •We note the additional guidelines relating to ‘lot configuration’ and ‘building location’ added, and are in agreement with them. No further comments. •The diagram (Fig.7) on Page 6 should show the East elevations of units in lot numbers 19 and 20 to have upgraded architectural treatment as well. •Under Section 2.4, last bullet says “should.” Change to “shall” 	Text has been update and "should" has been changed to "shall" in the last bullet. Diagram Updated - upgraded east elevations of units in lots 19 and 20, and west elevation of lot 1.
Adam Farr, Planning, Development and Sustainability Town of Halton Hills		2.4 Building orientation	<ul style="list-style-type: none"> • Last Bullet: From “Lot depths...should...” to “Lot depths...shall...” 	No Action Required
Adam Farr, Planning, Development and Sustainability Town of Halton Hills		2.5 Relationship to grade	<ul style="list-style-type: none"> •“In cases of extreme topography, special designs should...” to “...shall...” to be consistent with language in Section 3.10.1 “In cases of extreme topography, special designs shall be...to address site conditions.” 	Text has been updated to reflect consistent language to read "In cases of extreme topography, special designs <u>shall</u> be <u>provided</u> to address..."

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Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i>	4.7 Relationship to Grade	2.5 Relationship to Grade	<ul style="list-style-type: none"> •Section 4.7 from previous UDG document moved to this section of ADG. •These guidelines are meant for a UDG document. In the ADG’s detailed guidelines are required. We note the additional guidelines added to Section 3.10.1, but feel that the guidelines are geared towards garages only. Detailed guidelines on how entrances and landscaping will be treated in cases of adverse grading is important. We will let the proponent decide whether to place these guidelines under Section 2.5 or Section 3.10.1. 	Text updated in Section 3.10 to specifically address adverse grading conditions in rear yards.
Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i>	4.6 Exterior Colour Selection on the Street	2.7 Exterior Colour Selection	<ul style="list-style-type: none"> •Section 4.6 from previous UDG document moved to this section of ADG. •detailed guidelines provided. •We suggest the guidelines be geared towards both colours and materials. For example, identical material packages should not be permitted for adjacent houses. We request the proponent to include guidelines about material use repetition restrictions to ensure that the same model/elevation type with different material uses is not repeated. Essentially, we feel that a material difference between two houses of the same model type does not create a big enough difference to emulate a hamlet-like character on any given streetscape. 	We do not believe that this requested change would be practical since it would result in the necessity to design 31 different houses. We believe that the character of the community can be achieved without going to this extent.
		3.0 ARCHITECTURAL DESIGN CRITERIA		
Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i>	6.1 Influencing Styles	3.1 Influencing Styles	<ul style="list-style-type: none"> •Is this section too generic essentially supporting any kind of built form? Would it be better to have a statement that indicates “Models shall reflect a diversity of built forms characteristic of the Glen Williams area and influencing styles”. 	We believe that although this section may be viewed as generic it provides a much needed starting point for builders and will introduce bench marks for discussions with common understandings of styles. We feel that simply saying that models should reflect the characteristics of Glen Williams is too broad a starting point and invites misunderstandings.

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Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i>	6.3 Massing, Shape and Proportions	3.2 Building Projections	<ul style="list-style-type: none"> this section consists of detailed guidelines. No further comments. Section should remain here. 	No Action Required
Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i>	6.6 Enhanced Architectural Detailing	3.3 Enhanced Architectural Detailing	<ul style="list-style-type: none"> a general set of guidelines should be added to the UDG document, which then refers the reader to Section 3.3 of the ADG document. 	Text has been added in "Section 2.5 - Architectural Design Vision & Objectives" of the UDG and references to the appropriate sections of the ADG have been added.
Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i>	6.2 Consistency of Detailing on All Elevations	3.4 Consistency of Detailing on All Elevations	<ul style="list-style-type: none"> this section consists of general guidelines and should be a part of the UDG document (possibly under Section 2.4 Architectural Elements/ Built Form Guidelines) 	Text has been added in "Section 2.5 - Architectural Design Vision & Objectives" of the UDG as "Consistent Architectural Detailing"
Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i>	6.4 Main Entry	3.5 Main Entry, Porch Design, and Detailing	<ul style="list-style-type: none"> we recognize the additional guidelines in this section. a general set of guidelines (possibly the first paragraph of this section) should be added to the UDG document, which then refers the reader to Section 3.5 of the ADG document. 	Text has been added in "Section 2.5 - Architectural Design Vision & Objectives" of the UDG.

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Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i>	6.8 Foundations	3.6.4 Foundation Detailing	<ul style="list-style-type: none"> •old UDG guidelines moved to this section. No further comments. 	No Action Required
Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i>	6.5 Roofs	3.7 Roofs	<ul style="list-style-type: none"> •we recognize the additional guidelines in this section. •a general set of guidelines should be added to the UDG document, which then refers the reader to Section 3.7 of the ADG document. 	Text has been added to Section 2.5 Architectural Design and Objectives of the UDG speaking to 'Attention to Roofscape Design'
Bogdan Newman Caranci Inc. -	6.11 Utilities and Mechanical	3.9 Utilities and Mechanical Equipment	<ul style="list-style-type: none"> •No further comments 	No Action Required

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<p>Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i></p>	6.10 Deck Architecture	3.10.2 Rear Walkouts, Rear Decks and Rear Balconies	<ul style="list-style-type: none"> •Guidelines mentioned here are general and should be a part of the UDG document. Though we feel that this should not be a sub-section to Adverse Grading, we will let the Proponent decide what works best for them. However, please note the following comments. •Additional verbiage about the design and material for balconies and decks should be added. • Please include verbiage that ensures compatibility of deck and balcony architecture with the house. •Add verbiage to ensure any visibility of the underside of decks and balconies sue to adverse grade changes need to be addressed through appropriate screening or enhanced architectural treatment of the underside. This includes visibility •Add verbiage regarding maximum allowable depths of balconies and decks. •Add verbiage about requiring high quality of rear decks and rear balconies when they are visible from public streets and trails. 	Text has been added to address design, architecture, visibility of undersides, dimensions, quality and landscaping of rear walkouts, decks and balconies.
<p>Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i></p>	6.9 Additions and Expansions	3.11 Additions and Expansions	<ul style="list-style-type: none"> •old UDG guidelines moved to this section. No further comments. 	No Action Required
4.0 GARAGE REQUIREMENTS				
<p>Adam Farr, Planning, Development and Sustainability Town of Halton Hills</p>		4.1 Garages	<ul style="list-style-type: none"> •Provide a shall statement that demonstrates the intended variation in garages as a component of built form. •Correct all of the reference figures – figures don't match the references in the text 	Reference numbers in text have been updated to match figures. Text has been added in Section 4.1 to address variation of garages as a component of built form to read "A variety in the design and location of garages shall be required and the following sections provide design options that are appropriate for consideration. It is not required that all of these options be used".

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Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i>	6.13 Garage Door Requirements	4.2 Garage Door Requirements	<ul style="list-style-type: none"> •Verbiage should be added on the enhanced treatment of garage doors for Prominent Lots. •acceptable materials for garage doors should be discussed here. •unique garage door treatments should be considered for Prominent Lots. •verbiage on garage door lighting should be added here. This should include type of lighting, style of lighting, and should ensure design coherence with the architectural style of the house. 	Text has been added addressing the lighting fixtures associated with garage doors and driveways. The ADG already require an upgraded style of garage door on all lots not just Prominent Lots. In our experience we have not found that specifying specific materials for garage doors is key to improving the quality of the appearance. We also do not believe that it is necessary or practical to design unique treatments for garage doors on Prominent Lots. We believe that the character of Glen Williams can be maintained without this.
Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i>	4.8 Driveways	Section 4.3	<ul style="list-style-type: none"> •guidelines moved from UDG document to this section of the ADG document. 	No Action Required
Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i>	4.9 Driveway Treatment	Section 4.4	<ul style="list-style-type: none"> •guidelines moved from UDG document to this section of the ADG document. •driveway treatment on prominent lots should be of an upgraded quality to match the upgraded elevation treatment. This can include use of higher quality materials/pavers. 	Text has been added in "Section 2.5 - Architectural Design Vision & Objectives" of the UDG.

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5.0 PROMINENT LOT LOCATIONS				
Adam Farr, Planning, Development and Sustainability Town of Halton Hills		5.0 Prominent Locations	<ul style="list-style-type: none"> •Identify Lots 14 and 15 as requiring rear elevation upgrades •Introduce “shall” language that describes required rear and side elevations enhancements when viewed from outside the subdivision i.e. from valley, adjacent lots, trails •Provide additional language on details of the types of enhancements 	The Diagram has been Updated - Lots 14 and 15 identified as requiring rear elevation upgrades. Western elevation of Lot 1 and eastern elevations of Lots 19 and 20 are also identified as requiring rear/side elevation upgrades.
Adam Farr, Planning, Development and Sustainability Town of Halton Hills		Either in 5.0 Prominent Locations or 2.5 Relationship to grade or both:	<ul style="list-style-type: none"> •Provide language for building location relative to walkout conditions, retaining walls, identify lot locations and measures for dealing with these 	Text has been added in "Section 3.7 - Relation of Houses to Grade" of the ADG. Design and treatment of retaining wall will be reviewed through the design review process when more details are know about specific lots and houses. Text has been added to Section 3.10 Rear Walkouts, Rear Decks & Rear Balconies <i>"Where practical and appropriate in relationship to "Undisturbed Areas" foundation planting shall be provided for retaining walls in visible areas."</i>
Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i>	4.3 Prominent Locations	Section 5.0 Prominent Lot Location	<ul style="list-style-type: none"> •Elaboration of guidelines mentioned in UDG provided in this section. •we appreciate the brief mention of prominent lots in Section 3.3 of the UDG document and a more descriptive set of guidelines in the ADGs. •We urge a similar treatment for all the sections, especially built form criteria. •For Gateway Houses, we urge the mention of the fact that all elevations are meant to be of enhanced character because of their visibility from outside the community, within the community and the trail. •While we note the guidelines which require Prominent Locations homes to have unique features and landscape treatments, guidelines regarding the following issues should be added: <ul style="list-style-type: none"> → the use of upgraded materials on building facades, →the use of upgraded materials for garage doors, → the use of upgraded materials for driveways, and → the use of architectural features like chimneys, bay windows, turrets, double height bay windows, stone lintels. 	Text has been added for Gateway Houses to read: "Their design should address the high level of public exposure from the street as well as from the Wildwood trail and reflect....". Text added under Section 5.1 Gateway Houses to read "Exposed side elevations shall be designed to the same level of detail as front elevations and shall be consistent in the use of materials and colours". Text existed under Section 5.1 Gateway Houses, bullet #2 that reads "Inclusion of distinctive architectural features such as chimneys, towers, turrets, gable ends, dormers, projecting bays, wrap around porches or other unique forms". We have asked for upgrades in these locations already.

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Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i>	4.6 Exterior Colour Selection on the Street	Section removed	<ul style="list-style-type: none"> •the two guidelines that were a part of the old UDG document were good general guidelines fit for a UDG document, and a good precursor to detailed guidelines in the ADG document. •these guidelines should be reinstated in this section of the new UDG document. This can be a part of 4.5 Elevation Variety. 	<i>Text has been added to UDG Section 3.5 Elevation variety to reference ADG section</i>
Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i>	4.7 Relationship to Grade	Section removed	<ul style="list-style-type: none"> •add a brief section back in and reference the respective detailed guidelines section in the ADGs. 	Text has been added in "Section 3.7 - Relation of Houses to Grade" of the UDG.
Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i>	4.8 Driveways	Section removed	<ul style="list-style-type: none"> •add a brief section back in with general guidelines and reference the respective detailed guidelines section in the ADGs. •specific guidelines regarding dimensions and risers can be a part of the ADG document. 	<ul style="list-style-type: none"> • Text has been added in "Section 4.3 - Driveways" . This section has been repeated in the UDG (as Section 3.9). We do not added measurements for risers in the ADG but rely on the requirements of the Ontario Building Code. • A guideline has been added to Section 3.5 Main Entry, Porch Design & Detailing, which limits the number of risers to the porch to 5 risers (900 mm).
Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i>	4.9 Driveway Treatment	Section removed	<ul style="list-style-type: none"> •add a brief section back in with general guidelines and reference the respective detailed guidelines section in the ADGs. •this section can be clubbed with previous section (4.8 Driveways) 	Text has been added in "Section 4.4 - Driveway Treatments"

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	3.0 ARCHITECTURAL DESIGN PROCESS	6.0 DESIGN REVIEW IMPLEMENTATION		
Bogdan Newman Caranci Inc. - NEW ADG (December 2016) TABLE OF CONTENTS & NEW COMMENTS (Dated January 9th, 2016) - <i>These comments reflect where the June 2016 Revision UDG document guidelines have been moved to in the new December 2016 ADG document.</i>		6.0 Design Review Implementation	<ul style="list-style-type: none"> •Section 3.0 from previous UDG document moved here. •Additions made. •No further comments. 	No Action Required