

APPENDIX B
ROLLING MEADOWS
URBAN DESIGN GUIDELINES

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PREFACE

These urban design guidelines have been prepared for the Neighbourhoods of Rolling Meadows plan of subdivision to satisfy Condition 31 of the Draft Conditions of Approval (December 16th, 2008). The sections contained within are in support of the initial land uses being registered. When additional approved land uses are anticipated for registration, review of this document will be undertaken and if necessary, updating or addition of accompanying guidelines will be provided where applicable.

The City of Thorold requires that Urban Design Guidelines be prepared to guide the development of the secondary planning area. The guidelines are to form an appendix to the Neighbourhoods of Rolling Meadows Secondary Plan that was modified and approved March 8, 2007 by the Regional Municipality of Niagara. Subsequent planning approvals shall contain conditions requiring that any further development within the plan area shall be subject to review and approval by the City of Thorold for conformity to guidelines that must accompany submissions.

The purpose of their preparation is to provide general guidance for the harmonization of community and neighbourhood public realm with those of the private realm to achieve objectives of creating an enjoyable, livable, walkable, community environment.

Land owners coming forward with applications for Draft Plan Approval shall be responsible for producing guidelines for their respective developments that meet with the City of Thorold's objectives in providing cohesive design for their neighbourhoods and community features where applicable. Such submissions will serve to augment the framework being advanced in this document through Section 1 guidelines and where applicable Section 2 guidelines. It is anticipated and encouraged that private realm guidelines of Section 3 will further the diversity of architectural treatment and add unique character to the evolving neighbourhoods.

The streetscapes should be well defined and inviting while the architecture and detailing should provide for variety, articulation and style. Blending of the soft and hard features of both public and private realms is what generates community image and neighbourhood character. Over time, home and business owners inevitably find ways of furthering the diversity through personal touches such as unique hard and soft landscaping treatments and varied colour selections.

Streetscapes evolve, develop and generally remain somewhat dynamic within the private realm, while the public realm, although it changes through maturity, typically remains consistent. It is consistency which forms the first layers of identity for the neighbourhoods and community.

Within this document, references to "community" shall mean the broader

Secondary Planning Area of The Neighbourhoods of Rolling Meadows.

The “core” refers to the Village Square Mixed Use designation that shall ultimately be centralized within the community and serve as a focal point in the heart of the development. While some references are found within this document, specific guidelines shall be developed for the Village Core at a more appropriate future date and shall form part of this document.

Having said this, Figure 1 illustrates the Neighbourhoods of Rolling Meadows at a rudimentary level. Connected to and encircling the Village Core, the various land uses in combination with a variety of builders, features and constraints, will provide opportunities for further definition through diversity. The results of which are dependent on such features as natural environment or man made influences of the hydro and pipeline corridors and can be seen to provide enclaves within the larger neighbourhoods. This further diversification is anticipated and encouraged.

The “neighbourhoods” are generally defined by the further division of development lands and may typically be bounded by attributes or elements such as street hierarchy, physical boundaries, land use changes or environmental constraints. Neighbourhoods may need to develop over time and do not always follow phasing of development. Phasing of

development is generally dictated by servicing limitation, not character.

CONTEXT

Community guidelines should remain at a high level and speak to only those principles that are required to establish and retain community identity over the anticipated build-out period. The Secondary Plan Area represents a significant urban area that would demand variety for such a vast land mass and future population. In the simplest of terms, the objective is to create a quilt, not a blanket.

Additionally, market preferences and advancing technologies of both infrastructure and building materials may eventually have influence on guidelines and therefore, should not be excluded from implementation at a future date. Integration can be evaluated at the time of approval for compatibility with overall community image and neighbourhood character.

Throughout this document, illustrations and imagery are used for the purposes of conceptual visualization and are not to be interpreted as requirements. All details related to requirements shall be determined through zoning by-laws, subdivision and site plan agreements were applicable, having regard for these guidelines. The City of Thorold shall exercise their authority under the Planning Act in reviewing applications, for conformity with these guidelines and any future additions hereto.

THE NEIGHBOURHOODS OF ROLLING MEADOWS

Section 1

1.0 COMMUNITY IDENTITY – PUBLIC REALM

1.1 PRIMARY COLLECTOR ROAD COMPOSITION

The Neighbourhoods of Rolling Meadows Secondary Plan is structured to provide for a generally symmetrical and centralized primary collector road network which runs in a north south and east west direction. The primary collector roads serve as the community's main access thoroughfares from which all neighbourhood and local road networks are accessed. It is for this reason that the streetscape treatments are to provide a consistent and recognizable image that will signal their status within and throughout the community.

Primary Collector Roads shall have regard to the following guidelines:

1. The primary collector roads shall also serve as planned community transit corridors. The provision of transit stops, bus shelters and furniture associated with them will be consistent with the streetscape image presented along the entire length of the primary collector road

network. Further enhancement and detailing may occur in the village core.

2. The most prominent recurring streetscaping component within the primary collector roadways will be street tree planting in both type and frequency.
3. Street tree selections should be of a native, high branched deciduous variety. Maintaining species along the entire primary collector road network should be encouraged. Alternating species in an arranged, clearly identifiable pattern may also be considered.
4. Street tree selection within the core may include native selections with a taller,



slender profile and narrow canopy, that through maturity, may present a well defined vertical street edge. Such a selection will provide more

openness for the mixed uses of the core area with the intent of establishing peak heights for the street trees that reflect the core's role within the community.

- 5. Planting and street trees along the primary collector roads should maintain an equidistant, pairing approach where practical.



- 6. The provision of standard sidewalks on both sides of the primary collector roads will be required.
- 7. Sidewalk systems of the primary collector roads should maintain direct sidewalk connections to the community planned and featured recreational trail network, transit stops, mail stations and provide for broadened platform profiles in the community core.
- 8. All sidewalk crossings shall provide for barrier free access and ramping.
- 9. All roadway crossings should be clearly defined and demarcated passage on the roadway surface is encouraged. Enhancement

through varied treatment or textures that contrast the roadway paving is encouraged along the collector road networks throughout the community.



- 10. While it can be anticipated that generally higher volumes of pedestrians and cycling will occur on the primary collector road networks, it is encouraged that these passive and recreational pursuits be directed to the extensive planned trail networks which traverse the community.
- 11. Traffic medians should be provided at the intersection of the primary collector roads within the community core. Features and detailing should reflect, resemble or contain elements that can be tied to the medians of the community gateways. The intent of unifying the core with the gateways is a key consideration of the community identity.

Street furniture plays a secondary, yet significant role in the streetscape



setting. Street lighting and signage act as unifying features that tend to become more apparent in winter months when leaf bare street trees and reduction of sunlight hours combine to bring more noticeable significance to these features.

- 12. Street lighting should be planned to present a consistent yet staggered placement of equal proportions with a detailing of colour and styles being consistent along the primary collector roadways.
- 13. In areas utilizing extended central medians in roadways, such as the gateway locations and within the village core,



locating fixtures within the medians may provide a

means of enhancing the divided roadway, and in the case of the core area, provide for increased pedestrian safety.

- 13. Village core lighting treatment may include increased frequency respecting the significance the core area plays within the community and should tend more towards human scale fixtures where higher concentrations of pedestrians are anticipated.
- 14. Alternative lighting fixtures may be considered in the core area such as multiple lamp units. Selections should respect and reflect the balance of the primary collector road lamps and are preferred to come from the same styling or thematic family of fixtures.



- 15. Street signs should also allow for detailed and articulated styling with clear, contrasting lettering that make for easy identification. Signage at key intersections may also be larger than those of intersecting local roads to signal a meeting of hierarchy.



- 16. Decorative waste and recycling receptacles should be considered at regular intervals along the primary collector roadway to promote their use and keeping litter off the streets and boulevard spaces. Preferred locations include intersections that are well lit and at the entranceways to all parks, open spaces and recreational trail networks. Community mail box locations should also include provision for the integrating of receptacles.



- 17. Utility vaults and pedestal locations should be considered in the earliest stages of the engineering design and should be planned for unobtrusive locations.
- 18. Utilities are encouraged to cluster plant requirements in boulevards of flanking yards of intersecting streets and should avoid being situated along the primary collector roads.
- 19. Parks, open space areas and block development may also provide opportunities for utility plant placement.
- 20. Where possible, appropriate soft landscaping treatments should be considered for screening, while still providing adequate maintenance and service access.



1.2 COMMUNITY GATEWAY

A Community Gateway treatment will be developed to mark the principle entranceways to the residential community from the boundary road network.

- 1. The sense of gateway or entry should be created with the

combined effect of connecting elements. These would include the streetscape or landscaping leading from the gateway, built form that may be in close proximity, as well as the gateway feature itself, all combining to lead sensory perceptions to say, *“this is where we get in”*.

2. Community entries shall have high quality, median separated egress and ingress access as part of the gateway feature.
3. A gateway/entryway feature may include:
 - (a) wrought iron fencing, masonry pillars or wall features;
 - (b) layered and low level plantings and landscaping;
 - (c) decorative, maintenance free community identity signage such as etching in stone or castings; and
 - (d) lighting features that provides clear evening identity.
4. The primary gateways are truly community assets. The gateway feature should present itself with aesthetic appeal and interest, serving in its role as a decisive community entry point and representative community

identifier. Preference should be given to an ensemble of quality building materials and landscape treatments. The primary gateway feature will be completed by the Developer.

1.3 VILLAGE CORE

The Village Core is appropriately situated centrally within the community plan area, at the internal intersection of the two primary collector roads and will serve as the hub for community commercial and service needs. The Village Core is unique within the Neighbourhoods of Rolling Meadows and specific guidelines will be developed closer to its implementation, when uses and form are more apparent. Principled guidelines of the Village Core are:

1. The Village Core shall be a focal point of the community. Highest order architectural treatments are anticipated and built form should be characteristic of a main street environment, close to the right of way to assist in framing the core area.
2. Sidewalks should be broadened and in some cases, hard surface treatments may be considered more appropriate for the entire boulevard surface. In such cases, planter boxes or tree grating may be considered to retain street tree presences along the route.



- 3. Increased seating areas and interesting pedestrian scaled features are highly encouraged, where people may meet and find suitable locations for more relaxed or passive pursuits. An example may be a small urban square, bordered by benching and landscaping, with chess table pedestals provided for community use. These act as a means of congregating residents of the community into the core area, which underscores its role and significance as the hub of activity, passive or otherwise.



1.4 OPEN SPACE, RECREATIONAL AND ECOLOGICAL TRAIL NETWORK

The Neighborhoods of Rolling Meadows has an abundance of open space areas that shall serve in helping to define the communality character. These areas comprise a collection of utility corridors, natural feature areas including tributaries and wooded areas.

The utility corridors lace through the community and provide excellent opportunities for trail networks that can serve in both a functional and recreational means. Recreation and walkability are at the forefront of design principles of this community. It would be the intention to further interlace the community parks and neighbourhood parks to create a broad, community wide alternative to the roadways, providing opportunity to reach cross-community destinations in a more natural, car-free environment. Design considerations are dependant upon city and in some cases, utility participation and sanction.

Open Space, Recreational and Ecological trail networks are to be further defined through recreational master planning initiatives by the City of Thorold. Providing that the City and utility companies can arrive at a mutually acceptable presence, the following open space and trail network higher level principled guidelines may apply:

- 1. Open spaces should predominately remain in their natural state (subject to regulation of the respective utilities where applicable). Other areas may be naturalized and in cases of environmental or ecological function, may be restricted.

- 2. Wherever possible, the planned trail network should comprise of a Class 1, hard surface, multi-purpose, all-season trail surface.



- 3. Consideration should be given to illuminating the trail networks within the residential areas.

- 4. Access points to the trail networks should be clearly identifiable.

- 5. Where permissible (utility corridor sections), landscaping treatments, berming and tree lining may be considered.



- 6. Trail networks should be planned and promoted for year-round use.

- 7. Rest areas and seating stations should be provided along extended trail routes.

- 8. Ecological trails are to be sensitively planned and should be defined and constructed with permeable surfaces such as gravel or woodchip. No illumination is envisioned for ecological trails.



1.5 COMMUNITY PARKS

The Community Park composition shall be defined through a City of



Thorold recreational master plan. Higher level principled guidelines that may apply to the community parks are as follows:

- 1. The Community Parks are to serve the community's larger scale recreational and structured activity needs.
- 2. A variety of sporting fields should be provided for.



- 3. A variety of age appropriate facilities and features may also be considered for inclusion.
- 4. Any structures such as pavilions or comfort stations should consider incorporating

design elements that are reflective of the Community Gateway that would be in close proximity.

1.6 NATURAL FEATURES AREAS

- 1. Access to natural features areas shall be discouraged so as to not interfere with their environmental and ecological function.



- 2. Wherever possible, views onto natural features areas should be promoted while access is to remain tightly controlled.

1.7 STORM WATER MANAGEMENT FACILITIES

Storm water management ponds also play key roles in community identity and often serve as community focal points or points of reference. Given their size and location within the community, the treatment may vary when

considering their context. (i.e. at the perimeter of the community, adjacent to the community parks vs. internally located with bordering residential).



Their intrinsic nature and vista potential draw not only interest of people in general, but wildlife as well. Although storm water management ponds are governed by strict Ministry of Environment guidelines for functional and safety purposes, efforts should be made to enhance the overall image of the pond sites wherever possible. Given these are municipal facilities, the City of Thorold shall ultimately dictate the level of enhancement within and on adjacent parklands. The City of Thorold shall be encouraged to consider all storm water management facilities when undertaking parks and recreation master planning.

THE NEIGHBOURHOODS OF ROLLING MEADOWS

Section 2

2.0 NEIGHBOURHOOD PUBLIC REALM

- 1. The neighbourhood public realm components are equally important to those of its parent community public realm. The neighbourhood public realm should be a natural extension which provides for opportunities in distinguishing its place within the broader community while containing elements which may be uniquely its own.

2.1 NEIGHBOURHOOD GATEWAYS

- 1. The neighbourhood gateways are generally created and supported by the private realm features and elements of the corner lot treatments and architecture.
- 2. Neighbourhood gateways may include smaller scale gateway features such as low level masonry columns and stone coping or cap. Such features could coincide with daylighting triangles and be augmented with landscaping or minor, decorative fencing treatments, such as wood rail

or wrought iron. A blend of materials and landscaping is encouraged and a permanent structure is preferred, as unit owners are less likely to modify corner treatments that represent permanence. While not a mandatory installation, use of hard materials can be explored between developer and builder, recognizing that the municipality will not contribute to maintenance costs and that ultimately, maintenance of any hard treatment would become voluntary on behalf of the dwelling owner.

While use of hard treatments are encouraged for neighbourhood gateways, it is reasonable to ensure that corner lot gateway units provide for enhanced landscaping in concert with distinguished architectural features. Together, these minimum requirements will serve to signal pedestrian sensory of the heightened role these intersections play in the broader community.



Neighbourhood gateway locations should be enhanced with architectural and landscape features at a minimum. Neighbourhood gateways are typically located at intersections of the minor collector roads with higher level hierarchy, with some exceptions. The following Figure illustrates the anticipated gateway locations for the Draft Approved Plan of Subdivision for the Neighbourhoods of Rolling Meadows. The remaining development lands within the Secondary Plan area will be required to illustrate neighbourhood gateways through their subsequent draft plan submissions.

3. Where minor built form (hard treatment) gateway features are not implemented, uniform, symmetrical landscaping treatments on opposing lots close to the daylighting triangle should be provided. Home owners should be encouraged to maintain their presence and health in recognition of the role in which it serves.
4. Treatment at the neighbourhood gateway should express a unique image that may differ from the community gateway features, in effort to provide distinction. The treatment, however, should strive to have a harmonizing feature tied to

the internal neighbourhood it represents. For example, if Red Maple are chosen for the internal neighbourhood street tree planting and Linden may have been planned for the collector, Red Maple should be present in the neighbourhood gateway landscaping of the corner lots where they intersect the collector. This will assist in distinguishing the road as a neighbourhood gateway road.

2.2 NEIGHBOURHOOD STREET COMPOSITION

The Neighbourhoods may contain a variety of street hierarchy, depending on the locations and limits within the community. When a neighbourhood contains portions of the primary collector road network, guidelines from Section 1 – Community Identity shall apply.

For the neighbourhood collector and local road levels of roadway, treatment is not intended to vary significantly. Both roadways are intended to provide similar character that make them clearly recognizable and provide a visual association.

The following guidelines should be considered for neighbourhood and local roadways:

1. The most prominent recurring streetscaping component within the neighbourhood road networks will be street tree planting in both type and frequency.

- 2. Street tree selections of the neighbourhood should be of a native, high branched deciduous variety.



- 3. Maintaining a single species throughout the neighbourhood road network is encouraged, as this acts to unify the views presented within the neighbourhood. Selection of street trees should, where possible, vary from those used along the primary road network.
- 4. Alternating species in an arranged, clearly identifiable pattern, may also be considered, however should remain consistent throughout the neighbourhood.
- 5. Special consideration may be given to interface treatments along internal roadways that run adjacent to the open space areas. Selections with a taller, slender profiles and narrow canopy may be appropriate in order to maximize views onto the open space.

- 6. Street tree planting within the neighbourhood roadways should remain consistent with an alternating roadside placement where practical.
- 7. The provision of a standard sidewalk on one side of the neighbourhood roadways will be required. Cul-de-sacs with open-ended exposure adjacent to the trail network should provide sidewalk linkage.
- 8. Sidewalk systems of the neighbourhood roads should maintain direct sidewalk connections to the community planned and featured recreational trail network where ever opportunities exist.
- 9. All sidewalk crossings shall provide for barrier free access and ramping.
- 10. Where ever the local roadway runs adjacent to open space areas, the sidewalk should be considered for the same side of the right-of-way. This allows for more uninterrupted use of the route.

Street furniture plays a secondary, yet significant role in the streetscape setting. Street lighting and signage act as unifying features that tend to become more apparent in winter months when leaf bare street trees and reduction of sunlight hours combine to bring more noticeable significance to these features.

- 11. Street lighting should be consistently located and planned for the same side of the roadway that contains the sidewalk and be of consistent style for the entire neighbourhood area. This assists in the identity and unification of the neighbourhood.



- 12. The stature of the street lighting lamps and poles should have regard to the hierarchy of the roadways.



- 13. Street signs should also allow for detailed, articulated styling with clear, contrasting lettering that make for easy identification.



- 14. Placement of community mail boxes should be made to maintain an attractive appearance. Use of landscaping to soften locations should be considered, subject to the standards of Canada Post. Waste and recycling receptacles should also be considered at these locations.
- 15. Utility vaults and pedestal locations should be considered in the earliest stages of the engineering design and should be planned for unobtrusive locations.
- 16. Utilities are encouraged to cluster plant requirements in boulevards or flanking yards. If flush to grade installations can adequately be provided, their use should be considered.
- 17. Parks, open space areas and block development may also provide opportunities for utility plant placement.



- 18. Where possible, appropriate soft landscaping treatments should be considered for screening of utility plant installations, while still providing adequate maintenance and service access.



2.3 COMMUNITY PARK / NEIGHBOURHOOD INTERFACE

The composition of the Community Park features and amenities shall be defined through a City of Thorold recreational master plan and as such, the guidelines of Section 1.5 apply accordingly.

In addition to those guidelines referenced above and recognizing that a limited amount of

neighbourhoods interface with the Community Park, the following guidelines shall be considered for these interface areas from a neighbourhood perspective:

1. Use of the Community Park should be promoted by ensuring ample access and openings in a barrier free approach. Pedestrians should be allowed free flowing movement from sidewalk to park space along the entire internal neighbourhood frontage.
2. The use of gentle sloping, low height berming may be considered along the park edge to add visual interest, modest relief and definition to the park space limits.
3. Where formal trails and sidewalks are proposed within the park area, appropriate demarcation through plantings and landscaping should be considered for drawing attention to their location from a distance.
4. Seating areas such as park benches may be considered adjacent to the sidewalks in conjunction with the boundary roadway sidewalk systems.
5. Waste and recycling receptacles are to be provided at generally regular intervals along park frontages including locations where sidewalk or trails meet with the perimeter road allowance.

2.4 NEIGHBOURHOOD PARK

Similar to the Community Park, Neighbourhood Parks would be subject to the recreational master planning to be conducted by the City of Thorold.

The following high level guidelines are anticipated from the master planning exercise and may be considered appropriate for neighbourhood parks throughout:

1. The role of the neighbourhood park is to remain largely unstructured.
2. A small playground or tot-lot area is encouraged as an alternative play space than what may be considered in the community park setting.
3. Open field areas should generally be level, allowing for active recreational pursuits that can be accommodated in a neighbourhood park setting.
4. The use of gently sloping, low height berming may be considered along the park edge to add interest and visual relief in defining the park limits.
5. Plantings and landscaping may be clustered and should provide for some shade trees within the park area, typically along its edges. Tree selections should reflect those used in street tree planting to assist in associating the park to the neighbourhood.

6. Where neighbourhood parks are adjacent to community trail networks, a connecting link to adjacent roadways and sidewalks should be established to promote their use as alternative routes and for recreational pursuits.

2.5 STORM WATER MANAGEMENT

Storm water management ponds are governed by strict Ministry of Environment guidelines for functional and safety purposes. Efforts should be made to enhance the overall image of the pond sites wherever possible. Given these are municipal facilities, the City of Thorold shall ultimately dictate the level of enhancement within the block.

The City of Thorold shall be encouraged to consider all storm water management facilities when undertaking parks and recreation master planning and to view them as Community and Neighbourhood assets.

2.6 NATURAL FEATURES

The natural features drainage channels serve and provide for a continued natural drainage pattern that retains the development's ecological and hydrological function and integrity.

Naturalization of these environmental features should be made to deter interference and



intrusion of residents and pedestrians.



To assist in mitigating interference with natural feature areas, the following guidelines may be considered in conjunction with the required Creek Restoration Plan that shall be prepared by a qualified environmental consultant and approved by the Niagara Peninsula Conservation Authority for implementation:

1. Planting selections at the outer edges of the environmental feature should be conducive to providing a horizontal and vertical thicket type of coverage in effort to create a natural, protective barrier.
2. Plantings with horizontal coverage are encouraged in some areas to permit interesting views from select observation points such as road and trail crossings.
3. Signage may be considered at intermittent points along the perimeter area of the environmental feature area and to direct crossing

movements to the nearest trail or sidewalk location.



THE NEIGHBOURHOODS OF ROLLING MEADOWS

Section 3

3.0 NEIGHBOURHOOD PRIVATE REALM

3.1 GROUND BASED RESIDENTIAL UNIT SITING GUIDELINES

Appropriate siting of residential units and their architectural components contribute greatly to the neighbourhood streetscape. It can also be used as a tool in unifying the overall structure of the neighbourhood.

3.1.1 General Siting Guidelines

1. Each block should be encouraged to contain a variety of dwelling elevations.
2. Placement of houses with the same elevations and colour treatment next to each other is not permitted. Identical unit elevations sited diagonally across the street are acceptable.
3. Each model should be designed with multiple elevations.
4. Identical colour packages should not be permitted beside or directly or across

from one another. Identical colour packages sited diagonally across the street are acceptable.

5. When siting different unit types on a street, appropriate transition should be considered to avoid drastic change in height.
6. Units sited on a corner lots should have regard for increased exposure to the public realm and respond positively with enhanced architectural features that are presented. Builders should anticipate these requirements and market corner lots accordingly.



7. Where appropriate, corner lot units should consider locating the main entry on the flanking face or on the corner directed to the intersection.

3.1.2 Siting Guidelines for Townhouse Units

In addition to satisfying the general siting requirements, siting of townhouse units should conform to the following guidelines.

- 1. Townhouse blocks should be sited with varied building setback where possible and, roof treatment or architectural treatment to provide visual diversity on the street.
- 2. Recognizing that it is not always possible, corner lot end units are encouraged to locate main entries on the flanking face or unit corner.

3.1.3 Siting Guidelines for Single Storey Units

In addition to satisfying the general siting requirements, siting of single storey bungalow units should conform to the following guidelines.

- 1. Siting of single storey units on corner lots is discouraged.
- 2. Siting a single storey unit on a corner lot will be considered on an individual basis when the unit has the appearance and massing of a 1 ½ storey building.

3.2 FENCING GUIDELINES

3.2.1 Privacy Fencing

- 1. Privacy fencing should not exceed heights and locations defined in the City of Thorold’s Fence By-law, anywhere within the neighbourhoods.
- 2. Decorative styling, accents and colour are encouraged.

- 3. Use of chain link fencing shall also follow the provisions of the City of Thorold’s Fence By-law and heights are encouraged to be minimized. Chain link fencing with accompanying planting treatment is also encouraged. Ivy or similar vine varieties can add to a unique softening of property demarcation and yard backdrop while also providing a level of seasonal privacy depending on height and location.

3.2.2 Corner Lot Fencing

Corner lot fencing will occur throughout the neighbourhood and should conform to the following criteria.

- 1. Corner lot fencing should be provided in order to screen the rear yard amenity area on all flankage lots where the rear yard is exposed to the street.



- 2. The predominant style, material and colour of the fences should be consistent with others in the same neighbourhood, which adds to the neighbourhood identity.

3. Corner lot privacy fencing height shall be in conformity to the City of Thorold's Fence By-law and consistent within each neighbourhood application.

3.3 ARCHITECTURAL DESIGN GUIDELINES FOR GROUND BASED DWELLINGS

Architectural design guidelines specify parameters for the design of dwelling units within the Neighbourhoods of Rolling Meadows. The aim is to ensure harmonization and visual integration between different unit types, and between the units with their surroundings. The general objective is to encourage a consistent treatment and quality, which will ultimately contribute to a unified neighbourhood image.

3.3.1 Single-Detached Elevations

1. The elevations of the residential units should be articulated in a manner that reinforces common characteristics throughout the development (i.e. through consistent application of architectural styles, materials and colours).
2. Units sited on corner lots should be designed to respond to the additional public realm exposure by providing upgraded elevations and articulated building faces.

3. Front entries should integrate features to help define individual units and reinforce the pedestrian scale.

3.3.2 Townhouse Elevations

1. Townhouse units should be designed based on the same elevation guidelines for single detached house dwellings. Additional guidelines should pertain to the overall composition of the townhouse block.
2. To avoid a monotonous streetscape the number of Blocks containing 8 townhouse units (in a row) should be minimized.
3. Clustering of townhouse blocks by "book ending" or providing end units with distinctive design features, such as tower feature, bay projections, second storey balconies, is encouraged.
4. The elevation of the townhouse block should be articulated in a manner that provides variation between units, and reinforces common characteristics that visually unites the block.



5. A variety of architectural elements such as entry porch, dormers, material detailing will be encouraged to create a distinctive character for each block.

3.3.3 Single Storey Unit Elevations

1. Where possible, single storey units are encouraged to have a 1 ½ storey design feature to promote built form transition to two storey units.
2. The rooflines of single storey units should create a compatible transition to the adjacent two storey units.

3.3.4 Roofs

1. Variety of roof configurations is required including accent gables, dormers, porches and variation of roof ridges both parallel and perpendicular to the street. Accent materials in gables such as shingles or decorative materials are encouraged.



2. Flat roofs are not allowed except for porches.

3. To provide visual interest and variety, different roof slopes are allowed and encouraged.

3.3.5 Roof Materials

1. Asphalt shingles should predominate; however, alternate roofing materials may be used provided the architectural style is not compromised.
2. A variety of complimentary and compatible roofing colour packages are encouraged to be offered by the builder, which should add diversity to the neighbourhood streetscape.
3. The colour of the roof and garage should be harmonious and compatible with the main building.

3.3.6 Exterior Colours

1. A variety of colour packages should be offered to avoid monotony within the community.
2. The same colour package may be repeated every fourth unit.
3. Different material colours of the same colour package should be harmonious and compatible.
4. Different colour package and materials between blocks of townhouses is required.

5. The entire streetscape of a block should be considered and coordinated when determining the colour scheme for individual lots.
6. Front doors should remain the focus of the front elevations by way of door colour and entry design.
3. A variety of segmented door styles is encouraged.
4. Glazed door panels in doors are encouraged, and will be preferred in large doors over 3.65m (12ft) in width.

3.3.8 Driveway Treatments

3.3.7 Garages

The design of garages can have a impact on the visual character of the individual dwelling and the collective streetscape. Therefore, the design and material of attached garages should complement, not dominate, the main dwelling to create a cohesive streetscape.

1. Attached garages should be a natural extension of the design, massing, and materials of the main dwelling.
2. Zoning encourages main wall placement ahead of the attached garage face. Builders may be permitted to recess the main wall dependant on unit model or floor plan. If a main wall is recessed beyond 2.5m, the unit design should incorporate a covered porch to restore built form to within close proximity of the garage face. Under no circumstance should the main wall and garage face be more than 4.5m apart. In addition, building features must extend to a minimum of 2.5m from the garage face.
1. Driveways, at a minimum, should be designed with asphalt.
2. Alternative driveway treatments such as textured and non-textured concrete and decorative paving stones are encouraged, and may blend with dwelling walkways.

3.4 RESIDENTIAL APARTMENT SITING GUIDELINES



(To be added prior to registration)

3.5 VILLAGE SQUARE MIXED USE



(To be added prior to registration)

3.6 HIGHWAY COMMERCIAL



(To be added prior to registration)

3.7 EMPLOYMENT LANDS



(To be added prior to registration)

Glossary of Terms

Book Ending

The identical treatment of end units from a design and architectural perspective.

Dormer

A vertical window in a projection built out from a sloping roof.

Elevation

A scale drawing of the side, front, or rear of a structure.

Flankage

Exposed side yard that abuts a public road allowance or open area.

Gable

The portion of the front or side of a building enclosed by or masking the end of a pitched roof.

Gateway Feature

Landmark structures, plantings, or combination of features used to identify or signify a main access point.

Pedestrian Scale

Pedestrians interact with their environments based on their physical dimensions, capabilities and limits. Buildings scaled to human physical capabilities have steps, doorways, railings, work surfaces, seating, shelves, fixtures, walking distances, and other features that fit well to the average person.

Basically, neutral pedestrian scale is an environment in which human sensory capabilities are not challenged or compromised.

Private Realm

A term used to describe the places in which individuals are free from public exposure and society at large. Most commonly thought to be at ones domicile, either inside of the building or in a sheltered amenity area or space adjacent to the unit such as a rear yard. It is place or space where people make individual choices about what to include or exclude in the immediate and private surroundings or environment in which they spend time. Private realm can also be used to describe the contributions privately owned dwellings or structures present in context and conjunction with the public realm in defining a "streetscape".

Public Realm

A term used to describe the public places and spaces in which individuals are exposed to and experience the elements of open society. Most commonly this comprises roads and parks spaces.

Streetscape

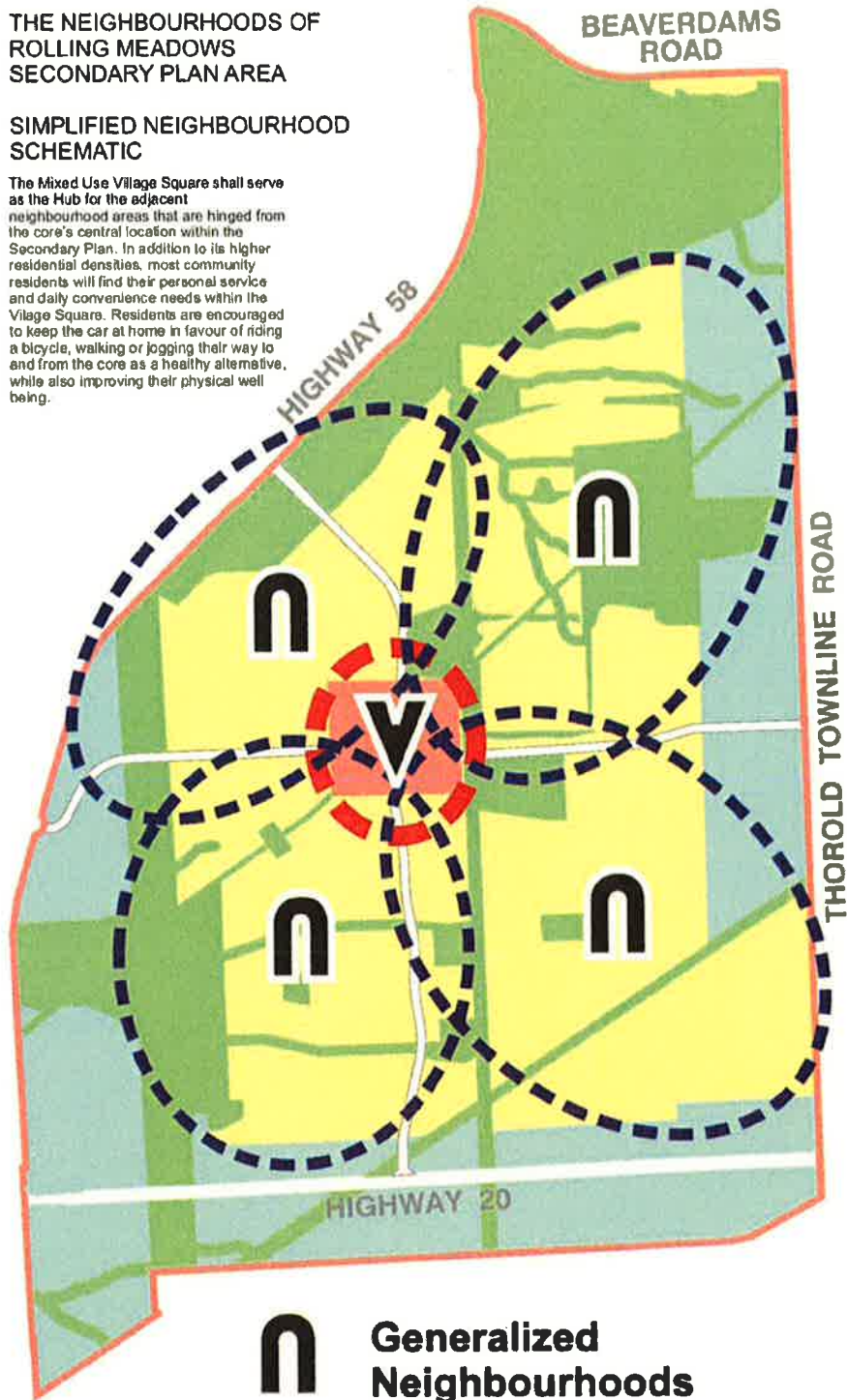
The environment, placement and distribution of built form, servicing components, landscape elements and functional design of the transportation network, viewed together in a harmonious or holistic perspective in relation to the forming of impression or an experience. A term also used to describe the blending of both public and private realms.

ILLUSTRATIONS

THE NEIGHBOURHOODS OF ROLLING MEADOWS SECONDARY PLAN AREA

SIMPLIFIED NEIGHBOURHOOD SCHEMATIC

The Mixed Use Village Square shall serve as the Hub for the adjacent neighbourhood areas that are hinged from the core's central location within the Secondary Plan. In addition to its higher residential densities, most community residents will find their personal service and daily convenience needs within the Village Square. Residents are encouraged to keep the car at home in favour of riding a bicycle, walking or jogging their way to and from the core as a healthy alternative, while also improving their physical well being.



N Generalized Neighbourhoods

V Village Square



THE
NEIGHBOURHOODS OF
ROLLING MEADOWS
DRAFT PLAN OF
SUBDIVISION
GATEWAY LOCATIONS

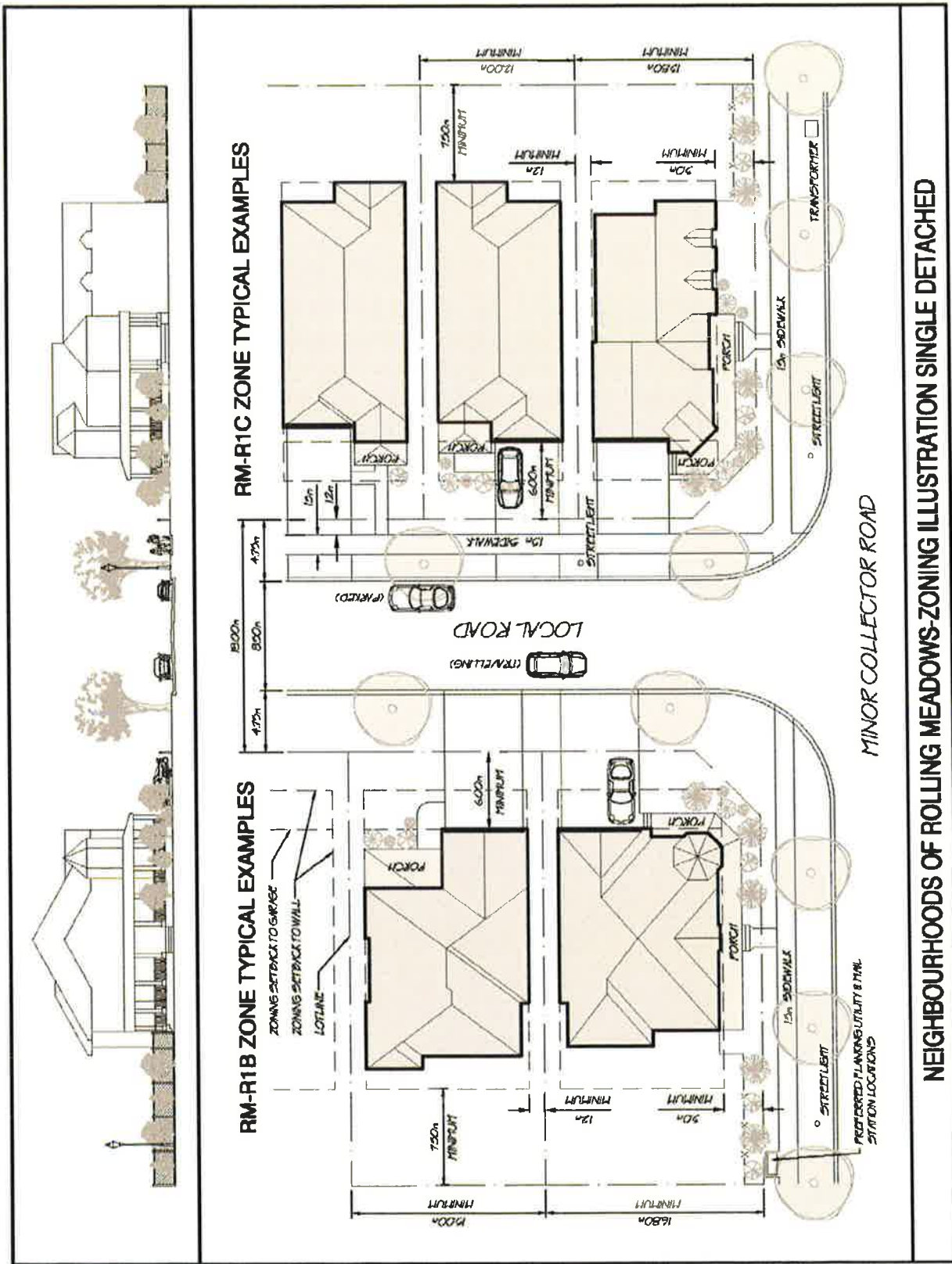


**COMMUNITY
GATEWAY**

**NEIGHBOURHOOD
GATEWAY**

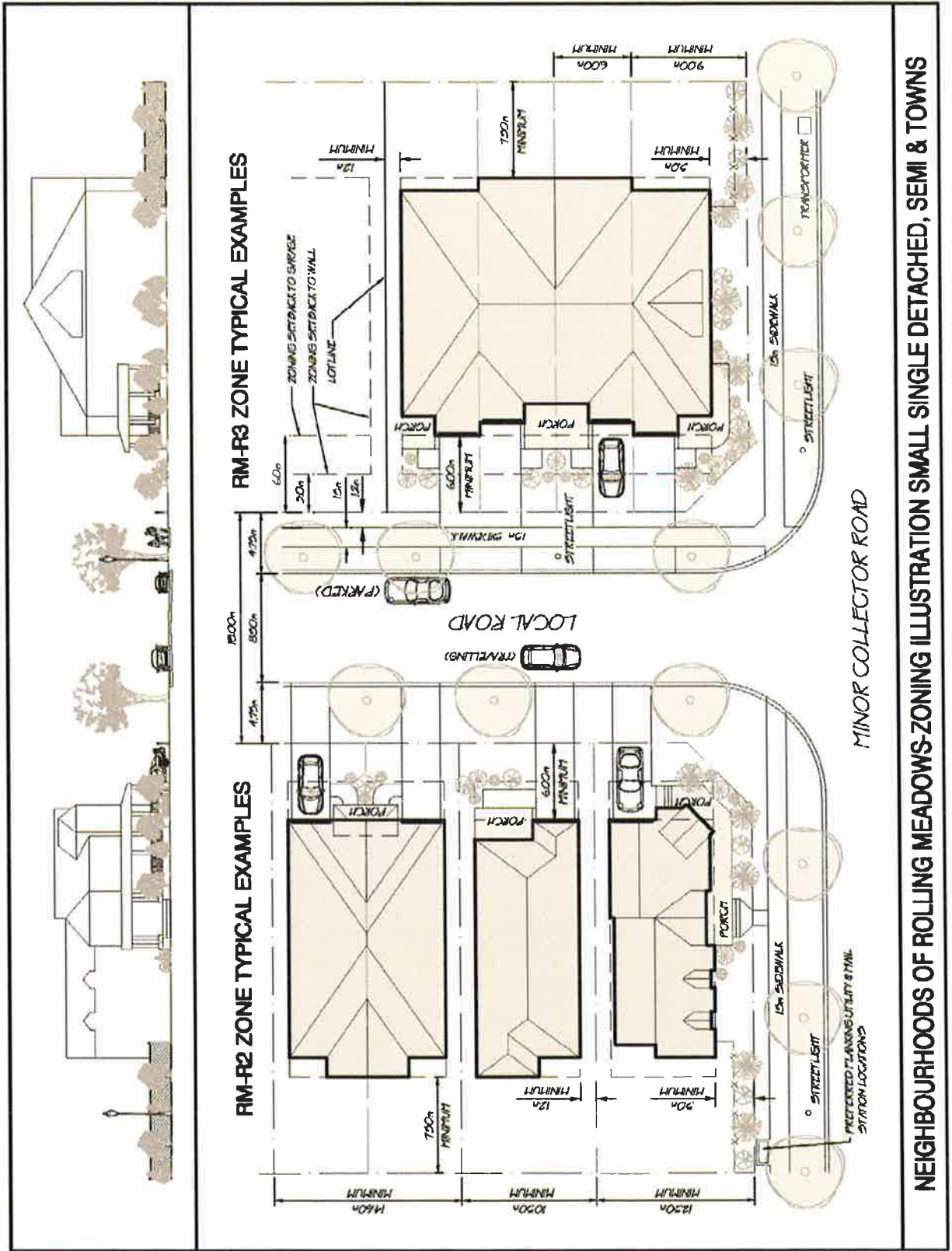
(Note: Gateway locations shown only
for presently Draft Approved lands.
Remaining lands to indicate gateway
locations on submission of
development plans where appropriate.)





NEIGHBOURHOODS OF ROLLING MEADOWS-ZONING ILLUSTRATION SINGLE DETACHED





RM-R3 ZONE TYPICAL EXAMPLES

RM-R2 ZONE TYPICAL EXAMPLES

NEIGHBOURHOODS OF ROLLING MEADOWS-ZONING ILLUSTRATION SMALL SINGLE DETACHED, SEMI & TOWNS

