

ARCHITECTURAL GUIDE





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I. Preface



I. Preface

The <u>Architectural Design Guidelines</u>, issued in 2019 on the initiative of the City of Beaconsfield, provide a framework for carrying out construction on dwellings with distinctive architectural styles. Criteria were developed in order to regulate extensions and other modifications to eight distinct architectural styles. The guidelines have proven very useful not only to the City of Beaconsfield, but to owners of distinctive homes who have to submit an SPAIP application.

The Architectural Guide will complement the Architectural Design Guidelines by addressing, among other things, buildings not previously covered in the latter. Some homes that are not necessarily of collective value will now be regulated. Eventually, the city will be equipped to deal with its entire single-family residential built environment.

This document will serve as a guide to residential architecture and as a companion to the City of Beaconsfield's Site Planning and Architectural Integration Programmes By-Law. The guide will illustrate, as well as establish criteria and objectives for, different types of architectural work:

- 1. New construction;
- 2. Extension;
- 3. Renovation.

I.I. Purpose of Architectural Guide

The purpose of the Architectural Guide is to illustrate and convey the city's architectural vision to residents, architects and contractors so that they can gain a practical understanding of the SPAIP objectives and criteria. This plain-language document will assist residents in their SPAIP applications and help them obtain a favourable recommendation from the Planning Advisory Committee.

I.II. Disclaimer Regarding SPAIP Application Approval

Approval of an SPAIP application is subject to a recommendation from the Planning Advisory Committee, as well as a Municipal Council decision. Under no circumstances shall compliance with the advice provided in this guide be considered as an exemption from the SPAIP application process set out in the <u>SPAIP By-Law</u> <u>BEAC-098</u> or as a substitute for a decision made by Council.

II. User Guide



II. User Guide

You are in the process of <u>requesting a construction permit</u>, and you must submit a Site Planning and Architectural Integration Programmes (SPAIP) application. This guide will help you proceed with your application. It is important to follow these three steps:

<u>1. Locate your sector on the City of Beaconsfield Building Year of Construction Map</u> <u>Sélectionner l'intervention voulue</u>

The goal is to clearly define the existing built environment, focusing on buildings' architectural components, massing and size specific to their year of construction. Any development chosen will need to be consistent and harmonize with the neighbouring buildings, street sections and character areas.

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II. User Guide (cont.)

City of Beaconsfield Building Year of Construction Map









II. How to use the Guide (cont.)

2. Refer to the architectural style shown in the housing evolution table

This section provides an overview of the evolution of residential housing, primarily in single-family detached homes in Quebec from the 1960s to today. The goal is to identify the main characteristics of residential architecture.

This table shows key architectural characteristics based on the period of construction:

Evolution of Housing

Architectural Style		
Reference Year	1960	1970
Period Description	Period influenced by the English garden city movement: curved, winding streets with green community spaces. Introduction of the single-storey bungalow.	Period characterized by an attempt to refine the 1960s bungalow and return to Quebec's roots.
Shapes and Distinguishing Architectural Features	 Rectangular or L-shaped massing; No garage, but option for carport; Surface area of approximately 1,000 sq. ft.; Basement in some cases; Low-slope, 2- or 4-sided roof covered with asphalt shingles; Exterior cladding made up of brick, clapboard and metal; Wooden hung or awning windows; wooden door. 	 1- to 2-storey massing; House with front veranda; Roof dormers; Steeper roof slope; Roof with drip edge; Neo-Québécois house; Exterior cladding made up of brick, clapboard and metal Wooden hung or awning windows, multi-pane windows, aluminum windows; wooden or metal door.



II. How to use the Guide (cont.)

Architectural Style			
Reference Year	1980	1990	2000
Period Description	Period when the recession took place. Houses were made smaller as a way of saving money.	Period characterized by the development of advanced, energy-efficient houses.	More open houses; more spacious and brighter.
Shapes and Distinguishing Architectural Features	 Early 1980s Small massing, under 1,000 sq. ft. of floor space; Single line; New materials and low maintenance: siding made up of vinyl and pastel- coloured bricks; Shingle roofing; Wooden or awning windows, multi-pane aluminum or PVC windows, and metal door; Late 1980s Development of the split- level home with cathedral ceiling and, in some cases, a mezzanine; Surface area increased to approximately 1,900 sq. ft.; Two-storey massing. 	 Increased insulation; Introduction of healthy/ recycled materials, rainwater harvesting, and low-flush toilets; Revival of Victorian-inspired architecture: turrets, porch, etc.; Development of varying roof slopes; Asphalt or metal shingle roofing; Steep roof slope and varying massing; Exterior cladding made up of clay brick, concrete brick, stone, metal, wood/ engineered wood; Wooden or awning windows, multi-pane aluminum or PVC windows, and metal door; Larger house: Neo-Mansion style; Double garage. 	 Continued improvement of components: increased insulation, energy-efficient windows, more airtight homes, etc.; Home more compact and contemporary in style; Increased % of openings and integration of solariums; Various shapes and styles of windows; Use of more noble materials: stone, brick, wood; Use of low-maintenance materials; Development of landscape architecture across entire properties: elaborate, custom landscaping, sodding, paving, planting, etc.



II. How to use the Guide (cont.)

3. Select the desired development

1. New Construction



1. New Construction

This section will cover new construction within the city's territory, whether on a vacant lot, or a new home following a demolition.

One of the main objectives of this section is to ensure a seamless integration into the built environment at various scales:

- Neighbouring buildings;
- Street section (between two intersections);
- Character area (<u>see Appendix A of SPAIP By-Law</u>).

Neighbouring buildings



Street section



Character area





1.1. General Criteria

- Ensure the architectural style is clearly defined;
- Avoid mixing architectural styles.

Examples of clearly defined and poorly defined architectural styles



What is clearly defined architecture?

A set of architectural features, volumes and sizes that are specific to a given architectural style. Avoids inconsistent features and mixing of styles.

Refer to the <u>housing evolution table in Section II</u> to help identify the architectural style's distinguishing shapes and features.



1.1. General Criteria

- Preserve the natural topography of the property when siting the building. Adapt the building to the topography, and not the other way around;
- Preserve existing trees outside the home's construction perimeter;
- Align the facades with the street (except if the new construction is adjacent to a building of architectural interest; refer to Figure 10 on page 20 of this guide);
- Opt for siting parallel to the street.



Examples of proper siting



Figure 5: Example of proper facade alignment across a street section







1.2. Architectural Style

- Follow the dominant architectural styles of the street section (shape, size, height, cladding, etc.);
- Harmonize architectural details and ornamentation with the architectural style.

Examples of proper and improper building sequences







1.3. Relationship Between Adjacent Buildings

- When constructing a two-storey building in a neighbourhood of bungalows, mitigate height difference by integrating the 2nd storey into the roof and by opting for a setback in the 2nd storey;
- Ensure there is a clearance and gradually increasing volumes when the new building is adjacent to a building of architectural interest.

Examples of proper and improper height mitigation between a new home and neighbouring homes.





1.4. Massing and Size

- Follow the dominant massing and size on the street section;
- Opt for a building similar in width to neighbouring buildings;
- Adapt to neighbouring buildings, immediate vicinity and street section;
- Opt for a ground floor at street level and avoid raising it too much (pedestal effect);
- Enhance the main entrance while respecting the architectural style.





Important Definitions	Тір	
Massing:	Avoid buildings that are too similar.	
The measurement of a building's volume;	The goal of a proper insertion is	
Size:	not to copy the entire model that already exists on the street but to	
The general dimensions and shape that a building can have in relation to the height of adjacent and surrounding buildings.	draw inspiration from the size and massing of the buildings on the street section.	



1.5. Materials

- Harmonize building facades by opting for a similar treatment (% of openings, proportion of materials, colours, etc.);
- Use materials that are in harmony with those in the immediate vicinity;
- Opt for sustainable materials that are in harmony with the architectural style;
- Opt for natural materials (clay brick rather than concrete brick, wooden clapboard rather than aluminum, etc.);
- Avoid vinyl, concrete stone and other similar cladding materials (they are more difficult to maintain, and their sustainability is questionable);
- Whenever possible, find an alternative to asphalt shingles for roofing (short lifespan, high embodied energy, not or minimally recyclable, contribute to heat islands, emit solvents, etc.);
- Opt for a roof with sustainable materials that are in harmony with the architectural style;
- Opt for a light-coloured roof or a green roof when the roof is flat;
- Opt for a light-coloured roof for a pitched roof if the colour scheme permits;
- Opt for neutral colours that match the architectural style;
- Harmonize the colours with the neighbouring buildings.





1.6. Openings (Doors and Windows)

- Harmonize the symmetry or asymmetry of the openings according to the defined architectural style on all facades;
- Harmonize all openings: size, shape, mullion (post), frame, muntin bars and lintel.





1.7. Reducing Mineral Surfaces and Planting Trees

- Opt for small parking spaces to reduce mineral and impervious surfaces;
- Opt for surfaces more permeable than asphalt: permeable pavement, honeycomb pavement, sand or cobblestone, etc.;
- Avoid black asphalt, or reduce its surface area by integrating pavers.







1.7. Reducing Mineral Surfaces and Planting Trees (cont.)

- Opt for light colours to help reduce heat islands;
- Preserve trees or plant large trees close to parking spaces to help reduce heat islands;
- Place plants, shrubs and vegetation around the parking space to hide vehicles from the street. Opt for native species;
- Hide parking spaces from the street or plan the future location of electric vehicle charging stations when they are installed.



Figure 20: Examples of proper planting near a parking space





1.8. Host Environment and Urban Landscape

- For homes bordering Lake Saint-Louis, opt for new constructions that preserve a view of the water from the street;
- Opt for types of fences/walls or trees/hedges that favour a view of Lake Saint-Louis;
- Harmonious integration at various scales: neighbouring buildings and immediate vicinity, street section and character area.

Figure 22: Example of a new construction that preserves a view of Saint-Louis





1.9. Landscaping

- Opt for landscaping that integrates native plants and minimizes turf areas in front and back yards (*Xeriscaping principles*);
- Opt for rain gardens or landscaping that captures runoff water (rock stream, pond with plants, etc.);
- Opt for a drip irrigation system when an irrigation system is required;
- Integrate food-producing plants and trees in such a way that they are set back from parking spaces;
- Ensure the chosen plant or tree respects the safe planting distance when it is located near a distribution line (See *Relevant Resource*).

Relevant Resource

Choose the Right Tree or Shrub tool near a medium-voltage line:

Click here

Figure 23: Examples of conventional and ideal landscaping



Example of landscaping that applies *Xeriscaping* principles (ideal)



Tip

Xeriscaping principle:

Approximately 50% of residential water use is dedicated to outdoor watering. *Xeriscaping* consists of landscaping with native plants and trees that require little to no watering and maintenance. *Xeriscaping* greatly reduces or eliminates turf areas. This type of eco-friendly landscaping reduces runoff, thereby relieving the burden on municipal stormwater infrastructure.



1.10. Balconies and Patios

- Any patio or balcony built must respect neighbours' privacy by avoiding any sightlines toward them, particularly toward their living spaces;
- When installing a roof terrace or balcony, ensure that it is located at the rear of the building and that it is not visible from the street (e.g., Juliette or loggia balcony);
- Conceal roof terraces with landscaping;
- Opt for wood as a material, although other materials can be used as flooring to facilitate maintenance;
- Avoid PVC, aluminum or other synthetic materials;
- Integrate wooden ornamentation when it fits the architectural style;
- Harmonize colours and materials with the style of the building.

Figure 24: Examples of proper and improper roof terraces



Figure 25: Examples of proper and improper balconies



Example of improper back balcony



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1. New Construction (cont.)

1.11. Garages

- Opt for a garage set back from the facade;
- When there is enough space, place garage doors on the lateral facade;
- Opt for two single doors rather than one double door.







2. Extension

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2. Extension

- This section will cover any addition or extension to the main massing of the home and illustrate the key criteria for this type of work. As with new construction, any addition or extension must fit into the built environment at various scales:
- Neighbouring buildings;
- Street section (between two intersections);
- Character area (see Appendix A of <u>SPAIP By-Law</u>).

Neighbouring buildings

Street section



Character area





2.1. General Criteria

Between the addition/extension and the main massing of the building:

- Ensure the architectural style is clearly defined;
- Avoid mixing architectural styles.

What is clearly defined architecture?

A set of architectural features, volumes and sizes that are specific to a given architectural style. Avoids inconsistent features and mixing of styles.

Refer to the <u>housing evolution table in Section II</u> to help identify the architectural style's distinguishing shapes and features.

Examples of clearly defined architecture in relation to an extension





2.1. General Criteria (cont.)



Between the extension and the main massing of the building:

- Preserve the natural topography of the property when adding an extension. Adapt the extension to the topography, and not the other way around;
- Preserve existing trees outside the construction perimeter;
- Align the facades with the street;
- Opt for an extension that is parallel to the street.





2.2. Massing and Size

- Harmonize the height with the street section, neighbouring buildings, and especially with the main massing of the building;
- Whenever possible, ensure a transition of volumes and heights between adjacent buildings when they are different (e.g., adding a single-storey extension to create a transition with the neighbouring bungalow).
- Draw inspiration from the main massing and include features that harmonize with the main massing of the building: roof slope, size, proportioned openings.



Important DefinitionsMassing:The measurement of a building's volume;Size:The general dimensions and shape that a building
can have in relation to the height of adjacent and
surrounding buildings.



2.2. Massing and Size (cont.)

- When adding a 2nd storey in a neighbourhood with one to one-and-a-half-storey buildings (bungalows or similar), mitigate height differences, for example, by integrating the 2nd storey into the roof and by setting back the 2nd storey;
- Opt for a rear extension that does not extend past the lateral facade of the main massing;
- In the case of a split-level or bungalow extension, opt for adding volume to the rear.



Example of proper and improper height mitigation in relation to neighbouring homes when adding a 2nd storey.





2.3. Materials

- Harmonize building facades by opting for a similar treatment (% of openings, proportion of materials, colours, etc.);
- Use materials that are in harmony with those of the main massing and of the neighbouring buildings;
- Opt for sustainable materials that are in harmony with the architectural style;
- Opt for natural materials (clay brick rather than concrete brick, wooden clapboard rather than aluminum, etc.);
- Avoid vinyl, concrete stone and other similar cladding materials (they are more difficult to maintain, and their sustainability is questionable);
- Whenever possible, find an alternative to asphalt shingles for roofing (short lifespan, high embodied energy, not or minimally recyclable, contribute to heat islands, emit solvents, etc.);
- Opt for a roof with sustainable materials that are in harmony with the architectural style;
- Opt for a light-coloured roof or a green roof when the roof is flat;
- Opt for a light-coloured roof for a pitched roof if the colour scheme permits;
- Opt for neutral colours that match the architectural style;
- Harmonize the colours with the main massing.





2.4. Host Environment and Urban Landscape

- When adding an extension or ancillary building, preserve or improve one or more views of Lake Saint-Louis;
- Opt for types of fences/walls or trees/hedges that favour a view of Lake Saint-Louis.

Figure 41: Examples of proper and improper additions of ancillary buildings with regard to preserving a view of Lake Saint-Louis





2.5. Balconies and Patios

- Any patio or balcony added must respect neighbours' privacy by avoiding any sightlines toward them, particularly toward their living spaces;
- When installing a roof terrace or balcony, ensure that it is located at the rear of the building and that it is not visible from the street (e.g., Juliette or loggia balcony);
- Any veranda installed on the front facade must follow the architectural style and fit with the shape of the building;
- Opt for wood as a material, although other materials can be used as flooring to facilitate maintenance;
- Avoid PVC, aluminum or other synthetic materials;
- Integrate wooden ornamentation when it fits the architectural style;
- Harmonize colours and materials with the style of the building.

Figure 42: Examples of proper and improper roof terraces











2.6. Garages

- Opt for a garage set back from the main massing;
- When there is enough space, place garage doors on the lateral facade;
- Opt for two single doors rather than one double door.









2.7. Construction Details and Architectural Features

• Harmonize architectural details and ornamentation with the style of the extension and of the main massing.



3. Renovation



This section will cover renovation to the main massing of the home and illustrate the key criteria for transforming the front facade, preserving distinguishing features, and replacing certain components: doors, windows, exterior cladding, and balcony or patio renovations. As with any new construction or extension, renovations must fit into the built environment at various scales:

- Neighbouring buildings;
- Street section (between two intersections);
- Character area (see Appendix A of <u>SPAIP By-Law</u>).

Neighbouring buildings



Street section



Character area















3.3. Replacing Doors and Windows

- When replacing windows, opt for windows that are similar in style or that harmonize with the originals (placement of muntin bars and mullions, dimensions, colour, window shape, number of panes, etc.);
- When replacing doors, opt for doors that are similar in style or that harmonize with the originals (materials, layout, glazing, colour, dimensions, etc.);
- Opt for energy-efficient windows and ensure they are adequately installed (insulated and airtight);
- Preserve wood or hybrid (wood and aluminum) openings rather than changing them to PVC or aluminum, as wood is sustainable and eco-friendly.



Tip

Windows in the 2000s

Around the year 2000, windows were made larger to increase natural light in homes. Various styles of windows were then introduced.

When replacing windows with recent models, it is important to use a model that matches the original style of the home.





3.4. Replacing Exterior Cladding and Certain Materials

- Ensure new cladding is consistent (proportion of materials, colours, etc.);
- Use materials that are in harmony with those preserved on front and lateral facades of the main massing and of the neighbouring buildings;
- Opt for sustainable materials that are in harmony with the architectural style;
- Opt for natural materials (clay brick rather than concrete brick, wooden clapboard rather than aluminum, etc.);
- Avoid vinyl, concrete stone and other similar cladding materials (they are more difficult to maintain, and their sustainability is questionable);
- Ensure the replaced cladding is in harmony with the preserved cladding on the front and lateral facades of the main massing;







3.4. Replacing Exterior Cladding and Certain Materials (Cont.)

- Whenever possible, find an alternative to asphalt shingles for roofing (short lifespan, high embodied energy, not or minimally recyclable, contribute to heat islands, emit solvents, etc.);
- Opt for a roof with sustainable materials that are in harmony with the architectural style;
- Opt for a light-coloured roof or a green roof when the roof is flat;
- Opt for a light-coloured roof for a pitched roof if the colour scheme permits;
- Opt for neutral colours that match the architectural style.



Tip

Opt for alternatives to asphalt shingles:

Asphalt shingles have a 15- to 20-year lifespan. At the end of their life, they are not or minimally recyclable, and when exposed to the sun, they emit solvents into the air.

Wood shingles have a lifespan of approximately 30 years.

Metal roofing is 100% recyclable and lasts for more than 50 years.



3.5. Balconies and Patios

- When an existing balcony or patio does not respect neighbours' privacy, sightlines toward them must be adjusted during renovations: landscaping, relocating the construction, etc.)
- Preserve or opt for wood as a material;
- Avoid PVC, aluminum or other synthetic materials;
- Harmonize colours and materials with the style of the building;
- Integrate or preserve wooden ornamentation when it fits the architectural style.

Before

Figure 54: Example of a back balcony renovation that improves privacy between neighbours.

Tip

When renovating or replacing a balcony or patio using treated wood:

Avoid leaving the wood bare and unprotected.

Opt for a treatment that harmonizes with the architecture of the building (appropriate paint, stain or coating).

4. Glossary

Casement window: Window with hinges on a vertical axis.

Component: Feature that is part of the composition of an object or, in the context of the guide, a building.

Corner board: Vertical piece placed at the corner of two walls to which the ends of the siding are joined. Prevents air and water infiltration and serves a decorative function Cornice: Horizontal moulding that usually crowns the upper part of a building. Also part of the entablature.

Hung window: Window with two panels that slide vertically using grooves in the frame.

Loggia: Space open to the outside, located on the first storey of a building. Unlike a balcony, it is located partly or entirely inside the exterior facade.

Oriel/bay window: One or several windows projecting from an exterior wall. Can be rectangular or trapezoid-shaped and cover one or several storeys.

Overhanging cornice: Cornice that extends beyond the volume onto which it is affixed.

Pediment: Triangular moulded frame with a cornice and two slopes.

Size: General dimensions and shape that a building can have in relation to the height of adjacent and surrounding buildings.

Volume: Measurement of a building's volume.

5. References



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