

# VILLAGE LACEY GREEN

ARCHITECTURAL  
DESIGN GUIDELINES  
FOR SINGLE-FAMILY  
DWELLINGS IN  
VILLAGE LACEY  
GREEN



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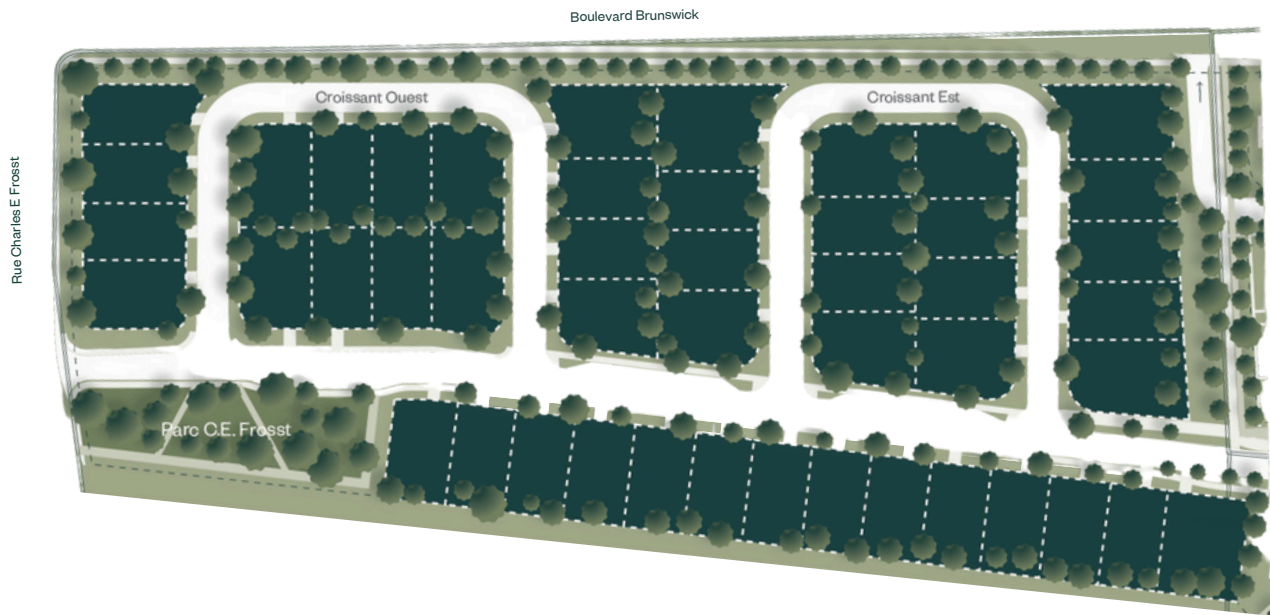
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## 1.0 Application

This architectural design guide is intended for owners and designers of one or more residential lots in the single-family sector of the Village Lacey Green project.

Plan 1 – Subdivision Site Plan



Fifteen days before submitting the Site Planning and Architectural Integration Program (SPAIP) to the Town of Kirkland, the owner must send SEC Kirkland Brunswick all the documents that will be submitted to the Town.

Furthermore, all projects must be evaluated and approved by the Town of Kirkland's appointed officials and comply with all current applicable municipal by-laws.

It is understood that every project must receive approval from the Kirkland Town Council under the Town of Kirkland's current SPAIP regulations, notwithstanding prior approval of the project by SEC Kirkland Brunswick.

## 2.0 Objectives

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The objective of the criteria in this document is to ensure the quality of design and architectural integration of the housing units in the single-family sector of the Village Lacey Green project.

The purpose of the guide is not to control the designer but to guide their creativity so that the architectural concept of single-family homes is well integrated into the overall project and meets the quality expectations of the project and the City (Kirkland). The criteria in this guide will allow each owner to express their individual property while maintaining coherence with their neighbors, creating a sense of continuity.

These criteria relate to: new residential buildings; landscaping; the layout, typology, and architectural language of buildings; sustainable development; landscape, green spaces, and parks; the development of lots and parking areas; private lighting.



### 3.0 Village Lacey Green Site Plan Design

The Village Lacey Green represents a major redevelopment project for the City of Kirkland. This block will redefine a large industrial/vacant area to create a new residential neighborhood near a REM (Réseau express métropolitain) station (Cadillac Fairview).

Its design is inspired by the best current practices in sustainable and community development, focusing on sustainability, mobility, and quality of life for residents. A wide variety of housing typologies will be offered to meet the needs of a diverse clientele.

The development includes four residential sectors: single-family, townhouse, medium density, and high density. Commercial and residential use is planned for the high-density sector. This guide focuses on the single-family sector.

The master plan will be served by a network of public streets, an active link connecting to the REM Cadillac Fairview station, and a network of public parks offering a diverse program.

Plan 2 – Site Plan



## 4.0 Private Land Development in the Single-Family Home Sector

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### Greening and Landscaping

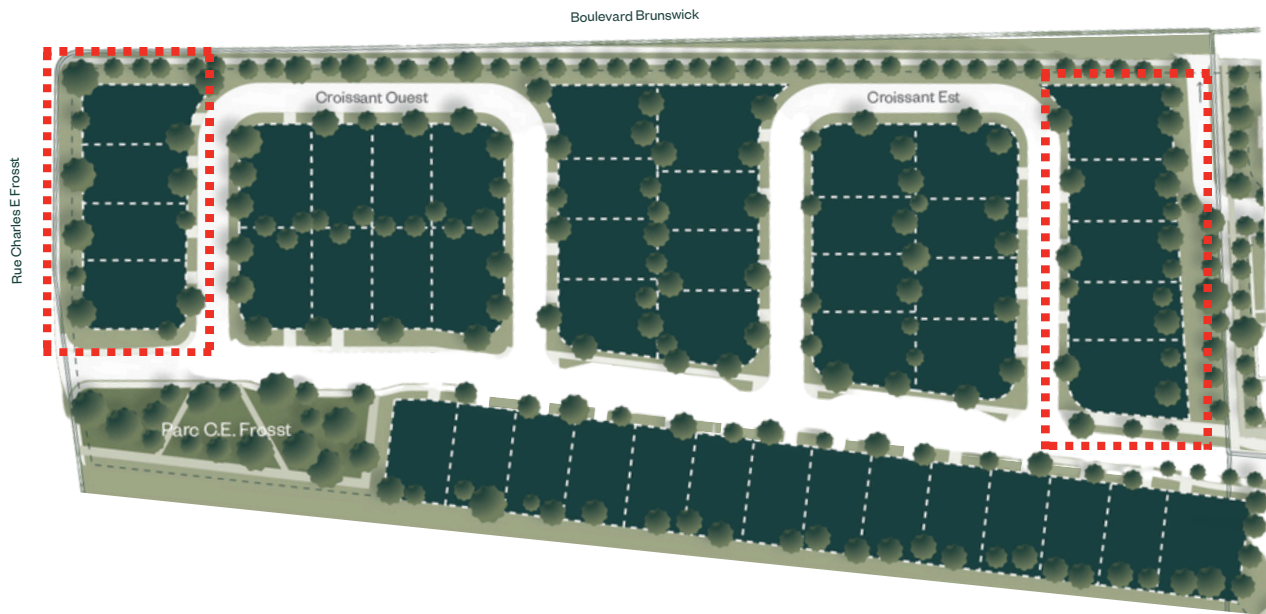
a) A minimum of 3 trees with a minimum diameter of 50 mm at breast height (DBH) must be planted on each private lot. One tree must be planted on the side facing the public road (for corner lots, at least one tree per public road is required). The permitted tree species, consistent with the overall plan, are:

- *Gleditsia triacanthos inermis* "Shademaster"
- *Acer Rubrum*
- *Gymnocladus Dioicus*
- *Celtis Occidentalis*
- *Gingko Biloba*

b) or lots located along Charles E. Frosst and the active link following the extension of Salaberry (see image 1), a minimum of 4 trees with a minimum diameter of 50 mm DBH are required, with 2 trees planted on the Charles E. Frosst side and the active link side. The permitted tree species are:

- *Gleditsia triacanthos inermis* "Shademaster"
- *Acer Rubrum*
- *Gymnocladus Dioicus*
- *Celtis Occidentalis*
- *Gingko Biloba*

Image No 1



- c) The proportion of the lot allocated to greening must represent a minimum of 30% of the lot area. Plants must be planted in the ground.
- d) For lots adjacent to the industrial sector, the rear yard must be landscaped to minimize visual nuisance with this sector.
- e) Fences overlooking a public right-of-way (parks, streets, etc.): the fence model will be specified at a later date.
- f) Fences overlooking a private lot: P.V.C. fences are prohibited.
- g) To minimize the visual impact of fences we favor the addition of trees, shrubs or other vegetation such as climbing plants.

### **Access Paths and Parking**

The layout of pedestrian and vehicle paths leading to the main entrance and the garage is designed to enhance the readability and continuity of the front yard's landscape. The use of light-colored pavers is preferred.

## 5.0 Construction

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### 5.1 Massing and Architectural and Urban Integration

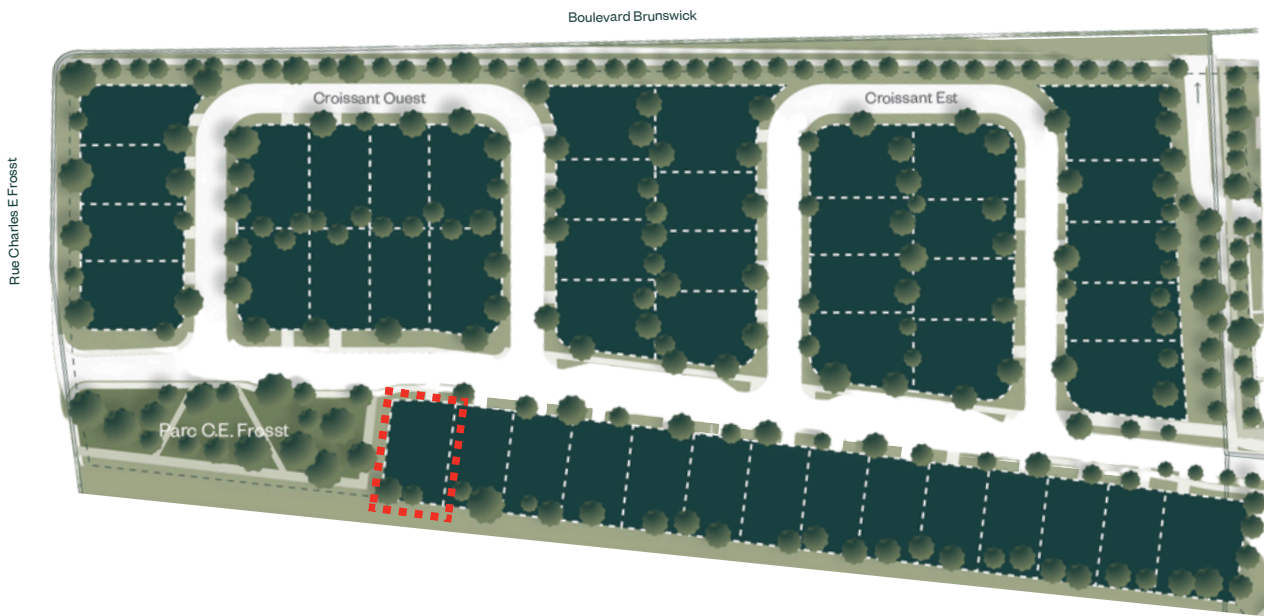
#### **Massing and Integration into the Built and Urban Landscape**

- a) The layout of volumes allows for planting spaces (floristic species or shrubs) on all sides, creating a garden-like effect surrounding the residence.
- b) The garage volume must be integrated into the residence. Its door and framing should match the tones and/or finishes of the facade.
- c) The main entrance of the residence is protected by a canopy or a protruding volume formed based on the residence's volumetry and interior space distribution.

#### **Facades**

- a) When a bay window design is considered, it should express a contemporary aesthetic to maximize natural light and offer views of the garden from interior living spaces.
- b) For facades directly facing C.E. Frosst Park (see image 2), the percentage of openings in relation to the facade's surface area (front or side, as applicable) should be similar to a street-facing facade.

Image No. 2 (Side Façade)



## 5.2 Construction and Materials

### Material expression

- a) The facade cladding should consist of a dominant construction material, such as brick or natural stone, in warm tones. The use of curtain walls or glass and metal panels as dominant cladding is prohibited, as are other materials prohibited by the municipality. Secondary construction materials may include metal (e.g., architectural aluminum or equivalent quality, such as fiber cement) as long as the finish and assembly are in harmony with the proposed design.
- b) Facades must include a minimum surface area of genuine brick or stone. The minimum is set at 60% of the total exterior surface of the exterior walls, excluding foundations and chimneys. This amount of genuine brick or stone must be arranged so that no more than 50% of any one facade (front, side, or rear) consists of materials other than genuine brick or stone.

## **Roof**

- a) The slope of the roof shall be greater than 3/12.
- b) The roof's composition and treatment shall create an effect of continuity with the volume and colour of the residence's body.

## **Management of Storm Water from Gutters**

- a) All water draining from gutters shall remain on the property and cannot be emptied into the street's storm water management system.

Every project must be submitted to the officials appointed by the Town of Kirkland for evaluation and approval and must comply with the standards of the current applicable normative and qualitative regulatory framework.



Inspirational image



Inspirational image





Inspirational image



Inspirational image





