



CANAL FLATS DESIGN GUIDELINES NOVEMBER 2018

The Village of Canal Flats has identified “Mountain Modern” as an appropriate theme for the evolution of the village core area. Mountain Modern design style is a fresh approach to structures located in mountain settings that combine time tested architectural forms combined with modern industrial building elements to create an exciting new direction for the Village.

These design guidelines have been developed to establish a “first step” to provide guidance to property owners and the development community to reinforce this theme. The guidelines seek to ensure a consistent character and quality of design and construction while still allowing architectural creativity. This approach is intended to enhance liveability, community identity, owner satisfaction and long term property value.

Architectural elements such as massing, composition, colour etc. are intended to provide a framework in which a successful development can evolve individually but contribute to the overall compositional success of the village.

1. Design Fundamentals

- 1.1.0.

Design elements should reflect the surrounding Purcell and Rocky Mountain environment and forested landscape. Structures can utilize and emphasize architectural accents such as rustic timber finishes, natural stone and metal siding.
- 1.2.0.

Building composition should be kept to simple forms with character added through the thoughtful application of roof pitches windows and architectural accent materials.
- 1.3.0.

Maintain a small-town scale to the architecture. Canal flats is at heart a small town and the architecture should be designed to create more personal, human scale buildings.
- 1.4.0.

Design buildings that evoke the outdoor lifestyle of the region. Buildings are to take advantage of the mountain setting, by bringing the outdoors in through ample amounts of windows and by extending indoor living spaces to the outside to create a series of “outdoor rooms” (decks, terraces and other exterior areas).
- 1.5.0.

Incorporate energy conserving measures in design. Size and orientation of windows and doors should be designed to take advantage of sun, shade and wind conditions to minimize the buildings’ requirement for mechanical heating and cooling systems.
- 1.6.0.

Incorporate custom detailing to distinguish buildings and give them a unique personality. Custom detailing is encouraged, with particular attention given to doors, windows, railings and structural support systems

2. Key Design Elements

2.1 BUILDING MASS, SCALE AND COMPOSITION

Objectives:

- Create simple building forms and masses that respond to existing terrain and are in scale with the surrounding landscape.
- Avoid large, obtrusive building forms by breaking large buildings into smaller wings and additions with discernible accent elements.

- Utilize building offsets and projections that create strong shadow lines to let buildings recede into the landscape.

Guidelines:

- 2.1.1.

Building masses should use simple volumes comprised of a primary building mass surrounded by smaller “additions” or secondary masses. Building elements are to avoid rigid symmetry and/or formality, while maintaining a balance of well- proportioned forms and masses.
- 2.1.2.

Building masses in multi-family areas should be composed of clusters of building forms so that they appear to be a collection of individual masses and not rows and/or stacks of essentially “identical” buildings.
- 2.1.3.

Breaking up building masses by utilizing breezeways, trellises and/or other architectural connections is encouraged.
- 2.1.4.

Dormers, bay windows, porches, porticos and other architectural extensions should be designed to provide shadow and texture, particularly at elevations of more than 2 stories.
- 2.1.5.

The massing of any building is to be responsive to the site’s size, setting and environmental characteristics.

2.2 ROOFS

Roof forms, which include slopes, gable ends, and dormers, are to be one of the key dominant elements of the building. Roofs should be characterized by large sheltering roofs supported by vertical and horizontal structural elements such as beams, columns, or stone piers that rest on foundations merging with the land.

Objectives:

- Utilize simple, gabled roof forms to create a “cluster” of sheltering roofs.
- Express traditional roof structural systems.
- Use natural colors to help blend buildings into the surrounding landscape.

Guidelines:

- 2.2.1.

Roofs should convey a sense of shelter and protection for the buildings.
- 2.2.2.

Roofs are generally to be simple gable forms and are to avoid complex intersections, awkward pitches and ungainly angles. Shed roofs may be used at porches and other minor roof elements.
- 2.2.3.

Roof structures should be designed to express traditional timber construction. Traditional trusses, braces, brackets and column spacing are to be used where they are needed to keep the appearance of unsupported spans and cantilevers consistent with the structural properties of the visible timbers.
- 2.2.4.

Long roof overhangs (minimum of 24 inches) should be incorporated to give a sense of shelter and enclosure. Deeper overhangs should be used above large window openings.

- 2.2.5.

In general, primary roofs should have a minimum pitch of 7:12. Steeper pitches are encouraged. Secondary roofs over building components such as porches and dormers may have shallower pitches, down to a minimum of 2:12.
- 2.2.6.

Commercial buildings will be allowed to have flat roofs when combined with either secondary roof forms that conform to the pitch requirements and/or a significant architectural feature.
- 2.2.7.

Roof pitches and forms may vary to add interest and to reinforce the separation of building masses.
- 2.2.8.

Roofs are to have large overhangs that reduce glass reflectivity, offer protection at outdoor patios, decks and terraces, and provide summer shade while still allowing for penetration of winter sunlight.
- 2.2.9.

Roof Materials should follow as below:

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Approved roof materials include:

✓

Standing seam metal roofs, including copper, corten steel and terne metal

✓

Cementitious shakes (resembling a naturally weathered cedar shakeusing traditional shapes and patterns)

✓

Natural stone

•

Inappropriate roofing material includes:

✗

Cedar shakes

✗

Box batten metal roofs

2.2.10.

Roofs may be designed with metal eaves to reduce damage from ice damming.

2.2.11.

Roof forms should consider snow and rain shedding to ensure safety for adjacent walkways, driveways, utilities and other outdoor areas. Roof plans should be designed in concert with site plans to avoid conflicts with drainage plans.

2.2.12.

Properly-placed snow guards may be used to retain snow on the roof to avoid dangerous snow shedding.

2.2.13.

Snow guard braces and rails made of steel are to be painted to match or relate to the primary or secondary roof color. Snow guard rails may also be constructed of timber.

2.2.14.

The overall design and strategic placement of roof forms is to be the primary method of managing water run-off and snow-shedding. Gutters and downspouts may also be used to divert water from entries and outdoor rooms toward surface drainage or water capture systems.
- 2.3

EXTERIOR WALLS
- Objectives:
- Main wall materials should include stucco, flat panels, metal seams, etc. Utilize a blend of natural wood and indigenous stone materials as accent materials.

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Utilize texture and color for different components of the building to bring a diversity and richness to exterior walls.
- Guidelines:
- 2.3.1.

A variety of exterior wall types may be incorporated into building designs. At least two and no more than three exterior wall materials/finishes may be used on any one building.

2.3.2.

Where changes in wall material occur, there should be a clear break in the surface plane. Materials are to be consistently applied to all building elevations.

2.3.3.

Concrete may be used as a foundation and/or wall exterior treatment to lend buildings a more contemporary feel. Warm wood treatments (window trim, upper wall exterior finishes) are to be used in concert with concrete walls that are textured and finished to complement the overall appearance.

2.3.4.

Wood wall treatments should be as follows:

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Appropriate wood wall treatments include:

✓

Board and batten

✓

Timber with chinking

✓

Timber framing with glass

2.3.5.

Engineered lumber or composite wood (such as Hardiboard or Hardiplank) must have a natural and “weathered” appearance and closely resemble authentic wood.

2.3.6.

A structural frame of timber may be infilled with glass to create an exterior wall. The individual components of the frame should be sized to represent their true or apparent structural loading.

2.3.7.

Various sizes and profiles of wood siding may be used in horizontal or vertical patterns. Diagonal siding is not appropriate.

2.3.8.

Metal siding may be used as a principle cladding material. Metal materials such as corten steel have a natural patinaed appearance that are encouraged as accent elements.
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- 4 -

2.4 DOORS AND WINDOWS

Objectives:

- Window and door placement is to take advantage of views and emphasize the connection to the outdoors.
- Minimize reflectivity, glare and nighttime light emission.

Guidelines:

- 2.4.1. Numerous windows and doors, opening to exterior spaces from main living areas, should be incorporated to reinforce the connection to the outdoors.
- 2.4.2. Individual windows and lites should be primarily rectangular in form, vertically oriented, with larger, undivided panes. Irregular shapes, such as circles, ellipses and trapezoids are not appropriate.
- 2.4.3. Large expanses of glass may be used to capture views when set within a structural frame. Deep roof overhangs (minimum 24 inches or 60 centimeters) should be placed above large areas of glass to provide shade and minimize glare.
- 2.4.4. Highly-reflective glass is not permitted.
- 2.4.5. Appropriate window types include double-hung, casement and fixed windows.
- 2.4.6. Operable windows that allow natural ventilation are encouraged to reduce both heating and cooling loads.
- 2.4.7. Windows, clerestories and dormers should be located and designed to maximize natural daylight and reduce reliance on electrical needs.

2.5 BALCONIES, DECKS, PORCHES AND RAILINGS

Objectives:

- Incorporate custom railing designs to add individuality and personal expression to the building.
- Design decks and porches as extensions of the indoors.

Guidelines:

- 2.5.1. Porches that front public areas, such as the open space network, a pathway, street, or open spaces, should be incorporated into building designs. Porch designs should consider potential impacts on natural light penetration into buildings.
- 2.5.2. Balconies, decks and porches should be constructed of stone, wood or concrete, as appropriate to the building style and exterior finishes.
- 2.5.3. Porches and decks should have a minimum depth of 6 feet or 1.8 meters, with deep, overhanging roofs to provide weather protection.

- 2.5.4. Custom column and railing designs are encouraged. Detailing should be consistent with that of the building, using simple, refined wood forms and/or stone. Metal accents at railings are appropriate provided they are treated for a dark, non- reflective appearance. Highly decorated or ornate railing styles are inappropriate.

2.6 COLOR

Objectives:

- Select primary and accent colors that are “earth tone” focused to blend buildings into the natural surroundings.

Guidelines:

- 2.6.1. Exterior colors are to utilize earth tones rather than bright, light-reflective hues.
- 2.6.2. Stone color is to relate to existing rock outcroppings around the village (typically gray and brown-ish-gray in color). Bright, reflective stone, such as white or buff limestone is not appropriate.
- 2.6.3. Wood is to be treated or stained to let natural grains show through.
- 2.6.4. Roof colors should be dark grays and/or browns. Monotone colored roofs are encouraged.
- 2.6.5. Trim and detail colors are to be subtle variations of colors found in the surrounding natural environment, including trees, flowers and other vegetation (browns, brick/brown reds, off- whites, warm grays, sage grays/greens, beiges and light grays/blues).

2.7 REPRESENTATIVE IMAGES

Attached we have provided the following representative images as examples of the interpretation of these guidelines.



1 - Duplex and Single Family Residential

Canal Flats Visualizations
November 21, 2018



1A - Duplex and Single Family Residential

Canal Flats Visualizations
November 21, 2018



2 - GRAINGER LOOKING WEST

Canal Flats Visualizations
November 21, 2018



2A - GRAINGER LOOKING EAST

Canal Flats Visualizations
November 21, 2018



3 - INTERSECTION OF NEW VILLAGE CENTRE ON GRAINGER

Canal Flats Visualizations
November 21, 2018



3A - INTERSECTION OF NEW VILLAGE CENTRE ON GRAINGER

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4 - INFILL WITH BUSINESSES

Canal Flats Visualizations
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4A - INFILL RESIDENTIAL - PRIMARY RESIDENCE OR LANEWAY RENTAL RESIDENTIAL UNIT

Canal Flats Visualizations
November 21, 2018



5+6 - MIXED USE RESIDENTIAL AND LIVE-WORK TOWNHOMES

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5+6A - MIXED USE RESIDENTIAL AND LIVE-WORK TOWNHOMES

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