

Schedule D:
Architectural
Guidelines

Phase 3

Pre and Post Construction Architectural Guidelines for Phase 3 Single
Family Lots in Bridgwater Forest Neighbourhood, Winnipeg Manitoba.



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● ARCHITECTURAL APPROVAL PROCESS: SUBMISSION OF PLANS

- 1.1 **When developing a new home design, it is required that preliminary designs are submitted for approval prior to submission of detailed plans. It is essential that this occurs to prevent inefficiencies and assist in overall design direction.**
- 1.2 There are three levels of architectural approval:
- 1.2.1 Catalogue approval: A submitted design that satisfies substantial portions of the guidelines but is not designed for a specific lot shall receive a Catalogue Design approval.
- 1.2.2 Conditional approval: A lot specific design that satisfies substantial portions of the guidelines (without detailed color and material specification) shall receive a Conditional Design approval.
- 1.2.3 Full approval: A lot specific design which includes detailed drawings, color scheme, and material specifications shall receive a Full Design approval. NOTE: Both Conditional and Full design approvals entitle the homebuilder to apply for municipal building permits.
- 1.3 Drawings should be submitted for approval to:
Smith Carter Architects and Engineers Incorporated
1600 Buffalo Place, Winnipeg, MB R3T 6B8
T: 204.477.1260 F: 204.477.6346
(Referred herein as the “Architect”)
- 1.4 The Builder shall submit for final approval, one copy of the following information to the Architect:
- 1.4.1 A well dimensioned & annotated site plan showing building locations, setbacks, fence locations (including developer fencing), driveway, sidewalks, patios, decks, and grading (including all future add-ons). Note that all fencing shall reside completely within the lot limits (refer to section 5.1.3 for details).
- 1.4.2 **The site plan MUST ALSO INCLUDE the following information:**
- Front and rear building setbacks
 - Main floor elevation
 - Garage floor elevation
 - Ground elevation at the front and rear of house
 - Design lot corner elevations from the Stantec grade plan
- 1.4.3 Detailed drawings of the floor and roof plans indicating areas per level;
- 1.4.4 Detailed drawings of all elevations and details of architectural features;
- 1.4.5 Colour and material selection for each element of the house design: roof, front, side and rear elevation, trims etc. Colour chips, material samples, and other information may be required.
- 1.4.6 The Architect may require other submissions over and above this list.

- 1.5 Architectural Guideline approval must be obtained prior to City permit applications. If the City of Winnipeg requires any changes to the package, the drawings must be re-submitted to the Architect.
- 1.6 The Architect or Developer reserves the right to turn down approval if, in its opinion, the total design is not in keeping with the overall standards of the development as determined by the Architect.
- 1.7 The Architect or Developer reserves the right to waive any requirements concerning any approval.

2 • INSTRUCTIONS TO BUILDERS:

- 2.1 A single builder should purchase no more than four (4) lots in a row. This rule is intended to encourage variety within the suburban fabric.
- 2.2 All building sites are to be kept safe and orderly during construction. All garbage is to be stored out of sight or disposed of in garbage dumpsters or other acceptable enclosures.

3 • LOT GRADE SURVEY PROCEDURE

- 3.1 The following procedures must be followed:
 - 3.1.1 The Builder is to obtain a sales agreement for the purchase of a lot.
 - 3.1.2 The Builder is to produce payment for all required lot deposits to the City of Winnipeg.
 - 3.1.3 The Developer has retained Stantec Consulting Ltd. for the purposes of conducting all lot grade survey services in this phase. Note that every Builder will be charged \$630.00 (+ GST) for this service at the time of Lot transfer to the builder.
- 3.2 Upon completion of these requirements, the following procedures are to occur:
 - 3.2.1 The Builder is to submit its building plans for building permit approval to the City of Winnipeg.
 - 3.2.2 The Builder is to apply for a Lot Grading permit and pay the required fee to the City of Winnipeg, in accordance with By-law # 7294/98.

[Note: The Lot grading permit is conducted through the "One Stop Shop" permit system at the City of Winnipeg. The application is internally forwarded to the Water and Waste Dept. for their approval. The Water and Waste Dept. will complete the "lot grade application" by referring to the Subdivision Lot Grading Plan. This plan indicates the required lot grades on the building site plan as prepared by the Consultant. Upon all such approvals, the building permit will be issued.]

- 3.2.3 The Builder is to inform the surveyor for Stantec Consulting Ltd. The surveyor will provide staking services in accordance with Clause 6.(2) of By-Law # 7294/98, and with the completed building site plan as provided By Water and Waste.
- 3.2.4 The Builder is to submit a copy of the Lot Grading Plan to:

Stantec Consulting Ltd.
905 Waverley St, Winnipeg, MB R3T 5P4
T: 204.488.5712 F: 204.453.9012
ATTN: Joe Kalmar

4. ARCHITECTURAL VISION

The design of homes in the community should draw on traditional themes such as Colonial Revival, Georgian Revival, Cape Cod, Victorian, Arts and Crafts, and Country. These styles represent an intrinsic part of Winnipeg's urban fabric and history, and are desired for consistency and continuity within Winnipeg's greater urban whole.

The over-arching goal for this neighborhood is to evoke a meaningful and convincing harmony of traditional reenactment and nostalgia, termed 'Traditional Renaissance', while using current industry standard materials and construction techniques. Traditional renaissance is achieved through the careful adherence to materials, close attention to detailing, and focus on the execution of good symmetry and proportions, while referencing the appropriate stylistic cues. Contemporary, modern designs or such styles as Post-modern, Neoclassic, and Art Moderne are not consistent with the architectural vision and will not be permitted. Specific features such as flat roofs, predominantly glass facades, and log house styles will also not be permitted.

The following paragraphs demonstrate examples of the architectural vision for this neighborhood:

IMPORTANT NOTES:

1. The examples used in this section are selected to illustrate style and proportions, and do not establish specific expectations concerning size, materials and finishes within the neighborhood.
2. In the event that elements within these architectural vision illustrations contradict specific guidelines, the letter of the guidelines will prevail. The illustrations may contain certain elements including, but not limited to protruding garages and front yard fences that are not acceptable. The intent within these illustrations is to depict the over-arching intent rather than specify all of the acceptable elements.

Colonial Revival:

·Symmetrical façade ·Rectangular ·2 to 3 stories ·Brick or wood siding ·Simple, classical detailing ·Gable roof ·Pillars and columns ·Dormers oMulti-pane, double-hung windows with shutters ·Temple-like entrance porticos ·Paneled doors with sidelights, transoms or fanlights ·Fireplaces ·Center entry-hall floor plan ·Accentuated front door ·Windows in adjacent pairs

·Multi-paned double hung windows ·Living areas on the first floor and bedrooms on the upper floors.

Georgian Revival:

·Square, symmetrical shape ·Paneled front door at center ·Decorative crown over front door
·Flattened columns on each side of door ·Five windows across front ·Paired chimneys ·Medium pitched roof ·Minimal roof overhang ·Nine or twelve small window panes in each window sash
·Dental molding (square, tooth-like cuts) along the eaves.

Cape Cod: ·Rectangular shaped house ·Steep roof with side gables ·Straight unadorned ridge roof ·Small roof overhang ·Made of wood and covered in wide clapboard or shingles ·Large central chimney linked to fireplace in each room ·Symmetrical appearance with door in center
·Dormers for space, light, and ventilation ·Multi-paned, double-hung windows ·Shutters ·little exterior ornamentation.

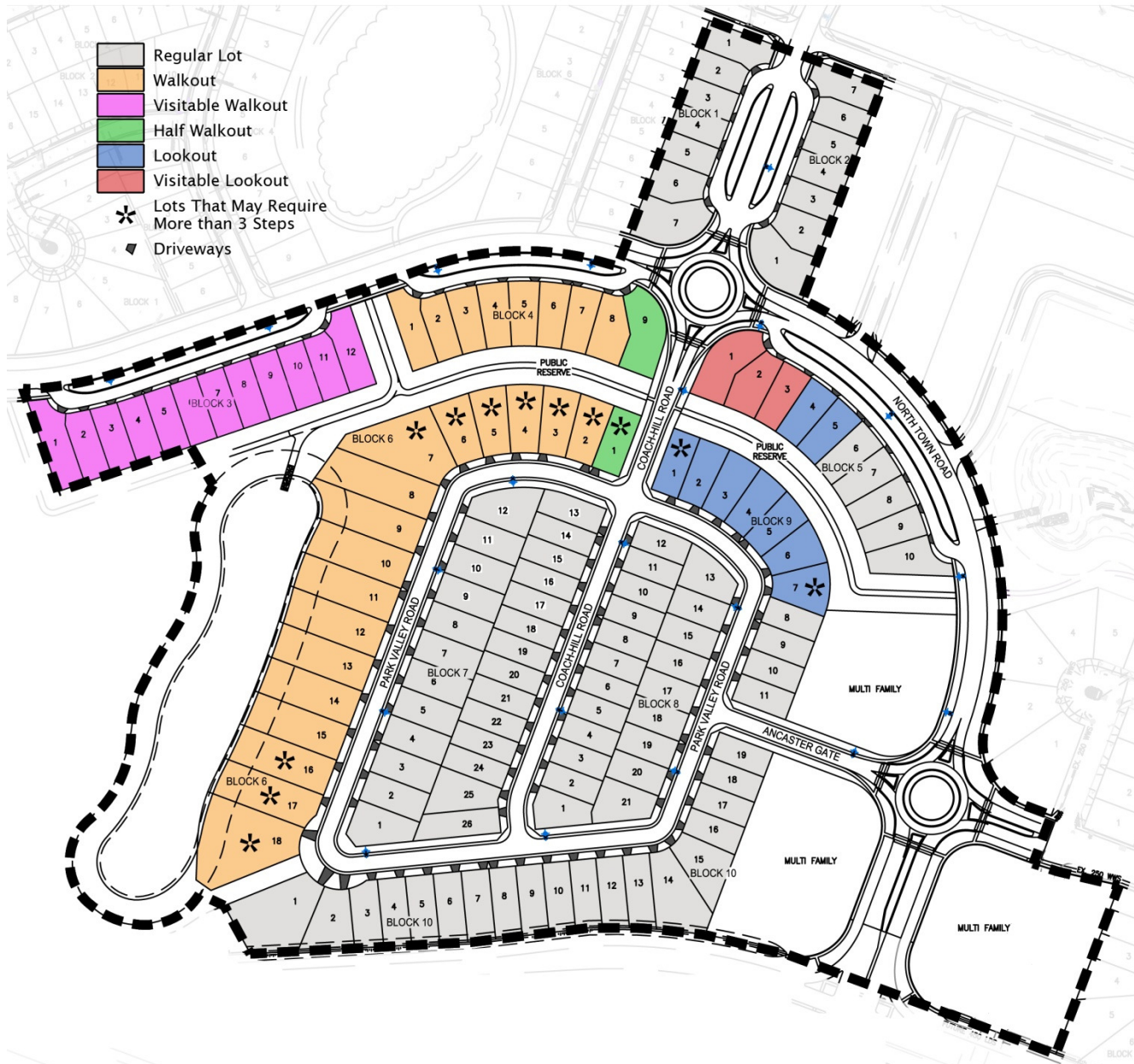
Arts & Craft: ·Wood, stone, or stucco siding ·Low-pitched roof ·Wide eaves with triangular brackets ·Exposed roof rafters ·Beamed ceilings ·Porch with thick square or round columns
·Stone porch supports ·Exterior chimney made with stone ·Open floor plans; few hallways
·numerous windows ·some windows with stained or leaded glass ·Dark wood wainscoting and moldings ·Built-in cabinets, shelves, and seating.

Victorian: ·Steep pitched gable roof ·Decorative trusses ·Wood cladding (boards or shingles)
·Raised panels or boards on exterior ·Asymmetrical façade ·Multi-paned double hung windows
·Overhanging eave with exposed rafter ends ·May have square or rectangular tower
·Decorative windows.

Country: ·Steep pitched gable roof ·Dominant cross gable ·Stucco or brick façade ·Massive chimney
·Tall narrow multi-paned windows (sometimes paired).

Prairie: ·Simplistic ·Square design ·Boxed shapes at varying heights and depths ·Shallow pitched hip roofs with large overhangs ·Large casement windows ·Masonry, indigenous stone, stucco and clapboard are common building materials ·Strong horizontal expressions with banding or other details. Rows of casement windows; one-story porches with massive square supports; and stylized or geometric pattern ornamentation on doors, windows, and cornices. Open floor plans with central chimney.

4.1 Phase 3 Lot Layout Plan:

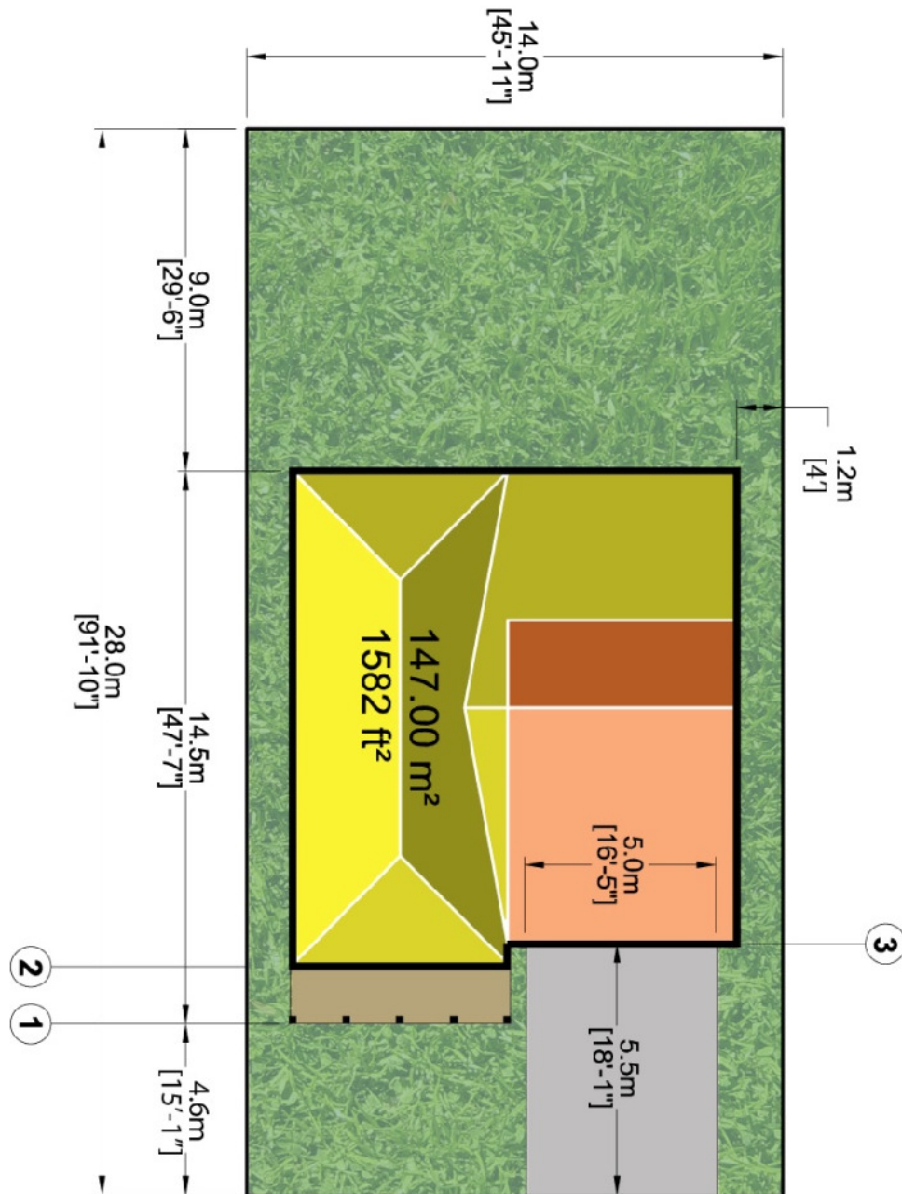


4.1.1 Note that block 6, lots 8 through 18 are high profile lots subject to extra requirements. Carefully review all parts of section 5 for applicable requirements.

4.1.2 Note that driveway and utility locations are tentative and subject to change as a result of field changes made to shallow utility layout by Manitoba Hydro.

4.2 Typical Lot Layout:

- Three planes as shown 1 2 3
- 5.5 metre (18 feet) minimum driveway length



STREET

4.3 Sample Acceptable Designs:



5. GENERAL GUIDELINES

These guidelines will establish acceptable standards for design articulation for all Lane-less and High Profile Lane-less lots in Phase 3.

5.1 Site Requirements:

Site landscaping is of equal importance to building design in the appearance of a new development. The landscape design should provide adequate trees, plant materials, and other elements to enhance the building's setting within the streetscape and assist in providing a visual transition between adjacent properties.

5.1.1 Front yard: setback shall be 4.5 metre (15') minimum from property line for all homes.

5.1.2 Rear yard: setback shall be a minimum of 9.0 metre (29'6") from property line for all 2-storey homes. Rear yard setback shall be a minimum of 7.5 metre (24'6") from property line for all other homes.

5.1.3 Fencing: For lots with developer flankage fencing, fencing shall start at the front setback line (15 ft from the front property line), and shall sit one foot inside the side lot. For lots with developer rear yard fencing, the same shall apply: the rear fencing shall sit one foot inside the rear lot line. In all cases the 2 ft. square developer stone column shall sit completely within the designated lots.

**** DEVELOPER FENCING IN REAR YARDS CANNOT BE REPLACED OR SUBSTITUTED.**

5.1.4 Along lake lots on Park Valley Road (Block 6), side yard fences may extend the length of the backyard depth. Rear yard fencing (perpendicular to side yard fences) may sit toward the rear lot line as far back as possible with an elevation above the normal water line, but no lower than the normally submerged water line.

5.1.5 ON THE FOLLOWING LOTS, OWNER INSTALLED FENCING MUST BE WROUGHT IRON AND MUST BE IDENTICAL IN DESIGN TO THE DEVELOPER INSTALLED WROUGHT IRON FENCING:

- **BLOCKS 3, LOTS 1 THROUGH 12**
- **BLOCK 6 LOTS 8 THROUGH 18**

(Note that on block 6, the side yard line between lots 6 and 7 may be fenced with either solid wood or wrought iron fencing).

5.1.6 On all lots other than those listed above, owner installed fencing may be any one of the following: wrought Iron, solid cedar or Brown pressure treated wood. This fencing must be identical to the appropriate designs shown in section 8.

5.1.7 Either solid fencing or appropriate landscaping screening is required when constructing outdoor storage/accessory buildings where the backyard is visible from a public reserve. **(For lots identified in 5.1.5 above, only landscape screening would be allowed).**

5.1.8 Purchaser fencing may only be installed for the following reasons:

- 1. Accessory building protection**
- 2. Swimming pool privacy**
- 3. Side yard fencing (this cannot replace developer side yard fencing).**

5.1.9 All fencing, either Developer or Purchaser, constructed within a lot must be maintained with the same materials, colour and design by the lot owner such that no material deterioration occurs.

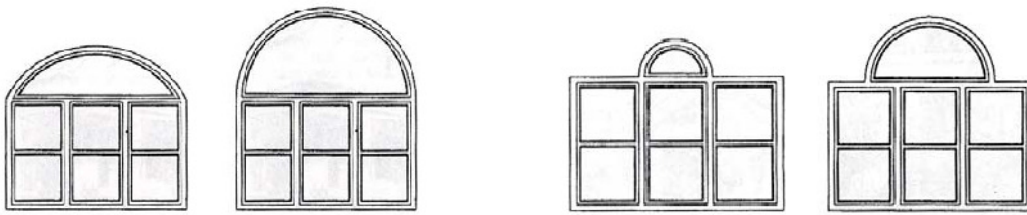
- 5.1.10 Driveways: Minimum length shall be 5.5 metre (18') from property line.
- 5.1.11 House widths shall be such that maximum side yards for any lot will not exceed 6 feet. The minimum side yard shall not be less than 4 feet.**
- 5.1.12 All lots will have street entry for garages.
- 5.1.13 Retention of the existing tree cover in rear yards is strongly encouraged. Existing trees exceeding a 150 mm (6") caliper must be preserved if located within the rear 3 metres of the lot, unless permission is granted in writing from the Architect to remove the trees. It is vital that grades around existing tree stands are not disturbed. Special treatment may be required to preserve original grades immediately around existing trees.
- 5.1.14 Colours and materials are to be approved by the Architect.
- 5.1.15 Driveway widths must not exceed the width of the garage doors.
- 5.1.16 Use of concrete or concrete blocks for retaining walls, planters or other elements is not allowed in the front yard.
- 5.1.17 Fences will not be allowed in the front yard. Vegetation should not create a continuous wall effect or hedge. Planting should comply with city of Winnipeg regulations.

5.2 Building Requirements:

- 5.2.1 Elevation Design: Significant articulation of the house is required. Wrap-around materials of house should extend 1 metre (3.2 feet) past the front facade of building.
- 5.2.2 Front Elevations: At least three (3) "planes" (varied depth of exterior wall sections) will be required on the front elevation. Front elevation planes should be 2.4 metre (8') wide or more, be separated from the next plane by 0.45 metres (1'6") or more, and must not be cantilevered. Front porches or covered entries shall count as one plane. The garage will be considered one plane. In such cases, the front attached garage shall be at least 0.6 metre (2') behind the main front plane. **For homes less than 38 ft wide (or sitting on smaller lots <46') a proportionate reduction in plane width is allowed.**
- 5.2.3 Side Elevations: All materials must carry from the full height of the front elevation, to the full height of both side elevations, for a minimum wrap-around of one metre (3.2 feet). Additionally, significant side elevation articulation (including materials and trims and features) is required for the street side of all **corner lots (Refer to Section 7)**.
- 5.2.4 Rear Elevation: Significant articulation of the rear elevation of the house is required for all High Profile (including forested) lots. Two (2) planes will be required on the rear of the house. Materials, trims, and features must carry from front to full extent of rear elevation. See also Section 5.5.4: Fences and Walls. All supports to rear decks and stair cases must be a minimum 0.45 metre by 0.45 metre (18" by 18") clad in the primary or secondary siding material as the rest of the house. The design must be integral to the house.
- 5.2.5 Visual Bulk and Massing, 2nd floor footprints: These must remain consistent with the general house and the main floor footprint.
- 5.2.6 Visual Bulk and Massing, Living space area: the second floor living space shall be at least 10 metre (33') wide.

5.3 Window Detail Requirements:

- 5.3.1 Windows should demonstrate a generally consistent design.
- 5.3.2 Half round or elliptical window must span the principal window width.
- 5.3.3 Window shutters and other architectural details are encouraged where appropriate to the design theme.



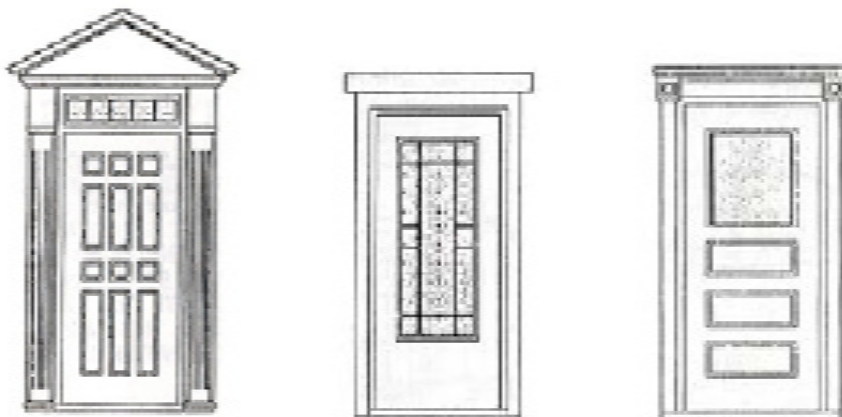
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Not Acceptable

- 5.3.4 Muntin bars (or other similar treatments acceptable to the Architect) must be on all front windows as well as all rear windows of homes on High Profile Lots.
- 5.3.5 On all elevations, the top edge of the exterior window frame detail must be a minimum of 150 mm (6") clearance of underside of the soffit or any other feature.
- 5.3.6 Trimless "nail-on" type windows are not permitted. Window units should generally have trim, be recessed behind the wall face, or employ other enriching perimeter details to enhance the windows and building design. All elevations must include a 100 mm (4") minimum frame or sill and head detail. Stucco bump-outs **ARE NOT PERMITTED**. Stonework, basement and casement windows are exempted from the rule.
- 5.3.7 The 2nd floor footprint must remain consistent with the house and the main floor footprint.
- 5.3.8 Living space is not required over the garage on lane accessed lots. For space on the second floor. In addition, the second floor living space shall be at least 10 metre (33') wide.

5.4 Approaches, porches & Covered Entry Requirements:

- 5.4.1 Entrances shall exhibit proper human scale/proportions. Double volume entries are prohibited. 1-1/2 storey entrances are also prohibited except when used on a split-level house. Entrance doors must be prominent in the front elevation. The front entrance must be parallel to the street and not be obscured by the garage.
- 5.4.2 All stairs at the front entry shall be concrete. Wood front stairs shall not be allowed.
- 5.4.3 Front doors must include detailing which responds to the overall style of the house such as (but not limited to): routed edges, windows, sidelights, trims and contrasting colors.
- 5.4.4 Driveway locations must be as shown on Lot Layout Plan unless a changed location is approved by the architect.
- 5.4.5 Porch layout and design should be submitted with original floor plan to Architect. Porches or covered front entry areas should be compatible with the exterior building face and character of the house in colour and style and architectural detailing. They should be integral to the design and should not appear as a later addition.
- 5.4.6 Front transitional spaces such as porches or covered entry areas are required unless exceptional articulation or detailing in other areas is provided. The porch floor elevation shall be no lower than one step below the house floor elevation.

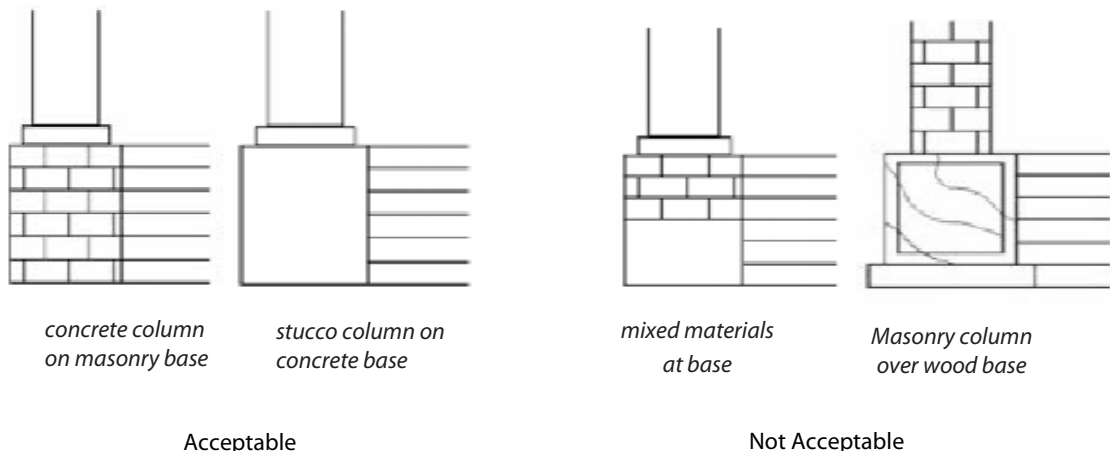


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- 5.4.7 If the porch or front entry area employs a wood structure, it must be robustly framed and not appear to be 'spindly'. The porch or front entry cover must be clad and roofed in a manner consistent with the front elevation of the house. Significant attention to the rear elevation of the house is required for High Profile Lots. All supports to rear decks and stair cases must be a minimum 0.45 metre by 0.45 metre (18" by 18") clad in the house's primary or secondary siding material. The design must be integral to the house.
- 5.4.8 Porches or covered front entry areas should maximize transparency to support views between neighbours. Transparency above guardrail height is required, however glass or Plexiglas railings/paneling is not allowed. Minimum spacing of vertical elements will be 1.2 metre (4'). Concrete, masonry, and stone columns / posts must not have a wooden base. A heavier material must always exist below the lighter one. All posts / columns/masonry should not end visibly above grade but extend to within 50mm (2") of grade.
- 5.4.9 The exposed 3 sides of the front porch or covered front entry shall be finished with decorative concrete, masonry or stone and shall conform to the overall exterior design.
- 5.4.10 Second floor porches are permitted only over 1st floor porches and must not extend past the footprint of the former.
- 5.4.11 **In every case, porches shall have a width to depth proportion of at least 2:1. Covered entries shall have a width to depth proportion of at least 1:1. This restriction is to prevent the dominance of the garage. An exaggerated porch or covered entry (one that is too deep) will cast a significant shadow on the front entry and reduce daylighting and pedestrian accessibility, and will therefore NOT be allowed.**



5.5 Rooflines, Chimneys and Garages:

- 5.5.1 Fireplace and furnace chimneys must be enclosed in a chase anywhere on the roof of the house. Chimney chases must be finished in the same material as the rest of the house and the metal flue must not project any more than 150mm (6") above the chase. This requirement applies for all fireplace, furnace, and chimney flues.
- 5.5.2 Roof pitch shall be a min. of 5:12 for 2 storey buildings. Bungalows shall be a min. 6:12.
- 5.5.3 Where there is a pitched roof and the dominant ridge line is parallel to the direction of the street, dormers or gable ends will be included in the roof design. Where the ridge line is perpendicular to the street, extensive architectural detailing such as material changes and windows will be included.

- 5.5.4 Monolithic roof masses should be avoided with instead stepped roof lines, dormers, or gable features to provide interest and variety along the streetscape. Dormers may also provide an alternative to front / back vaults in living areas.
- 5.5.5 Roofing materials must be of high quality. Barrel profile terra-cotta clay tile will not be approved.

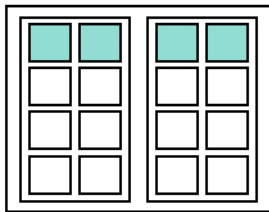


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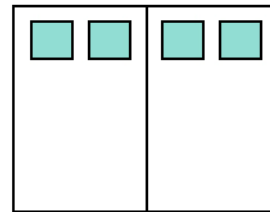
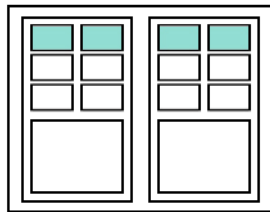


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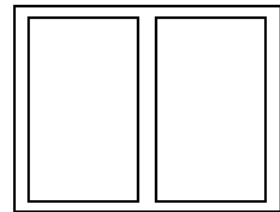
- 5.5.6 Garages (either attached or detached) should not be emphasized as an architectural feature with elements such as gable end roof designs over the garage or any other feature that draws attention to the garage. Garage roof pitch must conform to house pitch.
- 5.5.7 The wall finishes on the garage must match the primary wall finishes of the house. Where possible a hue or colour that causes the garage doors to recede is encouraged.
- 5.5.8 Double car garage width shall be at least 5.5 metre (18').
- 5.5.9 A band of square or rectangular windows across the main garage door shall be required and must be consistent with the design and scale of windows used in the main house.
- 5.5.10 Garage doors are to be painted one colour. Wooden or metal raised panel doors are required in order to match or compliment the elevation of the home.



Acceptable



Not Acceptable



- 5.6 Satellite Dishes:
 - 5.6.1 Satellite dishes shall NOT be visible from the house frontage.
 - 5.6.2 Satellite dishes shall only be located near the rear of the house.
 - 5.6.3 Satellite dishes shall NOT be attached to chimneys, stacks or any vertical appendage of the house.
 - 5.6.4 Satellite dishes shall NOT be free standing away from house, except at a location approved by the architect.
 - 5.6.5 Standard Satellite dish sizes range from 43cm to 80cm in diameter. No dishes larger than 100cm diameter (1 metre) are permitted.
 - 5.6.6 Motorized satellite dishes are not permitted. Only fixed Ku-band reception parabolic dishes are permitted.
 - 5.6.7 Satellite dish type, size and location must be approved by the architect.

5.7 Exterior Wall Finishes and Detailing:

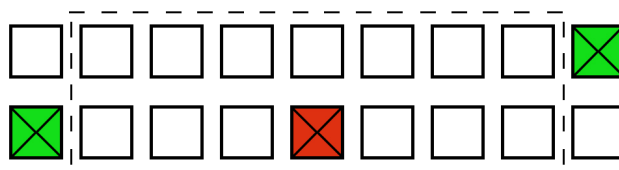
Primary wall finish refers to the material with the most exposure or coverage. Secondary wall finish refers to the materials with a lesser quantity of wall finish. Finishes for architectural details refers to materials used for window frames, columns, trims, borders and other architectural elements.

- 5.7.1 Exterior wall finishing systems shall only include vivid acrylic stucco, brick, stone, wood, hardy board, and vinyl. Other materials may be considered on an individual basis.
- 5.7.2 The use of two (2) or three (3) wall finish materials shall typically be required for the major building elevations). The use of fewer wall finish materials is permitted only in tandem with significant architectural detailing and/or roof articulation and/or other elements that enhance visual interest.
- 5.7.3 Two (2) types of masonry such as stone and brick should be avoided unless special care is given to blend harmoniously the two materials. In all cases, the secondary wall finishing must be planned with great care so that it blends in well with the main wall finish and logically represents an element of the house.
- 5.7.4 Where strong transitions between materials cannot be avoided there must be special care to blend the color or hue.
- 5.7.5 Where wall finishes and architectural details are used only on the street front and there is a change of material on the sides, all front facade materials shall turn the corner at least 1 metre (3 feet) for the full vertical height of the house. Creative transitions of materials are encouraged.
- 5.7.6 Exterior cladding and colour shade will not be duplicated within four (4) lots on the same side of the street or directly across the street or at opposite corners. Colours for roof, face and trim must be coordinated for each unit to complement the individual house design and achieve a harmonious, visually attractive effect. Parging height will be a maximum of 0.5 metre (1.6').
- 5.7.7 Trim and fascia are integral to the appearance of the house. Provide contrast and harmony when selecting a colour for fascia, trim around windows and doors etc.
- 5.7.8 Homes with siding require corner panels of at least 100 mm (4") with similar panels under the soffits and around windows. These panels should be white or of lighter colour than the siding of the home.
- 5.7.9 Colour and material schemes will be reviewed with the following criteria:
 - . Visual Interest
 - . Contrast in colour scheme
 - . Contrast and harmony with neighboring houses

5.8 House Design Repetition:

To avoid repetitive use of similar house design on lots, three (3) houses adjacent and seven (7) houses across shall separate a repeat design. In the House Repetition plan (below), the red square represents one house design. The green squares represent the closest repeat location for the same house design. This also applies to houses located across a street or at opposite corners of an intersection.

House Repetition Plan:



5.9 Visitable Lots:

Lots 1 through 12 in Block 3 and Lots 1 through 3 in Block 7, have all been designated as visitable lots and must incorporate the following mandatory visitable features in the house design:

5.9.1 An Accessible Path of Travel:

- A path of travel with a gentle grade (maximum preferred 1:20 or 5%, no less than 1:12 acceptable) from the front street, sidewalk, or driveway to a main entrance of the dwelling unit;
- The path of travel shall be firm, stable and slip resistant;
- The path of travel shall be a minimum of 36 inches (915 mm) in width;
- The cross slope of the path of travel shall be at a maximum of 1:50 or 2%;
- No steps shall occur along this path of travel; and
- No drop off or slopes over 1:20 shall occur along the edge of the path of travel.
- Access shall not be from a ramp.

5.9.2 A No-Step Entrance:

- An exterior landing entrance area with a minimum clear area of 5 foot 0 inches (1525mm x 1525 mm);
- A landing area that is firm, stable and slip resistant;
- A landing area that has a slope in any direction of no more than 1:50 (2%);
- The no-step entrance must have a minimum width of 36 inches (915 mm) clear width;
- A no or low profile threshold at the door. Raised thresholds of ¼ inch (6 mm) or less do not require any special requirements. Thresholds over 6 mm to a maximum of ½ inch (13 mm) must be bevelled at a maximum slope of 1:2 (50%). Less steep is recommended.
- Access must be from the front street and shall not be from a ramp.

5.9.3 Interior Circulation on the Main Floor:

- Interior doorways shall have a minimum clear width of 32 inches (810 mm);
- There shall be clear passage throughout with a minimum 36 inches (915 mm) clear width to access all main floor activity areas, including the washroom. Where a turn is required by a person using a wheelchair to access various rooms on the main floor – the clear width should be at least 53 inches (1350 mm).

5.9.4 Access to a Main Floor Washroom:

- The main floor washroom shall enable a person using a mobility device, such as a wheelchair, to enter, close the door and use the facilities. This requires a 5 foot 0 inches (1520 mm) turning circle.
- Clear space under wall-hung fixtures can be included in the 5 ft. 0 inches (1520 mm) requirement.
- The washroom must have, at a minimum, one sink and one toilet.

5.9.5 Optional Visitable Housing Features:

Other inexpensive visitable design features that are not Mandatory Visitable Design Features but are optional and may be added to improve the convenience and marketability of the home include the following:

- Levered door handles and single-lever kitchen and bathroom faucets;

- Raised electrical outlets – 18 inches (457mm) from the floor;
- Lowered climate controls;
- Lower and rocker style or touch-sensitive light switches (48 inches (1219 mm) from the floor);
- Reinforcement in the bathroom walls (for ease of future installation of grab bars, if desired).

6 ■ POST-CONSTRUCTION GUIDELINES

The following guidelines generally refer to elements that are constructed or developed after initial architectural approval, substantial home construction, and even home possession. Nonetheless these guidelines are intended to create and preserve the integrity of the overall streetscape and the quality of the neighbourhood.

6.1 Scheduling:

- 6.1.1 Driveways will be completed no later than one year after completion of building construction.
- 6.1.2 Landscaping should be completed no later than one year after completion of building construction but should not be completed prior to the construction of any public sidewalk in front of the lot.

6.2 Landscaping:

- 6.2.1 A significant portion of the front yards shall be planted to compliment the lawn area and building. A minimum of fifteen per cent (15%) of the front yard area will be planting beds composed of a layering of shrubs, perennials and/or ground covers.
- 6.2.2 Planting beds in the side and rear yards shall comprise a minimum of ten per cent (10%) of combined net yard areas (excluding the footprint of accessory and principal buildings). Planting of trees is strongly encouraged in the front yards.
- 6.2.3 All plants to adhere to the Canadian Nursery Landscape Association (CNLA) Landscape Standards.
- 6.2.4 Except for footprints of buildings, driveways, paving, pools or planting beds, the site should be planted in lawn, ground covers or other similar plant materials. Also included are public rights of way (streets or lanes) adjacent to the lots.
- 6.2.5 Only grass should be planted within the front 1.5 metres of any lot.
- 6.2.6 All landscaped areas including rights of way (streets or lanes) adjacent to the lot must be maintained such that they appear tidy and free of weed growth at all times.

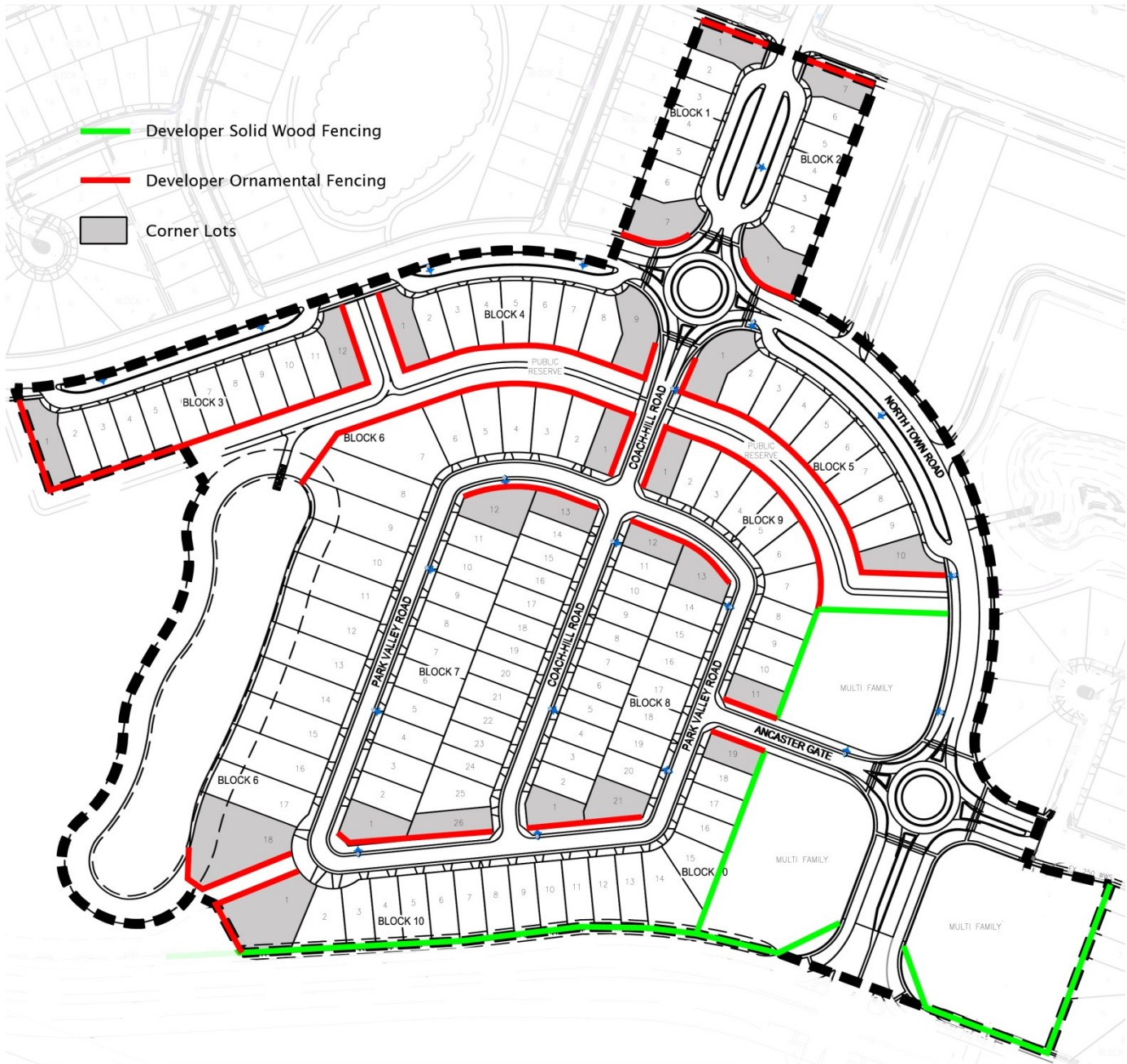
6.3 Fencing, Lighting, Hard surfaces, and Miscellaneous items:

- 6.3.1 **All owner installed fencing shall be either solid (wood) or ornamental wrought iron fencing, and shall precisely comply with the fencing designs in section 8. Also refer to sections 5.1.3 through 5.1.9 inclusive, and 5.1.17 for detailed fence guidelines and requirements.**
- 6.3.2 Either solid fencing or appropriate landscape screening is required when constructing outdoor storage/accessory buildings where the backyard is visible from the street, public reserve.

- 6.3.3 On all lots, owner installed fencing (wrought iron, solid cedar or brown pressure treated wood only) must be identical to one of the designs shown in section 8.0.
- 6.3.4 All fencing, either developer or purchaser constructed along or inside the any lot, must be maintained with the same materials, colour and design by the lot owner such that no material deterioration occurs.
- 6.3.5 Site lighting which is adequate to illuminate walkways and entries is appropriate, but should not be excessive.
- 6.3.6 Site lighting should not be intrusive into neighboring yards or the windows of adjacent buildings.
- 6.3.7 Site lighting should not present an institutional appearance nor should it project unnecessary glare to the sidewalk, street, or other nearby properties.
- 6.3.8 Motion-activated security lighting which is oriented away from adjoining properties and buildings may be used.
- 6.3.9 Flood lighting of yards or building facades is not permitted.
- 6.3.10 Large expanses of paving materials should be minimized. Acceptable materials include: plain concrete, unit pavers, brick, exposed aggregate concrete, coloured concrete, or paving materials with similar visual texture. Crushed stone driveways will not be approved.
- 6.3.11 Feature elements such as fountains, sculptures, walls, and screens can be used in the front yard to define socially interactive spaces, but should not be visually dominant.

7.

PHASE 3 - FENCING PLAN:

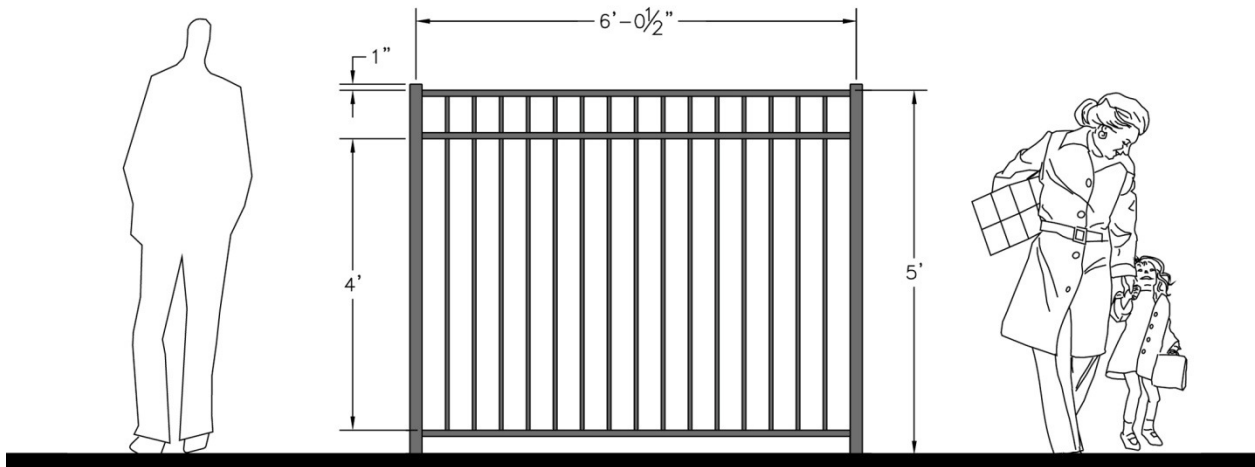


8.

8.1 "WROUGHT IRON" STYLE FENCE DESIGN

Wrought Iron Fence Design: Ultra Aluminum Mfg. Inc. UAF-200 Flat Top or Hooverfence Style #6 (also known as "Jerith #202") or equivalent: subject to Architectural approval.

- 8.1.1 Fence Sections shall be 6' wide.
- 8.1.2 Posts shall be 72 1/2" on centre.
- 8.1.3 Finish shall be **BLACK** T.G.I.C Polyester powder coat finish on all parts.
- 8.1.4 Stainless steel fasteners.



8.2 WOOD FENCE DESIGN

Solid cedar or brown pressure treated wood fence design or equivalent: subject to Architectural approval.

- Fence sections 2238mm (88") wide.
- Posts 2375mm (93 1/2") on centre
- Finish natural or cedar finish on all parts.
- Galvanized steel fasteners.
- Posts must be driven below frost line (6' deep)

