



# Bridgwater Lakes Phase 2

## Schedule D: Architectural Guidelines

Pre and Post Construction Architectural Guidelines for Phase 2 Single Family Lots in  
Bridgwater Lakes Neighbourhood, Winnipeg Manitoba.

Prepared for: Manitoba Housing

Prepared by: Nadi Design + Development Inc. & Stantec Consulting



April 05, 2017

Project Number: 02103

# Table of Contents:

<b>Architectural Vision:</b>	<b>1</b>
Overarching Vision	1
Colonial Revival	2
Georgian Revival	3
Cape Cod	4
Arts & Crafts	5
Victorian	6
Prairie	7
Additional Notes on Prairie Style	8
Important Disclaimers	9
<b>Architectural Approval Process:</b>	<b>10</b>
Submission Process	10
Three Levels of Architectural Approval	11
Submission Requirements	11
Grading Review	12
Lot Grade Survey Procedure	12
Right to Approve, Reject or Waive	13
<b>Lot Layouts:</b>	<b>14</b>
Typical Lot Layouts:	14
Phase 2 Lot Plan	15
<b>General Requirements:</b>	<b>16</b>
High profile lots:	16
Site Requirements:	16

Fence Requirements:	17
Building Requirements:	18
Window Detail Requirements:	19
Approaches, porches & Covered Entry Requirements:	20
Rooflines, Chimneys and Garages:	23
Satellite Dishes:	25
Exterior Wall Finishes and Detailing:	25
House Design Repetition	27
Visitable Lots	28
<b>Post-Construction Guidelines</b>	<b>30</b>
Scheduling and Site Maintenance During Construction	30
Landscaping	30
Fencing, Lighting, Hard surfaces, and Miscellaneous items:	31
<b>Fence Design Information</b>	<b>33</b>
Wood Fence Design	33
“Wrought Iron” Style Fence Design	34
Developer Fence Plan	35

# Architectural Vision:

## 1. Overarching Vision

The architectural vision in Bridgwater Lakes will build on the vision defined and executed in Bridgwater Forest. Bridgwater Lakes will continue the theme of 'Traditional Renaissance' with the application of styles such as Colonial Revival, Georgian Revival, Cape Cod, Victorian, Arts and Crafts, Prairie and Country. Bridgwater Lakes will feature the best in quality homebuilding and a **focused return to traditional architectural sensibilities (Traditional Renaissance)**. Authentic Traditional Renaissance will be achieved through the careful adherence to historic styles, materials, detailing, and the execution of good symmetry and proportions. Contemporary, modern designs are not consistent with this architectural vision and WILL NOT BE APPROVED. Specific features such as flat roofs, predominantly glass facades, log houses and modern cantilevered planes will also not be permitted. Note that the final decision on the appropriateness of the design resides with the 'Architect.'

Suggested architectural styles (and their significant attributes) are defined on subsequent pages for reference:

## 2. Colonial Revival

- Symmetrical façade
- Rectangular proportions
- 2 to 3 stories
- Brick, wood or hardy board siding
- Simple, classical detailing
- Gable roof
- Pillars and columns
- Dormers
- Multi-pane, double-hung windows with shutters
- Temple-like entrance porticos
- Paneled doors with sidelights, transoms or fanlights
- Visible Chimneys
- Centre 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 floor



### 3. Georgian Revival

- Square, symmetrical proportions
- Paneled front door at centre
- Decorative crown over front door
- Flattened columns on each side of door
- Five windows across front
- Paired chimneys
- Medium pitched roof
- Minimal roof overhang
- Dental molding (square, tooth-like cuts) along the eaves



#### 4. Cape Cod

- Rectangular shaped house
- Steep roof with side gables
- Straight unadorned ridge roof
- Small roof overhang (wood) covered in clapboard or shingles
- Large central chimney linked to fireplaces in each room
- Symmetrical appearance with door in centre
- Dormers for space, light, and ventilation
- Multi-paned, double-hung windows and shutters
- Minimal exterior ornamentation



## 5. Arts & Crafts

- Wood, stone, or stucco siding
- Low-pitched roof
- Wide eaves with triangular brackets
- Exposed roof rafters
- Porch with thick, square or round (typically doubled up) columns
- Stone porch supports (often oversized)
- Exterior chimney made with stone
- Open floor plans; few hallways
- Numerous windows (often varied in size)
- Some windows with stained or leaded glass
- Dark wood wainscoting and moldings
- Built-in cabinets, shelves, and seating



## 6. Victorian

- Steep pitched gable roof
- Decorative trusses and gable ends
- Wood cladding (boards, shakes or shingles)
- Raised panels or boards on exterior
- Asymmetrical façade proportions
- Multi-paned double hung windows
- Overhanging eave with exposed rafter ends
- Square or rectangular tower element
- Decorative windows



## 7. Prairie

- Simplistic - less ornamentation
- Square facade proportions
- Rectangular shapes at varying heights and depths
- Shallow pitched hip roofs with large overhangs
- Large casement windows - often in banks of 3 or 4 rows
- Masonry, indigenous stone, stucco and clapboard are common building materials
- Strong horizontal expressions with banding
- Rows of casement windows
- One-story porches with massive square supports
- Stylized or geometric pattern ornamentation on doors, windows, and cornices
- Open floor plans with central chimney - chimney is often the anchor feature



## **8. Additional Notes on Prairie Style**

The following additional notes address the use of the Prairie Style. Please refer to the March 1, 2012 **Clarification Regarding the Use of Prairie Style in House Designs for the Bridgwater Neighbourhoods** Memorandum published by Manitoba Housing.

- 8.1. Front entry features must be symmetrical in design.
- 8.2. There shall be no disconnected or discontinuous (floating) porch walls.
- 8.3. Front elevation windows must be FULLY detailed with Muntin bars / grills.
- 8.4. Columns must be robust, symmetrically arranged and consistently shaped.
- 8.5. The use of floating horizontal panels or planes is not permitted.
- 8.6. All balconies or porches must be fully covered with corresponding roofs.
- 8.7. Major roof pitches shall be in the range of a minimum of 3:12 to a maximum of 5:12.
- 8.8. All roof overhangs / soffits shall be 2ft wide minimum.
- 8.9. The use of stucco shall be minimized in favour of stone, brick or siding.
- 8.10. Elevations shall be well detailed with features reminiscent of old prairie architecture. Smooth, un-ornamented wall planes shall not be approved.
- 8.11. The front covered entry or porch must be an integrated part of the house and shall be the first plane of the house.
- 8.12. When using Prairie style in developing a home design, combining elements from multiple architectural styles or developing a 'Hybrid' style is NOT PERMITTED. All elements of the entire house design must be authentically Prairie styled.

## 9. Important Disclaimers

The photograph examples used in this section are selected to illustrate style, detailing and proportions, and do not establish specific expectations concerning size, materials and finishes within the neighbourhood. Where 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 with these illustrations is to **demonstrate the stylistic vision** rather than specify all the acceptable details or elements.

### Image References:

Colonial Revival:

<http://architecturehomedesignz.com/wp-content/uploads/2011/04/Colonial-Revival-House.jpg>

Georgian Revival:

[http://www.cityofomaha.org/planning/landmarks/images/stories/landmarks/breck\\_g\\_67.jpg](http://www.cityofomaha.org/planning/landmarks/images/stories/landmarks/breck_g_67.jpg)

Cape Cod:

[http://www.michellecarano.com/images/cape\\_cod.jpg](http://www.michellecarano.com/images/cape_cod.jpg)

Arts & Crafts:

[http://www.cityofomaha.org/planning/landmarks/images/stories/landmarks/storz\\_87.jpg](http://www.cityofomaha.org/planning/landmarks/images/stories/landmarks/storz_87.jpg)

Victorian:

<http://upload.wikimedia.org/wikipedia/commons/2/24/NewTorontoVictorianHouse.JPG>

Prairie:

<http://media-cdn.tripadvisor.com/media/photo-s/01/20/45/34/prairie-style-house.jpg>

# Architectural Approval Process:

## 10. Submission Process

The preferred submission format is digital PDF file, formatted on letter sized sheets. Preliminary and final designs are to be submitted by email to **approvals@nadi-design.com** for prompt review. The Architect will endeavor to provide a response (not necessarily an approval) to submissions within one week of submission. Please also note the following:

- 10.1. When developing a **new** home design, it is required that **preliminary designs be submitted for review at least two weeks before** the final submission of detailed plans. Review of a new home design that is submitted for the first time in its final state may be delayed, and approval withheld.
- 10.2. It is important that a preliminary new home design is submitted **immediately it is developed and prior to establishing commitments or sales agreements with buyers**. Lengthy independent design development time will not be considered rationale for granting or receiving an approval. Developing a design over an extended period without the involvement of the Bridgwater Architect may prove counterproductive. Such designs have an increased risk of rejection.
- 10.3. The Architectural Guidelines are a living document. House designs will be reviewed against the most current version at the time of preliminary submission.
- 10.4. When submitting a design for review or approval, builders **MUST** indicate whether the submission is for review or for catalogue, conditional or for final review (See #11 below: **Three Levels of Architectural Approval**).
- 10.5. If submitting a previously approved design for use on a new lot, a single final submission may be made, provided all requirements of this document are met, notably section 27: House Design Repetition.

- 10.6. Incomplete submission packages will be returned without review (See #12 below: **Submission Requirements**).
- 10.7. Approval of any design by the Architect may ONLY be represented in the form of a formal, signed approval letter on Nadi Design Letterhead. No other representation (verbal, emailed or otherwise) constitutes a binding design approval.
- 10.8. Drawings, colour boards or other submission material may also be submitted for approval to: Nadi Design + Development Inc., 200-4 Fort Street, Winnipeg MB.T: 204.669.6234 (Referred herein as the "Architect")
- 10.9. Architectural Guideline approval must be obtained before City permit applications.
- 10.10. If the City of Winnipeg requires any changes to the package, the drawings must be resubmitted to the Architect.

## **11. Three Levels of Architectural Approval**

- 11.1. Catalogue approval:  
A submitted design, which satisfies substantial portions of the guidelines but is not designed for a specific lot shall receive a Catalogue Design approval.
- 11.2. Conditional approval:  
A lot specific design that satisfies substantial portions of the guidelines (without detailed colour and material specification) shall receive a Conditional Design approval. Conditional design approvals entitle the homebuilder to apply for municipal building permits.
- 11.3. Full approval:  
A lot specific design which includes detailed drawings, colour scheme, and material specifications shall receive a Full Design approval.

## **12. Submission Requirements**

The Builder shall submit for final approval, one copy of the following to the Architect:

- 12.1. A well dimensioned & annotated site plan showing building locations, fence locations (including developer fencing), driveways, sidewalks, patios, and decks, (including all future add-ons). Note that all fencing shall reside completely within the lot limits (Section 20).

- 12.2. Detailed drawings of the floor and roof plan indicating floor areas per level.
- 12.3. For Visitable Houses all accessibility features must be labelled and dimensioned, such as ramp slopes & distances, and powder room turning radii (Section 28.4).
- 12.4. Detailed drawings of all elevations and details of architectural features.
- 12.5. 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. The Architect may require other submissions beyond this list.

### **13. Grading Review**

Along with the architectural drawings to be submitted, a site plan with design grade elevations is to be included. A copy of the overall civil lot grade plan will be made available to each builder. Using this grade plan and the house plan, the builder is to show the following proposed elevations on the site plan:

- 13.1. Front and rear building setbacks
- 13.2. Main floor elevation
- 13.3. Garage floor elevation
- 13.4. Ground elevation at the front and rear of house
- 13.5. Design lot corner elevations from the civil grade plan

### **14. Lot Grade Survey Procedure**

The following procedures must be followed:

- 14.1. The Builder is to obtain a sales agreement for the purchase of a lot.
- 14.2. The Builder is to produce payment for all required lot deposits to the City of Winnipeg.
- 14.3. 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.

Upon completion of these requirements, the following procedures are to occur:

14.4. The Builder is to submit full construction drawings for building permit approval to the City of Winnipeg.

14.5. 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.]

14.6. 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.

14.7. The Builder should submit a copy of the Lot Grading Plan for approval to:

Stantec Consulting Ltd.

905 Waverley St, Winnipeg, MB R3T 5P4

T: 204.488.5712 F: 204.453.9012

ATTN: Joe Kalmar

### **15. Right to Approve, Reject or Waive**

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. The Architect or Developer further reserves the right to waive any requirements concerning any approval.

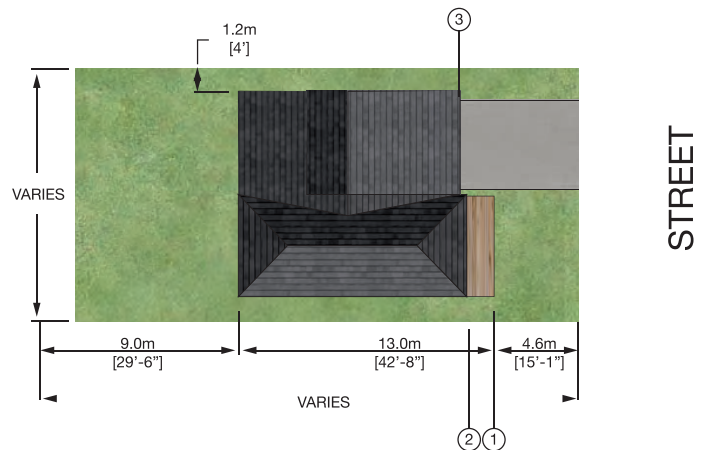
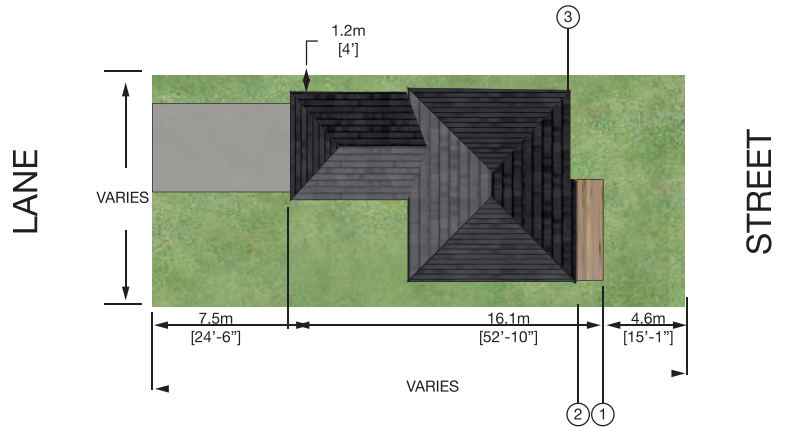
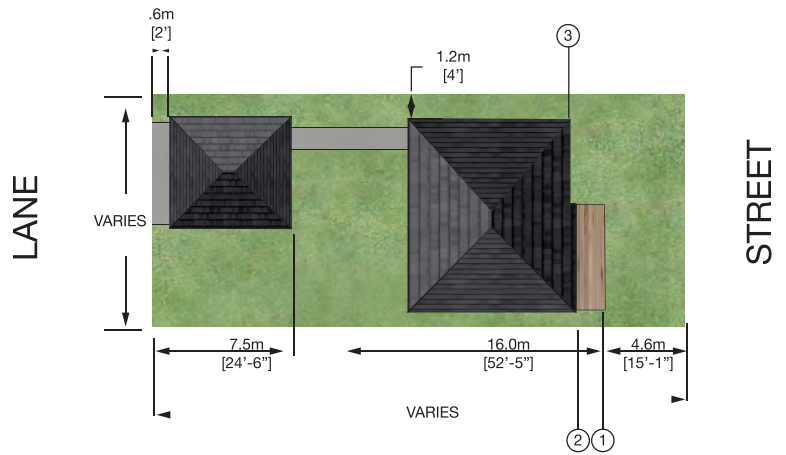
# Lot Layouts:

## 16. Typical Lot Layouts:

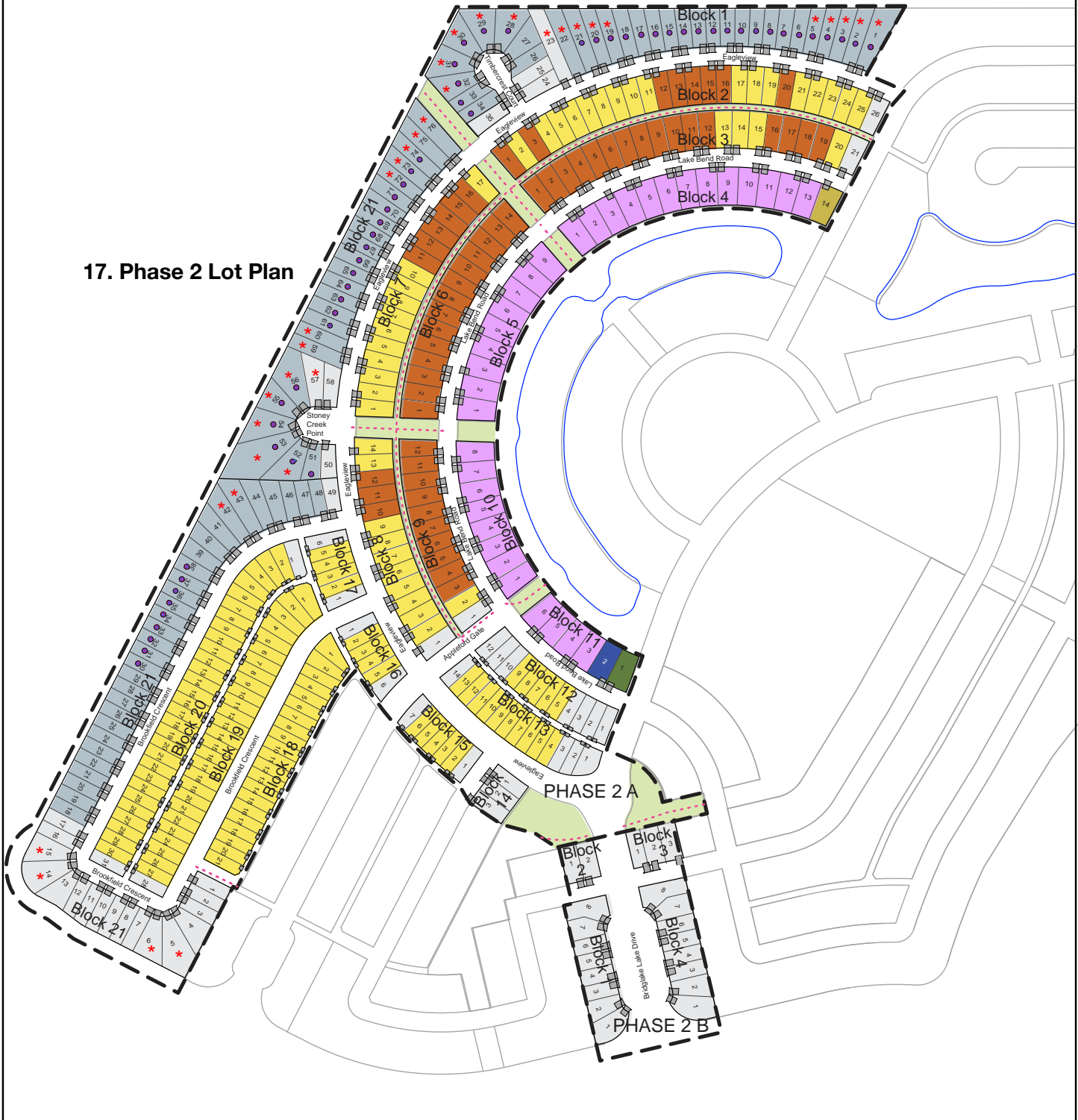
These Lot Layouts are indicative only

and may not fully represent of specific Laned or Laneless Lots.

Builders are encouraged to refer to these as guides; specifically the layout and placement of front, rear and side yard setbacks as well as elements such as porches, garages, driveways and planes.



# 17. Phase 2 Lot Plan



## LEGEND

- |                        |                             |                       |
|------------------------|-----------------------------|-----------------------|
| Regular Lot            | Half Walkout                | Geothermal Compatible |
| Walkout                | Park / Possible School Site | Max. 2 Front Steps    |
| Visitable Walkout      | Tentative Driveway Location | Path / Sidewalk       |
| Visitable Half Walkout |                             |                       |
| Visitable              |                             |                       |
| Visitable Lookout      |                             |                       |
| Regular Lookout        |                             |                       |

# General Requirements:

## **18. High profile lots:**

The following lots are designated High Profile:

Phase 2(A): All lots in Blocks 4, 5, 10, 11, 14.

Phase 2(B): All lots in Blocks 2, 3.

## **19. 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.

- 19.1. House widths shall be such that maximum side yards for any lot shall not exceed 1.5 metres (5'). The minimum side yard shall not be less than be 1.2 Metres (4'). In all instances EXCEPT REVERSE PIE SHAPED LOTS, side yards shall be measured from the front of the house. For REVERSE PIE SHAPED LOTS, the side yard shall be measured from the rear of the house.
- 19.2. Laneless lots will have street entry for vehicles with attached garages. Laned lots will have lane entry for vehicles with either attached or detached garages. Detached garages may be built after the initial house construction, however the garage design must be approved along with the house design, and the garage pad and approach to the lane must be constructed with the house.
- 19.3. Front yard: setback shall be 4.5 metres (15') minimum from property line for all homes.
- 19.4. Rear yard: setback shall be a minimum of 9.0 metres (29'6") from property line for all 2-storey homes. Rear yard setback shall be a minimum of 7.6 metres (25') from property line for all other homes.

- 19.5. Driveways: Minimum length for a laneless (front-facing) driveway shall be 5.5 metres (18') from property line. Rear facing (laned) minimum driveway lengths shall be 0.6 metres (2')
- 19.6. Driveway widths must not exceed the width of the garage doors.
- 19.7. Use of retaining walls, planters or other elements which, in the opinion of the Architect or Developer, detract from the overall home or streetscape composition is prohibited.  
WRITTEN APPROVAL OF SUCH FEATURES PRIOR TO CONSTRUCTION IS CRITICAL.  
Unapproved, installed site features may be required to be removed at the builder/homeowner's expense.

## **20. Fence Requirements:**

For lots with developer flankage (side) fencing, the 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.

- 20.1. DEVELOPER FENCING CANNOT BE REPLACED OR SUBSTITUTED.
- 20.2. 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 4, 5, 10, and 11.
- 20.3. 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 32 and 33.
- 20.4. WRITTEN APPROVAL from the Architect must be obtained for the design of rear yard fencing (or fencing that does not readily affect the streetscape) that differs from designs in section 32 or 33. Failure to obtain such written approval prior to fence construction may result in fence removal at the builder/owner's cost.
- 20.5. Either solid fencing or appropriate landscaping screening is required when constructing outdoor storage/accessory buildings where the backyard is visible from a public reserve. Purchaser fencing may only be installed for the following reasons: Accessory building protection; Swimming pool privacy; Pet enclosure; and Side yard fencing (only where there is no developer side yard fencing).

- 20.6. 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.
- 20.7. Fences will not be allowed in the front yard. Vegetation should not create a continuous wall effect or hedge. Planting must comply with City of Winnipeg regulations.

## **21. Building Requirements:**

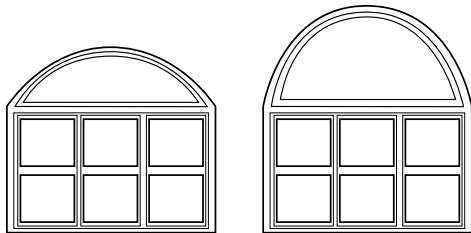
- 21.1. Elevation Design: Significant articulation of every house is required. Wrap-around materials from the front elevation of the house should extend a minimum of 1 metre (3.2 feet) down the side facades of the building. For High Profile Lots this also applies to the rear elevation.
- 21.2. Front Elevations: On all lots, at least three (3) “planes” (varied depth of exterior wall sections) will be required on the front elevation. For laned lots, variations will only be considered if significant architectural detailing is provided. Front elevation planes should be 2.4 metres (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 may count as one plane. On laneless lots the garage will be considered one plane. In such cases, the front attached garage shall be at least 0.6 metres (2’) behind the next more prominent plane. For homes less than 38 feet wide (or sitting on smaller lots <46’) a proportionate reduction in plane width is allowed.
- 21.3. 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 1.0 metre (3.3 feet). Additionally, significant side elevation articulation (including materials and trims and features) is required for the street side of all corner lots.
- 21.4. Rear Elevation: Significant articulation of the rear elevation of the house is required for all High Profile 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. All supports to rear decks and stair cases must be a minimum 0.45 metres by 0.45 metres (18” by 18”) clad in the primary or secondary siding material as the rest of the house (refer to section 15 for definitions). The design must be integral to the house.
- 21.5. The proportion of windows to overall rear elevation **MUST** be consistent with the proportion of windows on the front elevation. Rear elevations with excessive glazing will

be rejected - The use of materials, trims, and features must be identical to the front elevation in proportion and type.

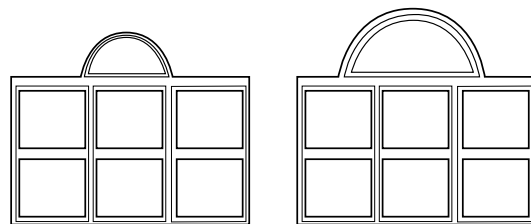
- 21.6. Horizontal bands of cultured stone or brick must run convincingly across the front elevation, and in no instance begin higher than 18 inches from grade.
- 21.7. Visual Bulk and Massing: On all lot types, 2nd floor footprints must remain consistent with the general house proportion and the main floor footprint.
- 21.8. Visual Bulk and Massing: on laneless lots, when the House is integrated with the garage, THE SECOND FLOOR MUST SPAN AT LEAST 3/4 THE WIDTH OF THE GARAGE (front elevation). Refer to the diagram on page 20 for clarification. Living space is not required over the garage on lane accessed lots.
- 21.9. Visual Bulk and Massing: on laneless lots, THE SECOND FLOOR MUST NOT RECEDE MORE THAN 8 FEET, measured from the front of the garage (side elevation).

**22. Window Detail Requirements:**

- 22.1. Windows should demonstrate a generally consistent design.
- 22.2. Main floor front elevation windows shall be of significant size and demonstrate adequate detailing appropriate for the overall composition of the front elevation.
- 22.3. Half-round or elliptical window must span the principal window width.
- 22.4. Window shutters and other architectural details are encouraged where appropriate to the design theme.
- 22.5. Muntin bars (or other similar treatments acceptable to the Architect) must be on all front windows, all rear windows of homes on High Profile Lots and street-side windows on corner lots.

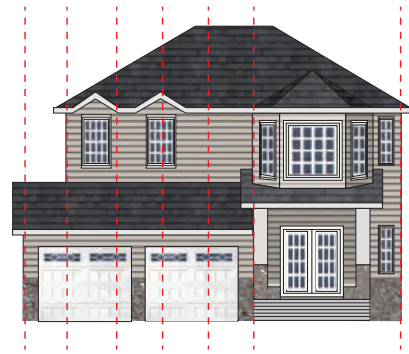


Acceptable



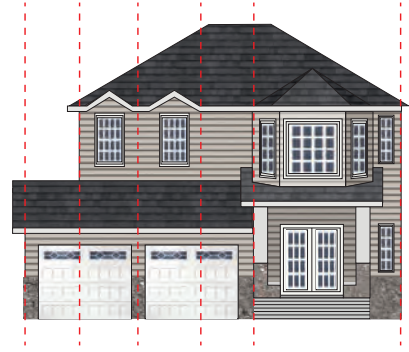
Not Acceptable

PREFERRED:



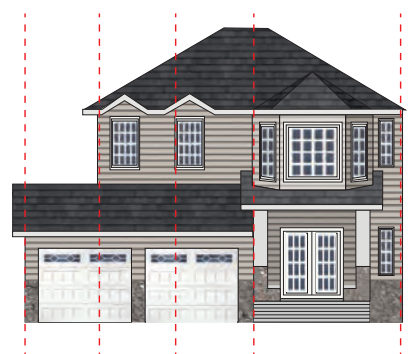
Four - Fifths

ACCEPTABLE:



Three - Fourths

NOT ACCEPTABLE:



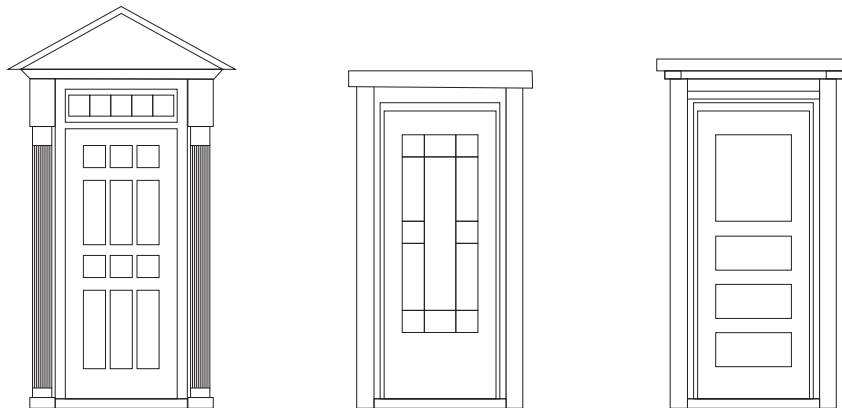
Two - Thirds

- 22.6. On all elevations, the top edge of the exterior window frame detail must be a minimum of 150mm (6") clearance of underside of the soffit or any other feature.
- 22.7. 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.

### 23. Approaches, porches & Covered Entry Requirements:

- 23.1. Entrances shall exhibit proper human scale/proportions. Double volume entries are prohibited.

- 23.2. 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.
- 23.3. All stairs at the front entry shall be concrete. Wood front stairs shall not be allowed, however wood front porch surfaces may be built if contained within a stone, masonry or concrete porch wall.
- 23.4. 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 colours.
- 23.5. Flat, Horizontal planes used in covered entries or porches must not appear to be 'stuck on,' disproportionate, or excessively modern. Special care must be taken to articulate the proportion of these planes such that they are complementary to the overall house elevation.
- 23.6. Materials used for the horizontal planes described above must be carefully chosen and must have a convincing and complementary relationship with the other materials on the house elevation.

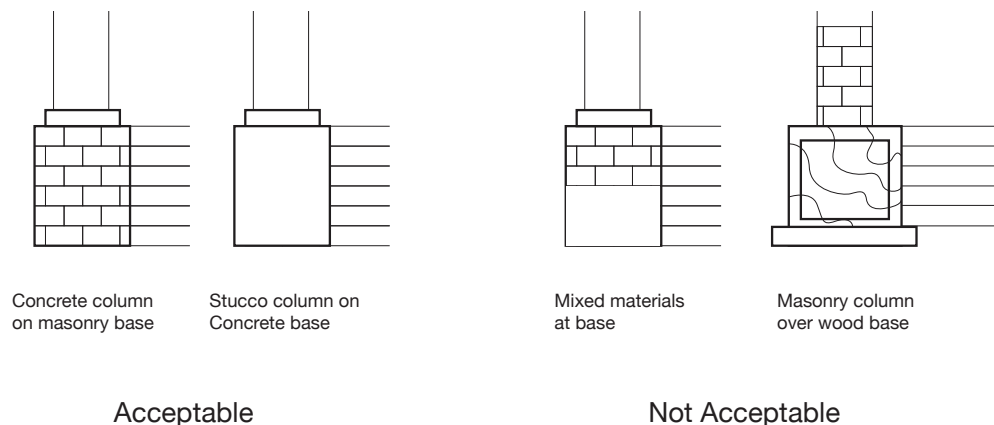


- 23.7. Driveway locations must be as shown on Lot Layout Plan unless a WRITTEN DRIVEWAY CHANGE REQUEST is approved by the architect. Note that it is the builder's responsibility

to ensure that the lot layout complies with original layout design and avoids any conflicts with surface features.

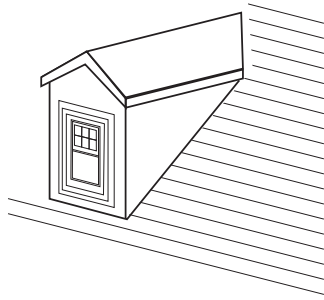
- 23.8. Porch layout and design should be submitted with original floor plan to Architect. Porches or covered front entry areas should be compatible with the exterior building face and character of the house in colour and style and architectural detailing. They should be integral to the design and should not look like a later addition.
- 23.9. 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.
- 23.10. **The overall composition of the front porch or covered entry area must be robustly framed and not appear 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.
- 23.11. 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/panelling is not allowed ON FRONT ELEVATION. Minimum spacing of vertical elements will be 1.2 metres (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.
- 23.12. The exposed 3 sides of the front porch or covered front entry shall be finished with decorative (Coloured or Textured) concrete, masonry or stone and shall conform to the overall exterior design. Wood or other 'lattice' work is not permitted.
- 23.13. Second floor porches are permitted only over 1st floor porches and must not extend past the footprint of the former.
- 23.14. 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 day lighting and pedestrian accessibility, and will therefore NOT be allowed.

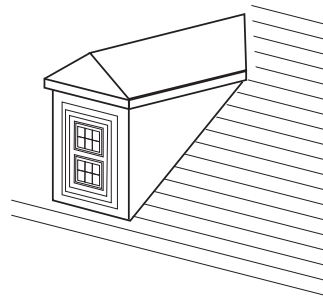


## 24. Rooflines, Chimneys and Garages:

- 24.1. 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.
- 24.2. Roof pitch shall be a minimum of 5:12 for 2 storey buildings. Bungalows shall be a minimum 6:12.
- 24.3. 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.
- 24.4. Monolithic roof masses should be avoided and replaced with 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.



Acceptable



Acceptable

- 24.5. Roofing materials must be of high quality. Barrel profile terra-cotta clay tile will not be approved.
- 24.6. 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. If included, such elements must be smaller replicas of more prominent elements on the main house. Garage roof pitch must conform to house pitch.
- 24.7. 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
- 24.8. Double car garage width shall be at least 5.5 metre (18').
- 24.9. Regardless of number of garage bays, the garage shall in NO INSTANCE BE WIDER THAN 2/3 OF THE OVERALL HOUSE WIDTH.
- 24.10. 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.
- 24.11. 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.
- 24.12. Garage 'Foreheads' must not be disproportionately high. If a high 'forehead' cannot be avoided sufficient care must be taken in applying design, detail and material, such that the overall arrangement remains pleasant.

## **25. Satellite Dishes:**

- 25.1. Satellite dishes shall NOT be visible from the house frontage.
- 25.2. Satellite dishes shall only be located near the rear of the house.
- 25.3. Satellite dishes shall NOT be attached to chimneys, stacks or any vertical element.
- 25.4. Satellite dishes shall NOT be free standing away from house, except at a location approved by the architect.
- 25.5. Standard Satellite dish sizes range from 43 cm to 80 cm in diameter. No dishes larger than 100cm diameter (1 metre) are permitted.
- 25.6. Motorized satellite dishes are not permitted. Only fixed Ku-band reception parabolic dishes are permitted.
- 25.7. Satellite dish type, size and location must be approved by the architect.

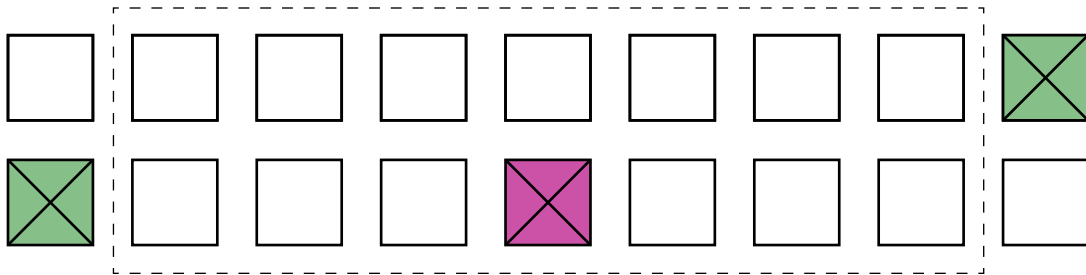
## **26. Exterior Wall Finishes and Detailing:**

- 26.1. 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.
- 26.2. Exterior wall finishing systems shall only include richly coloured stucco, brick, stone, wood, hardy board, and vinyl. Other materials may be considered on an individual basis.
- 26.3. 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.
- 26.4. 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.

- 26.5. Where strong transitions between materials cannot be avoided there must be special care to blend the colour or hue.
- 26.6. 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 1.0 metre (3.3 feet) for the full vertical height of the house. Creative transitions of materials are encouraged.
- 26.7. 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').
- 26.8. 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.
- 26.9. 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.
- 26.10. Colour and material schemes will be reviewed with the following criteria:
- Visual Interest
  - Contrast in colour scheme
  - Contrast and harmony with neighbouring houses

## 27. House Design Repetition

27.1. 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 purple 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.



27.2. If repetition is allowed to occur within the extents outlined above, a significant level of elevation differentiation is necessary. The example images below are indicative of the level of elevation design differentiation required for two identical floor plans to be accepted within the 'non-repeat' zone. Final acceptance/approval is at the architect's sole discretion.



## **28. Visitable Lots**

All Visitable lots (refer to section 16: Lot Layout Plan) must incorporate the following features:

### 28.1. 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.
- 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.

### 28.2. A No-Step Entrance:

- An exterior landing entrance area with a minimum clear area of 5 foot 0 inches (1525 mm 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 1/4 inch (6 mm) or less do not require any special requirements. Thresholds over 6 mm to a maximum of 1/2 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.

### 28.3. 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).

#### 28.4. 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 foot 0 inches (1520 mm) requirement.
- The washroom must have, at a minimum, one sink and one toilet.

#### 28.5. 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 (457 mm) 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).

# 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.

## **29. Scheduling and Site Maintenance During Construction**

- 29.1. 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. Garbage in dumpsters shall not exceed dumpster capacity prior to emptying.
- 29.2. Driveways will be completed no later than one year after completion of building construction.
- 29.3. Front yard landscaping should be completed no later than one year after completion of building construction but should not be completed before the construction of any public sidewalk in front of the lot.

## **30. Landscaping**

- 30.1. 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.
- 30.2. 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.
- 30.3. All plants to adhere to the CaNadian Nursery Landscape Association (CNLA) Landscape Standards.

- 30.4. 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.
- 30.5. Only grass should be planted within the front 1.5 metres of any lot.
- 30.6. 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.
- 30.7. Front yards **MUST** be landscaped as stipulated above within **ONE YEAR** of home owner occupancy.

**31. Fencing, Lighting, Hard surfaces, and Miscellaneous items:**

- 31.1. All owner installed fencing shall be either solid (wood) or ornamental wrought iron fencing, and shall precisely comply with the fencing designs in section 31 and 32.
- 31.2. 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.
- 31.3. 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 31 and 32.
- 31.4. 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.
- 31.5. Site lighting which is adequate to illuminate walkways and entries is appropriate, but should not be excessive.
- 31.6. Site lighting should not be intrusive into neighbouring yards or the windows of adjacent buildings.
- 31.7. Site lighting should not present an institutional appearance nor should it project unnecessary glare to the sidewalk, street, or other nearby properties.
- 31.8. Motion-activated security lighting which is oriented away from adjoining properties and buildings may be used.

- 31.9. Flood lighting of yards or building facades is not permitted.
- 31.10. Large expanses of paving materials should be minimized. Acceptable materials include: plain/stamped concrete, unit pavers, brick, exposed aggregate concrete, coloured concrete, or paving materials with similar visual texture. Crushed stone driveways will not be approved.
- 31.11. 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.
- 31.12. Along rear lanes, no garbage containers, refuse containers or other offensive material shall be stored outside the lot in the laned area, other than is reasonable on scheduled garbage pickup days.**

# Fence Design Information

## 32. Wood Fence Design

Solid Cedar or brown pressure treated wood fence design or equivalent: subject to architectural approval.

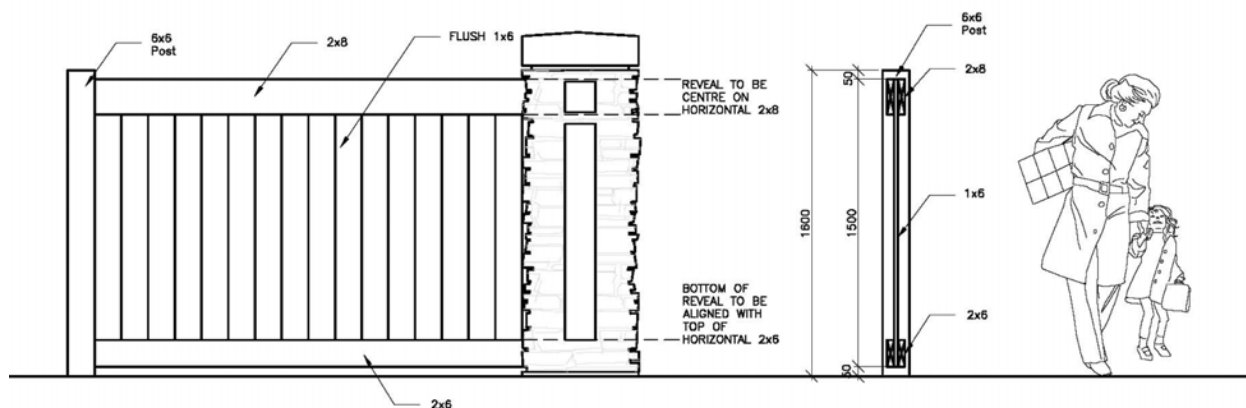
Fence sections to be 2238 mm (88") wide.

Posts 2375 mm (93 1/2") on centre

Finish natural or cedar finish, all parts

Galvanized steel fasteners

Posts must be driven below frost line (6' deep)



### 33. "Wrought Iron" Style Fence Design

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

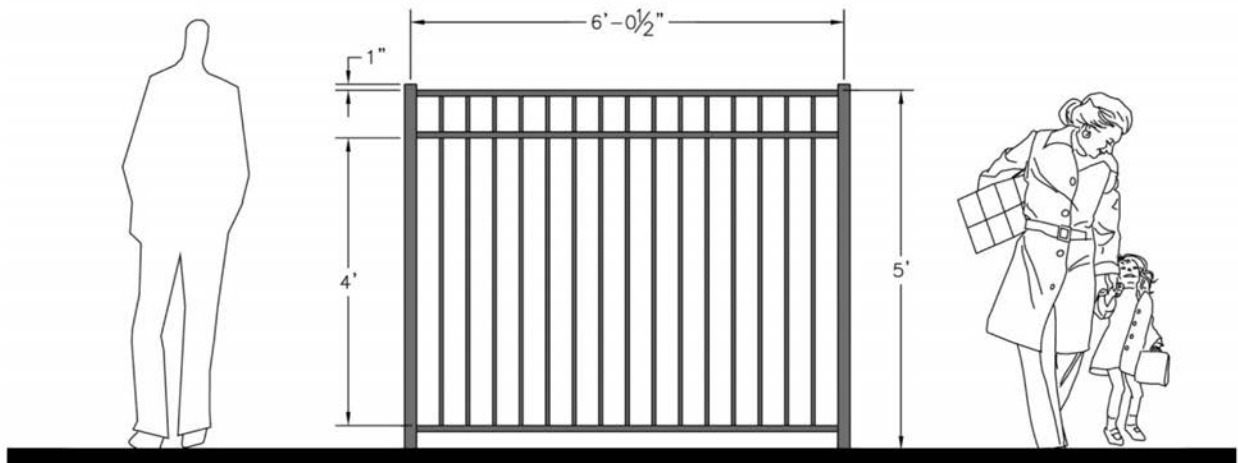
Fence sections to be 6' wide.

Posts 72 1/2" on centre

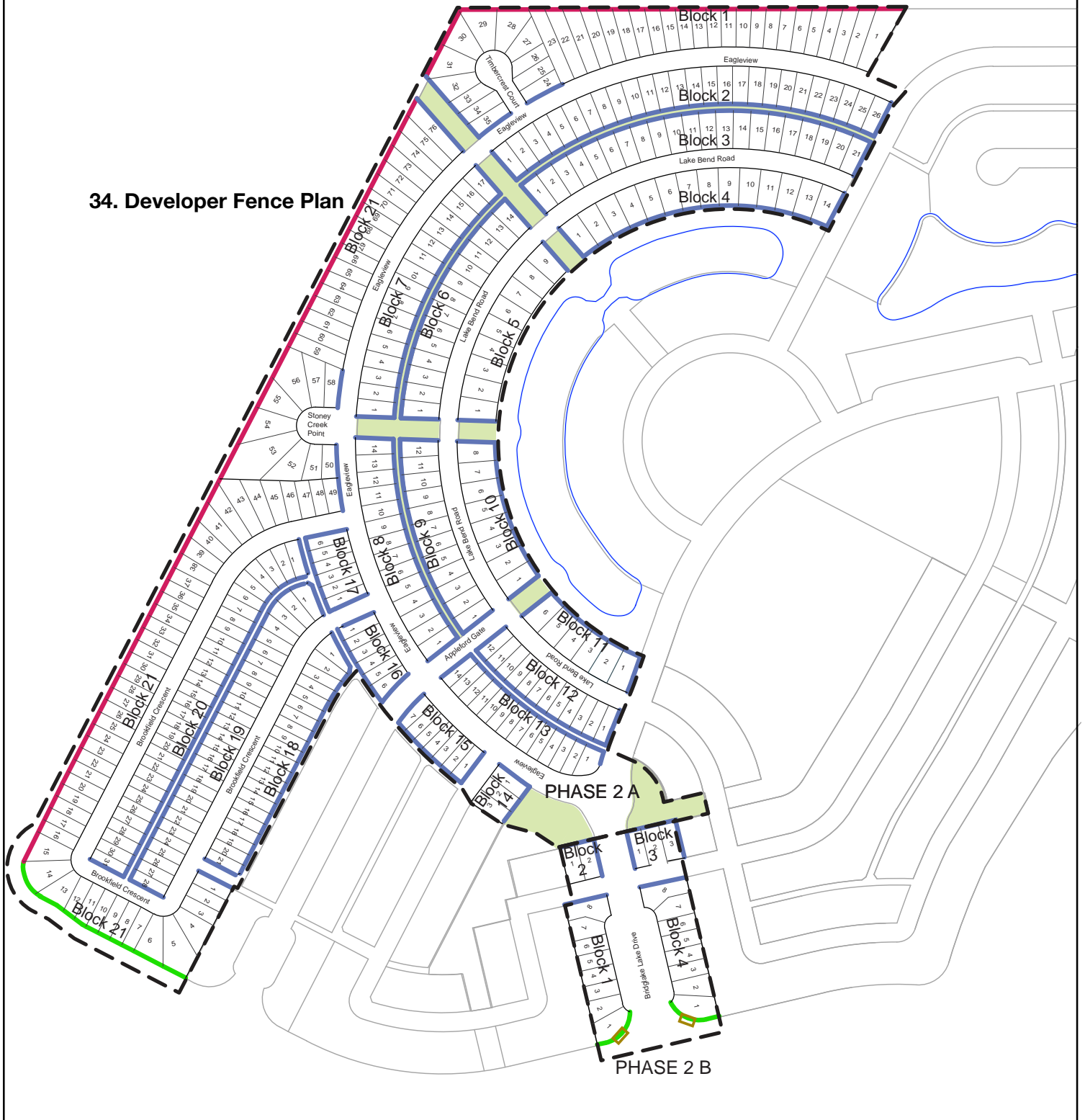
Finish shall be black T.G.I.C Polyester powder coat finish, all parts

Stainless steel fasteners

Posts must be driven below frost line (6' deep)



### 34. Developer Fence Plan



### LEGEND

- Developer Ornamental Fence
- Developer Solid Wood Fence
- Developer Solid Wood Fence with Stone Pillars
- Neighbourhood Entry Feature