

SCHEDULE 'E'



SAGE  
CREEK

ARCHITECTURAL GUIDELINES

Phase 5

09 September 2014 – Revision 9

Phase Street List

The following streets are located within Phase 5 of Sage Creek:

Edward Turner Drive (Plan 51724 and Plan 52540)

Palisade Cove

Prairie Smoke Drive

Silver Sage Crescent

Vireo Lane

Water Lily Lane

Wild Iris Walk (Plan 51724 and Plan 52540)

The design of all houses to be located on the above noted streets will be mandated by the Phase 5 Guidelines.

## SAGE CREEK GUIDELINES

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## 1. INTRODUCTION

### 1.1 *Guidelines Objective*

The objective of architectural guidelines in Sage Creek is to achieve a well co-ordinated, attractive community and to ensure the appropriate standards of design and materials throughout the community including all aspects of site development, landscaping, fencing and finishes.

The Developer or its Design Consultant will verify satisfactory compliance to these guidelines and has the authority to reject unsatisfactory housing proposals or recommend changes required to meet the intent of the architectural guidelines.

### 1.2 *Vision and Goals*

Sage Creek will embody the juxtaposition of prairie meadow against manicured streetscape creating a unique Winnipeg suburban community, “where neighbours have the opportunity to meet other residents at the local stores, while walking along the many pathways and trails located along naturalized wetlands, or simply converging at the many public places including schools, recreational facilities and civic facilities.” (South St. Boniface Area Structure Plan By-law No. 158/2005)

- Strong Identity – to create a viable and cohesive community with a distinct identity.
- Neighbourhood Focus – to encourage a sense of neighbourhood and provide a focal point for transit access and social interaction.
- Housing Diversity – to accommodate a diversity of housing types - ranging from apartments and townhouses, to distinctively fashioned single residences - to meet the needs of varying income groups and lifestyles, thus providing the opportunity for residents to remain within the community as their lifestyle choices change.
- Naturalized Parkland – comprised of an extensive trail system that connects the various neighbourhoods, at the heart of which are four naturalized parkland/wetland ribbons extending to the four corners of the overall Sage Creek community.

## 2. GENERAL DESIGN GUIDELINES

### 2.1 *Architectural Theme*

The overall architectural theme is harmonious diversity. A variety of housing types, sizes, and styles will be encouraged while at the same time fitting together so as to create a unified overall picture.

The South St. Boniface Area Structure Plan states, “The purpose of the Residential Area is to provide for a range of low to medium density residential development. Single family residential uses shall be the predominant use of the land within the Residential Area. However alternative housing forms, institutional uses, recreational uses, public uses, and local commercial sites may be allowed within the Residential Area where determined to be compatible and appropriate.”

There will be an emphasis on “opportunities for distinct neighbourhoods that comprise unifying elements to create a cohesive community.”

### 2.2 *Design Requirements*

Guidelines pertaining to each phase of Sage Creek will outline in more detail the specific development requirements for streets within that phase. However, there are several details that require special attention with regard to the entire Sage Creek development:

- 2.2.1 Builders are encouraged to bring new, innovative ideas to the table to consistently deliver ongoing diversity in the community.
- 2.2.2 The placement of the dwelling on the lot to ensure proper utilization of the land and compatibility with surrounding units.
- 2.2.3 Co-ordination of adjacent homes to avoid sharp contrasts between style, siting or size which would adversely affect any unit.
- 2.2.4 An effective variation of product to provide harmony and interest to the streetscape.
- 2.2.5 Compatibility of lot grading and drainage requirements within the lot and in relationship to adjacent land. Details of how this can be achieved are given in greater detail in the following sections.
- 2.2.6 It is the responsibility of all builders to comply with all statutory regulations, City By-laws, Restrictive Covenants and other legal obligations that may be appropriate to the construction of houses on these lands.

### 3. HOUSE DESIGN GUIDELINES

The following house design guidelines pertain to all houses to be constructed in Phase 5 of Sage Creek. **Specific requirements for each house type, beyond the following general requirements, will be noted in section 4. House Types Summary.**

#### 3.1 *Street Rhythm*

The overall rhythm and harmony of the streetscape will be determined by the mix of house types along the street. In order to develop an interesting streetscape a variety of house shapes, styles and exterior materials is strongly encouraged. Rooflines shall be examined collectively during the approval process to guard against conspicuous patterns.

#### 3.2 *Product Mix*

For Front Attached Garage – Luxury & Walkout Lower Level Lots:

Minimum of Four (4) houses shall separate similar house elevations, and identical colours and styles; minimum of Six (6) houses shall separate identical house models. This also applies to houses across the street or at opposite corners.

The preference is for no repetition of house models on the “Custom” Lots (Luxury and Walkout). However, if a house model is to be repeated, with the above noted separation between repeated house models, the predominant detailing should be revised so as to promote the custom home image.

For Rear Garage Luxury and Specialty Laned Lots:

Product separation shall be determined on a block-by-block basis.

For Cul-de-Sac lots:

There shall be no repetition of house elevations within a cul-de-sac area. A cul-de-sac is naturally a somewhat private area with full visibility from, and to, every house within it. This full visibility necessitates variety amongst all of the houses within the cul-de-sac.

Exterior design variation is encouraged to prevent repetitive or monotonous streetscapes.

Houses of similar appearance by the same builder, and adjacent product by other builders will be limited in their placement along the street.

#### 3.3 *Minimum House Size*

Each house type is to be of the minimum square footage noted in section 4. *House Types Summary*. The house width must be minimum 75% of the allocated buildable lot width. In instances where the minimum house width conflicts with the maximum side yard setback requirement, the maximum side yard setback requirement shall take precedence.

**House designs are expected to take advantage of the wider lot widths by providing for wider entrances and more details on the front façade, rather than widening the garage to meet the side yard requirements.**

**Builders will be discouraged from merely shifting the garage over to meet the minimum side yard requirements and thus giving the appearance of a wider house from the front, when from the rear elevation the house looks very narrow.**

### 3.4 *Setbacks and Side Yards*

- Unless otherwise noted in section 4. *House Types Summary*, a minimum side yard setback of Four (4) feet, maximum side yard setback of Six (6) feet, minimum front yard setback of Twenty (20) feet, and a minimum rear yard setback of Twenty-five (25) feet will be required for all houses.
- Rear detached garages shall be set back minimum Four (4) feet / maximum Twelve (12) feet from the public lane, and minimum Two (2) feet from the one side yard.

The Developer reserves the right to adjust the front setback in order to maintain the best possible location relative to immediately neighbouring houses on a case-by-case basis. Visually larger homes may be set back proportionately more than smaller, lower homes. It will be important, however, that the rear elevations of the walkout lower level homes be coordinated to avoid grading problems.

The alignment of paired front entries shall take precedence over the alignment of paired front garages. The placement of houses on the lot shall be reviewed such that the view from front windows and entrances is not unreasonably obscured by a neighbouring house. This may result in a front setback greater or less than the minimum required.

Houses should be staked out by a qualified surveyor prior to construction. Variances will not be granted by the Developer due to incorrect positioning of the foundation.

#### Special Rear Yard Setback Requirements

For Phase 5A Plan 51724:

Walkout Lower Level lots backing onto the wetland (storm water retention basin) with the 42ft (12.8m) vegetation easement are subject to the following special rear yard setbacks pursuant to DAV 11-1071261B:

- 80.2ft to any principal building.
- 60ft to any detached accessory building including decks.

### 3.5 *Visual Bulk and Massing*

The architectural relationships of mass, form and detail in terms of proportion, rhythm, harmony and balance will be assessed under these guidelines. All homes should be well proportioned, with the placement of windows, doors and other elevational features complementing the proportions of the walls and overall façade on which they occur.

Large gable ends facing onto the street are to be treated with a vent or some other design detail to avoid unfinished “blank” looking elevations. Builders are encouraged to incorporate details of the front

elevation onto other elevations of the home which have little or no windows or elevational relief so as to, once again, avoid large unfinished blank looking facades.

For homes with a second story where the garage is not recessed behind the front entry, the portion of second floor above the garage should not cover more than half the depth of the garage as measured out from the front wall of the house.

Homes in which the majority (e.g. more than 30 percent) or all of the second level to the home is located over top of a garage that extends the full length of the garage beyond the front wall of the main floor are not permitted.

The front entry side of the garage is considered part of the front elevation and should be treated as such.

Large amounts of parking are discouraged.

### 3.6 *Entry*

Builders are strongly encouraged to be creative and innovative in not only the shape and massing of the houses, but also the way in which people approach the house.

Entry is an extremely important aspect to any home. The “front door” should be considered within the overall composition of every house as a celebration of the pedestrian entry to the home. This will include large front entries open to the street (minimum 72 inches for lots 50ft and wider; 60 inches for lots between 46ft and 50ft), and the opportunity for side entry/recessed garages, porches/verandas and other welcoming gestures for the homeowners and their guests.

### 3.7 *Front Porch*

Any front porch to be incorporated into the design and main body of each dwelling unit should not be regarded as a later addition with little significance, but must be integral to the overall design of the home. The area of the porch should be large enough to accommodate some form of outdoor activity, from sitting back, relaxing, to housing a myriad of terra cotta pots overflowing with flowers.

Front porches or deck features are encouraged on front open view lots.

### 3.8 *Garages*

Builders are requested to address the continuity of building mix in the integration of garages within the streetscape.

Attached or detached garages should complement the house elevation and the overall street massing. Garage rooflines should be consistent with the elevation treatment of the development and blend into the massing of the home.

For all Attached Garages the entry side of the garage will be considered part of the front or rear house elevation (whichever side the garage is located), and therefore will be expected to incorporate detailing as such.

Side entry/recessed garages are permitted on the custom wetland lots provided the driveway approach is located as shown on the Phase 5 Marketing Plan. ***Please ensure potential homeowners are aware of the possibility of unpaired garages on the custom walkout lots.***

For all Rear Detached Garages:

- Garage size and location in the rear yard will be determined during project proposal for the rear garage lots. Detached garages are to be constructed at the time of house construction.
- The detached garage shall echo the details and theme of the house. Windows, if included, shall reflect the design of the home. The garage door, shingles, siding, gable and other details must reflect the design of the home in terms of materials and colour. Pre-fabricated garage packages will not be acceptable.
- All rear yard parking areas must be roof covered.
- It is intended that the portion of the rear yard not used as covered parking shall be maintained as green space. The use of the rear yard for storage of seasonal vehicles is strongly discouraged.

A double car garage is required for all homes. Builders are encouraged to treat the typically flat front plane of the garage as a venue to further provide relief and detail to the front elevation. The use of two single garage doors, recessing one half of the garage against the other, and different styles of garage doors with possible window treatments are a small sample of the possibilities available. Painted garage doors are encouraged to provide variety to the streetscape.

### 3.9 Decks

All decks and deck features, patios, screens and other outdoor amenities are to be located within the rear or side yard only.

**A substantial rear deck and/or balcony will be required for all Walkout Lower Level homes.**

Walkout Lower Level Home Deck Requirements:

- For lots with a buildable width of 50ft or more the minimum deck width should be 75% of the rear house width, unless the relief and massing of the rear elevation dictates otherwise.
- All deck supporting structures, including stair/landing supports, shall be minimum 18" x 18", and of a finished material and design complementary to the style and colours of the home.
- Design for spindles and handrails must reflect the design of the rest of the rear elevation.

All exterior work on Walkout Lower Level homes (including all windows) must be completed with the initial construction of the house.

### 3.10 *Roofs*

All roof structures are to utilize slope and roof overhangs consistent with the design/style of the home. For example, long roof overhangs are generally anticipated on low slope-roofed houses.

Required roof materials for Walkout Lower Level and Luxury lots will be shingle products that provide a high level of value to the home in terms of durability and style. Any asphalt or fiberglass shingle products selected must:

- Complement the style of the house, level of detail, and quality of materials expected on all custom/large lot homes;
- Be equal to or better than those marketed under the brand names IKO Cambridge, BP Harmony, CertainTeed Architectural and Designer shingles.

### 3.11 *Fireplace and Furnace Chimneys*

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 Six (6) inches above the chase. This requirement applies for all fireplace, furnace and chimney flues.

### 3.12 *Exterior Materials and Colours*

Colour is integral to the goal of attaining a pleasing variety within the streetscape. Colours will be approved giving consideration to colours of adjacent houses. Variety between adjacent homes, materials other than stucco, and rich contrast among colour and texture of materials is required.

Permitted exterior materials include brick, vertical or horizontal wood or equivalent siding, stucco, stone, and combinations of the above. Conventional applications of such cladding materials as brick, board, and shingle should be used beyond mere accent, and selected with colour contrast in mind.

***For all Walkout and Luxury lots, vinyl siding will be acceptable on the second storey of homes only.***

Special attention is to be given to the colour of the window trim, brick mold (where applicable), soffits, fascia, doors, and garage doors. The overhead garage door will be assessed with the body of the house as a predominant house colour; therefore, care will be taken during the review process to ensure paired garages, especially, do not share the same garage door colour (just as neighbouring houses should not share the same predominant house body colour, for example).

The overall look and scale of the front façade of predominately stucco homes must be well-proportioned and balanced. The home must incorporate a **high level of detail** on the windows, trim, vents and fascia, as well as non-stucco features such as shutters, non-stucco build-outs, and stone/masonry. The colour and finish technique of any stucco detailing also requires consideration:

- A. The body of the house and all stucco detailing shall be uniform in colour.
- B. The body of the house and all stucco details should utilize different finishing techniques, e.g. smooth stucco trowel finish for the build-outs versus a knock down trowel finish for the body of the house.

Consistency of style and material use is strongly encouraged. Traditional materials should be detailed and appear in their traditional use as is consistent with the style of residence, e.g. brick arches over openings are to appear to be supported by a similar brick or stone wall construction.

Colour schemes that contribute variety and a system of rich contrast to the neighbourhood are required. Monochromatic colour schemes are strongly discouraged, e.g. ‘all grey’, ‘all white’, ‘all beige’. There must be a distinct colour contrast between predominant trim/details and the body of the house. For predominately stucco houses this means any non-stucco details should not resemble or blend-in with the stucco house colour.

Non-stucco cladding materials are to return around the corners to side elevations a **minimum distance of 24 inches** or to a point where they should/can logically end according to the design of the home – whichever represents the longer distance.

Material returns that do not end at a change of wall plane are required to create a corner-wrap detail that is minimum 75% of the garage or main house floor height.

Lots backing onto the Hydro Corridor or Public Lane:

The Hydro Corridor is a large component of the public parkway/trail system of Sage Creek. This area of Sage Creek is considered a public parkway with an open fence located along the rear property line of each house lot; therefore, all houses backing onto the Hydro Corridor shall incorporate a build-out or finished trim feature, consistent with the front elevation details, around all rear elevation windows and doors. If window buildouts are not a feature on the home, coloured window units or some other finished detailing from the front of the house should be incorporated on the rear elevation.

All houses backing on to a public lane shall incorporate a build-out or finished trim feature, consistent with the front elevation details, around all rear elevation windows and doors, as well as elements such as shutters, gable detailing, decorative vents and louvers, where applicable.

### 3.13 *Signature Lots*

Signature Lots are:

- lots that have a major impact on the entrance to a street (such as corner lots);
- lots that have a significant viewpoint on a street;
- lots with houses that have side and/or rear elevations exposed to public spaces, such as those adjacent to a public lane, parkway, public path, or water feature.
- lots that present rear yard exposure due to a rear yard open fence design (such as wrought iron style fencing, or vinyl coated chain link).

**Signature houses must be designed as a well-considered whole. Defining elements from the front elevation must be echoed on all other prominent facades of the home, in both style and materials.**

Enhanced design features are required on the rear elevation and any other elevations of the house that are visible from the public areas. Attention must be paid to materials and details on these elevations to ensure a high level of architectural interest and quality from every viewpoint throughout the neighbourhood.

**More than one (1) material will be required on all enhanced elevations.**

The inclusion of decks and deck placement, window patterns, wall and roof forms, railings and all trim/detail work must be considered. **All Walkout Lower Level homes require a deck and/or balcony feature.** (Please see section 3.9 *Decks*)

*Signature lots are indicated on the marketing plan for the area.*

### 3.14 *Driveway, Driveway Approaches*

Driveway and driveway approach construction shall be completed within one year of the construction of the house. Driveway, driveway approach finishes shall be poured concrete or interlocking stones. Deposits will be held until satisfactory completion and inspection.

Side entry/recessed garages are permitted on the custom wetland lots provided the driveway approach is located as shown on the Phase 5 Marketing Plan. ***Please ensure potential homeowners are aware of the possibility of unpaired garages on the custom wetland lots.***

### 3.15 *Grading*

All grading operations shall be designed to drain all surface water in conformity with the municipally approved grading plan either to the rear lot line or to the street within the lot boundaries.

Builders must thoroughly review the grading plan for their own and adjacent lots in order to achieve appropriate drainage patterns and avoid the use of retaining structures. Should retaining structures be required, the cost must be borne by the first builder affecting grades adjacent to the property line in such a way as to necessitate a retaining wall. All retaining wall structures must be approved by the Developer.

Please review the current *Sage Creek Lot Grading Procedures*.

#### 4. HOUSE TYPES SUMMARY

All residential lots available in Phase 5 are listed in this section. **All House Design Guidelines detailed in section 3 apply, in addition to the specific requirements noted in section 4 for each house type.**

The house width for all house types must be minimum 75% of the allocated buildable lot width. In instances where the minimum house width conflicts with the maximum side yard setback requirement, the maximum side yard setback requirement shall take precedence.

**House designs are expected to take advantage of the wider lot widths by providing for wider entrances and more details on the front façade, rather than widening the garage to meet the side yard requirements.**

**Builders will be discouraged from merely shifting the garage over to meet the minimum side yard requirements and thus giving the appearance of a wider house from the front, when from the rear elevation the house looks very narrow.**

##### 4.1 Front Attached Garage – Luxury

<i>Palisade Cove</i>	<i>Lot 1, Block 8, Plan 51724</i>
<i>Prairie Smoke Drive</i>	<i>Lots 1 to 16, Block 10, Plan 51724 Lots 1 to 3, Block 11, Plan 51724</i>
<i>Silver Sage Crescent</i>	<i>Lots 1 to 22, Block 2, Plan 52540 (phase 5B)</i>
<i>Vireo Lane</i>	<i>Lots 1, 13, Block 3, Plan 51724</i>
<i>Wild Iris Walk</i>	<i>Lots 1 to 8, Block 9, Plan 51724 Lots 1 to 6, Block 3, Plan 52540 (phase 5B)</i>

##### **Front Attached Garage – Custom Luxury** (lots 50ft and wider not designated as a walkout)

<i>Palisade Cove</i>	<i>Lots 2 to 6, 11 to 16 Block 8, Plan 51724</i>
<i>Prairie Smoke Drive</i>	<i>Lots 4 to 13, 21, 22, Block 11, Plan 51724</i>
<i>Silver Sage Crescent</i>	<i>Lots 1 to 14, 22 to 32, Block 1, Plan 52540 (phase 5B)</i>
<i>Water Lily Lane</i>	<i>Lots 1 to 7, 13, Block 7, Plan 51724</i>
<i>Wild Iris Walk</i>	<i>Lots 1 to 7, Block 1, Plan 51724</i>

Minimum Floor Area:	Bungalow	1,500 sq.ft.
	Two-Storey	1,800 sq.ft.
Setbacks: (for all lots)	Front Yard	20ft. min.
	Side Yard	4ft min. / 6ft max.
	Rear Yard	25ft min.

Min. Garage Size: Double car garage (approach to be located as per driveway location on the marketing plan).

Additional Requirements:

- Minimum of Four (4) houses shall separate similar house elevations, and identical colours and styles; minimum of Six (6) houses shall separate identical house models. This also applies to houses across the street or at opposite corners. [please see section 3.2 *Product Mix*.]
- For all properties noted as Signature Lots on the corresponding marketing plan please make note of section 3.13 *Signature Lots*.
- A rear deck is not required for approval of the above listed lots, but is not discouraged.
- Entrance size must be minimum 72 inches for lots 50ft and wider; minimum 60 inches for lots 46ft to 50ft wide. [please see section 3.6 *Entry*.]
- Vinyl siding will be acceptable on the second storey of homes only. The use of wood or alternative siding materials is required. [please see section 3.12 *Exterior Materials and Colours*.]
- Cladding material return of 2ft or to a point where the cladding material can be logically terminated. [please see section 3.12 *Exterior Materials and Colours*.]

**4.2 Front Attached Garage – Custom Wetland Walkout Lower Level**

<i>Palisade Cove</i>	<i>Lots 7 to 10, Block 8, Plan 51724</i>
<i>Silver Sage Crescent</i>	<i>Lots 15 to 21, Block 1, Plan 52540 (phase 5B)</i>
<i>Water Lily Lane</i>	<i>Lots 8 to 12, Block 7, Plan 51724</i>

Minimum Floor Area:	Bungalow	1,700sq.ft.
	Two-Storey	2,000sq.ft

Setbacks:	Front Yard	20ft. min.
	Side Yard	4ft min. / 6ft max.

Special Rear Yard Setbacks for Phase 5A Plan 51724: [please see section 3.4 *Siting*.]

- 80.2ft to any principal building.
- 60ft to any detached accessory building, including decks.

Min. Garage Size: 2-car garage (approach to be located as per driveway location on the marketing plan).

Max. Garage Size: 3-car garage for lot FF 50ft and greater (approach to be located as per driveway location on the marketing plan).

**\*\*Possibility of unpaired side-entry garages\*\*** [sections 3.8 and 3.14]

Additional Requirements:

- Minimum of Four (4) houses shall separate similar house elevations, and identical colours and styles; minimum of Six (6) houses shall separate identical house models. This also applies to houses across the street or at opposite corners. [please see section 3.2 *Product Mix*.]
- All Custom Walkout Lower Level lots are also designated Signature Lots and, therefore, require enhanced detailing on all publicly exposed elevations, as well as a deck. Please see section 3.13 *Signature Lots* for enhancements details.
- Recommended rear deck width of 75% of rear house width. [please see section 3.9 *Decks*]
- Minimum 18” x 18” deck support posts, including stairs.
- Vinyl siding will be acceptable on the second storey of homes only. The use of wood or alternative siding materials is required. [please see section 3.12 *Exterior Materials and Colours*.]
- Cladding material return of 2ft or to a point where the cladding material can logically end. [please see section 3.12 *Exterior Materials and Colours*.]
- Open design fencing only within 42ft of the rear property line for the Wetland Walkout lots. [please see section 5. *Fencing*.]
- Please see section 7.3 *Special Requirements for Lots Adjacent to Wetlands*.

**4.3 Front Attached Garage – Park Walkout Lower Level**

*Vireo Lane*                      *Lots 3, 5, 12, Block 3, Plan 51724*

**Custom Park Walkout Lower Level** (lots 50ft and wider):

*Prairie Smoke Drive*      *Lots 14 to 20, Block 11, Plan 51724*

*Vireo Lane*                      *Lots 2, 4, 6 to 11, Block 3, Plan 51724*

Minimum Floor Area:	Bungalow	1,500sq.ft.
	Two-Storey	1,800sq.ft

Setbacks:	Front Yard	20ft. min.
	Side Yard	4ft min. / 6ft max.
	Rear Yard	25ft min.

Min. Garage Size:      2-car garage (approach to be located as per driveway location on the marketing plan).

Max. Garage Size:      3-car garage for lot FF 50ft and greater (approach to be located as per driveway location on the marketing plan).

**\*\*Possibility of unpaired side-entry garages\*\*** (sections 3.8 and 3.14)

Additional Requirements:

- Minimum of Four (4) houses shall separate similar house elevations, and identical colours and styles; minimum of Six (6) houses shall separate identical house models. This also applies to houses across the street or at opposite corners. [please see section 3.2 *Product Mix*.]
- All Park Walkout Lower Level lots are also designated Signature Lots and, therefore, require enhanced detailing on all publicly exposed elevations, as well as a deck. Please see section 3.13 *Signature Lots* for enhancements details.
- Recommended rear deck width of 75% of rear house width. [please see section 3.9 *Decks*]
- Minimum 18” x 18” deck support posts, including stairs.
- Vinyl siding will be acceptable on the second storey of homes only. The use of wood or alternative siding materials is required. [please see section 3.12 *Exterior Materials and Colours*.]
- Cladding material return of 2ft or to a point where the cladding material can logically end. [please see section 3.12 *Exterior Materials and Colours*.]

**4.4 Rear Garage – Luxury Lane Lots**

*Vireo Lane*                      *Lots 1 to 9, Block 2, Plan 51724*  
*Water Lily Lane*                *Lots 1 to 7, Block 6, Plan 51724*

Setbacks:                      Side Yard        4ft min. / 6ft max. (2ft min. on one side for detached garages)  
                                          Public Lane      8ft min. from rear property line to garage.

Min. Garage Size:        20ft x 20ft (for detached garages)

The house style for the Luxury Laned Lots will be determined at time of project proposal by the respective builder(s). The requirements noted below are minimum guidelines to be used during development of the Luxury Laned projects:

- Product separation shall be determined on a block-by-block basis. [please see section 3.2 *Product Mix.*]
- For all properties noted as Signature Lots on the corresponding marketing plan please make note of section 3.13 *Signature Lots.*
- Garage size and location in the rear yard will be determined during project proposal. Pre-fabricated garage packages will not be acceptable. Detached garages to be constructed at the time of house construction. [please see section 3.8 *Garages* and 6. *Public Lane.*]
- All detached garages and rear house elevations must feature details, in both style and colour, present on the house front elevation. [please see section 3.8 *Garages* and 3.12 *Exterior Materials and Colours.*]
- The portion of rear yard not used for roof covered parking shall be maintained as green space.
- Cladding material return of 2ft or to a point where the cladding material can logically end. [please see section 3.12 *Exterior Materials and Colours.*]

**NOTES for VIREO:**

- The house style for the Luxury Laned Lots on Vireo Lane should complement the existing homes on the opposite side of Vireo Lane.
- Lots 2 – 8 are two storey homes only.
- These lots have been given variance (DAV 14-124545/B) to allow triple car garages that use between 14.3% and 15.8% of lot coverage opposed to the typical 12.5%. These percentages have been determined based on triple car garage footprint of 33’ by 22’. The overall lot coverage must remain under 45% of total lot coverage.

#### 4.5 Rear Garage – Specialty Lane Lots

*Edward Turner Drive* Lots 1 to 12, Block 4, Plan 51724  
Lots 1 to 10, Block 5, Plan 51724  
Lots 1 to 14, Block 4, Plan 52540 (phase 5B)

Setbacks:                      Side Yard              4ft min. / 6ft max. (2ft min. on one side for detached garages)  
                                         Public Lane            4ft min. / 12ft max. from rear property line to garage.  
                                         Rear Yard              25ft min.

Min. Garage Size:            20ft x 20ft (for detached garages)

The house style for the Specialty Laned Lots will be determined at time of project proposal by the respective builder(s). The requirements noted below are minimum guidelines to be used during development of the Specialty Laned projects:

- Product separation shall be determined on a block-by-block basis. [please see section 3.2 *Product Mix.*]
- For all properties noted as Signature Lots on the corresponding marketing plan please make note of section 3.13 *Signature Lots.*
- Garage size and location in the rear yard will be determined during project proposal. Pre-fabricated garage packages will not be acceptable. Detached garages to be constructed at the time of house construction. [please see section 3.8 *Garages* and 6. *Public Lane.*]
- All detached garages and rear house elevations must feature details, in both style and colour, present on the house front elevation. [please see section 3.8 *Garages* and 3.12 *Exterior Materials and Colours.*]
- The portion of rear yard not used for garage shall be maintained as green space.
- Cladding material return of 2ft or to a point where the cladding material can logically end. [please see section 3.12 *Exterior Materials and Colours.*]

## 5. FENCING

All fencing within the subdivision will be co-ordinated with respect to design, materials and finishes. Please refer to the respective marketing plans for specific fence location, type and size.

As per the Marketing Plan(s):

- *Chain-Link Fence Design* specified along the rear property line of lots **backing on to the public reserve** will be **black vinyl coated chain-link fencing** of a uniform height with one (1) gate to be installed by the Developer.
- *Solid Fence Design* refers to solid wood fencing of uniform height to be installed by the Developer along the rear property line and/or side yard.
- *Open Fence Design* refers to black, powder-coated wrought iron style fencing of uniform height (typically with a gate and eight (8) foot section return unless otherwise specified).
- *Open Fence with Retaining Wall* refers to black, powder-coated wrought iron style fencing of uniform height with a gate (along a rear property line), or with an opening (along a front property line) located at the finished height of a retaining wall to run the full length of the property line. One set of pre-cast concrete slab steps will be located at each gate or fence opening location.

Homeowners will be required to maintain the fence as installed by the Developer.

Note: any Developer fencing to be installed on a property must be shown on any site plans submitted for architectural approval, as acknowledgement of the installation of the Developer fencing indicated on the respective marketing plan.

For any *Open Fence Design* or *Chain-link Fence Design*, homeowners will not place any artificial visual screening or out-building within the area defined by the open fence installed by the Developer along the rear property line and one-section side yard returns, or within **Three (3) metres** of any open fence located along the rear property line if there is no one-section side yard return of open fencing. This includes specifically any attachments typical to open fencing, especially privacy slats of any kind. Only vines, shrubs, trees or other similar natural horticultural elements are permitted.

For the Custom Wetland Walkout lots:

Fencing within 42ft of the rear property line (this includes all side yard fencing) must be of an Open Design, such as wrought iron or vinyl coated chain-link, and a maximum height of Five (5) feet.

## 6. PUBLIC LANE

Just as the front drive can act as a prominent interaction point for street residents, the public lane becomes an important interaction and access point for homes located on rear entry lots. With this in mind, the public lane should be maintained to the same standard as the front street and yard.

So as to maintain a neat and tidy appearance of the public lane at all times, garbage cans and/or exposed refuse materials should be stored within the garage or entirely within the fenced area of the rear yard.

## 7. LANDSCAPE DESIGN

The implementation of appropriate landscape design within the residential area should reinforce the following objectives:

- Provide an appropriate transition in scale of landscape material from house to street
- Provide shade and comfort
- Provide a psychological link to nature
- Balance, highlight and complement architectural design
- Provide privacy, colour, texture and life
- Provide an acoustical buffer and soften the transition between the street and the house.
- Complement the adjacent naturalized parkland areas and trail system.

### 7.1 *Plant Material*

Extensive tree and shrub planting is encouraged throughout the development to create a naturalized park-like setting.

- Minimum landscape requirements will include front yard sod, together with plantings within the front yard.
- Homeowners shall maintain any boulevard trees adjacent to their property.
- All swimming pools, decks, patios (where applicable) must be located in the rear or side yard portion of each lot.

### 7.2 *Boulevard Specifications*

The typical boulevard treatment required by the City of Winnipeg is turf (sod).

As per the City of Winnipeg “Neighbourhood Liveability By-Law” the following are required for any **aggregate** (non-turf) boulevard treatments:

- a.) Aggregate materials no smaller than 20mm (3/4 inch) or greater than 40mm (1.5 inches). Smaller aggregate materials are not acceptable due to the increased likelihood of wash out of the material during extreme rainfall conditions.
- b.) The placement of aggregate must not exceed a depth of 75mm (3 inches) from the top of curb. This is to ensure that the stability of the adjacent city street is not compromised.

- c.) Boulevards finished with aggregate material must be kept weed and rubbish free (previously referred to as ‘aesthetically pleasing, clean, neat and rubbish free’ in the original *Guidelines for Non-Standard Boulevard Treatments*).
- d.) The boulevard may not be finished in asphalt or concrete.
- e.) The use of aggregate materials must not create or widen a private access for which a permit is required under the *Private Approaches By-Law* or a successor by-law.

Additional Qualico Communities requirements for aggregate (non-turf) boulevard treatments:

- f.) Aggregates such as river rock and other decorative stone materials that fall within the acceptable size requirements are required. Driveway base aggregate and other finely crushed gravel is not acceptable.
- g.) Aggregate filled boulevards and immediately adjacent turf (sod) areas must be separated by a hard edge (e.g. plastic lawn edging).

Other non-standard vegetative boulevard treatments **will require a permit from the City of Winnipeg.** Please see the website below for more information:

<http://www.winnipeg.ca/publicworks/Boulevards/boulevard.asp>

Please note: any boulevard treatments that do not meet the City of Winnipeg requirements will be replaced with turf (sod) by the City of Winnipeg at the homeowner’s expense.

### 7.3 *Special Requirements for Lots Adjacent to Wetlands*

The incorporation of native plant material along the edge of the wetland filters the water that flows into the wetland, and eventually into our lakes. In addition to improving water quality, wetlands can provide flood control, enhance wildlife habitat, and provide educational and recreational opportunities. Naturalized landscaping provides many benefits to homeowners, including reduced maintenance, reduced reliance on herbicides and pesticides, and a more natural environment for all.

The Developer will install native plant materials within the rear 42ft (12.8 m) of each lot adjacent to the wetland (indicated as a *12.8m Vegetation Easement* on the marketing plan). Homeowners are required to ensure that the native plant materials installed within this area are maintained at all times, and agree that they will NOT:

- (a) Apply any fertilizer of any type to the soil, ground, ground cover, trees, shrubbery, underbrush or any type of plant life;
- (b) Trim, cut or remove any silt fencing, ground cover, trees, shrubs, underbrush or any species of plant life within the Easement Area, except as required for regular weed control and thatch removal in accordance with maintenance programs adopted by the City of Winnipeg.
- (c) Place any yard weeds or composting material, including but not limited to grass clippings, within the easement area;

- (d) Store any materials within the easement area;
- (e) Construct or place any building, work or other improvements within the easement area;
- (f) Do anything that will modify the shoreline or water depths of the easement area;
- (g) Excavate, drill or cause any damage or injury to the easement area.

In order to provide access to the shoreline, homeowners may create a path having an average width of no more than 8ft through the easement area to access the wetland. The path must be created by mechanical means only and not by the use of herbicides.

The Developer will install silt fencing or other means of erosion control that must be maintained by the homeowner until the native grass plantings have been established.

## **8. RESTRICTIONS DURING CONSTRUCTION**

### *8.1 Appearance during Construction*

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. No garbage/trash burning is permitted at any time.

### *8.2 Signage*

The builder/owner must obtain the Developer's full written approval and permission prior to installing any signs on or about the property for directional or promotional purposes.

## **9. PLAN APPROVAL PROCESS**

### *9.1 Preliminary Plan Approval*

A preliminary review will be done by the Developer (Qualico Communities) or their Design Consultant for siting, planning and exterior treatments upon request. If builders are developing new plans they are urged to consult with the Developer or their Design Consultant at the earliest conceptual stages.

The Developer reserves the right to refuse any plan which lacks attention to the design guidelines stated herein. The Design Consultant's decision on any approval matters will be final.

The Developer reserves the right to accept non-conforming plans where, in its discretion, the intent of the guidelines has been achieved and it will not detract from the quality within the development.

Preliminary plans may be submitted to: Architectural Assurance Coordinator  
Qualico Communities  
tgrifton@qualico.com

## 9.2 *Final Plan Approval*

### 9.2.1 Submit:

- (a) one (1) **electronic copy in .pdf format** of the site plan, house type drawings (i.e. plans, sections, all elevations), and garage elevations for rear detached garage homes, and a completed Architectural Approval application form indicating all colours and materials;
- (b) one (1) **electronic copy in .dwg format** of all house elevations and site plan (for streetscape/conceptual purposes ONLY) to:

Architectural Assurance Coordinator  
Qualico Communities  
tgrafton@qualico.com

For additional hard copy correspondence, please contact the Architectural Assurance Coordinator for mailing information.

A copy of the Sage Creek Architectural Approval Form is included at the end of this document.

- 9.2.3. All site plans shall be to a scale of 1:200 and shall show house location, house outline with dimensions, driveway location, Developer fencing as per the respective marketing plan (if applicable), grading information and shall be identified with civic and legal addresses.
- 9.2.4. Upon satisfactory approval, the architectural approval form will be signed by the Developer or designated Architectural Guidelines Consultant. Architectural approval must be obtained **prior** to City permit applications. If the City of Winnipeg requires a change in house sitting, re-orientation of house or any other changes in siting, the plans must be resubmitted for approval.

## GUIDELINE REVISIONS

<u>Revision #</u>	<u>dd/MM/yyyy</u>	<u>Details</u>
1.1	16 May 2011	Draft guidelines released.
2.1	08 July 2011	Guidelines released for agreements.
3.1	10 August 2011	Phase 5A plan number 51724 added to the guidelines.
4.1	08 November 2011	Revision to section 3.14 <i>Driveway, Driveway Approaches</i> : References to “Blue Sun Drive” were deleted.
4.2	09 November 2011	The Lot Grading Procedure for Walkout Lower Level Lots and the Schedule “A” Lot Grading Procedure revised for 09 November 2011.
4.3	15 November 2011	Revision to section 4.1 <i>Front Attached Garage – Luxury and Front Attached Garage – Custom Luxury</i> : The ‘Custom Luxury’ designation criteria was revised to “lots 50ft and wider not designated as a walkout”.
4.4	28 November 2011	The addition of the following to section 3.3 <i>Minimum House Size</i> and section 4. <i>House Types Summary</i> : “The house width must be minimum 75% of the allocated buildable lot width. In instances where the minimum house width conflicts with the maximum side yard setback requirement, the maximum side yard setback requirement shall take precedence.  <b>House designs are expected to take advantage of the wider lot widths by providing for wider entrances and more details on the front façade, rather than widening the garage to meet the side yard requirements.</b>  <b>Builders will be discouraged from merely shifting the garage over to meet the minimum side yard requirements and thus giving the appearance of a wider house from the front, when from the rear elevation the house looks very narrow.”</b>
4.5	29 November 2011	The addition of the following to section 3.13 <i>Signature Lots</i> : <b>“More than one (1) material will be required on all enhanced elevations.”</b>
5.1	11 January 2012	2012 update to the Lot Grading Procedure.
5.2	11 January 2012	The following was added to section 5. <i>Fencing</i> :  Note: any Developer fencing to be installed on a property must be shown on any site plans submitted for architectural approval, as acknowledgement of the installation of the Developer fencing indicated on the respective marketing plan.
6.1	27 January 2012	The following was removed from section 4.3 <i>Front Attached Garage – Park Walkout Lower Level</i> :  Special Rear Yard Setbacks for Phase 5A Plan 51724: [please see section 3.4 <i>Siting</i> .] <ul style="list-style-type: none"> <li>• 80.2ft to any principal building.</li> <li>• 60ft to any detached accessory building, including decks.</li> </ul>
7.1	05 April 2012	Phase 5B plan number 52540 added to the guidelines.

<u>Revision #</u>	<u>dd/MM/yyyy</u>	<u>Details</u>
8.1	12 June 2013	Removal of the <i>Lot Grading Procedure</i> from the Guidelines. Please see the most current lot grading procedure documents for fees and lot grading requirements.
8.2	12 June 2013	Revision of material return clause in section 3.12 <i>Exterior Colours and Materials</i> :  "Non-stucco cladding materials are to return around the corners to side elevations a <b>minimum distance of 24 inches</b> or to a point where they should/can logically end according to the design of the home – whichever represents the longer distance.  Material returns that do not end at a change of wall plane are required to create a corner-wrap detail that is minimum 75% of the garage or main house floor height."
8.3	12 June 2013	The addition of " <i>Signature lots are indicated on the marketing plan for the area.</i> " to section 3.13 <i>Signature Lots</i> .
8.4	12 June 2013	Revision of the contact information for the Architectural Assurance Coordinator in section 9. <i>Plan Approval Process</i> .
8.5	17 June 2013	Addition of the following to section 3.4 <i>Setbacks and Side Yards</i> :  "...and a minimum rear yard setback of Twenty-five (25) feet will be required for all houses."
9.1	09 September 2014	The house style for the Luxury Laned Lots on Vireo Lane should compliment the existing homes on the opposite side of Vireo Lane.
9.2	09 September 2014	Lots 2 – 8 are two storey homes only
9.3	09 September 2014	These lots have been given variance (DAV 14-124545/B) to allow triple car garages that use between 14.3% and 15.8% of lot coverage opposed to the typical 12.5%. These percentages have been determined based on triple car garage footprint of 33' by 22'. The overall lot coverage must remain under 45% of total lot coverage.
9.4	09 September 2014	Garage setback changed from 4' to 8' from lane.

**ARCHITECTURAL APPROVAL FORM**

Date: \_\_\_\_\_

**BUILDER** \_\_\_\_\_  
**CONTACT** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_  
**TELEPHONE** \_\_\_\_\_  
**FAX** \_\_\_\_\_

**SUBDIVISION** Sage Creek  
**LOT** \_\_\_\_\_  
**BLOCK** \_\_\_\_\_  
**PLAN** \_\_\_\_\_  
**CIVIC** \_\_\_\_\_

**ATTACHMENTS:**

Site Plan (showing all house & lot dimensions and any Developer fencing to be installed)  House Elevations  (Front, Sides & Rear Elevations)

**HOUSE TYPE:**

Bungalow  Split Level  Bi-Level  2 Storey  2 Storey Split  Show Home

Builder Model No.: \_\_\_\_\_ Garage Dimensions: \_\_\_\_\_

Total Square Footage (above ground excluding garage and basement area): \_\_\_\_\_ Driveway Required: FULL

**Note:** House design must comply with all Architectural Guidelines for the subdivision.

**SITING:**

Lot Width (FF): \_\_\_\_\_ Req. House Width: \_\_\_\_\_ Actual House Width: \_\_\_\_\_

Front Setback: \_\_\_\_\_ Left Side Yard: \_\_\_\_\_ Right Side Yard: \_\_\_\_\_

ARCHITECTURAL APPROVAL:

**Note:** Architectural Approval must be received prior to house construction.

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**COLOURS AND MATERIALS:**

Submitted by: \_\_\_\_\_

Date: \_\_\_\_\_

	Material	Manufacturer	Colour
Predominant Material	_____	_____	_____
Secondary Material	_____	_____	_____
Masonry/Stone	_____	_____	_____
Trim	_____	_____	_____
Window Units	_____	_____	_____
Other:	_____	_____	_____
Gutters & Downspouts	_____	_____	_____
Fascia & Soffits	_____	_____	_____
Front Door	_____	_____	_____
O.H. Garage Door(s)	_____	_____	_____
Roof Shingles	_____	_____	_____
Stucco Finish Type	body: _____	details: _____	_____

**Note:** Colours and Materials Approval will not be granted unless all colour and material selections are provided.

COLOURS AND MATERIALS APPROVAL: