

SCHEDULE 'E'



ARCHITECTURAL GUIDELINES

Phase 7B2

Dumontet Crescent

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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 high standards of exterior design and materials are used 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)

- 1.2.1 Strong Identity – to create a viable and cohesive community with a distinct identity.
- 1.2.2 Neighbourhood Focus – to encourage a sense of neighbourhood and provide a focal point for transit access and social interaction.
- 1.2.3 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.
- 1.2.4 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 on going diversity in the community. This includes utilizing details associated with particular architectural styles.
- 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 overall rhythm and harmony of the streetscape will be determined by the mix of house types. In order to develop an interesting streetscape a variety of massing, architectural styles and materials will be encouraged. Historical precedents for housing should be considered. Their details, roof lines and materials would then be respected in the modern interpretation. Rooflines shall be examined collectively during the approval process to guard against conspicuous patterns.

3.1 Setbacks

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. The alignment of paired front entries shall take precedence over the alignment of paired front garages. The placement of a house on a lot shall be reviewed such that the view from front windows and entrance 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.

3.1.1 Side yard setbacks 4ft minimum, 6ft maximum

3.1.2 Front yard setbacks 20ft.

3.1.3 Rear Yard setbacks of 25ft

3.1.4 Rear Yard setbacks of 50ft along the future extension of Bishop Grandin.

3.2 Size

3.2.1 Front Attached Garage – 36' to 39.5' lots.

Bungalow 1200sqft
Two storey 1500sqft

3.2.2 Front Attached Garage – 40'+ lots

Bungalow 1350sqft
Two storey 1700sqft

3.3 Repetition

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

3.4 *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 elevation features complementing the proportions of the walls and overall façade on which they occur.

- 3.4.1 In addition to the plane of the garage, **each home should have a minimum of two additional planes on the front elevation which are separated by a minimum of 2ft.**
- 3.4.2 **A minimum of 2 planes should be incorporated in the rear elevation for all lots backing the Hydro Corridor.**
- 3.4.3 Window box and other details will be accepted with less than 2ft depth on a case by case basis.
- 3.4.4 For all 36ft lots and narrower, the setback distance between the front of the garage and the front entrance (either front wall plane or porch) should be a maximum of 12ft.
- 3.4.5 All second storey floor areas located above the garage shall not comprise more than 30 percent of the second storey floor area.
 - 3.4.5.1.1 The two storey plane on both the front and side entrance elevation shall be broken up through use of material, windows, roofing and/or massing change.
- 3.4.6 The outside edge of the garage shall not extend more than Four (4) feet beyond the width of the main body of the house.

3.5 *Entry*

The sense of arrival is an extremely important aspect to any home. The way in which a pedestrian arrives at their front door should be considered within the overall composition of every home. 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.

3.5.1 Each front entrance should include:

3.5.1.1 its own roofline with two columns;

3.5.1.2 proper proportions with respect to the width of the entry versus the support column(s) width and overall height;

3.5.1.3 appropriate material use; and,

3.5.1.4 suitability to the style of the home.

3.5.2 Double volume front entrance canopies will not be accepted.

3.5.3 Covered front entries more than one storey high shall be approved on a case-by-case basis.

3.5.4 The front entrance (door or portico) should face the street.

3.5.5 At minimum, a side light should accompany the front door of each entrance

3.5.6 For all 40ft+ wide lots, the front entrance should be a minimum of 60 inches wide.

3.5.7 If the garage face composes more than 2/3 of the overall width of the home, the front pedestrian entrance should be no more than 10ft behind the garage face.

3.5.8 Front porches and porticos are encouraged and if included should be incorporated into the main body of the dwelling and not as a later addition with little significance. All front porches must:

3.5.8.1 be substantial in purpose, robust in quality of materials and structure.

3.5.8.2 Incorporate a solid screen around the base of the porch, for example masonry, hardie panel skirting or concrete.

3.6 *Garages and Driveways*

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

3.6.1 The Architectural Style of the garage elevation shall match that of the home.

3.6.2 The garage should be a minimum of 20ft wide 2 car garage

3.6.3 The garage is another 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.

3.6.4 The entrance side wall of the garage is considered part of the front entrance and elevation and will be expected to incorporate additional detailing through enhanced materials and/or windows.

3.6.5 All garage approaches are to be located as per the driveway location on the corresponding marketing plan.

- 3.6.6 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 pavers.

3.7 *Decks Porches and Porticoes*

- 3.7.1 All decks and deck features, patios, screens and other outdoor amenities are to be located within the rear or side yard only. Porches and porticoes will be encouraged on the front elevation.
- 3.7.2 For all houses with an open design fence along the rear property line, a deck or other landscape feature that finishes the rear elevation must be included in the final design of the house. **The deck or landscape feature is to be installed at the time of house construction.**

3.8 *Roofs*

Roof pitch shall be consistent with the style of home. One storey houses will typically require a minimum 6:12 pitch front-to-back slope roof, unless the house design follows a traditional house style that dictates a specific roof pitch.

3.9 *Exterior Materials and Colours*

Consistency of style and quality of 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.

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. **Vinyl siding will not be permitted.**

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

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.

Special attention is to be given to the colour of the window trim, brick mold (where applicable), soffits, fascia, entry doors and overhead garage doors.

Non base material cladding materials should change only at a change of plane OR a minimum distance of 18 inches when wrapping around a corner.

Siding used as the predominant cladding material on the front elevation shall extend along the full length of the front-entry side wall of the garage, unless otherwise dictated by the style and detailing of the home.

Exposed parging should be limited to a height of 2ft on all sides of the home.

A maximum of two base materials and two accent materials should be utilized.

3.10 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.

All homes located on lots with an ‘open fence’ require significant rear elevation enhancements. As such, the rear elevation (and any other prominent elevations) of all homes submitted for these lots is to incorporate a similar level of detail, material use and consideration as the front elevation of the house.

Enhanced design features are required on all house elevations 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 (for predominantly stucco houses the stucco shall not be considered as one of the materials).

The inclusion of rear decks and deck placement, window patterns, wall and roof forms, railings and all trim/detail work must be considered.

For all non-walkout houses with door access to the rear yard and an open design fence along the rear property line, a deck or other landscape feature that finishes the rear elevation **must be included in the final design of the house. The deck or landscape feature is to be installed at the time of house construction.**

3.11 Grading

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

- 3.11.1 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.
- 3.13.1.1 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.
- 3.13.1.2 All retaining wall structures must be approved by the Developer.

3.11.2 Builders must submit geodetic grades on the site plan

4. FENCING

All developer 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):

4.1 *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.

4.2 *Chainlink* refers to black vinyl coated chain link fence along Hydro Corridor (typically with a gate)

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* lots, 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.

5. 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.

5.1 *Plant Material*

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

- 5.1.1 Minimum landscape requirements will include front yard sod for all lots; rear yard sod for daylight lots, walkout lower level lots, and any lots with a Developer installed wrought-iron style open fence in the rear yard.
- 5.1.2 For lots with an 'open fence with retaining wall', homeowners are encouraged to incorporate creative features such as pergolas, patio areas, privacy screening, or other outdoor room ideas into the open rear yard.
- 5.1.3 Homeowners shall maintain any boulevard trees adjacent to their property.
- 5.1.4 All swimming pools, decks, patios (where applicable) must be located in the rear or side yard portion of each lot.

5.2 *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:

- 5.2.1 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.
- 5.2.2 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.
- 5.2.3 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*).
- 5.2.4 The boulevard may not be finished in asphalt or concrete.
- 5.2.5 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:

- 5.2.6 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.
- 5.2.7 Aggregate filled boulevards and immediately adjacent turf (sod) areas must be separated by a hard edge (e.g. plastic lawn edging).
- 5.2.8 Lane lots, rear boulevard require the same stone/sod treatment as do the front garage lots.

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

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

6. RESTRICTIONS DURING CONSTRUCTION

6.1 *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.

6.2 *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.

7. PLAN APPROVAL PROCESS

Plan Approval

The preferred submission format is a single .pdf submission through the Lot Works website: <http://qualicowpg.lotworks.ca/projectman> with all drawings formatted to a scale of 1:200.

The drawing set should include both the site plan and all four elevations in a single .pdf. The developer will venture to provide a response (not necessarily an approval) to submissions within one week of the submission.

The site plans shall show house location, house outline with dimensions, driveway location, any Developer fencing to be installed, grading information and any easements as shown in the marketing plans. It shall indicate the site with both civic and legal addresses.

As new designs are being developed, builders are urged to consult with the developer at the earliest conceptual stage. The developer reserves the right to refuse any plan which lacks attention to the design guidelines stated herein. The developer'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

Upon satisfactory approval, the architectural approval form will be signed by the Developer. 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.

Full architectural approval (**including colours and materials selection**) is required prior to any site construction.

8. GUIDELINE REVISIONS