

SCHEDULE 'E'



ARCHITECTURAL GUIDELINES

Phase 8

Grey Heron Drive

31 August 2018

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 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 single family houses to be constructed in Phase 8 of Sage Creek.

Minimum Floor Area:	Bungalow	1,200 sq.ft
	Two-Storey	1,500 sq.ft
Setbacks:	Front Yard	20ft min.
	Side Yard	4ft min. / 6ft max.
	Rear Yard	25ft min.
Min. Garage Size:	Two car garage (garage to be located as per driveway location on the marketing plan).	

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 shapes, styles and materials will be encouraged. Historical precedents for housing could 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.

3.2 *Product Mix*

For Front Attached Garage – Regular Lots:

Minimum of Four (4) houses shall separate similar house elevations (identical footprints), and identical colours and styles; minimum of Five (5) houses shall separate identical house models. This also applies to houses across the street and at opposite corners.

3.3 *Minimum House Size*

The house width must be at least 75 percent of the allocated buildable lot width. Where the minimum house width conflicts with the maximum side yard setback requirement, the maximum side yard setback requirement shall take precedence.

3.4 *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. Visually larger homes may be set back proportionately more than smaller, lower homes.

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.

3.5 *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 elevation 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 elevation relief so as to, once again, avoid large unfinished blank looking facades.

The entry wall (face of garage to face of main house body) to be between 12 feet or less setback from the front of the garage.

Large amounts of parking are discouraged for all houses.

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 60 inches for lots between and including 46ft and 50ft wide), and the opportunity for recessed garages, porches/verandas and other welcoming gestures for the homeowners and their guests.

Covered front entries more than one storey high shall be approved on a case-by-case basis. A covered entry feature must exhibit:

- proper proportions with respect to the width of the entry versus the support column(s) width and overall height;
- appropriate material use; and,
- suitability to the style of the home.

Double volume front entry will not be accepted.

3.7 *Garages*

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

All 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.

The entry side of the garage is considered part of the front house elevation, and therefore will be expected to incorporate detailing as such.

A two car garage, as a minimum, 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.

All garages are to be located as per the driveway location on the corresponding marketing plan, except for lots on which a side-entry garage is permitted.

3.8 *Roofs*

Roof pitch shall be consistent with the style of home. One storey houses will typically require a minimum 5:12 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.

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.

Please note: A minimum of two detail cladding materials shall be incorporated into the design.

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.

Monochromatic colour schemes are strongly discouraged, e.g. 'all grey', 'all white', and '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 18 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.

The entry side of the garage is considered part of the front house elevation, and therefore will be expected to incorporate detailing as such.

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.

Vinyl siding will be permitted on the second floor only.

3.10 *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.

All driveways and driveway approaches are to be located as per the corresponding marketing plan.

3.11 *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 most current *Sage Creek Lot Grading Procedures*.

4. 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.

4.1 *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 for all lots;
- 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.
- 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.

4.2 *Boulevard Specifications*

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

As per the City of Winnipeg "Neighbourhood Livability 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.

4.3 *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.

5. RESTRICTIONS DURING CONSTRUCTION

5.1 *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.

5.2 *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.

6. PLAN APPROVAL PROCESS

6.1 *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.

7. GUIDELINE REVISIONS