



SAGE CREEK

ARCHITECTURAL GUIDELINES

PHASE 2A – Daylight & Walkout Lower Level Homes Block 4 Homes

13 September 2010 – Revision 1



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 Daylight, Walkout Lower Level and Block 4 houses to be constructed in Phase 2A of Sage Creek. Specific requirements for individual areas will be noted in the respective sections.

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.

3.1 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

In order to avoid repetitive use of similar house type, style, roof/elevation, colours or design treatment there shall be a separation of similar house type, colour and style:

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

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 below. The house width must be at least 75 percent of the allocated buildable lot width.

Daylight Lower Level Homes:

Red Lily Road Lots 1 – 10, Block 1, Plan 48201

Walkout Lower Level Homes:

Red Lily Road Lots 9 – 20, Block 3, Plan 48201

Block 4 – Large Front Attached Garage Homes:

Red Lily Road Lots 1 – 8, Block 4, Plan 48201

Minimum house size:	Bungalow	1,500 sq.ft
	Two-storey	1,800 sq.ft

3.4 Setbacks and Side Yards

Unless otherwise noted, a minimum side yard setback of **Four (4) feet**, maximum side yard setback of **Six (6) feet**, and minimum front setback of **Twenty (20) feet** will be required for all houses.

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.

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.

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.

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.

Windows, doors and elevation features should reflect and complement the proportions of the walls and overall façade in which they occur.

A wider dimension fascia may be required based on the style of the home.

The distance between the top of the garage door opening and the underside of the garage roof horizontal fascia shall be no greater than 30 inches. Exceptions may be considered by the Developer during the approval process.

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.

Large expanses of wall on the principal elevation that do not have ornament, openings or architectural features will not be permitted.

Where a portion of the second storey of the home is built over top of the garage, there shall be a break in the wall by both a significant change in vertical plane and roofing to avoid a large, tall, monolithic mass, especially on the entry side of the garage. All second storey floor areas located above the garage shall not comprise more than 30 percent of the second storey floor area.

Ridge lines of gable roofs on one-storey residences shall be parallel to the direction of the street. These roofs should also be steeply pitched. Variety of roof forms and detail on all residences is encouraged.

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 entrances open to the street (minimum 72 inches for lots 50ft and wider; 60 inches for lots under 50ft), 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 should be incorporated into the design and main body of each dwelling unit. It should not be regarded as a later addition with little significance, but 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.

3.8 Front Garages

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

Attached garages should complement the house elevation and the overall street massing. Garage rooflines should be consistent and blend in with the massing of the home.

Garage doors shall be minimum **Sixteen (16) feet wide**, and typically are to be painted wooden or metal raised panel doors. Painted garage doors are encouraged to provide variety to the streetscape. (please see section 3.10 *Exterior Colours and Materials*)

Side entry/recessed garages are permitted provided the driveway approach is located as shown on the Phase 2A – Red Lily Road Marketing Plan. ***Please ensure potential homeowners are aware of the possibility of unpaired garages on Red Lily Road.***

3.9 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.

3.10 Exterior Colours and Materials

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.

Vinyl siding will be acceptable on the second storey of homes only. The use of wood or alternative siding materials is required.

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

The overall look and scale of the front façade of predominantly 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 trim details, and stone/masonry work. The colour and finish technique of any stucco detailing also requires consideration:

- A. The body of the house and any stucco detailing shall be uniform in colour.
- B. Smooth and sharp stucco work is a necessary accompaniment to properly feature items such as stonework, brick, entrance detailing and shutters. The body of the house and any stucco detailing should utilize different finishing techniques.

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, i.e. ‘all grey’, ‘all white’, ‘all beige’. There must be a distinct colour contrast between the predominant trim/details and the body of the house. For stucco houses this means any non-stucco details should not resemble or blend-in with the stucco house colour.

Exterior cladding materials used on principle elevations, which extend to the edge of an exterior wall, shall be carried around corners to the side elevations **minimum Two (2) feet**, or to a point where the material can logically end according to the design of the home. Material returns that do not end at a change of wall plane will be expected to create a three-quarter (3/4) to full height corner-wrap detail.

The entry side of the garage is considered part of the front elevation.

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).

3.11 Open Rear Yard / Signature Lots

All Daylight Lower Level and Walkout Lower Level lots are designated signature lots and require rear elevation / yard enhancements.

- Houses backing onto the wetland and public reserve will require enhanced detailing on the rear elevation and any other portions of the house that are completely visible from these public areas. This is to include elevational themes and cladding materials that echo the design of the front elevation.
- Focus will be drawn to the rear patio/deck areas, specifically how a deck and/or stairs can extend beyond the house and engage the landscape. Stack stone steps winding down to an interlocking-paving patio area, for example; the decks protruding beyond the rear elevation wall and following a portion of the wall, or even tiered decks/steps where able. Not just the rear elevation, but the entire yard should be used to enhance the house.

Corner lots or lots that offer a significant viewpoint on a front/side street will require additional enhancements to the front and any side elevations exposed to a side street. 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.

All houses must be designed as a well considered whole. Deck placement, window patterns, wall and roof forms, railings and trims must be considered.

Daylight Lower Level Homes:

These houses will feature larger windows in the rear lower level of the home.

- A deck, at a width that is applicable to the house design, landscape patio area or other landscape feature that engages the house and rear yard is required.

Walkout Lower Level Homes:

A substantial rear deck and/or balcony will be required on all walkout lower level houses.

- Deck/balcony width should be minimum 75 percent of the rear house width.
- All deck supporting structures, including stair/landing supports, shall be a minimum finished size of 18 inches x 18 inches, 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 Daylight and Walkout Lower Level homes (including all windows) must be completed with the initial construction of the house.

3.12 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 provided the driveway approach is located as shown on the Phase 2A – Red Lily Road Marketing Plan. ***Please ensure potential homeowners are aware of the possibility of unpaired garages on Red Lily Road.***

3.13 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 to 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.

Builders will have to respect the rear lot line grades for Daylight lower level homes. House designs will have to work with the slope from high ground at house to rear lot line – a drop of 2.44m to 2.75m (8 to 9 feet).

Grading for the Daylight and Walkout lower level houses must be undertaken very carefully and is outlined in detail in the ***Sage Creek Lot Grading Procedure for Daylight/Walkout Lower Level Lots.***

4. 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):

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 located along the rear property line with a gate and one Eight (8) foot section return along one or both side yards, unless otherwise specified.

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

No artificial visual screening or out-buildings are permitted within **Three (3) metres** along any Open Fence installed by the Developer. This includes specifically any attachments typical to a chain-link fence, especially chain-link 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 house.
- Complement the adjacent naturalized parkland areas and trail system.

5.1 Plant Material

Extensive tree and shrub planting, alongside native grasses 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.

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:

- 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 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 by turf (sod) by the City of Winnipeg at the homeowners 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

7.1 Preliminary Plan Approval

A preliminary review will be done by the Developer 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 is 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.

7.2 Additional Requirements for Daylight/Walkout Lower Level Lots

Please refer to the *Sage Creek Lot Grade Procedure for Daylight/Walkout Lower Level Lots* and the *Schedule "A" Lot Grade Procedure* for submission requirements for Daylight and Walkout Lower Level lots.

7.3 Final Plan Approval

7.3.1 Submit:

- (a) one (1) copy of the site plan, house type drawings (i.e. plans, sections, all elevations), and one completed application form indicating all colours and materials;

Architectural Assurance Coordinator
1 Dr. David Friesen Drive
Winnipeg, Manitoba R3X 0G8
Fax: (204) 233-2965

A copy of the Sage Creek Approval Form is attached.

- 7.3.2 All site plans shall be to a scale of 1:200 and shall show house location, house outline with dimensions, grading information and shall be identified by legal and civic addresses.

- 7.3.3 Upon satisfactory approval, the architectural approval form will be signed by the Developer or designated Design Consultant. Architectural approval must be obtained prior to City permit applications. If the City of Winnipeg requires a change in house siting, re-orientation of house or any other changes in siting, the plans must be resubmitted for approval.

GUIDELINES REVISIONS

<u>Revision #</u>	<u>dd/MM/yyyy</u>	<u>Details</u>
1.1	13 September 2010	<p>Addition of the following to section 3.8 <i>Front Garages</i> and section 3.12 <i>Driveway, Driveway Approaches</i>:</p> <p>“Side entry/recessed garages are permitted provided the driveway approach is located as shown on the Phase 2A – Red Lily Road Marketing Plan. <i>Please ensure potential homeowners are aware of the possibility of unpaired garages on Red Lily Road.</i>”</p>

QUALICO COMMUNITIES

1 DR. DAVID FRIESEN DRIVE
WINNIPEG, MANITOBA R3X 0G8
PHONE: (204) 233-2451 FAX: (204) 233-2965

APPROVAL FORM

DATE:

BUILDER
CONTACT
ADDRESS
TELEPHONE
FAX

SUBDIVISION
LOT
BLOCK
PLAN
CIVIC ADDRESS

ATTACHMENTS:

Site Plan (showing all house and lot dimensions)
Fence Acknowledgment by Homeowner
House Elevations (Front, Side & Rear Elevations Required)

HOUSE TYPE:

Bungalow Split Level Bi-Level 1 1-2 Storey 2 Storey 2 Storey Split Show Home Other

Builder Model No. Garage Dimensions
Total Square Footage Garage Placement
Corner Lot Requirements Complied With Driveway Required Full Approach

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

SITING:

Buildable Lot Width: Required House Width: Actual House Width:
Front Setback: Left Sideyard: Right Sideyard:

ARCHITECTURAL APPLICATION APPROVAL:

COLOURS AND MATERIALS:

Submitted by:

Date:

Table with 4 columns: Material, Manufacturer, Colour, and a blank column. Rows include Predominant Material, Secondary Material, Masonry, Trim, Window Trim, Other, Gutters & Downspouts, Fascia, Soffit, Front Door, Garage Doors, Roof, and Stucco Finish Type.

Note: Architectural Approval will not be granted unless complete material and colours selections provided

COLOURS AND MATERIALS APPROVAL: