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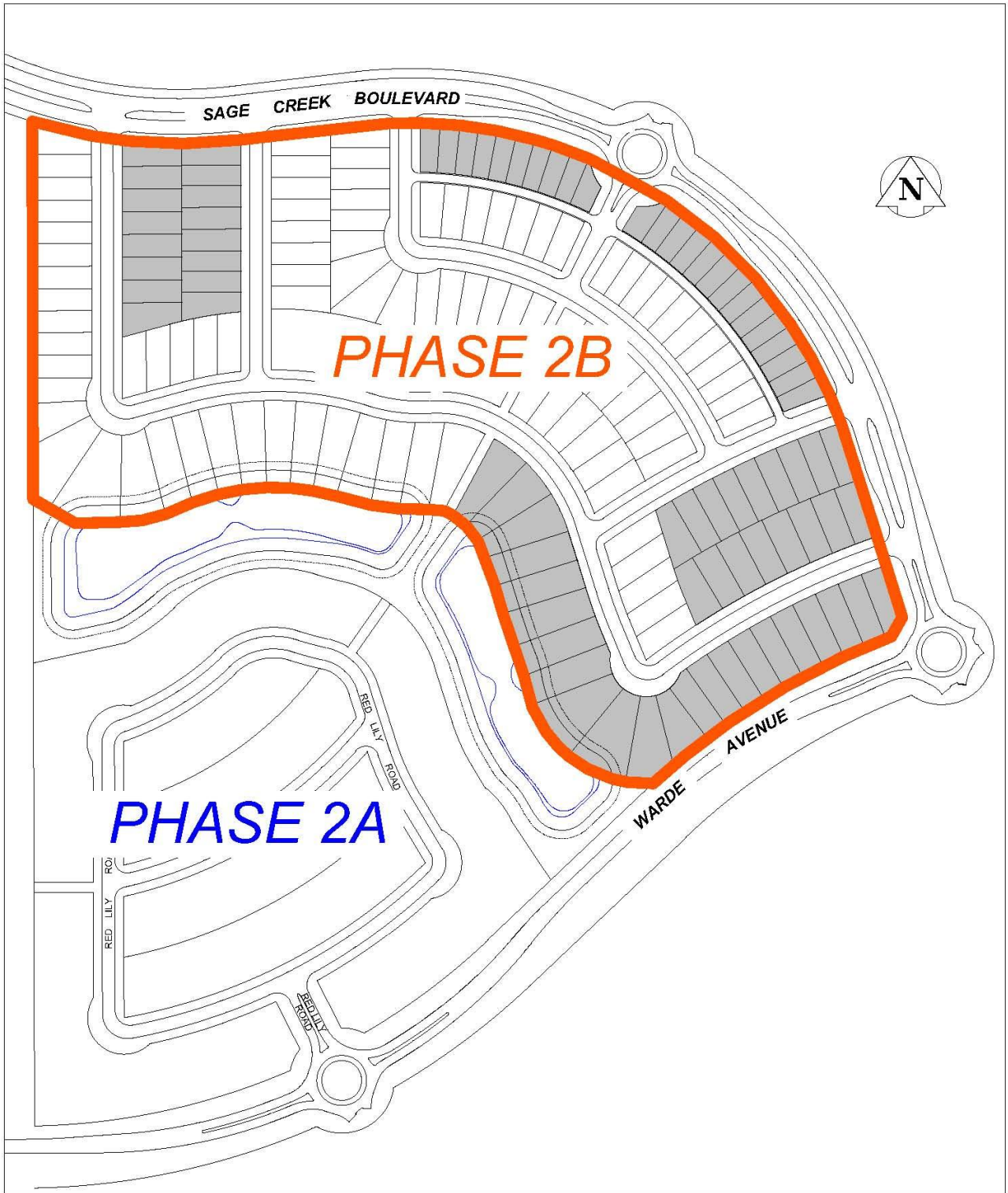


SAGE
CREEK

ARCHITECTURAL GUIDELINES

Phase 2B

22 October 2012 – Revision 4



Note: the greyed areas of phase 2B are within Plan 49519. All other areas are within Plan 48443.

Phase Street List

The following streets are located within Phase 2B of Sage Creek:

Blue Sun Drive

Charity Lane

Ranville Road

Solstice Lane

The design of all houses to be located on the above noted streets will be mandated by the Phase 2B 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 2B 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 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, Rear Attached/Detached Garage lots and Wide lots:

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

For Front Attached Garage – Luxury & Custom 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.

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 at least 75 percent of the allocated buildable lot width.

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, and minimum front setback of Twenty (20) 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

Lots adjacent to the wetland (storm water retention basin) are subject to the following special rear yard setbacks pursuant to DAV 09-143414/B:

- 80.2ft to any principal building.
- 60ft to any detached accessory building including decks.
- 50.2ft to any temporary structure or swimming pool not enclosed within a building.

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.

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.

The most exterior front wall of the portion of second storey over the garage must be set back at least Five (5) feet from the front of a standard 20ft long garage projecting out in front of the house. Further, the set back distance of the second storey over the garage shall increase proportional to an increase in the standard garage length.

For Wide Lot house massing:

- Minimum house width for all wide lots shall be 34ft, not including any garage extensions wider than the main body of the house. Exceptions may be considered for homes featuring a dominant front entry.

- The garage shall not extend more than Four (4) feet beyond the width of the main body of the house. The intent is to minimize the imbalance often seen between the non-garage side of the main floor and an extra wide garage utilized to meet the minimum house width requirements. The proportion of front garage width to front entry/house width should be as equal as possible.
- The garage may be recessed behind the front entry or extend forward up to a maximum of Twelve (12) feet beyond the front door. The front entry must include a significant landing or porch area utilizing at least half the depth of the garage wall, if the garage protrudes front of the entry. The landing or porch area must be minimum Eight (8) feet in width.
- For homes with a second storey where the garage is not recessed behind the front entry, the portion of the second floor above the garage must not cover more than half the depth of the garage as measured from the front wall of the house.

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.

Please refer to *Wide Lot house massing* in section 3.5 *Visual Bulk and Massing* for front entry details.

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.

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 of Blue Sun Drive provided the driveway approach is located as shown on the Phase 2B Marketing Plan. ***Please ensure potential homeowners are aware of the possibility of unpaired garages on the custom wetland lots of Blue Sun Drive.***

For all Rear Detached Garages:

- The garage and garage pad must be minimum 20 x 20 feet in size and shall be constructed at the time of house construction. Pre-fabricated garage packages will not be acceptable.
- 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. Such details as vents, flower boxes, trellises and shutters should be used on feature walls.
- It is intended that the portion of the rear yard not used for garage 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.

Rear garages shall not be paired unless otherwise indicated by the Developer. This will allow for the opportunity to develop private landscaped spaces in the rear yards.

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 Custom Wetland 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*

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.

Required roof materials for Custom Walkout Lower Level and Luxury lots will be cedar shingles or shakes, concrete tile, slate tile, and any asphalt or fiberglass 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, GAF Timberline and Prestige.
- Custom home lots will be expected to select high quality roofing materials such as BP Eclipse, GAF Grand Sequoia and Grand Slate.

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 Custom lots backing onto the wetland and the Luxury lots, 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 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.

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 a **minimum of One and a Half (1.5) feet** for regular/laned lots and a **minimum of Two (2) feet** for custom/large lots, 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 material return will be assessed on a per house basis for the Wide Lot homes given the nature of the recessed garages expected for this type of house design. However, a minimum 1.5ft material return is recommended.

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.

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.

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.

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*)

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 of Blue Sun Drive provided the driveway approach is located as shown on the Phase 2B Marketing Plan. ***Please ensure potential homeowners are aware of the possibility of unpaired garages on the custom wetland lots of Blue Sun Drive.***

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 *Sage Creek Lot Grading Procedures*.

4. HOUSE TYPES SUMMARY

All residential lots available in Phase 2B 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 lots must be at least 75% of the buildable lot width.

4.1 *Front Attached Garage - Regular Lot*

<i>Blue Sun Drive</i>	<i>Lot 1 – 11, Block 1, Plan 48443</i> <i>Lot 1 – 8, Block 1, Plan 49519</i>
<i>Charity Lane</i>	<i>Lot 1 – 9, Block 5, Plan 49519</i>
<i>Ranville Road</i>	<i>Lot 1 – 15, Block 5, Plan 48443</i> <i>Lot 1 – 8, Block 8, Plan 48443</i>
<i>Solstice Lane</i>	<i>Lot 1 – 8, Block 2, Plan 49519</i> <i>Lot 1 – 8, Block 3, Plan 48443</i>

Minimum Floor Area:	Bungalow	1,350 sq.ft.
	Split	1,500 sq.ft.
	Two-Storey	1,700 sq.ft.

Min/Max Setbacks:	Front Yard	20ft.
	Side Yard	4ft / 6ft

Min. Garage Size: Double car garage (garage 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 Five (5) 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.
- Cladding material return of 1.5ft or to a point where the cladding material can logically end. [please see section 3.12 *Exterior Materials and Colours*]

4.2 Front Attached Garage – Luxury Lot

Blue Sun Drive *Lot 12 – 14, Block 1, Plan 48443*
 Lot 1 – 5, Block 2, Plan 48443
 Lot 1 – 9, Block 4, Plan 48443
 Lot 1 – 6, Block 9, Plan 48443
 Lot 1 – 5, Block 10, Plan 48443

Minimum Floor Area: Bungalow 1,500 sq.ft.
 Split 1,650 sq.ft.
 Two-Storey 1,800 sq.ft.

Min/Max Setbacks: Front Yard 20ft.
 Side Yard 4ft / 6ft

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.
- Entrance size must be minimum 72 inches for lots 50ft and wider; minimum 60 inches for lots 46ft and 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.*]

4.3 Front Attached Garage – Custom Wetland Lot (Walkout Lower Level)

Blue Sun Drive Lot 15 – 27, Block 1, Plan 48443
Lot 1 – 10, Block 8, Plan 49519

Minimum Floor Area:

<u>Lot FF width less than 50ft wide</u>		<u>Lot FF 50ft and wider</u>	
Bungalow	1,500 sq.ft.	Bungalow	1,700sq.ft.
Two-Storey	1,800 sq.ft.	Two-Storey	2,000sq.ft

Min/Max Setbacks:	Front Yard	20ft.
	Side Yard	4ft / 6ft

Special Rear Yard Setbacks: [please see section 3.4 Siting.]

- 80.2ft to any principal building.
- 60ft to any detached accessory building, including decks.
- 50.2ft to any temporary structure or swimming pool enclosed by a building.

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 Wetland 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. [please see section 5. Fencing.]
- Please see section 7.3 Special Requirements for Lots Adjacent to Wetlands.

4.4 Front Attached Garage – Wide Lots

Blue Sun Drive *Lot 1 – 8, Block 6, Plan 49519*
Blue Sun Drive *Lot 1 – 12, Block 7, Plan 49519*

Minimum Floor Area:	Bungalow	1,400 sq.ft
	Two-Storey	1,800 sq.ft
Min/Max Setbacks:	Front Yard	20ft.
	Side Yard	4ft / 6ft
Min. Garage Size:	2-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 Five (5) 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*.
- Minimum house width of 34ft, not including any garage extensions. [please see section 3.5 *Visual Bulk and Massing*.]
- The garage shall not extend more than 4ft beyond the width of the main body of the house (towards the side property line).
- Garages to be recessed behind the front entry, or extend towards the front property line no more than 12ft beyond the front door.
- Front entry must have a significant landing or porch area. [please see section 3.5 *Visual Bulk and Massing*.]
- Cladding material return will be assessed on a per house basis, but should typically consider a 1.5ft material return. [please see section 3.12 *Exterior Materials and Colours*.]

4.5 Rear Attached/Detached Garage – Laned Lots

Ranville Road *Lot 1 – 7, Block 6, Plan 48443*
 Lot 1 – 11, Block 7, Plan 48443

Minimum Floor Area:	Bungalow	1,350 sq.ft
	Two-Storey	1,700 sq.ft
Min/Max Setbacks:	Front Yard	10ft – 15ft
	Side Yard	4ft / 6ft
	Backlane	10ft min. (attached garage)
		4ft / 12ft (detached garage)
	Garage Side yard	2ft / 4ft
Min. Garage Size:	20ft x 20ft (detached garage)	

Additional Requirements:

- Minimum of Four (4) houses shall separate similar house elevations, and identical colours and styles; minimum of Five (5) 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*.
- The garage and garage pad must be minimum 20 x 20 feet in size and shall be constructed at time of house construction. Pre-fabricated garage packages will not be acceptable. [please see section 3.8 *Garages* and 6. *Public Lane*.]
- The garages shall not be paired, unless specifically requested during the approval process. This will allow for the opportunity to develop private landscaped spaces in the rear yards.
- 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 1.5ft 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 a public lane** will be **galvanized chain-link fencing** of a uniform height to be installed by the Developer along the rear property line from the side yards to driveway edges, together with a one section return.
- *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. For rear detached garage homes the fence shall be installed from the side yards to the garage approach only.
- *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.

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 a chain-link fence, especially chain-link privacy slats of any kind. Only vines, shrubs, trees or other similar natural horticultural elements are permitted.

For lots backing onto the wetland:

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, 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.

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 homeowners 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 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.

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 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:

M. Mavridis
Architectural Assurance Coordinator
Email: mmavridis@qualico.com
Phone: (204) 255-9772

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

A copy of the Sage Creek Approval Form is attached.

- 9.2.3. 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 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	01 March 2010	Revision of the following in section 3.12 <i>Exterior Materials and Colours</i> : <u>Lots backing onto the Hydro Corridor or Public Lane:</u> 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.
1.2	01 March 2010	Revision of the following to section 4.5 <i>Rear Attached/Detached Garage – Laned Lots</i> : <ul style="list-style-type: none"> 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 <i>Garages</i> and 3.12 <i>Exterior Materials and Colours</i>.]
2.1	13 September 2010	Addition of the following to section 3.8 <i>Garages</i> and section 3.12 <i>Driveway, Driveway Approaches</i> : “Side entry/recessed garages are permitted on the custom wetland lots of Blue Sun Drive provided the driveway approach is located as shown on the Phase 2B Marketing Plan. <i>Please ensure potential homeowners are aware of the possibility of unpaired garages on the custom wetland lots of Blue Sun Drive.</i> ”
2.2	13 September 2010	Addition of the following to section 4.3 <i>Front Attached Garage – Custom Wetland Lot (Walkout Lower Level)</i> : **Possibility of unpaired side-entry garages** (sections 3.8 and 3.14)
3.1	08 March 2011	Revision of the following to section 4.4 <i>Front Attached Garage – Wide Lots</i> : Charity Lane Lot 1 – 8, Block 6, Plan 49159 was revised to Blue Sun Drive Lot 1 – 8, Block 6, Plan 49159.
3.2	08 March 2011	Addition of the <i>Sage Creek Lot Grading Procedure for Walkout Lower Level Lots</i> and Schedule “A” <i>Lot Grading Procedure</i> .
4.1	22 October 2012	Outdated Lot Grade Procedure omitted from the guidelines.

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) House Elevations (Front, Side & Rear Elevations Required)
 Fence Acknowledgment by Homeowner Garage Elevations (for Detached garages only)
(as shown on Fence Design & Layout)

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 *(above ground excluding garage and basement area)* _____ Garage Placement *(as per Marketing Plan)* _____
 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 Side Yard: _____ Right Side Yard: _____

ARCHITECTURAL APPROVAL:

COLOURS AND MATERIALS:

Submitted by:

Date:

	Material	Manufacturer	Colour
Predominant Material	_____	_____	_____
Secondary Material	_____	_____	_____
Masonry	_____	_____	_____
Trim	_____	_____	_____
Window Units	_____	_____	_____
Other:	_____	_____	_____
Gutters & Downspouts	_____	_____	_____
Fascia	_____	_____	_____
Soffit	_____	_____	_____
Front Door	_____	_____	_____
Garage Doors	_____	_____	_____
Roof	_____	_____	_____
Stucco Finish Type	body: _____	buildouts: _____	_____

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

COLOURS AND MATERIALS APPROVAL: