



PHASE 1 & PHASE 2
ARCHITECTURAL GUIDELINES

1. Introduction

The objective of architectural guidelines in River Park South is to continue 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.

2. General Intent

The requirements outlined in this document are designed to present the minimum set of standards over and above those required by the City of Winnipeg for use by builders to meet the above objective and achieve a marketable product attractive to the buying public. It is the responsibility of all builders to:

- Maintain consistent high quality standards through a harmonious and cohesive mix of house types, styles and detailing.
- Create and reinforce quality curb appeal by promoting variety and variation in house design, resulting in a visually interesting streetscape.
- Promote the use of non-stucco materials for prominent elevations, premium materials for detailing and an emphasis on front entrances.
- Locate the dwelling on the lot to ensure proper utilization of the land and compatibility with surrounding units.
- Ensure compatibility of lot grading and drainage requirements within the lot and in relationship to adjacent land. (Please see the corresponding *Lot Grade Procedure* document.)
- 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. Phase Street List

The following streets are located within Phase 1 and Phase 2 of River Park South:

- | | | |
|--------------------|--------------------|-----------------------|
| • Battersea Close | • Islington Court | • Stanhope Garden |
| • Buckley Trow Bay | • Paddington Road | • Stellarton Crescent |
| • Eb Claydon Road | • Scammel Road | |
| • Elsey Road | • Sidebottom Drive | |

4. **Street Rhythm**

The overall rhythm and harmony of the streetscape will be determined by the mix of house types along the street. In order to develop an interesting streetscape a variety of house shapes, styles and exterior materials is strongly encouraged.

Rooflines will be examined collectively during the approval process to guard against conspicuous patterns.

5. **Product Distribution**

A minimum of Four (4) houses in any direction is required between same/similar house designs and same/similar predominant house colours. This also applies to houses across the street and at opposite corners.

In the interest of promoting colour variety within the development, the comparison of colours and materials of identical or very similar house models may extend beyond the product distribution guideline noted above. Builders will be notified of these instances during the architectural approval process.

For Cul-de-Sac lots:

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

6. **Minimum House Size**

House size shall be determined by square footage above grade (decks, sunrooms or garages not included). Minimum house size requirements are as follows, unless otherwise noted:

Bungalow	1,350 sq.ft
Bi-levels	1,500 sq.ft
Two-storey	1,700 sq.ft

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

7. **Setbacks and Side Yards**

The minimum required front setback is Twenty (20) feet from the front property line to the foundation of the house or garage, whichever is closest.

The minimum required side yard setback is Four (4) feet and maximum setback is Six (6) feet from the side property lines to the foundation of the house or garage, whichever is closest.

The minimum required rear yard setback for lots adjacent to the rear yard berm is 57.4 feet (17.5m). The rear setback for all remaining lots is as per the City of Winnipeg Zoning Bylaw, unless otherwise noted.

The Developer reserves the right to adjust the front setback in order to maintain the best possible location relative to the immediately adjacent houses on a case-by-case basis.

The alignment of front entries shall take precedence over the alignment of paired front garages. The placement of houses on the lots 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 required minimum.

The Developer reserves the right to institute a front setback plan.

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.

8. Visual Bulk and Massing

All homes should be well proportioned, with the placement of windows, doors and other elevational features complementing the proportions of the walls and overall facade 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 from the front elevation onto other elevations of the house which have little or no windows or elevational relief so as to, once again, avoid large, unfinished, blank looking facades.

Two Storey Homes:

For homes with a second storey in which the garage is not recessed behind the front entry, the portion of second floor located above the garage must not cover more than half the depth of the garage as measured from the front wall of the house.

Bonus-Room-Over-Garage Homes:

Bonus-room-over-garage homes are those in which the majority (minimum 30 percent) or all of the second level of the house is located over top of a garage that extends more than three-quarters the length of the garage beyond the front wall of the main floor of the house. For bonus-room-over-garage homes the room overtop of the garage shall be setback minimum 5 feet from the front wall of the garage.

Lots on which bonus-room-over-garage designs are permitted will be allocated by the Developer.

For all two storey and bonus-room-over-garage homes there shall be a visible, exterior separation between the main floor of the garage and second storey above by a significant change in vertical plane and roofing so as to avoid a large, tall, monolithic mass, especially on the front-entry side of the garage.

The front-entry side of the garage is considered part of the front elevation and should incorporate detailing as such.

9. Entry

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

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 should include large front entries open to the street (minimum 60 inches wide where possible) and the opportunity for recessed garages, porches/verandas and other welcoming gestures for the homeowners and their guests.

10. Front Porches

Any front porch to be incorporated into the design and main body of each home should not be regarded as a later addition with little significance, but must be integral to the overall design of the house. The area of the porch should be large enough to accommodate some form of outdoor activity, from casual outdoor seating, to a porch swing or an ornamental potted garden.

11. Garages

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

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

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

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.

12. Decks

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

A finished deck or deck feature will be required on all lots with an open design fence along the rear property line.

13. Roofs

Roof pitch shall be consistent with the style of the 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.

14. Exterior Colours/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 houses, materials other than stucco, and rich contrast among colour and texture of materials is required. Permitted exterior materials include brick, vertical and horizontal 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.

Special attention is to be given to the colour of the window trim, brick mold (where applicable), soffits, fascia, doors, and overhead 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 houses must be well-proportioned and balanced. The house 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: predominately stucco houses that feature shutters as the only non-stucco element may be required to include non-stucco trim work as well, depending on the style of the home and/or if it is on a designated Signature Lot or a Show Home.

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 (or fine) stucco trowel finish for the buildouts versus a knock-down (or coarse) trowel finish for the body of the house.

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

Non-stucco cladding materials are to return around the corners to side elevations a minimum distance of 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.

Due to the importance of incorporating colour into the streetscape, final colours and materials approval will not be granted until all exterior colour and material selections noted on the architectural approval form have been approved by the Design Consultant.

All houses backing on to the public trail system 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.

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

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

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

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

16. Driveway, Driveway Approaches

Driveway construction shall be completed at the time the driveway approach is installed, all of which will be completed within one year of the construction of the house. Driveway, driveway approach and front yard sidewalk finishes shall be poured concrete or interlocking stone.

17. 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 River Park South Lot Grade Procedure(s).

18. 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 with a gate and eight (8) foot section return unless otherwise specified).

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

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

19. 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.

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.
- 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.

Boulevard Specifications

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

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

- a.) Aggregate materials no smaller than 20mm (3/4 inch) or greater than 40mm (1.5 inches). Smaller aggregate materials are not acceptable due to the increased likelihood of wash out of the material during extreme rainfall conditions.
- b.) The placement of aggregate must not exceed a depth of 75mm (3 inches) from the top of curb. This is to ensure that the stability of the adjacent city street is not compromised.
- c.) Boulevards finished with aggregate material must be kept weed and rubbish free (previously referred to as 'aesthetically pleasing, clean, neat and rubbish free' in the original *Guidelines for Non-Standard Boulevard Treatments*).
- d.) The boulevard may not be finished in asphalt or concrete.
- e.) The use of aggregate materials must not create or widen a private access for which a permit is required under the *Private Approaches By-Law* or a successor by-law.

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

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

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

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

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

20. Restrictions during Construction

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.

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.

21. Architectural Approval ProcessPreliminary 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.

Preliminary house drawings may be submitted to: Architectural Assurance Coordinator
Qualico Communities
tgrafton@qualico.com

Final Plan Approval:

Submit:

- (a) one (1) electronic copy in .pdf format of the site plan, house type drawings (i.e. plans, sections, all elevations), and a completed application form indicating all exterior colours and materials to:

Architectural Assurance Coordinator
email: tgrafton@qualico.com

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

A copy of the River Park South Approval Form is attached at the end of this document.

All site plans shall be to a scale of 1:200 and shall show all property lines, house location, house outline with dimensions, driveway location, grading information and shall be identified with civic and legal addresses.

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 sitting, re-orientation of house or any other changes in siting, the plans must be resubmitted for approval.

22. Revisions

<u>date</u>	<u>revision</u>	<u>details</u>
03 June 2011	--	Guidelines released for show home agreements.
24 November 2011	1.0	Review and amendment of section 3. <i>Minimum House Size</i> for Phase 1 agreements. - Minimum bungalow square footage increased to 1,350 sq.ft. - Added the 'minimum house width to be minimum 75% of buildable lot width' requirement.
	1.1	Review and amendment of section 5. <i>Visual Bulk and Massing</i> .
07 August 2012	2.0	Added <i>Introduction, General Intent, Phase Street List, and Restrictions during Construction</i> .
14 August 2012	2.1	Added the minimum rear yard setback of 57.4ft (17.5m) to section 7. <i>Setbacks and Side Yards</i> .
13 September 2012	3.0	Addition of Phase 2 street names to the guidelines.
12 March 2013	4.0	Revision to the <i>Architectural Approval Form</i> .
12 June 2013	5.0	Revision of material return clause in section 14. <i>Exterior Colours and Materials</i> : "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."
	5.1	Revision of the contact information for the Architectural Assurance Coordinator in section 21. <i>Architectural Approval Process</i> .
	5.2	The addition of " <i>Signature lots are indicated on the marketing plan for the area.</i> " to section 15. <i>Signature Lots</i> .

ARCHITECTURAL APPROVAL FORM

DATE: _____

BUILDER _____
CONTACT _____
ADDRESS _____
TELEPHONE _____
FAX _____

SUBDIVISION RIVER PARK SOUTH
LOT _____
BLOCK _____
PLAN _____
CIVIC _____

ATTACHMENTS:

Site Plan (showing all house & lot dimensions, driveway & any Developer fencing) House Elevations (Front, Sides & Rear Elevations)

HOUSE TYPE:

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

Builder Model No.: _____ Garage Dimensions: _____
 Total Square Footage (above ground excluding garage and basement area): _____ Driveway Required: _____ FULL

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

SITING:

Lot Width (FF): _____ Req. House Width: _____ Actual House Width: _____
 Front Setback: _____ Left Side Yard: _____ Right Side Yard: _____

ARCHITECTURAL APPROVAL:

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

COLOURS AND MATERIALS:

Submitted by: _____ Date: _____

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

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

COLOURS AND MATERIALS APPROVAL: