

Architectural Control Guidelines

The following Architectural Control Guidelines have been customized for 386 Beaverbrook and are intended to maintain a minimum standard of new construction within the development.

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1. PURPOSE OF THE GUIDELINES

The purpose of these guidelines is to ensure a high quality, unified, aesthetically pleasing development. To accomplish this, these guidelines establish minimum standards to be incorporated into all development within the planned development area. 386 Beaverbrook is visioned as a modern development within the established neighbourhood of River Heights. Responding explicitly to the scale and character of its context, the development aims to showcase quality of workmanship, material and craft with a modern sensibility to details and building technology. Truth of material and character of finishes are valued; stamped patterns, or backer based masonry are expressly discouraged on elevations within the development, and as such, all house and site plans will be reviewed for compliance with these guidelines.

2. ARCHITECTURAL CONTROL DESIGN GUIDELINES APPLICABILITY

These guidelines are applicable to all single family lots within the 386 Beaverbrook development. Where discrepancy between these guidelines and City of Winnipeg Zoning Bylaws arise, City of Winnipeg Zoning Bylaws shall prevail.

3. ARCHITECTURAL CONTROL APPROVAL PROCEDURE

Prior to applying for a building permit the Property Owner, or authorized designate, must receive written endorsement from the Developer, or authorized designate, stating Architectural Control Guideline approval of the house and site plan. Written approval of the Property Owner's plans must accompany all building permit applications to the Permitting Authority. The 386 Beaverbrook Architectural Control Guidelines review does not replace the City of Winnipeg Zoning and permitting review process, and the 386 Beaverbrook Architectural Control Guidelines review does not make any guarantees of compliance or replace the City of Winnipeg Zoning and permitting review process.

4. SUBMISSION REQUIREMENTS AND PROCEDURE

The Property Owner agrees to comply with these guidelines upon purchase of their respective lot within the Planned Area. The Property Owner must submit the following information to the Developer, or authorized designate, to assess the proposed house and site plans for compliance with these guidelines. Submissions are to be digitally submitted as PDF documents to the Developer, or authorized designate.

4.1 House Plans: A set of house plans, elevations and sections, shall be to a scale of at least 1/8"=1'-0" or 1:100 metric and shall be sufficient to show all elevations with proposed finishes, exterior colour schemes, plans at all levels including the basement, and at least one section sufficient to illustrate the arrangement of levels within the house, and any unusual structural systems.

4.2 Site Plan: The complete site plan shall show the location and distance to the property boundaries of all buildings, the location and material used for front walks and the location and material of driveways. In addition, the location of pools, and any fencing must be provided.

4.3 Colour and Material Selections: A visual guideline of all exterior colours and chosen materials with texture information (for instance, 'smooth stucco'). Manufactured textures are discouraged (for instance fake 'wood grain' cement board siding, or backer based masonry or stone products).

Upon receipt of the proposed house and site plan, the Developer, or authorized designate will review the design for compliance with these guidelines. If the submitted plans are in compliance, the Developer, or authorized designate will issue a compliance letter to the Property Owner. Should the proposed house or site plan have deficiencies, the Developer, or authorized designate will provide the Property Owner with a list of the deficiencies which must be addressed. Once addressed, the plan must be resubmitted to the Developer, or authorized designate. Should there be no further deficiencies a compliance letter will be issued. The fee for Architectural Control Guideline review is \$350, including all taxes. This fee will be assessed for each re-submittal until the proposed design is in compliance with all Architectural Control Guidelines as established within this document.

5 DEVELOPER'S RIGHT TO REJECT SUBMISSIONS

The Developer reserves the right to reject unsatisfactory house or site plans or recommend changes required to meet the intent of the Architectural Control Guidelines. The Developer's decision on any approval matters will be final.

6 DEVELOPER'S RIGHT TO APPROVE NON-CONFORMING SUBMISSIONS

The Developer reserves the right to approve any house or site plan which does not conform to any guideline specified in Section 7 or 8 of this document. The 386 Beaverbrook Architectural Control Guidelines review does not make any guarantees of compliance or replace the City of Winnipeg Zoning and permitting review process.

7 HOUSE DESIGN

7.1 Maximum House Size

7.1.1 The maximum house size (Principal Residential Structure) on any lot within 386 Beaverbrook shall be based upon City of Winnipeg Zoning Bylaws for R1 –Medium designation.

7.2 House Scale

- 7.2.1** Plans are strongly encouraged to respect the scale of the existing neighbourhood, especially with regards to building massing and facia heights above grade.
- 7.2.2** No house shall exceed two full storeys in height. If present, height of soffit above finish grade should not exceed 24', or in a flat roof house, height of finished roof should not exceed 27' above finish grade.
- 7.2.3** Maximum height above grade for main floor, finish floor elevation is 30".

7.3 House Exterior Colour Scheme

- 7.3.1** Colour schemes should be consistent with the contiguous neighbourhood of River Heights. Architectural Control Guideline approvals will be based as such.
- 7.3.2** To avoid repetition, the colour scheme of previously approved neighbouring houses will be considered when evaluating proposed colour schemes.

7.4 Exterior House Materials and Design

- 7.4.1** The Developer encourages high quality building materials and exterior finishes.
- 7.4.2** The Developer discourages repetitive house plans and elevations. Previously approved neighbouring houses will be considered when evaluating house plans.
- 7.4.3** The use of brick, cement stucco, wood, or natural stone is encouraged. Cement board siding is also acceptable.
- 7.4.4** Allusions of material texture such as wood grain stamped material, or projected stucco window trim or stucco corner quoining are not permitted.
- 7.4.5** Consistency of style and material use is encouraged for all house sides or elevations.
- 7.4.6** Exterior materials used on the façade should be carried around corners to the side of the house a minimum of 3 feet.
- 7.4.7** Coloured or mirror reflective glazing, or highly reflective building material is not permitted on elevations.
- 7.4.8** The front entry should be designed as a key focal point. All windows and doors should be in harmony with the house style.

7.5 Roof Materials and Design

- 7.5.1** When sloped, all roof structures are encouraged to use roof slopes of not less than 3:12. Shed roofs are permitted, only when slopes run parallel to front curb, or perpendicular to front curb, with slope running downwards towards front curb. Flat roofs are permitted with a maximum parapet of 48" above finished roof surface.
- 7.5.2** All exposed metal flashings, vents, stacks, etc., associated with roof finish must be finished to match the roof's general colour and appearance.
- 7.5.3** Acceptable roof finishes include thick-end asphalt shingles, cedar shingles, cedar shakes, concrete or slate tiles, and metal roofs, with the exception of 'exposed screw' metal roofs.
- 7.5.4** Locating plumbing stacks, vents, and non-featured chimneys on the rear yard portion of the roof is encouraged.

7.6 Fascia Material and Design

- 7.6.1** Fascia boards and trim are to be consistent with the house's exterior colour scheme.

7.7 Chimney Materials and Design

- 7.7.1** Exposed metal-insulated chimneys are not permitted.

7.8 Garage Design and Location

- 7.8.1** It is encouraged that garage placement follow the 386 Beaverbrook recommended garage layout plan. This allows for increased lines of sight, and longer view lines through the development, and the illusion of larger yard space by placing garages side to side instead of randomly without plan. Garage setback requirements are to be governed by City of Winnipeg Zoning Bylaws. SEE APPENDIX A
- 7.8.2** Garage doors should face the alley and be parallel with the direction of the alley.
- 7.8.3** Open carports are permitted for vehicle storage only.
- 7.8.4** Driveway and garage access is by alley only. Maximum width of driveway is 24'.

7.8.5 Maximum size of garage permitted is 24' wide x 24' deep, or smaller as dictated by maximum allowed size by City of Winnipeg Zoning Bylaws.

7.8.6 Driveway and garage construction should be concurrent with main dwelling construction.

7.9 Additional Design Requirements

7.9.1 Trim boards are encouraged around all window and door frames. Modern style trim with a maximum of 1 ½" face profile is encouraged.

7.9.2 Windows should be fixed, casement, double hung, awning, or combinations of the above, and are further encouraged to include details such as fixed mullion bars. Decorative muntin bars are discouraged.

7.9.3 Houses on corner lots may be required to have similar treatments on side elevations facing a street or alley. Consideration to side elevations on these lots is strongly encouraged.

7.9.4 A strong, visible and defined front or side entry is encouraged. Desired elements include large steps, porches, seating walls, large planters, or material demarcation. Where applicable, a porch or front entry cover is to be clad and roofed in a manner consistent with the front elevation of the house. Decorative window shutters will not be permitted.

8 SITE DESIGN

8.1 Setback Requirements

8.1.1 The minimum building setbacks as required by City of Winnipeg Zoning Bylaws shall apply.

8.1.2 Amalgamation of lots for the purpose of creating a larger house (beyond the Maximum Lot Coverage Percentage constraints of the largest lot within the amalgamation of lots) is not permitted. Maximum Lot Coverage Percentage constraints of the largest single lot within an amalgamated lot is established by City of Winnipeg Zoning Bylaws. Refer to 7.1.

8.2 Accessory Building Location

8.2.1 All accessory buildings must be located within the rear yard.

8.3 Accessory Building Materials

- 8.3.1** Accessory buildings must be constructed of the same materials, colour scheme and approximate roof pitch as the house.

8.4 Driveway and Front Walkway Material and Design

- 8.4.1** Permitted materials for driveway construction include interlocking pavers and cast-in-place concrete. Asphalt is not permitted.
- 8.4.2** Front walkways should be designed to be consistent with driveway material. No pre-cast slab paver walkways (for example: large precast concrete pavers) are permitted in front yard walkways.
- 8.4.3** No more than one driveway shall be constructed for each lot and the driveway shall not have more than one access to an alley. Driveways to frontage streets are not permitted.

8.5 Fencing

- 8.5.1** All fencing shall be constructed out of either cedar or treated lumber. Black vinyl coated chain link fencing will also be accepted in a rear yard, with a maximum height of 48". Other fencing materials may be approved by the Developer, or authorized designate if the design and materials are consistent with the overall design of the principal residential structure.
- 8.5.2** Fencing requirements as outlined by City of Winnipeg Zoning Bylaws shall apply.

8.6 Plant Materials and Landscape Architecture

- 8.6.1** Patios may be permitted in front or side yards, at the discretion of the Developer, or authorized designate if they are designed as unique entry features and enhance the character of the property.
- 8.6.2** All swimming pools, decks, patios, and related hard surface landscape architecture must be located in the side or rear of each lot and depending on approved house design and lot layout, must be screened from public view and from street side. Requirements as outlined by City of Winnipeg Zoning Bylaws shall apply.
- 8.6.3** As a minimum, requirements for planting will adhere to required City of Winnipeg Zoning Bylaws, with the exception that minimum caliper size for deciduous trees is to be 3", and minimum height for coniferous trees is to be 7'. All planting shall be complete within 18 months of City of Winnipeg building permit date.

9 DEVELOPER LIABILITY

- 9.1 Nothing herein contained shall be construed or implied as imposing on the Developer any liability in the event of noncompliance with or non-fulfillment of any of the covenants, conditions, or stipulations herein contained, or contained in any conveyance or other agreement pertaining to any of the lots.
- 9.2 Nothing contained in these requirements shall be construed as imposing any liability upon the Developer or the owner for damage resulting from structural defects in any structure erected on any lot with approval nor any responsibility in connection with the site selected for any structure by any owner nor for the determination of lot boundaries.
- 9.3 Neither the Developer or owner/builder, nor any of their respective agents, servants and employees shall be liable for any or all loss, costs, liabilities, claims, damages or injury to any person arising out of:
- 9.3.1** the approval or deemed approval of any building plans, or
 - 9.3.2** a failure to enforce any of the provisions herein contained; and whether caused by the negligence or wilful act of the Developer or owner/builder, Developer or any of their respective agents, servants or employees or otherwise (herein collectively called the "Liabilities"). Each of the owners of the lots from time to time hereby releases jointly and severally the Developer, owner/builder and each of their respective agents, servants and employees, in respect to the Liabilities.

10 EXPIRATION DATE OF 386 BEAVERBROOK ARCHITECTURAL CONTROL GUIDELINES

- 10.1 The Architectural Control Guidelines as outlined in this document are to convey with the resale of property and hold true on the property for 10 years past the date of signature below.
- 10.2 Any additions or alterations to the principal residential structure, or any other structure or landscape structure (including fencing) within 10 years of the signature date below must be resubmitted, with fee, for approval.

11 ACCEPTANCE

Lot: _____ Block: _____ Plan: _____

Dated this _____ day of _____, 20____.

Witness _____ Purchaser/s _____

APPENDIX A:

386 Beaverbrook recommended garage locations

Not included

APPENDIX B:

LIST OF RECOMMENDED ARCHITECTS

Not included

APPENDIX C:

LIST OF RECOMMENDED BUILDERS

Not Included