



Phase 11

Zero Lot Line Product

DESIGN GUIDELINES

DRAFT

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The Community of Heritage Valley

Allard at Heritage Valley is a master planned community by HV Developments Inc. located in the Heritage Valley area of Southwest Edmonton.

These design guidelines are developed to guide and detail a “Heritage Village” vision for this community, with a unifying architectural style and a high standard of appeal and image. This will allow for the development of homes with an architectural style that draws on traditional architectural elements while addressing the needs of living and incorporating modern building materials.

These design guidelines have been produced for Phase 11 of Allard at Heritage Valley which consists of 58 single family lots. All homes have been zoned - **Allard Zero Lot Line – (DC1) Direct Control Provision**. The purpose of this Zone is to provide the opportunity for more efficient utilization of suburban areas through increased density of Single Detached Housing and by eliminating the requirement of one Side Yard per lot. A copy of the (DC1) Direct Control Provision can be found in Appendix ‘A’.

The community plan is presented in Appendix ‘B’.

1.0 DESIGN THEME STATEMENT

The Architectural Theme of Allard at Heritage Valley is intended to be an interpretation of Heritage architecture.

The natural landscape setting and history of the valley provides the perfect setting for this collection of Heritage homes. Architectural elements have been selected that can be incorporated in a diverse range of styles, in a variety of applications. This framework will encourage originality and individual expression while the pattern of coordinated components and features establish the character of Allard. These architectural elements – enclosed entries, masonry and the weight of substantial detailing, together achieve a grounded streetscape – homes that are comfortable in their proportions.

In summary, homes will be strong simple lined versions of the heritage styles with an appropriate level of detailing.

2.0 MUNICIPAL STANDARDS

Formal standards for development will be those as established in the City of Edmonton Zoning Bylaw. This includes the Allard Zero Lot Line – (DC1) Direct Control

Provision as found in Appendix ‘A’ of this document. Conformity with these Design Guidelines does not supersede the required approval process of the City of Edmonton.

Except as expressly modified in Subsection 3(c) of the Allard Zero Lot Line – (DC1) Direct Development Control Provision, the development regulations specified in the RSL Zone of the City of Edmonton Land Use Bylaw shall regulate development of Single Detached Housing with front attached garages. This pertains to Lots 1-58 of Block 22.

Except as expressly modified in Subsection 3(d) of the Allard Zero Lot Line – (DC1) Direct Development Control Provision, the development regulations specified in the RPL Zone of the City of Edmonton shall regulate development of Single Detached Housing with rear detached garages. This pertains to Lots 1-58 of Block 22.

All relevant utility plans, rights-of-way documents and other plans should be consulted.



3.0 BUILDING MASSING & SITING

3.1 Setbacks/Separation Space

Minimum setbacks for all front, side and rear yards are to conform to the Allard Zero Lot Line – (DC1) Direct Development Control Provision and the City of Edmonton Zoning Bylaw 12800.

3.2 Siting & Site Coverage

The maximum site coverage will be as defined in the Allard Zero Lot Line – (DC1) Direct Development Control Provision. **See Appendix A.**

Homes are to be sited to complement the overall streetscape and ensure compatibility with adjacent lots. The siting of the homes are to reflect the attributes of topography, views, exposure to sunlight and privacy considerations.

3.3 Building Heights, Roof Pitch & Overhangs

The maximum building height will be as defined in the Allard Zero Lot Line – (DC1) Direct Development Control Provision, **see Appendix ‘A’.**

The minimum roof pitch is to be 6:12 for any roof on the front elevation facing the street. Bungalows are to have a minimum roof pitch of 7:12.

The maximum eave projection into a minimum side yard will be 0.30 metres and eaves must not be closer than 0.90 metres to the eaves on an adjacent building.

3.4 House Sizes/ Width/ Massing

Front elevation massing and detail are critical elements of the design of the homes. Designs are required to have depth and a variety of rooflines as well as relate to the adjacent homes in terms of mass and volume.



House width is to relate proportionally and logically to the lot width, building envelope and neighbouring homes.

3.5 House Elevation

No home is to have more than 3 risers at the front elevation. If more than 3 risers are required, the run must be split. Any variance will be at the sole discretion of the Developer.

3.6 Repetition

The same elevation shall be separated by 2 homes on the same side of the street (X-O-A-X) and will not be permitted directly across the street. This may be altered at the Developer’s discretion if it can be shown that the

two elevations in question are located so as not to be visible together from any angle.

While similar house plans and elevations are inevitable, it is possible to vary the design by changing exterior elements. If it is felt that the adjacent houses are too similar, the Developer will request the applicant to make design changes. Repetitive elevation treatments will be monitored.

4.0 BUILDING MATERIALS

4.1 Roof Materials/Overhangs

The roof material colours are to be selected from the following:

- IKO - Cambridge Series 30, in Weatherwood or Dual Black;
- BP - Harmony Series 30, in Stonewood or Shadow Black;
- GAF - Timberline 30, in Weatheredwood or Charcoal Blend.

Roof overhangs are to be proportionate to the design of the home. As per section 3.3, the maximum eave projection into a minimum required side yard shall be 0.30 metres. Larger overhangs may be used on front and rear elevations if required.

4.2 Chimneys

All chimneys flues must be boxed in with a corbelled chase in the same finish as the main body of the home.

4.3 Exterior Finishes

The primary wall material is to be vinyl siding or composite siding (hardie board, smartboard, etc.) or approved equivalent.

Stucco will not be permitted to be used as a primary wall material.

Secondary wall materials may consist of cedar shakes, composite or high quality vinyl shakes, smart panels, or board and batten detailing.



Broad expanses of siding on the front elevation is to be minimized through the use of trim details, masonry, columns, etc.

Masonry will be required on all homes. Acceptable masonry materials include manufactured stone, natural stone or brick. Masonry columns a minimum of 5'-0" in height with trim detailing are to be incorporated on the front garage elevation.

Masonry must be detailed in areas that reflect structural elements. The design of masonry features should "ground" the home and look like a structural element. All masonry must wrap at least 2'-0" around all corners with trim/column detailing.

4.4 Exposed Concrete Walls/Meters

No higher than 2'-0" of concrete walls are to be exposed above grade on front and corner elevations.

Electrical and gas meters are to be on rear or side elevations.

5.0 ARCHITECTURAL DETAILS

5.1 Elevations/Detailing

Some examples of Architectural elements that emulate the Heritage style are as follows:

- front porches;
- simple and substantial columns (min. 8" x 8");
- exposed rafter tails;
- masonry skirting;
- masonry bases on columns;
- bold and simple triangular knee braces supporting the porch roof.



5.2 Trim, Soffits & Fascia

Modern trim materials used in a traditional manner will assist the homes to appear timeless. Trim detailing will be required on all front and corner elevations and other visible elevations as identified in Sections 6.2 and 6.3 of these Design Guidelines.



Some examples of trim are as follows:

- Trim material is to be wood, composite material (i.e., Smartboard), metal clad or an approved equivalent. The use of Smartboard material is strongly encouraged in order to avoid large expanses of vinyl on trim details and gable ends;
- Window trim on side elevations do not have to match the profile of the front and rear elevation but as a minimum should be 4" wide on all four sides of the window;
- Shadow boards or cornices, if incorporated in the design, must be used in all open gable ends where the wall meets the soffit on every elevation;
- Corner trim boards are to be a minimum width of 4", but 6" width is encouraged;



- Trim profiles must project beyond the wall material they are designed within. When a composite material trim is used on a stone wall, the trim must be built out at least 1/2" above the stone;
- Open gables on the front and other highly visible elevations should be constructed with a composite material;
- Fascia are to be prefinished aluminum and are to be a minimum height of 6";
- Rainware should be limited on exposed elevations - downspouts should be installed on side and rear elevations of homes only. On lots backing onto the stormwater management facility, all downspouts are to be directed to the front of the lot and not to the rear. All rainware is to be prefinished and match the trim colour.



5.3 Front Entrances

Front entrances are to create an impression of quality through the incorporation of raised panel doors. All entry doors are encouraged to incorporate glazing,



sidelights or transom windows. Fanlight or sunburst windows are not acceptable.

The incorporation of canopies, porticos and porches are highly encouraged.

All front entrance doors are to be painted in a contrasting deep/vibrant colour or painted to match the trim colour. If doors are wood, they should be stained to match or contrast with the trim colour.

5.4 Windows

Windows on all front and corner elevations require decorative treatment such as muntin bars. Muntin bars are to be of solid materials, not tape.



5.5 Accessories

Front porches and rear decks should have railings in a style to match the architectural theme. Acceptable railing materials include (depending on architectural style) metal; wood; metal and glass (acceptable on rear elevation only); and composite materials. Deck corner posts are to be a minimum of 4" square.



Light fixtures shall complement the architectural style of the home.

House numbers are to be a minimum of 6" high and are to be located on the front garage elevation or at the front entry door.

5.6 Colours

Contrasting siding and trim colours are mandatory. Matching fascia and siding will not be permitted.

A secondary colour that is complementary to the main body colour and trim colour of the home is encouraged. This colour may be used on accent materials such



as shakes or gable treatment.

All the exterior colour schemes must be approved. Colours cannot be repeated within 3 homes on the same side of the street (X-O-A-X) and will not be permitted directly across the street. The colour schemes for units attached to each other must match. The Developer will not permit the predominance of one colour within any portion of the area.

5.7 Sidewalks, Driveways & Stairs

Driveways are to be concrete with broomed finish at minimum. Stamped coloured concrete in earth tone colours or exposed aggregate finish will also be approved and is highly encouraged. Borders of stamped coloured concrete or exposed aggregate will also be approved. Brick unit pavers or asphalt are not acceptable materials.

Driveways are not to exceed the width of the garage. Additional driveway width may be allowed at the discretion of the Developer.

Front walks are to consist of the same materials as the main part of the driveway and are to be poured at the same time as the driveway. Front walks are to be a minimum of 3'-0" in width. Sidewalk concrete stones, blocks or brick unit pavers are not permitted.

Poured in place and pre-cast concrete steps are permitted and are to match the driveway and sidewalk leading to the home. If the driveway is exposed aggregate, the step and walkway are to match. The use of exposed aggregate or coloured concrete is encouraged. Variances to sidewalk material are subject to review and approval by Developer.

5.8 Garages

All garage doors to be a "Stockton" style with integral glass panels. "Sunburst" style glazing is not permitted. The door may be metal, wood or wood composite and is to match the main body colour or the trim colour of the home.



Garages are to be sited on the lot in conformity with the approved Subdivision Driveway Plan.

Lots 36-58 of Block 22 will not be permitted to have front attached garages. Rear detached garages will be permitted on these lots and when constructed must complement the design and colour scheme of the home.

5.9 Ancillary Buildings &/or Garden Sheds

All buildings or sheds are to have wall finishes and colours that complement or match the home, while roof materials are to match. The side walls are not to extend higher than the adjacent fencing.

Cedar garden sheds are acceptable. Metal or plastic/vinyl garden sheds are not acceptable. Sheds with OSB cladding are not acceptable.

6.0 LOTS WITH ADDITIONAL DESIGN CONSIDERATIONS

6.1 High Visibility Lots

Rear and side elevations along pathways, roads and open spaces will require additional treatment. The elevation should be well articulated with various architectural



elements appropriate to the overall design of the house. Such elements may include side sloping roof details, box outs, chimneys and fully detailed windows, shadow bands, belly boards, porch or verandas that wrap around from the front of the house. Sales and design teams must take this into account when working with the clients.

All cantilevers, box outs, etc., on visible elevations must include their own roofing and overhang.

7.0 LOT GRADING/PLOT PLANS

Lot grading is to be consistent with the approved Subdivision Grading Plan, not to existing vacant lot or unfinished lanes. The costs of obtaining proper grading and drainage are the responsibility of the Builder and/or Purchaser.

All plot plans are to be prepared by the Designated Surveyor. The staking of the home is to be jointly carried out by the Builder and the Designated Surveyor. Plot plans must include the following:

- Scale 1:300 metric;
- North arrow;
- Municipal address;
- Legal description of property;
- All property lines, designated and dimensioned;
- Size and location of proposed building(s) dimensioned to property lines, existing building and other structure where applicable;
- All cantilevers (including floor, bay windows, fireplaces, eaves, etc.);
- Abutting streets, avenues, reserves, etc. Easements and utility right-of-way labelled and dimensioned, accurately figured, explicit and complete;
- Spot elevations around building and drainage directional; and
- Dimensions from property line to sidewalk and face of curbs.

8.0 LANDSCAPING/FENCING

8.1 Trees/Sod

It is the Builder's responsibility to landscape the front and rear yard.

High quality landscaping in front yards, such as perennial plantings, rockery, trees, feature gardens, etc. is encouraged. It is the responsibility of the Builder to landscape the front yard. In the case of corner lots, the front yard shall include the flanking side yard to the sidewalk, curb or boulevard and to the rear corner of the house.

The minimum landscape standard for all lots shall consist of sod, one tree and a prepared shrub bed containing at least six shrubs. Artificial sod is not permitted. Deciduous trees shall be a minimum of 2" calliper, measured 6" above ground. Coniferous trees (spruce or pine) are to be a minimum of 6' height. Shrubs shall be at minimum 18" in height or spread.

Landscaping must be completed within six (6) months of completion of the house (subject only to seasonal limitations).

8.2 Retaining Walls

Retaining walls should be limited to a maximum exposed height of 0.9 m (3'-0"). Retaining walls higher than this should be designed in a stepped fashion to reduce the

visual impact of the wall. All retaining walls are to be constructed to compliment the exterior building finishes and blend with the landscape. Timber retaining walls are not acceptable. Any retaining walls are the responsibility of the Builder and/or purchaser and are to be constructed completely within private property lines.

8.3 Fencing

All fencing is to match the approved subdivision fence detail in colour and style as per the attached detail in Appendix 'C'.

The maintenance of all fences is the responsibility of the home owner **or their Home Owners Association depending upon the circumstances.**

9.0 SUBDIVISION APPEARANCE

9.1 Signage

In order to maintain cohesiveness for signage within the subdivision, all signage will be supplied by the Developer, i.e. all model signs, directional signs and general information signs. The only signage to be supplied by the Builders Group will be on lots owned or sold by that Builder. Excessive use of signage, including sandwich boards may necessitate removal of ALL Builder's and Realtor's signs.

9.2 Excavation Material

All Builders must ensure that all excavation is kept within the confines of their lot. Any spillage on a road, land, sidewalk or neighbouring lot must be removed immediately or the Developer will arrange for its removal and invoice for expenses.

9.3 Clean-up

Builders should encourage timely removal by all sub-trades of litter on building sites. Failure to comply will result in a clean-up bill being charged to the lot. Supply of bins by the Builder is recommended. Any general clean-up of the subdivision implemented by the Developer can and will be charged pro-rata to all builders.

9.4 Recreation Equipment & Commercial Vehicles

Recreation vehicles shall not be parked or stored on any property, **except in accordance with the City of Edmonton Bylaws.**

Commercial vehicles in excess of $\frac{3}{4}$ ton shall not be parked or stored on any property.

9.5 Inspection of Improvements

Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, services, etc. on his lot and must submit written notice of any damages to the Developer prior to commencing construction, otherwise costs for repairing any damages becomes the sole responsibility of the Purchaser.

9.6 Appearance During Construction

The Purchaser and/or Builder is required to keep their lot clean and orderly during construction. There will be no burning of garbage. Purchasers and/or Builders found negligent will be back-charged for clean-up carried out by the Developer.

10.0 HOME OWNERS ASSOCIATION (HOA)

10.1 Benefits

The HOA provides an opportunity for residents input into the future maintenance of their community and serves as a vehicle to preserve and enhance the level of maintenance.

Such items include:

- wood screen fencing on major roadways and walkways.
- entry treatments, landscape features, and fountains.
- additional items at the discretion of the Home Owner's Association.

10.2 Implementation

Approximately one year prior to substantial completion of the **entire** development.

Upon substantial completion of the development, an elected Board of Directors from the Allard HOA will decide how to continue in the future, including the maintenance program, if any, to be implemented.

Each property will have one vote.

An encumbrance is registered on the title of every lot ensuring that all property owners are obligated to the Allard HOA for the long term maintenance of the community.

10.3 Fees

Fees will be determined by the HOA for single family and multi-family. Semi-detached/Multi-family will contribute at a rate equivalent to 50% of a single family home.

10.4 Area

The residential areas identified on the map are to be included as part of the Allard (ravine).

Please review the plan of the Allard neighbourhood with the Sales Representative; portions of the Allard neighbourhood may not be within the Allard HOA boundary.

Refer to illustration for facilities that may be included within the maintenance program of the HOA. Additional future facilities may be included.

The actual boundaries may vary from the boundary identified.

11.0 INTERPRETATION

The enforcement, administration and interpretation of these design guidelines shall be at the discretion of HV Developments Inc. or its designated consultant. The unfettered application of these design guidelines shall be without notice or precedent.

12.0 APPROVAL PROCESS

Prior to application the Builder has inspected the lot and all services. All discrepancies or damage are to be reported in writing to the Developer.

Before applying to the City for a development permit, the Applicant shall submit an application for approval via the Archcontrol.com website. This application shall include the following:

- One complete set of house plans at 1/4" or 3/16" = 1';
- Two copies of the plot plan, prepared by the designated surveyor at 1:300, showing lot and house grades and drainage pattern and floor and garage elevations;
- Completed application form; and
- Material and colour samples, as required.

Incomplete submissions may be returned without review. The plans will be reviewed and approval, modification, or rejection of the application will be recommended based on the adherence of the plans to these design guidelines within five (5) days of receipt.

Should disputes arise, the Developer shall make the final decision on the acceptability of plans. Once approved, a copy of the application indicating any changes will be sent to the Applicant. After approval, the plans may not be altered without prior written approval of the Developer. The Developer will keep an up-to-date record of plans via the Archcontrol.com website showing house types, colour, roof lines and grades.

Approval of any and all house plans will be at the sole and unfettered discretion of the Developer.

No stakeout will proceed until architectural approval is granted. If final architectural approvals are pending only for the final colour selections then conditional approval and stakeout will be granted while the final colour selections are finalized.

13.0 SECURITY DEPOSIT

The Security Deposit will be paid to the Vendor to ensure, inter alia, completion with these design guidelines, including:

- Confirmation that there is no contravention of the architectural requirements in these design guidelines; and
- To verify that no damage has been made to the improvements and additional damage to curb stop – water valve, sidewalks, curbs and gutters, driveway aprons and asphalt, boulevard landscaping and trees, rear gutters and walkways, light standards, fire hydrants, cathodic protection points, grading and drainage swales and fencing.

The amount of the Security deposit will be:

- \$5,000.00 for each Lot purchased pursuant to the Lot Purchase and Sale Agreement; or
- If the Purchaser forms part of the Vendor's builder group (which determination is to be made by the Vendor in its sole discretion) the sum of \$5,000.00 for all of the Lots purchased in the applicable Subdivision Stage.

13.1 Security Deposit Return Procedure

Upon completion of construction, site works, and landscaping, a final inspection will be completed by the Vendor or the Vendor's Consultant to ensure compliance with the Standard Terms and Conditions of which these guidelines form part. Such inspection shall also be for the purpose of determining if damages have been made to the Improvements and other items referred in Section 12 of these design guidelines.

Prior to such inspection, the following items must be completed:

- The as-built single family dwelling(s) on the Lands have been built in accordance with the Design Guidelines in accordance with the plans approved by the Vendor;
- The Purchaser has otherwise complied with the Design Guidelines and the Vendor is satisfied that any and all damages to the Improvements have been rectified and paid for by the Purchaser;
- The Purchaser has otherwise fulfilled all of its obligations under the Lot Purchase and Sale Agreement; and
- The Vendor has obtained a Final Acceptance Certificate from the City respecting the Subdivision.

To initiate a final inspection, the Purchaser must forward to the Vendor or the Vendor's Consultant a request form accompanied by the approved grading certificate provided by the City.

The Vendor or the Vendor's Consultant will perform pre-Final Acceptance Certificate ("FAC") (as such term is used by the City) inspection and final FAC inspection to identify damages to the Improvements and other items referred to in Section 12 of these design guidelines. In accordance with the warranty period set forth by the City (it will be 2 years from installation before this inspection will occur).

If the Vendor determines that such damages are the responsibility of the Purchaser or its homeowners, the damages will be repaired or rectified by the Vendor at its option and the cost of same will be deducted from the Security Deposit. If the cost of repair or rectification exceeds the amount of the Security Deposit, the Purchaser shall be liable for any and all additional costs as more particularly detailed in the Standard Terms and Conditions.

The Purchaser acknowledges that the Security Deposit will not be repaid to the Purchaser until the Vendor has obtained the FAC Certificate from the City. Notification of FAC approval and Certificate will be posted to the Vendor's website at www.mcleland.com. The Purchaser acknowledges that FAC approval will take at least two (2) years from the date of the installation of the Vendor's Improvements.

It is the responsibility of the Purchaser to ensure that the Improvements are maintained until FAC is issued by the City and until such time as the Security Deposit is returnable to the Purchaser as aforesaid.

APPENDIX 'A' –

ALLARD ZERO LOT LINE – (DC1) DIRECT DEVELOPMENT CONTROL PROVISION

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION ALLARD

*Bylaw 16367
March 4, 2013*

11910 - 41 Avenue SW

1. General Purpose

The purpose of this Zone is to allow for an intensive form of ground oriented residential development with attached Garages, providing opportunity for Single Detached Housing, Semi-detached Housing, and Secondary Suites.

2. Uses

- a. Single Detached Housing
- b. Semi-detached Housing
- c. Limited Group Homes
- d. Garage Suites
- e. Secondary Suites
- f. Minor Home Based Business
- g. Fascia On-premises Signs
- h. Residential Sales Centre
- i. Freestanding On-premises Signs

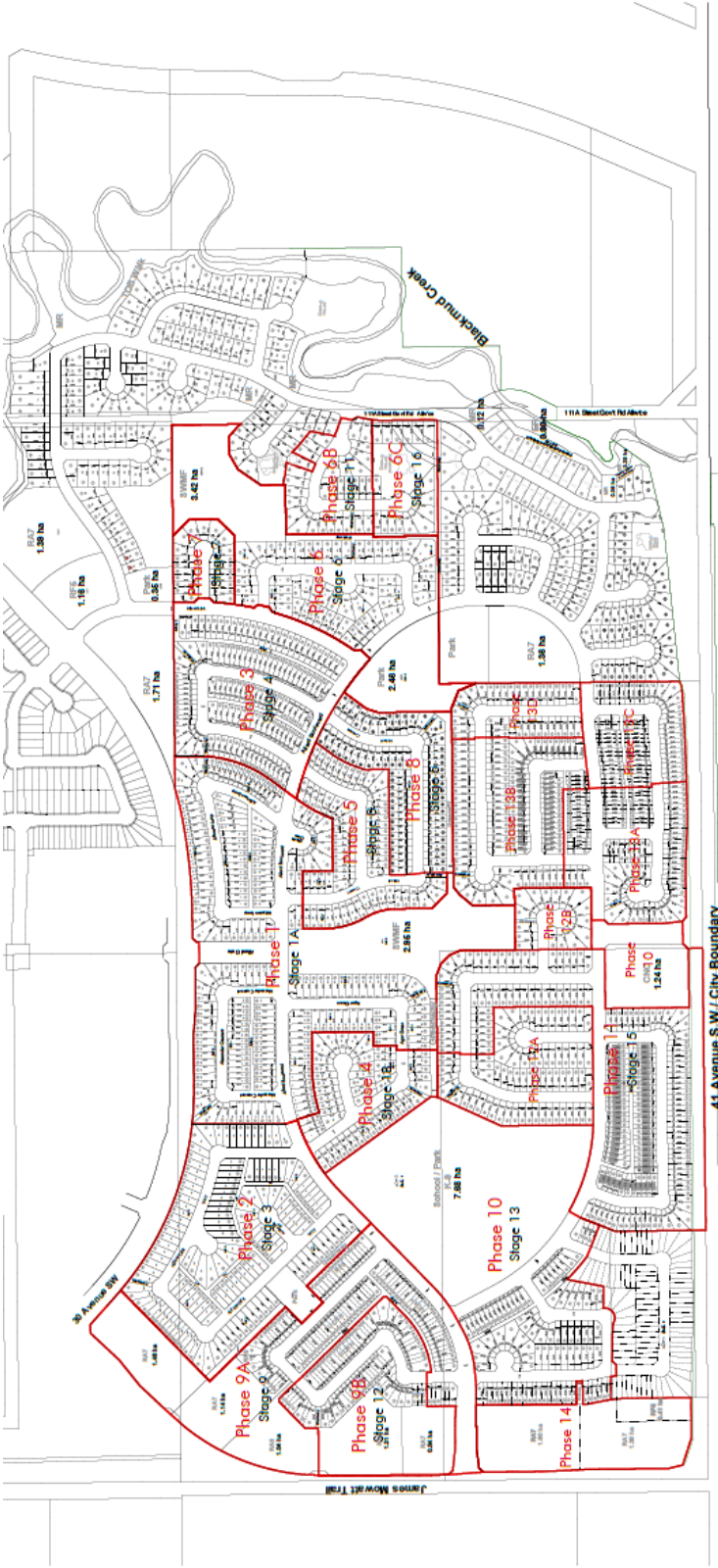
3. Development Regulations

- a. Except as expressly modified in Subsection 3(b) herein, the development regulations specified in the RSL Zone of this Bylaw shall regulate development of Single Detached Housing in this Zone.
- b. The following development regulations shall apply to the development of Single Detached Housing:
 - c. The minimum Site area shall be 315 m² for each Single Detached Housing.
 - d. The minimum Site Width shall be 9.9 m. In this Zone the Site Width on pie shaped lots shall be measured 9 m into the Site from the Front Lot Line
 - e. The minimum Site depth shall be 30.0 m
 - f. The maximum total Site Coverage shall not exceed 50%, inclusive of the attached Garage and any Accessory Buildings.
 - g. Semi-detached Housing in this Zone shall be developed in accordance with the provisions of the RF4 Zone.
 - h. Signs shall comply with Section 59 of this Bylaw and with the regulations found in Schedule 59A.

- i. Minor Home Based Businesses shall conform to Section 74 of this Bylaw.
- j. Secondary Suites shall comply with Section 86 of this Bylaw.
- k. Garage Suites shall comply with Section 87 of this Bylaw.
- l. Freestanding On-premises Signs shall be limited to project identification, building construction identification and real estate advertising signs of a limited duration.

APPENDIX 'B'

COMMUNITY PLAN



ALLARD NEIGHBOURHOOD
MLC GROUP
ALLARD
MAY 2, 2014 - 1161 101150 RS



APPENDIX 'C'

FENCE DETAIL

