



Duplex Lots
(Rear Lane Access)
Architectural Design
Guidelines

December 15, 2021

AUGUST 25, 2021

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1.0 OBJECTIVE

The following Architectural Guidelines have been compiled to assist you in problem free construction. We have taken steps to ensure that this information and engineering plans cover all aspects of design and construction in an effort to minimize problems prior to construction.

2.0 CONCEPT

The Architectural Guidelines are designed to provide visual control for the building massing, siting, style and colour, and to obtain the best possible streetscape appearance. Alternate exterior treatments may be requested to reinforce the streetscape. Emphasis will be concentrated on trying to create a strong “CURB APPEAL” to each home through attention to detail on the front elevation. In addition the landscaping requirements will form a strong complement to the proposed tree lined boulevards.

A heavily landscaped front yard will be a requirement to ensure a mature streetscape for the neighborhood.

3.0 DISPUTES

Should any questions or disputes result from individual concerns the Developers decision will be final.

4.0 DESIGN GUIDELINE

Because of a wide variety and individual taste in house types in any development, care must be taken to incorporate these unique values into our development, giving special attention to each home's relationship with neighbouring properties.

To achieve the highest possible standard of visual appeal, a requirement for architectural detailing and continuity will apply to all homes. The natural landscape setting and history of the area provides for the perfect setting for this collection of Arts and Crafts / Craftsman, Heritage, Tudor, and Prairie. Additional style presentations will be reviewed for acceptance to include Modern Interpretations of the Traditional Styles. The architectural themes we have selected provide elements 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 McConachie. These elements will include strong entrance treatments, the use of window grills and trim boards. The use of design elements particular to each style is required, but all plans will be reviewed on their own merits. Stucco exteriors will be considered on an individual basis with consideration for the appropriate detailing and style.

4.1 Home size Minimum house sizes

Minimum house sizes are established reviewed and may be amended from time to time by the developer. Standards and approvals recognize the specific size, nature and location of a site and the desire to avoid extremes. Consideration is also given to optimizing sight lines and creating acceptable size transitions between adjacent homes and areas.

The single-family residential dwelling (for each lot) construction upon the lot shall have the minimum above grade floor area, excluding basements & bonus rooms as follows:

SIZE (Single Family RPL Homes)	
TYPE	Sq. Ft.
Bungalow (Main floor only)	800
Bi-Levels (Main floor only)	800
1 ½ Storey	1,000
2 Storey	1,000

Massing of the pocket width is also required. The house alone width must not deviate more than 4' from the pocket width. Pie-shaped and reverse pie-shaped lots may be reviewed on a lot by lot basis. Exceptions may be permitted for showhome parade lots.

4.2 Garages, Driveways & Outbuildings

Rear detached garages, when constructed are to meet all the zoning bylaws as set out by the City of Edmonton, including location. When garage is constructed it must utilize the same building materials (i.e. siding/stucco) and colour (i.e. siding, soffit, fascia, roof colour) as the approved dwelling.

Outbuildings must be designed and constructed to match the same style as the house and must be of the same materials & colours as used for the house.

Parking, where no rear detached garage is developed, a hard surface parking pad a minimum of 6.1 m wide and a minimum of 4.88 m deep shall be constructed at the rear of each lot. Such hard surface parking pad shall include an underground electrical power connection with outlet on a post 1m in height, located within 1m of the parking pad.

4.3 Repetition

Identical elevations will be permitted on adjacent lots in the RF4 site for semi - detached units. The rear elevation of all units will incorporate roof lines and detailing to effectively break up the façade and add visual interest.

4.4 Colours

Colours will be approved on an individual basis. The use of a third accent colour is required. This colour may typically be used on the front door or may be used in combination of trim elements for the home. In keeping with the character of the neighbourhood and in consideration of blended streetscapes, pastel colours are not permitted. Darker colour palettes will dominate the streetscape. White and lighter cladding colours may be used moderately in combination with darker palettes in contrast.

Similar colours must be separated by 2 adjacent lots (XAOX) on the same side of the street. The developer & ADC reserve the right to approve or reject any colour scheme or suggest reasonable changes in keeping with the general intent of these guidelines.

- Contrasting accent colours are required
- No adjacent homes will be permitted to have the same body & trim colours.
- Same soffit, fascia, eave colour will NOT be permitted on adjacent lots
- Matching body & soffit/fascia/eave colour will not be allowed.
- Garage doors must be painted to be the same colour as the prominent body colour.

Intense shades, such as blue, red, yellow, and green are highly discouraged on the main body of the house. Such intense colours will be reviewed on a lot by lot basis at the discretion of the ADC.

4.5 Corner Lots / High Visibility

Corner lots have greater public visibility because of a second front elevation. For a successful home design on a corner lot (or other high visibility elevation), the appropriate front elevation treatment must continue onto the flanking or rear elevation. Therefore, special attention must be paid to side and rear elevations and side yard setbacks on all corner or high visibility lots. The side or rear high profile elevations should have the same treatment, i.e. box outs, detailed battens, stone/brick, as the front elevation, as it can be even more visible than the front elevation from the street. Modifications to side and rear elevations may be required where it is felt that the objective of the development has not been achieved.

Two-storey plans will be allowed on corner lots.

No side drive garages will be allowed.

4.6 Exteriors Primary Finish

Acceptable exterior finishes include:

- Double 4/5 beveled, cove or traditional vinyl siding in a horizontal application
- Brick, stone or shale in stacked application in a panel form
- Hardboard siding, prefinished (long life) siding in a horizontal application
- Fieldstone and Stone tile will be considered on an individual basis

When vinyl is the predominate finishing material on the front elevation the following is required:

- Brick or stone is mandatory on vinyl elevations.
- ALL front elevation windows require detailing i.e. battens, shutters or shadow sills. This detail is to be in a colour contrasting to the body colour.
- All window & door openings require trim detail.
- No metal corners allowed.

Trim Materials

To achieve the standard and caliber of visual appeal, a requirement for architectural detailing and continuity will apply to all homes.

The use of window and door surrounds will be a feature on all homes. Trims will be a minimum of 6". In addition, all front gable end roofs will have minimum 6" shadow bands. Exterior Finishing and trim details must be consistent with the applicable style.

Where columns or posts are used on the front or highly visible elevations, they are to be of substantial form and solid in appearance. Columns and posts should include suitable step details at top and bottom and are represented in examples attached.

Windows and grill patterns must be consistent with the particular style.

Grills or muntin bars ARE MANDATORY on all finishes (for front and flankage elevations).

Parging maximum height is 2' above grade on all elevations visible from the front street, includes side elevations ahead of the fence tie-back line, full length of side elevation on corner lots & rear elevations on lots backing onto the park with rear chain link fencing. On walk out lots parge line must be kept on ALL elevations.

Retaining walls/wing walls or any retaining structures that may be required are the full responsibility of the builder/home owner.

Gable roof lines, when on front and flankage elevations require gable upgrading i.e shadow board, decorative shakes, scallops etc.

Entrance material, on any front elevation verandas or stairs may be pre-cast or wood, if wood only decking & stairs/risers may be pressure treated, however any trim i.e.] railings, caps & posts, lattice, must be stained, painted or pre-finished prior to final inspection.

All exposed wood (including PWF) must be stained out to match the wall colour or trim colour.

Entrance risers are to be kept to a minimum. No more than four risers per set will be allowed at the entrance any further that may be required must be placed in the run of the walk. Risers must be shown on plot plan submitted for approval.

Specific detail, all homes are to have a minimum single sidelight at entrance OR at minimum half glass in front entrance door.

Stone or brick –must be a minimum of 3' in height complete with minimum 24" return onto side elevation. The developer highly encourages the use of full height stone or brick (showhomes must use stone or brick full face of garage complete with 24" return).

In addition to window detailing & brick, masonry or stone, one additional feature is required on high profile elevations such as:

- Belly band
- Rake head or half round window
- Decorative columns
- Bay, box or cantilevered window
- Ladder detail
- Gable shadow boards
- Railing at entrance
- Two or more decorative louvers
- Decorative shakes or scallops

Specific rear elevation detail will be required on lots back onto a park, pond, or main roadway if applicable.

4.7 Roof and Chimney

Roof pitch must be a minimum 6:12 pitch on 2-storey models. Bungalow styles require a minimum 7:12 pitch. Porch and garage roofs will be considered at a minimum 5:12 if the roof impedes with the 2nd floor windows and will be reviewed on a lot-by-lot basis.

Roof overhangs must be a minimum roof 18" on all levels for most house styles or in proportion to the home where a specific architectural style is desired.

Fascia boards are to be minimum 6" on all models. Fascia colour to be complementary to the home's colour palette.

Chimney's & flues are to be finished in the same predominant finish as the house. Corbel detailing is mandatory. No more than 24" of exposed pipe to extend above the enclosure.

4.7 Parging

Maximum height of parging on all elevations shall be 2'0" above grade and 1"-0" at the front of the home..

5.0 RECREATIONAL AND COMMERCIAL VEHICLES & SATELLITE DISHES

Commercial vehicles over one ton are not permitted in the development. Recreation vehicles and commercial vehicles of one ton capacity or less shall not be stored in the front yard or driveway of any property between the building line and the curb. If otherwise stored on site, the vehicles shall be housed in a garage or screened with plantings to reduce unattractive visibility of such vehicles from abutting streets and adjacent homes.

Satellite dishes or other electronic equipment must not be larger than one meter in diameter and must not be visible from the street. Any roof top equipment must not exceed zoning height restrictions by the City of Edmonton.

6.0 LANDSCAPING

6.1 Landscaping Deposit

- a) The Builder shall ensure the landscaping is completed to the area and municipal requirements. The Builder may collect a landscape deposit to ensure landscape compliance.
- b) The landscape deposit may be released by the Builder only upon fulfillment of the following requirements

6.2 Landscaping Requirements

Environmentally friendly landscaping that minimizes water use and fertilization requirements is recommended in McConachie. Yard designs that incorporate features such as rain gardens to utilize rain water; and native or drought tolerant plants that minimize the need for extra watering or fertilizing are encouraged.

The landscape design must include a MINIMUM of ONE TREE and a prepared shrub bed containing at least 6 shrubs. AND FULL SOD ON FRONT YARD, AND TO THE CURB on the roadway. The tree shall be at least (1.5") caliper for deciduous trees and at least 2.5m (5'-0") in height for evergreen trees. Shrubs shall be a minimum of 12" in height or spread. A prepared bed is defined by edging (landscaping vinyl, brick, concrete, etc.) with wood chip mulch or ground cover. Native grasses may be considered for groundcover in the planting beds, but details plans must be submitted prior to construction.

Low maintenance, low water use landscaping in the front yard will be considered, but will require the submission of detailed plans for approval prior to construction. The use of hard surface landscaping rather than sod will require the planting of additional trees and extensive shrubbery, to visually soften the hard surface and achieve greenery. The minimum tree and shrub requirement must be maintained and generally must be increased to offset the hard landscaping elements.

Landscaping must be completed within 180 days of the occupancy of the home. Seasonal delays will be accepted if late fall or winter occupancy occurs. Completion of the landscaping forms part of the final acceptance requirements.

Note: City of Edmonton Landscaping Requirements require additional trees to be placed on the property.

City Owned Boulevard/Street Trees:

City boulevard/street trees may be planted in the City owned road right-of-way between the property line and the sidewalk. There may not be a boulevard/street tree planted in front of all lots; boulevard/street tree locations are determined by the location of above ground and below ground utilities and roadway designs. If a City boulevard/street tree is planted on the lot, it is understood that this tree is in addition to the front yard tree and other landscape requirements required.

6.3 Fencing

Fencing shall be consistent in design and colour with the fencing style established for the subdivision. See Appendix 'D'.

7.0 INTERPRETATION

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

8.0 SITING

8.1 Consultant

Check with the Architectural Consultant for all applicable drawings, and any special conditions.

8.2 City Regulations

Ensure that city regulations are met and note relevant plans regarding utilities and rights of way.

8.3 Grading

Check Building Grade Plans and conform to them. Do not grade to existing vacant lots or unfinished lanes, but to elevations provided.

8.4 Plot Plans

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 labeled and dimensioned, accurately figured, explicit and complete.
- Spot elevations around building and drainage directions.
- Dimensions from property line to sidewalk and face of curbs.

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 abuse 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, lane, 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 subtrades of litter on building sites. Builders will be provided with a 48-hour notice period; 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 Construction Activity

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 become the sole responsibility of the Purchaser.

10.0 APPROVAL PROCESS

Prior to building the Builder inspects the lot and all services. All discrepancies or damages to be reported in writing with the application.

Before applying to the City for a development permit, the applicant shall submit plans for approval of Windward Landtec Inc. Applications shall include the following:

- a) Two complete sets of house plans;
- b) Plot plan, prepared by Stantec Geomatics, showing lot house grades and drainage pattern, floor and garage elevations; and
- c) Completed application form.

Windward Landtec Inc. will review the plan and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines. This decision should be made within three days of submission. Should disputes arise, the Developer shall make the final decision on the acceptability of plans.

Once approved, Windward Landtec Inc. will send a copy of the application indicating any changes to the applicant. After approval, the plans may not be altered without prior approval of Windward Landtec Inc. Windward Landtec Inc. will keep an up-to-date record of plans showing house types, colour, rooflines and grades, to advise the applicants of how their proposed house will best fit into the existing situation.

The applicant is responsible for notifying WINDWARD LANDTEC INC. that the house is complete and ready for inspection. This notice must be in writing and contain a lot grading certificate, signed by an A.L.S., certifying that the lot has been graded as per approved lot grading plan provided by IBI Group. In addition, the applicant must obtain a lot grading inspection report from the City of Edmonton Drainage Branch and provide it to Windward Landtec Inc. Construction will be inspected once completed to ensure compliance with these guidelines. If the lot-grading certificate is in order and the landscaping is acceptable, the landscape deposit will be refunded in full.

No stakeout will be granted until approved by Windward Landtec Inc.

11. DAMAGE DEPOSITS

A damage deposit of \$5000 (by Letter of Credit or cheque) (regardless of the number of lots) is due prior to house plan and grade approval to cover:

1. Contravention of architectural objectives.
2. Possible damage to:
 - a) Curb stop - water valve
 - b) Sidewalks, curbs and gutters
 - c) Driveway aprons and asphalt
 - d) Boulevard landscaping and trees
 - e) Rear gutters and walkways
 - f) Light standards
 - g) Fire hydrants
 - h) Cathodic Protection points
 - i) Grading and drainage swales
 - j) Fencing

11.1 Damage Deposit Return Procedure

1. Exterior completed in accordance with these guidelines and as approved by the architectural consultant.
2. Final grading completed and landscaping completed satisfactorily as per requirements.
3. Rough grading certificate and / or Final Grade certificate and city approval of same, from the City of Edmonton Drainage Branch.
4. Water valve exposed and marked.
5. Sidewalks, street, lane, gutters and curbs cleaned.
6. Applications made in writing to WINDWARD LANDTEC INC



COMMUNITY PLAN

- Front Garage Home
- Laned Home
- Duplex Home
- Commercial
- Future Development
- Walkway
- Development Boundary

This plan is for marketing purposes only, and is subject to errors and omissions. Landscaping and street furniture locations may change and should be confirmed. Dimensions shown are in feet and are rounded to the nearest decimal. Refer to registered subdivision plan to confirm all lot information.

March 2021

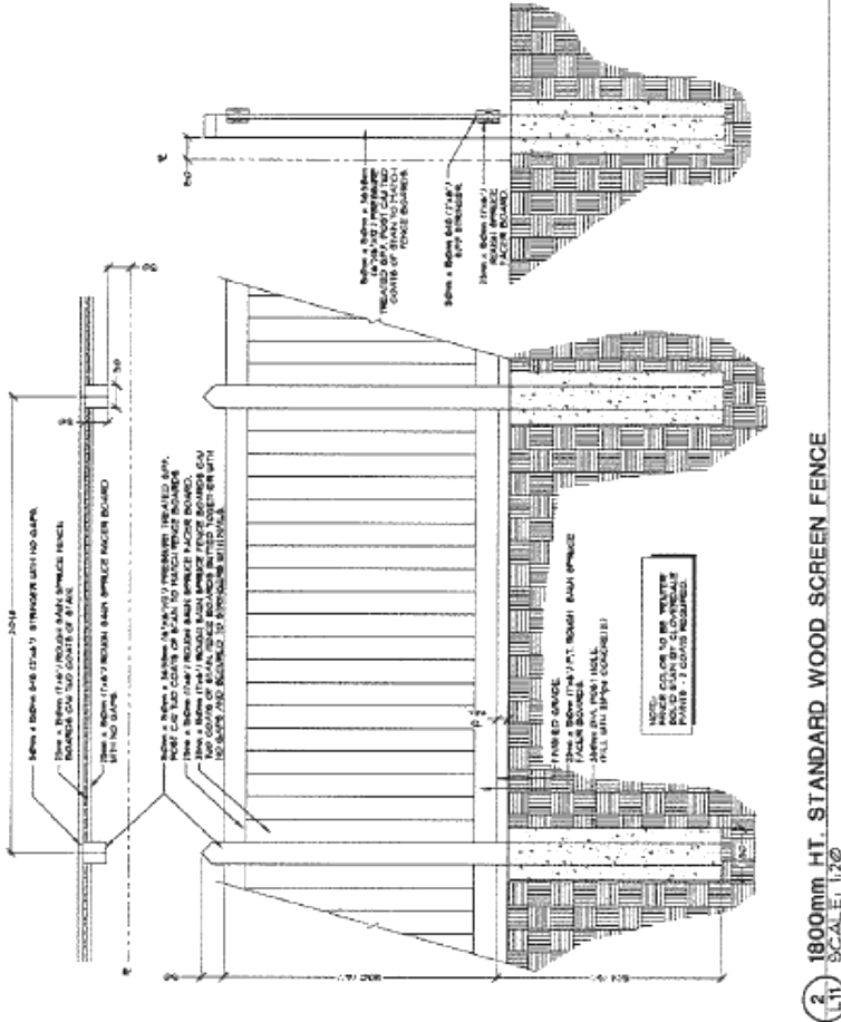
Approved roofing products and colours for McConachie

GAF	Timberline HD	Weathered Wood, Charcoal, Slate
IKO	Cambridge 30	Driftwood, Charcoal Grey, Dual Black
BP	Harmony 30	Stonewood, Weathered Rock,
Malarky	Highlander CS30	Natural Wood, Weathered Wood

Additional Colours and Manufacturers as approved by the Designated Consultant

Stain Colour – Cloverdale “Fawn”¹⁾

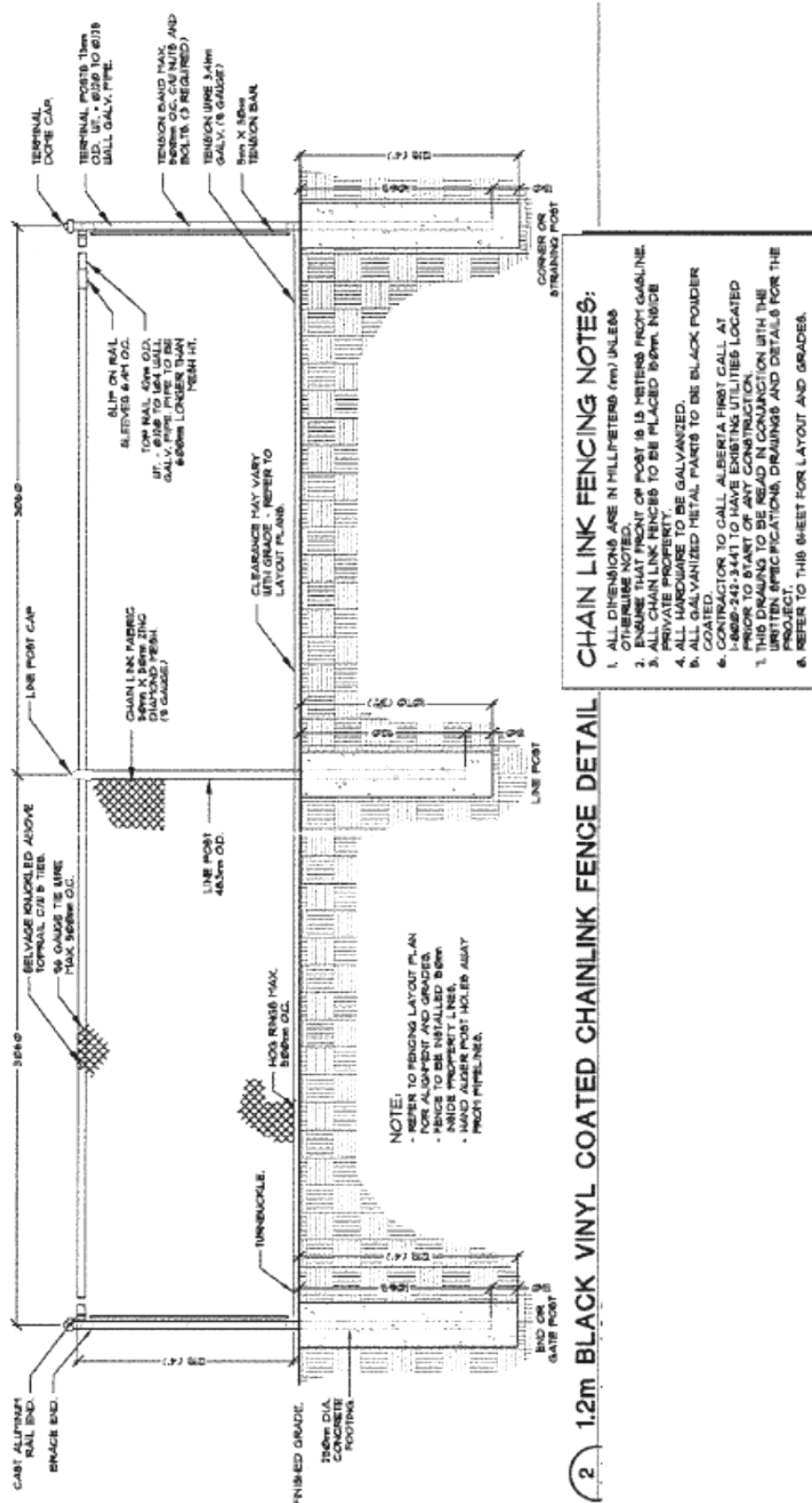
Wood Screen Fence



Architectural Design Guidelines can be found online at mcconachie.ca

Chain Link Fencing Specifications:

*Chain link fencing permitted only on lots with developer supplied rear lot chain link AND backing onto a pond, greenspace, park or natural area.



Architectural Design Guidelines can be found online at mcconachie.ca

McConachie

LOT INSPECTION REPORT

This Lot Inspection Report must be completed by the Builder prior to commencement of construction and emailed to **Windward Landtec Inc.** at info@windwardlandtec.com with a copy to the Developer at edmonton@anthemproperties.com within SEVEN (7) days of the lot purchase.

Date of Inspection	_____
Inspected By	_____
Builder/Purchaser	_____
Lot	_____
Block	_____
Plan	_____

INSPECTION OF MUNICIPAL IMPROVEMENTS

Curb/Gutter/Sidewalk	_____
Asphalt	_____
Water Service Valve ("cc")	_____
Swale	_____
Boulevard Landscaping	_____
Light Standard/Communication Pedestal	_____

Comments _____



Subdivision _____



APPLICANT INFORMATION

Name _____	Lot _____	Block _____	Plan _____
Address _____		Municipal Address _____	
City _____	PC _____	Homeowner _____	
Tel _____	Fax _____	Job No. _____	



HOUSING DESIGN

Type Bungalow ☐ Bi-Level ☐ Split Level ☐ Two Storey ☐ Other ☐

Area Main Floor _____ Second Floor _____ Total Floor _____ Sq.Ft. _____

Form Roof Style _____ Roof Pitch/Slope _____ Fascia Size _____

Exterior Detail	Material	Colour
Roof	_____	_____
Wall	_____	_____
Brick / Stone	_____	_____
Trim	_____	_____
Soffit, Fascia	_____	_____
Window	_____	_____
Front Door	_____	_____
Garage Door	_____	_____
Chimney	_____	_____
Driveway	_____	_____
Driveway Border	_____	_____

Note:

Colour - Please specify Manufacturer's name, reference number and colour: Example, Olympic 704 Brown
Sizing and grades as per surveyors plot plan.
Conformance to setback and lot grading requirements are the responsibility of purchaser and / or builder.

USE OF HOUSE PLAN APPROVAL SERVICES

The Applicant acknowledges that the house plan approval is provided as a service and that the developer and its designated consultants assume no responsibility for the accuracy of the information provided, or for any losses or damages resulting from use thereof. The applicant further acknowledges that they will hold the developer and its designated consultants harmless from any action resulting from the use of this information.

Date _____ Signature _____

12128 - 121A Street, Edmonton Alberta T5L 0A4
Tel. 780.454.6799 Fax. 780.454.6896 Email. info@windwardlandtec.com

APPLICATION FOR HOUSE PLAN APPROVAL



Lot _____ Block _____ Plan _____ Civic Address _____
 Subdivision _____ Stage _____ Date of Request _____
 Builder _____ Contact _____
 Phone _____ Fax _____ E-mail _____

Upon completion of construction, site works and if applicable, landscaping, a final inspection is done to ensure compliance with the architectural guidelines and to check for any damages to municipal improvements. The following items must be completed prior to a request for final inspection:

(Request must be made by or through the Builder)

- ✓ Home constructed in compliance with the Architectural Guidelines and the approved plan.
- ✓ Construction complete, including seasonal work on exterior. Site cleared of all debris, sidewalks and curbs cleaned, cc exposed and marked.
- ✓ Landscaping complete in accordance with the minimum requirements as set out in the guidelines.
- ✓ Grading certificate is attached and City Approval of same.
 - ☐ Rough
 - ☐ Final
- ✓ Fencing completed if required.

Landscaping Deposit Refund (Home Owner)

Date of Request: _____
 Homeowner Name (please print): _____
 Address of Home: _____
 E-mail (please print): _____
 Phone: _____

In addition to this Form please include the following documents – based on the municipality in which you live:

- ☐ Edmonton: Final Grade Approval & Final Grade Certificate
- ☐ Sherwood Park: Final Grade Approval & Final Grade Certificate
- ☐ Morinville: Rough Grade Certificate
- ☐ Fort Saskatchewan: Final Grade Approval & Final Grade Certificate
- ☐ Spruce Grove: Final Grade Approval & Final Grade Certificate
- ☐ Stony Plain: Final Grade Approval & Final Grade Certificate
- ☐ I CONFIRM THAT I HAVE COMPLETED THE LANDSCAPING AS PER THE DEVELOPERS ARCHITECTURAL REQUIREMENTS.
- ☐ I CONFIRM I AM THE ORIGINAL OWNER

Note: if you are not the original owner you must include documentation confirming that the deposit was legally transferred.

Further, I/We confirm that:

- ☐ Tree matches the caliper/height as stated in the architectural requirements
- ☐ Shrub beds and sod have been planted as stated in the architectural requirements
- ☐ Any other exterior alternations and improvements comply with the architectural requirements

Inspections are typically conducted from April to September (weather pending). If your request is submitted after the inspections have stopped, Windward Landtec Inc. will notify you and ask that you resubmit when the next season begins.

NOTE: A re-inspection fee will apply for all failed inspections.

Please submit by Fax: 780-454-6896 or by E-mail: info@windwardlandtec.com

Final Inspection Request



Suite 412, 10339-124 Street
Edmonton, AB T5N 3W1
Phone 780 421 7272
edmonton@anthemproperties.com

anthemproperties.com