



QUARRY
VISTA

Architectural Design Guidelines

May 2024

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DIRECTORY

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Edmonton, AB T5S 1G7
Phone: 780.455-3177
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Architectural Applications:

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12128 - 121A St NW
Edmonton, AB T5L 0A4
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www.windwardlandtec.com
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Solicitor:

Bryan and Co.
2900 – 10180 – 101 Street
Edmonton, AB T5J 3V5
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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.

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 HOUSING DESIGN

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, Prairie / Modern Farmhouse and Modern / Contemporary themed homes**. 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 Quarry Vista. 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.

3.1 House Size / Massing

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately and logically to the lot width and neighboring houses. Massing, style and setback may be adjusted on a lot to lot basis, to enhance the streetscape. Entranceways will be covered at the first level.

3.2 Minimum House Width

Front Drive Garage

The minimum house width must be within 2'0" of the recommended building pocket. The minimum house width is 22' 0". The maximum garage offset allowed is 2'0"

Front Drive Garage – Zero Lot Line

The minimum house width must be maximized to the recommended building pocket. The minimum entry width will be 4'0". No garage offset is allowed.

Laned – Zero Lot Line

The minimum house width must be maximized to the recommended building pocket.

*A garage offset of more than 2'0" will require extension of the second-floor development above to not less or more than 50% of the offset.

3.3 Repetition

3.3 a) Single, Front Drive with regular side yards and ZLL – Similar or approximately identical elevations must not be repeated within two lots (XOAX) or directly across the street. To be sited adjacent, homes must be markedly different in all elements.

On lots designated high or moderate visibility, repetition must be addressed at both the front and rear elevations.

Predominance of style will be no more than fifty percent of the streetscape. Example: A 12 lot eyebrow or cul de sac could include a maximum of 6 homes in a single style and in no case will a style be repeated more than two lots in a row.

3.4 Corner Lots

Houses on corner lots require special design consideration. Flanking side and the rear elevations (on high visibility roadways) should carry details consistent with the front elevation, and avoid large expanses of blank wall space. House should have roof lines predominately sloped towards both streets and wrap to carry the detail to the rear of the home. Bungalows and side splits are recommended, however, all model types will be considered within the foregoing criteria.

3.5 High Visibility Lots

The rear elevation of homes on perimeter lots will require wall openings of a number and size appropriate to the area of wall surface, roof lines and suitable overhangs at cantilevers, box-outs and bay windows. In addition roof lines and decks will be required to prevent a three-story presence. An element of detail is to be included on these elevations to match the front elevation and overall design.

Lots 1 in blk 7, lots 29 & 41 in blk 2, lot 1 in blk 3, lots 2 & 19 in blk 6, lot 13 in blk 4 and lot 1 in blk 5 will require side elevation architectural treatment.

3.6 Site Planning and Grading

Site planning and grading must accommodate the natural slope of the land and variations in grade absorbed within the building mass as much as possible. Lot grading must be in strict conformance with the approved grading plan for the subdivision.

Front entry steps are to be a maximum of three risers per set. Where the grade calls for more than three risers, the run must be split. Exceptions to this requirement may be granted in consideration of unique design, topography and lateral bracing concerns. If there are more than 3 risers per set, the step will be a minimum of 4' wide with appropriate railing style.

4.0 EXTERIOR FINISHES

4.1 Primary Finish

Acceptable Cladding materials 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
- Stucco of sand float finish only (subject to acceptable detailing and colour)
- Hardboard siding, prefinished (long life) siding in a horizontal application
- Fieldstone and Stone tile will be considered on an individual basis

4.2 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 details at top and bottom.

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

All exposed gables must be detailed with alternate wall finish, ex - Shakes, Panels, Board and Batten.

On the front of the home Brick or stone work will be required, Brick or stone, must extend the height of the garage including above the overhead door to create a panel effect. Brick or stone applied as an accent will not be permitted. Brick shall return a minimum of 24" around corners.

If appropriate to the design, brick or stone may be substantially applied to no less than 75% of the wall height c/w soldier course or heavy trim at the top to achieve the minimum requirement. (i.e. 8' wall height will require brick or stone installation height of 6').

In addition, the verandahs and /or porch must be enclosed to grade and clad with brick or stone. Lattice will not be permitted, pre-cast steps will not require stone cladding. Alternative elevations with a reduction of the brick or stone requirements and alternative brick or stone height placements will be reviewed at the discretion of the Consultant. It is intended that this type of alternative treatment will only be used in limited locations and not dominate the streetscape. Risers must be closed back. All entrance areas must be accented with stone or brick. (i.e. Column detailed with brick or stone). Brick or stonework is to be complementary to the main body colour of the home. A variance to this requirement will be allowed for the Zero Lot Line product with 4'-0" entry where the column must be a minimum of 8" x 8".

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

All flues (when used) are to be contained in a corbelled chase with the same finish and detailing as the house.

4.3 Parging

Maximum height of parging on all elevations shall be 2'0" above grade and 1'-0" at the front of the home. For high visibility locations the parging must be maintained at 1'-0".

4.4 Exterior Colours

Colours will be approved on an individual basis. Colours will not be duplicated on adjacent lots or directly across the street. **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 neighborhood 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.

4.5 Roofing

Roof materials are to be asphalt shingles. Minimum roof pitch and roof overhangs are as per each style. Reduced overhangs may be allowed if they are proportionate to the design of the home or as required for zero lot line product at the discretion of the Architectural Consultant. The minimum fascia size will be 8". The rooflines on any house must be consistent or complementary to the total house design.

Flat Roof Homes will be considered on an individual basis with consideration for the overall streetscape. Accent elements of flat roofs will be considered (ex. entries and detailing).

The roofing materials and colours may be selected from the attached Appendix 'B'.

4.6 Driveways, Garages, Walkways

Driveways and walkways may only be constructed of the following materials:

- concrete, broom finish
- stamped and coloured concrete
- exposed aggregate concrete
- concrete pavers, coloured

In all cases where coloured concrete or pavers are used, the colours must be **expressly approved** at time of application.

4.6.1 Front Drive Garage Product

Single or double attached, front drive garages, located in accordance with the street furniture plan, will be standard on front drive product. Builders may submit elevations with the front door angled to the street for consideration.

4.6.2 Driveway Configuration

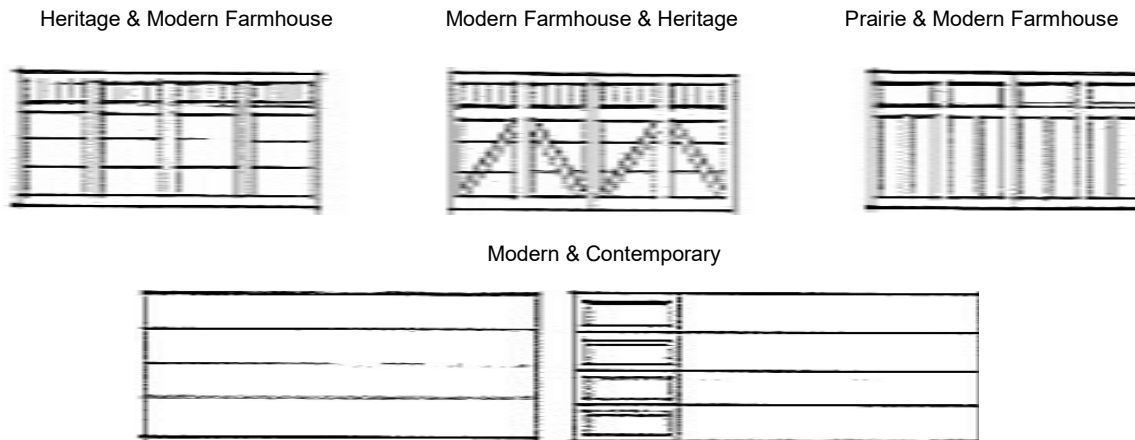
Driveway is not to exceed the width of the garage to the garage front where the width may then flare to include a walkway to the front and/or rear yard.

4.6.3 Oversized Garages

Oversized (24'+ wide) garages will require articulation in the way of a jog with a separate roofline and front facing window.

4.6.4 Overhead Doors

Garage overhead doors will be painted to blend with the exterior and enhance the presentation. Corners of overhead doors must be straight or curved. Angled corners will not be permitted. An upgraded overhead door is required appropriate to style, as illustrated below:



4.6.5 Garage Massing

The area above the attached garage must include a bonus room or some development of the second floor to balance the overall massing.

Homes will be designed to integrate the garage and minimize the appearance while enhancing the mass of the house itself. Some architectural measures that can achieve this are proportionate development of the second floor above the garage and an emphasis on entrance treatment.

For the Heritage, Modern Farmhouse and Prairie styles, the development above the garage must provide for roof mass between levels and should not exceed 75% of the garage projection. Models with thoughtfully articulated façades and roof lines may extend to within 4' of the garage front.

For the Contemporary and Modern styles, development of the area above the garage may be pulled forward to be flush or overhanging the garage below. This alteration of scale and massing will include features such as layering of finishes, beam details, pergola framing and bump outs to reorder the scale.

4.6.6 Walkway

The walkway to a house from the public sidewalk, curb or driveway must be a minimum, poured concrete in broom finish 3'-0" wide. Individual patio blocks will not be permitted.

5.0 LANDSCAPING

5.1 Landscaping Deposit

- a) The Builder shall collect a \$2,500 landscape deposit to ensure landscape compliance.
- b) The Landscape deposit will be released only upon fulfillment of the following requirements.

5.2 Front Yard Minimum Requirements

It is the responsibility of the homeowner or 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 objective of the landscape requirements is to achieve greenery. The minimum landscape standard for all lots shall consist of:

- Sod in the front yard to the front corner of house and/or garage.

- One tree - Coniferous trees (smaller varieties such as weeping spruce, mugo pine, lodgepole pine, etc.) are the preference, minimum size 5' height (or spread if mugo pine). Deciduous tree size minimum 2" caliper.
- Six shrubs (3 deciduous and 3 coniferous) minimum 18" height or spread in a separate bed, defined by edging (vinyl, brick, landscape block, etc.). Shrub Bed must be located in the front half of the yard and forward of an attached garage. Perennials may be planted in lieu of deciduous shrubs. Four (4) perennials will be considered equal to one (1) deciduous shrub.
- The sideyard at the driveway may be finished in sod or rock/bark mulch.

Alternate materials to sod (rock and/or bark mulch) will be permitted if the alternate plan meets the objective of these guidelines to achieve greenery in all front yards within the neighbourhood. The use of hard surface landscaping will require:

- The planting of an additional ten (10) shrubs, minimum.
- A variety of rock sizes as well as obvious variations in contours and materials for interest.
- Artificial turf/grass is not approved.

The landscaping must be completed, in accordance with these requirements, within six months of occupancy (subject to seasonal limitations).

Please be advised that the City of Edmonton has Landscape Requirements that can be found here:

<https://www.edmonton.ca/city-government/urban-planning-and-design/tree-and-shrub-planting-requirements.aspx>

These landscaping requirements are as per the Edmonton Zoning Bylaw and may exceed the Developer's requirements.

5.3 Fencing

Fencing shall be consistent in design and colour with the fencing style established for the subdivision, a copy of which is attached. (Where black chain link fencing is used at the back of lots on green space or ravine areas the same fencing may be used along the side yard areas to the back of homes to ensure an open visual appeal for the rear of all homes. Wood screen fencing may also be used to allow for privacy between neighbors if this is desired. This type of selection is generally mutually agreed upon by the adjoining neighbors).

6.0 ANCILLARY BUILDINGS / GARDEN SHEDS

Where such structures are visible from public adjacencies, (perimeter lots, corner lots and lots designated high visibility) exterior finish style and colour shall complement the house. Roof style and materials are to match the materials used on the house.

The side wall elevations of accessory buildings/sheds should not extend higher than adjacent fencing but will be reviewed for acceptance by the consultant.

Accessory buildings on lots designated high visibility must be a minimum of three (3) metres from the rear fence line.

7.0 INTERPRETATION

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

Homes will be reviewed on their individual merits of design, massing, proportion and compatibility, and where the Consultant considers the plan to be exceptional, and provided that the house conforms with the general trend of the neighbourhood, exceptions may be considered.

8.0 SITING

8.1 Consultant

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

8.2 City Regulations

Formal standards for development will be those established in the City of Edmonton Land Use Bylaw. Conformity with these architectural requirements does not supersede the required process of The City of Edmonton. However, it shall be the Builder's responsibility to consider the implications of zoning bylaws with respect to height, etc. when designing the home. Reducing roof slopes to lower the overall height of a building will not be permitted to compromise the architectural integrity of the style.

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

The designated surveyor, Pals Geomatics, shall prepare all plot plans and perform all stakeouts in the subdivision to facilitate establishing building elevations that are consistent and appropriate.

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, water curb cock (cc) services, boulevard landscaping on or adjacent to his lot. Notice of any damages must be given to the Developer prior to commencing construction within 21 days of access to the lot. Otherwise, costs for repairing any damages become the sole responsibility of the Purchaser/Builder.

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 to Windward Landtec Inc. Applications shall include the following:

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

Windward Landtec 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 five (5) days of submission. Should disputes arise, the Developer shall make the final decision on the acceptability of plans.

Once approved, Windward Landtec 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. Windward Landtec 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 Geomatics. 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.

11.0 SECURITY DEPOSIT

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

- a) Confirmation that there is no contravention of the architectural requirements in these guidelines; and
- b) 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:

- α) \$7,500.00 for each Lot purchased pursuant to the Lot Purchase and Sale Agreement; or
- β) 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 \$10,000.00 for all of the Lots purchased in the applicable Subdivision Stage.

11.1 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.

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

- a) 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;
- b) The Purchaser has otherwise complied with the Design Guideline and the Vendor is satisfied that any and all damages to the Improvements have been rectified and paid for by the Purchaser;
- c) The Purchaser has otherwise fulfilled all of its obligations under the Lot Purchase and Sale Agreement; and
- d) The Vendor has obtained a Final Acceptance Certificate from the Municipality respecting the Subdivision.

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

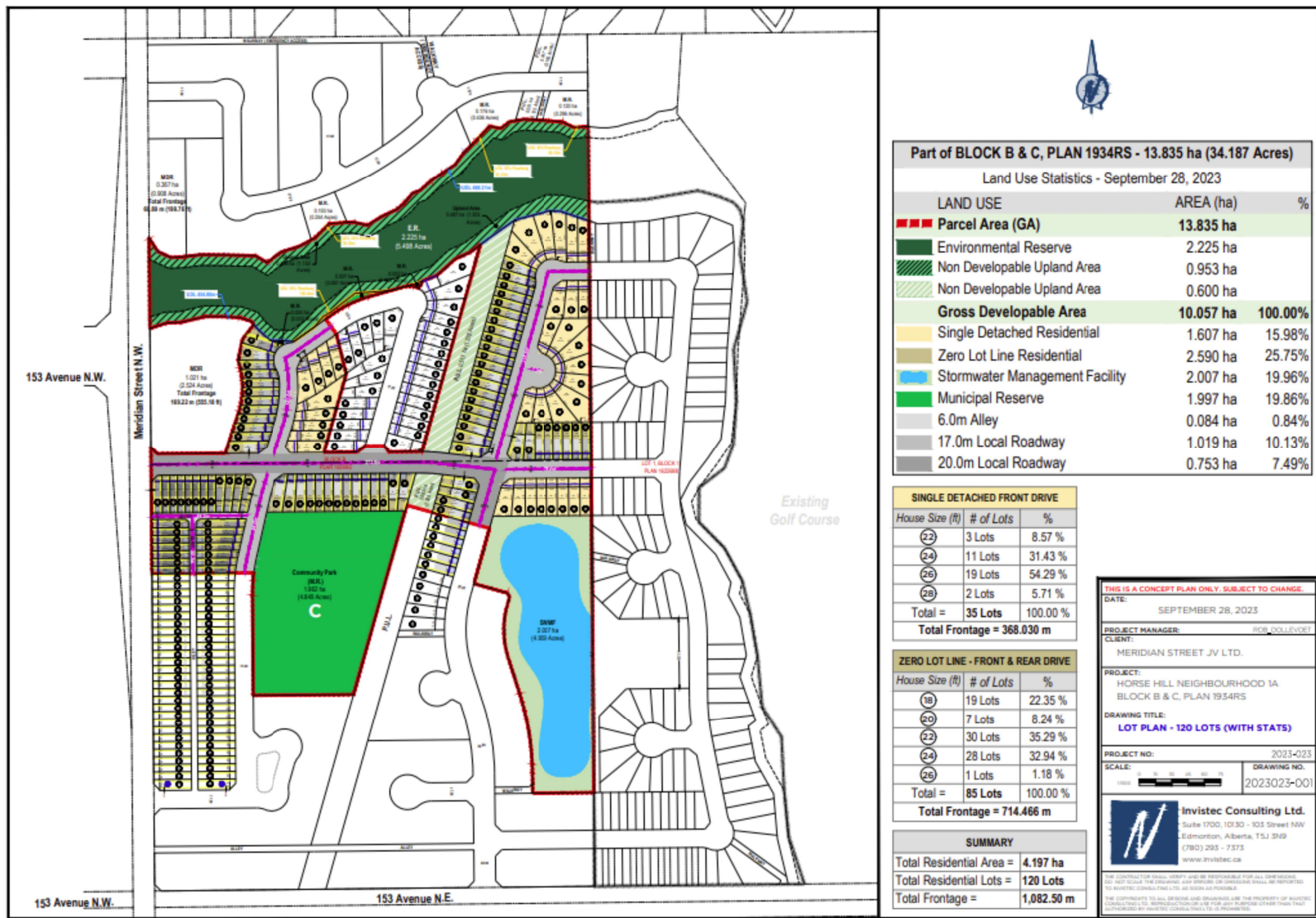
The Vendor or the Vendor's Consultant will perform pre-Final Acceptance Certificate ("FAC") (as such term is used by the Municipality) inspection and final FAC inspection to identify damages to the Improvements and other items referred to in these guidelines. In accordance with the warranty period set forth by the Municipality (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 Municipality. Notification of FAC approval and Certificate will be posted to the Vendor's website at www.mlcand.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 Improvement are maintained until FAC is issued by the Municipality and until such time as the Security Deposit is returnable to the Purchaser as aforesaid.

APPENDIX 'A' – Map



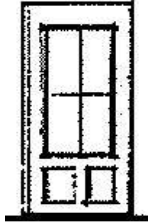
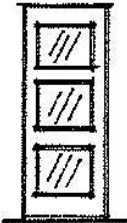

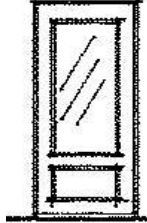
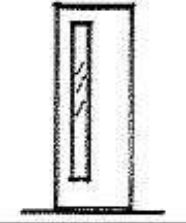
APPENDIX 'B' - Roofing

Approved roofing products and colours

GAF	Timberline HD	Weatherwood, Charcoal, Slate Pewter Grey, Mission Brown Barkwood
IKO	Cambridge 30	Weatherwood, Driftwood, Charcoal Grey, Dual Black, Heatherwood
	Cambridge LT	Weatherwood, Driftwood, Charcoal Grey, Dual Black
BP	Harmony 30	Stonewood, Twilight Grey, Beachwood Dual Black
	Everest 40	Twilight Grey, Shadow Black, Antique Wood

Additional Colours and Manufacturers as approved by the Designated Consultant

APPENDIX 'C' - Style Summary

	Modern Farmhouse	Contemporary	Heritage	Prairie	Modern
Roof Slope / Overhangs	Main 7/12 Facing gables 7/12 & higher 12"overhangs	6/12 Side facing gable 8/12 Cottage & facing gables 12"-18"overhangs	Main min 5/12 Facing gables 8/12 1'6"-24" overhangs	4/12 to 6/12 24" overhangs	5/12 12"-18" overhangs
Roof Style	Gable or Secondary-Cottage	Gable or Cottage	Gable or Hips	Cottage Only	Shed or Cottage Main with front facing gables or Flat
Articulation (# of variations)	0 or 1	Front Drive – 1 Lane – 2	Articulated façade in planes and roofs	1 or 2	Articulated façade
Additional cladding material	Vertical siding Stone or brick	Smooth panel Longboard Stone or brick	Flat Panel Vertical siding Board & Batten Shakes Stone	Smooth panel Board & Batten Stone or Brick	Smooth & textured panels Vertical siding Longboard siding Corrugated Aluminum Stone or brick
Trims	3"	4" or 6"	5" or 6"	5" or 6"	3" or 4"
Louvers	Tall & narrow	Ø	Rectangular	Ø	Ø
Shutters	Board & Batten	Ø	Panel	Ø	Ø
Window Grills	single +	Ø or single —	or ##	single —	single — or
Entry Column	6" or 8" simple	4" to 8" simple	6" to 10"	10" or larger	Max 6"
Entry Door Sample Style					
Colour Requirements	Colours suited are light tones in natural hues with tonal fascia and trim in single color or historical colors with a soft contrast or monochromatic trim and fascia.	Colours are warm earth tones with subtle contrasts at fascia and trim.	Colours are mid to dark earth tones or historical colours. Fascia and trim must be contrasting in light or dark hues.	Colours are mid to dark earth tones with monochromatic or darker contrasting trims and stone.	Colours are warm dark earth tones with bold rich contrasts in smooth or reflective finishes.
Suited Stone Profiles	Stacked Stone Brick	Stacked Stone Brick Cliffstone	Brick Cliffstone Mountain Ledge Shadow Rock Rustic Ledge Bluffstone River Rock Country Rubble	Stacked Stone Brick Cliffstone Mountain Ledge	Stacked Stone Brick Cliffstone Ledgecut

APPENDIX 'D' - Architectural Styles

CRAFTSMAN STYLE / ARTS & CRAFTS STYLE (Modern Interpretations Allowed)

Overall Building Massing

The Craftsman, or Arts and Crafts, style includes bungalows, 1½-storey and 2-storey designs with low pitched roofs. Roof overhangs are 1'6" minimum and 2'0" preferred. Verandas are integral and dormers emphasize the styling.

Roof Styles

Permitted roof styles include cottage and gable roofs either side to side or front to back combinations. Roof pitches are 5/12 or greater than 8/12 with front facing inset gables.

Window Styles and Placement

Windows have a vertical orientation: double hung or divided panes with grills in the upper sash while the lower sash is plain. Window surround are simple. Windows should be ganged in pairs at minimum.

Stone or Brick Profiles

Brick, ledge stone and river rock are permitted and should be used on this style. Stone and brick may be applied at fireplace chases, columns, verandas and garages. Application in panel effect is discouraged. Stone tile is not acceptable finish for this style.

Exterior Cladding

Craftsman style homes may be finished in brick or stone, siding or shakes. More than one dominant finish is used on each elevation, applied horizontally and separated by a wide trim board. Trims are generally painted, stained or metal clad.

Colours

Colours suited to the Craftsman style include deep earth tones accented by heavy white trims. Colours may also be tone on tone.

Defining Details and Entrance Treatment

Partial and full width verandas are a major element of the Craftsman style. Verandas often have a gable roof consistent in pitch and detailing with the main roof, and typically supported by massive tapered columns. The columns may be full height or half height resting on the veranda deck or extending from roof to ground. The base will be larger than the post and likely tapered in stone, shakes or a painted finish. Dormers and inset gables are finished in shakes, exposed beams or angle braces. Entry doors are simple in styling and include small glass panes.



HERITAGE STYLE (Modern Interpretations Allowed)

Overall Building Massing

All model types are included with an emphasis on grounded proportions where the eye is drawn to the street level. Roof slopes are moderate to high at 7/12 or greater. Roof overhangs are minimum 1'6" at moderate pitch and minimum 12" at higher pitch.

Roof Styles

Permitted roof styles include hip or side to side and front to back gable. Front facing gables are clad in siding or shakes and are defined by shadow bands at the eaves.

Window Styles and Placement

Windows have a vertical orientation and may include rectangular or elliptical transoms. Grills are installed in the entire pane or upper third. Trim surrounds of metal or smartboard/hardi frame on all openings.

Stone or Brick Profiles

Stone and brick are applied in a panel effect or as a substantial accent. When applied as an accent, the top edge is finished with a soldier course or heavy step trim.

Stone details required include base of columns and verandas. Stone tile is not appropriate when siding is used.

Exterior Cladding

May be finished in brick/stone, siding or shakes. A combination of finishes is commonly used. All siding profiles must be lap board style. Cover profiles will not be permitted. Hardi Plank siding is preferred.

Colours

Colours suited to the Heritage style include deep earth tones accented by contrasting heavy trims. White and light cladding colours are not suitable.

Defining Details and Entrance Treatment

Entrances are covered at a level that encloses and protects the space, at the first level or at a proportionate height. The style, width and detailing of the entranceway creates a sense of arrival. Verandas are common. Columns are solid and substantial with wide base or step detail top and bottom.

Glass lights in traditional styling are commonly included at the overhead door. Entry doors are simple and often include square glass panes. Style definition borrows heavily from the Craftsman style with shakes, shutters and gable braces.



PRAIRIE STYLE / PRAIRIE MODERN

Overall Building Massing

Two storey or bungalow style will be permitted. The footprint is often L shaped. Roof slopes are to be low, 4/12 to 6/12 with wide overhangs of a minimum 24" and deep fascias. Two storey's have one storey porch or verandah.

Roof Styles

Characterized by a simple hip or side gable roof — Low Pitched — Hip Roofs

Window Styles and Placement

Windows are large, organized and consistent in shape, often incorporating transoms. Windows are uncluttered by omission of grid patterns. Window grills / Muntin Bars of Prairie style may be used. Vertical windows in groupings.

Stone or Brick Profiles

Brick is the most desired material for this style. Ledge stone is permitted. Both brick and stone are applied in panel effect. Brick is smooth, often applied with a rock face soldier course to emphasize the horizontal.

Exterior Cladding

Prairie style homes may be finished in flat brick, often outlined with wood trim. Horizontal siding may also be used. Hardi Plank siding may be suitable. Acrylic or smooth finish stucco allowed.

Colours

Colours suited to the Prairie style are mid to dark earth tones with monochromatic or darker contrasting trims.

Defining Details and Entrance Treatment

Defining details are the horizontal presentation and simplified forms. The entry is typically recessed with side lights and is defined by approach. Entry doors are plain and may be oversized.

Strong horizontal base and details emphasizing horizontal lines.



MODERN / CONTEMPORARY SUBURBAN

Overall Building Massing

Bungalow and 2 storey models are permitted. Roofs may be moderate to high pitch, dominating the facade. Roof overhangs are wide on moderate pitch roofs and shallow on high pitch roofs with a minimum of 12"-18". The contemporary style follows much of the traditional form and detail. In Quarry Vista the style will borrow from the California and Prairie styles with simple elegant lines rather than the colliding geometric shapes characteristic of the post modern style.

Roof Styles

Permitted roof styles include cottage and gables, side to side and front to back combinations. Flat Roof designs will be considered on an individual basis with consideration for the overall streetscape. Accent Elements of Flat Roofs will be considered (ex.- entries, detailing).

Window Styles and Placements

A large number of windows in unusual shapes and placements are typical. Trims are simple and definite rather than ornamental.



Stone or Brick Profiles

Brick in a tone on tone application or tyndal/ledgestone in a contrast are well suited. Brick/stone is applied in a substantial panel effect, often with a contrasting soldier course or molding to accentuate the horizontal.

Exterior Cladding

A variety of finish materials are suitable.

Colours

Colours, as finishes, are natural and subtle. The flamboyant colours and bold detailing of the postmodern style are not appropriate.

Defining Details and Entrance Treatments



Detailing is simple rather than ornamental. Definition is often achieved by weight and difference in planes. Cut lines may also be used. Entries are generally recessed and enclosed at the first level.

TRADITIONAL FARMHOUSE / MODERN FARMHOUSE

Overall Building Massing

Homes are to emphasize vertical proportions. Steep Pitch gable rooflines Min 7/12 with dormers and / or low pitched secondary shed roof lines with 12" overhangs. Large porches and grounded verandah spaces.

Roof Styles

Characterized by front facing gables with forward-facing shed style garage roof. A flat roof may be introduced as an accent.

Window Styles and Placements

Windows are large and separated with simple thin trims.

Stone or Brick Profiles

Brick or stone is a requirement for this style and applied to provide overall grounding of the home. Masonry is not



preferred.



permitted on the second floor.

Exterior Cladding

The main wall material is recommended to be a vertical board & batten material in 1 colour. Other vertical materials may be considered at the discretion of the design consultant. Premium secondary wall materials include composite or metal wood tone materials, composite panels and board & batten. Secondary wall materials must be applied as a "block" feature and vertical applications are

Colours

Main wall colours suited to the Traditional Farmhouse are mid to dark tones with tonal or matching secondary features. Lighter tones may be considered.

Entrance Treatment

The entry is typically defined by a traditional style door. Cottage roofs or forward-facing shed roofs are a common feature for the verandah or entryway.

Defining Details

Homes are to be designed with a simple consistent detailing and a strong vertical presentation. Accent trims (when used) are to be 4" and match the adjacent wall colour or window frame colour. Wood columns or wood brackets are highly encouraged.

