

# Architectural Guidelines

AUGUST 2019

*No sale shall be presented as final to a prospective purchaser until the final approval of the plans, elevations, lot siting and color scheme has been given by Brookfield Residential. The home builder shall be fully and solely responsible for such representations.*

*The information contained herein is intended as a guide. Brookfield Residential shall not have any liability whatsoever for any defect or lack of suitability in any of the materials or products suggested by or required by these guidelines. Brookfield Residential makes no representation or warranties as to the accuracy or completeness of this information. The enforcement of these guidelines and interpretation of same shall be at the sole discretion of Brookfield Residential. Brookfield Residential reserves the right to revise these guidelines without notice.*

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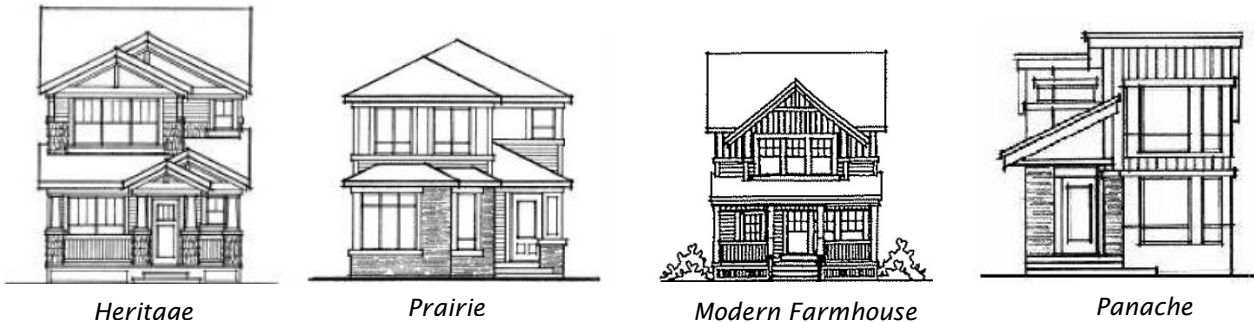
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## **1.0 Introduction**

*The objective of these architectural guidelines is to ensure the highest standard of visual appeal and image, ensuring compatibility and integration within the community. Outlining the opportunities and constraints of building, these guidelines will assist builders, designers, and home buyers in achieving a positive building experience.*

## **2.0 Architectural Theme**

*The theme of the community is relaxed simplicity. Inspired by a diverse variety of architectural styles that have been relaxed in their styling, elevation designs will be selected from Heritage, Prairie, Modern Farmhouse, and Panache styles.*



## **3.0 House Size, Massing, and Style**

### **3.1 Streetscape**

*The massing and size of each home must reflect appropriate scale and styling within the streetscape. Massing and style may be adjusted on a lot to lot basis, to enhance the streetscape.*

### **3.2 House Size**

*Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately to the lot width and neighboring houses. Homes incorporating a garage offset of more than 3' will be specifically reviewed for suitability.*

## **4.0 Site Planning and Grading**

### **4.1 Conformance to Grading Plan**

*Site planning and grading must accommodate the natural slope of the land with variations in grade absorbed within the building mass. The Purchaser shall be responsible for the design, construction and costs of any retaining structures and must ensure design grades and lot drainage are not compromised.*

### **4.2 Parging**

*Exposed concrete and parging will be restricted to a maximum of 2' at all visible elevations.*

## **5.0 Entrance Requirements**

### **5.1 Verandas**

*Entrances will be recessed and covered with a framed roof line at the first level. Verandas may be constructed of wood, precast concrete, or exposed aggregate. The base of wood verandas/porches will be enclosed to grade and include closed risers. The stair risers, railings, and stringers on wooden verandas/porches must be painted or stained in a finished state. Only the landing and treads may be left in a natural state.*

### **5.2 Risers and Entry Steps**

*Front entry steps on all housing types are to be a maximum of four risers per set. Where the grade or design calls for more than four risers, the run must be split.*

### **5.3 Entry Doors**

*To ensure proportionate massing at the main level, all homes must include a covered veranda or porch. Entry doors must be street facing and clearly visible.*



## **6.0 Garages, Driveways, Walkways**

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

*Where the projection of the garage exceeds 24' at the entry side, the entry landing depth must be increased equally (ie. 26' long garage will require an additional 2' in depth at the entry).*

### **6.1 Driveways and Walkways**

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

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

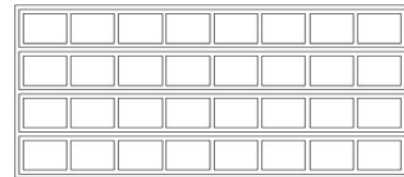
*In all cases where coloured concrete or pavers are used, the colours must be expressly approved at time of application.*

*The 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 entry.*

*The walkway to a house from a public sidewalk, curb, or driveway must be a minimum, 2'-6" wide. Individual patio blocks will not be permitted.*

### **6.2 Overhead Doors**

*A standard garage door is the minimum requirement. The garage door 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.*



*The height between garage overhead door and eave line should be less than 24". Where the design exceeds 24", special treatment is required.*

### **6.3 RSL**

*Double attached, front drive garages are required, located in accordance with the garage location plan. Oversized garages (24'+) will require articulation in the form of a jog with a separate roof line and street facing window, in addition to entry glazing and sidelights.*

### **6.4 RPL**

*For the RPL product a minimum 20' x 20' poured concrete parking pad will be provided concurrent with house construction. The approach to the parking pad from the lane must be paved with asphalt or concrete. Detached garages for the RPL product should be consistent in style, finish, and colour with the design of the house. It is not necessary to obtain architectural approval prior to constructing a detached garage.*

### **6.5 Semi Detached**

*Single attached, front drive garages are the minimum requirement and must be located in accordance with the garage location plan. Homes must include a jog between bays at garage face to break up the expanse of flat wall plane and roof line.*



# Heritage



*The Heritage home is comfortable and inviting with variations in wall plane, low slung gabled or hip roofs and inset front facing gables.*

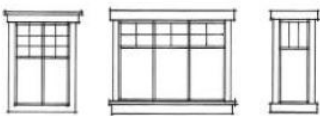
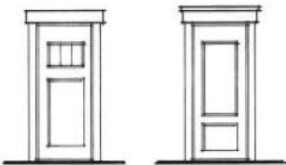
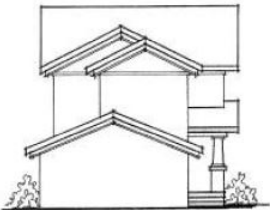
*Windows have vertical orientation and include a traditional grill pattern. Window trims are a minimum 6" wide and may include sills.*

*Horizontal siding will be installed with shakes, flat panel, board & batten, or vertical siding as additional finishes.*

*Main roof slope will be no less than 5/12. Front facing gables should be a minimum of 7/12 and roof overhang will be 18"- 24". The entry may be an inviting veranda or porch and it must be covered at the first level.*

*Columns will be traditional in style and substantial in size.*

*Colors suited are nature inspired palettes in mid to dark tones, highlighted by light colored trims.*





# Prairie



*The Prairie style home has strong characteristics of low, horizontal lines, gently sloping hip roofs, and a simplified form with one or two variations in the façade.*

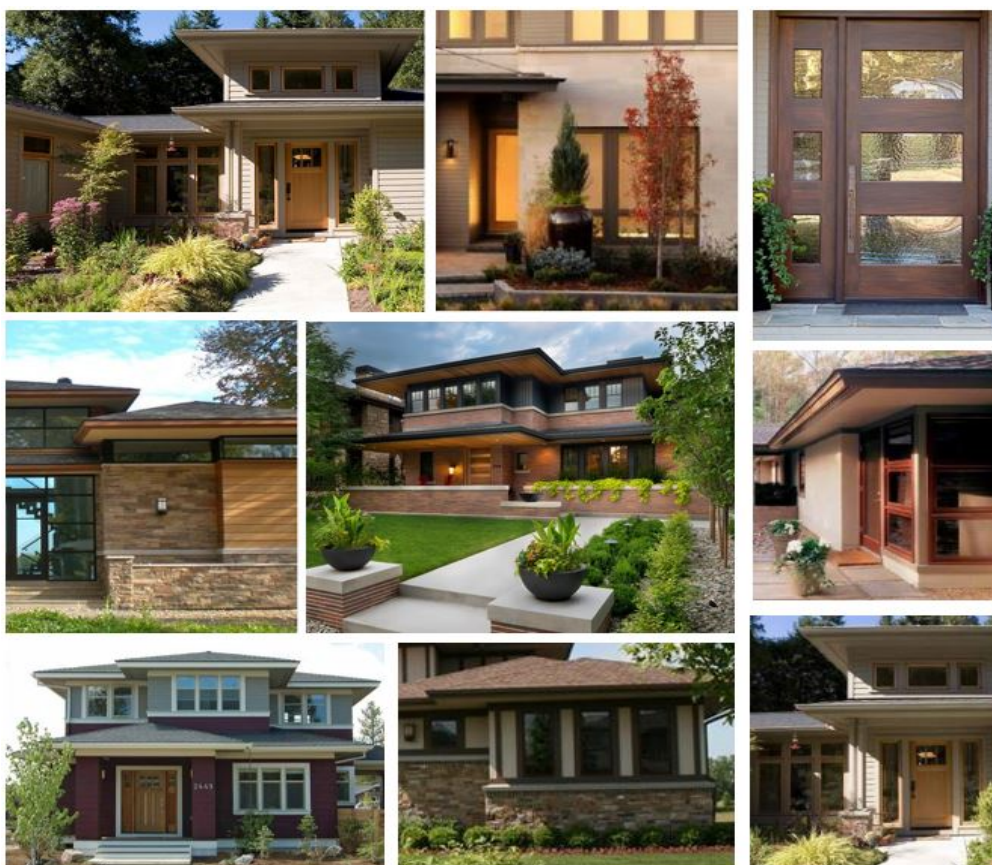
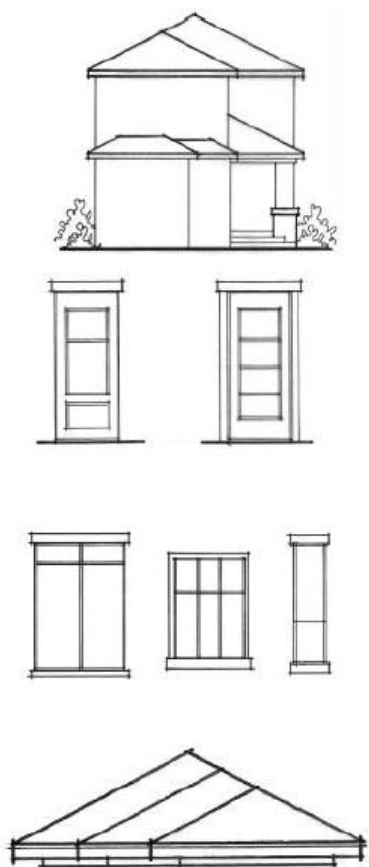
*Hip roofs should be a minimum of a 5/12 and no more than a 6/12 pitch. Roof overhang will be 24".*

*Windows are large and consistent in shape and may include a single horizontal mullion.*

*Trims and surrounds are simple and emphasize the horizontal, at a minimum of 5" wide. Horizontal siding paired with flat panels and/or wide profile board & batten will reinforce the styling. Angle braces may be a feature.*

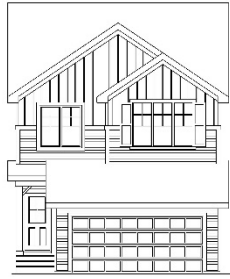
*The entry is recessed and covered at the first level with wide, simple columns. Entry doors should be simple, with a plain glass insert.*

*Colors suited are mid to dark earth tones with monochromatic or darker trims. Flat panels or board & batten may be a lighter or darker tone of the siding.*





# Modern Farmhouse



*Modern Farmhouse elevations are characterized by welcoming front porches, steep front facing gables, and minimal detailing.*

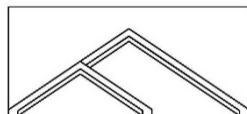
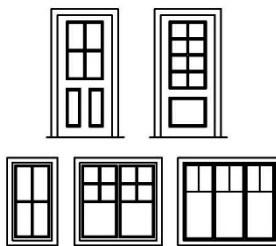
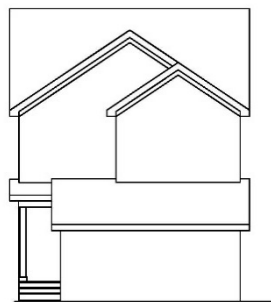
*The building form is simple while vertically proportioned windows punctuate the flat facade.*

*Gabled roof lines with intersecting front facing gables (minimum roof pitch is 8/12 or greater) are appropriate at the main roof while shed roofs should be utilized at the entry and garage. Hip roofs are not appropriate.*

*Horizontal and vertical siding or board and batten are the primary finish materials, while stone or brick may be used as an accent.*

*Metal shed roof accents, panel style shutters, brackets, and louvers are well suited but should be used sparingly. Entry columns should be simple.*

*The Modern Farmhouse is typically monochromatic with light neutral cladding colours, but bold Heritage colours may be used with very dark fascia and trims if appropriate. Shadow bands should be painted to blend with the exterior. Accents including stone, brackets, shutters, and entry doors may be black or very dark in contrast.*



# Panache

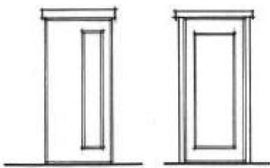


*The Panache home is characterized by unique variations in building form, with a façade dominated by the roof shape. A combination of simple shed roofs and front facing gables will intersect gabled or hipped main roof lines. Slopes will be moderate with a higher pitch at shed roofs and street facing gables. Asymmetric elements punctuate the façade in an organized fashion. Roof overhangs are minimal.*

*Entrances are simple and covered at the first level, often with the second floor overhanging the entry landing.*

*Detailing is applied in blocks, and should emphasize the vertical element. Trims may be used and should be no more than 3" or 4" wide. Horizontal siding should be combined with at least two additional finishes including smooth or textured panels, vertical siding, longboard siding, or corrugated aluminum.*

*Colors suited are warm dark earth tones and textures in juxtaposition of bold, rich contrasts in smooth and reflective finishes.*







### **8.0 Repetition**

*Similar or approximately identical elevations will not be repeated within three lots or directly across the street. (XOAX)  
(OXBO)*

*Repetitive use of elevations, architectural styles, and colour schemes will be monitored to ensure interesting streetscapes. Modifications to elevation treatments may be required accordingly.*

*Duplex buildings will be designed to avoid mirror image of units at the front elevation. Variation in wall planes, rooflines, window groupings and finishes are some of the architectural measures that can achieve distinction between units. On lots designated high visibility, repetition and mirror image must be addressed at both the front and rear elevations.*



### **9.0 High Visibility Requirements**

*Homes located in high visibility locations require additional treatment at the corners and rear elevations. See Appendix 'B' attached for more information.*

### **10.0 Roofing**

*A 3 tab asphalt shingle is the minimum standard in variegated earth tones. Architectural shingles may be utilized in the same colours. Green, red, and blue are not considered earth tones.*

*Cantilevers and box outs on visible elevations must include a separate roofline and minimum overhang. Roof pitch should be appropriate to the house style. Roof overhangs will be consistent with the styling with a 6" fascia or greater. Roof overhangs on homes located on zero lot line lots may be reduced to 12".*

### **11.0 Exterior Finishes and Colours**

*Siding only, stucco is not permitted. Ambient siding must be traditional profile in horizontal application.*

*A wide variety of cladding materials and colors are anticipated and will be consistent with the architectural style of the home (see style profiles). A third accent colour is required. Entry doors should be appropriate to the design style and painted to reinforce the style statement.*

*Usage of individual colours and colour schemes will be monitored to ensure interesting streetscapes. Identical colours (or approximately identical colours) will not be repeated on adjacent lots.*

*Stone or brick is not a requirement but if utilized, it should be appropriate for the style of the home and installed in panel effect at a minimum of 5' high. Overhead doors will be painted to blend with the exterior and enhance the presentation.*

*All trim and masonry details must be returned to 24" at all elevations. Columns or posts on front or highly visible elevations are to be of substantial form, solid in appearance and consistent with the architectural style of the home. Sided columns, round columns, and fluted columns will not be permitted.*





## **12.0 Construction Activity**

*Each builder must inspect the condition of curbs, sidewalks, street lamps, perimeter fence, etc. on or in front of the lot. A written lot inspection report must accompany the application for house plan approval.*

*The builder is required to maintain the lot in a clean and orderly fashion during construction. The dumping or storage of materials on other lots or on Brookfield lands is prohibited.*

## **13.0 Approval Process**

*All applications must be submitted through the Brookfield online LMS system and must include the following information:*

- *Colour Sheet*
- *Elevations and Floor Plans at 1/4:1' or 3/16:1' scale*
- *Plot Plan prepared by Designated Surveyor at 1:300 scale*
- *Pre-Inspection Report*
- *Color or material samples (if requested)*

*These submissions must be made ten days in advance of the desired construction start date. It is not the purpose of this process to check for compliance with applicable governing statutes and requirements. Incomplete submissions may be returned without review. The application and plans will be reviewed for adherence to the guidelines. Modifications may be requested. Any changes to approved plans must be approved in writing prior to implementation.*

## **14.0 Final Inspection and Security Deposit Return**

*Architectural Inspection:*

- *LMS automatically schedules the first Architectural Inspection for 1 year after the Stakeout Certificate is uploaded. Brookfield Residential will inspect the lot to confirm the construction and exterior has been completed in accordance with these guidelines and as per the house plan approval.*
- *LMS automatically notifies the builder after the inspection has been completed. If there are any deficiencies, the next inspection is automatically scheduled for 2 months after the first inspection.*

*To initiate the Landscaping Inspection, the following must be done:*

- *Construction and exterior completed in accordance with these guidelines and as per the house plan approval.*
- *Final grading completed and landscaping completed satisfactorily.*
- *Final grading certificate and approved grading inspection report from the City of Edmonton, Drainage Branch.*
- *Water valve exposed and marked.*
- *Sidewalks, street, gutters, and curbs in clean condition.*
- *Emailed request to Brookfield Residential to perform the final inspection. The request must be made by the Builder and must include a copy of the grading certificate and City approval of same. After the inspection has been completed, the builder will be sent the results and notified if further action is required. Every year, the cut-off date for new requests is September 15th.*

### **15.0 Signage**

*All informational, directional and showhome signage must be in accordance with signage standards established by Brookfield. All three types of signage shall be consistent in design, colour and quality and must be designed, produced and erected by Brookfield.*

*The Builders shall be allowed to display one (1) For Sale sign per lot provided said sign is erected on a suitable stand and not affixed to the house in any manner either during construction or upon completion of the same.*

*All For Sale signs must display the Builder's name, corporate logo (if applicable) and telephone number as a minimum standard. The For Sale signs must be produced by a professional sign company to ensure consistent quality.*

*Each For Sale sign must not be larger than 32" x 48" prior to being fixed to the stand. Subtrade and supplier storage will not be permitted to be displayed on the lot or the house in any manner whatsoever. There will be no exception granted in this regard.*

### **16.0 Structured Wiring**

*As of January 1, 2015 there are no structured wiring requirements.*

## **APPENDIX A**

### **MULTI-FAMILY DEVELOPMENT REQUIREMENTS**

*(To be referenced in conjunction with the complete Architectural Guidelines for Solstice at McConachie)*

#### **AC Applications:**

All multi-family developments should be submitted to Brookfield Residential for Architectural Approval prior to development permit application with the City of Edmonton. Each project will be reviewed on an individual basis at the discretion of Brookfield's Architectural Control Department.

AC applications for fee simple street towns shall be submitted through Brookfield's online Lot Management System. This will include plot plans, floor plans, elevations and colour sheets. Coloured renderings may be requested on an as needed basis. Landscaping Plans will also be required if minimal sod and larger planting beds are used (see Landscaping Requirements).

AC applications for any condominium projects (townhomes or apartment-style) shall include the following sent by hard copy to Brookfield's office:

- Site Plan complete with dimensions
- Landscaping Plan (including any fencing and project sign details)
- Floor Plans complete with dimensions
- Elevations complete with all material/color specifications, building heights and any roof slopes identified
- Details of any accessory buildings including all material/color specifications (ie: garbage sheds, amenity buildings, etc.)
- Colored elevations/renderings including an overall streetscape view
- Material/Finish Board (as required)

#### **Architectural Style/Overall Design:**

All multi-family projects in Solstice at McConachie should be designed to naturally blend in with the relaxed simplicity setting of the community. Unless otherwise stated, the overall design should follow the architectural guidelines set forth for single family products in Solstice at McConachie. All designs must also adhere to the requirements of the Heritage architectural styling for the community.

#### **Repetition:**

Multi-family projects will be reviewed on an individual basis to avoid a dominance of one architectural style within the streetscape. Fee Simple street towns will be reviewed for repetition on neighboring lots as set forth in the architectural guidelines for single family and Semi D product types.



### **High Visibility Considerations:**

Any building facades of multi-family projects that are facing streets or public spaces will require special design consideration. This includes, but is not limited to, changes in wall planes, varying rooflines, appropriate openings in relation to wall areas, avoidance of mirror imaging and exceptional detailing specific to the chosen architectural style.

### **Landscaping Requirements:**

#### **Fee Simple Street Towns**

The minimum front yard landscape shall consist of the following:

One deciduous tree 2" (50mm) caliper or larger per dwelling unit.

Tree species recommended: Crabapple Trees, Japanese Tree Lilac, Ussurian Pear, Amur Maple, Toba Hawthorn, Snowbird Hawthorn, Pincherry, Amur Cherry, and Snowy Mountain Ash.

If a coniferous tree is used instead, it must be 8.2' (2.5m) or higher at the time of planting.

Each dwelling unit shall have a minimum of 6 shrubs of any variety (at least 18" in height or width) in a planting bed defined by edging (landscaping vinyl, brick, concrete, wood landscape ties, etc.). Some examples of flowering shrubs are: Lilac, Viburnum, Hydrangea, Caragana, Spirea.

Brookfield Residential does not require middle units to have sod, but shall have one shrub for each 30 square feet of prepared planting bed.

A perennial flower bed can be used as well. These must be a minimum of 45 square feet and shall be defined by edging. 5 perennials can be substituted for the equivalent of one shrub.

End units shall have sod within their front yard and shall continue this treatment to wrap the side yard of the building to supplement the prepared planting beds.

An adequate variety of plants should be used in planting beds to achieve diversity and avoid large planting beds with an abundance of the same plant.

Should any planting beds be larger than 60 square feet, landscape plans must be submitted to Brookfield Residential for approval prior to construction.

Appropriate materials for planting beds include: Pine Mulch, Shredded Wood Chip Mulch, Small Bark Chip Mulch, Medium Bark Chip Mulch, Large Bark Chip Mulch and Rock Mulch up to a maximum 3" diameter.

## **City of Edmonton Requirements**

On June 27, 2016, the City of Edmonton council passed a text amendment that modified the Landscaping Requirements for residential properties.

Please note that the Landscaping Requirements listed in this "Appendix A" will count towards the new City of Edmonton requirements, however, depending on the size of your lot, you may have to provide additional trees and/or shrubs on your property to meet the City's requirements.

**It is the responsibility of the homeowner to ensure their landscaping complies with the City of Edmonton requirements.**

Current information regarding these requirements can be found on the City of Edmonton website [www.edmonton.ca](http://www.edmonton.ca)

Should you have additional questions, please contact the City of Edmonton directly by dialing 311 from the local calling area.

## **Condominium Projects (Townhomes or Apartment-style)**

All street facing yards must consist of a mixture of planting beds and sod. Tree and Shrub counts shall meet or exceed the City of Edmonton minimum Landscaping Requirements.

Appropriate materials for planting beds include: Pine Mulch, Shredded Wood Chip Mulch, Small Bark Chip Mulch, Medium Bark Chip Mulch, Large Bark Chip Mulch and Rock Mulch up to a maximum 3" diameter.

Additional landscape screening is required when development is adjacent to single family dwelling units.

All deciduous trees must be 2" (50mm) caliper or larger at the time of planting.

All coniferous trees must be 8.2' (2.5m) or higher at the time of planting.

All shrubs must be a minimum 18" in height of width at the time of planting.

One parking island (min. 200 sq.ft.) is required for every 13 stalls in large open parking areas. Parking area landscape requirements shall consist of 1 tree for each 200 square feet of parking area islands and 1 shrub for each 100 square feet of parking area islands. All planting islands shall have a minimum 1 deciduous tree 2" (50mm) caliper or larger or a coniferous tree 8.2' (2.5m) height or higher.

**See 'Solstice at McConachie Landscaping Requirements' for more information on what is considered appropriate landscaping in Solstice at McConachie.**

**Fencing:**

Fencing must be in a consistent style and colour as the community fencing. Further specifications and details can be found in the 'Solstice at McConachie Landscaping Requirements'.

**Signage:**

Condominium projects must have site signage at the property entrance that is designed consistent with the overall building design.

**Returning Security Deposits:**

Once construction and landscaping is complete, please notify Brookfield's AC Department to request a final inspection. Once it has been determined that the construction meets the approved plans, security deposits will be returned to the builder.

Please note final inspections will only be completed during the "growing" season in Edmonton.



## APPENDIX B

### HIGH VISIBILITY REQUIREMENTS (STAGES 21 AND BEYOND)

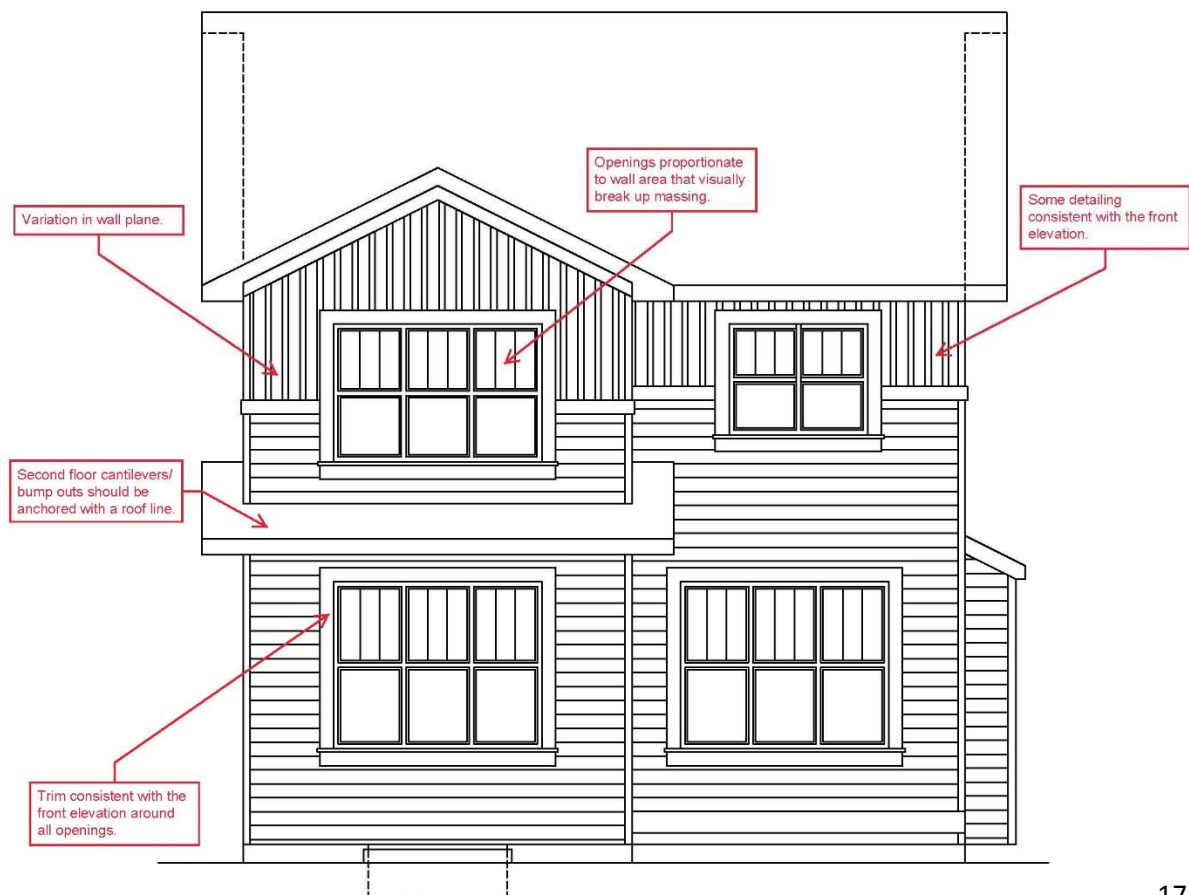
*(To be referenced in conjunction with the complete Architectural Guidelines for Solstice at McConachie)*

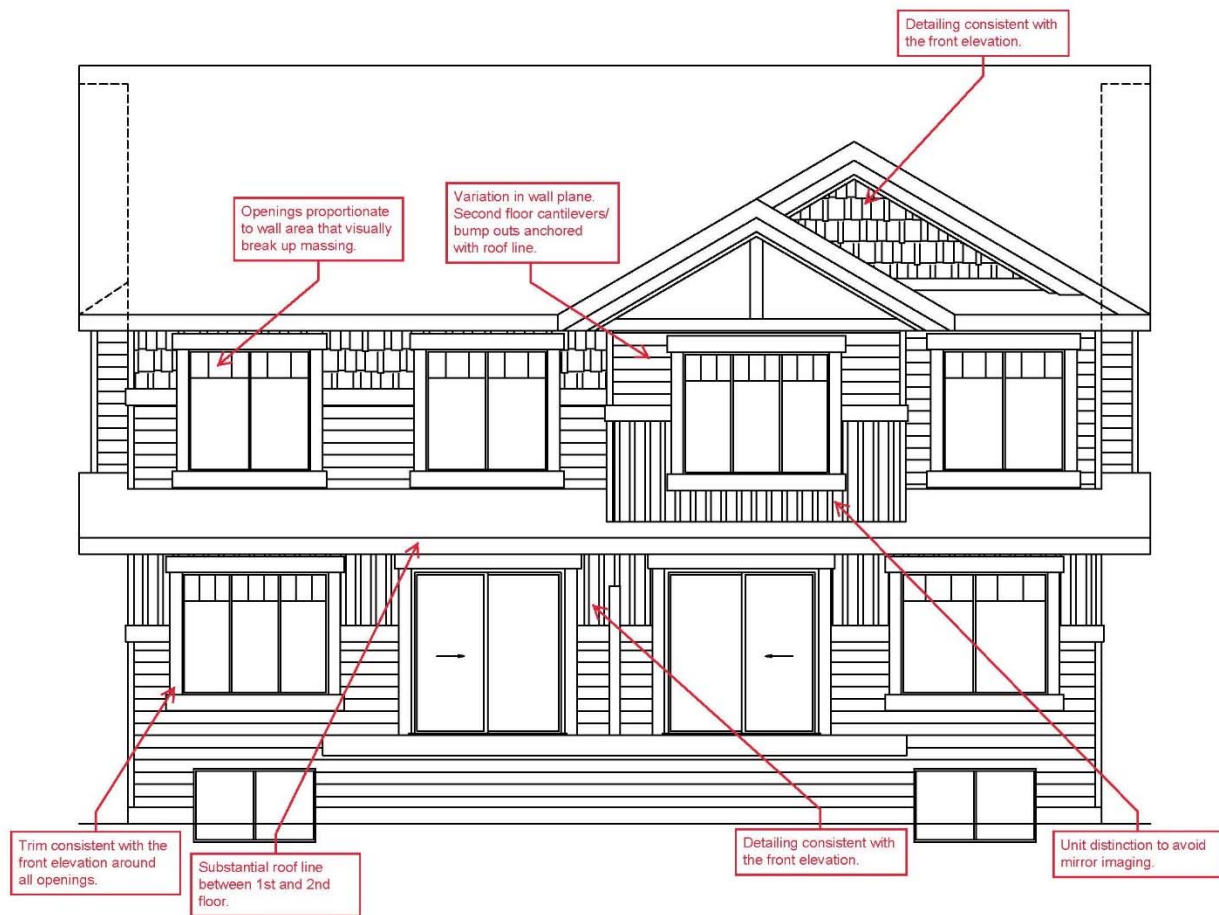
#### Rear Treatment

**Full Treatment:** Houses backing onto all major public sites including parks, ponds, power/pipe lines, school sites, utility corridors, and greenways will require full treatment. Homes located along an arterial road and close to the community entrance will also require full treatment. Please refer to the McConachie AC Treatment map for more information.

#### Requirements

- Some detailing consistent with the front elevation (shakes, board & batten, brackets, shutters, etc.).
- Trim consistent with the front elevation around all openings.
- Variation in wall plane and strategically placed openings to visually break up massing and prevent too much blank wall space. Second floor cantilevers and bump outs should be anchored with a roof line.
- Duplex and townhomes require unit distinction and avoidance of mirror imaging.
- Decks must be constructed concurrently on walkout lots.





**Minimal Treatment:** All houses backing onto walkways, lanes, or along an arterial road but not situated near a community entrance will require minimal treatment. Please refer to the McConachie AC Treatment map for more information.

### Requirements

- Trim consistent with the front elevation around all openings.

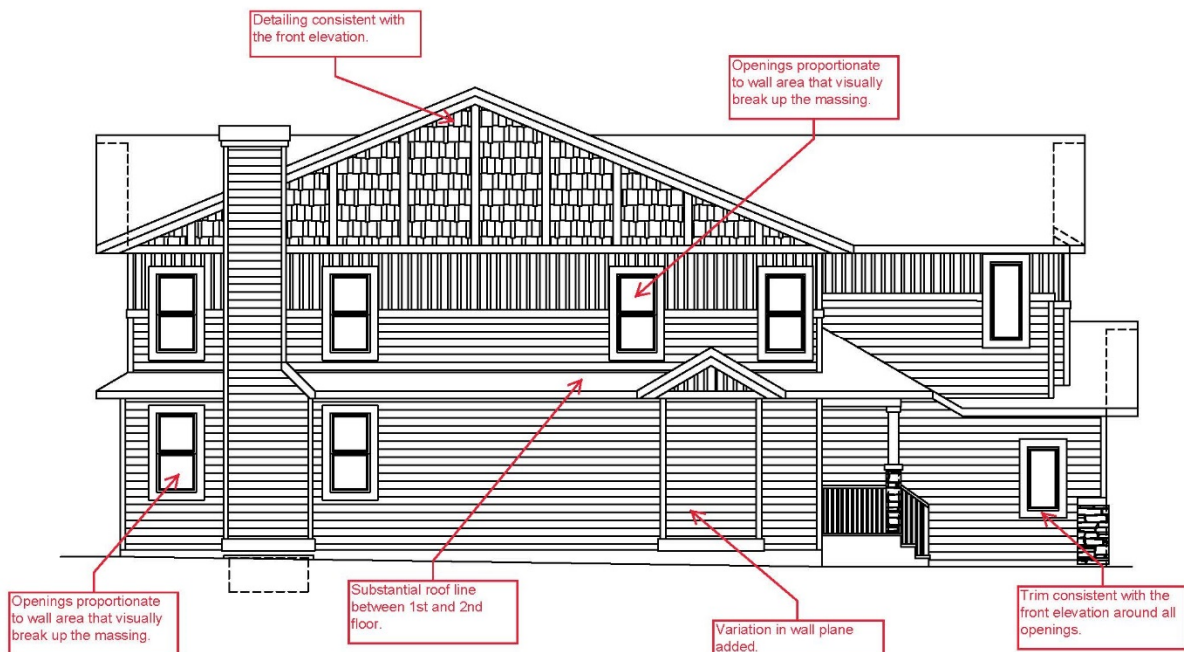


## Corner Treatment

**Full Treatment:** Generally, houses with corners adjacent to parks or collector roads will require full treatment. Please note, some homes located on local roads will also require full treatment if they are close to a community entrance or situated next to another home that would require full corner treatment. Please refer to the McConachie AC Treatment map for more information.

### Requirements

- Detailing consistent with the front elevation (shakes, board & batten, brackets, shutters, etc.).
- Trim consistent with the front elevation around all openings.
- Variation in wall planes at each floor level and/or appropriate massing and wall heights. Second floor cantilevers and bump outs should be anchored with a roof line.
- Strategically placed openings that proportionately fit the wall space and visually break up the massing.
- Substantial roof line between the 1<sup>st</sup> and 2<sup>nd</sup> floor to diminish mass.

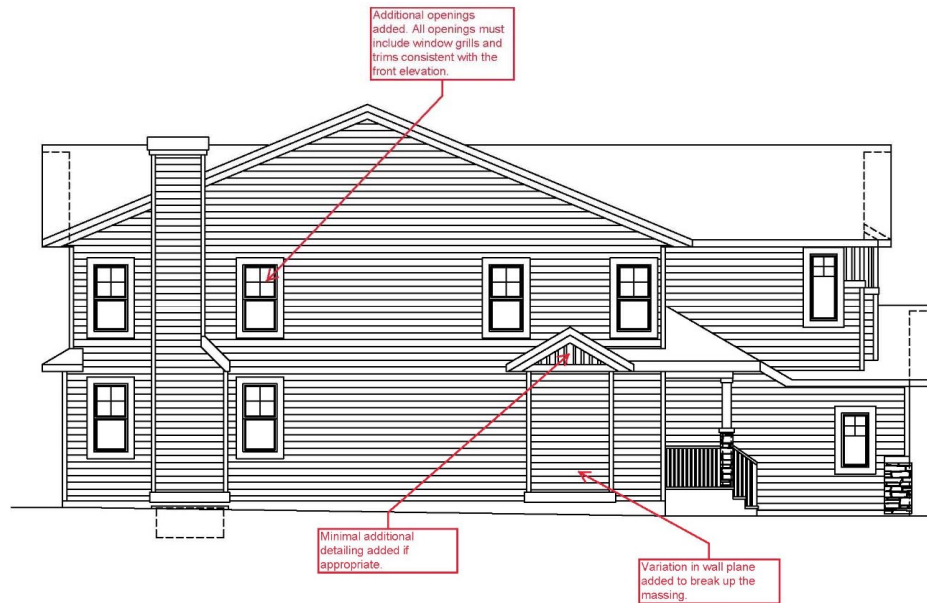




**Moderate Treatment:** Houses with corners that are adjacent to local roads, power lines, school sites, utility corridors, and greenways will require moderate treatment. Please refer to the McConachie AC Treatment map for more information.

#### Requirements

- Variation in wall plane to help break up the massing. Second floor cantilevers and bump outs should be anchored with a roof line.
- Minimal detailing added if appropriate.
- Additional openings are required at both levels and must include window grills and trims consistent with the front elevation.



**Minimal Treatment:** Houses with corners that are adjacent to a walkway or a lane will require minimal treatment. Please refer to the McConachie AC Treatment map for more information.

#### Requirements

- Trim consistent with the front elevation around any previously existing openings

