

SCHEDULE "C"
FORMING PART OF THE
PURCHASE AGREEMENT AND AGREEMENT FOR SALE

MAPLE CREST 6 – PLAN 162 3032 – RMD / RSL LOTS
ARCHITECTURAL AND CONSTRUCTION GUIDELINES

1. All construction plans for any dwelling or any other improvement must be submitted to and approved by Dream Asset Management Corporation on behalf of Dream Development (Dream) (on behalf of the Vendor, LDL Properties Limited Partnership by its General Partner Lehndorff Land General Partner Inc.) from time to time prior to construction commencing.
2. Plot plans and stakeouts are to be completed by Stantec Geomatics, appointed by Dream.
3. All construction must comply with Restrictive Covenant(s) registered on the title of each lot.
4. Building Lot Requirements
 - a) The minimum size of any dwelling shall not be less than 75% of the average lot width. (Note: Offsetting of verandas is not acceptable and the garage shall not be offset greater than two (2') feet.)
5. Exterior Requirements
 - a) Similar front elevation of dwellings will not be permitted on adjacent lots.
 - b) Minimum roof pitch to be 5:12 with the exception of bungalows, which are to be a minimum of 7:12. Roof overhang shall be a minimum of eighteen (18") inches.
 - c) All roof material to be laminated shingles as follows:
Manufacturer: IKO
Product: Marathon or Cambridge
Color: Driftwood or Weatherwood
 - d) Overhead Doors
Stockton overhead doors 4 panel minimum
Top panel shall have windows (No Sunbursts)
 - e) Masonary is required on all garage corners as a minimum
Brick , Cultured Stone, Stacked Flatstone
Minimum 36" high with 24" returns around corners with trim / column detailing
Vertical masting to create pillar-like effect
 - f) Front Door
Raised panel detail with glazing and windows (No Sunbursts)
Must include ½ light or vertical glass
 - g) Exteriors must include a minimum of three (3) of the following:
 - Shutters
 - Shadow bands
 - Battens
 - Louvers
 - Keystones
 - Dentils
 - Window sill details
 - Feature windows (half round, rakehead, etc.)
 - Box outs, bays, cantilevers, etc.
 - Porches and railings
 - Chimneys to be boxed in with a corbelled chase in the same finish as the main body of the home
 - h) Siding colors must not be repeated within one lot.
All siding to be earth tone or darker colors.
Composite siding (hardiboard / smartboard) may be used in lieu of vinyl siding
 - i) Minimum of three colors used on exteriors to complete
 - Trim, fascia, siding, front door, garage door, corner masting, etc.

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- j) Window grills (muntin bars) required on front elevations - no limits on width.
Lots flanking streets or walkways shall have muntin bars plus side details to the elevation for lots as noted:

Lots 116, 132, 133, 150 and 166 Block 06
Lots 01 and 30 Block 17
Lots 01 and 30 Block 18

The following lots backing onto Lot 115 PUL, 111 MR and 185 MR Block 06 and lots backing onto walkways with 1.2 metre metal fence will require muntin bars in the rear windows.

Lots 116, 117, 118, 119,
120, 121, 122, 123, 124, 125, 126, 127, 128, 129,
130, 131, 132, 133, 134, 135, 136, 137, 138, 139,
140, 141, 142, 143, 144, 145, 146, 147, 148, 149,
150, 151, 152, 153, 154, 155, 156, 157, 158, 159 all within Block 06

- k) Bungalow and split level dwellings will be encouraged on corner lots, however, all model types will be considered for such lots provided that the elevations selected for such models have roof slopes which slope predominantly toward both streets.
- l) The exterior finish must follow the grade of the lot with a maximum of thirty (30") inches of parging.
- m) All driveways must be located in accordance with the driveway location plan approved by the Municipality and the Developer at its sole cost and expense must construct the driveway apron. Driveways to be full width of garage.
- n) Driveway shall not exceed the width of the garage front where the width may then flare to include a walkway to the front and / or rear yard.

6. Landscaping and Fencing Requirements

- a) The following minimum landscaping requirements must be completed.
- 1) All yards are to have sod front and rear.
 - 2) The lot shall be graded in conformity with the approved drainage plan;
 - 3) Dream Development requires a minimum of three (3) shrubs and one (1) tree shall be planted in the front yard. The balance of landscaping as per City of Edmonton Bylaw 17672, June 27, 2016 can be anywhere in the yard. (See attached.)
- b) No fence shall be built upon any Lot unless such fence is built according to the design specifications and color specified in the fencing specifications as outlined in the "Architectural and Construction Guidelines" attached hereto as "Screen Fence Detail".
- c) The Builder(s) shall protect fences, sidewalks, curbs and boulevards adjacent to their lot from damage during landscaping. There shall be no use of chain-link fencing for side yards or rear yards except where Dream has erected the chain-link on perimeter rear yards.
- d) **A copy of the signed Fence Agreement between the builder and purchaser confirming that the purchaser is aware of and agrees to build the property fence in accordance with the Architectural and Construction Guidelines applicable to this subdivision is required.**
- e) The Builder(s) and his successors and assigns shall:
- 1) Be liable to Dream and its nominee as registered land owner for all losses, costs, damages and expenses whatsoever which Dream and its nominee as registered land owner may pay, sustain or incur and;
 - 2) Shall indemnify and save harmless Dream and its nominee as registered land owner from all manner of actions, causes of action, proceeding claims, demands, losses, costs, damages and expenses whatsoever which may be brought or made against Dream and its nominee as registered land owner, or which Dream and its nominee as registered land owner may sustain, pay or incur.

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7. All construction debris shall be removed from site within seventy-two (72) hours of completion of each phase of construction. All construction debris shall be contained in a metal dumpster or Environmental Bag (Bagster).
8. Excavation material must be kept within confines of the lot. Any spillage on City streets or sidewalks shall be removed immediately. Dream does not provide a dumpsite for excess excavation material.
9. The Vendor, Developer, and Architectural Committee, or their servants, agents, contractors, or appointees shall not be held responsible or liable to any owner or purchaser with the Subdivision for the accuracy, enforcement or compliance with the Architectural and Construction Guidelines.
10. These Guidelines may be altered, amended, or varied by the Architectural Committee respecting any lot if, in the opinion of the Architectural Committee at its sole and absolute discretion, such variance is not detrimental to the overall integrity of the Subdivision.

Landscaping Requirements

On [June 27, 2016, City Council](http://sirepub.edmonton.ca/sirepub/mtgviewer.aspx?meetid=1684&doctype=AGENDA) (<http://sirepub.edmonton.ca/sirepub/mtgviewer.aspx?meetid=1684&doctype=AGENDA>) approved changes to landscaping requirements for all new low density residential development and introduced incentives for preserving mature trees and shrubs with the adoption of [Bylaw 17672](#) ([/city_government/documents/PDF/Landscaping%20Requirements%20Bylaw%2017672.PDF](http://city_government/documents/PDF/Landscaping%20Requirements%20Bylaw%2017672.PDF)).

Mature trees play an essential role in the environmental quality and biodiversity of the city, and contribute to the livability of our neighbourhoods. Diverse, attractive landscaping and plant material on private properties also reinforces the unique community character of existing mature neighbourhoods, and helps reduce the visual impact of new development.

The changes strive to balance development opportunities with community desires for installation of new landscaping that complements surrounding mature vegetation and retention of existing mature trees and shrubs on infill sites.

Project Stage



Amendments were approved by City Council and came into effect on [June 27, 2016 \(Item 3.10\)](http://sirepub.edmonton.ca/sirepub/mtgviewer.aspx?meetid=1684&doctype=AGENDA) (<http://sirepub.edmonton.ca/sirepub/mtgviewer.aspx?meetid=1684&doctype=AGENDA>).

What's Changed?

The approved amendments establish the following changes:

New Landscaping Requirements

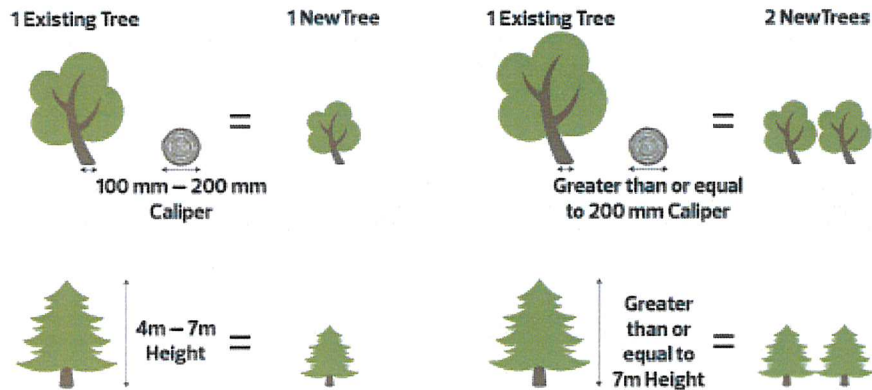
Landscaping requirements remain unchanged in the following low-density zones: RPL, RPLt, RF4, RF4t, RMD, UCRH, CCLD, CCSF, HVLD, GHLD.

All new low-density residential development in all other zones, such as the RSL, RF1, RF2, RF3 zones, are now required to plant trees and shrubs according to the table below. Trees and shrubs are to be listed in text on the site plan in a legend, and plant locations do not need to be shown on the site plan. This is so that future homeowners can have flexibility in the ultimate location of the trees and shrubs.

Site Width	Single Detached Housing	Semi-Detached Housing and Duplex Housing (per Dwelling)	Row Housing and Stacked Row Housing (per Dwelling)
Less than 10.0 M			
10.0 – 13.0 M			
Greater than 13.0 M			
Legend:	= One Deciduous Tree (50 mm caliper)	= One Coniferous Tree (2.5 m height)	= One Shrub (300 mm height, 450 mm spread)

Incentives to Retain Trees

The City of Edmonton has introduced an incentive program promoting the retention of existing mature trees during construction. Any new development can receive credits towards their tree requirements for preserving mature trees. The table below describes the minimum size trees and shrubs required to receive credit for one or two new trees.



When applying for a development permit to construct a new home, submit a [site plan](#) ([/city.government/documents/PDF/Sample%20Landscape%20Plan%20REVISED%20FINAL.pdf](http://city.government/documents/PDF/Sample%20Landscape%20Plan%20REVISED%20FINAL.pdf)) showing the following:

- Existing trees (if applicable)
- Number, size, and type of new and preserved trees
- Seed/sod or alternative ground cover

Construction Site Management Acknowledgement Form

To encourage these good construction practices and provide information on initiatives to preserve existing landscaping, a new [Construction Site Management Acknowledgement Form](#) (<http://www.cityofedmontoninfill.ca/public/download/documents/34072>) is now required as part of all Infill Development Permit for low and medium density residential applications.

Applicants are required to print, complete and sign this form and attach it with their Development Permit Application.

This form will provide Infill Development Permit applicants, contractors, builders and property owners information about the City of Edmonton's requirements and guidelines for best construction practices.

Public Consultation

The City of Edmonton is committed to citizen engagement. The bylaw amendments were informed by feedback gathered through several types of public consultation including:

Online Survey

Over one thousand people completed the surveys, providing in-depth and thoughtful responses that helped shape the amendments.

- [Results of the Insight Community Survey](#)
- [Results of the Project Website Survey](#)

Open House

Thank you to everyone who attended the open house on December 8, 2015.

The following key themes were identified from the feedback received:

- the Zoning Bylaw should set out requirements for the number of trees and shrubs in all low density residential zones
- the City should use its resources and authority to maximize mature tree preservation

Previous Regulations

Tree and shrub planting requirements for low density residential development were previously limited to the [RF4](http://webdocs.edmonton.ca/zoningbylaw/ZoningBylaw/Part2/Residential/150) (<http://webdocs.edmonton.ca/zoningbylaw/ZoningBylaw/Part2/Residential/150> (RF4) [Semi-detached Residential Zone.htm](#)), [RPL](#) (<http://webdocs.edmonton.ca/zoningbylaw/ZoningBylaw/Part2/Residential/130> (RPL) [Planned Lot Residential Zone.htm](#)), [RMD](#) (<http://webdocs.edmonton.ca/zoningbylaw/ZoningBylaw/Part2/Residential/155> (RMD) [Residential Mixed Dwelling Zone.htm](#)), [UCRH](#) (<http://webdocs.edmonton.ca/zoningbylaw/ZoningBylaw/Part2/Residential/165> (UCRH) [Urban Character Row Housing Zone.htm](#)) and [HVLD](#) (<http://webdocs.edmonton.ca/zoningbylaw/ZoningBylaw/Part2/Special Areas/980> [Special Area Heritage Valley Zone.htm](#)) zones. For Single Detached Housing, Semi-detached and Duplex Housing in all other zones, landscaping was generally limited to seeding or sodding of front yards within 18 months of occupancy. As a result of the previous requirements, landscaping often varied from site to site, or was nonexistent.

While trees on City property, such as boulevards and parkland, are protected under the [Corporate Tree Management Policy C456A](#) (/city_government/documents/C456A.pdf), the Alberta Municipal Government Act does not specifically authorize municipalities to protect trees on private property. The lack of municipal authority to protect trees on private property combined with an absence of incentives to retain mature trees, often leads to sites being cleared of existing trees and shrubs prior to construction, a practice that mature area communities have identified as a concern.

Additional Resources

An [online reference guide](/city_government/documents/PDF/Tree%20One%20Pager%20FINAL.pdf) (/city_government/documents/PDF/Tree%20One%20Pager%20FINAL.pdf) has been created to provide an overview of the proposed landscaping regulation changes and links to other useful tree planting and landscaping resources, such as a list of common tree species in Edmonton.

Information on tree care and maintenance is available on the [Trees and Urban Forestry page](/residential_neighbourhoods/gardens_lawns_trees/trees-urban-forestry.aspx) (/residential_neighbourhoods/gardens_lawns_trees/trees-urban-forestry.aspx).

Related Links

Additional Resources

More information on tree care and maintenance.

Evolving Infill

Infill is important to building a sustainable city, and the City of Edmonton recognizes the need to support more and better residential infill.

Zoning Bylaw

The Zoning Bylaw regulates development on private land in Edmonton.

For More Information

Permits and Licensing Service Centre

*Sustainable Development
5th floor, 10250 - 101 Street
Edmonton, AB T5J 3P4*

Hours of Operation:

*Monday to Friday
8am to 4:30pm*

Telephone

In Edmonton: 311
Outside Edmonton: 780-442-5311