



# THE HILLS

AT CHARLESWORTH

**Architectural Design Guidelines**

June 2018

**STAGE 25A**

Block 10, Lots 11-22

Block 11, Lots 1-15



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## 2 INTRODUCTION

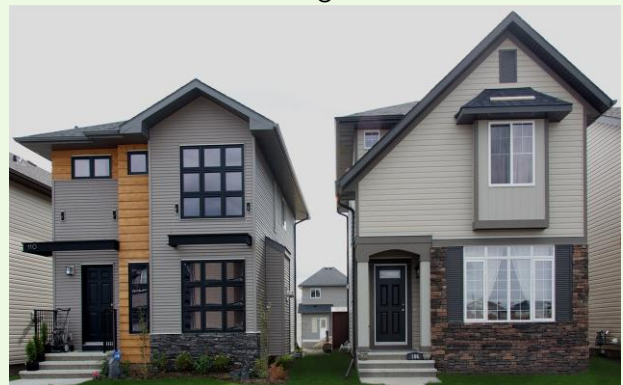
### *A Modern Twist on Traditional Architecture in Southeast Edmonton*

The Hills at Charlesworth is envisioned as an innovative and sustainable community in Edmonton's Charlesworth neighborhood that will portray a distinct character and sense of place.

The vision for The Hills at Charlesworth will set the community apart by providing today's savvy home buyer choices no other communities offer. This vision will incorporate sustainability and environmentally friendly elements throughout the community and anchored by the highly prominent Sustainability Plaza. This plaza will serve as a gathering place for residents and promote progressive green living concepts. It will include innovative green concepts such as solar powered Wi-Fi, residential wind turbine, rain harvesting and a 200m ice ribbon in winter.

The concept for the architecture in The Hills is to present traditional architecture with much more modern elements. The architectural character found throughout The Hills at Charlesworth will ensure that the community presents a progressive and unique persona. The exterior of all homes will be finished in strong dark colours with interesting and vibrant contrasting trims or elements of interest. The overall atmosphere will be one of captivating warmth and striking interest.

The mixed streetscapes in The Hills at Charlesworth will play an integral role in distinguishing the unique design and character of the community. A mixed streetscape design is more successful when including common architectural elements on each of the homes to tie the design together in a more unified way. This is the part of the mixed streetscape design that makes the development cohesive and makes the differences in the house types mixed together less obvious. A thoughtful blend of various housing types along the same street will be unified through common design elements that reinforce the character of the neighborhood in an



expression of harmony.

## 2.1 OBJECTIVES

The architectural guidelines for The Hills at Charlesworth will initially establish the character of the community and ultimately maintain the integrity of the community for years to come. The guidelines will aim to ensure that the community presents an impression of quality yet recognizes the importance of affordable housing product.

### 2.1.1 Theme

The theme of The Hills at Charlesworth is a twist on traditional architecture while developing a greener community. The community will portray modern expressions of traditional architecture such as Craftsman or Prairie style homes.

### 2.1.2 Streetscape

The streetscapes in the community will be diverse. A broad mix of housing types will be unified through common design elements and landscaping features that reinforce the character and lifestyle of the neighborhood in an expression of harmony.

### 2.1.3 Greener Community

Homes will be thoughtfully designed and built incorporating the principles of this 'green', environmentally friendly neighborhood.

### 2.1.4 Land Use & Zoning Regulations

The Hills at Charlesworth is zoned Residential Mixed Dwelling (RMD) which provides for a range of dwelling types and densities including Single Detached, Semi-detached and Row Housing. Due to the variety of land use and zoning requirements, all builders are to ensure familiarity with the appropriate requirements and stipulations.



## 2.2 LIMITATIONS

### 2.2.1 General

These requirements may be altered, amended or varied by the Vendor, Beaverbrook, at its sole and absolute discretion and without prior notice. Beaverbrook and their designated consultants retain the full discretion to approve or disapprove any or all elements of a proposed development or structure. It is strongly recommended that all purchasers or builders obtain pre-approval for any proposed development. All Purchasers/Builders are advised to review this document in its entirety prior to completing any work on the lands.





The Vendor, the Architectural Consultant, their servants, agents, contractors, appointees, shall not be held responsible or liable for the accuracy, enforcement or compliance with these Landscape and Design Requirements to any Owner, Purchaser and/or Builder within the subdivision.

Formal standards for development will be those as established in the City of Edmonton Land Use Bylaw, specific to Charlesworth. Conformity with these requirements does not supersede the required approval process of the City of Edmonton.

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. Any changes to approved plans must be approved in writing prior to implementation.

### **2.2.2 Inspections**

Each Builder/Purchaser Owner 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 within 14 days of purchasing the lot, otherwise cost for repairing any damages becomes the sole responsibility of the Purchaser. A copy of this report is attached hereto as an Appendix C.

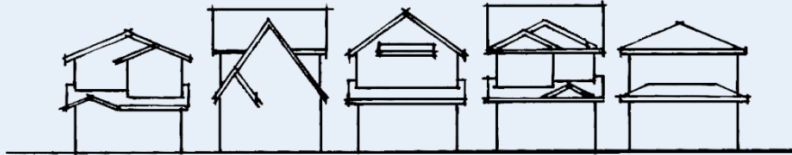
### **2.2.3 Restrictive Covenant**

Restrictive covenants(s) with these Architectural Guidelines are registered on title of each lot.

## 3 SITE PLANNING

### 3.1 MIX OF HOUSING TYPES

Housing types will be mixed within the same streetscape (single family, duplex and row housing), using architectural elements to adjust massing and proportions for a cohesive presentation.



### 3.2 HOUSE PLACEMENT & WIDTH

Builders are to choose home designs that are suited to all the attributes of the lot. Builders are to review all available information and ensure the proposed house takes into account the lot size, lot location, site grading and view potential. Houses are expected to fill the lot width appropriately, avoid unnecessary use of retaining walls and provide interesting and appropriate elevations in exposed locations. All homes must be within 2 ft. of the respective building pocket.

### 3.3 SETBACKS

General setbacks on all lots will be governed by the minimum setback requirements as per the City of Edmonton by-law requirements.

#### 3.3.1 Front Setbacks

The developer's architectural consultant will monitor front setbacks. To create more interesting streetscapes variety will be provided in the front setbacks along the street.

In areas where a more expansive street ambience is desired an increase in the minimum front setback will be utilized and variety between units will occur. Homes with greater massing will require increased setbacks to reduce their dominance on the street.

### 3.4 UNUSUAL SHAPED OR PIE - LOTS

The architectural consultant will review the siting of all houses and ensuring the siting of houses on pie lots is acceptable to the streetscape and compatible with adjacent houses will be imperative. Builders are encouraged to choose house plans that can be centered on these lots with greatest exposed frontage to the street.

#### 3.4.1 Driveways

Driveways are not to exceed the width of the garage on any lot. On pie-lots driveways may be required to narrow to less than the width of the garage to avoid excessive concrete in the front



yard and provide for landscaping. Driveways with decorative borders of exposed aggregate, patterned concrete or pavers may be provided as an alternative to narrowing the driveway.

### 3.5 GRADING

Lot grading must be in strict conformance with the approved grading plans. Variations should be absorbed within the building mass to minimize steep slopes and contrast between lots. All plot plans and stakeouts must be done by the designated surveyor, in order to provide consistency in establishing building elevations throughout the neighborhood.

Builders are to familiarize themselves with the engineering grade plan and ensure that drainage patterns are to be established on all lots that channel surface water away from the house on all sides and into adjacent drainage swales, storm water system and be aware of any lots that require roof leader connectors to storm mains.

### 3.6 RETAINING WALLS

Builders are to choose houses that suit the lot grading and avoid unnecessary use of retaining walls.

Retaining walls are the responsibility of the property owner and must not compromise the grading design and lot drainage.

Builders are to self-resolve any grading disputes with adjacent properties.

Any retaining wall exceeding 1.00 metre in height MUST be approved by a professional engineer and may require a development permit.

#### 3.6.1 Materials

Acceptable materials for retaining walls are:

- Landscaping blocks (ie: Alan block)
- Poured concrete with aggregate surface or strip form concrete
- Natural elements such as wood and wood products

## 4 GENERAL REQUIREMENTS

### 4.1 MASSING

Architectural massing refers to the concept of arranging the volumes of a house in relation to each other and the streetscape.

#### 4.1.1 Third Storey Development

When adding a 3rd storey development, care must be taken to ensure this space does not overwhelm the structure. This may be accomplished by integrating 3rd floor space into the roof mass with the inclusion of dormers. Lower fascia's and gradual transition will assist in balancing the presentation.

### 4.2 DENSITY

Density will only increase by one level on adjacent lots. i.e. single detached housing must be separated from row housing with semi-detached housing.

### 4.3 HEIGHT

Height can only increase by one storey on adjacent lots. i.e. a three storey building is only permitted adjacent to a two storey building.

### 4.4 GARAGES

#### 4.4.1 Front Drive Product

Front drive product will include a one or two car garage as determined by housing type and located in accordance with the garage location plan. 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 and/or rear yard.

Developed area on the second floor above the garage will be encouraged to provide balance to the overall massing of the home. Homes with full 2-storey front facades may require a greater setback from the street to reduce the dominance of this house type. Repetition of this house type may be limited on any streetscape and alterations to reduce the 2-storey element may be required.

#### 4.4.2 Rear Lane Product

Lane product will include a garage pad for two vehicles within the rear yard or minimum number as determined by unit type.

Detached garages should be consistent with the dwelling in style, finish and color.

### 4.5 DRIVEWAYS & WALKWAYS

Driveways & walkways are to be completed in a minimum of broom finished concrete.

Driveways are not to exceed the width of the garage. Pie shaped lots may require driveway tapering to accommodate streetscape in cul-de-sacs.

## 4.6 REPETITION

### 4.6.1 Exterior Design

To ensure suitable variety of all streetscapes, houses of the same or similar design and detailing will be separated. Between similar house designs a minimum of 2 lots on either side and a minimum of 2 lots each way across the street are required.

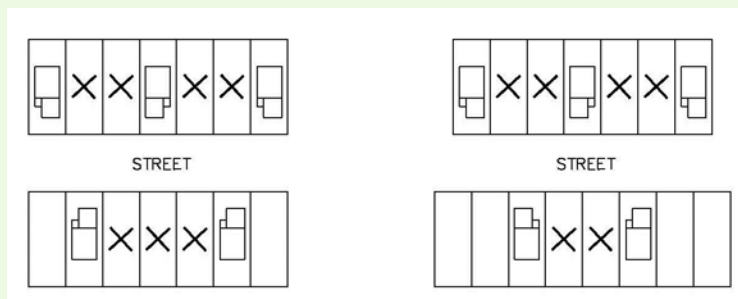
### 4.6.2 Colors

To further ensure homes offer an element of distinction on streetscapes separation will be required between color schemes.

Between similar color schemes there must be a minimum of 2 houses between when on the same side of the street and a minimum of 2 houses between when on the opposite side of the street.

Houses with significant differences in architectural style and design may be permitted, at the consultant's discretion, to have similar color schemes in closer proximity than is typical Architectural Design.

In the event two dwellings have been submitted for approval and have the same façade design, the first submission will be approved and the second submission will have to meet the above criteria.



## 4.7 PARGING

A maximum of 1' of exposed concrete or parging will be permitted at the front elevation and side elevation of corner lots. At all other elevations, exposure will be restricted to 2'.

## 4.8 ADDRESS PLAQUE

All homes are required to post The Hills at Charlesworth Address Plaque to indicate the municipal address of their property at the street side and to ensure consistency of numbering throughout the neighborhood. This plaque may be obtained upon submission of a completed Acknowledgement Form which is to be submitted to Evans 2 Design Group electronically.

Installation of this address plaque is required as part of fulfillment of the Landscaping Requirements (i.e. Landscaping Deposits will not be returned without completion of this requirement).

**Please Note: It is the responsibility of the builder to order the address plaque(s) directly from the supplier, Behrends Bronze Inc.**

## 4.9 HIGH VISIBILITY LOTS

### 4.9.1 Classification

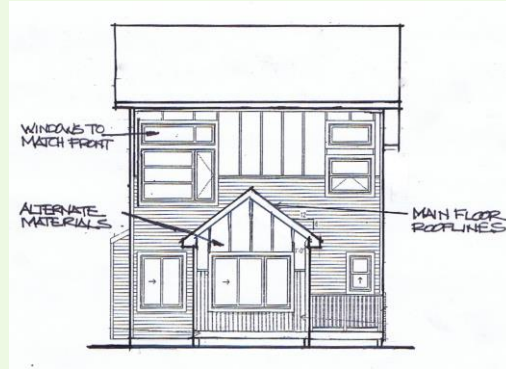
High visibility locations abutting parks, nstrails, stormwater management facilities, and backing onto Ivor Dent Sports Park require special design consideration.

### 4.9.2 Requirements for Corner Lots & Rear Exposure

Homes with high exposure elevations (corner lots and rear exposure) will require detailing on the exposed elevations that represents the overall style of the home and includes similar detailing to that on the front elevation. These elevations must include:

- Increased level of detailing including finishes, materials, trims and features similar to the front elevation and consistent with the style of the home.
- Side elevations of garages on corner lots are to be detailed and treated to the entry
- Exterior materials that are consistent with those used on the front elevation.
- Roof forms that match the front and provide variety to the rear streetscape.
- Homes on walk-out lots will require rooflines, jogs or box-outs and strong deck features. All decks must be finished at the time of construction.





### 4.9.3 Walkout Lots

Lots designated for a walkout basement model require special design consideration at the rear elevation. In addition to addressing features as set out for high visibility, these designs must avoid a towering three-storey appearance and have deck constructed concurrent with the home.







All townhomes are required to have power and gas meters located on the side of buildings (i.e. they are not permitted on the front façade).

Builders are responsible for their own respective cross lot servicing agreements to facilitate access from middle units to end units.

## 4.10 SUBDIVISION APPEARANCE

### 4.10.1 Signage

In order to maintain cohesiveness for signage within the subdivision, all signage will be supplied by the Developer. Builder signage will be allowed on a builder's lot only; no homebuilder or contractor signage will be allowed on medians or boulevards.

### 4.10.2 Excavation Material

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

### 4.10.3 Clean Up

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

### 4.10.4 Satellite Dishes & Recreational Vehicles

Satellite dishes or antennas must not be visible from the street and must be screened from view.

Recreational vehicles may not be parked in front of any residence for longer than 72 hours.





## 5 ARCHITECTURAL STYLES

### 5.1 OBJECTIVE

The architecture throughout The Hills at Charlesworth will present as traditional architecture highlighted with modern elements that will create the distinction that will set this community apart.

The stacking of the floor plates and the shape and style of the main rooflines will adhere to the characteristics familiar to the styles of Prairie, Craftsman and Brownstone. The elements of modernity will begin with large expanses of glazing and unique window configurations and continue by providing unique expression through signature detailing elements. These can include but are not limited to unusual beamwork or trellis features, steel posts, flat or shed roof accents, unusual materials, planter details etc. Further enhancements will be encouraged through stylized house numbers, light fixtures and mailboxes.

### 5.2 ESTABLISHING A PORTFOLIO

To ensure there are a good variety of elevations throughout the community the builder is to review their product with the architectural consultant at each of the following stages of portfolio development.

#### 5.2.1 Choose an architectural style

Each builder will develop a portfolio that emphasizes one of the architectural styles recommended for the community, Prairie, Craftsman and Brownstone. The choice of style is to be confirmed prior to developing the elevations.

#### 5.2.2 Key architectural elements

The elevations of each model are to include key architectural elements that strongly define the architectural style chosen. In particular all elevations are to have well defined rooflines, windows and materials.

#### 5.2.3 Modernize the key architectural elements

The key architectural elements are to be assessed and updated to include a more modern flair to the elevation. This would include flat or angled accent roofs, larger windows with more modern configurations and unusual material treatments.

#### 5.2.4 Incorporate common building element

All homes in Charlesworth are to incorporate a strong element of wood-look material using a Longboard product or equivalent. This signature element can be incorporated in many different manners and is to be a predominant feature on the front elevation.

### 5.2.5 Add Modern Detailing

The elevations of all homes in Charlesworth are to reinforce the modern aspect of the community by incorporating further modern elements to the exposed facades. This may include metal trellis, beams or brackets, metal shed style awning roofs, modern style front doors, smooth square or round posts or any other clean modern detail.

### 5.2.6 Portfolio Approval

Once an elevation has been transformed to meet the Charlesworth architectural guideline requirements it will be approved for use in the community (portfolio approval) and permit the builder to submit the elevation for a preliminary approval on a specific lot.

## 5.3 PRAIRIE

Prairie style homes are a truly American architectural style that originated in Chicago in the early 1900's. It was developed by a creative group of architects led by Frank Lloyd Wright and known as the Prairie School. Prairie style houses have strong characteristics of low horizontal lines and open interior spaces. The gently sloping roofs and low proportions are reminiscent of the landscape of the prairies.

### 5.3.1 Identifying Features

- Low, sloped hip rooflines
- Simple trims
- Large windows in consistent configurations
- Large heavy columns
- Smooth Masonry finish
- Horizontal elements
- Strong vertical wing walls
- Single storey wings or box-outs
- Contrasting wall materials

### 5.3.2 Modern Requirements

To achieve the progressive nature desired throughout The Hills at Charlesworth elevations depicting a **Modern Prairie** style are expected to have:

- Predominately hip rooflines
- Low sloped 4/12 pitched roofs
- 2' – 0" overhangs (or larger on features that are clear of sideyard setback requirements)
- Horizontal banding or elements that accentuate the horizontal
- Large windows in either traditional ribbon format or modern configurations





## 5.4 CRAFTSMAN

The Craftsman style of architecture evolved from the English Arts and Crafts movement and was established in the western United States in the early 1900's by the Greene brothers. Originally the style utilized a bungalow type of home that eventually evolved into larger intricately designed buildings. Craftsman homes embrace wood tones, earthy colours and materials to be well integrated with the natural surroundings.

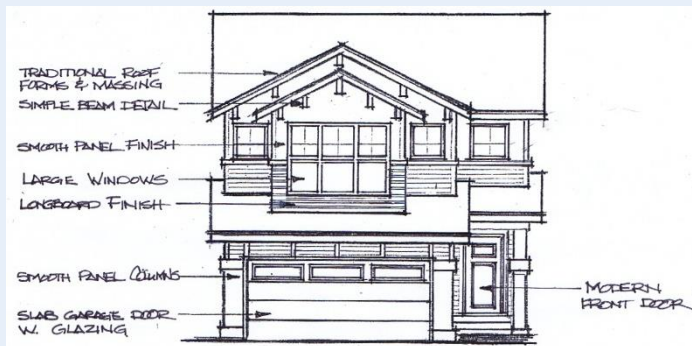
### 5.4.1 Identifying Features

- Low sloped open gable rooflines
- Multiple gable rooflines
- Repetitious window patterns
- Accent material in gable ends
- Full or wrapped porches
- Simple bracket or beam details
- Simple square columns

### 5.4.2 Modern Requirements

To achieve the progressive nature desired throughout The Hills at Charlesworth elevations depicting a Modern Craftsman style are expected to have;

- Front facing open gable rooflines
- Varied pitched roofs, 4/12 to 7/12, suitable to the overall style
- 1'-6" overhangs preferred – 1'-0" permissible on feature elements
- Strong porch or entry with modern detail
- Simple, straight batten work
- Large windows in either traditional grid format or modern configurations





## 5.5 BROWNSTONE

Brownstones are an iconic architectural style originating in the Eastern United States. Often 3 or 4 storeys in height with steep pitched or flat rooflines, Brownstones acquired their name from the reddish brown exterior stone facing and were typically associated with upper middle class.

### 5.5.1 Identifying Features

- Steep Pitched gables
- Stacked floor plates
- Repetitious window patterns
- Ornate trim detailing
- Uniform steps or porches
- Horizontal banding

### 5.5.2 Modern Requirements

To achieve the progressive nature desired throughout The Hills at Charlesworth elevations capturing the **Modern Brownstone** style are expected to have:

- Front facing steep gable rooflines
- Flat roof accents
- 1'-0" -1'-6" overhangs
- Strong porch or step with modern detail
- Significant amount of smooth masonry finish
- Large windows in either traditional grid format or modern configurations







## 5.6 ALPINE

Alpine architecture leans heavily on the traits of the West Coast Style that emerged in the Greater Vancouver area in the 1940s and continued to be a major influence in residential design for the next three decades. The designs emerging from west coast architects were recognized as a frontier in modern architecture with major stylistic influences from the International style, Japanese architecture, the works of Frank Lloyd Wright and Richard Neutra.

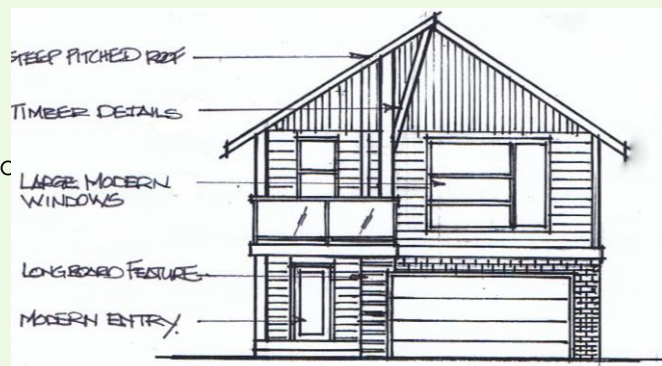
### 5.6.1 Identifying Features

- Generous roof overhangs
- Steep pitched roofs
- Extensive use of glazing. Windows beaded into structural wood members
- Preferred exterior wall finish was unpainted or clear-finished wood
- Wood and timber treatments and features
- Masonry product

### 5.6.2 Modern Requirements

To achieve the progressive nature desired throughout The Hills at Charlesworth elevations capturing an **Urban Alpine** style are expected to have a modern slant that would include:

- Steep pitched roof of minimum 7/12
- Flat roof accents
- Roof overhangs of minimum 2'-0"
- Unique entry features
- Large windows in modern configurations
- Timber details



## 6 DESIGN ELEMENTS

### 6.1 ROOF DESIGN & PITCH

Roof designs and pitches that are characteristic of the architectural style being pursued will be encouraged throughout The Hills at Charlesworth. Modern nuances that are well suited to the overall exterior and add to the progressive character of the home are also encouraged.

- Single sloped rooflines will be permitted in secondary locations when suited to the overall house design provided the overall massing addresses a traditional form. A low-sloped pitch of 4/12 is recommended for this roof type.
- Flat roofed accent areas will be encouraged to emphasize the modern nature of homes in The Hills at Charlesworth
- Roof overhangs are to suit the architectural style as per style detail pages
- Rooflines are to be made as interesting as possible through variation of rooflines and the use of dormers and gable ends.
- Rooflines on all highly exposed elevations (side and rear) are to incorporate dormers or gable ends with decorative treatments that match to the front elevation.
- Second storey roofline features are to match the front elevation in all high exposure locations.





## 6.2 FRONT ENTRIES

The front entry of a home is an integral element of the overall design and is expected to be a focal point of the front elevation and/or exposed side elevation. Front entries provide an opportunity to fully express the character of the home and create a welcoming feature. Front entries are to be well enhanced with decorative treatments that encompass the various progressive traditional styles.



## 6.3 FRONT DOORS

Entry door color should make a personal statement but must be painted (white or lighter colors will not be approved).



## 6.4 PORCHES

Front porches will be encouraged when suited to the style of the home. To maintain the modern progressive expression of the community front porches are recommended to be:

- Finished in smooth or exposed aggregate concrete with simple smooth or masonry columns and metal, glass or no railings.
- A minimum of 5 feet deep to provide a reasonable gathering space.



## 6.5 FRONT STEPS/RISERS

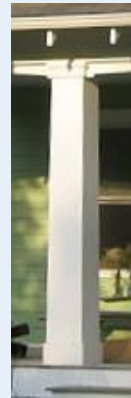
The front steps will vary with different grading situations and an increase in risers may affect the overall appearance of the home. Additional modifications may be required to ensure proper proportions are maintained on the front elevation. Other considerations for front steps:

- The number of risers at entry steps may be varied by grade and design. Entry steps will be constructed of concrete in exposed aggregate finish. Entry step color shall be charcoal.

## 6.6 COLUMNS

Entrances can be justly enhanced with feature columns that add to the overall expression.

- All columns are to be designed in a modernized version suited to the style of the home – these columns may include smooth finishes, simple square cap and base details, metal trim or finish.
- All columns must be a minimum size of 12"x12" unless well suited to the style and appear to have structural integrity.
- Modern style posts will include steel posts, square, round or I beam style.
- All columns must be finished in a decorative material, vinyl sided posts are not acceptable.



## 6.7 WINDOWS

Windows are an extremely important element of the homes. Larger expanses of glass will establish the strength of the style and more unusual configurations will provide interest and excitement. This may include strong horizontal mullions, mullions or varying directions and non-symmetrical layouts and pane sizes.

- All exteriors are to address windows in a significant manner.
- Window styles, sizes and groupings should be proportionate to the wall space available
- Acceptable window frame materials are:
  - Prefinished vinyl
  - Prefinished metal clad



## 6.8 CHIMNEYS/BOX-OUTS

Chimneys & box-outs provide interest on the exterior of a home. To ensure that they are treated as integral elements chimneys and box-outs must:

- Be finished to match the exterior wall material or suitable complementary finish.
- Extend down to grade in all exposed locations.

## 6.9 TRIMS & DETAILING

To ensure the clean, neat aspect of all the architectural styles is fully complemented, trim work must meet the following requirements:

- Trim material will be Smartboard or equivalent.
- Timber details are to be finished in preserving stain
- Trim and detailing materials are to address long-term maintenance – painted surfaces are to be avoided.
- All stucco battens must be finished in Smooth finish acrylic stucco.
- Minimum fascia depth of 6" inches is required.
- Homes with more modern expressions may not require window trims providing windows suit wall space without.
- Interesting and unusual detailing will be encouraged to promote a progressive modern edge to the community.

To fully enhance the modern aspect of The Hills at Charlesworth, interesting and unusual feature elements are encouraged on all homes.



## 6.10 GARAGE DOORS

### 6.10.1 Front Drive Garages

Front drive garages become a dominant element of the front façade of today's homes. Garages must be designed to be an integral element of the overall style of the home. Garage doors are to suit the architectural style of the home and are recommended to have a simple panel style door or a flat slab panel door.

Windows are permitted and glazing panels in unique configurations are preferred.

To provide a comprehensive exterior to the homes, the garage doors are to be painted in a color that matches to the exterior of the home. The garage door is to be maintained in a color that matches the predominant siding color, the trim color or is an acceptable complimentary color.



### 6.10.2 Rear Lane Garages

Homes on lane lots are permitted detached rear garages. Corner lane lots will REQUIRE that the garages be constructed at the time of construction of the home.

All detached rear garages are to have an exterior design that matches and/or complements the exterior design of the home. This will include:

- Roof style that is consistent with the main roof of the home
- Gable end treatments and detailing to match the home
- Exterior materials and colors match to those on the principle dwelling.

Rear detached garages are to have poured broom finish concrete driveways and/or aprons.





## 7 MATERIALS & COLOURS

### 7.1 MATERIALS

The Hills at Charlesworth is promoting long-term sustainability of the exteriors of all homes throughout the area with its insistence of maintenance free materials. The use of materials that provide prefinished surfaces that retain their integrity is encouraged.

**FEATURE MATERIAL:** In order for The Hills at Charlesworth to present a strong cohesive persona a common design element will be provided on each home. This design element will require that a particular feature or relative area on the front elevation is highlighted with a product such as Longboard or its equivalent.

Recommended materials are outlined on Chart 7.3 on the following page. Alternative equivalents to the noted material will be considered upon review and approval of provided samples.

### 7.2 COLORS

In The Hills at Charlesworth the exteriors of all homes will be finished in strong, dark colors with interesting and vibrant contrast trims or elements of interest. Color can be utilized to add to the interest and excitement desired in the community streetscapes. Color schemes that include unusual or dramatic colors to highlight signature elements are encouraged with the following considerations:

- Repetition of color schemes will be monitored to ensure pleasing variety is achieved.
- Similar siding colors will not be repeated side by side on lots with rear visibility.
- Roof colors throughout the community will be limited to darker colors in shades of grey, brown and black.
- Garage doors are to be painted to match the siding color or an acceptable complimentary color.

#### 7.2.1 Siding colors

The siding colors approved for The Hills of Charlesworth are outlined on Chart .3 on the following page.

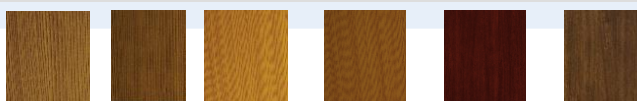
The following high exposure lots only permit upgraded premium colors:

- STAGE 25A, Block 10 – Lot 11 & Lot 22
- STAGE 25A, Block 11 – Lots 1-7, Lot 15



### 7.3 CHARLESWORTH RECOMMENDED EXTERIOR MATERIALS AND COLOURS

Roof Material	Asphalt Shingle			Metal Roofing	
Brand	IKO Cambridge or Equivalent			Vicwest or Equivalent	
Colors	Charcoal Grey Dual Black Driftwood			Charcoal Black Cocoa Brown	
Main Wall Material	Vinyl Siding			Cementitious Board	
	Royal	Gentek	Mitten	James Hardie	
	(Or Equivalent)				
	Harvard Slate Estate Grey Brownstone Flagstone Pebble Clay Cypress Olive Wood Walnut Natural Cedar Granite Shamrock Heritage Blue Midnight Surf Ironstone Wedgewood Redwood Cocoa	Dover gray Sage Juniper Grove Pebble Storm Venetian Red Dark Drift Saddle Brown Espresso Mountain Arbor Moonlit Moss Coastal Blue Midnight Surf Wind Swept smoke Iron Ore	Cypress Sage Brownstone Stratus Flagstone Venetian Gold Rockaway Grey Spring Moss Rain Forest Grenadier Green Muskoka Green Sahara Brown Arizona Tan Khaki Brown Chestnut Brown Caribou Brown Coffee Bean Eggplant Annapolis Blue Richmond Red Aviator Green	Monterey Taupe Khaki Brown Aged Pewter Country lane Red Boothbay Blue Evening Blue Iron grey Mountain Sage	
Secondary Wall Material	Smooth Panels	Metal Cladding	Stucco	Vinyl Siding	
	James Hardie	Vicwest (or Equivalent)	Acrylic Stucco (Fine or Medium Sand Float)	(All Main wall Colours and those listed below)	
	Cobblestone Navajo Beige	Tile Red Charcoal Stone Grey Galvalume	Match to Siding colour palettes	Royal Sunflower	Mitten Saffron Olive Green Amber Burnt Orange
Masonry	Brick		Stone		
	IXL or equivalent (smooth face brick)		Eldorado or Equivalent (Smooth face block type)		
Feature Material	Longboard or equivalent				





## 8 GREEN INITIATIVES

The Hills at Charlesworth is an innovative and sustainable community incorporating a variety of low impact development with “greener” elements at both the neighbourhood and home site level. The developer’s goal is to embrace these attitudes and develop a neighbourhood that serves as a case study for sustainable development in Edmonton.

Some of the green initiatives that the developer will be incorporating within the community are:

- Bioswales
- Rain Gardens/Harvesting
- Wetland Stormwater facility
- Permeable pedestrian trails
- Reduced impervious surfaces
- Native plant material
- Solar power
- Wind power
- LED Streetlights
- Construction waste management

### 8.1 BUILDER GREEN ELEMENTS

Homes within The Hills at Charlesworth will be subject to Beaverbrook Communities green rating system. Builders are required to achieve at least a base level on the rating scale determined by Beaverbrook Communities Inc.

#### 8.1.1 Requirements

All builders are required to complete the community’s acknowledgment form to pass inspection.

## 9 LANDSCAPING

Landscaping is a visible indicator of the quality of a development and should be integral to every part of the site. It should tie the entire site together, define entryways and pathways, identify private space, and buffer parking garages and less desirable views.

### 9.1 GENERAL REQUIREMENTS

- The following guidelines are encouraged within the landscaping design for all lots:
- Incorporate sustainable, low maintenance landscaping that minimizes requirements for potable water use, manufactured fertilizers and pesticides. Design the site to minimize use of potable water for irrigation; encouraging seasonal rainfall for sustainability of plant species or use captured rainwater for irrigation. Xeriscaping design is encouraged.
- Incorporate variety in layout and proportions of hard surface, lawn area and shrub bed areas to promote diversity of landscaping across adjacent lots.
- Include food producing trees and shrubs within landscaping designs
- Incorporate vertical gardening, or use of trellises, arbours or other tall elements, in concert with vines and tall narrow plant material, particularly for landscaping of narrow spaces.
- Use permeable materials such as permeable concrete unit pavers, “grass pave” pavers, stone, cobblestone, brick or their equivalent for hard surface pedestrian path areas.
- Where space permits, integrate planting beds around building foundations to soften the edges of buildings. Perimeter plantings are also encouraged to screen adjoining properties and soften the appearance of fencing.
- Artificial grass or turf, are contraindicated in favor of more permeable materials and indigenous plants that contribute to the habitat of this ecologically responsible neighbourhood. Artificial grass or turf will not be permitted.
- Where space permits, plant the area between adjacent driveways with low shrubs or groundcover.
- All plant material is recommended to be selected from the list of plants attached as **Appendix A**, comprised of native and drought tolerant plant species. Use of native plants has advantages over use of “exotic” species as native plants are well adapted to the local climate and soil conditions, and generally require less maintenance to establish and thrive. Use of native species also provides additional habitat for the birds, butterflies, insects and other creatures that depend on them. A native landscape incorporating a wide range of plant forms and species (trees, shrubs, grasses and forbs) should generally be more genetically diverse than a typical ornamental landscape and should be more resistant to disease.

### 9.2 DESIGN REQUIREMENTS

All landscaping design requirements are applicable to ALL lots and shall be provided in accordance with the below Figure 1:



## Figure 1: Landscaping Design Requirements (All Lots and by lot type)

### 1.1.1 LANDSCAPING REQUIREMENTS FOR ALL LOT TYPES

- 1.1.1.1 Builders within the Hills at Charlesworth Neighborhood are responsible for the following landscaping e exception of Single Detached Front Drive 2-car Garage Product:
- 1.1.1.1.1 Landscaping the Front Yard of each lot as per these guidelines;
  - 1.1.1.1.2 Providing topsoil in the Rear Yard of each lot;
  - 1.1.1.1.3 Landscaping the Side Yard flanking public roadway on corner lots; and,
  - 1.1.1.1.4 Provision and installation of the Rear Yard tree for lots backing onto Ivor Dent Sports Park as per item 1.1.1.7.
- 1.1.1.2 Home-owners are responsible for the installation of all landscaping not described in Section 1.1.1.1 for their respective homes (Rear and Side Yard landscaping).
- 1.1.1.3 Home-owners of Single Detached Front Drive 2-car Garage Product are responsible for ALL landscaping as described in these guidelines for their respective homes. A landscaping deposit of \$3000.00 per lot is required for all lots of this product type.
- 1.1.1.4 The total area of sod shall not exceed 50% of the total Front Yard landscaped area. The remaining area should be comprised of planting beds, naturalized landscaping or xeriscaping, gardens, trees, or other soft landscape component. Rock gardens may also be appropriate. A pedestrian path or hard landscape may be included in the remaining 50%, but not with the intent of comprising the entire remaining 50%.
- 1.1.1.5 It is preferred that all planting beds are mulched with 75 mm depth ground tree mulch or equivalent to limit weed growth, and reduce evaporation. However, rock planting beds will also be accepted.
- 1.1.1.6 All corner lots, regardless of lot type, shall incorporate a minimum of four (4) shrubs within the flanking side yard.
- 1.1.1.7 **All lots backing onto Ivor Dent Recreation Park** shall incorporate one (1) additional deciduous tree (60 mm minimum calliper) or one (1) coniferous tree (2.5 m. minimum height) within the Rear Yard in close proximity to the rear fence line.
- 1.1.1.8 Boulevard trees and sod shall be protected at all times during construction. Builders must install a temporary protective fence around the existing trees, at or beyond the nearest trees' drip line. Builders are responsible for the erection and maintenance of temporary protective fencing. Protective fencing must remain during the entire construction process and only be removed when all construction is completed. Builders must ensure that adequate measures are in place to protect from damage during construction period.

**Table 1: Landscaping Design Requirements (all lots and by lot type), continued...**

HOUSING TYPE		FRONT YARD PLANTING REQUIREMENTS
REAR LANE DETACHED GARAGE PRODUCT	1.1.2 Row Housing (per unit unless otherwise specified)	1.1.2.1 One (1) tree per unit (min. 40 mm calliper for deciduous, 1.5 m height for coniferous). 1.1.2.2 Minimum of three (3) shrubs (coniferous or deciduous), # 4 container size. 1.1.2.3 Front yard landscaping may include trees, shrubs, hedging, perennials. 1.1.2.4 Sod will be permitted for areas exceeding 15 m <sup>2</sup> but shall not exceed 50% of the landscaped area.
	1.1.3 Duplex Housing (per unit)	1.1.3.1 One (1) tree (min. 40 mm calliper for deciduous, 1.5 m height for coniferous). 1.1.3.2 Minimum of four (4) shrubs (coniferous or deciduous), # 4 container size.
	1.1.4 Single Family Housing	1.1.4.1 One (1) tree (min. 40 mm calliper for deciduous, 1.5 m height for coniferous). 1.1.4.2 Minimum of five (5) shrubs (coniferous or deciduous), # 4 container size.
FRONT DRIVE ATTACHED GARAGE PRODUCT	1.1.5 Row Housing (per unit unless otherwise specified)	1.1.5.1 One (1) tree per 2 units (min. 40 mm calliper for deciduous, 1.5 m height for coniferous). 1.1.5.2 Minimum of four (4) shrubs (coniferous or deciduous), # 4 container size. 1.1.5.3 Front yard landscaping may include trees, shrubs, hedging, perennials. 1.1.5.4 Sod will be permitted for areas exceeding 15m <sup>2</sup> but shall not exceed 50% of the landscaped area.
	1.1.6 Duplex Housing (per unit)	1.1.6.1 One (1) tree (min. 40 mm calliper for deciduous, 1.5 m height for coniferous). 1.1.6.2 Minimum of six (6) shrubs (coniferous or deciduous), # 4 container size.
	1.1.7 Single Family Housing	1.1.7.1 One (1) tree (min. 40 mm calliper for deciduous, 1.5 m height for coniferous). 1.1.7.2 Minimum of eight (8) shrubs (coniferous or deciduous), # 4 container size.

## 9.2 FENCING

Fencing is an important element in community design as it defines ownership and allows for screening and privacy.

### 9.2.1 Requirements, Typical Lots

- Fencing on lots other than where provided is the responsibility of the Purchaser to construct. Maintenance of all fencing is the sole responsibility of the Purchaser.
- All fencing within the neighbourhood shall be constructed in accordance with the fence details for wood screen fencing, chain link fencing and decorative steel fencing provided in **Appendix B**.
- Fencing for typical lots shall be designed as shown in Figure 2: Fencing Plan – Typical Lots, with 1.5 m wood screen fencing along the rear and side yards. Fencing height may be reduced to 1.2 m along the length of the house structure.

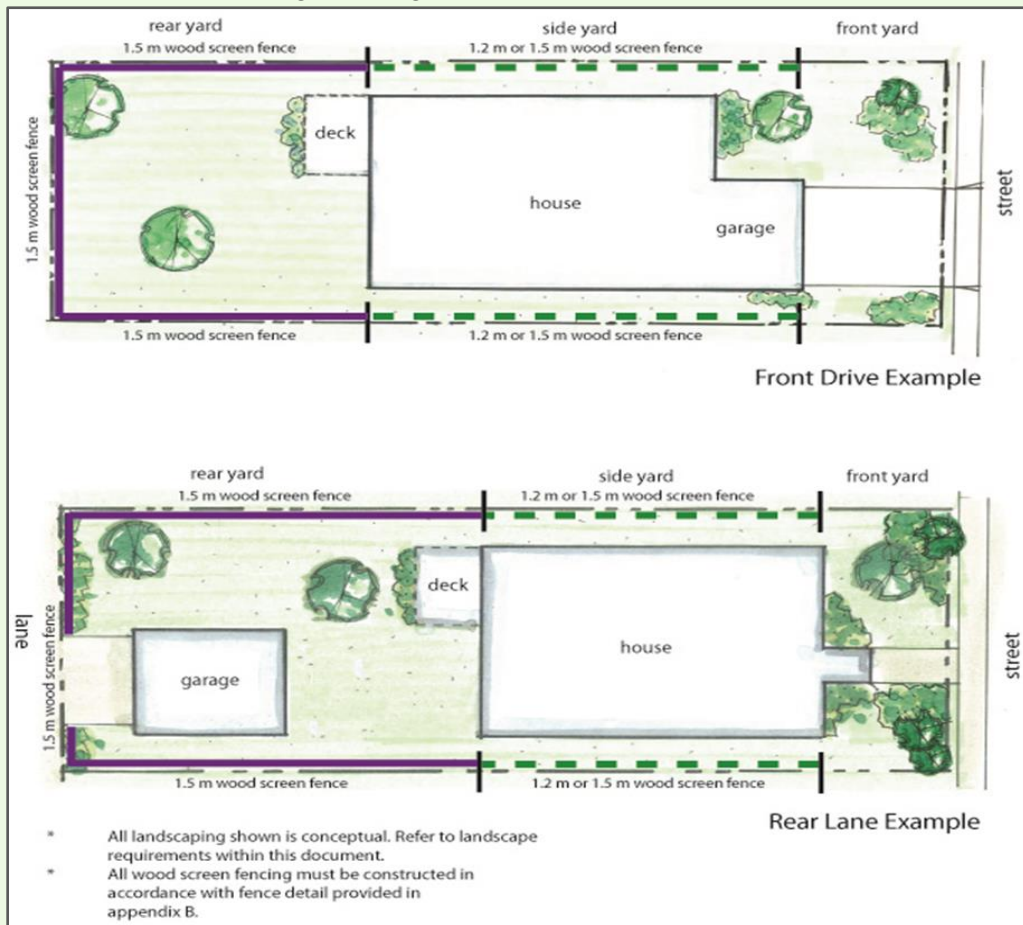
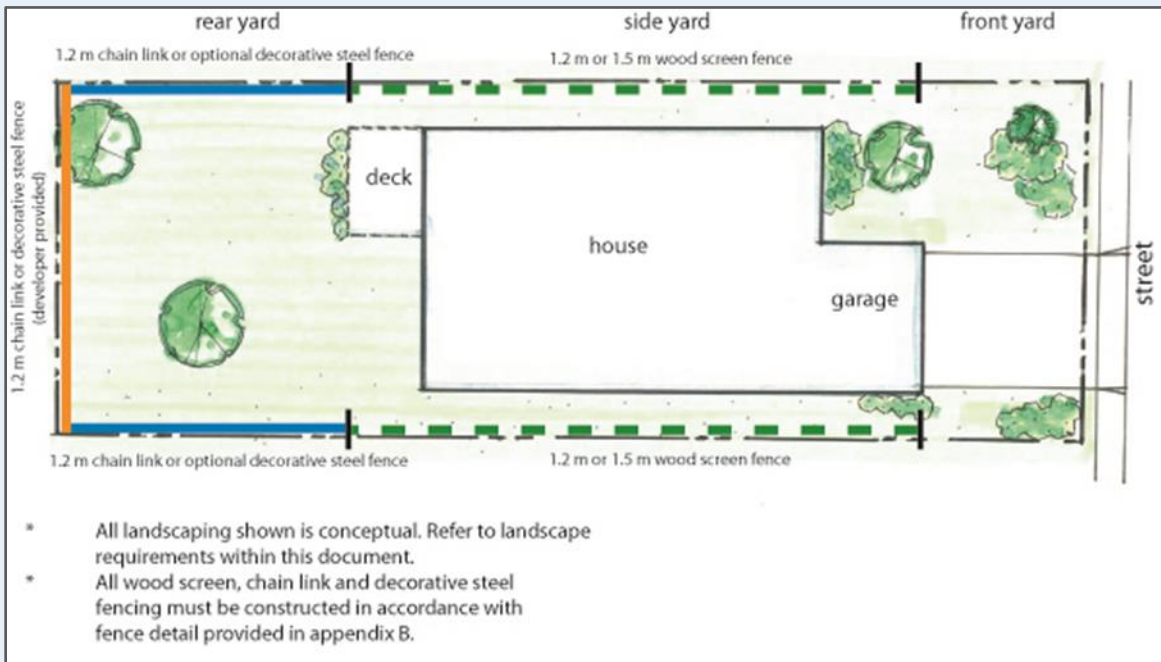


Figure 2: Fencing Plan – Typical Lots

### 9.2.2 Requirements, Amenity Lots

Fencing for all lots backing onto the storm water management facility, Ivor Dent Sports Park, neighborhood open spaces and major walkways shall be designed as shown in **Figure 3: Fencing Plan – Stormwater Management Facility, Ivor Dent Sports Park, and Neighborhood Parks and Walkway Lots**. On the side property line, 1.2 m or 1.5 m wood screen fencing is required along the length of the house up to the end limit of the rear deck. Further back from the rear deck, the side yard fence shall be 1.2 m chain link fencing, or optional decorative steel.



**Figure 3: Fencing Plan – Stormwater Management Facility, Ivor Dent Sports Park, and Neighborhood Parks and Walkway Lots**

### 9.2.3 Requirements, Townhomes

All side yard fencing for townhouse sites within The Hills at Charlesworth shall be set back at least 3m from all gas and power meters located at the side of the buildings, to allow for maintenance access by utility companies.

### 9.2.4 Restrictions

The Hills at Charlesworth prohibits any alteration of the existing rear developer fencing. Residents are also prohibited from installing a rear yard gate in any developer fencing.



# 10 PROCESS OF APPROVAL/HOME CONSTRUCTION

The following process will be followed for submissions for architectural approval in The Hills at Charlesworth

## 10.1 REVIEW

The Purchaser shall review all lot information, marketing material and the Guidelines prior to choosing a lot.

## 10.2 SUBMISSION PROCESS

All submissions for architectural approval will be submitted online through the StreetscapePLUS Lot Management System. Access to StreetscapePLUS is available by invitation only and every user on the system must belong to a Group. There are several types of Groups on StreetscapePLUS, each with their own special set of features and view of information. Some types of Groups include:

- Builder
- Developer
- Consultant

If your Group is already setup then you are ready to Request Access. If you don't yet have a Group – then you can contact us directly to have one setup and request the orientation package.

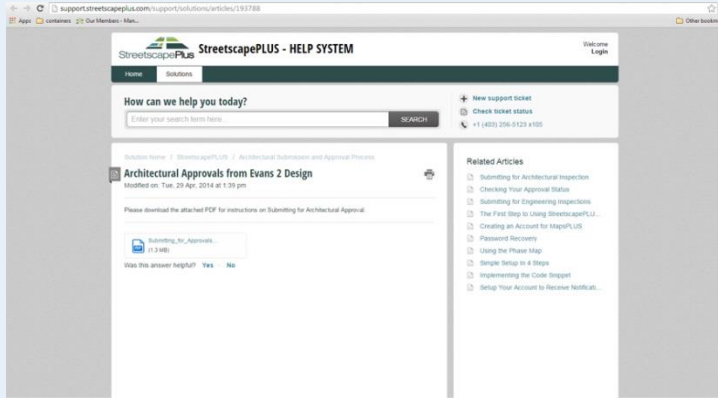
Go Package: Basic Orientation

### **StreetscapePLUS for Builders**

Contact information can be found online at [www.evans2design.com](http://www.evans2design.com) or in the directory found on page 1 of this document.

For Further information on how to submit for architectural approval, please visit the following webpage to download PDF instructions,

<http://support.streetscapeplus.com/support/solutions/articles/193788>



### 10.3 APPROVAL

**PRELIMINARY**

Beaverbrook strongly recommends that preliminary approval submissions be made for each lot in order to avoid the unnecessary expense of revising drawings and/or client disappointment.

The Purchaser must submit the following to the Architectural Consultant for a preliminary review:

- floor plans - sketches or existing drawings that include all exterior dimensions
- front elevation and all exposed elevations - in the case of corner lots or lots exposed to open spaces
- materials and colours selections, if customer preference is already known

This information will be reviewed and returned along with design comments, suggested revisions, material and color comments and siting requirements.

The purchaser is to fully review all preliminary information supplied and make all necessary changes to the drawings and final submission information prior to proceeding with final approval.

### 10.4 SITE CHECK

The Purchaser is responsible for checking the site itself, legal plan of survey, plot plan and title to the Lands for locations of:

- light standards
- bus zones
- fire hydrants
- utility right of ways or easements for drainage
- catch basins
- transformer boxes or utility pull boxes
- restrictive covenants
- super mail boxes

or other items which may affect the house design, impact it's siting or the size or location of the driveway and report all problems to the Architectural Consultant in writing.



## 10.5 FINAL APPROVAL

The Purchaser shall submit online the following to the Architectural Consultant for final approval:

Professionally drawn working drawings in pdf format:

- floor plans
- foundation plans
- cross sections - complete with all dimensions from subfloors to footings and subfloors to front and rear grades
- four elevations - complete with all exterior materials clearly noted
- Plot Plan complete with proposed grades
- Final Approval Form - completed with materials and colors

**NOTE: Upon return of “the Architectural Approval” the Purchaser is responsible for checking all information including the approved plans, plot plans, grades and final approval form and contacting the consultant with any concerns or discrepancies.**

### 10.5.1 Revisions

The Purchaser shall contact the Design Consultant through StreetscapePLUS and obtain written approval for any revisions to the architectural approval before the revisions are applied. Charges for revisions after Final Approval are subject to a fee charged directly to the builder.

## 10.6 BUILDING PERMIT

The Purchaser shall apply for a building permit from the appropriate authority.

## 10.7 SURVEYOR STAKEOUT

When the approved plans are finalized and approved by the Architectural Consultant, the Purchaser may precede to stakeout the property.

## 10.8 FINAL LOT INSPECTION

Upon completion of the house, the builder will submit an approved, stamped, grading certificate from the City of Edmonton to the consultant to initiate a Final Inspection of the home. Homes must be fully complete with all seasonal work done and driveway installed.

## 10.9 RETURN OF DEPOSITS

Return of the \$3,000 Architectural and Landscaping deposit will be released to the builder upon satisfactory completion of the house as per the architectural approval. To initiate an architectural inspection and return of the deposit, the following must be completed:

### 10.9.1 Requirements

Construction completed, exterior and landscaping completed in accordance with these guidelines AND as per the house plan approval

- Landscaping completed as per the landscape plans approved

- Final grading completed
- Final grading certificates and approved grading inspection report
- Water valve exposed and marked
- Sidewalks, street, gutter and curbs in clean condition
- Electronic request to Evans 2 Design Group Ltd. to conduct the landscape inspection. The request must include the final grade certificate.
- Acknowledgement Form sent to Evans 2 Design Group Ltd.

Once the final inspection is complete, a report will be sent to the Developer. The Builder will be notified of any landscaping deficiencies and will be given a time frame in which to correct the deficiencies.

Upon receipt of an approved final inspection, all builders/property owners must contact the Developer for release of the Architectural and Landscaping Deposit.





## APPENDIX A: RECOMMENDED NATIVE AND DROUGHT RESISTANT PLANTS

Botanical Name	Common Name	Mature Height (meters)
<b>Coniferous Trees</b>		
<i>Picea glauca</i>	White Spruce	15
<i>Picea mariana</i>	Black Spruce	15
<i>Pseudotsuga menziesii glauca</i>	Douglas Fir	12
<i>Pinus banksiana</i>	Jack Pine	12
<i>Pinus cembra</i>	Swiss Stone Pine	10
<i>Pinus contorta latifolia</i>	Lodgepole Pine	12
<i>Larix laricina</i>	Tamarack	10
<i>Larix sibirica</i>	Siberian Larch	12

Botanical Name	Common Name	Mature Height (meters)
<b>Deciduous Trees</b>		
<i>Betula papyrifera</i>	Paper Birch	12
<i>Celtis occidentalis</i>	Hackberry	10
<i>Crataegus arnoldiana</i>	Arnold Hawthorn	4
<i>Crataegus mordenensis</i> "Snowbird"	Snowbird Hawthorn	4
<i>Crataegus mordenensis</i> "Toba"	Toba Hawthorn	3
<i>Eleagnus angustifolia</i>	Russian Olive	7
<i>Fraxinus pennsylvanica</i> "Patmore"	Patmore Ash	12
<i>Malus adstringens</i> "Kelsey"	Kelsey Crabapple	4
<i>Malus adstringens</i> "Royalty"	Royalty Crabapple	5
<i>Malus adstringens</i> "Strathmore"	Strathmore Crabapple	5
<i>Malus adstringens</i> "Thunderchild"	Thunderchild Crabapple	
<i>Malus bacata</i>	Siberian Crabapple	
<i>Populus balsamifera</i>	Balsam Poplar	20
<i>Populus tremuloides</i>	Trembling Aspen	20
<i>Prunus nigra</i>	Canada Plum	5
<i>Prunus pensylvanica</i>	Pincherry	5
<i>Prunus virginiana</i> "Schubert"	Schubert Chockcherry	5
<i>Prunus virginiana melanocarpa</i>	Blach Chokecherry	5
<i>Pyrus ussuriensis</i>	Ussurian Pear	8
<i>Quercus macrocarpa</i>	Bur Oad	20
<i>Sorbus Americana</i>	Mountain Ash	8

Syringa reticulata "Ivory Silk"

Japanese Tree Lilac

5

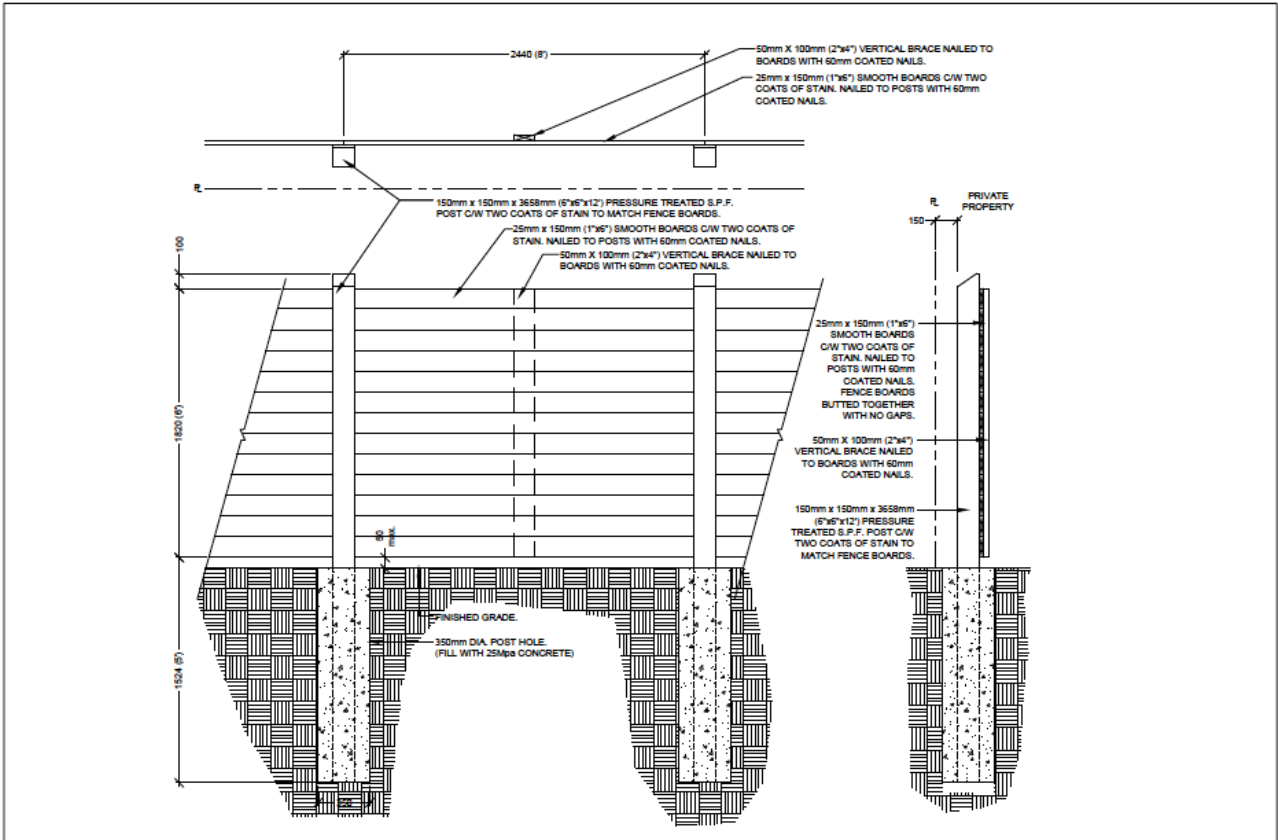
Botanical Name	Common Name
<b>Coniferous Shrubs</b>	
Juniperus communis	Common Juniper
Juniperus chinensis var. (Blue Pfitzer, Gold Coast, Golden Pfizer Juniper, Old Gold)	Chinese Juniper
Juniperus horizontalis var. (Plumosa, Hughes, Bar Harbor, Blue Carpet, Blue Rug)	Creeping Juniper
Juniperus horizontalis "Blue Carpet"	Blue Carpet Juniper
Juniperus Sabina var. (Arcadian, Broadmoor, Calgary Carpet, Skandia)	Savin Juniper
Pinus mugo	Mugo Pine
Pinus mugo "Pumilio"	Dwarf Mugo Pine

Botanical Name	Common Name
<b>Deciduous Shrubs</b>	
Amelanchier Alnifolia	Saskatoon
Arctostaphylos uva-ursi	Bearberry
Caragana pygmaea	Pygmy Caragana
Caragana arborescens var. Pendula	Weeping Caragana
Caragana arborescens "Lorbergi"	Walker's Weeping Caragana
Cornus stolonifera	Red Osier Dogwood
Corylus cornuta	Beaked Hazelnut
Eleagnus commutate	Wold Willow
Sorbaria sorbifolia	Falsespirea
Genista pilosa	Genista
Hippophae rhamnoides	Sea Buckthorn
Ledum groenlundicum	Labrador Tea
Lonicera edulis var. Kamtschatica (Berry Smart Blue, Berry Smart Belle, Cinderella)	Sweetberry Honeysuckle
Lonicera tartarica "Arnold Red"	Tartarian honeysuckle
Physocarpus opulifolius	Golden Ninebark
Potentilla fruticosa var. (Abbotswood, Goldfinger, Pink Beauty)	Potentilla
Prunus cerassus 'Evans'	Evans Sour Cherry
Prunus tomentosa	Nanking Cherry
Ribes alpinum	Alpine Currant
Ribes oxycanthoides	Gooseberry



Ribes nigrum	Black Currant
Ribes rubrum	Red Lake Currant
Rosa acicularis	Prickly Rose
Rosa rugosa var. (Adelaide Hoodless, Blanc Double de Coubert, Dart's Dash Pink, Fimbriata, Hansa, Marie Bugnet, Therese Bugnet)	Rugosa Rose
Rosa woodsii	Common Rose
Rubus	Wild Raspberry
Salix purpurea	Arctic Willow
Sambucas racemosa	Red Elder
Shepherdia argentea	Thorny Buffaloberry
Shepherdia canadensis	Buffaloberry
Syringa x hyacinthiflora	American hybrid Lilac
Syringa meyeri "Palabin"	Dwarf Korean Lilac
Syringa patula "Miss Kim"	Manchurian Lilac
Syringa vulgaris (Beauty of Moscow, Belle de Nancy, Charles Joly, Katharine Havemeyer, Madame Lemoine, Sensation)	Common lilac
Syringa x chinensis	Chinese Lilac
Symphoricarpos alba	Snowberry
Viburnum opulus "Nanum"	Dwarf European Cranberry
Viburnum trilobum	Highbush Cranberry
Viburnum trilobum "Bailey's Compact"	Dwarf Highbush Cranberry

## APPENDIX B: FENCE DETAILS



The fence color is "Butternut" which was supplied by Cloverdale Paint

# APPENDIX C: LOT INSPECTION REPORT



## LOT INSPECTION REPORT

This lot Inspection Report is to be completed and faxed to Beaverbrook @ 780.484.5397 within SEVEN (7) days of lot purchase.

Date of Inspection \_\_\_\_\_

Subdivision **The Hills at Charlesworth**

Builder/Purchaser \_\_\_\_\_

Lot \_\_\_\_\_

Block \_\_\_\_\_

Plan \_\_\_\_\_

### *INSPECTION OF MUNICIPAL IMPROVEMENTS*

Sidewalk \_\_\_\_\_

Curb \_\_\_\_\_

Water Service Valve \_\_\_\_\_

Swale \_\_\_\_\_

Boulevard Landscaping \_\_\_\_\_

Light Standard/ Communication Pedestal \_\_\_\_\_

Comments \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_