



# Amber Gates

Schedule "B"  
Amber Gates Phase 3 - Architectural Guidelines  
April 3, 2019

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## Intent

The general intent of the guidelines for the homes in Amber Gates is to maintain a consistent and high-quality street character and to protect property values.

## Vision

Amber Gates is a diverse community with a variety of house designs that fit within the neighbourhood character in terms of siting, building forms and aesthetics. No particular house style or theme is being promoted in this area. All house types will be evaluated within the context of the streetscape and adjacencies.

## Submission and Approval of Plans

All plans shall be submitted to Genstar for approval prior to the Purchaser's submission to the City of Winnipeg for a building permit and prior to any construction.

Architectural approvals will be completed by Genstar's consultant, Evans 2 Design Group.

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.

To become a StreetscapePLUS user, please have each member of your group go to <http://streetscapeplus.com/login> and "Request Access". We will set up a company group with the initial user request and add others as they are received. You will receive a notification email when you have been added.

Information regarding our system and the various processes is available at <http://support.streetscapeplus.com/support/solutions>. You can also email our support email above with any questions or call Rod Navarro at any time (403 256-5123 ext 105).

### **Preliminary Approval**

The developer 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 Builder must submit the following to Genstar's 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 Builder 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.

## Final Approval

The Builder shall submit online the following to the 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 Online Form (available when making a Request on the system) - completed with materials and colors

*NOTE: Upon return of “the Architectural Approval” the Builder 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.*

## Revisions

The Builder shall contact the 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.

**Genstar or Evans 2 Design Group reserves the right to allow exceptions to the guidelines and shall not be liable for allowing such exceptions. Genstar or Evans 2 Design Group reserves the right to review, comment and approve all plans, elevations and specifications, to ensure designs meet the overall vision. Genstar or Evans 2 Design Group reserves the right to refuse building elevations that do not fit with the overall vision, at their sole discretion.**

**The same plans that are submitted to the Evans 2 Design Group for approval must also be the plan submitted to the City of Winnipeg for a building permit. Any builders found to be in non-compliance with the Architectural Guidelines will be required to make alterations to the exterior in order to ensure they are met.**

**These guidelines are subject to change without notice and the Purchaser should contact Genstar to ensure they are referring to the most recent and up to date guidelines in effect at the time plan approvals are requested.**

## A. General Requirements and Siting

1. Single-family houses shall have a minimum double attached garage. For duplexes, each unit must have a minimum of an attached single car garage.
2. Houses with identical front elevations are not permitted on adjacent lots. For duplexes, each unit/side must have compatible but different front elevation.
3. A 2-storey home between two bungalows and vice versa may be permitted if compatibility of the adjacent roof pitch can be achieved. **Cab-over style houses will be allowed on adjacent lots provided the front elevations are substantially different and have attractive detailing. Cab-over style houses will not be allowed on High Profile Lots (see B.1).**
4. Duplex buildings must be two-storey structures and must be fully attached along the length of the party wall.
5. Roof pitches shall have a minimum of 5:12 slope. A minimum of 4:12 slope will be considered provided that the roof overhangs/soffits is a minimum of 2 feet wide. **Contemporary modern roof such as a flat roof will not be permitted.**
6. Driveways shall be constructed with concrete or interlocking paving stone from the garage to the street pavement. The driveway and the approach shall be constructed at the same time.
7. Pre-cast concrete sidewalk blocks are **not** permitted in front yards.
8. To ensure proper house configuration on individual lots, please refer to the driveway location plan for this area.
9. Building Requirements:

The following are the **MINIMUM HOUSE SIZES\*** for this development:

- a. Park Lots (Block 4 – Lots 61-80)
  - i. Bungalows 1,350 sq. ft.
  - ii. 2-storey 1,750 sq. ft.
- b. Single Family Lots (Block 4 – Lots 18-60, Block 5 – Lots 1-44 & Block 6 – Lots 1-65):
  - i. Bungalows, Bi-levels & Cab-overs 1,200 sq. ft.
  - ii. 2-storey & Split Levels 1,500 sq. ft.
- c. Duplex/Side by Side Lots (Block 4 – Lots 2-17): 1,300 sq. ft.

\* Homes with a living area up to 5% less than the above stated minimums may be permitted provided that the front elevation detailing compensates for a smaller living area.

(See attached Appendix “A” – Phase 3 Lot Type Map.)

10. The house width and setbacks shall take the lot size and applicable City of Winnipeg Zoning By- laws into account. Side yards shall generally **not** exceed the City of Winnipeg Zoning by-law allowable minimum by more than **1 foot** per side. Approval shall be at the sole discretion of Genstar.

## B. Exterior Design & Elevation

1. High Profile Lots are intended to provide an aesthetic quality to streetscapes and street vistas within the neighbourhood. The front and rear elevations of houses on these lots are typically thought of as prominent and visible to the public view given that they are very exposed to the front street and public reserve/lake/park areas. The following lots are designated as High Profile Lots:
  - a. Park Lots (Lots 61 – 80, Block 4\*)

\*see attached Appendix “A”
2. Cab-over style houses will be allowed subject to the provisions of these guidelines.
3. On a cab-over style house, detailing on the front elevation over the garage should be de-emphasized in comparison to the rest of the front elevation and the front plane of the room over the garage must be set back a minimum of six (6) feet from the front plane of the garage.
4. All garage depths including those of cab-over homes must not exceed 24'.
5. Houses with a garage that is no more than 2' in front of or behind the main front plane of the house will be encouraged.
6. The front entry door should be fully visible from the street and porches and covered entries are encouraged on the front elevation of the house where possible. Partially obscured front entry doors will be allowed as long as 2/3 of the door is fully visible and the home is on a lot that is 40' wide or less.
7. Front porches are encouraged to be finished in smooth or exposed aggregate concrete with metal, glass or no railings. Wood porches will be acceptable if constructed with a pressure treated deck surface. Pressure treated material is acceptable for horizontal surfaces only. All wood porches will be required to have a Smartpanel skirt with trim or alternatively a masonry skirt. Wood stairs off the wood porch must have closed risers and be enclosed under the stringer with Smartpanel skirt with trim. All vertical porch and stair surfaces must be painted to match the main wall or trim color. Metal or glass railing is required on all wood verandas.
8. Gable ends above the garage are discouraged but may be permitted if sufficient treatment or detailing is provided.
9. Garage foreheads are required to be of appropriate scale and have adequate detailing.
10. The exterior front elevation must consist of a minimum of **two** of the following materials:
  - Brick
  - Stone
  - Stucco\*
  - Vinyl Siding\*
  - Hardy Board
  - Wood

\* Stucco or vinyl siding should comprise no more than 50% of the surface area of the

front elevation of a house (including doors, windows and garage doors).

\*\* A heavier material must always sit below a lighter one.

11. In addition to the two front elevation materials, all houses are to incorporate a meaningful combination of the following detail features (using a minimum of 2 features) on the front elevation to the satisfaction of Genstar:

- Roof details (dormers, false beams, exposed trusses, etc.)
- Columns (heavy square piers or classic columns)
- Railings (simple or ornate railings on porch)
- Eaves detailing (overhang with dentils or brackets)
- Vents (shuttered, circular, oval, hexagonal, etc.)
- Front entry doors (decorative window inserts, paneled, etc.)
- Shutters (full or half louvered, cut-out, paneled, etc.)
- Windows (incorporate mullions, transoms or muntin bars)
- Garage doors (window inserts, paneled, etc.)
- Other features as deemed acceptable by Genstar

(See attached Appendix “B” to the Architectural Guidelines for detailing examples.)

12. In addition to Section B.10, High Profile Lots are required to provide special exterior design considerations on the front and rear elevations and any other portions of the house that are completely visible from public view. This is to include the following requirements:
- 4” trim on all windows on the front and rear elevations
  - A band of windows across the garage door or alternative garage door detailing to the satisfaction of Genstar.
  - If gable ends are present they are to incorporate detail (shakes, paneling details, brackets, etc.)
  - No lattice will be allowed as cladding for the bottom of front porches of homes on High Profile Lots.
  - Stucco bump outs will not be allowed on High Profile Lots.
13. Special exterior design considerations shall be included for the flankage side of houses/duplexes on corner lots. On these corner lots, flankage elevations are to be treated with the same composition and attention to detail as the front elevation and will incorporate in a holistic manner, the same materials and details as found on the front elevation.
14. If stucco bump-outs are included in the house design, they are required to provide adequate contrast in texture or colour from the main body of the house.
15. Exterior colour schemes shall demonstrate adequate contrast in colour selection between the front door and its surrounding wall and trim. If the home’s colour scheme applies an accent colour on trim detailing or shutters the colour should also be picked up in the colour of the front door.
16. Trim material will be Smartboard or equivalent. 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. Stucco battens will be permitted on stucco clad walls only. Vinyl battens will not be permitted. Vinyl corner trim is acceptable.
17. Parging is to be minimized on all elevations, with front elevations not to have more than 1’ of exposed parging above landscape grade. On corner lots the parging on side elevations must not exceed two (2) feet through the entire length of the flankage side of the lot.

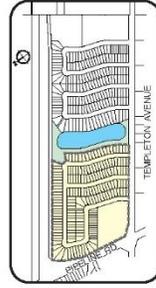
### C. Promotional and Directional Signage

1. Not more than one (1) sign shall be placed on any lot. No sign greater than four (4) square feet in area shall be permitted unless otherwise approved by Genstar.

# Appendix "A": Phase 3 Lot Type Map



## Phase 3



- Single Family
- Side x Side
- Multi-Family
- Public Reserve

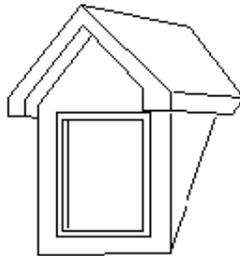


Appendix “B”:

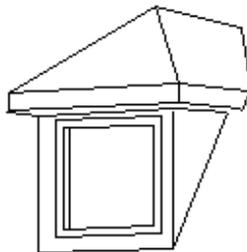
**Amber Gates Phase 3 Architectural Guidelines  
Detailing Examples**

The following examples are only intended to provide a guideline for the types of detailing that would be acceptable to Genstar.

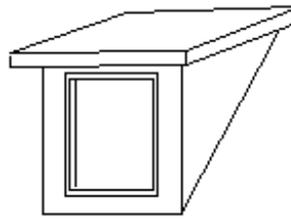
**Roof**



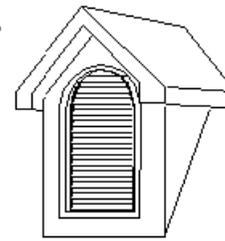
*Gable Dormer*



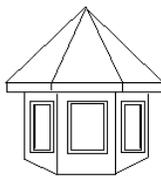
*Hip Dormer*



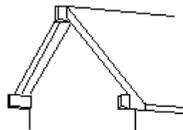
*Shed Dormer*



*Vented Dormer*



*Cupola*



*False Beams*

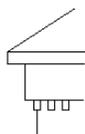


*Exposed Trusses*

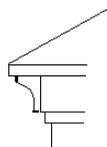


*Verse Boards*

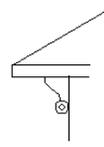
**Eaves**



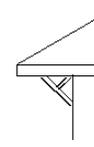
*Slight Overhang  
With Dentils*



*Slight Overhang  
With Brackets*

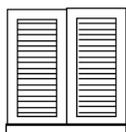


*Overhang With  
Decorative Brackets*

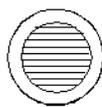


*Overhang With Brace*

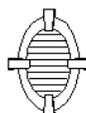
**Vents**



*Shuttered*



*Circular*



*Oval*



*Hexagonal*

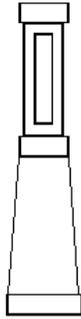


*Triangular*

**Columns**



*Square Pier Column*



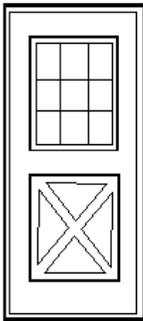
*Pier Column w/ Slanted Sides*



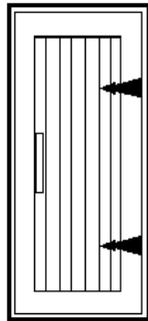
*Classic Columns*



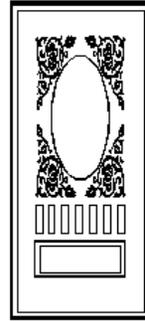
**Entry Doors**



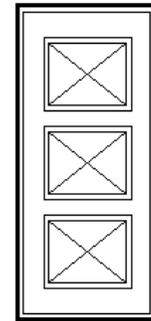
*Country*



*Board and Batten*

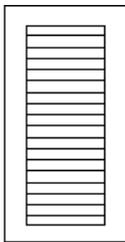


*Decorative Screen*

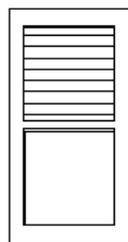


*Paneled*

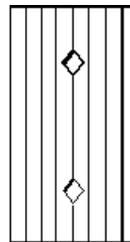
**Shutters**



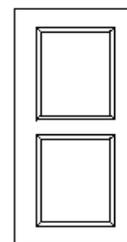
*Full*



*Half*

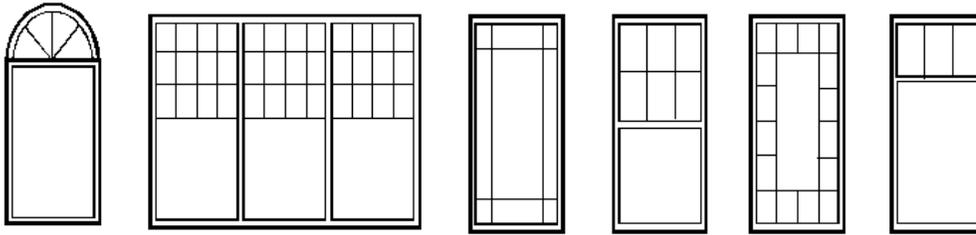


*Cut Out*



*Paneled*

**Windows**



**Garage Doors**

