

BONAVISTA

PHASE 5

ARCHITECTURAL GUIDELINES

June 2020

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Architectural Vision

The architectural vision for the Bonavista Development is one of community and family living. Bonavista envisions a unique neighbourhood that welcomes new exciting design styles, while still creating an overall compatible housing aesthetic. Modern, urban fusion styles will be the preferred character to the neighbourhood. Other secondary architectural styles include the blending of traditional designs and contemporary detailing such as clean lines and new building materials. Bonavista will become an inspired vibrant community that is comfortable and friendly to all its residents. The interpretation of the architectural guidelines will be based on the stated architectural vision and intent for the neighbourhood.



Note: The examples in this section are selected to illustrate style, detailing and proportions, and do not establish specific expectations concerning size, materials and finishes within the neighbourhood. Where elements within these architectural vision illustrations contradict specific guidelines, the letter of the guidelines will prevail. The illustrations may contain certain elements that are not acceptable. The purpose of the illustrations below is to depict the intent rather than specify all the acceptable details or elements.

Site Planning

House Placement

Builders are to choose house 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, provide a compatible relationship with adjacent homes and provide additional detailing and articulation in exposed locations.

Setbacks

Front Setback

The developer's architectural consultant will review all front setbacks and adjust them at their discretion to provide articulation between the front of adjacent houses in an effort to create a more interesting streetscape with variety along the street.

- Adjacent houses will not be permitted to have the same front setback.
- Houses with greater massing will require increased setbacks to reduce their dominance on the street.

Minimum front setback requirements from the property line:

- The front yard setback shall range between 18 and 22 feet from property line. This requirement shall consider the setbacks of existing adjacent houses along the street.
- Greater front yard setbacks will be required on corner lots.

Sideyard Setback

- The sideyard setback shall not exceed 5 feet from the side property line.

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

Unusual shaped or Pie-lots

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

Site Coverage

Total site coverage will be as per the City of Winnipeg by-law requirements.

Grading

- All Architectural Review Submissions must provide a plot plan with the following grades:
 - Top of subfloor elevation
 - Rear Grade (Engineer provided rear grade will be accepted)
 - Front Step Grade

- Front of Garage

These grades will be reviewed and adjusted at the architectural consultant's discretion to ensure that the grading design is harmonious with the site topography and neighboring houses.

- Houses are to maintain no more than 5 risers from the front grade to the main floor sub-floor. Exceptions will be made based on the discretion of the architectural consultant.
- Max 16% sideyard slopes will be recommended adjacent to the front of garage and veranda, based on site conditions and at the architectural consultant's discretion.
- Builders are responsible for ensuring the house type is suitable for the lot grading.
- Builders are to familiarize themselves with the engineering grade plan and ensure that drainage patterns are established on all lots that channel surface water away from the house on all sides and into adjacent drainage swales and storm water systems.
- Grading and drainage patterns must coordinate with adjacent lots, no drainage across adjacent lots can occur unless provided for via easement pursuant to the City approved lot grading plan.
- Downspouts are to be positioned to direct water away from the house, to adjacent streets or side or rear drainage swales. Storm water cannot be directed onto adjacent lots.
- Driveway approach on public right of ways and driveway slopes must adhere to the requirements stated under Driveways & Parking pads on Page 8.

Retaining Walls

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

- If retaining walls are required, they will be entirely the responsibility of the builder and must be approved by the Architectural Consultant on the approved plot plan.
- Builders are required to provide as built grades and self-resolve any grading disputes with adjacent properties.
- All retaining structures must be within property lines.
- Concrete wing walls will be acceptable when not visible from a street or public space.
- Any retaining wall exceeding 1.00 metre in height MUST be approved by a professional engineer and may require a development permit.
- Acceptable materials for retaining walls are:
 - Landscaping blocks (i.e. Alan block) or poured concrete with aggregate surface.

General Requirements

House Types

Houses in Bonavista will be primarily of two-storey massing. To maintain a consistent streetscape, bungalows and cab-over houses will be permitted on a discretionary basis. In addition, cab-over houses will receive an additional review of massing and detailing by Genstar after the Architectural Consultant has reviewed the house, and approval will be granted only at Genstar's discretion to ensure that all cab-over houses meet the intent and vision for the community.

Three-storey houses are acceptable on interior lots providing they meet all the by-law requirements for height. Three-storey houses will not be permitted on corner lots.

House Sizes

The following are the MINIMUM HOUSE SIZES for this development:

Front Drive Lots

- Bungalows- 1,200 sq.ft.
- Two-stories, Split Levels / Cab-Overs - 1,500 sq.ft.

Laned Lots

- Bungalows - 1,000 sq.ft.
- Two-stories, Split Levels / Cab-Overs - 1,350 sq.ft.

***Houses 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.*

House Widths

Houses are expected to utilize the lot width available to provide maximum frontage to the street.

Standard Lots

The house is required to fill the lot to meet the maximum 5'-0" sideyard requirement.

- The house width (excluding garage offset) must be maintained for the entire depth of the house on both floors.
- There will be a maximum 48" garage offset permitted.

Amenity & Rear Exposure Lots

The house is required to fill the lot to meet the maximum 5'-0" sideyard requirement.

- The house width (excluding garage offset) must be maintained for the entire depth of the house on both floors.
- There will be a maximum 24" garage offset permitted.

Massing

For consistency of visual bulk and massing, second floor footprints must remain consistent with the general house proportion and the main floor footprint.

Building Height

The maximum building height will be as per the City of Winnipeg by-law requirements.

Garages & Driveways

Garages

Houses will be sited as per the proposed garage locations on the driveway and approach location plan whenever possible.

Recommendations for alternate siting may be proposed at the preliminary approval stage if the house footprint and adjacent relationships warrant and if there are no conflicts with municipal or shallow utilities.

- Double car garages are mandatory and shall be minimum 20 feet wide on lots above 34'. Garages with a width of 19' will be allowed on 34' lots.
- The wall finishes on the garage must echo the primary wall finishes of the house.
- The design of the garage shall echo the house design.
- On front drive lots, garages must be significantly detailed and harmoniously blend with the overall theme of the house.
- The maximum distance between the top of the garage door and the underside of the eave is to be 24" (excluding trim from calculation). Lowering the roofline, higher garage doors and/or additional detailing will be required when exceeding the maximum distance.
- When lot size permits, garages are to be offset to fill the lot width. (minimum 2')

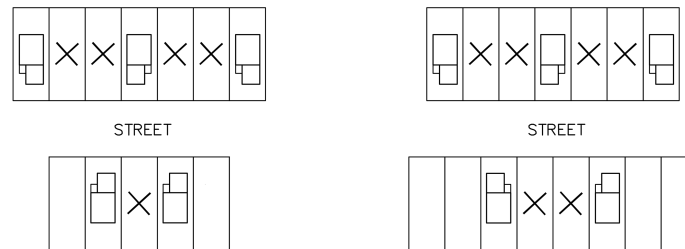
Driveways & Parking Pads

- Driveways and Parking Pads must be constructed of concrete or interlocking paving stones. The driveway and the approach shall be constructed at the same time.
- Driveway approach on public right of way will have a maximum 3% slope.
- Driveways will have a maximum 6% slope. Calculated from face of garage to property line.
- Gravel driveways/parking pads are prohibited.
- Driveway widths must not exceed the width of the garage doors by more than 2'.
- On laned lots, a concrete garage pad for a detached garage is required as a minimum within 2 years of occupancy of the house. The concrete pad must be for a minimum of a single car garage and shall be set back a minimum of 4' from the rear property line.

Repetition

Exterior Design

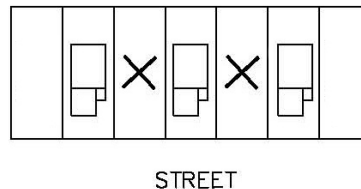
To ensure suitable variety of all streetscapes, houses of the same or similar design and detailing will be separated. At minimum, 2 houses shall separate similar front elevations on the same side of the street. No similar front elevations are permitted on the lot directly across the street. However, any similar front elevations on the same street must have variation in their style regarding materials, roof styles, and architectural detailing.



Colours

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

- Between similar colour schemes there must be a minimum of 1 house between on the same side of the street.
- Houses with significant differences in architectural style and design may be permitted, at the consultant's discretion, to have similar colour schemes in closer proximity than is typical. Front facades of a different colour or material than the main siding will be administered at the consultant's discretion in regard to colour repetition.



- In addition, in order to provide variety of colour, no more than 2 beige main stucco colours will be permitted in a row. See Appendix B for the Imasco Stucco Beige Classification Chart.



Beige Repetition Diagram

Architectural Design

Architectural Styles

A modern, urban fusion style will establish the preferred character of the neighbourhood. The exterior character of each house will be based on the strong, basic components of classic architectural styles such as **Craftsman, Colonial, Arts & Crafts, Tudor, Prairie and Modern**. Contemporary details that promote a progressive, urban atmosphere will be incorporated into the exterior designs.

Exterior Design

All units shall be required to incorporate articulation on the second floor of the front elevation. However, this requirement for articulation may be relaxed if additional exterior enhancements have been provided.

Cabover style homes are not acceptable on walkout lots, amenity lots, public reserve adjacent lots or corner lots.

Roof Design and Pitch

Innovative roof forms that enhance a modern, urban fusion style will be encouraged.

- Monolithic roof masses should be avoided and replaced with stepped roof lines, dormers, or gable features to provide interest and variety along the street. Dormers may also provide an alternative to front / back vaults in living areas.
- Min. 12" roof overhangs/soffits are required.
- 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 are a minimum of 24".
- Where there is a pitched roof and the dominant ridge line is parallel to the direction of the street, dormers or gable ends will be included in the roof design. Where the ridge line is perpendicular to the street, extensive architectural detailing such as material changes and windows are encouraged.
- Fireplace and furnace chimneys must be enclosed in a chase anywhere on the roof of the house. Chimney chases must be finished in a material that is appropriate to the aesthetic of the rest of the house and the metal flue must not project any more than 6 inches above the chase. This requirement applies for all fireplace, furnace, and chimney flues.

Windows

Window style should demonstrate a consistent design that enhances the overall architecture of the house.

- Front elevation windows shall be of significant size and demonstrate adequate detailing appropriate for the overall composition of the front elevation.
- Adequate window detailing (such as window shutters, 4-inch composite architectural trim, muntin bars, etc.) are encouraged where appropriate to the design theme.
- SDL grilles will be highly recommended in modern window configurations.

- Modern designs may make use of larger windows with no trim to achieve a more modern look if accompanied by appropriate detailing.

Front Entry Requirements

The front entry of a house 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

Entrances shall exhibit proper human scale/proportions.

- A strong, visible and architecturally defined front entry is required for each unit.
- The front entry should be directly accessible to the public sidewalk/street. The porch or front entry cover must be clad and roofed in a manner consistent with the front elevation of the house. The front entry design must be integral to the house.
- Two-storey entries are prohibited. One and one-half storey entrances are prohibited except when used on a split-level house.
- Acceptable elements include porches, large steps, archways, architectural columns, seating walls, large planters, or significant brick/stonework.
- All steps at the front entry shall be concrete. 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.
- Front doors are integral to the presentation of the home and must include detailing which responds to the overall style of the house such as (but not limited to): routed edges, windows, sidelights, trims and contrasting colours.
- Garage sidewalls adjacent to the front entry will require a window, if masonry is used a 24-inch masonry return will be required. If no masonry is utilized on the garage, there will need to be a minimum 10" batten trim installed with a minimum 2' return on the non-entry side and a full return to the porch/stoop on the entry side of the house.

Exterior Detailing

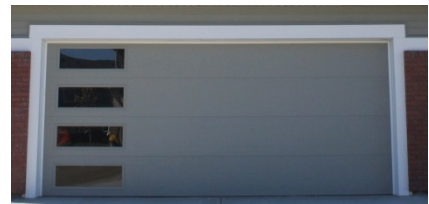
Modern trim materials and design will contribute to the contemporary style of exterior design that will prevail in Bonavista. Exterior details will include:

- Trim
 - Window/Door trims will be required on all front and high exposure elevations of all houses. Exceptions will be made for modern style houses with oversized windows.
 - Trim material is to be composite wood, metal clad or an approved equivalent.
 - Trim material is to be a minimum of 4" unless well suited to the exterior style.
 - Trim must project beyond the wall material they are designed within.
 - Stucco trim (bump outs) are prohibited.
- Exposed Rafters, braces or bracket details depending on architectural style.
- Pediments and columns
 - All columns are to be designed in a modernized version suited to the style of the house.
 - Columns may include smooth finishes, simple square cap and base details, metal trim or finish.
 - All columns must be finished in composite wood, acrylic stucco (for modern designs only), steel or wood timbers.
 - All columns must be a minimum size of 12"x12" unless well suited to the style and appear to have structural integrity. Narrower steel or timber columns will be accepted based on the style of the house.

Garage Doors

Front drive garages become a dominant element of the front facade of today's houses. Garages must be designed to be an integral element of the overall style of the house. The garage door is a key element in the overall exterior design and the following.

- A variety of door styles are recommended that complement the exterior architecture.
- Simple panel style door or a flat slab panel door will be acceptable for modern designs at the discretion of the Architectural Consultant.
- Garage door glazing is not required if other detailing or design consideration is present at the discretion of the architectural consultant.
- Garage doors must be painted to match the predominant siding colour or an acceptable complementary colour. White carriage style garage doors will only be permitted when the house has white trim and when appropriate for the architectural style.



Detached Garages

All detached rear garages in high exposure locations are to have an exterior design that matches and/or complements the exterior design of the house. This will include:

- Roof style that is consistent with the main roof of the house
- Gable end treatments and detailing to match the house
- Exterior materials and colours match to those on the house.
- Rear detached garages are to have poured broom finish concrete driveways and/or aprons.



High Exposure Elevations

Special exterior design considerations shall be included on high exposure elevations. These elevations are to be treated with the same positions, materials and attention to detail as the design of the front elevations. Houses with high exposure elevations which includes rear exposure and corner lots (including rear) will require detailing on the exposed elevations that represents the overall style of the house and includes similar detailing to that on the front elevation. These elevations must include:

- Articulation of the wall face in the form of jogs, box-outs and /or cantilevers.
- Increased level of detailing including finishes, materials, trims and features similar to the front elevation and consistent with the style of the house.
- 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, particularly backing onto ponds, parks and walkways.
- Rear decks are to be completed during construction of the house and are to be fully finished with all vertical, exposed surfaces painted to match exterior colour scheme.

Side Elevations



Rear Elevations



Duplex Lots

- Duplexes must have a minimum floor area 1100 sq. ft. per dwelling.
- Duplex buildings must be two-storey structures on all front drive lots but bungalows will be permitted on rear lane-access lots. All duplex buildings must be fully attached along the length of the party wall.
- Each unit/side must have compatible but different front elevation.
- Front drive duplex units must have a minimum of an attached single car garage for each unit/side.
- On laned duplex lots, a concrete pad for a detached garage is required within 2 years of house construction. A single car garage pad is acceptable.



Parging

All high exposure elevations are to have minimal exposed parging and adhere to the maximum of 12" on the exposed front, side or rear elevations and maximum 24" on any other elevation.

Materials and Colours

Wall Finish

Primary wall finish refers to the material with the most exposure or coverage. Secondary wall finish refers to the materials with a lesser quantity of wall finish. Finishes for architectural details refers to materials used for window frames, columns, trims, borders and other architectural elements. This section applies to all elevations (including side elevations) that are exposed to a street.

- Exterior wall finishing systems shall include vinyl siding, stucco, brick, stone, wood, and cement board siding. Other materials may be considered on an individual basis.
- The use of two (2) or three (3) wall finish materials shall typically be required for the major building elevations. High Exposure and corner lots will require at least three (3) wall finish materials.
 - Any use of a different type of stucco as a secondary material (where standard stucco is the primary material) will be provided with significant contrast in colour.
 - Mixing conventional knockdown stucco and acrylic stucco will be permitted, at the discretion of the architectural consultant, only when utilized in major element articulations that sit proud of the main wall depth, such as a boxout.
 - Stucco trim or build outs are not permitted.
 - Vinyl siding and stucco will only be allowed together as two (2) wall finishes if either the stucco is acrylic, or the vinyl siding is a premium dark colour.
- Two (2) types of masonry and brick should be avoided unless special care is given to harmoniously blend the two materials. In all cases, the secondary wall finishing must be planned with great care so that it blends in well with the main wall finish and logically represents an element of the house.
- Masonry to be finished within 2" from grade. Builders are recommended to follow manufacturer's best practices for installation near grade, which may include a partial mix or full thinset style adhesive.
- Where strong transitions between materials cannot be avoided there must be special care to blend the colour or hue to avoid disharmony.
- Where wall finishes and architectural details are used only on the street front and there is a change of material on the sides, all front facade materials shall turn the corner (wrap- around) at least 2 feet for the full vertical height of the house. Creative transitions of materials are encouraged.

Colours

Colours for roof, face and trim must be coordinated for each unit to complement the individual house design and achieve a harmonious, visually attractive streetscape.

- Bright, vibrant modern colour palettes will be encouraged in Bonavista. Large expanses of Beige, Grey and White are prohibited.
- Trim and fascia are integral to the appearance of the house. Provide contrast and harmony when selecting a colour for fascia, trim around windows and doors, etc.
- Colour schemes will be reviewed with the following criteria:
 - Visual Interest
 - Contrast in colour scheme (Houses that appear as plain beige boxes will be rejected.)
 - Contrast and harmony with neighbouring houses
- Front doors are required to be painted in an interesting, compatible contrasting colour. White front doors will not be permitted.

Process of Approval

Review

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

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 must have their own login on the system and 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 users are ready to Request Access. If your company is not yet setup as a Group, contact us directly at **support@e2.associates** to setup and receive the *“Basic Orientation for StreetscapePLUS for Builders”* package.

Information regarding the system and the various processes is available through the E2 Contact Centre at **support@e2.associates** or by phone at (403) 256-5123.

Preliminary Architectural Approval

It is strongly recommended that preliminary architectural 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 architectural review:

- 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 builder’s proposed setbacks, rear grade, front step grade, garage grade and subfloor elevation
- Optional - Preliminary Architectural Approval Form – complete with material and colour selections
- This information will be reviewed and returned along with design comments, suggested revisions, material and siting requirements

NOTE: Upon return of “the Preliminary Architectural Approval” the Purchaser is responsible for checking all information including the pre-approved plans, plot plans, grades and Preliminary approval form and contacting the consultant with any concerns or discrepancies before proceeding with construction and/or Conditional Final Approval.

Conditional Final Architectural Approval

The purchaser shall submit online the following to the Architectural Consultant for Conditional Final Architectural Approval:

- Professionally drawn working drawings in pdf format showing all revisions required at preliminary approval:
 - 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 required setbacks, grades, rear grade, front step grade, garage grade and subfloor elevation requested at preliminary approval
- Optional - Final Architectural Approval Form – complete with material and colour selections

Final Colour Review

Application for Final Colour Approval can take place as part the Application for Preliminary Architectural Approval or Conditional Final Architectural Approval. Otherwise the application for Final Colour Review will be completed separately after the Conditional Final Architectural Approval has been completed. The purchaser shall submit online the following to the Architectural Consultant for Final Colour Review:

- Final Architectural Approval Form – complete with material and colour selections

Final Approval

When the Final Colour Review has been completed in conjunction with a Conditional Final Approval a Final Approval will be issued as part of the Final Colour Review process.

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.

Revisions after a Final Approval are subject to a fee charged directly to the builder.

NOTE: Upon return of any and all approvals 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.

Site Check

The Purchaser is responsible for checking the site, legal plan of survey, building grade plan, marketing map 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 mailboxes,
- Or other items which may affect the house design, siting, and the size or location of the driveway and report all problems to the Architectural Consultant in writing.

The Builder is to Document **in Photos** any lot damages after possession, prior to doing any work. All lot damages need to be submitted through StreetscapePLUS™.

Building permit

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

Surveyor stakeout

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

Discretion

These requirements may be altered, amended or varied by the Vendor, Genstar Development Co., at its sole and absolute discretion and without prior notice. Genstar Development Co. and their designated consultants retain the full discretion to approve or disapprove any or all elements of a proposed development or structure. The vendor, the Architectural Consultant, their servants, agents, contractors, and 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.

Genstar or E2 + Associates reserves the right to allow exceptions to the guidelines and shall not be liable for allowing such exceptions. Genstar or E2 + Associates reserves the right to review, comment and approve all plans, elevations and specifications, to ensure designs meet the overall vision. Genstar or E2 + Associates 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 E2 + Associates 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.

Contacts

Developer

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Appendix A

High Exposure Lot Map



Appendix B

Imasco Stucco Beige Classification Chart	
46-1P Venus Light	139-1P Wiccan Earth
53-1P Balinese Dream	820-1P Pagan Stone
283-1P Bohemian Rose	25-1P Crème to le Cream
24-1P Arctic Berries	286-1P Southern Charm
134-1P Caribbean Breeze	Natural

This chart has been provided to specify which Imasco colors will be classified as beige for the intent of the beige stucco repetition rule.