



devonshire *Park*

Architectural Guidelines
Schedule "B"
August 22 2016

Genstar Development Company
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Overall Vision

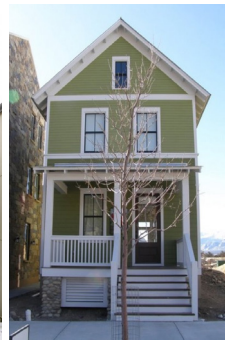
Intent

The general intent of the guidelines for the buildings in Devonshire Park is to maintain a consistent and high-quality street character and to protect property values in order to enhance future resale values.

Architectural Vision

The architectural vision for Devonshire Park is to transcend traditions with contemporary design by blending traditional architectural styles with modern urban detailing. Devonshire Park envisions a blend of complementary architectural styles that reflect the successes of the past, as well as introducing the best of contemporary design such as clean lines, shallower roof pitches, new building materials and design features. Offering a wide range of housing types that will cater to a variety of age groups and lifestyles, Devonshire Park will become a unique, vibrant community.

The images provided in this document are intended to illustrate style, detailing, and proportions. Where elements in the images differ from the specific Architectural Guidelines, the guidelines will prevail.



Submission and Approvals 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. The submitted plans shall include:

- 1 House/Building plans for each floor (including square footage)
- 2 House/Building Elevations including
 - a) materials
 - b) location and measurement of garage and front entrance
- 3 Site Plan including
 - a) location of house/building, side, front, rear yards, detached garage (if applicable)

The preferred submission format is a digital PDF file on letter sized sheets. They should be submitted to Genstar's consultant:

Nadi Design
approvals@nadi-design.com
289 Garry Street, Suite 300, Winnipeg, MB, R3C 1H9
204-669-6234

Genstar or Nadi Design reserves the right to allow exceptions to the guidelines and shall not be liable for allowing such exceptions. Genstar or Nadi Design reserves the right to review, comment and approve all plans, elevations and specifications, to ensure designs meet the overall vision. Genstar or Nadi Design 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 Nadi Design 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 at the sole discretion of Genstar.



Single Family & Duplex Architectural Guidelines

1. General Requirements and Siting:

- 1.1 Front drive houses shall have a minimum double attached garage.
- 1.2 Houses with identical front elevations are not permitted on adjacent lots.
- 1.3 A 2-storey home between two bungalows and vice versa may be permitted if compatibility of the adjacent roof line can be achieved.
- 1.4 Roof pitch shall be a minimum of 4:12 for 2 storey buildings. Bungows shall be a minimum 6:12. Rooflines with lesser slopes will be considered on a case by case basis if the roofline is consistent with other elements of the house design and with adjoining properties.
- 1.5 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.
- 1.6 Pre-cast concrete sidewalks are not permitted in front yards of front drive lots.
- 1.7 To ensure proper house configuration on individual lots, please refer to the driveway location plan for this area.
- 1.8 The following MINIMUM HOUSE SIZES apply to this area:

Lot Classification	Bungalows, Bi-levels	Two Stories & Split Levels/Cab-overs*
Laned	1000 sq. ft.	1350 sq. ft.
Front drive	1200 sq. ft.	1500 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.

- 1.9 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 allowables minimum by more than 1 foot per side on front drive lots and 2 feet per side on laned lots. **Approval shall be at the sole discretion of Genstar.**

2. Exterior Design & Elevation:

- 2.1 Significant detailing of every house is required as outlined below.
- 2.2 The main entrance of the home should be a prominent feature on the front facade and be properly proportioned to the overall massing of the home. Porches and covered entries are encouraged where possible.
- 2.3 Cab-over homes and split level homes with a habitable room over an attached garage will be allowed on front drive lots. Design and detailing of the front elevation located over the garage shall be significant.
- 2.4 The front door must be flush to the front elevation of the house and fully visible from the street. Angled doors may be permitted when paired with a porch and well detailed large front window. The front door must incorporate side lights and/or additional detailing such as decorative window inserts, paneled, etc. Rich coloured doors that emphasise the entry is strongly encouraged.

- 2.5 The exterior front facade of the house must be composed of a minimum of 2 complimentary materials including siding, brick, wood, stone, shakes, smart trim/ hardie board, stucco.
- Preference to cultured brick and/or cementuous or wood siding will be given over cultured stone.
 - A predominantly stucco front elevation must have significant detailing and appropriate use of secondary materials. Any use of a different type of stucco as a secondary material will be provided with significant contrast in both texture and colour. Stucco and vinyl siding are not considered complimentary materials.
- 2.6 Homes with vinyl siding are required to have masonry accents and/or significant additional detailing designed to suit the architectural style of the house (ie shakes, batten, shutters, trim, brackets, etc.).
- 2.7 In addition to the two front elevation materials, all houses are to incorporate a meaningful combination of the following details features (using a minimum of 2 features) on the front elevation to the satisfaction of Genstar:
- Roof details (dormers, false beams, exposed trusses, etc.)
 - Architectural columns such as heavy square piers or classic columns
 - Railings (simple or ornate railings on porch)
 - Eaves detailing (overhang with dentils or brackets)
 - Traditional elements such as front porches, shutters and vents
 - Other features as deemed acceptable by Genstar
- 2.8 Materials should wrap a minimum of 2 feet around the corners of the home. If a hydro meter limits material placement a reduction to the 2 foot wrap-around can be made to accomodate the hydro meter on that that side of the home only.
- 2.9 Sidewalls adjacent to the front entry that exceed 10 feet in total length require additional detailing such as a window or other acceptable treatments.
- 2.10 Special exterior design considerations shall be included for the flankage side of houses on corner lots. The side elevations that face onto the street are to be treated with the same composition, materials and attention to detail as the design of the front elevation.
- 2.11 Special exterior design considerations for the rear elevation shall be included for properties that back onto a public reserve. The rear elevations are to be treated with the same composition, materials and attention to detail as the design of the front elevation.
- 2.12 At minimum, 1 house 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.
- 2.13 All exterior colour schemes must be detailed and submitted with plans for approval.
- 2.14 Colour and material schemes will be reviewed with the following criteria: visual interest, contrast in colour scheme, contrast and harmony with neighbouring houses.

- 2.15 Parging shall generally be set at a maximum of 12" above grade on the front elevation. Parging can be set higher than 12" on the front elevation where the appearance of other details and material on the home such as pillars or stone/brick will not be negatively impacted.
- 2.16 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.
- 2.17 On front drive lots, garage doors must be **significantly** detailed and harmoniously blend with the overall theme of the house.
- Must be painted to match the house colour or the predominant accent/ trim colour.
 - Details including windows or decorative hardware must enhance all garage doors.
- 2.18 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.
- 2.19 Garage foreheads are required to be of appropriate scale. Creative use of architectural details should be employed to visually decrease the forehead height.
- 2.20 On laned lots, a concrete garage pad for a detached garage is required as a minimum within 2 years of occupancy of the home. 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.



3. Additional Notes on 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 home construction. A single car garage pad is acceptable.



Townhouse Architectural Guidelines

Townhouse design submissions will be reviewed on a case by case basis. Townhouse design's should incorporate the same architectural detailing and exterior requirements as described in section 2: Exterior Design & Elevation of the Single Family and Duplex guidelines. Each unit of the townhouse should be unique yet still maintain compatibility with neighbouring units.

