



Architectural Design Guidelines
(Stage 6)

Block 3, Lots 44-81
Block 9, Lots 21-41

May 2023



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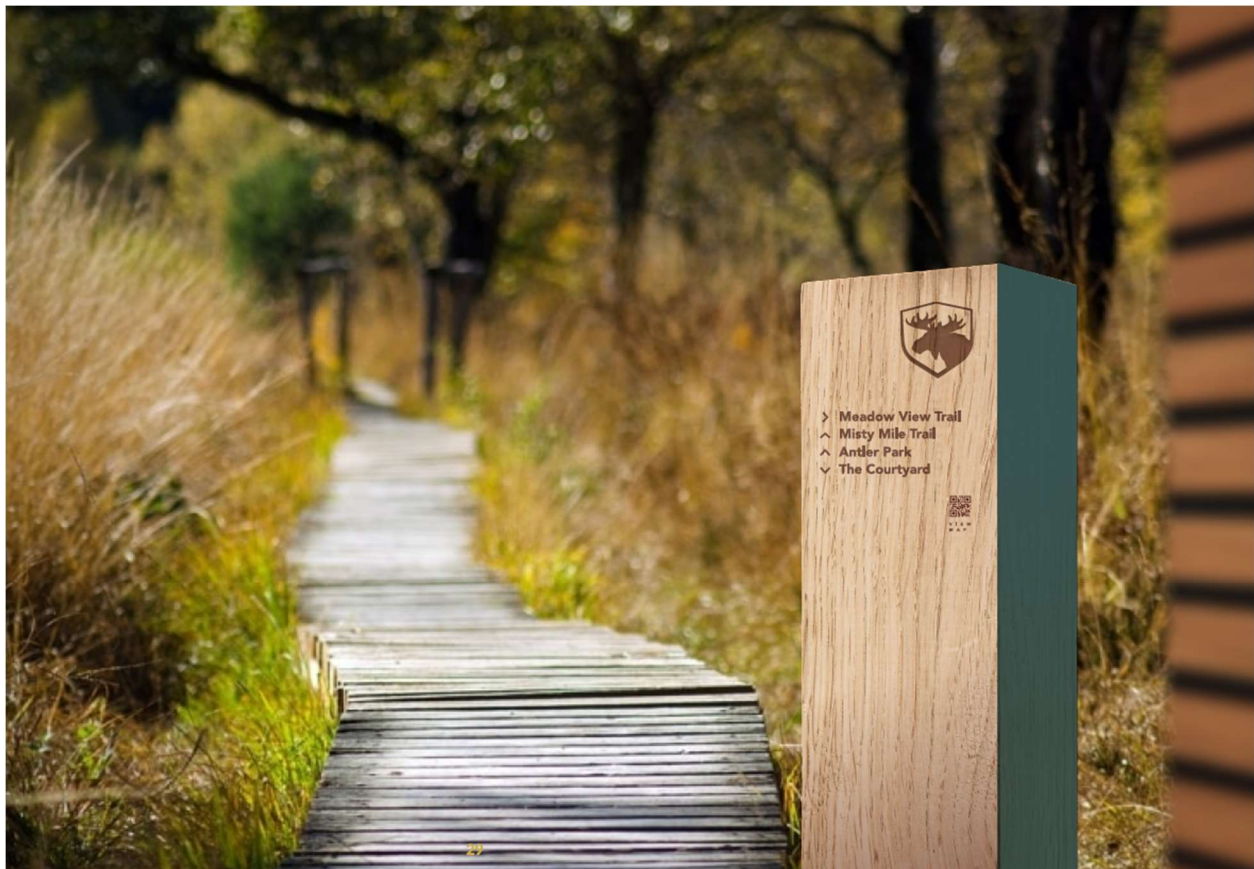
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1 INTRODUCTION

A Contemporary Community Inspired by Nature

Cantiro welcomes you to Alces, a community inspired by nature and built for fostering connections. Located within minutes of Anthony Henday Drive, South Edmonton Common, and The Meadows Rec Center, Alces is close to everything you want and need in Southeast Edmonton. Thoughtfully designed – with layouts and features to foster connection and with over 3.5 km of shared use paths and natural exploration area – Alces will provide a distinct connection to its pristine natural setting – encouraging walkability, connectivity, and livability to all its residents. To appeal to today's homebuyer, Alces will offer a broad range of housing types, with dynamic streetscapes featuring a mix of contemporary styles – West Coast, Nordic, and Modern Prairie – to highlight the progressive nature of the community and showcase exceptional architectural design and modern materials and techniques. The streets will provide recognizable comfort through traditional forms and massing, drawing on the individuality of its buyers to create a place where all types of homes and people exist happily, synergistically, and together shape the community vision.





1.1 OBJECTIVES

The architectural guidelines for Alces will initially establish the character of the community and maintain the integrity of the community for years to come. The guidelines will aim to ensure that the community of Alces presents a long-term impression of quality yet recognizes the importance of attainable housing product. The objectives are to promote a high level of architectural detail, ensure appropriate building form, promote landscaping features that enhance the environment, and certify awareness of community sustainability. Text, illustration, photos, and models are intended to provide guidance to those participating in the design and construction process; however, they are not always absolute or prescriptive, and they encourage design creativity and diversity within a range of architectural styles.

1.2 LAND USE AND ZONING REGULATIONS

The community of Alces 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.

1.3 GENERAL RULES AND LIMITATIONS

1.3.1 General

These requirements may be altered, amended, or varied by the Vendor, Cantiro, at its sole and absolute discretion and without prior notice. Cantiro 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.

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 Alces. 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.

1.3.2 Inspections

Each Builder/Purchaser Owner is responsible for inspecting the condition of curbs, sidewalks, streetlights, 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.

1.3.3 Restrictive Covenant

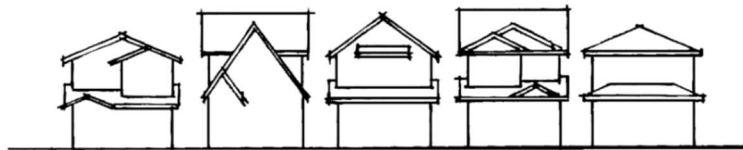
Restrictive covenants(s) with these Architectural Guidelines are registered on title of each lot.

2 SITE PLANNING

The siting of buildings is critical to the design success not only of individual homes, but to the neighborhood. Side yard setbacks and staggering of houses on adjacent lots can provide for privacy, separation, improved landscaping features, and a welcoming streetscape. Builders are to choose home designs that are suited to all the attributes of the lot – as relative massing, siting and style will be of utmost importance in assuring each home compliments its neighbor and the subdivision.

2.1 MIX OF HOUSING TYPES

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



2.2 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 considers the lot size, lot location, site grading and view potential. Additional considerations in house placement are:

- Houses are expected to fill the lot width appropriately.
- Avoid unnecessary use of retaining walls.
- To provide interesting and appropriate elevations in exposed locations.
- The house width must be within 2 ft. of the respective building pocket. A maximum of a 2' offset of the garage including the upper floor to fill the pocket will be permitted on interior lots only.

2.3 SETBACKS

2.3.1 Front Setback

The developer's architectural consultant will monitor front setbacks at the preliminary review stage and adjust them at their discretion to achieve the site planning principles of Alces. Additional considerations may include:

- To create more interesting streetscapes, variety will be provided **and required** in the front setbacks along the street.
- Pie-lots will be sited with additional considerations – building relationships are integral – to ensure that adequate space is maintained for the front entries and landscaping components.



- Corner lots, as well as homes with more imposing upper floor massing or rooflines will require increased setbacks to reduce their dominance on the street.
- Rear and side yard setbacks will adhere to minimum bylaw standards set by the municipality of Edmonton.

2.4 DRIVEWAYS

Driveways must meet all City of Edmonton requirements particularly with regards to width. Additional considerations for driveways will be:

- Driveways are not to exceed the width of the garage on any lot and cannot be any narrower than the exterior dimensions of the garage.
- 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 development.
- Driveways with decorative borders of exposed aggregate, patterned concrete or pavers may be provided as an alternative to narrowing the driveway.

2.5 GRADING

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.

- 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.
- Downspouts are to be positioned to direct water away from the house.
- Attempts to artificially elevate the finished grade of a lot to raise the main floor level of a dwelling or any extensive re-grading to create a flat site on the existing topography, will not be allowed.
- **A maximum of 5 risers**, with an additional maximum of 2 risers (for a total of 7) will be allowable in Alces (at the discretion of the architectural coordinator)



PLEASE NOTE: Builders will be asked to properly plan ahead of time – with the use of multiple floor plan options and stair layouts – with the goal of integrating side entries and unique grading circumstances without compromising the architectural standards of the house. Builders will also be asked to consult Section 4.2 for what the expected adjustments might be in the event of added risers.

2.6 RETAINING WALLS

Builders are to choose houses that suit the lot grading and avoid unnecessary use of retaining walls. Any retaining walls should be designed with the following in mind:

- Retaining walls are the responsibility of the property owner and must not compromise the grading design and lot drainage.
- Failure to adhere to approved grades may result in the need for retaining walls.
- 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.
- 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.

3 GENERAL REQUIREMENTS

3.1 BUILDING FORM AND MASSING

Architectural massing refers to the concept of arranging the volumes of a house in relation to each other and the streetscape. In general, all parts of the building should be designed with a sense of proportion to one another – and achieving this is foundation for the overall design of the house. Some of the specific architectural controls that will be considered are:

- Living area over the garages will be encouraged but are not permitted to cover the entire depth of the garage. Designers will be asked to reduce the visual impact of the bonus room through use of rooflines, battens, and increased material returns.
- 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.

3.1.1 Additional Risers, Side Entry, and Massing

Increased risers – on account of a particular grading circumstance or to accommodate side entry – **will require** adjustments to the massing of the home to restore adequate proportions and scale to the architectural elements and to reduce the space above the garage roof. Adequate measures may vary case-by-case, but may include:

- Revisions to garage door height (8')
- Increased window depth
- Increased application of material in specific locations to reduce overall mass of untreated space.
- Garage roof can be raised, garage slope can be increased – but space between garage door and its roofline cannot exceed 24". Proportions are to be maintained.



7' garage door – elevation looks stretched



8' garage door – secondary material applied

3.1.2 3rd 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, and acceptable variation in wall planes. In all cases, any 3rd storey development must conform to municipal ordinances.



3.2 GARAGES

Garages must be designed to appear subordinate to the home and shall be integrated into the overall exterior design of the home as much as possible to reduce the domination on the streetscape.

3.2.1 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. Considerations when designing this product will be:

- 2nd storey massing over garages must be setback a minimum of 48" from the front of the garage to ensure the massing will not overpower the streetscape. Discretion may be used in cases of exceptional and intentional design – with additional design elements applied to lessen the impact of the massing.
- Garage column minimums will be dictated by the width of the lot. In all cases, 18" will be the minimum width required unless the lot size does not permit.

- Semi-detached product and triple car front drive garages will require an offset plane of 24”.

3.2.2 Detached Rear Garages

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
- Exterior primary materials and colours match to those on the principal dwelling (on interior lots)
- Rear detached garages are to have poured broom finish concrete driveways and/or aprons.
- Gable end treatments, secondary materials, and detailing to match the home (only on exposed lots)

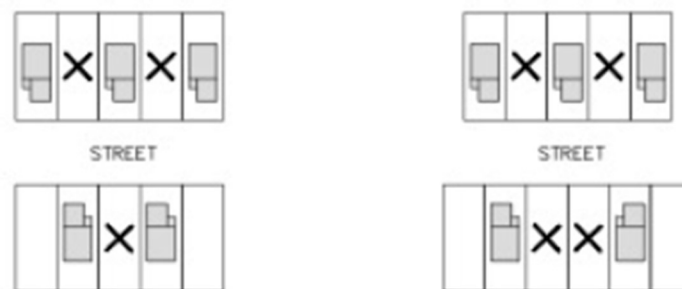
PLEASE NOTE: Corner Lane lots will REQUIRE that the garages be constructed at the time of construction of the home. These homes will require additional detailing on the elevation that faces the street. Detailing will be comparable to the exposed side elevation of the house.

3.3 REPETITION

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 1 lot on either side and a minimum of 1 lot each way across the street is required.

3.3.1 Repetition and 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 1 house between when on the same side of the street and a minimum of 1 house each way 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.



3.4 PARGING

Parging details on exposed elevations will vary depending on the applied material and its intent. The rules to follow are:

- All masonry is to be properly grounded, parged to within 2" of exposed grade on all applications (Image 4.4.1).
- Exposed concrete and parging will be restricted to a maximum of 12" at all elevations.
- All other elevations (non-exposed) will be restricted to 2'
- Garage columns – if finished in an alternate material – are to adhere to the same standards as masonry application – either with the garage column material itself or with an alternative horizontal trim cap detail (Image 4.4.2) finished at grade (within 2")



Image 4.4.1



Image 4.4.2

3.5 HIGH VISIBILITY LOTS

High visibility locations abutting parks, trails, stormwater management facilities, streets, parks, and green spaces require special design consideration. Sales and design teams are asked to refer to the phase marketing map to confirm lots with a high exposure designation.

3.5.1 Corner Lots

Special design consideration is required with a higher standard applied for lots on, or visible from collector roadways. Flanking side elevation on corner lots must have full front elevation treatment.

Specifically, it will be expected that these elevations have:

- Roof forms that match the front and provide variety to the rear streetscape.
- Increased level of detailing including finishes, materials, trims, and features applied in a manner consistent to the front elevation and style of the home.
- Relief in wall plane is required (jogs/box outs) and/or roof lines between 1st and 2nd floor.
- Architectural features – chimneys, dormers, entries – that provide interest and articulation to the exposed side elevation.



Rear Elevation



Side Elevation (Corner Lot)

3.5.2 Rear Exposure and Walk-out Lots

Homes with high exposure elevations to the rear will require detailing on the exposed elevations and must include:

- Roof forms that match the front and provide variety to the rear streetscape.
- Adequate articulation – in the form of variation in wall planes, projections, exterior space (decks) and horizontal elements to break up large areas of untreated space. Clear three-storey elevations and large exposed flat walls will not be permitted.
- Increased level of detailing including finishes, materials, trims, and features applied in a manner consistent to the front elevation and style of the home.
- Completed construction of all building elements. Exposed decks – including walk-out lots and those which are exposed (due to chain link fencing) must be finished at the time of construction and all parts of the deck must be fully finished according to the specifications of final approval documents.

Medium Exposure: Homes in which the lower level of the home is concealed by a solid wood screen fence will be considered medium exposure. These elevations will require the same amount of treatment with an emphasis on the upper floor only and **will not** require a deck to be built at the time of construction.

3.5.3 Townhomes

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 ARCHITECTURAL STYLES

4.1 PROPOSED HOUSING PRODUCT

The very diverse single-family housing product proposed throughout Alces will include:

- Single family - front attached garage homes
- Single family - rear detached homes,
- Row-housing

4.2 ARCHITECTURAL STYLES

The architectural styles in Alces – Modern Prairie, Nordic, and West Coast Contemporary – will provide a design framework for traditional forms and massing that take advantage of high-quality materials, contemporary techniques, and unique and creative architectural design elements. To ensure the progressive character and richness of the streetscapes in Alces, modern features and detailing are highly encouraged to be incorporated into the exterior design of all chosen architectural styles – including the classic styles. Some of these features will be:

- High-performance, sustainable materials (Composite, metal, glass, concrete)
- Asymmetrical detailing, material application, glazing patterns.
- Darker window frames
- Variation in roof lines/styles on a single elevation
- Timber details and wood finishes on architectural components – columns, soffits, garage doors, accent materials.
- Details with industrial finishes – metal railings, trellis details, planters, wire grid.
- Monochromatic/tonal color schemes – less contrast
- Style-suited lighting on garages and entries
- Recessed soffit lighting
- Upgraded, modern garage doors in wood-stained finishes.





MODERN PRAIRIE

Prairie style houses integrate traditional horizontal lines and low slope hip roofs with large expanses of glass and clean modern detailing. Modern takes on this classic style incorporate new materiality, asymmetrical applications of material and detailing, and large expansive glazing in a wide variety of configurations.

FORM AND MASSING

- Understated massing with horizontal emphasis in form.
- Profile is low and grounded – with recessed upper floors and variations in wall plane.
- Low-pitched hipped rooflines (Max. 4/12) with wide eave overhangs (Min. 24" when permitted)
- Flat-roof accents are encouraged in contemporary approaches.
- Recessed and covered entries – defined by large, structural columns.

MATERIALS AND COLORS

- Clad in siding/stucco in horizontal application.
- Premium secondary materials include – paneling, accented stucco or composite siding, and metal/wood grain siding accents.
- Materials applied in a variety of configurations (asymmetrical is encouraged)
- Mid-to-dark earth tones preferred. Monochromatic/tonal color schemes are acceptable.
- Masonry base only – Style-suited brick and structured/ashlar masonry profiles are preferred.

DETAILS

- Simple trims, horizontal battens or brickmoulds.
- Large heavy columns – accented with stone, brick, or other suitable material.
- No internal grilles, external grilles (SDLs) are required.
- Black window frames (on all exposed elevations)
- Expansive glazing with unusual exterior grill patterns and configurations is encouraged.
- Flat panel garage doors
- Metal and concrete finishes (railing, entry, and risers)



WEST COAST CONTEMPORARY

The West Coast Contemporary home is characterized by low sloping hip and single-sloped roofs with broad overhangs and horizontal proportions. Homes can be minimalistic with controlled roof pitches, clean lines, or bold forms with exaggerated shed roofs.

FORM AND MASSING

- Well-articulated façade with variation in roof lines and wall plane.
- Mix of flat and single-sloped roof lines are acceptable as accents or as the main roof lines. Shed roof and barreled roofs can also be included in the roof design.
- Short to medium overhangs (12"–18") Eave overhangs can be extended to the front.
- Large porches – flat roof accents/entries.
- Solid vertical massing and projections

MATERIALS AND COLOURS

- Home is clad in siding/stucco with stone applied to whole masses or as a base.
- Smooth wall surfaces and finishes.
- Corrugated metal, industrial panels, and wood tone products as accent materials.
- Smooth masonry finishes, profiles suited are stacked or block profiles, brick recommended.
- Board and batten material to be monochromatic (or tonal)
- Dark, bold color profiles are preferred with well executed accent colors.

DETAILS

- Vertical projections – fully clad in wood grain finish, smooth brick, or smooth finish panels.
- Clean trim detailing or no trims, black window frames.
- Large expansive glazing. Asymmetrical configurations are encouraged. Contemporary designs incorporate continuous windows on corners and clerestory windows.
- Simple, straight columns – finished in solid material (timber, fiber cement, masonry)
- Exposed wood beams and wood tones accents
- Modern Style entry and garage doors, glazing panels in unique configurations are preferred.
- Thickened fascia – 8" minimum on the primary rooflines. Larger fascias will be encouraged.



NORDIC

Nordic inspired homes take simple lines, familiar stacked two-storey forms, and steep pitched gables rooflines and seek to achieve a minimalist, clean approach to the exterior design – without sacrificing beauty. The exterior of this style will include strong natural wood influences in either siding or feature elements and subdued, monochromatic colour schemes.

FORM AND MASSING

- Stacked, two-storey forms.
- Subtle projections on wall faces to seek defined transitions of materials.
- Steep-pitched gable rooflines (Min. 8/12) with varied eave overhangs – flush on the sides and exaggerated towards the front is best suited for this style.
- Monochromatic buttress wall buildouts to exaggerate the simplistic forms.
- Recessed and covered entries – full front porches. Flat roof accents are encouraged.

MATERIALS AND COLOURS

- Siding and accent materials applied primarily in vertical profile – covering whole masses.
- Premium secondary materials – wood grain siding, vertical composite siding, straight-edge shakes
- Colours suited to the Scandinavian style are subdued, monochromatic palettes with well executed accent colors (wood grain)
- Masonry base only – Style-suited brick and masonry profiles

DETAILS

- Asymmetrical detailing – off-centered windows and material application.
- Protruded buttress walls will often form the outline of sections of the house and upper gable – these are to be consistent in material and finish (review section 6.3 for details)
- Simple trims or brickmoulds – black window frames are required for this style.
- Simple columns – accented with timber, wood grain, masonry.
- Expansive glazing with unusual exterior grill patterns and overall configuration.
- Flat panel garage doors with glazing, wood accents are encouraged.
- Metal and concrete finishes (railing, entry, and risers)



5 DESIGN ELEMENTS

5.1 ROOF DESIGN & PITCH

Roof designs, pitches, and overhangs should reflect the massing of the chosen architecture style whenever possible. On contemporary homes, flat and shed roof elements will be highly encouraged.

Other considerations when designing roof structures are:

- Exaggerated overhangs (to the front) and/or thickened fascia will be encouraged when suited to the style and design submitted.
- Flat roofed accent areas will be encouraged.
- Homes on zero lot lines will be restricted to 1'-0" eaves on side yard overhangs. Builders will be required to apply standard overhangs (dictated by style) to all front elevations and exposed rear elevations.

5.2 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 are to be visible from the street.
- Entries are to be fully defined – achieve either by recession into the house or with suitable roofline distinction. Flat, angle roof lines, beams and trellises are acceptable and recommended accents to create interest at the entry.
- Angled entries will be permitted provided they are enhanced with strong features identifying the entry.

5.2.1 Porches, Front Steps, and Risers

Front porches will be encouraged when suited to the style of the home and present an integral feature of the overall exterior. To maintain the design standards of the community, front porches are recommended to be:

- Finished in smooth 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.
- Bases of all porches must be closed in and finished in an appropriate solid material.
- Wood entry steps will only be permitted when a porch is included as an integral part of the design. Wood steps, if accepted, must be finished – with all vertical, exposed surfaces painted to match the color of the home. Railings will not be permitted to be constructed with wood.

5.2.2 Front Doors

The entry door will be the final detail in creating distinction and exemplifying the style persona. Builders are encouraged to get inspiration from the architectural style of your home. Entry door color may make a personal statement but must be painted. Additional considerations:

- Glazing, sidelights, and/or transom windows are encouraged.
- Real wood or fiberglass doors stained (a wood colour) are encouraged.
- Bolder, accent colors are encouraged.
- White front doors are not acceptable.

5.3 RAILING

Railing will be required as per the Alberta Building Code. Front porches and rear decks should have railings in a style to match the architectural theme. Modern style metal and glass railings are preferred on all architectural styles on both front and rear elevations. Acceptable railing materials include:

- Aluminum
- Wrought Iron
- Glass Panel

PLEASE NOTE: Railings constructed of wood will not be permitted.

5.4 COLUMNS

Entrances can be justly enhanced with feature columns that add to the overall expression. All column design is expected to properly suit and express the chosen architectural style. Other considerations when designing columns for the entry are:

- All columns must be well suited to the style and appear to have structural integrity. Smaller columns will be considered when proportionate to the entry of the home.
- Columns may not be required as long as the entry is well-defined and thoughtfully designed.
- Metal and Wood tone products are acceptable as a column finish.



- Timber columns are acceptable (and encouraged) but must be stained or finished appropriately and be suitable for the chosen style.



5.5 WINDOWS

Window layouts and sizes are very important to fully achieve the characteristics of a particular architectural style. Larger expanses of glass will establish the strength of the style and more unusual configurations will provide interest and excitement. All exteriors are to address windows in a significant manner with the following considerations:

- Window styles, sizes and groupings should be proportionate to the wall space available and specific designs should adhere to the chosen Architectural style.
- Acceptable window frame materials are:
 - Prefinished metal clad.
 - Vinyl clad windows
- All windows grilles must be external simulated divided lights (SDL'S).
- Darker window frames are encouraged on most styles and will be required with lighter color schemes. Non-white window frames may be used to increase the level of interest and detailing at the discretion of the architectural coordinator.

5.6 PROJECTIONS/CHIMNEYS

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.
- All projections are recommended to be provide a distinct break in color/material and to be finished in upgraded materials.

5.7 GARAGE DOORS

5.7.1 Front Drive Garages

Garage door style and finishes must be designed to be an integral element of the overall style of the home and must be appropriate to the chosen style of the home. Some considerations when selecting a garage door:

- Doors are not to exceed 8' in height and 20' in width.
- Windows are permitted and glazing panels in unique configurations are preferred.
- The garage door is to be maintained in a colour that matches the predominant siding colour, the trim colour, or is an acceptable complimentary colour.
- Upgraded styles and finishes (wood tone) – when properly suited to the style – are encouraged.

6 MATERIALS & COLOURS

6.1 MATERIALS

Alces 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.

6.1.1 Primary Wall Materials

Alces will provide a distinct architectural theme and will not rely on dark vinyl siding with cultured stone accents. Standard vinyl siding will be acceptable on strong designs with a substantial amount of secondary material and detailing. In all cases, materials and colors that are chosen are to reflect the architectural style, any alternate cladding materials need to be submitted review.

6.1.2 Secondary Wall Materials

Premium secondary wall materials and colours in adequate quantity are required on the front and exposed elevations of every home in Alces.

In general, permissible secondary materials are:

- Style-suited masonry and brick
- Board and batten, vinyl, or composite
- Stucco (smooth finish acrylic)
- Panels – composite, metal, alternate materials as requested. Crezone is not acceptable.
- Shakes – Composite – cedar shakes are not permitted. Straight-edge finish only.
- Metal wood-tone products
- Corrugated Steel, metal siding and panels
- Other materials as requested.



6.1.3 Material Implementation

Materials and colour schemes are to include at least one of the following: Premium vinyl, style-appropriate brick or masonry, simulated wood grain siding, or a significant amount of upgraded (non-vinyl) secondary material. Homes which are primarily clad in vinyl materials will require additional design considerations which may include the following:

- Increased articulation or massing requirements
- Significant amount of secondary wall materials in bold, contrasting colours
- Additional detailing

PLEASE NOTE: All material and trim returns will be a minimum 2'-0".

6.2 MASONRY

For all lots in this community, when using masonry, it is required that:

- Must sit proud of the transition material to achieve the required definition.
- Be applied to portions reflecting structural integrity. Floating masonry sections will not be permitted.
- Taken to grade (within 2") in all cases.

6.3 TRIM, FASCIA, AND SOFFIT

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

- Acceptable trim materials are smartboard, aluminum, or an acceptable alternative.
- Trim must extrude, or sit proud of the wall material (0.5")
- Homes with modern expressions may not require window trims.
- Rain ware must be limited on exposed elevations. Downspouts should take place on side and rear elevations of homes only. Eavestrough colours are to match the fascia colour.
- Soffits may be prefinished metal – wood tone products or finishes are encouraged.

6.4 BUTTRESS WALLS

Extended wall projections common in the Nordic style must be finished in a manner that provides for a consistent and strong detail in the community. The following will be expected:

- Fascia on the upper gable and exterior walls must be composite smartboard.
- All components of the buttress wall – including interior and exterior wrap – must be finished in the same colour and material as the gable to create a continuous, monochromatic, and uniform detail.
- Soffit may be aluminum but must be a colour match to the buttress wall.

- Buttress walls must project a minimum of 1', but extended further is recommended. Materials must return full to interior wall face and must wrap the distance equal to the projection of the buttress wall. (Ex. If the buttress wall projects 1', the wrap to the exterior must be a minimum of 1')



6.5 COLOURS

Colours are an integral element in reinforcing the design style and vision for the community of Alces and will reflect the materials, finishes, and colors appropriate to the specific architectural style. All colour submissions will be reviewed on an individual basis and alternative colours will be recommended when necessary to create and maintain rich, diverse, blended streetscapes. Other considerations will be:

- Repetition of colour schemes will be monitored to ensure pleasing variety is achieved.
- Roof colours throughout the community will be limited to darker colours in shades of grey, brown, and black.
- Predominantly white or light colour schemes require black windows.
- Entry door color may make a personal statement but must be compatible with the overall color scheme of the house. White front doors will not be acceptable.
- Garage doors are to be painted to match the siding colour or an acceptable complimentary colour. Upgraded garage doors with wood finishes or full glazing will be encouraged – but also reviewed on a case-by-case basis.

7 ADDITIONAL REQUIREMENTS

7.1 SHOWHOMES

Show Homes are integral to the successful adoption of new communities. Builders are required to identify show homes on their submissions and reviews will be completed comprehensively for all builders before any approvals are released. This will ensure diversity amongst builder product but will also provide for continuity and cohesiveness.



- Showhomes are at the sole discretion of the developer and no builder is allowed to own or operate a show home without prior written authorization from Cantiro.

7.2 ADDRESS PLAQUES

All homes are required to post an **Alces** 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 E2 & Associates 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).

7.3 SUBDIVISION APPEARANCE

7.3.1 Signage

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

7.3.2 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.

7.3.3 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 Cantiro can and will be charged pro-rata to all builders.

7.3.4 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.

8 LANDSCAPING

8.1 GENERAL REQUIREMENTS

Landscaping is an integral feature to every part of the site and can speak to the vibrancy and quality of a development. Landscaping design should tie the entire site together, define entryways and pathways, identify private space, and buffer parking garages and less desirable views. 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, 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.



8.2 DESIGN REQUIREMENTS

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

LANDSCAPING REQUIREMENTS FOR ALL LOT TYPES	
1.1.1.1	Builders within the community of Alces are responsible for the following landscaping except for 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,
1.1.1.2	Homeowners 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	Homeowners 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	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 trees from damage during construction period.

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

8.3 MINIMUM REQUIREMENTS

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

HOUSING TYPE			FRONT YARD PLANTING REQUIREMENTS	
R E A R D E T A C H E D	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	Sod will be permitted for areas exceeding 15 m ² but shall not exceed 50% of the landscaped area.
	1.1.3	Semi-Detached 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 Detached 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.
F R O N T D R I V E	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	Sod will be permitted for areas exceeding 15m ² but shall not exceed 50% of the landscaped area.
	1.1.6	Semi-detached 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 detached 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.

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

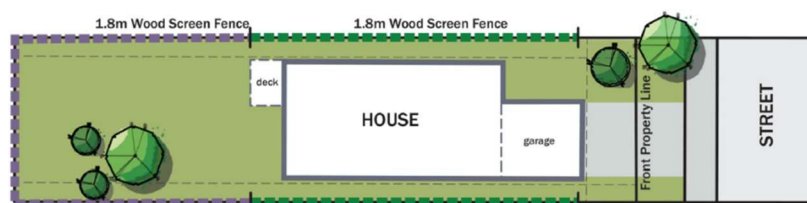


8.4 FENCING

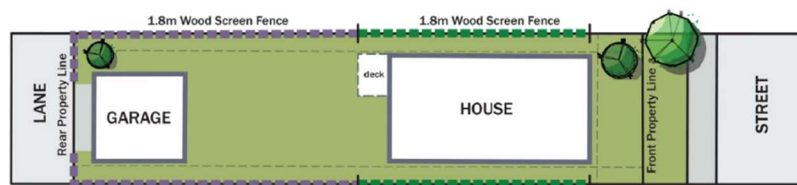
Fencing is an essential element in community design as it defines ownership and allows for screening and privacy.

8.4.1 Requirements, Typical Lots

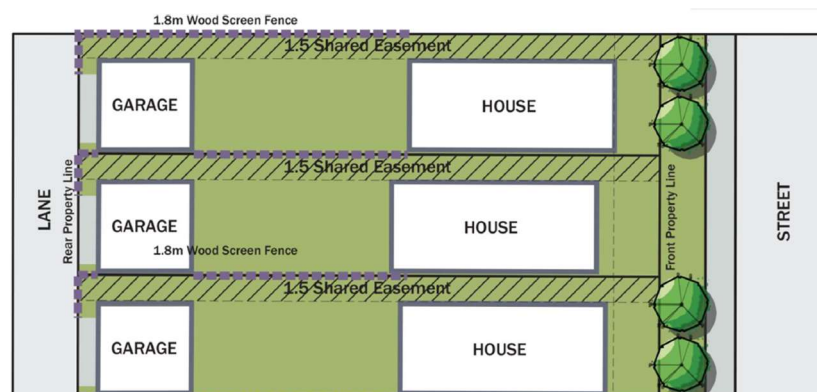
- Fencing on lots other than where provided is the responsibility of the Purchaser to construct. Maintenance of all fencing is the sole responsibility of the Purchaser.
- All fencing within the neighbourhood shall be constructed in accordance with the fence details for wood screen fencing, chain link 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.



Front Yard Example



Rear Yard example



Zero Lot Line Fencing

Figure 2: Fencing Plan – Typical Lots

8.4.2 Requirements for Amenity Lots

Fencing for all lots backing onto the storm water management facility, neighborhood open spaces and major walkways shall be designed as shown in **Figure 3: Fencing Plan – Stormwater Management Facility, 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.

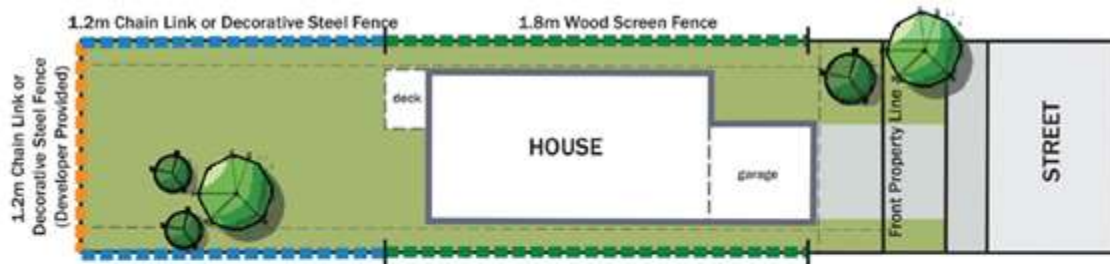


Figure 3: Fencing Plan – Stormwater Management Facility, Neighbourhood Parks and Walkway Lots

Notes:

- All landscaping shown is conceptual. Refer to landscape requirements within this document
- All wood screen, chain link, and decorative steel fencing must be constructed in accordance with the fence details provided in appendix B

Figure 3: Fencing Plan – Stormwater Management Facility, Neighborhood Parks, and Walkway Lots

8.4.3 Requirements, Townhomes

All side yard fencing for townhouse sites within Alces 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.

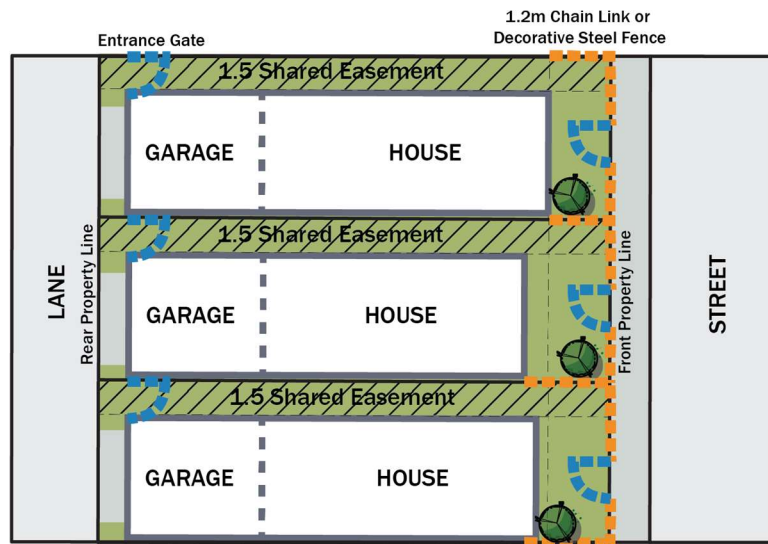


Figure 4: Fencing Plan – 3-Storey Product (Rear-Attached Garage)

APPENDIX A: RECOMMENDED NATIVE PLANTS

BOTANICAL NAME	COMMON NAME	Mature Height *meters
Coniferous Trees		
<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
Deciduous Trees		
<i>Betula papyrifera</i>	Paper Birch	12
<i>Celtis occidentalis</i>	Hackberry	10
<i>Crataegus arnoldiana</i>	Arnold Hawthorn	4
<i>Crataegus mordenensis "Snowbird"</i>	Snowbird Hawthorn	4
<i>Crataegus mordenensis "Toba"</i>	Toba Hawthorn	3
<i>Eleagnus angustifolia</i>	Russian Olive	7
<i>Fraxinus pennsylvanica "Patmore"</i>	Patmore Ash	12
<i>Malus adstringens "Kelsey"</i>	Kelsey Crabapple	4
<i>Malus adstringens "Royalty"</i>	Royalty Crabapple	5
<i>Malus adstringens "Strathmore"</i>	Strathmore Crabapple	5
<i>Malus adstringens "Thunderchild"</i>	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 "Schubert"</i>	Schubert Chokecherry	5
<i>Prunus virginiana melanocarpa</i>	Black Chokecherry	5
<i>Pyrus ussuriensis</i>	Ussurian Pear	8
<i>Quercus macrocarpa</i>	Bur Oak	20
<i>Sorbus Americana</i>	Mountain Ash	8
<i>Syringa reticulata "Ivory Silk"</i>	Japanese Tree Lilac	5



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

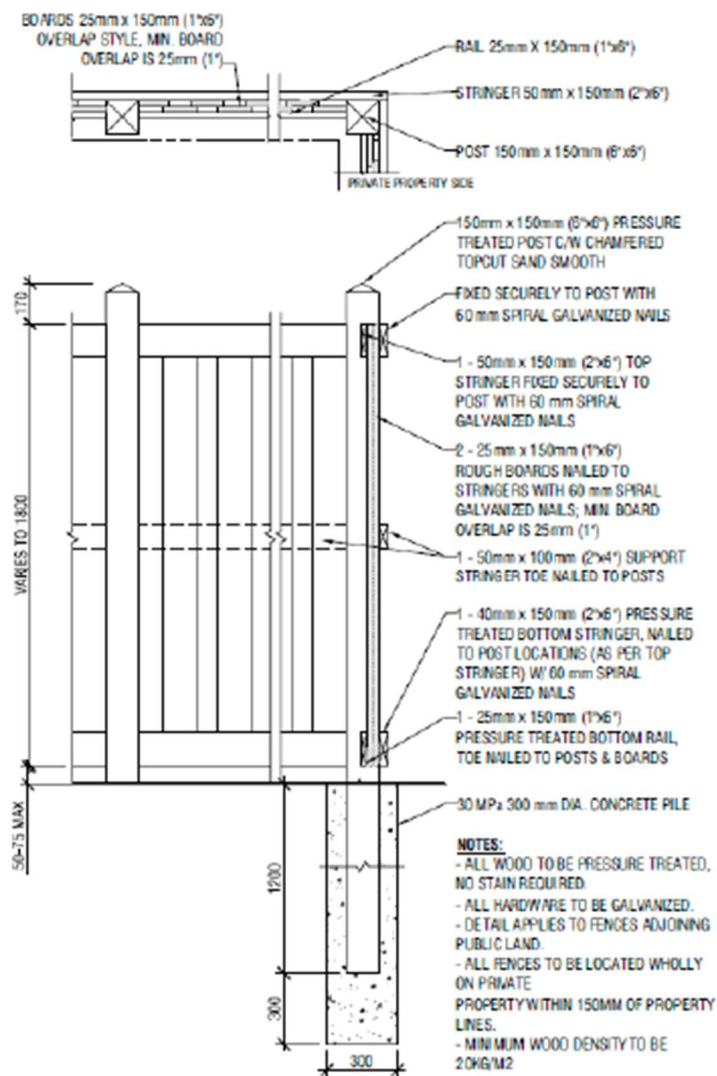
BOTANICAL NAME	COMMON NAME
Deciduous Shrubs	
<i>Amelanchier Alnifolia</i>	Saskatoon
<i>Arctostaphylos uva-ursi</i>	Bearberry
<i>Caragana pygmaea</i>	Pygmy Caragana
<i>Caragana arborescens</i> var. <i>Pendula</i>	Weeping Caragana
<i>Caragana arborescens</i> "Lorbergi"	Walker's Weeping Caragana
<i>Cornus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



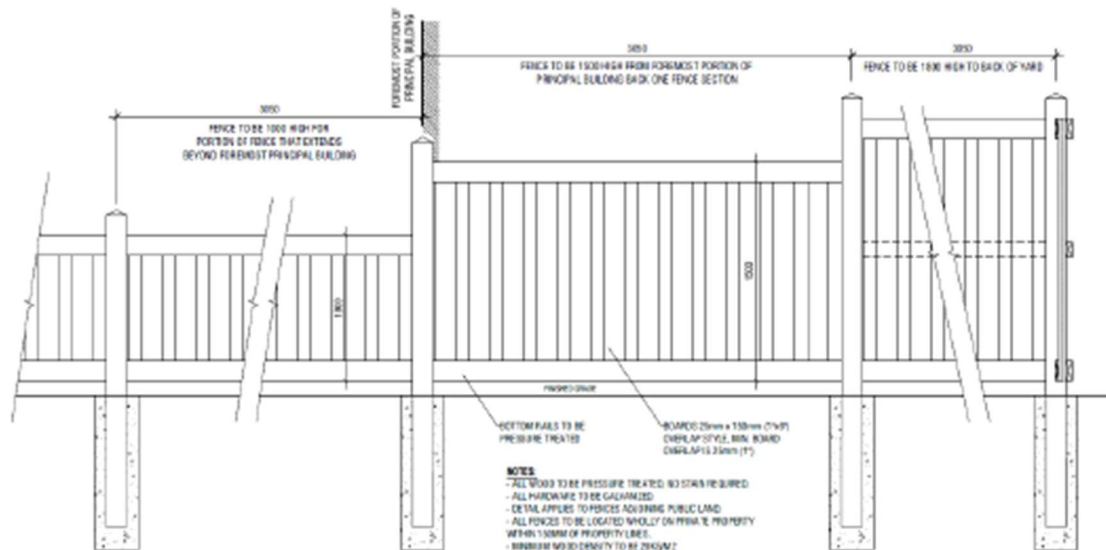
APPENDIX B: FENCE DETAILS

PLEASE NOTE: Fences are to be built and finished with pressure-treated wood ONLY. There is to be no stain applied to any of the wood members, and fences are not permitted to be painted. This fencing detail is to be used for construction purposes ONLY and is to disregard any notes regarding finishing requirements.



1.8m HEIGHT OVERLAP WOOD SCREEN FENCE

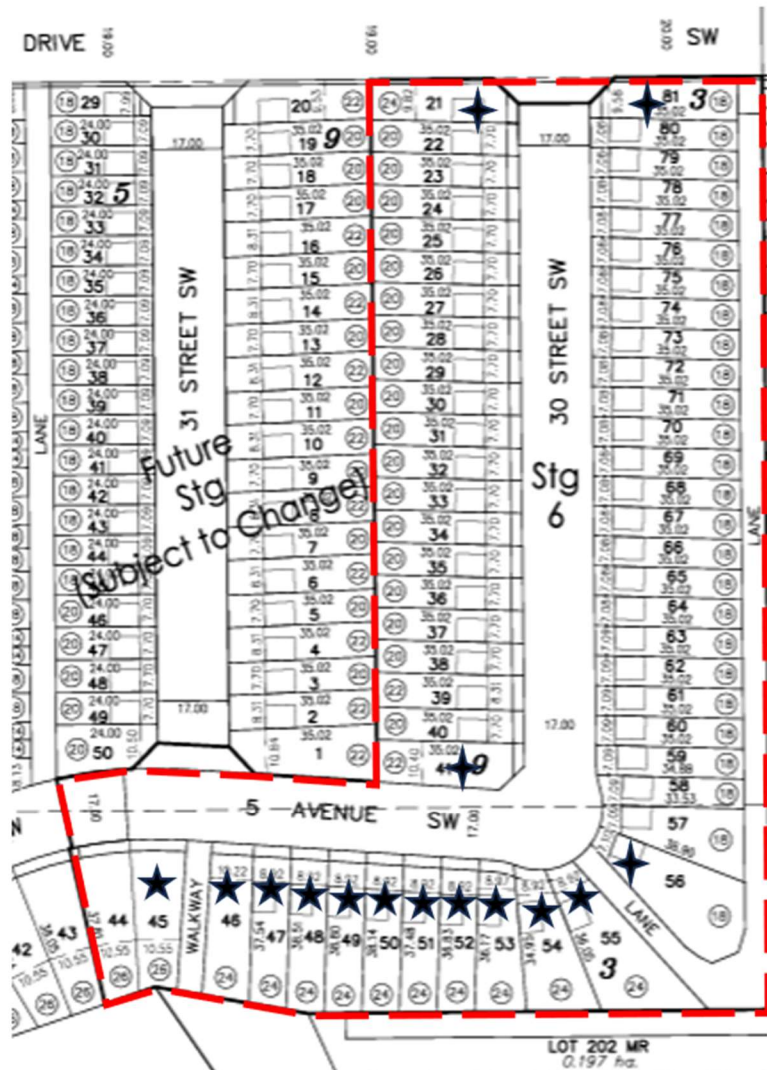
SCALE: NTS



OVERLAP BOARD WOOD SCREEN STEP DOWN FENCE
SCALE: NTS



APPENDIX C: HIGH VISIBILITY LOTS

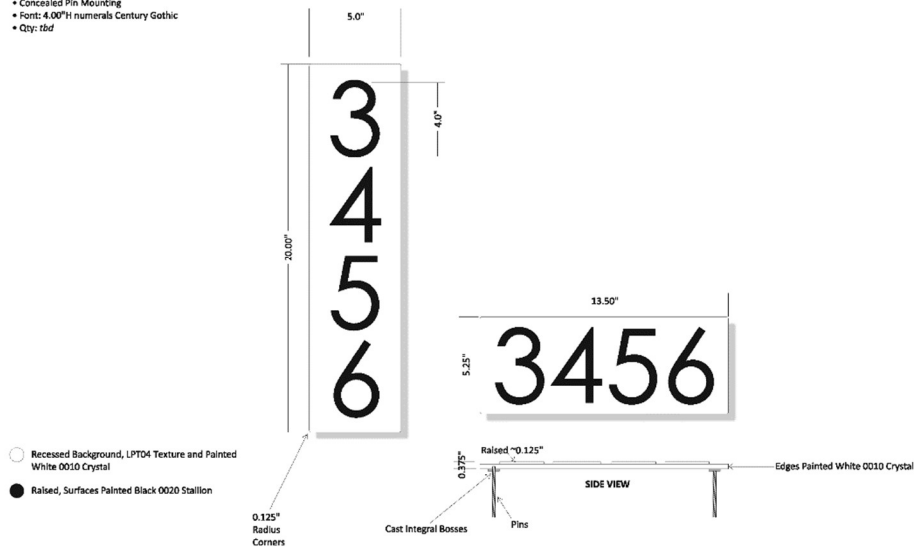


APPENDIX D: ADDRESS PLAQUE DESIGNS

Cast Address Plate

ITEM 31 CAST PLAQUE(S)

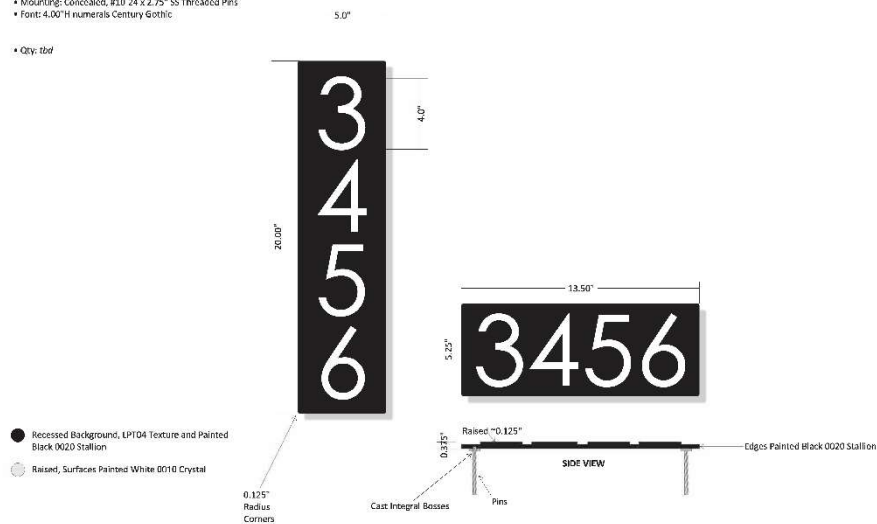
- Material: Aluminum
- Concealed Pin Mounting
- Font: 4.00"H numerals Century Gothic
- Qty: 1bdf



A ITEM 31 CAST PLAQUE(S)

- Material: Aluminum
- Mounting: Concealed, #10-24 x 2.75" SS Threaded Pins
- Font: 4.00"H numerals Century Gothic

• Qty: 1bdf





Engraved Address Plate

ITEM 1 ENGRAVED PLATE(S)

- Material: CNC Cut Aluminum, 0.25" Thick
- Concealed Pin Mounting, with Offsets
- Font: 4.00"H numerals Century Gothic
- Qty: rtd

