

THE TOWNS

Architectural Controls v1.0
Terra Developments Inc. | City of Regina

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Architectural Controls v1.0

Terra Developments Inc. has designed Architectural Controls to ensure that all new homes are both compatible and well situated while respecting owners' rights to individual expression. The controls are meant to provide eye-appealing streetscapes through exterior styles & rooflines, colours, exterior finishes and other treatments. It is mandatory that all homes built in The Towns follow the Architectural Controls.

The overall theme of The Towns is to pay homage to small towns of Saskatchewan. The intent of the architectural controls is to offer diverse housing styles for home owners to express their individuality. The small town aspect will be brought out in inviting front porches, tree lined streets, parks for gathering and use of colour on the homes.

HERITAGE STYLES:

There are many styles of homes that can be considered 'Heritage Styles', each with differing character and elements. The following break-down of styles identifies the main elements and features of the style.

Craftsman: The Craftsman Style includes both bungalows and two storey designs with a welcoming front veranda. These homes were designed to blend with nature with the use of natural colours and materials. Second floor spaces were built in the roof space.

- Veranda roofs are lower slope with broad overhangs. Second floor roofs are steeper and can feature eave brackets.
- Windows include casements and single hung sashes. Muntin bars usually in the top portion of window only. Windows and doors should have wide exterior trims.

Prairie Style: These homes celebrate the work of architect Frank Lloyd Wright. His early homes were designed to complement the vast horizontal lines of the Midwest landscape.

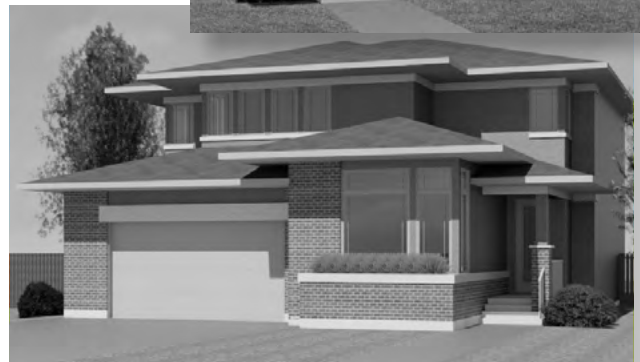
- Roofs are low sloped with very broad overhangs both on bungalows and two storey homes.
- Windows are arranged in groupings, separated by wood trims. Vertically shaped rectangular windows feature perimeter muntin bars.
- Wall finishes include stucco, brick, or horizontal siding.
- Exterior trim is only in the form of horizontal base, window and eave trims.
- Wall finishes are typically a lighter colour, with contrasting darker trims. Avoid bright colours with this style, and choose from an earth tone palate.



Craftsman



Prairie Style





Modern
Farmhouse



Contemporary
Style



MODERN STYLES:

There are many styles of homes that can be considered 'Modern Styles', each with differing character and elements. The following break-down of styles identifies the main elements and features of the style

Modern Farmhouse: This newer style is a combination of several historical architectural styles. Emulating simple rural homes with welcoming covered verandas it has a strong sense of 'home'.

- Steep gable roofs with smaller overhangs. Shed dormers are common on two storey designs.
- Vertically oriented windows with muntin bars resembling single hung windows. Top and bottom window sashes can be divided into vertically shaped panes.
- Wall finishes can be a combination of horizontal, or board and batten siding.
- Window and door trims are usually painted to match the wall colour. Decorative shed roof canopies over front facing windows and doors add interest
- White wall surfaces are offset with darker window colours, and touches of natural stained wood on columns, beams and shutters.

Contemporary Style: These homes feature a combination of materials, shapes and colours that don't have a historical precedent. These homes connect to their site closely with decks and patios. Designs are asymmetrical, but balanced.

- Roofs can be flat, or lower or steeper slope. Overhangs can be non-existent or wide.
- Large expanses of glass can be set into walls without trims.
- Exterior walls can feature smooth stucco and panel installations, or a variety of horizontal, vertical siding, stone or brick. Steel siding can be used as an accent only. Large expanses of blank walls without changes in materials should be avoided.

OTHER STYLES:

Any housing style that is not within the accepted housing styles will be reviewed on a case by case basis. Please ensure that the overall housing design complies with the **GENEAL REQUIREMENTS**.

Acceptable Housing Product: General Examples



Front Attached

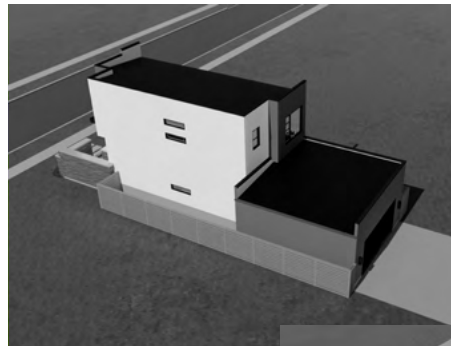
SINGLE HOUSING: 1 unit per building shell

- Single unit with front attached garage
- Single unit with rear attached garage
- Single unit with rear detached garage

MULTI-FAMILY HOUSING: 2 or more units per building shell

Street townhomes:

- One building shell with 4-8 separate living units
- The units are all side by side one another
- Street townhomes shall be 2 story buildings, bungalow designs are discouraged
- Focus on creating individuality to each unit
- For each individual unit within the street townhome the garage configurations can be a rear detached single or double (minimum concrete pad required), or a front or rear attached garage either a double or a combination thereof were the zoning permits.



Rear Attached



Rear Detached

Multi-Family



OTHER STYLES (Continued):

Duplex



STREET HOME DUPLEX:

- One building shell with 2 separate living units
- The units are all side by side one another
- All the units are joined with common wall and roofing structure
- For each individual unit within the duplex the garage configurations can be a rear detached single or double (minimum concrete pad required), or a front or rear attached garage either a double or a combination thereof were the zoning permits.

Tri-Plex



STREET HOME TRI-PLEX:

- One building shell with 3 separate living units
- The units are all side by side one another
- All the units are joined with a common wall and roofing structure
- For each individual unit within the townhome the garage configurations can be a rear detached single or double (minimum concrete pad required), or a front or rear attached garage either a double or a combination thereof were the zoning permits.

4-Plex Split Level



STREET HOME 4-PLEX SPLIT LEVEL:

- One building shell with 4 separate living units
- A multi family home, with two units' side by side on the main floor, and two units' side by side in the basement.
- For each individual unit within a 4 plex split level the garage configurations can be a rear detached single or double (minimum concrete pad required), or a front or rear attached garage either a double or a combination thereof were the zoning permits.
- All the units are joined by a common wall and roofing structure

General Requirements:

ADDRESS PLAQUES/NUMBERING

Each home in The Towns will be required to have an address plaque or numbering installed in a location that is highly visible and orientated to the front of the street.

APPROPRIATE LAND USES

All homes in The Towns will follow the regulations noted in the Land-Use Classes & Building Types within the City of Regina Zoning Bylaw 2019-19.

BUILDING HEIGHT

The maximum building height will be established by the City of Regina Zoning Bylaw 2019-19.

BUILDING SETBACKS

Building setbacks will be established by the City of Regina Zoning Bylaw 2019-19.

COLOURS

Homes with dynamic colour are a central theme. Therefore, colours cannot be repeated within 3 lots on the same side of the street. These colours must follow the Architectural Styles.

Every home will be required to have a secondary colour that compliments the main body. This secondary colour can come in the form of use of siding, shakes, gables, Pre finished/painted/stained accenting panels or trim. Shingles and stonework will not be considered a secondary colour.

On high visible areas will require a third colour or material. This third colour can come in the form of use of siding, shakes, gables, Pre finished/painted/stained accenting panels or trim. Shingles and stonework will not be considered a secondary colour.

A colour chart of exterior treatments and main body, trim and accent colours must be submitted for approval.

Colours of roofs shall be consistent in colour selections and be black, charcoal or deep earth colours.

For building elevations that face streets (corners) or parks: refer to Exterior Finishes for additional information/requirements.

CORNER LOTS

Lots that side onto a street, open space and pathway will require additional details. The side elevations should be well articulated with various elements appropriate to the housing style. Extra attention to be applied to bonus rooms over garages on corner lots. These styles of homes will require details to break up the 2-storey massing.

DEPOSIT

An Architectural Control deposit in the amount of \$5,000 / lot will be taken at the time of signing of the Option Agreement. This deposit is fully refunded once the home has been built and all elements of original architectural submission have been completed and inspected. All monies refunded will be to the purchaser listed in the Option Agreement.

DETACHED GARAGES OR ACCESSORY BUILDINGS

All buildings on the lot must be consistent with the existing house style including colour and matching details. Proper surface drainage of all detached buildings must be incorporated to the overall drainage plan of the lot.

Concrete pads on lane lots are required at time of house construction or as seasonal temperatures allow for.

EXTERIOR FINISHES

Acceptable Main Body Finishes:

- Siding: Vinyl, Engineered Wood, or Fiber Cement Board
- Stucco,
- Brick
- Stone Cladding
- Metal Cladding- subject to the style and only as a 'feature' material.
- Engineered Wood Cladding

Where the same exterior finish is used with different colours (i.e: siding) then additional accents (i.e: buildouts, bold trims ... etc) will be required between finishes to create visual appeal and shadow lines.

FENCING

The Towns will be responsible for providing suitable fencing along the perimeter of the development on Woodland Groove Drive, and lots backing park space (rear side only). Each Homeowner will be responsible for their own fencing within their property.

FOUNDATION WALLS

A maximum height of 30" of parging will be allowed on each home. Special attention must be given to the treatment of exposed concrete. Any concrete [foundation] walls higher than 30" shall be clad with the dominant housing finish.

FRONT PORCHES

- For all single house product it must incorporate a front porch or portico on the front face of the home.
- In a Duplex, Street Townhome or Triplex at minimum 1 unit for every 2 must contain a front facing verandah or portico, the other that does not where the main entry door is located on the side it shall include a side Portico feature.
- If a submitted design does not have one incorporated but has adequate massing and detailing it may be considered at the Architectural Coordinator discretion.
- Front steps –Acceptable step materials - concrete, PT wood & composite treads with enclosed sides & front risers.

GARAGES

Homes should be designed as best as possible to minimize the appearance of the garage. The intent is for architectural details and proper massing to be the main visual point, not the garage.

Garage doors are not to exceed 8 feet high and 20 feet width unless approved by the Design Coordinator. The distance from the top of the garage door and the eave is not to exceed 2'-0". Homes that exceed this distance will require architectural detailing to reduce the amount of space above the garage door. Features can be windows, or trim detailing – to reviewed on a case by case basis.

The walkway to the house from the public sidewalk or driveway shall be a minimum of 3'-0" in width.

Patio blocks will not be permitted as the main sidewalk.

Acceptable walkway finishes: regular concrete, exposed aggregate, stamped concrete, paving stones

HIGH VISIBLE AREAS

High visible areas are defined by lots located on Buckingham Drive, Green Stone Road and Arens Road. All housing designs are enhanced to promote the flair and feel of the development. Elements such as setbacks of upper floors, dormers, and or projections of roof lines, varying rooflines will help diminish the appearance of mirror imaging.

Designs will be expected to include:

- Varying materials and the use of three colours
- Cheerful colors are encouraged (red, blues, greens etc), and should be tastefully done.
- Use of stonework treatment is required. Amount of stonework will not be dictated, but it should complement and balance the overall housing design.
- Variation in building colors – on the same side of the street a minimum of 2 buildings is required in between similar front elevations.
- Park Backing Lots: Rear elevations will be treated with the identical enhancements as the front elevations. Variation in wall planes is a must, repetition of front applications (i.e.: dormers, window detailing).

LANDSCAPING

Landscaping is required to be completed within the first year of occupancy. All planting material must be that of a natural material and no faux grass will be permitted. Once the homeowner receives possession, they will be contacted by a representative of the Developer to arrange planting of a tree. See Tree Planting.

LOT COVERAGE

The maximum parcel coverage will be established by the City of Regina Zoning Bylaw 2019-19.

MINIMUM FLOOR AREA

All homes must have adequate massing and the Architectural Coordinator will approve the home based on design merits and attention to detail. The Architectural Coordinator has the right to widen homes that look too narrow. The minimum floor areas are as follows:

- Bungalows & Bi-Levels – 1000 sq.
- 2 Story – 1100 sq.

POSITIONING & DESIGN REPETITION

Homes must be positioned to maximize private spaces, natural light and solar gain to preserve special views. If two (2) similar/same style homes are planned in close proximity (within 2 lots or opposite sides of the street), design variations and different exterior treatments will be required. All driveway locations have been predetermined and may not be changed without written permission from Terra Developments Inc.

ROOF DESIGN AND PITCH

The roof pitch must be consistent with the chosen housing style and there will be no minimum roof pitch requirement. Roof lines with varied heights, dormers and gables are encouraged.

All roof overhangs should be between 12" and 24" or more and should be in coordination with house style i.e: Contemporary with flush fascia's.

RISERS

No more than six (6) risers leading up to the front entrance will be permitted. Any variance will be at the discretion of the Architectural Coordinator.

ROOF FINISHES

25-year Architectural Shingle, or better.

- Metal – on a case by case basis
- Colours of the roofing shall be dark charcoal, black, dark earth tones or a mixture of all.

STONE

The use of stone and brick is mandatory on high visible areas. The stone and brick detailing should enhance structural elements and compliment the chosen housing style.

TRIM FASCIA AND SOFFITS

Modern trim materials are to be used in a traditional manner. There should be adequate trim detailing on the front elevation and any visible elevations. Contemporary homes might not need trims, this would be at the discretion of the Architectural Coordinator.

- Trim is required on front and rear elevations only – rear elevations only when backing onto green space or road way not inclusive of alley.
- Trim should be a minimum of 4" wide on all elevations.
- A minimum of 6" fascia clad with pre-finished aluminum will be required on all homes and all elevations.

TREE PLANTING PROGRAM

Each home built in The Towns will receive one tree for the front yard. The tree will only be available for front yard planting only. Further information on the tree planting program will be provided to the homeowner once they acquire possession.

The following must be submitted to the Architectural Coordinator (see below) for approval, prior to submitting an application for a City of Regina building permit.

- One (1) set of prints showing all exteriors, with finishes, and floorplans, in pdf format, sent via e-mail or 2 print sets of drawings (one set to be retained).
- One copy of 1:200 Site Plan showing, lot, garage, street, boulevard, setback and easements.
- One (1) complete copy of colour chart, with materials & manufacturer. In the event the builder is required to switch manufacturers the materials must be similar in colours and quality. In the event this does not happen a re-review shall be required prior to commencement of work

COMPLIANCE

These Architectural Control Guidelines and their interpretation by the Architectural Coordinator are not intended to discourage design creativity or innovation. In order to facilitate the review of minor changes to a model or siteplan, the Architectural Coordinator requires flexibility in the implementation of the Architectural Control Guidelines, which would not require the creation of an addendum to these Guidelines. Any design proposals that are not in total compliance with the stated criteria within these Architectural Control Guidelines but are minor in nature, may be considered by the Architectural Coordinator based upon their design merits. These proposals may be approved, where it can be demonstrated that the spirit and intent of the Architectural Control Guidelines are maintained.

Submit to:

Envision Drafting & Design Ltd.

3544 E Canterbury Place
Regina, Sask. S4V 2T4

Telephone: (306) 352-6766
E-mail: envision@sasktel.net