



Allard at Heritage Valley

Phase 1

Single Family Residential - RSL

DESIGN GUIDELINES

July 29, 2010

EO-28156.100



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Appendix 'A' – Community Plan
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The Community of Heritage Valley

Allard at Heritage Valley is a master planned community by MLC Group Inc. located in the Heritage Valley area of Southwest Edmonton.

These design guidelines are developed to guide and detail a “Heritage Village” vision for this community, with a unifying architectural style and a high standard of appeal and image. This will allow for the development of homes with an architectural style that draws on traditional architectural elements while addressing the needs of living and incorporating modern building materials.

The community plan is presented in Appendix ‘A’.

1.0 DESIGN THEME STATEMENT

The Architectural Theme of Allard at Heritage Valley is intended to be an interpretation of Heritage architecture.

The natural landscape setting and history of the valley provides the perfect setting for this collection of Heritage homes. Architectural elements have been selected that can be incorporated in a diverse range of styles, in a variety of applications. This framework will encourage originality and individual expression while the pattern of coordinated components and features establish the character of Allard. These architectural elements – enclosed entries, masonry and the weight of substantial detailing, together achieve a grounded streetscape – homes that are comfortable in their proportions.

In summary, homes will be strong simple lined versions of the heritage styles with an appropriate level of detailing.



2.0 MUNICIPAL STANDARDS

Formal standards for development will be those as established in the City of Edmonton Zoning Bylaw. Conformity with these Design Guidelines does not supersede the required approval process of the City.

All relevant utility plans, rights-of-way documents and other plans should be consulted.

3.0 BUILDING MASSING & SITING

3.1 Setbacks/Separation Space

Minimum setbacks for all front, side and rear yards are to conform to those established by the City of Edmonton Zoning Bylaw.

3.2 Siting & Site Coverage

The maximum site coverage is on to the City of Edmonton Zoning Bylaw.

Homes are to be sited to complement the overall streetscape and ensure compatibility with adjacent lots. The siting of the homes are to reflect the attributes of topography, views, exposure to sunlight and privacy considerations.

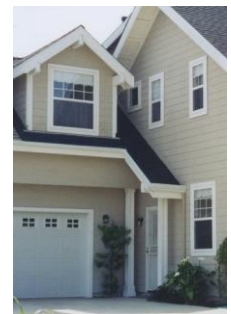
3.3 Building Heights & Roof Pitch

The maximum building height is to be in conformance with the City of Edmonton Zoning Bylaw.

The minimum roof pitch is to be 6:12 for any roof on the front elevation facing the street. Bungalows are to have a minimum roof pitch of 7:12.

3.4 House Sizes/ Width/ Massing

Front elevation massing and detail are critical elements of the design of the homes. Designs are required to have depth and a variety of rooflines as well as relate to the adjacent homes in terms of mass and volume.



House width is to relate proportionally and logically to the lot width, building envelope and neighbouring homes.

3.5 House Elevation

No home is to have more than 3 risers at the front elevation. If more than 3 risers are required, the run must be split. Any variance will be at the sole discretion of the Developer.

3.6 Repetition

The same elevation shall be separated by 2 lots on the same side of the street (XOAX) and will not be permitted directly across the street. This may be altered at the Developer's discretion if it can be shown that the two elevations in question are located so as not to be visible together from any angle.

While similar house plans and elevations are inevitable, it is possible to vary the design by changing exterior elements. If it is felt that the adjacent houses are too similar, the Developer will request the applicant to make design changes. Repetitive elevational treatments will be monitored.

4.0 BUILDING MATERIALS

4.1 Roof Materials/Overhangs

The roof material colours are to be selected from the following:

- IKO - Cambridge Series 30, in Weatherwood or Dual Black;
- BP - Harmony Series 30, in Stonewood or Shadow Black;
- GAF - Timberline 30, in Weatheredwood or Charcoal Blend.

Roof overhangs are to be proportionate to the design of the home.

4.2 Chimneys

All chimneys flues must be boxed in with a corbelled chase in the same finish as the main body of the home.

4.3 Exterior Finishes

The primary wall material is to be vinyl siding or composite siding (hardiboard, smartboard, etc.) or approved equivalent.

Stucco will not be permitted to be used as a primary wall material.



Secondary wall materials may consist of cedar shakes, composite or high quality vinyl shakes, smart panels, or board and batten detailing.

Broad expanses of siding on the front elevation is to be minimized through the use of trim details, masonry, columns, etc.

Masonry is required. Acceptable masonry materials includes cultured stone, authentic stone or brick. Masonry columns a minimum of 5'-0" height with trim detailing are to be incorporated on the front garage elevation.

Masonry must be detailed in areas that reflect structural elements. The design of masonry features should "ground" the home and look like a structural element. All masonry must wrap at least 2'-0" around all corners with trim/column detailing.

4.4 Exposed Concrete Walls/Meters

No higher than 2'-0" of concrete walls are to be exposed above grade on front and corner elevations.

Electrical and gas meters are to be on rear or side elevations.

5.0 ARCHITECTURAL DETAILS

5.1 Elevations/Detailing

Some examples of Architectural elements that emulate the Heritage style are as follows:

- front porches;
- simple and substantial columns (min. 8" x 8");
- exposed rafter tails;
- masonry skirting;
- masonry bases on columns;
- bold and simple triangular knee braces supporting the porch roof.



5.2 Trim, Soffits & Fascia

Modern trim materials used in a traditional manner will assist the homes to appear timeless. Trim detailing will be required on all front



and corner elevations and other visible elevations as identified in Sections 6.2 and 6.3 of these Design Guidelines.

Some examples of trim are as follows:

- Trim material is to be wood, composite material (i.e., Smartboard), metal clad or an approved equivalent. The use of Smartboard material is strongly encouraged in order to avoid large expanses of vinyl on trim details and gable ends;
- Window trim on side elevations do not have to match the profile of the front and rear elevation but as a minimum should be 4" wide on all four sides of the window;
- Shadow boards or cornices, if incorporated in the design, must be used in all open gable ends where the wall meets the soffit on every elevation;



- Corner trim boards are to be a minimum width of 4", but 6" width is encouraged;
- Trim profiles must project beyond the wall material they are designed within. When a composite material trim is used on a stone wall, the trim must be built out at least 1/2" above the stone;
- Open gables on the front and other highly visible elevations should be constructed with a composite material;
- Fascia are to be prefinished aluminium and are to be a minimum height of 6";
- Rainware should be limited on exposed elevations - downspouts should be installed on side and rear elevations of homes only. On lots backing onto the stormwater management facility, all downspouts are to be directed to the front of the lot and not to the rear. All rainware is to be prefinished and match trim colour.



5.3 Front Entrances

Front entrances are to create an impression of quality through the incorporation of raised panel doors. All entry doors are encouraged to incorporate glazing, sidelights or transom windows. Fanlight or sunburst windows are not acceptable.



The incorporation of canopies, porticos and porches are highly encouraged.

All front entrance doors are to be painted in a contrasting deep/vibrant colour or painted to match the trim colour. If doors are wood, they should be stained to match or contrast with the trim colour.

5.4 Windows

Windows on all front and corner elevations require decorative treatment such as muntins. Muntin bars are to be of solid materials, not tape.



5.5 Accessories

Front porches and rear decks should have railings in a style to match the architectural theme. Acceptable railing materials include (depending on architectural style) metal; wood; metal and glass (acceptable on rear elevation only); and composite materials. Deck corner posts are to be a minimum of 4" square.



Light fixtures shall complement the architectural style of the home.

House numbers are to be a minimum of 6" high and are to be located on the front garage elevation or at the front entry door.

5.6 Colours

Contrasting siding and trim colours are mandatory. Matching fascia and siding will not be permitted.

A secondary colour that is complementary to the main body colour and trim colour of the home is encouraged. This colour may be used on accent materials such as shakes or gable treatment.



All the exterior colour schemes must be approved. Colours cannot be repeated within 2 lots on the same side of the street (XOAX) and will not be permitted directly across the street. The Developer will not permit the predominance of one colour within any portion of the area.

5.7 Sidewalks, Driveways & Stairs

Driveways are to be concrete with broomed finish at minimum. Stamped coloured concrete in earth tone colours or exposed aggregate finish will also be approved and is highly encouraged. Borders of stamped coloured concrete or exposed aggregate will also be approved. Brick unit pavers or asphalt are not acceptable materials.

Driveways are not to exceed the width of the garage. Additional driveway width may be allowed at the discretion of the Developer.

Front walks are to consist of the same materials as the main part of the driveway and are to be poured at the same time as the driveway. Front walks are to be a minimum of 3'-0" in width. Sidewalk concrete stones, blocks or brick unit pavers are not permitted.

Poured in place and pre-cast concrete steps are permitted and are to match the driveway and sidewalk leading to the home. If the driveway is exposed aggregate, the step and walkway are to match. The use of exposed aggregate or coloured concrete is encouraged. Variances to sidewalk material are subject to review and approval by Developer.

5.8 Garages

All single family houses are to have a 2-car front drive attached garage at minimum. The garage should be designed to integrate with and enhance the massing of the house.

All garage doors to be a "Stockton" style with integral glass panels. "Sunburst" style glazing is not permitted. The door may be metal, wood or wood composite and is to match the main body colour or the trim colour of the home.



Garages are to be sited on the lot in conformity with the approved Subdivision Driveway Plan.

5.9 Ancillary Buildings &/or Garden Sheds

All buildings or sheds are to have wall finishes and colours that complement or match the home, while roof materials are to match. The side walls are not to extend higher than the adjacent fencing.

Cedar garden sheds are acceptable. Metal or plastic/vinyl garden sheds are not acceptable. Sheds with OSB cladding are not acceptable.

6.0 LOTS WITH ADDITIONAL DESIGN CONSIDERATIONS

6.1 Corner Lots

Corner lots that side onto a street or open space will require additional treatment. The side elevation should be well articulated with various architectural elements appropriate



to the overall design of the house. Such elements may include side sloping roof details, box outs, chimneys and fully detailed windows, shadow bands, belly boards, porch or verandas that wrap around from the front of the house.

All cantilevers, box outs, etc., on visible elevations must include their own roofing and overhang.

6.2 Walkout Lots

Walkout lots are as follows:

- Lots 29 – 41, Block 5

Full three storey rear elevations and large expanses of blank wall spaces will not be permitted.

Articulation and variation should be incorporated in the wall heights and building footprint. This can be accomplished by staggering the upper floor or by adding different roof elements between the main and upper floor, varying wall planes and adding decks and balconies.

The rear elevations are to incorporate window trim detailing similar to the front elevations and overall design.

No enclosed storage areas will be permitted under elevated decks. All posts and columns for these elevated decks are to be a minimum dimension of 8". The posts or columns are to be wood, metal clad or stone, subject to design details.

All elevated decks for homes on walk-out lots that back onto amenity spaces must be built at the initial time of construction and must be identified on the building plans.

6.3 High Visibility Lots

The lots are as follows:

- Lots 1 – 25, Blk 2;
- Lots 22 – 45, 47, 48, Blk 5;
- Lots 1 – 29, Blk 10;
- Lots 42 – 45, Blk 5;
- Lots 47 & 48, Blk 5.

Rear elevations that are visible will require an extra level of detail and incorporate detailing similar to the front elevation and overall design.

7.0 LOT GRADING/PLOT PLANS

Lot grading is to be consistent with the approved Subdivision Grading Plan, not to existing vacant lot or unfinished lanes. The costs of obtaining proper grading and drainage are the responsibility of the Builder and/or Purchaser.

All plot plans are to be prepared by the Designated Surveyor. The staking of the home is to be jointly carried out by the Builder and the Designated Surveyor. Plot plans must include the following:

- Scale 1:300 metric;
- North arrow;
- Municipal address;
- Legal description of property;
- All property lines, designated and dimensioned;
- Size and location of proposed building(s) dimensioned to property lines, existing building and other structure where applicable;
- All cantilevers (including floor, bay windows, fireplaces, eaves, etc.);
- Abutting streets, avenues, reserves, etc. Easements and utility right-of-way labelled and dimensioned, accurately figured, explicit and complete;
- Spot elevations around building and drainage directional; and
- Dimensions from property line to sidewalk and face of curbs.



8.0 LANDSCAPING/FENCING

8.1 Trees/Sod

High quality landscaping in front yards, such as perennial plantings, rockery, trees, feature gardens, etc. is encouraged. It is the responsibility of the Homeowner to landscape the front yard. In the case of corner lots, the front yard shall include the flanking side yard to the sidewalk, curb or boulevard and to the rear corner of the house.

For Lots 22 to 45, 47, 48, Block 5 backing onto the Stormwater Management Facility, in addition to the front yard landscaping and at the same time, the rear yard must have sod installed.

The minimum landscape standard for all lots shall consist of sod, one tree and a prepared shrub bed containing at least six shrubs. Deciduous trees shall be a minimum of 2" calliper, measured 6" above ground. Coniferous trees (spruce or pine) are to be a minimum of 6' height. Shrubs shall be at minimum 18" in height or spread.

For some lots backing onto 30 Avenue, the Developer will install trees at the back of lot along the fence. Care must be taken not to damage the trees during construction of the house.

Landscaping must be completed within six (6) months of completion of the house (subject only to seasonal limitations).

8.2 Landscape Deposit

The Landscape Deposit will be paid to ensure, inter alia, compliance with these design guidelines. The amount of the Landscape Deposit to be paid will be:

- a. \$2,500.00 for each Lot purchased pursuant to the Lot Purchase and Sale Agreement; or
- b. If the Purchaser forms part of the Vendor's builder group (which determination is to be made by the Vendor in its sole discretion), the sum of \$2,000.00 for each Lot which sum will be paid to the Purchaser (builder) by each homeowner as set out in the Standard Terms and Conditions.

The Landscape Deposit will be held and dealt with in accordance with the Standard Terms and Conditions.

Upon completion of landscaping, the Builder shall call for inspection by the Vendor's Consultant. If upon inspection the Vendor's Consultant determines that the landscaping has not been satisfactorily complied with, there will be a charge of \$150.00 deducted from the Landscape Deposit for all re-inspections required. Upon approval of the landscaping requirements herein and satisfaction of other terms relating to the Landscape Deposit, subject to deductions made, the Vendor will refund the Landscape Deposit to the Purchaser, or if the Landscape Deposit is collected by the Purchaser from its homeowner, the Vendor will authorize the Purchaser to release the Landscape Deposit.

8.3 Retaining Walls

Retaining walls should be limited to a maximum exposed height of 0.9 m (3'-0"). Retaining walls higher than this should be designed in a stepped fashion to reduce the visual impact of the wall. All retaining walls are to be constructed to compliment the exterior building finishes and blend with the landscape. Timber retaining walls are not acceptable. Any retaining walls are the responsibility of the Builder and/or purchaser and are to be constructed completely within private property lines.

8.4 Fencing

All fencing is to match the approved subdivision fence detail in colour and style as per the attached detail in Appendix 'B'.

The maintenance of all fences is the responsibility of the home owner.

9.0 SUBDIVISION APPEARANCE

9.1 Signage

In order to maintain cohesiveness for signage within the subdivision, all signage will be supplied by the Developer, i.e. all model signs, directional signs and general information signs. The only signage to be supplied by the Builders Group will be on lots owned or sold by that Builder. Excessive use of signage, including sandwich boards may necessitate removal of ALL Builder's and Realtor's signs.

9.2 Excavation Material

All Builders must ensure that all excavation is kept within the confines of their lot. Any spillage on a road, land, sidewalk or neighbouring lot must be removed immediately or the Developer will arrange for its removal and invoice for expenses.

9.3 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 recommended. Any general clean-up of the subdivision implemented by the Developer can and will be charged pro-rata to all builders.

9.4 Recreation Equipment & Commercial Vehicles

Recreation vehicles shall not be parked or stored on any property.

Commercial vehicles in excess of ¾ ton shall not be parked or stored on any property.

9.5 Inspection of Improvements

Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, services, etc. on his lot and must submit written notice of any damages to the Developer prior to commencing construction, otherwise costs for repairing any damages becomes the sole responsibility of the Purchaser.

9.6 Appearance During Construction

The Purchaser and/or Builder is required to keep their lot clean and orderly during construction. There will be no burning of garbage. Purchasers and/or Builders found negligent will be back-charged for clean-up carried out by the Developer.

10.0 HOME OWNERS ASSOCIATION (HOA)

10.1 Benefits

The HOA provides an opportunity for residents input into the future maintenance of their community and serves as a vehicle to preserve and enhance the level of maintenance.

Such items include:

- wood screen fencing on major roadways and walkways.
- entry treatments, landscape features, and fountains.
- additional items at the discretion of the Home Owner's Association.

10.2 Implementation

Approximately one year prior to substantial completion of the development, the Developer will work together with an informal advisory group of Allard in Heritage Valley property owners to plan for the initiation of the association. The HOA will be initiated at such time as there are an adequate number of residents living in Allard.

Upon substantial completion of the development, an elected Board of Directors from the Allard HOA will decide how to continue in the future, including the maintenance program, if any, to be implemented.

Each property will have one vote.

An encumbrance is registered on the title of every lot ensuring that all property owners are obligated to the Allard HOA for the long term maintenance of the community.

10.3 Fees

Fees will be determined by the HOA for single family and multi-family. Semi-detached/Multi-family will contribute at a rate equivalent to 50% of a single family home.

10.4 Area

The residential areas identified on the map are to be included as part of the Allard (ravine).

Please review the plan of the Allard neighbourhood with the Sales Representative; portions of the Allard neighbourhood may not be within the Allard HOA boundary.

Refer to illustration for facilities that may be included within the maintenance program of the HOA. Additional future facilities may be included.

The actual boundaries may vary from the boundary identified.

11.0 INTERPRETATION

The enforcement, administration and interpretation of these design guidelines shall be at the discretion of MLC Group Inc. or its designated consultant. The unfettered application of these design guidelines shall be without notice or precedent.

12.0 APPROVAL PROCESS

Prior to application the Builder has inspected the lot and all services. All discrepancies or damage are to be reported in writing to the Developer.

Before applying to the City for a development permit, the Applicant shall submit an application for approval via the Archcontrol.com website. This application shall include the following:

- One complete set of house plans at 1/4" or 3/16" = 1'
- Two copies of the plot plan, prepared by the designated surveyor at 1:300, showing lot and house grades and drainage pattern and floor and garage elevations;
- Completed application form; and
- Material and colour samples, as required.

Incomplete submissions may be returned without review. The plans will be reviewed and approval, modification, or rejection of the application will be recommended based on the adherence of the plans to these design guidelines within five (5) days of receipt.

Should disputes arise, the Developer shall make the final decision on the acceptability of plans. Once approved, a copy of the application indicating any changes will be sent to the Applicant. After approval, the plans may not be altered without prior written approval of the Developer. The Developer will keep an up-to-date record of plans via the Archcontrol.com website showing house types, colour, roof lines and grades.

Approval of any and all house plans will be at the sole and unfettered discretion of the Developer.

No stakeout will proceed until architectural approval is granted. If final architectural approvals are pending only for the final colour selections then conditional approval and stakeout will be granted while the final colour selections are finalized.

13.0 SECURITY DEPOSIT

The Security Deposit will be paid to the Vendor to ensure, inter alia, completion with these design guidelines, including:

- Confirmation that there is no contravention of the architectural requirements in these design guidelines; and
- To verify that no damage has been made to the improvements and additional damage to curb stop – water valve, sidewalks, curbs and gutters, driveway aprons and asphalt, boulevard landscaping and trees, rear gutters and walkways, light standards, fire hydrants, cathodic protection points, grading and drainage swales and fencing.

The amount of the Security deposit will be:

- \$5,000.00 for each Lot purchased pursuant to the Lot Purchase and Sale Agreement; or
- If the Purchaser forms part of the Vendor's builder group (which determination is to be made by the Vendor in its sole discretion) the sum of \$5,000.00 for all of the Lots purchased in the applicable Subdivision Stage.

13.1 Security Deposit Return Procedure

Upon completion of construction, site works, and landscaping, a final inspection will be completed by the Vendor or the Vendor's Consultant to ensure compliance with the Standard Terms and Conditions of which these guidelines form part. Such inspection shall also be for the purpose of determining if damages have been made to the Improvements and other items referred in Section 12 of these design guidelines.

Prior to such inspection, the following items must be completed:

- The as-built single family dwelling(s) on the Lands have been built in accordance with the Design Guidelines in accordance with the plans approved by the Vendor;
- The Purchaser has otherwise complied with the Design Guidelines and the Vendor is satisfied that any and all damages to the Improvements have been rectified and paid for by the Purchaser;

- The Purchaser has otherwise fulfilled all of its obligations under the Lot Purchase and Sale Agreement; and
- The Vendor has obtained a Final Acceptance Certificate from the City respecting the Subdivision.

To initiate a final inspection, the Purchaser must forward to the Vendor or the Vendor's Consultant a request form accompanied by the approved grading certificate provided by the City.

The Vendor or the Vendor's Consultant will perform pre-Final Acceptance Certificate ("FAC") (as such term is used by the City) inspection and final FAC inspection to identify damages to the Improvements and other items referred to in Section 12 of these design guidelines. In accordance with the warranty period set forth by the City (it will be 2 years from installation before this inspection will occur).

If the Vendor determines that such damages are the responsibility of the Purchaser or its homeowners, the damages will be repaired or rectified by the Vendor at its option and the cost of same will be deducted from the Security Deposit. If the cost of repair or rectification exceeds the amount of the Security Deposit, the Purchaser shall be liable for any and all additional costs as more particularly detailed in the Standard Terms and Conditions.

The Purchaser acknowledges that the Security Deposit will not be repaid to the Purchaser until the Vendor has obtained the FAC Certificate from the City. Notification of FAC approval and Certificate will be posted to the Vendor's website at www.mcleland.com. The Purchaser acknowledges that FAC approval will take at least two (2) years from the date of the installation of the Vendor's Improvements.

It is the responsibility of the Purchaser to ensure that the Improvements are maintained until FAC is issued by the City and until such time as the Security Deposit is returnable to the Purchaser as aforesaid.

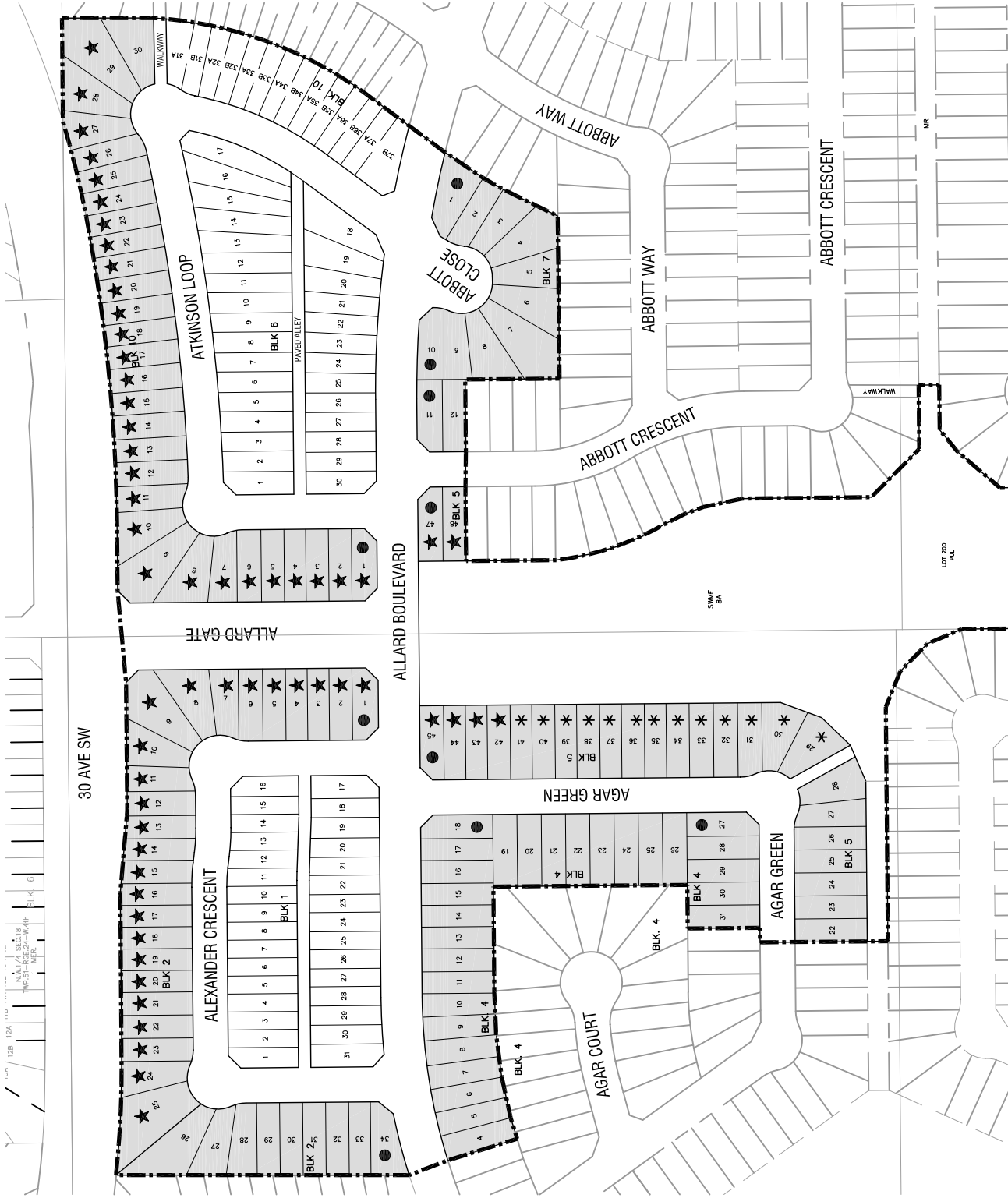
APPENDIX 'A'

COMMUNITY PLAN



LOT TYPE

- ★ HIGH VISIBILITY LOT
- CORNER LOT
- * WALKOUT LOT
- RSL LOTS



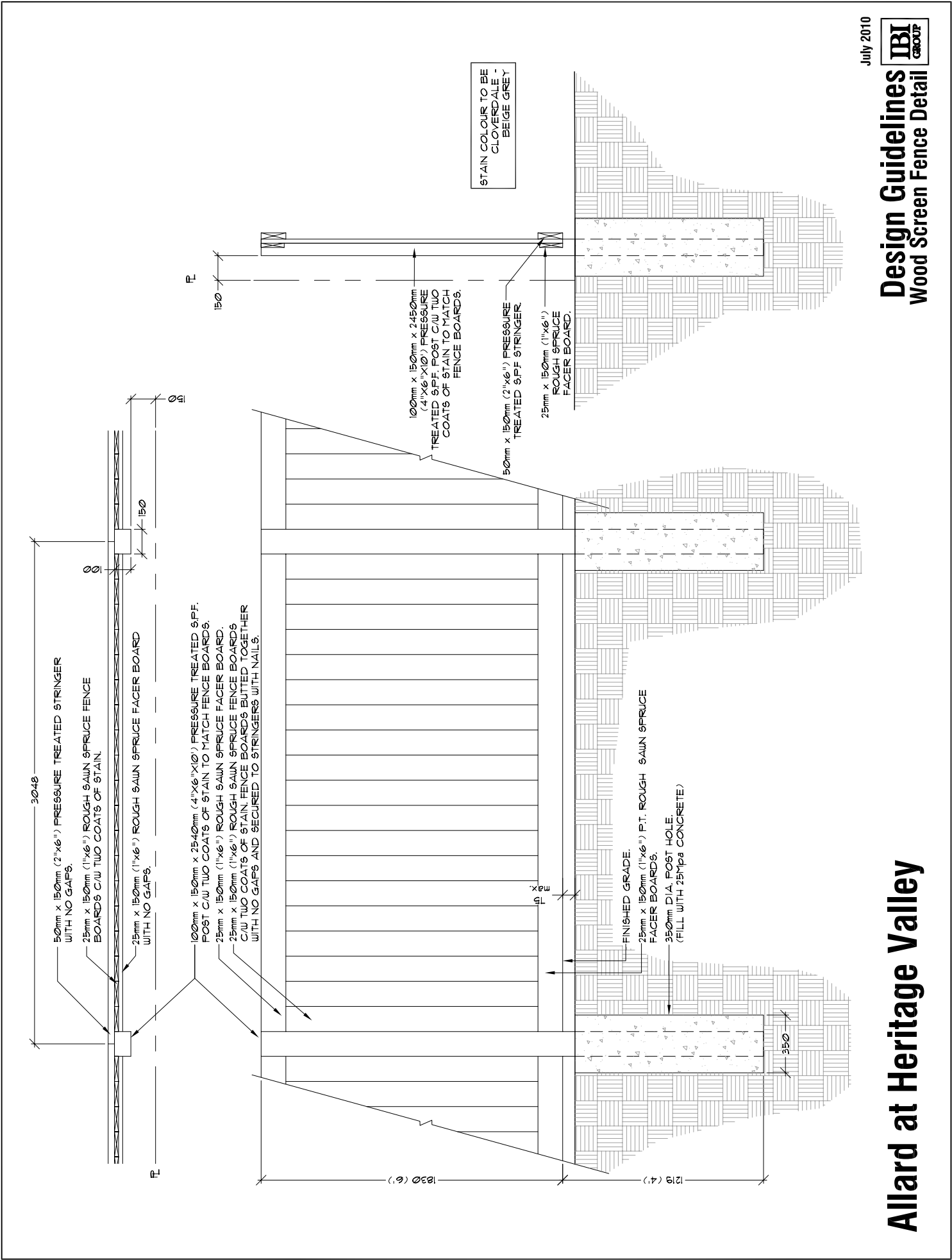
Allard at Heritage Valley - RSL

July 2010



APPENDIX 'B'

FENCE DETAIL



July 2010

Design Guidelines
Wood Screen Fence Detail

Allard at Heritage Valley

