



in West Springs by



Architectural Controls



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1. INTRODUCTION

The Rise at West Grove Estates is a residential community of uncompromising quality that is located in West Calgary just north of Bow Trail. The Rise at West Grove Estates creates a picturesque community in which friends and family can gather and enjoy the many natural amenities surrounding the community.

South West Grove Estate will be developed in multiple phases and will comprise of R-1S lots that allow single detached homes with the option of creating a nanny suite. These Architectural Guidelines have been specifically created for The Rise at West Grove Estates which will protect the integrity and theme of the community.

To ensure that the built form remains true to the selected styles Bri-Mor Developments (The Developer) has commissioned IBI Group to be the Architectural Coordinator for the community. IBI Group will review all home plans submitted by the builders for conformance of these guidelines.

The Architectural Guidelines are intended to ensure a quality living environment with a consistent and identifiable image, while offering variety and choice to the individual homebuyer. This Architectural Guidelines outline the potential opportunities and constraints associated with the creation of appropriate building forms in The Rise at West Grove Estates.

These Architectural Guidelines are prepared by Bri-Mor Developments and are subject to change at their sole discretion.

1.1 Architectural Guidelines

Architectural Guidelines will be implemented in The Rise at West Grove Estates to ensure that all builders will design and build homes to meet standards that are envisioned by the Developer.

The Architectural Guidelines will enhance the integrity of the development and ensure that each home that gets built will add value to the community. The Architectural Guidelines have been prepared to promote a high level of architectural detail, ensure a pleasing building form, and promote an awareness of environmental sustainability.

1.2 Intent and Theme

The intent of these guidelines is to create a community of accord and continuity while maintaining a number of traditional Architectural styles to offer variety and flavour. The preferred Architectural styles include Craftsman, Arts & Crafts, French Country, Tudor, and Prairie.

All Architectural styles will be considered in The Rise at West Grove Estates and will be carefully reviewed by IBI Group's architectural design coordinators to ensure that the style will blend with all of the homes in the development.

2. GENERAL REGULATIONS

The Architectural Coordinator will complete a review of all house plans to ensure compliance. An “Approved” stamp must be issued prior to the builder submitting a building permit application to the City of Calgary. All construction must comply with the current City of Calgary Land Use Bylaw and Alberta Building Code. Construction may only begin upon receipt of a Building Permit from the City of Calgary and a Grade Slip from the Architectural Coordinator. Conformity with the Guidelines does not supersede the required City of Calgary’s approval process.

2.1 Land Use Bylaw

All homes in The Rise at West Grove Estates will follow the regulations noted in the appropriate Land Use District in the City of Calgary Land Use Bylaw. For convenience, the R-1S section of the Land Use Bylaw along with the General Regulations for Residential Districts can be found in Appendix B.

2.2 Building Setbacks

Building setbacks will be established by the Land Use Bylaw. A copy of the Bylaw can be found in Appendix B.

2.3 Building Height

The maximum buildings height will be established by the Land Use Bylaw.

2.4 Lot Coverage

The maximum parcel coverage will be established by the Land Use Bylaw.

2.5 Minimum Floor Area

All homes must have adequate massing and the design coordinator will approve the home based on the design merits and attention to detail. The design coordinator has the right to increase square footage or massing of any home if deemed necessary. The minimum floor area is as follows:

Two Storey:	2,000 ft ²
Bungalow/Bi-Level:	1,250 ft ²



3. SITING

3.1 House Placement

Builders are asked to choose proper home designs around the grading and site topography to take full advantage of views and maximize lot space. Take into consideration the lot width, length and shape as houses should be conforming to these sizes. Houses are encouraged to be placed perpendicular to the road, rather than angled in the lot or parallel to one of the side property lines. The streetscape will flow more smoothly if the homes are positioned in a radial manor on curved roads. The line of houses on the street should follow the natural curve of the street.

See Building Grade Plan and Marketing Plan prior to home design to review the garage location and lot grading.

3.2 Lot Grading

Lot grading must follow the natural slope of the land and is to be consistent with the subdivision grading plan. Builders should give due consideration to building grades when determining house types in order to assure that an appropriate house is located on each homesite. Lot slopes should be absorbed within the building massing as much as possible.

Builders must pay close attention to drainage patterns created on the homesites in order to ensure surface water is channelled away from the house on all sides and into adjacent drainage swales and storm water systems.

Builders are to ensure that all of the corner and intermediate elevations, as established by the development engineer, be maintained exactly as specified. Maximum permitted front, rear or side yard slope is 3:1, builders are encouraged to stay within 5% - 25% slope.

The lot grades create a drainage pattern, as indicated on the "grade plan", and must be maintained. Site drainage must be established prior to commencing construction and maintained by the builder throughout the construction period. Individual lot grading (including drainage swales and retaining walls) must be completed within individual home site property lines.

4. ARCHITECTURAL DESIGN

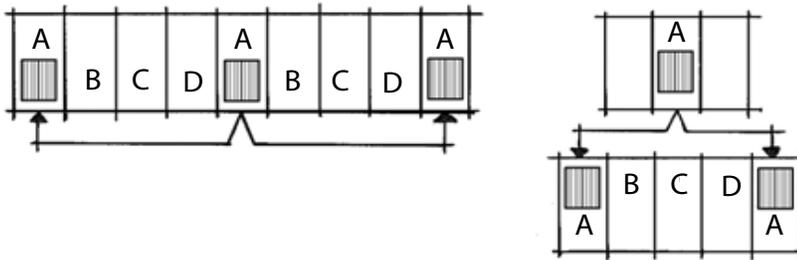
4.1 Proposed Housing Product

The proposed housing product for The Rise at West Grove Estates will be single detached homes with front attached garages.

4.2 Repetition

House designs with near identical house elevations (including rear elevations) and colours may not be repeated more often than every fifth home on the same side of the street and every fifth home on the opposite side of the street.

Builders are to ensure that alternate elevations have a significant change in features such as roof type, size and location of windows and doors, colours and materials. A change of materials alone and reversing the plan will not be considered sufficient.



4.3 Architectural Theme & Style

Craftsman, French Country, Arts and Crafts, Tudor, and Prairie will be the preferred architectural style for South West Groves Estates; however other styles may be approved at the discretion of the Architectural Coordinator.

Note: The Developer and the Architectural Coordinator reserve the right to accept home designs which, in the opinion of the Architectural Coordinator, meet the intent of Architectural Guidelines set out herein in all respects.

4.3.1 Craftsman

The predominant characteristics of Craftsman homes are moderate to steep pitched roofs, unenclosed eave overhangs, exposed rafter tails, dormers, and full height chimneys. Decorative (false) beams or braces are commonly used in open gables and under eaves. Porches are supported by large square or tapered columns with the use of traditional building materials.

Siding and trim colours should be inspired by natural surroundings and should complement the natural materials used on the home. A masonry base is essential on columns for this style to ground the home to add a presence of stability. These columns generally start at ground level and extend without a break to a level well above the porch floor. Base heights may vary but the thickness should always be much greater than the pier.

The style of this home should represent its surroundings so massing and materials must be strongly considered. Elements like brackets, blocks, false trusses and exposed rafter tails are encouraged to give the presence of solidity.

Typical Design Elements

- A variety of articulation within wall lines
- Cross gable roofs
- Thick elements such as fascia, trim and columns
- Use of stone or brick and natural materials (shake, siding, clapboard)
- A high level of architectural detailing on doors, windows and gables
- Dormers with either a gable or shed roof
- Multiple window panes
- Beams or triangular knee brackets
- Full height chimneys (commonly clad in stone)
- Tapered columns with a supporting larger base
- Window Boxes
- Dark rich colours with contrasting trim



Theme illustration only.

4.3.2 Arts & Crafts

The predominant characteristics of the Arts & Crafts homes are steep pitched roofs, gable/ cross-gables, unenclosed soffits, exposed rafter tails, decorative brackets, grouped windows, accent windows, and covered porches supported by large columns clad in traditional materials. Multiple rooflines within front gables are an important element of this style, and they are used to break up the front massing.

Siding and trim colours should be inspired by the nature and should complement the natural materials used in the home. The use of multiple materials and/or colours separated by banding/roof line across the face of the house is necessary for this style. This banding/ roof line can exist at any level between the top of the first floor and the gable face.

This style of home should have an artistic feel. Massing should reflect this by the use of box outs or additional rooflines to break up the house. Use of offset window groupings also help to detract from overall horizontal symmetry. While muntin bars and accent windows help bring out the detail in and around the windows.

Typical Design Elements:

- A variety of articulation within wall lines
- Earth tone colours (rich umbers, greens, and ochres)
- Use of natural material (shakes, horizontal and vertical siding)
- A high level of architectural detailing on doors, windows, and gables
- Wide columns with large supporting base
- Front facing or cross-gables
- Decorative braces in the gable
- Double hung windows (upper sashes with wooden muntin)
- Multiple window panes
- Multiple front gables
- Exposed rafter tails
- Dormers in gable roof



Theme illustration only.

4.3.3 French Country

The most distinctive characteristics of the French Country style are steeply pitched hip roofs, dormers, arched entry ways and substantial stonework. The French style often resembles Tudor style but lacks the predominant gable at the front.

This style can be either symmetrical or asymmetrical. Dormers and windows often break through the cornice rising above the eaves to accentuate height. Rounded dormers are often used but gable and hipped ones are also appropriate. Flared curves at the eaves are strongly encouraged on the main roof or on gables and dormers.

Trim around windows and doors should be simple in design. Where masonry is added soldier coursing or stone mullions are encouraged. Where box-outs are constructed copper roofing, brackets and blocks should be added to give a rich appearance.

Typical Design Elements:

- Angled or curved roofing
- Copper roofing elements
- Tall vertical windows
- Wood blocks and brackets
- Extensive stone work



Theme illustration only.



Theme illustration only.

4.3.4 Tudor

The identifying characteristics of Tudor Style are steep-pitched roofs, usually side gabled, small covered arched porches, stone clad chimneys, ½ timbering and the extensive use of trim and batten.

Massing should be asymmetrical to offer various roof lines and heights, roofing should have one predominant front-facing gable, often extending down to main levels. The use of natural material is suggested but not always needed. Trim and batten work must be considered, siding is often light in colour and battens and trim are traditionally darker. Trim is often used in gables and above and below windows with symmetrical patterns. Decorative shutters and vents may also be added.

Windows should be tall and narrow in multiple groups with multiple panes of glass (or the look of multiple pans example is grills or simulated divided lights), casement and single-hung windows are most common to the style, and small transoms may also be added above main windows.

Trims around windows and doors should be narrow, however soldier coursing and stone mullions may be used in high style examples.

Typical Design Elements:

- Tall narrow windows with small window panes
- Vertical and horizontal batten work
- Prominent cross gables



Theme illustration only.

4.3.5 Prairie

Prairie dwellings are characterized by a low, grounded built-form, and shallow pitched roofs with wide overhanging eaves. The minimum required roof pitch on Prairie homes will be 4:12 and maximum of 5:12, with 24" minimum overhangs. Eaves are permitted to project a maximum of 600 mm into the side yard setback.

Wood of various types is the most common exterior surface combined with the use of brick or stone. Board and batten, horizontal siding and paneling are all common wall surfaces. Veranda and porch elements are major elements in the composition. Breezeways are also a common element, used to connect different portions of the building and provide weather protection.

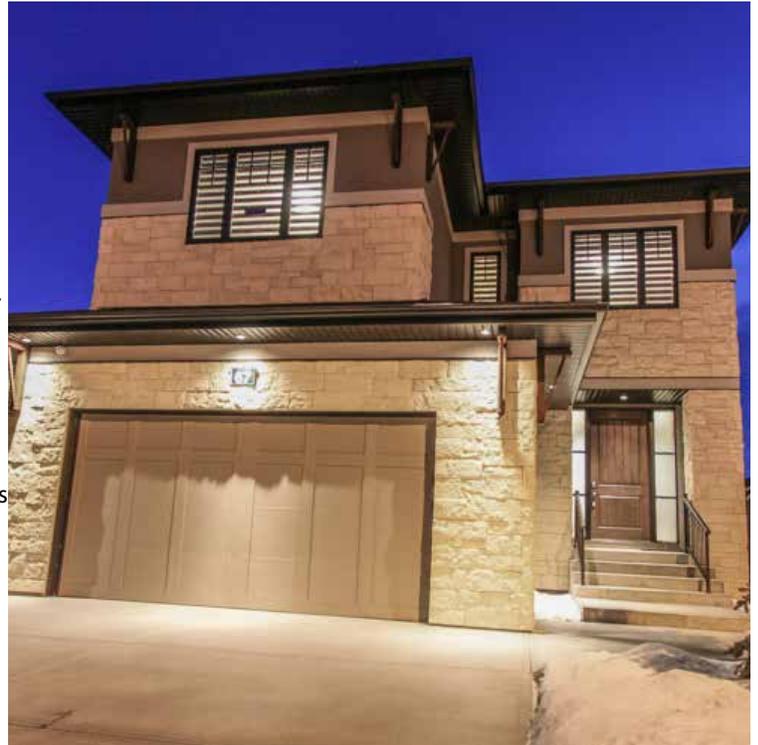
Windows are typically casement type with substantial wood trim and grouped together in bands to enhance the ground-oriented built form.

Chimneys are generally wider on these homes and finished in brick or stone. Horizontal lines through the home are emphasized through the use of stone and battens.

Prairie homes will be reviewed by the architectural committee and will be approved on a case by case basis, only. Living space above the garage must be centred and aligned with the garage.

Typical Design Elements:

- Low-pitched hip roof (a min. slope of 4:12)
- Wide overhanging eaves (a min. of 24")
- Horizontal and flat lines
- Low proportions
- Broad flat chimney
- Grouped casement windows
- Extensive wood trim
- Veranda and porch elements



Theme illustration only.

4.4 Building Forms and Massing

All homes in The Rise at West Grove Estates are required to have adequate massing to look like a true estate home. The Architectural Coordinator reserves the right to widen homes that look too narrow or look like the square footage is under the minimum requirement. This will be at the sole and unfettered discretion of the Architectural Coordinator.

4.4.1 Garages

All homes will require a minimum double front attached garage. The garage locations for each lot are indicated on the Marketing and the Building Grade Plan, which will be provided to the builder. There may be no deviation from these maps as all utilities and servicing connections are located and cannot be moved. The plans indicate garage locations only; however, driveways for side drive garages will be permitted on the opposite side of the lot.

- It is encouraged that the garage wall between the garage door and the entry of a front drive not exceed 3.0 metres (10 feet). When this is exceeded, the design must incorporate some sort of detailing along the garage wall.
- Garages that are wider than 22 feet should have some form of articulation to reduce the width of the side walls. An example of articulation may mean adding a window beside the door, using two single doors or possibly using a wider garage door. Side walls on garages adjacent to the garage door should be no longer than 3 feet on either side of the door.
- Materials on the front face of the garage must return along the side wall of the garage to the entry.
- Creative garage and driveway arrangements are strongly encouraged.

4.4.2 Front Porches

All homes in The Rise at West Grove Estates must incorporate a front porch into their design to integrate with the streetscape to provide a more pedestrian friendly environment. To ensure the functionality and correct massing, a minimum depth of 6 feet and a minimum width of 6 feet will be required for all porches. Columns on front elevations are to be a minimum of 10" x 10".

The underside of the porch is to be screened in so the underside of the porch is not visible. Concrete porches will be permitted.

4.4.3 Roof Design and Pitch

The roof pitch must be consistent with the chosen architectural style and there will be no minimum roof pitch requirement in The Rise at West Grove Estates. Rooflines with varied heights, dormers and gables are encouraged giving the home a more elegant appearance.

All roof overhangs should be between 12" and 24" and should complement the architectural style of the home.

4.4.4 Corner Lots

Lots that side onto a street, open space, and pathways will require additional treatment. The side elevation should be well articulated with various architectural elements appropriate to the selected style of the home. Sales and design teams must take this into account when working with clients, as this is unlikely to be relaxed at any time.

Battens will be required on openings on side elevations that are flanking a street or open space. Architectural elements are to be used and may include box outs, full height chimneys, detailed windows, shadow bands, belly boards, masonry, and porches or verandas that wrap around the home.

Extra attention will have to be paid to bonus rooms above an attached garage on corner lots. These homes will require more detailing on the side elevations to break up the two storey massing. This can be achieved by adding rooflines, windows, changing of materials or colours or both, etc.

4.4.5 Rear Elevations

All rear elevations will require additional detailing that will include at the minimum battens around openings. Three storey uninterrupted elevations on regular and walkout lots will not be permitted. Designers will be required to articulate rear elevations on walkouts to reduce massing. This can be achieved through the use of decks, rooflines, and by stepping back the upper floor where warranted.

Rear elevations that back onto open space will require the same level of detailing as the front elevation.

4.4.6 Exterior Decks

Handrails on exposed exterior decks are encouraged to be prefinished aluminum and metal construction; wood rails will be approved but only if in a decorative fashion that meets the desired Architectural Style. Glass railings may be used on rear elevations only.

Supporting columns for decks and porches are to be architecturally detailed. Columns must have a minimum dimension of 300mm square (12" x 12"). The cap and base of the columns must be detailed and built out.

Walkout decks must be shown on the drawings submitted to the Architectural Coordinator and must be built at the time of construction. All walkout homes regardless if they are visible from the street or not will require (12" x 12") built out columns. Moreover, deck posts on walkout homes are suggested but not required to have at least 3 feet of stone or brick and a flared top.

4.4.7 Chimneys

Chimneys must be finished to match the exterior wall material. Stone or brick finishes on chimney chases are highly recommended on all homes. On corner lots builders are encouraged if possible to bring the chimneys down to grade.

4.4.8 Retaining Walls

Where retaining walls are required it is recommended that they are constructed using natural materials, i.e., sandstone boulders, rundle rock or river rock (mortar). Retaining walls not constructed from natural materials should be constructed with a visually aesthetic material, i.e., decorative concrete, concrete with a stone or brick face, or segmented blocks. Concrete wing walls with parging will be acceptable when not visible from the street and require Architectural Coordinator approval. Plain concrete and wood retaining walls will not be permitted.

Retaining walls will be limited to a height of 1.0 metre. All retaining structures must be within property lines. Any retaining wall exceeding 1.0 metre in height MUST be approved by a professional engineer and incorporate drainage.

Precautions: this may also require a development permit. Written evidence of such approval MUST be provided to the Architectural Coordinator.

5. BUILDING MATERIALS AND COLOURS

5.1 Primary Wall Material

The Primary wall material for The Rise at West Grove Estates is to be smooth finish acrylic stucco or pre-finished composite siding such as Hardie Plank or equivalent. Vinyl siding will NOT be permitted.

Secondary wall materials and colours are strongly encouraged and may consist of horizontal & vertical siding, board and batten, smart panel, and cedar or composite shakes.

Stucco colours are to be medium to deep toned and finished with a fine sand float or smooth finish. Strong bold colours are greatly encouraged creating a blend of vibrant accents from one lot to the next. Siding colours should suit the architectural style of the home. White, Pinkish and Robins Egg Blue hues will not be permitted.

Shingle siding is allowed only if it is natural cedar wood or composite shingles. Vinyl shingles will NOT be permitted.

Before submitting colours, builders should review adjacent house colours to avoid repetition.

5.2 Masonry

Masonry such as natural stone, manufactured stone, or brick will be required on all homes in The Rise at West Grove Estates. Masonry must be used in portions reflecting structural integrity. The minimum amount of stone or brick required on the front elevation is 200 square feet. Stone returns will be permitted in the calculation. In addition, the placement of the masonry must ground the home and act as a structural element.

All stone or brick must wrap at least 3 feet around all corners and masonry must return to the entry from the face of garage. Masonry colours must complement the cladding material and colour.

5.3 Trim, Fascia and Soffits

Modern trim materials used in a traditional manner will assist the homes in The Rise at West Grove Estates to appear traditional and timeless. Window trim, if done properly, can make any window look rich and elegant. Designers are asked to put a great deal of effort into the trim detailing on the front elevation and any elevation in a visible location. All trims are to be contrasting in colour compared to the dark coloured cladding.

- Trim will be required on front and rear elevations only.
- Trim should be at minimum 6" wide on all elevations.
- Trim around windows may be relaxed at the discretion of the Architectural Coordinator when a window with a minimum of 3 1/2" brick mold is used.
- Trim material shall be wood or smartboard, raised acrylic stucco, or stoneware.
- Trim must sit proud of the wall material that are designed within. When smartboard trim is used on a stone wall, the trim must be built out at least 1/2" proud of stone.
- Shadow boards or cornices, if incorporated in the design, should be used in all open gable ends where the wall meets the soffit on all front elevations and exposed elevations.
- Dentil block details may only be used as a part of a cornice detail (in accordance with the architectural style).
- A minimum 8" fascia constructed from pre finished aluminum will be required on all homes and all elevations. Fascia that is constructed from composite materials such as smartboard is required on street facing gables.
- Soffits may be prefinished metal.
- Rainware should be limited on exposed elevations. Downspouts must take place on side and rear elevations of homes only. Rainware must match colour of soffit and fascia used on home.

5.4 Windows

Window design and layout is an important element to achieve a well designed home that represents the chosen architectural style. Windows should be positioned in good proportion and relationship to one another on an elevation. If fenestration is not setup properly, walls can look scattered and unorganized. In keeping with the architectural style all windows must follow these key points below:

- Windows must be vertically proportioned.
- Multiple pane windows are required on all front elevations, and encourage on exposed elevations. Muntin bars will be required in large pieces of glass to encourage a traditional feeling.
- Casement, double-hung, and single-hung are appropriate window types and may be incorporated with non functional windows to create more elaborate window designs.
- Feature windows such as octagonal, round, elliptical, or Gothic are encouraged if they compliment the architectural style chosen.

5.5 Roofing

The roofing material for all homes must be IKO Cambridge architectural asphalt shingles in; Dual Black, Weatherwood, Castle Grey, or approved equivalent, with a minimum 30 year guarantee. Concrete tile and rubber composite roofing will be approved in the slate profile only. Alternate roofing materials that are considered upgrades may be approved at the discretion of the Architectural Coordinator.

5.6 Roof Hardware and Finishing

All roof hardware (vents, stacks, flashing, etc.) must be pre finished to match the colour of the roofing material.

5.7 Front Doors

- Front entry doors are to complement the architectural style of the home. Applicants are encouraged to use panel doors of solid construction, door light panels, sidelights, and arched elements.
- Single front entry doors are preferred. Double front entry doors may be approved at the discretion of the Architectural Coordinator.
- Front doors can be real wood, stained to look like real wood or painted to colours used on home.

5.8 Garage Doors

The garage door must be a traditional style Carriage or Renaissance door with vertically proportioned panels. All garage door must be of Clopay Gallery Collection, Clopay Modern Steel or C.H.I. Accents Series and must have glazing. These door options are pre-finished and do not require maintenance.

- **Clopay Gallery Collection in both short and long door design. The colour must be a wood grain finish in Medium, Dark, or Walnut.**
- **Clopay Modern Steel with the “Modern Grooved” door design. The colour must be Cypress Medium Finish or Cypress Walnut Finish.**
- **C.H.I. Accents Series in Carriage House Woodtones Design. Both short and long door design will be permitted. The colour must be Mahogany, Light Oak, and Dark Oak.**

Garage doors are not to exceed 8 feet in height and 20 feet in width unless approved by the Architectural 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 siding above the garage door.



Clopay Gallery Collection



C.H.I. Accents Series



Clopay Modern Steel for illustration only. Glazing will be required.

5.9 Railing

Railings 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. Acceptable railing materials include (depending on architectural style):

- Wrought Iron / Aluminum
- Wood (painted or stained) may be approved with proper detailing if it meets the style
- Glass (rear only)

5.10 Driveways & Walkway Materials

- Homes with a front attached garage will require a driveway constructed of exposed aggregate or stamped coloured concrete.
- Driveway length must be a minimum of 6 metres from L.O.G. or B.O.W.
- Driveway slopes should be maximum of 10% or minimum of 2%. However, the desirable driveway slopes are to between 3% and 7%.

6. ADDITIONAL REQUIREMENTS

Nothing herein contained shall be construed or implied as imposing on the Developer, its agents or employees, any liability in the event of non-compliance with or non-fulfillment of any of the terms, restrictions and benefits set forth herein and no liability or responsibility whatsoever shall be incurred by the Developer, its agents or employees, in the performance or non-performance of their rights and obligations herein.

6.1 Satellite Dishes

Satellite dishes are permitted provided the dish size does not exceed twenty-four (24") inches in diameter and the location of the dish is concealed to minimize visual impact. Notwithstanding the above, the Architectural coordinator reserves the right to reject any installation if deemed inappropriate. In the event the Applicant paints the dish to conceal the installation, the Applicant is responsible to maintain the dish to ensure the original appearance is maintained.

6.2 Recreation and Commercial Vehicles

Recreation vehicles and commercial vehicles shall not be parked or stored on site unless they are fully contained within a garage. Trailers, motor homes and boats may be stored for the purpose of loading and unloading but shall not be stored on any unit for more than 48 hours at any one time.

6.3 Solar Panels

Solar panels will be permitted in The Rise at West Grove Estates and must receive approval from the Architectural Coordinator. All solar panels must be mounted on one side of the principal building or detached garage with minimal visibility from neighboring homes and the street (as discrete as possible). Freestanding solar panels are not permitted in any yard place. Solar panels must be black in colour.

7. LANDSCAPING

7.1 General Requirements

Each home site in The Rise at West Grove Estates will require a comprehensive landscaping package. Front yards are expected to have a minimum planting of one tree and ten shrubs per standard lot, and two trees and twenty shrubs per corner lot. The front and rear yard of each home site must be sodded or appropriately landscaped.

A \$5,000 landscaping bond will be paid to the developer by the homeowner upon closing and will be returned to the homeowner after an inspection is carried out by IBI Group that certifies the landscaping is complete. The home owner's will be responsible for the execution and completion of the landscape work. It is recommended that all the landscape work be carried out by a landscape contractor, certified by LANTA. Due to seasonal weather, and the lot grading bylaw, landscaping may have to be completed the following spring, but must be completed by one year after the issue of the lot grading certificate. An extension may be applied for if for some unforeseen reason the landscaping in not completed within one year of the grading certificate.

7.2 Fencing

Rear Yard Fencing

All rear yard fencing will be provided by the Developer. The approved fence type will be designated on the Marketing Plan, but may be subject to change at the Developer's discretion.

Side Yard Fencing

Side yard fencing, if desired, will be supplied and installed by the homeowner. The type of side yard fencing permitted is specified on the "Fencing Plan" located in Appendix A of this document.

7.3 Soft Landscaping

The implementation for the landscaping of each lot MUST include at minimum, loam and sod on the entire lot; however further landscaping is greatly encouraged and shall include one or more of the following items: shrubbery, trees, flowers, boulders, rock, sand, gravel, lighting, fountains, walkways and patios. This will ensure the quality and experience of the streetscape from each home site to the next. The landscaping must be completed with the house; season taken into account.

If over 50% of rock, sand, gravel or any combination is used at the front of the home, a landscape plan must be submitted to the Architectural Design Coordinator for approval.

- Artificial turf may be considered as an alternative to natural grass provided the Landscape Plan has been designed to include multiple areas for extensive shrub beds and trees. Artificial turf will be permitted in rear yards only.

7.4 Fire Pits and Outdoor Fireplaces

Fire pits and outdoor fireplaces will be permitted in the rear yard only and are to follow the City of Calgary Bylaws.

8. APPROVAL PROCESS

8.1 Preliminary Review

To achieve the desired traditional look in The Rise at West Grove Estates, designers are encouraged to create preliminary renderings or sketches of home plans and elevations to the Architectural Coordinator for preliminary review to ensure that they are on the right track.

8.2 Required Information

- Exterior colours including trim, siding and stone.
- Plot Plan (1:200 scale) showing the following:
 - Lot size
 - Building envelope
 - Setbacks
 - Lot coverage
 - Easement and utility rights of way
 - Property and house corner grades
- Construction Drawings (1/4"=1'; 3/16"=1')

8.3 Formal Application Submission

Builders will have to submit their plans to the Architectural Coordinator for architectural review and confirmation of compliance with these architectural guidelines before they will be issued a grade slip and be permitted to apply to the City of Calgary for a building permit.



8.4 Security Deposit

A letter of credit as per the sales agreement will be required by all builders in West Grove Estates under the terms of the Building Commitment Agreement. This security deposit will be held to ensure the buildings are completed as per the approval of the Architectural Coordinator and may also be used to repair any damages to the lot incurred during the building process.

8.5 Schedule of Applicable Fees

Fee's which will be applied to the process of Architectural Approvals, Change Requests and consultations:

Any changes after the initial submission will be billed to the builder at the following unit costs:

- Change Requests.....\$ 75.00 /change
- Secondary Architectural Approval.....\$ 500.00
- Fee for consultation:
 - Senior AT.....\$ 165.00
 - Intermediate AT..... \$ 90.00



9. CONSTRUCTION REGULATIONS

9.1 Material and Equipment Storage

- Builders will be allowed to store their materials and equipment on site during construction but may not store on any other home sites.
- Items stored will have to be stored in an organized and covered manner to ensure site cleanliness.
- Builders must ensure that they do not trespass or disturb any other properties.
- Cleaning of paint, solvents, stains, etc will not be permitted on site.
- Concrete trucks may not clean chutes anywhere on site.

9.2 Use of Site

- Construction debris and waste must be contained on site each day and removed at the end of the project.
- Debris may not be burned, dumped, or buried anywhere on site at any time.
- Site damage (curbs, site furniture, sidewalks, roadways, vegetation) will be the charged to the builder.
- Should a site not be maintained as these guidelines document, the developer reserves the right to rectify any deficiencies at the cost of the builder.

9.3 Vehicles and Parking

Utility trailers, etc. may be parked on site for the time of construction only, at the risk of the builder.

9.4 Erosion Control

The building contractors undertaking building work on site shall be responsible for complete Erosion and Sediment Control measures as per site activities including but not be limited to:

1. Taking over of all Erosion and Sediment control measures implemented during the construction of underground services, grading, and roads. These measures shall be:
 - Inspected and any repairs and maintenance shall be carried out to ensure efficiency of operation
 - Monitored, maintained and inspected weekly, to fill out inspection reports as per City of Calgary requirements.

2. On commencement of building work all provisions for onsite:
 - Sediment traps/basins
 - Silt fences and berms
 - Stabilization of loose soil and stockpiles (mulching, spraying, tracers, seeding, etc)
 - Gravel pads/beds for mud-tracking
 - Wash water for cleaning truck wheels

All other special measures or requirements shall be the responsibility of the building contractor under the direction of the City of Calgary Inspector and the Supervising Engineer.

3. Any of the measures implemented in No. 2 above shall be monitored, maintained, and inspected weekly and inspection reports filled out as required by the City of Calgary.

Cleaning of all streets, access roads, driveways, backyards, swales, ditches and adjacent existing roads or approaches of:

- Debris from the site
- Loose soil trafficked from the site
- Accumulated sediment
- Any other material from the site

Affect or impede the Erosion and Sediment Control measures and these shall be done weekly to accommodate the Erosion and Sediment Control measures on site, a representative from the building contractor should be appointed to liaise with the City Inspector and the Engineer. The requirement noted above is per the Design Engineer "Jubilee Engineering", any questions or concerns regarding these measures shall be directed to Jubilee Engineering.

9.5 Other Notes

- Vegetation material, top soil, or similar materials may not be dumped on site at any time.
- Changing oil on any equipment or vehicles is not permitted on site.
- Alcohol is prohibited at all times on site.
- Builders are to ensure that sites are not access except via the provided entries.

10. DISCRETION

Notwithstanding anything else set out in these guidelines, the Developer, Bri-Mor Developments and IBI Group's Architectural Coordinators may apply their respective judgements when considering and approving anything regulated or controlled by these guidelines. In so doing, the Developer and the Architectural Coordinator may provide waivers of or relaxations to any matter set out in these guidelines in their sole and absolute unfettered discretion.

The Developer and the Architectural Coordinator reserve the right to accept home designs which, in the opinion of the Architectural Coordinator, meet the Guidelines set out herein in all respects. Furthermore, the Developer and the Architectural Coordinator reserve the right to alter or make amendments to the Architectural Guidelines at any time without notice.

10.1 No Right to Enforce

Only the Developer may enforce the guidelines, no purchaser of a lot in The Rise at West Grove Estates may enforce these guidelines.

10.2 Right to Amend

The Developer may from time to time amend these guidelines as it sees fit in its sole and absolute unfettered discretion.

10.3 No Trespassing

No person shall infringe upon, excavate on, destroy, paint, fill in, cut, remove or tamper with any lot in The Rise at West Grove Estates that is not their own.

If done so the Developer has full right to take legal action for relief of any violation.

11. CONTACTS

Architectural Coordinator

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APPENDIX A

FENCING





APPENDIX B

LAND USE BYLAWS



Division 6: Residential – One Dwelling (R-1) (R-1s) District

Purpose

- 444 (1)** The Residential – One Dwelling District is intended to accommodate residential *development* in the form of **Single Detached Dwellings** in the *Developing Area*.
- (2)** *Parcels* designated R-1s are intended to accommodate a **Secondary Suite** or **Backyard Suite** on the same *parcel* as a **Single Detached Dwelling**. 12P2010,
24P2014

Permitted Uses

- 445** The following *uses* are *permitted uses* in the Residential – One Dwelling District:
- (a) **Accessory Residential Building;**
 - (a.1) **Home Based Child Care – Class 1;** 17P2009
 - (b) **Home Occupation – Class 1;**
 - (c) **Park;**
 - (d) **Protective and Emergency Service;**
 - (e) **Sign – Class A;**
 - (f) **Single Detached Dwelling; and** 4P2012
 - (g) *deleted* 4P2012
 - (h) **Utilities.**

Discretionary Uses

- 446** The following *uses* are *discretionary uses* in the Residential – One Dwelling District:
- (a) **Addiction Treatment;**
 - (a.1) **Assisted Living** 24P2011
 - (b) **Bed and Breakfast;**
 - (c) **Community Entrance Feature;**
 - (d) **Custodial Care;**
 - (d.1) **Home Based Child Care – Class 2;** 17P2009
 - (e) **Home Occupation – Class 2;**
 - (f) **Place of Worship – Small;**
 - (g) **Power Generation Facility – Small;**
 - (h) **Residential Care;**

- (i) **Sign – Class B;**
- (j) **Sign – Class C;**
- (k) **Sign – Class E;**
- (l) **Temporary Residential Sales Centre;** and
- (m) **Utility Building.**

12P2010, 33P2011

Permitted and Discretionary Uses for Parcels Designated R-1s

447 (1) *Parcels* designated R-1s have the same **permitted uses** referenced in section 445 with the additional **permitted uses** of:

(a) **Secondary Suite.**

24P2014

(2) *Parcels* designated R-1s have the same **discretionary uses** referenced in section 446 with the additional **discretionary uses** of:

(a) **Backyard Suite.**

Rules

448 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

13P2008

Number of Main Residential Buildings on a Parcel

449 The maximum number of **main residential buildings** on a **parcel** is one.

Parcels Containing Suites

Parcel Width

450 (1) Unless otherwise referenced in subsection (2) and (3), the minimum **parcel width** is 10.0 metres.

12P2010, 24P2014

(2) The minimum **parcel** width for a **parcel** containing a **Secondary Suite** or **Backyard Suite** is 11.0 metres.

12P2010, 24P2014

(3) *deleted*

Parcel Depth

- 451 (1) Unless otherwise referenced in subsection (2), the minimum **parcel depth** is 22.0 metres.
- (2) The minimum **parcel depth** for a **parcel** designated R-1s is 30.0 metres. 12P2010

Parcel Area

- 452 (1) Unless otherwise referenced in subsections (2) and (3), the minimum area of a **parcel** is 330.0 square metres.
- (2) The minimum area of a **parcel** containing a **Backyard Suite** is 330.0 square metres. 12P2010, 24P2014
- (3) *deleted* 12P2010, 24P2014

Parcel Coverage

- 453 The maximum **parcel coverage** is 45.0 per cent of the area of a **parcel**, which must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not provided in a **private garage**.

Building Setback Areas

- 454 The depth of all **setback areas** must be equal to the minimum **building setback** required by sections 455, 456 and 457.

Building Setback from Front Property Line

- 455 The minimum **building setback** from a **front property line** is:
- (a) 2.0 metres for a **laned parcel**; and
 - (b) 3.0 metres for a **laneless parcel**.

Building Setback from Side Property Line

- 456 (1) For a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a) 1.2 metres; or
 - (b) 3.0 metres on one side of the **parcel**, when no provision has been made for a **private garage** on the front or side of a **building**.

- (3) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building**, except for a projection allowed in 337(3), located within 3.0 metres of:
- (a) the back of the public sidewalk; or
 - (b) the curb where there is no public sidewalk.
- (4) The **building setback** required in subsection 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, an exclusive private access easement:
- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
 - (b) provides unrestricted vehicle access to the rear of the **parcel**.
- (5) One **building setback** from a **side property line** may be reduced to zero metres where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, on both titles, a 2.4 metre private maintenance easement that provides for a 0.60 metre eave and footing encroachment easement; and
 - (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.

Building Setback from Rear Property Line

457 The minimum **building setback** from a **rear property line** is 7.5 metres.

Building Height

- 458** (1) The maximum **building height** is 11.0 metres where:
- (a) the area of the **parcel** is less than 400.0 square metres; or
 - (b) the **parcel width** is less than 15.0 metres.
- (2) The maximum **building height** is 12.0 metres where:
- (a) the area of the **parcel** is equal to or greater than 400.0 square metres; and
 - (b) the **parcel width** is equal to or greater than 15.0 metres.