

SOUTH KENSINGTON

Architectural Guidelines

The intent of these guidelines is to direct proportions, architectural elements and materials to present harmony and continuity while enhancing the integrity and adding value to the community.

Model Selection

Siting should reflect careful consideration of lot characteristics, relationship and orientation. Building mass, siting and style may be adjusted on a lot to lot basis to enhance the streetscape.

Houses are to have a consistency of apparent volume. As such, house widths and sizes must relate logically and proportionately to the lot and surrounding houses.

Special Design Considerations

Houses on corner lots and those abutting parks or backing onto public spaces, require special design “Enhanced Elevation” consideration. Elevations at these locations must avoid expanses of blank or flat vertical wall space and incorporate attention to detailing consistent with the front elevation. Decks must be shown on the drawings and must be constructed at the time of construction of the home.

Bungalows are encouraged on corner lots, however other model types may be considered on the basis of their unique suitability to these locations.

Repetition

Similar house elevations and colours may not be repeated more often than every fourth (4th) home on the same side of the street and every third (3rd) home on the opposite side of the street.

Garage and Driveways

All homes, unless otherwise specified, must be provided with a front double attached garage, constructed concurrently with the home and sited in accordance with the driveway location plan. Whenever possible, houses should be designed to minimize the dominance of the garage and improve the visual impact from the street. To achieve this, various approaches can be used; garages could be set further back into the main structure with living space incorporated over the garage or the front entries of the homes can be brought forward with the use of a front porch or veranda.

Broom finished concrete front driveways and walkways will be approved as a minimum. Upgrades such as exposed aggregate, stamped concrete, inlaid pavers and borders of exposed aggregate or stamped concrete will be permitted.

Front driveways and walkways are to be constructed concurrent with the construction of the home.

Rear access garages should be consistent in style, finish and colour with the design of the house. Garage pads must be poured concrete, 20'0" x 20'0" (width may be adjusted based on utility location), and must be provided concurrent with the house construction. A garage apron is to be included if the lane has been paved.

Roofing

Roofing materials must be IKO "Cambridge", BP "Harmony" or approved equal. Eave overhangs are to be proportionate to the design of the home but not less than 1'6". Fascia boards are to be a minimum 6".

All chimneys must be contained within a corbelled chase, finished in a style consistent with the home design.

Architectural Treatment

The general architectural theme will encourage homes in traditional styling. Front elevation treatments will reflect architectural features that define entrance ways, and building components with strong detailing. Entrance treatments will require detailing to enhance the location of the entry.

Exterior Finishes

Permitted primary cladding materials include:

- vinyl siding in horizontal application
- hardboard/fibre cement board siding, prefinished (long life)
- acrylic stucco complimented with appropriate detailing.

Exterior Detailing Options

Combinations of three or more of the following architectural features and design elements must be incorporated into the home design to the satisfaction of the developer.

- Brick, manufactured or natural stone
- Roofed over front porches or verandas
- Boxed (min. 12" x 12") or tapered columns
- 6" wide window, door and corner trim
- Vents, louvers, shakes, fish scale siding detailing
- Vertical and horizontal battens
- Roof detailing – dormers, false beams, exposed trusses, brackets, etc.
- Window detailing – shutters, mullions, transoms, muntin bars, etc.
- Garage door detailing – window inserts, architectural style, etc.

All masonry details must be returned 24" around corners.

Colours

Colour schemes with two tones or a contrast are encouraged. Colours will be approved on a lot to lot basis.

Lot Grading

Lot grading must follow the natural slope of the land and is to be consistent with the approved lot grading plan for the subdivision. Lot slopes should be absorbed within the building massing as much as possible.

Front entry steps having a maximum four (4) risers are encouraged. Additional risers may be considered based on design conditions.

Where retaining walls are required they will be limited to an exposed height of 1.2 metres (4 feet) and are the responsibility of the homeowner.

Fencing

If the Developer has provided fencing, it is the responsibility of the homeowner to maintain the fence and not alter the design or colour.

Landscaping

It is the responsibility of the Builder to ensure that front yard landscaping on each lot must be complete within the first growing season of the homeowner taking possession of the home. The minimum standard shall consist of topsoiling, grading, sodding or seeding, one tree.

Signage

Builder informational, directional and show home signage shall be consistent in design, color and quality and must receive prior approval by Dream Development. Subtrade and supplier signage will not be permitted to be displayed on the lot or exterior of the house.

Appearance During Construction

The builder is required to keep the lot clean and orderly at all times. Special precautions shall be taken during construction to ensure that all construction materials are to be contained and removed from the building site on a timely basis. The builder will be charged for any cleanup carried out by the developer.

Protection of Curb, Sidewalk and Utilities

The builder is responsible to repair any damage to curb, sidewalk, roadways or service connections as a result of house construction. The builder must inspect the lot prior to construction and complete a lot inspection report as part of the application for house plan approval to inform Dream Development of any existing damage.



THE DEVELOPER SHALL HAVE THE SOLE DISCRETION AS TO THE INTERPRETATION AND ENFORCEMENT OF THE ARCHITECTURAL GUIDELINES