



## **Architectural Guidelines:**

### **Front Attached Garage**

#### **Phase 5 – Stage 3**

#### **Phase 6 – Stages 1, 2 & 3**

#### **Phase 8 – Stages 1 & 2**

#### **Phase 9**

#### **Phase 10 – Stage 1 & 2**

**Date: July 12, 2019**

## **1. Intent of Guidelines:**

The intent of these guidelines is to create an enhanced neighbourhood where home builders and homeowners can develop cost effective designs that maintain particular architectural styles. This can be accomplished through emphasis on massing and proportions as well as selecting materials and colors that are customary to those architectural styles. The documents attached will provide guidance with each particular style to aid builders, homeowners, and designers in creating an exciting new neighbourhood. Please refer to these documents for more specific guidelines related to the following architectural styles:

- |              |                        |
|--------------|------------------------|
| a. Tudor     | e. Contemporary        |
| b. Craftsman | f. Rustic Contemporary |
| c. Colonial  | g. Prairie             |
| d. Mission   |                        |

## **2. General Guidelines:**

### **A. Siting/Setbacks:**

Minimum setbacks for lots must meet the zoning requirements set out by the City of Regina Zoning Bylaw. City of Regina DCD 12 and DCD 12-PL zoning regulations, local easements and encumbrances shall be respected. A site plan sample can be found on Page 11.

### **B. Corner Lots/Open Space Lots:**

Sides of homes that are adjacent to streets or any public areas are to receive a similar level of detailing as designed for the front elevations.

**C. Repetition:**

All submitted projects must adhere to a planned color scheme and exterior elevation to prevent unfavorable repetition. No similar color scheme will be permitted to be repeated within four lots. No identical exterior front elevation will be permitted to be repeated within three lots.

**D. Garages:**

It is preferable that the style of the garage match the style of the house by using identical materials and colors. Two car garages are only permitted on two-storey homes with the exception of bi-level homes (See Section F-1). To maximize on-street parking driveway widths must not exceed the width of the garage door by more than 0.5m on each side. Plain wall surfaces over garage doors will not be permitted. Street facing gables on garages must receive architectural treatment in keeping with the architectural style. Every attempt should be made to lower the roof over the garage. Eaves over the garage facing the street must be a maximum of 0.75m above garage doors.

**E. Front Entrances:**

Front entrances must receive architectural treatment in keeping with the architectural style. Front doors must be visible from the street and contain glazing. Attached sidelights are encouraged to further enhance the entrance. Every attempt should be made to emphasize the front door. For two-storey designs minimum 1.5m of width is required to be visible of the front of the house.

**F. Bi-levels**

Bi-levels will be permitted with the following requirements:

1. Two-car garages will be permitted provided a minimum of 8' is visible of the front entrance of the house.
2. On the front entrance area 50% of the wall is required to be glazing or doors.
3. From the front it must be visible by roof lines and proportions that it is a bi-level.
4. Minimum 4' difference from entrance level to typical main floor level is required.

**G. Minimum Floor Areas:**

Bungalow: no minimum

Two-Storey: no minimum

Bi-level: no minimum

**H. Colors and Materials:**

Please refer to each architectural style for guidelines on specific colors or tones and materials related to that style.

**I. Landscaping (Phase 6,8,9 & 10):**

The builder shall be responsible for front yard landscaping. Topsoil and sod with accompanying perennials or shrubbery is a mandatory requirement.

Dream, where practical, will supply one tree per lot, species and location as determined by Dream's landscape architect. Credits for trees are not available. Landscaping from back of walk or curb to the property line is also mandatory.

### **3. Approval Process:**

#### **A. Preliminary Review:**

It is recommended that preliminary designs for new design or custom design projects be emailed to the reviewer for initial review and comments. Final review will not be completed until the full submission is received.

#### **B. Final Review:**

All house plans must be submitted for approval prior to applying for a building permit.

Please upload the final drawings, site plan, and exterior finish colour schedule into Dream's LOT FX software <http://www.lotfx.com>.

To obtain login information and for any questions please contact:

Dream Development  
Shavonne Doell  
Director, Architectural Control  
Ph: 403-209-4186  
Email: [sdoell@dream.ca](mailto:sdoell@dream.ca)

The builder is invited to discuss any changes, but Dream reserves the right to "not approve" a particular plan. Comments will be issued as to the Committee's decision through our LOT FX system.

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Phase 5 - Stage 3 • Phase 6 - Stage 1 & 2 • Phase 8 - Stage 1 & 2  
Phase 9 • Phase 10 - Stage 1 & 2



## TUDOR STYLE HOMES

The Tudor Style is based on a variety of early English building traditions. Most houses in this style emphasize high-pitched gable roofs, elaborate chimneys, and decorative detailing.



TUDOR SINGLE STOREY  
FRONT GARAGE



TUDOR TWO STOREY  
FRONT GARAGE

### DESIGN FEATURES:

- Steep pitched roofs using a minimum 12/12 slope with short, 12" overhangs.
- Decorative half-timbering is used on walls with stucco infill.
- An arched entry with timber-frame accents are common.

### DESIGN MATERIALS:

- The half-timbering is darker, with lighter stucco walls.
- Darker tones of brick, stone and shingles are used.
- Garage doors are a dark stained wood, or prefinished metal in the carriage style.



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Phase 9 • Phase 10 - Stage 1 & 2



## COLONIAL STYLE HOMES

This popular style is based on Early American homes with English and Dutch influences. Symmetrical window placement and detailed trims are used to add style to these very simple building forms.



COLONIAL SINGLE STOREY  
FRONT GARAGE



COLONIAL TWO STOREY  
FRONT GARAGE

### DESIGN FEATURES:

- Front entry doors are well identified by covered porches or decorative pediments.
- Windows are aligned both horizontally and vertically.
- All windows have rectangular grills, with each rectangle being higher than it is wide.
- Use of cornice trim under soffit and shutters add detail.
- Roofs have an approximate 5/12 slope.

### DESIGN MATERIALS:

- Walls can be siding, stucco or brick.
- Windows and trims are usually white.
- Doors should be dark painted wood, metal or fiberglass.
- Roofs should have shingles in a darker colour.
- Garage doors are white prefinished metal with header trims.

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Phase 9 • Phase 10 - Stage 1 & 2



## MISSION STYLE HOMES

The Mission Style, closely related to the Spanish Eclectic Style originated in California at the turn of the 20th century. This style incorporates elements of Spanish architecture.



MISSION STYLE SINGLE STOREY  
FRONT GARAGE



MISSION STYLE TWO STOREY  
FRONT GARAGE

### DESIGN FEATURES:

- Smooth stucco walls are accented with tile or stone inserts for decoration.
- Low pitched roofs can have a variety of overhang depths.
- Windows are typically recessed several inches into the wall face, and are without additional trims except for brick or stucco projecting sills.
- Small, square accent windows are common.
- Garage doors are recessed under an arched opening.

### DESIGN MATERIALS:

- Roofs are typically red tile, but darker tones of composition shingles or imitation shakes are also approved.
- Window frames are usually dark, set into lighter smooth stucco walls.
- White fascia, soffit, windows and trims should be avoided.
- Doors can be stained dark wood or fiberglass.
- Garage doors should be a stained dark wood in the carriage style.



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## CONTEMPORARY STYLE HOMES

There are many forms that Contemporary Style homes can take, all of which bring in a fresh “young” approach to residential architecture. Successful projects feature homes that have harmony of shape and materials in a balanced composition.



CONTEMPORARY STYLE SINGLE STOREY  
FRONT GARAGE



CONTEMPORARY STYLE TWO STOREY  
FRONT GARAGE

### DESIGN FEATURES:

- Roof slopes can be flat to highly sloped.
- Windows can be massed in large grouping including corner windows, or “punched” windows.
- A variety of wall shapes add visual interest, but must be controlled to avoid a chaotic composition.
- Garage doors are simple and flat.

### DESIGN MATERIALS:

- Walls can be a combination of smooth stucco, corrugated metal, stone, brick, wood or siding.
- Dark windows create a good contrast to light stucco, and darker, rough materials.
- Front entrances should have some form of a canopy overhead.
- Simple prefinished metal or glazed garage doors are used.



# Harbour Landing Architectural Guidelines:

Phase 5 - Stage 3 • Phase 6 - Stage 1 & 2 • Phase 8 - Stage 1 & 2  
Phase 9 • Phase 10 - Stage 1 & 2

## RUSTIC CONTEMPORARY STYLE HOMES



Inspired by post and beam or log homes in mountain settings, this informal style features lofty ceilings, open floor plans, and a generous use of natural materials.



RUSTIC CONTEMPORARY SINGLE STOREY  
FRONT GARAGE



RUSTIC CONTEMPORARY TWO STOREY  
FRONT GARAGE

### DESIGN FEATURES:

- High vaulted ceilings with exposed timber beams and trusses.
- Large glass windows, often with arched or rakehead shapes.
- Large overhangs with exposed wood soffits.
- Large scale timber columns.

### DESIGN MATERIALS:

- Large scale rough stone column bases and walls.
- Darker toned stucco or stained wood walls.
- Heavy wood or stucco trims at windows.
- Exposed stained wood details and trusses.
- Darker toned shingle roofs.
- The use of white should be avoided with this style.
- Garage doors are stained wood in the carriage style.

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## PRAIRIE STYLE HOMES

Prairie Style homes originated in the midwest U.S. by Frank Lloyd Wright. These homes were designed to reflect the flat horizon of the prairie landscape using low sloped roofs, broad overhangs, and accented horizontal trims and materials.



PRAIRIE STYLE SINGLE STOREY  
FRONT GARAGE



PRAIRIE STYLE TWO STOREY  
FRONT GARAGE

### DESIGN FEATURES:

- Low pitched hipped roofs with wide overhanging eaves.
- Bands of rectangular windows, often with art glass.
- Contrasting horizontal trims separating upper and lower wall finishes.
- A wide brick chimney is used where applicable.
- Open floor plans.
- Flat urn planters are common at entrances.

### DESIGN MATERIALS:

- Light, smooth, stucco walls are accented by darker horizontal trims and siding.
- Doors and window frames are usually in a darker tone.
- Darker tones of brick are more common than stone in this style.
- Colored art glass accent windows are often used.
- Roofs and fascia are darker tones.
- Simple wood stained garage doors are used.



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## SAMPLE SITE PLANS

