Laurel Green

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City Owned
Stage 10

Sustainability and Architectural

Design Guidelines

May, 2015

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Overview

The City of Edmonton is dedicated to encouraging and creating more compact and sustainable communities as part of City Council's vision for "The Way We Grow" and "The Way We Green". The City of Edmonton is pleased to introduce Laurel Green (as shown on Attachment 1). This new development incorporates sustainable design and sensitive building practices. Laurel Green will be a blend of low and medium density housing, highlighted by neighborhood amenities like the Meadows Community Recreation Centre, shopping, banking, etc.), functional transportation networks and accessible green spaces. The underlying concept for Laurel Green is to provide opportunities for discerning homebuyers to be part of the environmentally responsible philosophy that will define this area's character.

Laurel Green represents a commitment to the environment by the City of Edmonton, Homeowners and Home Builders by providing collaborative opportunities for innovation in energy efficiency and sustainable growth. Laurel Green promotes the use of energy-efficient building practices and environmentally responsible home construction by utilizing third party sustainable certification programs such as: the EnerGuide Rating System, BuiltGreen® Canada, R-2000, ENERGY STAR® and LEED Canada for Homes. **In addition, ALL homes constructed in the City's portion of Laurel Green must fulfill the NRCan Solar Ready Guidelines. The optimal roof area section (page 5 of the Solar Ready Guidelines) will be reviewed on a case by case basis.**

In order to ensure that the neighborhood develops as a cohesive unit, the City of Edmonton has established a set of Sustainability & Architectural Design Guidelines which provide a standard that is required to meet the City's vision of a sustainable community. These Design Guidelines act as a means to protect the integrity of the development, provide flexible, sustainable options, and aid in the maintenance of property values and neighborhood aesthetics.

Laurel Green offers a variety of lot types that have been designed and arranged to accommodate a range of house sizes and types, while providing interest and variation to the streetscape.

The lot types available include:

- RSL zoned lots – Front Drive
- RF4 zoned lots – Semi Detached
- RPL zoned lots – Rear Lanes (no front drive)

All requirements are subject to review by the Guideline Review Consultant (DRC) and remain at the sole and absolute discretion of the City of Edmonton.

The Neighbourhood Plan is presented as **ATTACHMENT 1.**

1.0 Definitions

- **Applicant –** means a person designated by the buyer who applies to the Design Review Consultant for approval of the plans or request for final inspection and/or modifications to the approved plans;

- **Buyer** – means a buyer of a lot in Laurel Green City Owned Stage 10 under a sale agreement with the Developer and all assigns;

- **Developer** – means the City of Edmonton acting in its capacity as an owner and developer of real property;

- **Design Guidelines** – means these Sustainability and Architectural Design Guidelines for the Laurel Green City Owned Stage 10 development;

- **DRC** – means the Design Review Consultant that has been retained by the Developer;

- **Dwelling** – means any residential dwelling that is constructed on a lot in Laurel Green City Owned Stage 10;

- **Individual** – means a Buyer who is not a Show Home Builder;

- **Municipality** – means the City of Edmonton acting in its capacity as the authority which approves and regulates subdivision, servicing and development;

- **Owner** – means the registered owner(s) of a lot in the City Owned Stage 10 of Laurel Green development;

- **Laurel Green City Owned Stage 10** – means that portion of the Laurel Green Development being developed by the Developer and which is illustrated on Attachment 1;

- **Surveyor** – means a surveyor who is licensed to practice in the Province of Alberta;

- **PV Solar Ready** – NRCan Solar Ready Guidelines, refer to: http://www.nrcan.gc.ca/sites/www.nrcan.gc.ca/files/canmetenergy/files/pubs/SolarReadyGuidelines_en.pdf

2.0 Design Guidelines – General Information

2.1 Fundamentals

The Sustainability and Architectural Design Guidelines ensure that all dwellings are part of a cohesive neighbourhood rather than simply separate homes. The architecture and landscaping, overall massing and exterior palette of materials are combined into a single functional and attractive streetscape. The Design Guidelines also provide important details and options ensuring that structures are built with attention to energy-efficiency as well as building practices that are environmentally responsible.

The enforcement, administration and interpretation of these Design Guidelines shall be at the discretion of the Developer or the DRC.

2.2 Design Review Consultant

The DRC will work with the applicants (buyers, builders and architects or designers) to ensure that these Design Guidelines are adopted in order to obtain a high quality of planning and design.

Applicants are encouraged to direct any questions regarding the Design Guidelines directly to the DRC.

2.3 Buyer Responsibilities

The Buyer is responsible for fully complying with the Design Guidelines including the specific *Green Building Standards* outlined in Section 2.4.

In addition to the Design Guidelines, all buildings must fully comply with the most current edition of the Alberta Building Code and The City of Edmonton's Zoning Bylaw.

2.4 Green Building Standards

Buyers are required to ensure that all home designs, applications and final construction meet the following Green Building Standards:

1. ***HOME BUILDERS WHO ARE BUILTGREEN CERTIFIED***:

   - All dwellings are to achieve a minimum BuiltGreen® Canada GOLD rating level and a minimum EnerGuide rating of 80.
   - Upon completion of construction, provide documentation supporting the successful post construction review by BuiltGreen® Canada.

2. ***INDIVIDUAL:***

   - All individuals are required to retain the services of a Certified Energy Advisor (refer to list of Advisors within the Directory of this document). Energy Advisor contact information will be required as part of the application requirements.

   - All dwellings are to achieve a minimum EnerGuide Rating of 80 and obtain a third party Certification. (Refer to list in directory for detailed information pertaining to third party sustainable certification programs).

   - Provide a copy of the "label/sticker" provided by Natural Resource Canada which confirms the EnerGuide rating achieved for the completed home.

NOTE: It is highly recommended that all buyers have a pre drywall blower door test performed by the Certified Energy Advisor originally retained. The benefit to performing a pre drywall blower door test is to identify any areas of concern that can be easily corrected at this particular stage of construction. All buyers are

encouraged to exceed the minimum EnerGuide requirements required and obtain certification from other approved third party sustainable programs such as:

- LEED Canada for Homes
- R-2000
- Energy STAR
- BuiltGreen® (Gold)

Buyers who wish to utilize additional innovative and/or sustainable green building principles as outlined by other third party programs are strongly encouraged. These additions however, must be presented to the DRC for review and endorsement prior to construction.

All additional building methods, materials and/or proposed sustainable innovations are to be documented within the Building Plan Approval Application Form (Appendix B) and submitted as part of the Final Design Approval process.

2.5 Municipal Standards

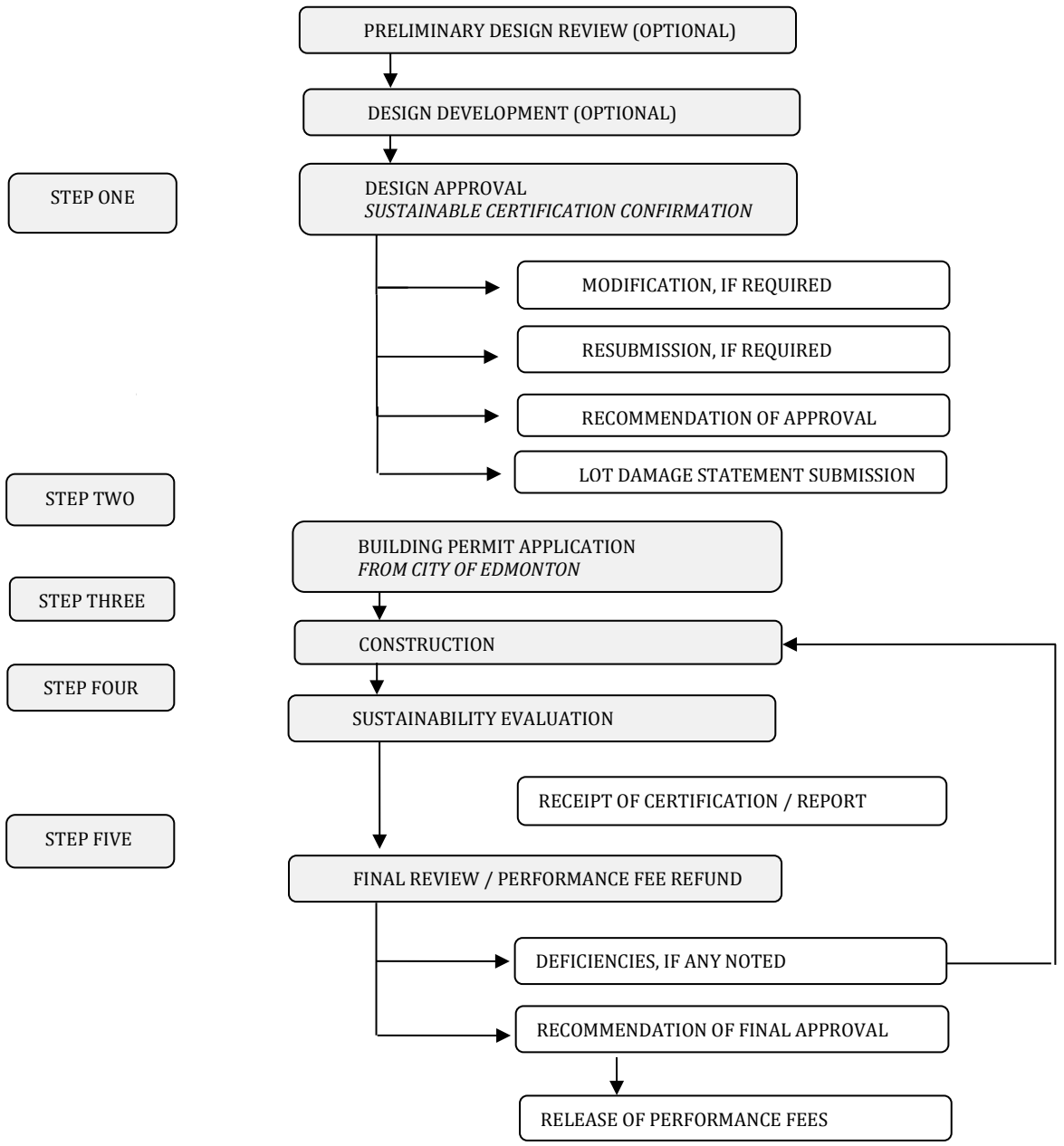
Buyers are strongly encouraged to review all relevant utility plans, rights-of-way documents, engineered fill letter and Geotechnical Report.

3.0 Design Approval Process

The Design approval process has been developed to ensure that all initial residential development within The City's portion of Laurel Green (as illustrated on Attachment 1) conform to these Design Guidelines. The design approval process must be completed by all Buyers prior to the Buyer applying for a Building Permit. To ensure that the design approval process proceeds in an orderly fashion, it is recommended that all applicants adhere to the review process outlined.

3.1

DESIGN APPROVAL PROCESS



Preliminary Design Review (recommended only)

It is recommended that the applicant submit preliminary information as early in the process as possible. This process will ensure that the proposed design(s) are in conformance with the Design Guidelines, prior to completion of a full set of construction drawings.

Submissions for preliminary design review must include the DESIGN REVIEW REGISTRATION FORM (Appendix A) and the required performance fee must be paid to the City prior to submission of any plans (refer to section 3.1 Performance Fees).

Design Development (optional)

Upon receipt of the DRC's Preliminary Design Review comments, the proposed design(s) can continue to be refined for the building and landscape in order to meet the required Design Approval submission requirements.

Step One – Design Approval

An application for Design Approval may be submitted to the DRC.

Submissions for Design Approval must include all of the requirements as outlined in Section 3.3 (Submission Requirements).

The DRC will prepare a written review of the submission and issue a recommendation for Approval, Modification or Resubmission of the application based on adherence to the Design Guidelines.

> RESUBMISSION – *A Recommendation for Resubmission will be returned to the applicant in circumstances where the proposed design contains several conditions which do not conform to the Design Guidelines. Or, the proposed design does not conform to the intent of the Design Guidelines. Resubmission and a second Design Approval review of the complete application will be required and additional design review fees will be assessed.*
>
> MODIFICATION – *A Recommendation for Modification will be returned to the applicant in circumstances where the proposed design generally meets the requirements of the Design Guidelines, but requires some minor modifications to be fully compliant. Applicants are required to submit all revised materials to the DRC.*
>
> APPROVAL – *A Recommendation for Approval will be granted for applications that meet the requirements of the Design Guidelines and will require no further review. A Recommendation of Approval will outline certain conditions of approval for the home or improvement and will be issued to the Applicant and City of Edmonton (Developer).*

Application Revisions

Any changes or alterations to applications that have received approval shall require written authorization of the DRC.

Revisions are to be submitted as follows:

- Letter describing requested revisions for approval.
- All drawings required to accurately convey intent of revisions.
- Applicable Design Review Fees (as per Section 3.2)

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.

Step Two – Building Permit Application

Once a Buyer has entered into a sale agreement with the City of Edmonton and following receipt of the DRC's Recommendation for Approval letter the Applicant may apply to the City of Edmonton for a Building Permit.

Step Three – Construction

Prior to commencement of **any** work at the site, all buyers are responsible to inspect and document the location and condition of site features such as the water service valve, other utility locations, sidewalks, roadway and curb, existing vegetation, etc. This inspection must be documented and recorded on the LOT DAMAGE STATEMENT (Appendix C) and submitted to the DRC **prior** to construction. Photos of any pre-existing damage must accompany the report.

During construction, the DRC may complete periodic reviews of the site to ensure conformance with these Design Guidelines. These periodic reviews by the DRC are not intended as an inspection process. A final review to ensure conformance with the approved drawings by the DRC will only be performed at the completion of construction.

Step Four – Sustainability Evaluation

Following completion of construction of the home, the Buyer shall apply for the final sustainability evaluation inspection by their chosen third party sustainability program.

Upon receipt of the Buyers Sustainable Certification, the Buyer may request a Final Review of the home by the DRC.

Step Five – Final Review / Performance Fee Refund

Upon completion of the home, landscaping and successful sustainability certification, the Buyer shall request a Final Review by the DRC. The Final Review is for the purposes of confirming the Dwelling has been constructed in accordance with the Design Guidelines and sustainable certification and for determining if damages have occurred to the municipal improvements located immediately adjacent to the Buyer's lot.

Prior to requesting a Final Review, the following items must be completed:

- The APPLICATION FOR FINAL REVIEW (Appendix D) must be signed and submitted to the DRC along with:
    - Final Grade Approval issued by the City of Edmonton
    - Green Building Standards Certification

  and

- The Buyer has fulfilled all of its obligations under the Lot Purchase and Sale Agreement.

Upon receipt of a request for Final Review, the DRC will review and inspect:

- the Dwelling and landscaping to confirm compliance with the Design Guidelines and the house plan approval previously granted and ensure the sustainable certification has been obtained;
- the municipal improvements located immediately adjacent to the Buyer's lot to confirm if any municipal improvements have been damaged during the course of construction of the Dwelling.

  If the Dwelling and/or landscaping are not in compliance with these Design Guidelines and the approval previously granted, a notice of deficiency will be issued to the Buyer. Following the rectification of all noted deficiencies, the Buyer will be required to request a

second Final Review and will be responsible for any applicable Design Review Fees (as per Section 3.2).

The Performance Fees will be forfeited by the Buyer or returned to the Buyer (as the case may be) in accordance with the terms and conditions of the lot purchase and sale agreement.

Notwithstanding that the performance fees have been forfeited by the Buyer or returned to the Buyer (as the case may be), it is the responsibility of the Buyer to ensure that all municipal improvements located immediately adjacent to the Buyer's lot are maintained and remain undamaged until the Final Acceptance Certificate (FAC) is issued to the Developer.

3.2 Design Review Fees

Fees for any additional services will be charged to the Buyer as follows:

Additional Fee for resubmission or Preliminary Design Review(s).....$100.00 / unit

Additional Design Review(s) .....$150.00 / unit

Additional Final Review
Architectural / Landscape Site
Inspection(s).....$125.00 / visit

Plus GST and disbursements

3.3 Submission Requirements

All drawings submitted for Design Approval shall contain all of the necessary information and be prepared to a level suitable for a City of Edmonton Building Permit application. All drawings must be to scale, clear and legible. It is preferred that all drawings and required documentation be submitted electronically in PDF format. Half-scaled reductions are preferred to full size drawings (typically formatted to fit on tabloid (11x17) paper size).

Applications are to be submitted as complete sets only (drawings and application form), even if revisions are made to a single drawing.

Incomplete submissions will not be reviewed and may be returned as incomplete.

Description of Item	Recommended Drawing Scale	Copies Required
BUILDING PLAN APPROVAL APPLICATION FORM (Appendix B) completed entirely and signed by the Applicant.		**1**
Plot Plan (Survey) prepared by an Alberta Land Surveyor.	1:300 metric	**2**

House Construction (Working) Drawings, including the following but not limited to:
• Fully dimensioned and annotated plans of all floors (including proposed geodetic elevations of each);
• Fully dimensioned and annotated elevations of all building facades (including roof slopes);
• Fully dimensioned and annotated longitudinal section of the primary building;
• Roof plan indicating all proposed roof slopes;
• All materials and colours on all facades are to be listed on the elevational drawings, and/or in a finish schedule, detailing:
  • Wall cladding, and all trim (window, door, corner boards, friezes, etc.);
  • Gable end materials and details;
  • Roof materials;
  • Soffit, fascia, and rainware for all roofs (main, porch, dormers);
  • Porch floor including all stairs / steps to the house and porch; and
  • Columns, columns bases and balustrades.
	1:50 metric (1/4" = 1'-0")
	or 3/16" = 1'-0"
		2

Landscape Plan (recommended information required) • Fully dimensional and annotated plan of all hard surfacing (sidewalks, driveways, patios); • Locations of all proposed tree and shrub planting; and • Schedule of all proposed tree and shrub planting (including quantities and common name).		

4.0 Design Guidelines

4.1 Site Planning

4.1.1 Setbacks / Separation Space

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

4.1.2 Siting and Site Coverage

The maximum site coverage is to conform with 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 is to reflect the attributes of topography, views, exposure to sunlight and privacy considerations.

4.1.3 Lot Grading / Plot Plans

Lot grading must adhere to the latest approved Subdivision Grading Plan, **not** to adjacent vacant lots or unfinished lanes. The Buyer is responsible for meeting the required grade elevations and ensuring drainage patterns are maintained within the property lines to the satisfaction of the City of Edmonton.

Drainage swales, bio-retention areas (rain gardens) and retaining walls, where required and approved must be designed to enhance the site's natural character and conform to the overall approved site grading and drainage plans.

The costs of obtaining proper grading and drainage are the responsibility of the Buyer.

Plot plans must be prepared by an Alberta Land Surveyor (A.L.S.) and include the following:

- Scale – 1:300 metric including North arrow;
- Legal Description of property including Municipal address;
- 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.

4.1.4 On-Site Water Management (recommendations only)

All Buyers should consider the benefits of on-site storm water management. Ideally, lots should be designed such that more than 70% of the buildable land (excluding areas under roofs) is permeable (vegetated landscape areas, permeable paving) or designed to capture water runoff for on on-site infiltration and evaporation.

Home and landscape shall be designed such that all water runoff from the home is managed through a permanent on-site design element such as a vegetated swale and/or infiltration / rain gardens and rain barrels.

Other more intensive rainwater harvesting systems such as the Expocrete RainXchange system are encouraged and will be evaluated on a case-by-case basis.

4.2 Streetscape

4.2.1 Home Sizes, Massing and Widths

The overall massing and detail of front elevations are important parts of the homes design and should provide a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately and logically to the width of the lot and to neighbouring homes.

The minimum width of all homes must be within 2'-0" of the recommended building pocket. The maximum garage offset allowed is 2'-0" or at the discretion of the DRC. **NOTE:** RPL style lots should be maximized to the building pocket.

4.2.2 Building Heights and 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. Secondary roof pitches may be reduced to 5:12 to protect second floor window openings. Bungalows are to have a minimum roof pitch of 7:12. An alternative roof pitch may be considered depending of the style of the home at the discretion of the DRC.

4.2.3 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.

4.2.4 Repetition

Similar elevations shall not be repeated within two (2) lots of each other (XOAX) including those across the street. A change of building material alone and/or the reversing of a plan are not sufficient. If it is felt that the adjacent houses are too similar, the DRC will request the applicant make design changes.

4.2.5 Corner Lots

Corner lots with highly visible side elevations must be designed with materials and details similar to the front elevation (i.e. fully detailed windows and trim, shadow bands, gable treatment, box-outs, dormers, columns and porches or verandahs that wrap around from the front of the house).

In order to reduce the scale of corner lots, and to eliminate the appearance of an abrupt end to the streetscape, single storey elements shall comprise a minimum 20% of the width of the front and flanking street elevations.

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

4.2.6 High Visibility and Walk-Out Lots

Rear elevations on perimeter and highly visible lots shall consist of proportions and details similar to that of the front elevation. These elevations shall avoid large expanses of blank walls by providing wall openings of appropriate number and size, and sufficient upper floor articulation. All cantilevers and projections on visible elevations must include a separate roof line with overhang.

All walk-out elevations shall utilize a graduated roof line and a combination of details (dormers, decks, roof skirts and balconies) and a minimum of two wall planes to provide sufficient articulation and prevent a three-storey presence.

5.0 Building Materials and Details

5.1 Foundations and Utility Meters

Details

Concrete parging shall not exceed 24" (600mm) above finished grade (to underside of wall cladding material) and should be minimized at the front elevation to 12" (300 mm). Where side and rear elevations are located along slopes (stepped foundations), the parging may be increased at the discretion of DRC.

Electrical and gas meters are to be located on rear or side elevations and screened from view if highly visible.

5.2 Exterior Wall Finishes

BuiltGreen® Tip:

Siding made from cementitious stone, stucco, brick or fiber cement materials is relatively strong, long lasting and fireproof. These properties greatly enhance the building's overall longevity and reduce on-going maintenance.

Details

Broad expanses of siding on the front and other highly visible elevations are to be minimized through the use of trim details, masonry, columns, etc. A change in pattern and materials in order to distinguish volumes is strongly encouraged.

Materials

The minimum required primary wall material is to be vinyl siding. Other acceptable materials include painted fibre cement siding (HardiePlank), painted engineered wood siding (LP SmartSide Lap), painted fiber cement shingle siding (HardieShingle) and painted or stained wood shingles.

Stucco (smooth trowel finish) will be permitted as a primary wall material if appropriate to the style or design. Stucco cladding will require extensive trim at window and door openings.

Masonry is required on all homes and should be limited to areas that reflect structural elements, or as a base material that visually "grounds" the home. Acceptable masonry includes the use of real and/or cultured stone and brick. All masonry must wrap at least 2'-0" around all corners with trim/column detailing.

Alternative elevations without masonry may be considered if appropriate to the design and the level of additional detailing provided.

Secondary Materials

Secondary wall materials may consist of composite (cementitious / wood) shingles, high quality vinyl shakes,

cedar shakes and board and batten detailing in composite or vinyl.

5.3 Trim

BuiltGreen® Tip:

Replace conventional trim products with alternates that are clad with prefinished metal. Metals are more durable, long lasting, requires no maintenance, and because they are so much more durable (and longer living) than conventional trim products, they eventually reduce waste in landfills.

Details

Trim is required around all doors and windows. All doors and windows shall include trim around all 4 sides (except the bottom of doors). Doors and windows shall have a minimum 4" trim in width and shall be of suitable thickness to provide relief from building siding.

Corner trim boards are required on all corners of all homes. The requirement for corner boards may be waived depending on the style of the home and the main body cladding material. Corner trim boards shall have a minimum 4" width, but 6" is strongly encouraged.

Where trim is being used adjacent to stone cladding, the trim must be built out to provide relief of ½" minimum.

Materials

Window, door and corner trim may be fiber cement board (HardieTrim), engineered wood (LP SmartSide Trim), painted or stained wood, prefinished aluminum and vinyl.

5.4 Gable Ends

Details

Gable end detailing is required on front and flanking corner elevations as well as all high-visibility rear elevations as outlined in Sections 4.2.5 and 4.2.6. Gable end detailing shall differ in material and pattern from those used on the main body of the home. Horizontal vinyl siding is not recommended for use within gable ends.

Materials

Acceptable materials include painted fibre cement siding (HardiePlank), painted engineered wood siding (LP SmartSide Lap), smooth trowel finish stucco, painted fiber cement shingle siding (HardieShingle) and painted or stained wood shingles.

5.5 Roof Materials and Overhangs

BuiltGreen® Tip:

A 30-year roof system saves homeowners money in replacement costs, and reduces the use of landfills due to the longevity of the product. Many durable roofing systems are now being offered with up to a 50 year lifespan.

Several roofing products now come with a certain minimum percentage of recycled content in them by default. Recycled content roofing material reduces the use of new resources and waste in landfills. Recycled rubber roofing systems can contain approx. 95% recycled materials. From 600 – 1000 rubber tires are used in the production of rubber roofing for an average sized home.

Details

Roof forms are to be consistent with the architectural style of the home. The roof is the greatest source of potential heat gain. Light-coloured and reflective roof surfaces are the most effective design strategy to minimize heat gain, and lower cooling demands and costs.

Roof overhangs on the south side of the home should be sized to provide shade in the summer, yet allow sunlight and warmth inside the home during the winter. Overhangs of sufficient size also prevent water from draining directly onto the home and its foundation.

Roof overhangs are to be proportionate to the design of the home. The minimum allowable roof overhang is 18" or as allowed by the DRC to interpret the style of home.

Materials
Roofs may be finished in 30-year (minimum) architectural grade asphalt, recycled rubber shingles (Euroshield), concrete roof tiles (Unicrete), or composite roof shakes (Enviroshake).

Shingle colours shall be appropriate to the architectural style, in light to mid tone shades and must compliment the siding colour as approved by the DRC. Red, green and blue tones will not be approved.

5.6 Front Entrances and Doors

BuiltGreen® Tip:

Fiberglass doors insulate better than steel skinned or wood doors, have a longer lifespan, do not warp, twist or crack, and therefore reduce landfill use. R6 insulated doors (or better) of fiberglass or steel with insulated cores and various internal thermal breaks, are preferable to wood doors which are essentially uninsulated, and are much less durable.

Details
Covered entries and porches provide shading as well as outdoor living space. The south side is the most critical face of the home to shade. Front porches create a transition from the private space of the home to the public space of the street.

All entry doors should be appropriately detailed and of a design consistent with the style of the home. Doors that incorporate glazing, sidelights or transom windows are strongly 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.

Materials
Entrance doors are to be embossed or raised panel wood, fibreglass, or appropriately patterned (insulated) metal with true or simulated divided lite glass.

5.7 Windows

BuiltGreen® Tip:

ENERGY STAR labeled windows save energy by insulating better than standard windows, making the home more comfortable all year round, reducing outside noise and resulting in less condensation forming on the window in cold weather.

Details
Feature windows are encouraged on the front elevation. Large undivided windows are not permitted. Windows on all front and corner elevations require decorative treatment such as muntin bars. Muntin bars are to be of solid materials, not tape and have the appearance of true divided lights.

Materials
All windows are to be constructed of either vinyl or wood with metal clad exterior.

5.8 Soffit and Fascia

BuiltGreen® Tip:

Fiber cement board is much more durable than plywood, and if installed on the fascia and soffit, made with recycled content from sawmill waste and Portland cement, is a strong, long lasting and fireproof contribution to the roof's durability.

Details

All homes are required to provide fascia boards and soffits under the eaves.

Materials

Soffits shall be either prefinished aluminum, painted fiber cement (hardieSoffit) or painted / stained wood.

Fascia shall be prefinished metal, fiber cement board (HardieTrim), of painted engineered wood (LP Smartside Fascia). Vinyl Fascia will not be permitted. All Fascia boards are to be 6" wide minimum, although 8" Fascia is recommended.

5.9 Rainware – Eaves, Down Spouts and Rain Barrels

City of Edmonton Tip:

The purchase of a good-size rain barrel to which a hose can be attached or a watering can filled can eliminate outdoor use of drinking/tap water. This can save the average homeowner approx. $95.00 over the summer months and help reduce Green House Gas emissions.

Details

Eaves and downspouts are required on all homes and shall be designed in a manner to minimize their appearance on front and high visibility locations. Downspouts should be installed on side and rear elevations only to minimize the front view.

Downspouts should be located in a manner to limit the channeling of water exiting the downspout and should be directed to permanent on-site stormwater control areas within the landscape (i.e. vegetated swales, infiltration / rain gardens, rain barrels).

It is recommended that downspouts not be directed onto driveways, patios or other hard surfaces. Likewise, downspouts should not be directed toward neighbouring properties unless a suitable swale exists between the properties to ensure adequate drainage away from the homes.

Rain barrels should include an insect screen, drain spout and an overflow spout that directs surplus stormwater to control areas (i.e. vegetated swales, infiltration / rain gardens).

Materials

Eaves and downspouts shall be of prefinished metal and match trim colour of home. Plastic eaves and downspouts are not permitted.

Rain barrels are to be neutral colours that complement the overall color scheme of the home.

5.10 Decks and Railings

BuiltGreen® Tip:

Deck and verandah surfaces are prone to severe weather exposure, and need to be durable. Materials that last longer reduce landfill usage and tend to require little no maintenance, saving replacement costs and reducing energy.

When possible, wood must come from a sustainably harvested source with certification from Forest Stewardship Council (FSC), Sustainable Forestry Initiative (SFI), or Canadian Standards Association's Sustainable Forest Management Standard (CAN/CSA-z809-02).

Details

Front porches and rear decks should have railings in a style to match the architectural theme. All front verandahs or decks are to be enclosed to grade.

Materials
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 consistent with the overall detailing of the home (minimum of 4" square).

5.11 Chimneys

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

5.12 Exterior Lighting and Accessories

BuiltGreen® Tip:
Fluorescent, compact fluorescent, and LED lamps use >50% less energy than standard lamps and last up to ten times longer. LED bulbs are recommended for lighting decorative features or outdoor areas (because they will not be negatively impacted by cold weather).

Details
It is recommended that light fixtures shall complement the architectural style of the home. Pot-lights are also recommended in soffit areas to enhance the streetscape appeal.

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

Materials
When possible, materials shall include a lifetime finish. Materials that last longer reduce landfill usage and tend to require little maintenance, saving replacement costs.

5.13 Colours and Finishing

BuiltGreen® Tip:
Paints or finishes made from recycled content are environmentally friendly because recycling paint reduces the hazardous waste in landfills.

Details
Colours cannot be repeated within 2 lots on the same side of the street (XOAX) and will not be permitted directly across the street. Contrasting siding and trim colours are mandatory.

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. Matching fascia and siding will not be permitted.

All the exterior colour schemes must be approved by the DRC. The DRC will not permit the predominance of one colour within any portion of the area.

5.14 Sidewalks, Patios and Stairs

BuiltGreen® Tip:
Select concrete produced from aggregates derived from a pit or quarry with a valid reclamation plan approved by Materials and Resources Canada or the governing provincial body.
For every one-ton of Portland cement generated, eight tenths of a ton of carbon dioxide is produced. Select concrete products that utilize supplementary cementitious products including fly ash, blast furnace slag as well as metakaolin.

Details
Sidewalks and patios shall be constructed of attractive, long lasting materials that are safe and easy to walk on. They should enhance the overall appearance of the home and the adjacent landscape.

All front (and rear if walkout lot) walks are to be a minimum of concrete with broom finish, 3'-0" in width.

The use of alternative surfaces / paving materials that use sustainable design strategies such as pervious pavements (that promote infiltration) and pavements with high solar reflectance (reduce heat island effect) are strongly encouraged.

All impermeable surfaces shall be designed to direct stormwater runoff toward appropriate infiltration features within the landscape (i.e. vegetated landscape swales and/or infiltration / rain garden). Refer to Sections 4.1.4 and 6.4.

Poured in place and pre-cast concrete steps are permitted and are to match or compliment the sidewalk leading to the home.

Stairs and porches constructed of pressure treated wood are required to be stained using a colour that matches the trim or a complimentary colour pallet to the home. At a minimum, the edges of the porch and stairs must be stained so the view from the street gives the appearance of being stained.

Materials

Sidewalks and patios shall be constructed of standard "broom finish" concrete, stamped concrete, exposed aggregate or sand blasted concrete. Pervious options include cobbles, natural stone, concrete unit paving, porous concrete unit paving (Expocrete - SF-Rima) and composite permeable pavers (Brock White - VAST Pavers).

Variances to sidewalk material are subject to review and approval by the DRC. Asphalt paving is not an acceptable material.

5.15 Garages and Driveways

BuiltGreen® Tip:

Ensure attached garage overhead door is insulated with R8 to R12 or greater.

Details

Attached double front garages are required for RSL and RF4 lots (see attached plan for driveway locations). All garages shall be designed such that their massing, articulation, detailing (including gable ends) and finish materials coordinate with, and do not overwhelm the home (garage doors shall not be a feature of the home).

RPL lots (Rear Lane) will require the construction of a minimum 20 x 20 rear detached garage. The garage is to be consistent in style, finish and colour of the design of the home.

Garage doors must be colour coordinated to match the home. The door should be the same color as the siding or as an alternative may be the same colour as the fascia or trim.

A maximum of 18" must be maintained between the overhead garage door and the eave line. Where the height exceeds 18", additional detailing may be required.

The use of glass panels in garage doors befitting the style of the home is encouraged. Glass panels in garage doors on bungalow homes are required. Sunburst or fan windows are not recommended. The corners of all overhead door openings must be straight (angled corners will not be permitted).

Driveways are to be located in accordance with the approved driveway location plan. All driveways are to be a minimum of concrete with broom finish and shall have a maximum width at the property line of no more than the width of the garage. A wider driveway may be considered if it can be demonstrated that it does not compromise drainage and not detract from the streetscape and landscaping standards.

The use of alternative surfaces / paving materials that use sustainable design strategies such as pervious pavements (that promote infiltration) and pavements with high solar reflectance (reduce heat island effect) are strongly encouraged.

Materials
All Driveways shall be constructed of standard "broom finish" concrete, stamped concrete, exposed aggregate or sand blasted concrete. Pervious options include concrete unit paving, porous concrete unit paving (Expocrete - SF-Rima) and composite permeable pavers (Brock White - VAST Pavers).

Asphalt paving and loose stone aggregate (i.e. gravel) are not permitted as driveway materials.

5.16 Ancillary Buildings / Garden Sheds

Details
Where visible from a public space, all ancillary buildings (storage, garden, etc.) shall be constructed such that their detailing and finish materials coordinate with the approved finishes of the home.

5.17 Solar Ready

BuiltGreen® Tip:
"Solar Ready" referring to solar domestic hot water and photovoltaic systems – here's a link to a pdf that you should find very informative – here

https://www.nrcan.gc.ca/energy/efficiency/housing/research/5141

NOTE: The requirement for Laurel Green, City Owned Stage 10 is that ALL homes shall be constructed "Solar Ready" for future installation of photovoltaic (PV) solar panels. Roof trusses are to be certified as Solar Ready as defined in the Solar Ready Guidelines.

Details
Home is built "Solar Ready" following either Natural Resources Canada or Canadian Solar Industries Association (CANSIA) guidelines.

Designing a home to be solar ready will make the addition of panels in the future much easier. Contact the Canadian Solar Industries Association for more info: www.cansia.ca. Eliminating a potentially large cost at the construction stage can encourage homeowners to install panels later on. By making the home Solar Ready, the builder is seen as forward-thinking, and homeowners who might never have considered solar power will be introduced to the concept in a non-threatening and helpful way.

For verification, either use the checklist provided by Natural Resources Canada's Office of Energy Efficiency (oee.gov.gc.ca), or provide the detailed solar ready design (which should comply with the technical guidelines posted online by CanSIA at https://www.nrcan.gc.ca/energy/efficiency/housing/research/5141 and should be visually verified on site by the CEA.

6.0 Landscaping / Fencing

Landscaping shall be an integral part of the overall site planning. The general intent is for Owners to predominantly use drought tolerant, locally grown, indigenous plant species (trees, shrubs, perennials and grasses) for all landscape planting to create a simplified yet strong naturalized landscape environment. The use of plants that do not require irrigation (or reduce potable water consumption for irrigation) but which can survive on available rain water is encouraged.

The character of the landscaping within Laurel should feel informal, although some limited areas of formal planting may be employed for contrast. The landscaping treatment is intended to provide a consistent and continuous treatment from lot to lot and shall therefore provide a degree of visual continuity throughout Laurel. A limited planting palette with a strategic layout of the plant species that considers winter appearance will strengthen this intent.

6.1 General Landscaping Requirements

High quality landscaping shall consist of an effective combination of trees, shrubs and ground covers consisting of grass and approved dry landscape materials. The incorporation of feature gardens, decorative boulders, wood/bark mulch and river rock may also be incorporated and is strongly encouraged in all front yards to enhance the design, but these elements shall not replace the living plant material.

It is the Owners responsibility to landscape the front yard in accordance with the submitted and approved landscape plan. 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, in accordance with the following requirements:

6.1.1 Plant Material Requirements (recommended only)

All plant material shall meet or exceed the Canadian Nursery Landscape Association (CNLA) Standards and Specifications.

All landscaping shall:

- Include the use of established, drought tolerant, locally grown indigenous species (trees, shrubs, perennials) that are hardy to the region;
- Avoid invasive plant species;
- Limit turf / lawn areas;
- Cluster plants with similar water requirements ("water-use" zones);
- Minimize the demand for potable water (irrigation) and synthetic chemicals.

Trees

The Buyer is required to plant one (1) tree within each front yard. All required trees must be greater than 6'-0" (1.8M) in height for conifers, and a minimum of 1½"-2" (40-50mm) caliper for deciduous.

All corner lots will require one (1) additional tree (of the same size specification) on the flanking side of the property.

All High Visibility Lots (backing on to a public amenity) will require one (1) additional tree (of the same size specification) within the rear yard.

It is encouraged that a mix of conifers and deciduous trees are utilized within every landscape.

Shrubs

As a minimum, the Buyer is required to plant four (4) shrubs within a prepared shrub bed. Shrubs shall be a minimum size of 2' wide for spreading varieties and 2' tall for upright varieties.

All corner lots will require four (4) additional shrubs (of the same size specification) on the flanking side of the property.

All High Visibility Lots (backing on to a public amenity) will require four (4) additional shrubs (of the same size specification) within the rear yard.

A prepared shrub bed is defined by landscape edging (vinyl, aluminum, poured concrete curbing or spade dug edge), and mulch.

Mulch

All prepared shrub beds must include a minimum of 4" depth mulch to effectively inhibit weed growth, retain soil moisture, moderate soil temperature and protect plant roots during the winter months.

6.1.2 Lawn Areas

All lawn areas shall be minimized by incorporating different purpose areas such as patios, rock gardens, vegetated swales, rain gardens and vegetable gardens.

Sod is to be installed over a minimum of 3 ½" to 6" of topsoil. It is recommended to purchase sod that consists of locally adapted rye-fescue blends that require less water, thrive under varying soil conditions, are shade tolerant, require less fertilizer and grow slowly requiring less frequent maintenance.

To keep the weeds down, it is a requirement to sod the rear yard.

All High Visibility Lots (backing on to a public amenity) will require the rear yard to be 100% landscaped. In addition to sod, it is encouraged to bring in some ecoscaping features.

Materials
All turf should be drought-tolerant fine fescue blends. It is recommended that all turf grass purchased be Water Star certified.

Synthetic grass may be permitted but samples must be submitted to the DRC for approval.

6.2 Stormwater Collection and Infiltration

Owners are encouraged to help maintain storm water flows by promoting on-site infiltration through the use of storm water collection / bio-retention areas. Bio-retention areas, also known as (infiltration) rain gardens typically provide rainwater capture of impervious drainage areas (roof, parking and patio areas) and provide pre-treatment of runoff storm water by allowing the runoff water to enter an infiltration system prior to entering the storm system, percolating back into the ground, or evaporating.

6.3 Fencing

It is the responsibility of the lot Buyer/Owner to maintain any fence that is located within their lot that was installed by the Developer and not alter the colour.

Subdivision fence colour and style, see **ATTACHMENT 2**.

Front yard fences shall be set back 1.0M (3'-4") from the front face of the dwelling. On corner lots, flanking or exterior side yard fencing shall not conceal more than ¼ of the flanking street facade of the dwelling.

Fencing is an important element in community design as it defines ownership and allows for screening and privacy.

All fencing is recommended to match the approved subdivision fence detail in color and style as per the - detail in **ATTACHMENT 2**.

Fencing on lots other than where provided is the responsibility of the Purchaser to construct.

Maintenance of all fencing is the sole responsibility of the Buyer.

6.4 Retaining Walls / Earth Berming (recommendations)

In the event retaining walls are required, all walls (locations, heights and materials) shall be approved by the DRC prior to construction. The construction of retaining walls is the responsibility of the Buyer and must not compromise the grading design and drainage of the lot.

Details
Retaining walls are not to exceed more than 3'-0" (1.0M) in height unless approval for a higher wall is obtained by the DRC and the wall is designed by a qualified professional Engineer. All retaining walls are to be constructed blend with the landscape both aesthetically and functionally.

Where mounding or earth berming and contouring are required, smooth transitions – at a recommended maximum 3:1 slope to create undulating natural forms are desired.

Materials

Acceptable materials for retaining walls include indigenous natural boulders; concrete faced with stone of earth coloured materials (or a material compatible with the primary building as determined by the DRC), tumbled pre-cast concrete retaining wall block, and pressure treated timber (4x6 or larger).

CAA timber, railway ties and other creosote impregnated materials are not permitted.

7.0 Subdivision Appearance

7.1 Signage

Excessive use of signage, including sandwich boards may necessitate removal of Builder's and Realtor's signs.

Individual Buyers will not place or erect any commercial signage other than a realtor's "For Sale" sign or a "For Sale by Owner" sign.

7.2 Excavation Material

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

7.3 Clean-up

Buyers are required to communicate to all their sub-trades that timely removal of litter and excess construction debris on building sites is mandatory. Buyers will be given 48 hours notice to comply if abuse is noted. Failure to comply will result in a cleanup bill being charged back to the buyer of the lot. Supply of bins by the buyer is highly recommended. Any general cleanup of the subdivision implemented by the Developer can and will be charged pro-rata to all buyers.

7.4 Inspection of Improvements

Each Buyer is responsible for inspecting the condition of the curbs, gutter, sidewalks, street lights, services, water valve (cc), etc., on their lot and must submit written notice of any damages, including photo documentation, to the DRC **prior** to commencing construction. Every buyer will be required to complete **APPENDIX C, LOT DAMAGE STATEMENT.** The DRC will request this form along with photo documentation at the same time the buyer is submitting their plans for approval to the DRC.

The developer encourages every buyer to visit the site on a regular basis to ensure no damage has been caused by their trades. All costs for repairing any damages to the improvements becomes the sole responsibility of the Buyer and will be charged back to the buyer.

7.5 Appearance During Construction

The Buyer is required to keep their lot clean and orderly during construction. There will be no burning of garbage. Buyers found negligent will be back-charged for cleanup carried out by the Developer.

Attachment 1

Laurel Green

connected. sustainable.

Edmonton

LEGEND

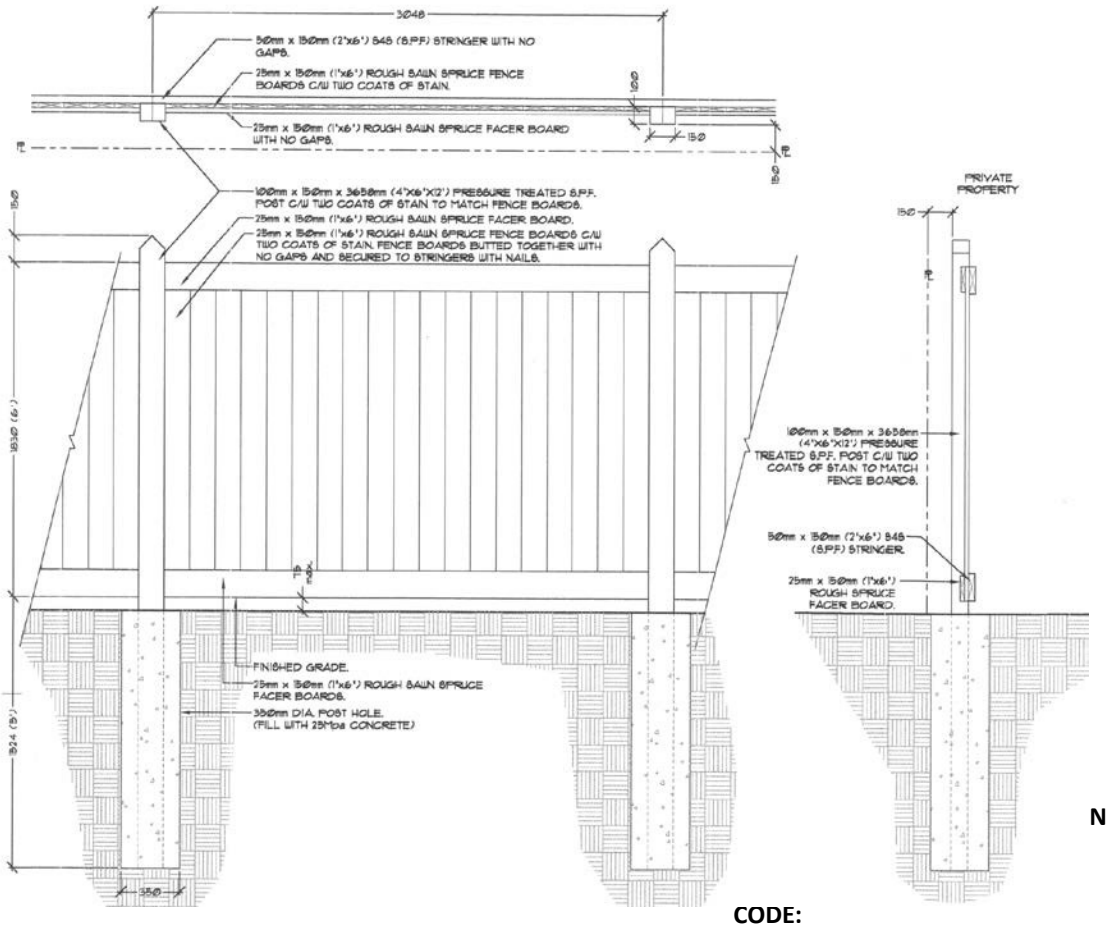
- RSL (FRONT DRIVE)
- RPL (REAR LANE)
- RF4 (SEMI - DETACHED)
- (20) POCKET SIZE AT BYLAW
- 35.00 LOT FRONTAGE IN FEET
- TELEPHONE / CABLE PEDESTAL
- TRANSFORMER
- LIGHT STANDARD
- UTILITY EASEMENT
- SIDEWALK
- ENTRY FEATURE
- WOOD SCREEN FENCE
- CHAIN LINK FENCE
- SOUND ATTENUATION FENCE
- W WALKOUT
- PW PARTIAL WALKOUT
- HYDRANT
- D DRIVEWAY LOCATION
- TREES AND SHRUBS

CREATED BY: MARCEL BURKHOLDER

NOT TO SCALE

This plan is prepared as an information plan for prospective purchasers and is subject to change. Lot dimensions are in feet and rounded, and should be verified with a registered plan. See City of Edmonton Land Use Bylaw for setback requirements. Location and scale of street furniture and landscaping is approximate and should be verified on site. Pocket size subject to house orientation.

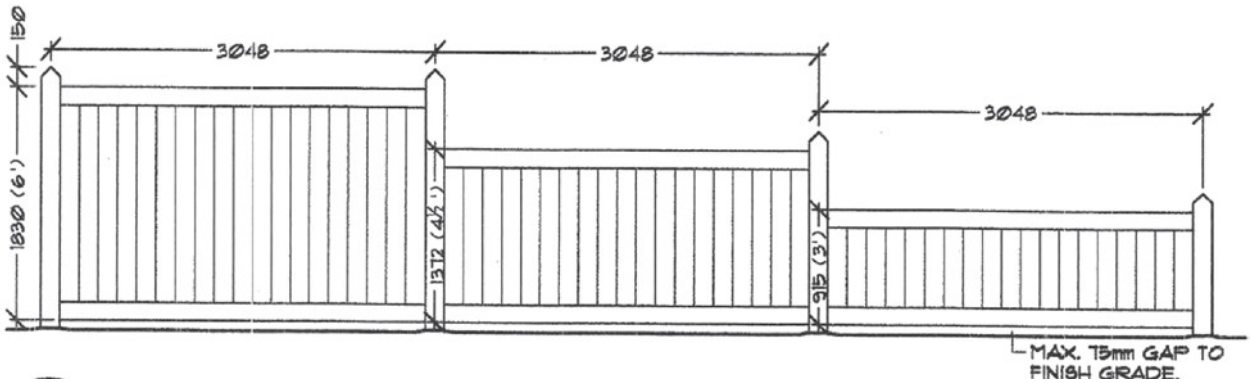
Attachment 2



N

CODE:
WSH004
FORMULA: B1Y10, C1Y18,KX2Y,L4Y24 PER GAL

1.8m HT STANDARD WOOD SCREEN FENCE



WOOD SCREEN STEPDOWN DETAIL

APPENDIX A DESIGN REVIEW REGISTRATION FORM (optional only)

This DESIGN REVIEW REGISTRATION FORM must be completed by the Buyer or designated applicant and submitted along with all required plans, and other documents for PRELIMINARY DESIGN REVIEW (optional submission).

Stage _____ Lot _____ Block _____ Plan _____

Civic Address _____

Buyer (if other than above) _____

Mailing Address _____

Contact Name _____

Phone _____ Fax _____ E-mail _____

This Application acknowledges that the house plan review is provided as a service and that the Developer and its Designated Consultant assume no responsibility for the accuracy of the information provided, or for any losses or damages resulting from the use thereof. This plan review does not guarantee approval for Building Permit by the City of Edmonton.

Signature of Buyer _____ **Date** _____

R**eceived By** _____ **Date** _____

APPENDIX B **BUILDING PLAN APPROVAL APPLICATION FORM**

This BUILDING PLAN APPLICATION FORM must be completed by the Buyer or designated applicant and submitted along with all required plans and other documents for DESIGN GUIDELINE APPROVAL (Step One).

Stage _____ Lot _____ Block _____ Plan _____

Civic Address _____

Buyer _____

Mailing Address _____

_____

Phone _____ Fax _____ E-mail _____

Contractor /Builder (if other than above) _____

Contact Name _____

Phone _____ Fax _____ E-mail _____

Certified Energy Advisor _____

Contact Name _____

Phone _____ Fax _____ E-mail _____

LAND USE
Land Use Designation ☐ **RSL** (w/front drive) ☐ **RF4** (duplex) ☐ **RPL** (w/rear lane)

HOUSE DESIGN

Type ☐ Bungalow ☐ Bi-Level ☐ Split Level ☐ Two Storey ☐ Other

Area

Main Floor	_____ ft^2	_____ M^2
Second Floor	_____ ft^2	_____ M^2
Total Floor Area of Primary Dwelling	_____ ft^2	_____ M^2

FORM Roof Style _____ Roof Slope _____ Fascia Size _____

LANDSCAPE ☐ Plan Attached

Deciduous trees	_____	Quantity _____	Caliper _____
Evergreen trees	_____	Quantity _____	Height _____
Shrubs	_____	Quantity _____	Height / Spread _____

BUILDING MATERIALS

Item	Material	Manufacturer / Reference No.	Colour
Roof			
Walls – Primary Cladding			
Walls – Secondary Cladding			
Walls – Stone Cladding			
Walls – Foundation Cladding			
Gable Ends			
Cornices / Friezes			
Soffit			
Fascia			
Chimney			
Windows			
Muntin Bars			
Window / Door Trim			
Shutters			
Front Door			
Other Doors			
Garage Door			
Eavestrough and Rainware			
Columns			
Balustrades / Handrails			
Verandah			

BUILDING MATERIALS (SITE WORK)

Item	Material	Manufacturer / Reference No.	Colour
Walkway (front)			
Walkway (other)			
Driveway			
Driveway (accent / border)			
Rear Patio / Deck			
Retaining Walls			
Fencing			

ADDITIONAL SUSTAINABLE INNOVATIONS (MATERIALS, METHODS, TECHNOLOGY)

Item	Description	Manufacturer / Reference No.

DESIGN GUIDELINE DISCLAIMER

Although a reasonable effort has been made to ensure the accuracy of the contents of these Design Guidelines, The Developer and the DRC can not be responsible for any errors, omissions or inaccuracies contained herein. The Developer and the DRC can assume no responsibility or liability whatsoever associated with the use of the Guidelines contained herein and no representation is made as to the accuracy or completeness of the Guidelines herein. The Guidelines are subject to amendment and supplementation and any such amendments or supplements are not included herein. To ensure that a complete and accurate copy of these Design Guidelines is being consulted, refer to the then current Guidelines and any amendments and supplements held by The Developer.

I fully understand the above and with my signature agree to all the above terms.

Signature of Buyer _____ **Date** _____

APPENDIX C LOT DAMAGE STATEMENT

Prior to commencement of any work at the site, the Buyer shall complete the following Lot Damage Statement. Pre-existing damage (should any exist) must be documented below and photographs must accompany this statement.

Provide copies of the photographs and completed Lot Damage Statement to the DRC prior to commencing work on the property. The requirements of this process does not replace, in any manner, the Buyer's responsibility to report any pre-existing damage to the Developer, nor does it reduce the Buyer's responsibility to the City of Edmonton with regard to making good any and all damages to the City of Edmonton roads, curbs, sidewalks and other improvements.

Stage _____ Lot _____ Block _____ Plan _____

Civic Address _____

Description	Damage? NO	Damage? YES	Description of Damage (Provide photographic documentation)
Sidewalk			If YES, note changes on other side of this page
Concrete Curb and Gutter			If YES, note changes on other side of this page
Concrete Drainage Swales			
Neighbouring Building Lots			
Public Utilities (street lamps, etc.)			
Water Valve			Water Valve to Grade? ☐ YES ☐ NO
Fencing			
Adjacent Municipal Reserve			
Other			

TO BE COMPLETED BY DEVLOPER'S REPRESENTATIVE

Received from Buyer: Received by: _____ Date: _____

Site Verification: Completed by: _____ Date: _____

Notes:

Review Completed by: _____

Date: _____

APPENDIX D APPLICATION FOR FINAL REVIEW

Following completion of the home and landscaping, the issuance of an Occupancy Certificate by the City of Edmonton, and a certified Energy Efficiency Evaluation Report prepared by the registered Energy Advisor, the Buyer may apply for Final Review.

All applications for Final Review must be accompanied by the following form, completed and signed by the applicant, and a copy of the final approved lot grading.

Please note that reviews for completion of landscaping will be performed only between May 1st and October 15th (weather permitting).

Stage _____ Lot _____ Block _____ Plan _____

Civic Address _____

Buyer _____

Mailing Address _____

_____

Phone _____ Fax _____ E-mail _____

Builder (if other than above) _____

Mailing Address _____

Contact Name _____

Phone _____ Fax _____ E-mail _____

I have complied with all requirements of these Design Guidelines and the design guideline approval granted by the Developer and the Design Review Consultant. The home and landscape work are in substantial conformance with the drawings and specifications approved by the Developer and the Design Review Consultant, I acknowledge that the Developer and/or their representatives, shall not be responsible for delays due to unapproved revisions or deficiencies in the Work.

Signature of Buyer _____ **Date** _____

Signature of Buyer _____ **Date** _____