

TIMBERLANDS NORTH

ARCHITECTURAL DESIGN GUIDELINES

MARCH 2019



Land and Economic Development Department

37965



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1. INTRODUCTION

1.1 Background and Location

The Timberlands North Neighbourhood Area Structure Plan is comprised of the north portion of NW¼ of Section 23, Township 38, Range 27, West of the 4th Meridian and includes approximately 26.77 hectares (90.87 acres). The site is shown in Exhibit 1.1.

The City’s commitment within the Timberlands North community is to develop an area for the City of Red Deer that reflects a unique image and character through design, with a focus on walkable streets, a diverse range of land uses with solid integration of commercial, residential and civic opportunities. The Neighbourhood Plan is based on a number of guiding principles which have focused on promoting a well-defined sense of place through thoughtful design, siting of public spaces, public art, architectural details and streetscape features.



Exhibit 1.1 - Location and Timberlands North Boundaries

1.2 Architectural Guidelines

The Architectural Guidelines established for Timberlands North will enhance the integrity of the development and ensure that each home adds 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. Homeowners and designers are to use these Architectural Guidelines as a guide when planning their new home. The Architectural Guidelines have been written in a definitive manner with multiple examples which will allow for creativity and create harmony and continuity in home design within the community.

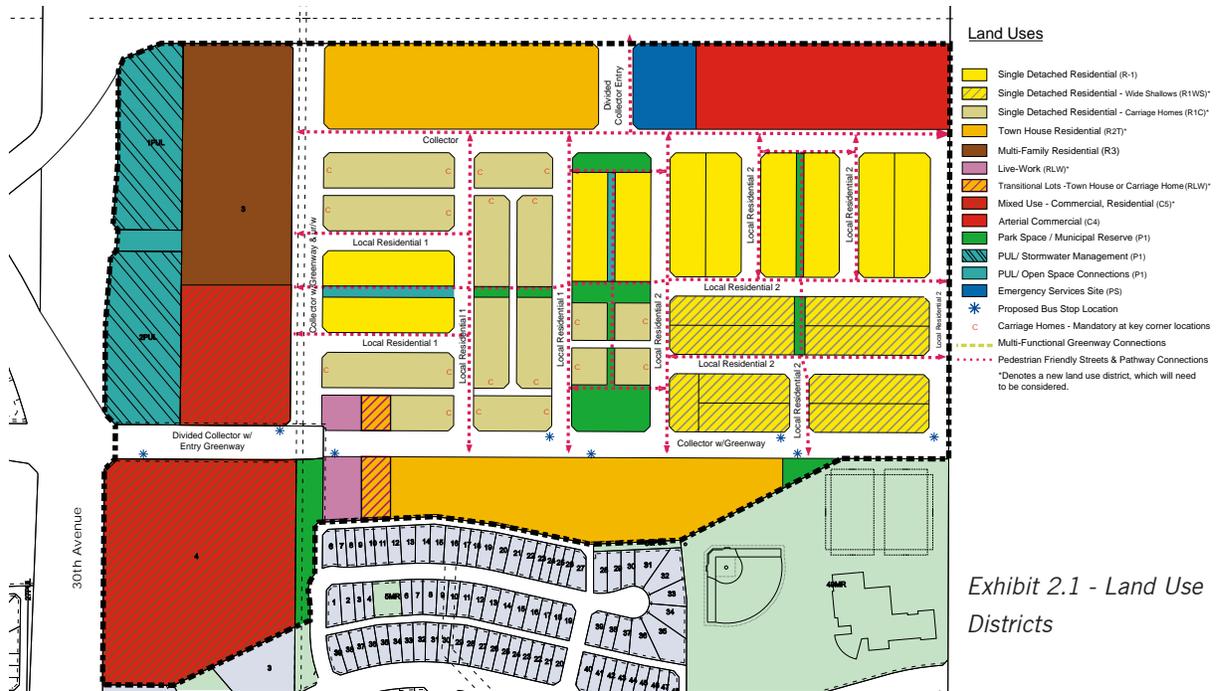
By utilizing a number of traditional housing styles, the community will maintain aesthetic interest and appeal. The approved architectural styles for Timberlands North will be French Country, Prairie, Prairie Modern, Craftsman and Colonial/Georgian.

2. ZONING REGULATIONS

All construction must comply with the current City of Red Deer Land Use Bylaw and Alberta Building Code. Construction may only begin upon receipt of a Building Permit from The City of Red Deer and a Grade Slip from the Architectural Coordinator which is prepared by the Consulting Engineer. Conformity with the Guidelines does not supersede the required City of Red Deer approval process.

2.1 Land Use Requirements

All homes in Timberlands North must follow all regulations noted in the City of Red Deer Land Use Bylaw (referenced in Appendix B), in regards to setbacks, site coverage, building height, habitable ground floor area and number of dwelling units per site.



3. SITE PLANNING

3.1 Home Placement

All homes should be compatible with the grading and site topography in order to take full advantage of potential views and to maximize orientation on lot. Designers are to take into consideration the lot width, length and shape as homes should conform to these dimensions. Designers are to review the Building Grade Plan and Marketing Plan prior to home design to ensure that the proposed home is compatible with the desired lot.

3.1.1 MAXIMUM SIDE YARD SETBACK

The maximum side yard setback allowed in Timberlands North will be 8 feet (2.44m).

3.1.2 R1WS FRONT YARDS SETBACK

The minimum front yard setback for R1WS Lots is 3.80m for the live portion of a dwelling unit, and 6.0m for the front attached garage of the dwelling unit.

The maximum front yard setback for R1WS Lots is 4.50m for the live portion of a dwelling unit. Covered front porches will be counted as part of the live portion of the dwelling.

3.2 Lot Grading

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

Homeowners 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.

The lot grades, as indicated on the Building Grade Plan, create a drainage pattern and must be maintained. Site drainage must be established prior to commencing construction and maintained by the builder throughout the construction period.

Homeowners are to ensure that all corner and intermediate elevations, as established by the development engineer, be maintained exactly as specified. The maximum permitted front, rear or side yard slope is 3:1; however, builders are encouraged to stay within a 5% - 15% slope.

Individual lot grading (including drainage swales and retaining walls) must be completed within individual homesite property lines.



4. ARCHITECTURAL DESIGN

4.1 Proposed Housing Product

Timberlands North is comprised of a variety of housing products including laned and lane-less single-family in standard and wide-shallow formats, townhomes, carriage homes, and 3 and 4 storey apartments sometimes mixed with retail uses.

Theming is based on a faux-historic palette of styles that blend well and facilitate attractive streetscapes.



4.2 Architectural Styles

4.2.1 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
- Extensive stone work
- Timber Trusses
- Tall vertical windows
- Wood blocks and/or brackets
- Steep roof pitch with front facing gables



- Portico/ covered entry

4.2.2 CRAFTSMAN

The predominant characteristics of Craftsman homes are moderate pitched roofs, unenclosed eave overhangs, exposed rafter tails, dormers, and chimneys. Decorative (i.e. false) beams or braces are commonly used under gables. Porches, whether full or partial width, are supported by large square columns and built with traditional building materials.

Siding and trim colours should be inspired by nature and should complement the natural materials used on the home. A base is essential on columns to ground the home to add an appearance of stability. Columns generally begin 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 surrounding so massing and materials must be carefully considered. Elements like brackets, blocks, false trusses and exposed rafter tails are encouraged to give the appearance of solidity.

Typical Design Elements

- A variety of articulation within wall lines
- Cross gable roofs
- 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
- Tapered columns with a supporting larger base
- Window Boxes
- Dark rich colours with contrasting trim



4.2.3 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 with 24” minimum overhangs.

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. Colours vary from the lighter shades of stained or painted wood siding through weathered grays to rich earth tones.

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.

Typical Design Elements:

- Larger overhangs
- Shallow pitched roofs
- Horizontal battens
- Use of multiple materials
- Masonry base
- Wide chimneys



4.2.4 PRAIRIE MODERN

The Prairie Modern style is characterized by the use of the basic principles of Prairie design, combined with contemporary elements derived from other modernistic house styles such as Bauhaus, International, or Art Moderne.

Low or moderately pitched skillion roofs are common in place of flat or low pitched hip roofs. Wall surfaces may be smooth and unornamented or clad in modern materials such as vertical or horizontal wood or composite siding. Windows are set flush with the outer walls, with minimal surrounding trim detail. Asymmetrical facades are enhanced with the use of asymmetrical ribbon or vertical casement windows.

Typical Design Elements:

- Floor to ceiling windows
- Cantilevered sections of house, roof and/or balcony without visible support from main body of house
- Multiple roof levels
- Skillion roofs combined with low pitched hip roofs
- Ribbon windows, both regular height and high clerestory
- Plain rectangular/square supports for porches or portions of house proper



4.2.5 COLONIAL/GEORGIAN

The colonial/georgian house is usually a simple one or two storey box, two rooms deep, with doors and windows in strict symmetry. Georgian was the dominant style of the English Colonies from 1700 to about 1780 and the style grew from the Italian Renaissance which emphasized classical details.

Identifying features include a panel front door, usually centered and capped by an elaborate decorative crown, supported by decorative pilasters; usually with a row of small rectangular panes of glass beneath the crown, either within the door or in a transom just above. Cornices are usually emphasized with tooth-like dentals or other decorative mouldings. Windows include double-hung sashes, having numerous small panes separated by thick wooden muntins. Windows are aligned horizontally and vertically in symmetrical rows, never in adjacent pairs.

Roof forms include single-gabled, hipped and centred-gabled. Gambrel roofs should generally be avoided.

Typical Design Elements

- steeply pitched roof
- flat façade
- keystones and lintels
- strong symmetry
- brick or siding used exclusively



4.2.6 MULTI-FAMILY

Multi-family products, including townhousing and apartments, must conform to the prescribed architectural theming. To ensure acceptability and conformity to the architectural codes, multi-family builders are required to submit conceptual designs to the architectural coordinator prior to making formal application.

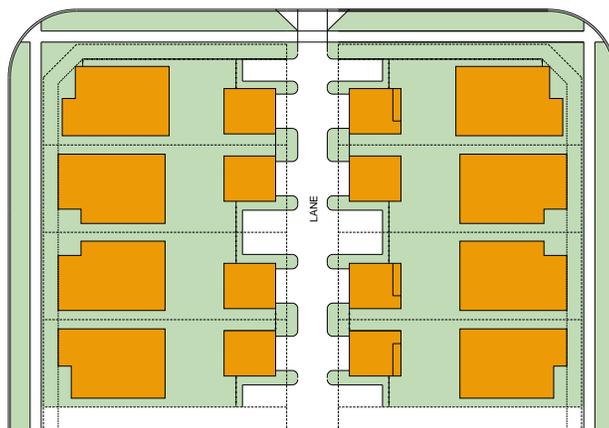


4.2.7 CARRIAGE HOMES

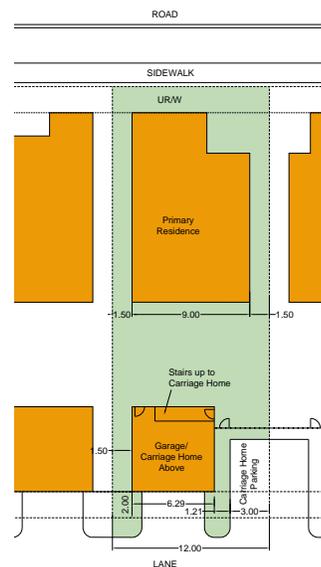
Carriage homes in stand alone must be developed in a consistent manner with the principle dwelling and contain sufficient detailing to achieve a recognizable architectural style. Carriage homes will have a detached garage served from the rear lane. The garage usually has an accessory dwelling unit situated on the second storey and accessed from the outside. Front attached garages are also be permitted.

The Carriage style homes allow the main dwelling to be two and half storeys and the front face of the main house is set back a short distance from the front sidewalk. The primary dwelling of the Carriage homes can accomodate a front porch and will be able to present a finely-detailed front elevation to the street. Each home will have a small private rear yard between the main house and the detached garage.

The rear detached garages of various sizes can provide space above to create a Carriage house as a separate residential unit. The Carriage homes will be required to provide an off-street parking space for the Carriage house unit. Corner units are to be designed so that architectural detailing wraps all sides of the dwelling that face a public street.



Potential Block Layout- to accommodate additional parking for carriage homes off the lane
SCALE 1/8"



4.3 Repetition

Four architectural styles have been selected to allow enough variety for the consumer to choose the home layout of their choice with different front elevations provided by the builders. Repetition of the architectural styles will be limited to ensure variation in the proposed streetscapes.

Identical or near identical elevations 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. This may be altered at the Architectural Coordinator’s discretion if it can be shown that the two elevations in question are located so as not to be visible together from any angle. While similar house plans and elevations are inevitable, it is possible to vary the design by changing exterior elements. If it is felt that the adjacent houses are too similar the Architectural Coordinator will request the applicant to make design changes. Repetitive elevation treatments will be monitored.

To be “different” means that there is a significant change in features, such as roof type, size and location of windows and doors, colours, and finish materials. A change of materials alone and reversing the plan is not sufficient.

Exterior colour schemes must be approved by the Architectural Coordinator. Colours cannot be repeated more often than every fourth (4th) home on the same side of the street and will not be permitted directly across the street. Approved siding colours for Timberlands North are located in Appendix A. Siding that is not noted on this list may be accepted if a colour sample is submitted for approval to the Architectural Coordinator.



4.4 Building Form and Massing

4.4.1 GARAGES

Homes in Timberlands North will be required to have either a front attached or rear detached garage, mandatory. Some lots will only be able to accommodate a single front attached garage, for clarification of garage size and locations refer to marketing maps. Triple car garages will not be permitted in Timberlands North. The garage should reflect and complement the overall massing and proportion of the home and should not dominate the streetscape.

In order to reduce the visual impact of a front drive garage, close attention must be paid to the architectural design of the front elevation and the design of the front entryway. Entryways or porches are to be brought as far forward as possible, without adversely affecting the interior layout of the home.



Garages that are wider than 22 feet (6.71m) should have some form of articulation to reduce the appearance of the garage width. Examples of articulation are the addition of a window beside the door and boxing it in by one foot, or the use of two single garage doors. Side walls on garages adjacent to the garage door should be no larger than 3 feet (0.91m) on either side of the door. Garages wider than 24 feet (7.32m) will not be approved, except for wide shallow lots.



The garage location for each lot will be noted on the Building Grade Plan and the subdivision Marketing Plan, and builders are to use the garage location as shown. If a side drive garage is chosen, the garage should stay in the same side of the lot that it was intended to be on so it does not impede the view from the front of neighbouring homes. Garages will generally be paired with the neighbouring homes unless noted otherwise on the marketing map.

4.4.2 LIVING AREA OVER GARAGE

Living area over the garage, otherwise known as “bonus rooms”, will be encouraged in Timberlands North, but they are not permitted to cover the entire depth of the garage. They must be recessed from the garage face by at least 4’ unless the bonus room is designed to look like it is developed in the roof of the garage. Designers will be asked to reduce the visual impact of the bonus room through use of rooflines and battens. Materials that are applied to the front of the bonus room must return along the side wall of the garage to the entry.



4.4.3 ROOF DESIGN AND PITCH

As the largest single element of a home, roof design is very important to the form and proportion of a home. The roof pitch and overhang should match the chosen architectural style. All main roof slopes in Timberlands North will require a minimum 5/12 roof pitch. All gable elements will require a minimum 6/12 roof pitch. Porches and dormers may use a lesser slope than 5/12 approved at the discretion of the Architectural Coordinator. A 4/12 roof pitch will be approved on Prairie Style homes.

When possible, an effort should be made to incorporate upper floor living areas into the main roof to give an appearance of a storey and a half. This can be achieved with interesting roof designs that do not forfeit upper floor living area.

- Overhangs on all roof configurations shall be a minimum of 12 inches to a maximum of 30 inches.



4.4.4 FRONT PORCHES

Integrated front porches are encouraged as a means of the home with the streetscape and promoting a pedestrian friendly environment. The use of a porch will help reduce the distance from garage face to front entry. Covered front porches will be considered a part of the living portion of the dwelling. To ensure the functionality and correct massing, a minimum depth of 6' will be required for all porches. If a design is submitted that does not have a front porch but has adequate detail and massing, it may be accepted at the Architectural Coordinator's discretion.

Architectural elements that emulate the traditional architectural style in Timberlands North are;

- Well detailed and substantial columns extended to grade level, minimum base 12 x 12 inches which may taper to 10 x 10 inches.
- Screening of the underside of the porch in an appropriate and complementary material so that the underside of the porch is not visible. Lattice will not be permitted, Stone, Brick, Paneling, Board & Batten or shake are permitted as skirting.
- Brick or Stone bases on the columns. Full height brick or stone columns will not be permitted.
- Bold and simple triangular knee braces supporting the porch roof.



4.4.5 COLUMNS

All columns must be boxed out in decorative material and be a minimum size of 12x12 inches. They should have structural integrity and show a rich level of detailing to reflect the selected architectural style of the home. Columns are not required to have a masonry base, but if a base is selected it must be at least 3 feet (0.91m) in height measured from grade or top of porch. Minimum columns are to have an 8 inch top and bottom cap with relief panel and trim.



4.4.6 EXPOSED ELEVATIONS

An exposed elevation will be considered any elevation that faces onto a: street, park, green space, open space, pathway, municipal reserve, environmental reserve, amenity space, laneway, storm pond, commercial development, and/or apartment/condo building. Sales and design teams are asked to review their lots on the marketing map for site furniture and possible exposed elevations.

Corner Lots

Corner lots require additional treatment on the street side elevations to the same extent as the front elevation. Rear elevations on corner lots flanking a street must have full treatment consistent with the front elevation. Sales and design teams must take this into account when working with home buyers as this will not be relaxed at any time. Corner lots must be well articulated with various architectural elements appropriate to the selected architectural style.

The suggested home design for corner lots would be a bungalow or story and a half with living space built into the roof system. Elements include: box outs, chimneys to grade, additional windows, detailed trims to match front elevation, shadow bands, belly boards, corner boards, rooflines, gables with secondary materials, and porches or verandas that wrap around from the front of the house.

When a two storey home is proposed on a corner lot, extra attention will have to be paid to the bonus room above the garage. A full height chimney may be required as well as roof plans that wrap around the building face. If a full height chimney does not suit the design, an alternative detail may be approved at the discretion of the Architectural Coordinator.



Rear Elevations

Exposed rear elevations in Timberlands North will require a design with similar detail as the front elevation. Decks must be built at the initial time of construction and must be shown on the building plans for any homes that have exposed rear elevations.

4.4.7 EXTERIOR DECKS

Exterior decks on exposed rear elevations will require at minimum 12 x 12 inches built out columns extending from grade to underside of the deck. These columns are to be consistent with the front elevation and must be clad in the same material as the columns on the front elevation. Decks less than four feet above grade must be skirted in smartboard or an approved equivalent with a trim detail. Lattice is not permitted as a skirting material. Deck designs must be shown on the drawings submitted to the Architectural Coordinator and built at the time of construction on all exposed elevations.

Deck designs must take into account privacy issues of neighbouring homes. Oversize decks that impede privacy or are disproportionate to the home will not be permitted.

Handrails on decks are encouraged to be of prefinished aluminum or metal construction; wood rails will not be permitted. Glass railing may be used on the rear elevation only.



4.4.8 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 builder are required to bring the chimneys down to grade. All chimney flues must be boxed in with the same finish as the main body of the home.



4.4.9 RETAINING WALLS

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

Retaining walls will be limited to a height of 4 feet (1.22m). All retaining structures must be within property lines. Any retaining walls exceeding 3.3 feet (1.00m) in height MUST be approved by a professional engineer and may require a development permit.

4.5 DRIVEWAYS

Broom finished concrete with a deep tool joint will be approved as a minimum driveway requirement in Timberlands North. It is encouraged that driveways be detailed with borders or inset patterns utilizing exposed aggregate, patterned concrete or pavers. No parking pads will be allowed in the front yards or side yards. The following details for driveways are minimum requirements and alternatives:

- Desirable driveway slopes are between 3% and 7%
- Maximum driveway slope is 10%; minimum is 2%
- Asphalt driveways are not permitted.
- Driveways should be the full width of the garage itself, not the width of the garage door.
- Decorative concrete is highly encouraged.



4.6 SIDEWALKS

- Sidewalks leading to the entry from the driveway are to consist of the same material as the driveway and are to be poured concurrent with the driveway.
- Sidewalks leading to entry from driveway must be a minimum of 4 feet (1.2m) in width.
- Parking pads along the side yards of homes will not be allowed.

5. BUILDING MATERIALS

5.1 Primary Wall Materials

At minimum, the primary wall material will be masonry, premium (dark) vinyl and or composite siding with a bevelled profile. Vertical siding, board and batten, smart panel and/or shakes will be permitted as a primary wall material. Stucco may be permitted at the discretion of the Architectural Coordinator.

Secondary wall materials and colours are strongly encouraged and may consist of horizontal and vertical siding, board and batten, smart panel, and cedar or composite shakes. Siding with a smaller lap profile may also be used as a secondary wall material, generally used on the upper portion of the house. Vinyl shakes will be permitted in the straight cut profile only. Staggered cut vinyl shakes will not be permitted.

Wall colours and materials must match the style of the home. Before submitting colours, builders should review adjacent house colours to avoid repetition.

Pre approved primary and secondary siding colours are listed in Appendix A. Colours not listed may be approved at the Architectural Coordinator's discretion.



5.2 Masonry

The placement of the masonry must ground the home and act as a structural element. Where masonry is used, at least 25% of the front elevation is to consist of masonry. All masonry must wrap at least 3 feet around all corners and must return to the entry on front attached garages. The following masonry will be approved in Timberlands North.

- Manufactured Stone or Brick
- Natural Stone or Brick
- Natural Stone veneer

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 Timberlands North 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 or any elevation in a visible location. All trims are to be contrasting in colour compared to the dark coloured cladding.

- Window trim will be required on all four elevations.
- Trim material is to be a composite material such as Smartboard, Hardie trim or an equivalent. Aluminum, vinyl and stucco trims will not be permitted.
- Trim should be a minimum of 4 inches wide on all four elevations.
- Windows shall be detailed with a sill and header on the front elevation. A simple application of 4 inch battens on all four sides of the window may be permitted on rear and side elevations only.
- Trim must sit proud of the wall material they are designed within. When a composite material trim is used on a stone wall, the trim must be built out at least ½” proud of the stone.
- Corner boards will be required on all front elevations and exposed elevations.
- Corner boards are to be a minimum of 4 inches wide. Corner boards will be required on homes with stucco and siding.
- Corner board material is to be a composite material such as Smartboard, Hardie Trim or an equivalent. Vinyl corners that are 4 inch wide coloured to match the corner board colour on the front elevation will be approved on rear elevations that are not considered exposed.
- 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 elevations.
- The fascia on open gables on the front and other highly visible elevations are to be constructed with a composite material and be a minimum of 8 inches in height. All other fascia may be 6 inches in height and may be aluminum.
- Rainwear should be limited on exposed elevations. Downspouts should take place on side and rear elevations of homes only. Rainware should match colour of soffit and fascia used on home.
- Soffits shall be constructed of prefinished aluminum or composite materials. Stained cedar soffits will be approved and are encouraged in high visibility areas.
- All homes will require an electrical outlet in the soffit that will be wired to a switch inside the home. This will allow for easy operation and installation of seasonal holiday lighting.



5.4 Windows

Window layouts are very important in achieving great design in a 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.

Casement, double-hung, and single-hung are appropriate window types and may be incorporated with non functional windows to create more elaborate window designs. Sliding windows will be acceptable but will still require decorative treatment.

- Simulated divided lights or muntin bars are to be used on the front elevations. Side elevations that are considered an exposed elevation will require muntin bars or simulated divided lites.
- Large picture windows should be flanked by narrower vertical windows.
- Windows are to be oriented vertically. In other words, they should be taller than they are wide.
- Skylights, if used, should be black in colour to match the roofing and should have a flat profile.
- Skylights, if used, should be incorporated on rear elevations and should not be visible from the street.



5.5 Roofing

The roof material for all homes in Timberlands North is to be premium architectural asphalt shingles such as IKO Cambridge, GAF Timberline or, BP Harmony. Composite products such as Gem or Euroshake, and concrete tile in the slate profile with a dark colour will also be permitted. Standing seam metal roofing may be approved at the discretion of the Architectural Coordinator. Other equivalents may be approved at the Architectural Coordinator’s discretion. No wood shakes will be allowed. All roof stacks must be enclosed and/or finished to compliment the roof colour and exterior finish detail.

- When asphalt shingles are used, colours should be in the black, brown or grey tones.
- Rainwater leaders and soffits shall match or compliment the approved trim colour.
- All roof hardware (i.e. vents, stacks, flashing, etc.) must be painted to match the colour of the roofing material. Unfinished galvanized flashing will not be permitted.

5.6 Entry Doors

Entry doors must compliment the architectural style of the home and should stand as a primary element of the front elevation. A typical 6 panel door will not be permitted.

- Entry doors should have glazing and/or sidelights and/or transom windows. Upgraded fibreglass doors with a natural appearance or real wood will be encouraged and may be approved without the requirement of glazing.
- Entry doors must be painted a deep/contrasting or a complementary colour to the trim.
- Double front entry doors will be approved at the discretion of the Architectural Coordinator.
- Sliding patio doors should not be located on front elevations.



5.7 Garage Doors

Garage doors must be a traditional carriage or renaissance style with vertically proportioned panels and raised trim. This will give the appearance that the door has been constructed of wood.

- Garage doors should match the main body colour or trim colour or both. Alternate colours may be approved.
- Garage doors are not to exceed 8 feet (2.44m) in height and 20 feet (9.10m) in width.
- Additional space above the garage door to eaves line (more than 24 inches (0.61m) will have to be justified and treated with an architectural feature.
- The same garage door style will not be permitted for neighbouring homes; there must be at least one house of separation.
- Black garage doors will not be permitted.



5.8 Railing

Rails 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. Depending on architectural style, acceptable railing materials include:

- Aluminum
- Wrought Iron
- Wood (cedar only)
- Glass Panel (rear elevations only)

5.9 Front Steps

Front steps, should be constructed of concrete and should match the driveway and sidewalk. For homes that have a full width front porch, wood may be used in place of concrete. Wood steps on these homes should be constructed from cedar or a composite material and will require closed risers.



5.10 Exterior Lighting

Pot lights or light fixtures with a contemporary look are encouraged for the garage and front entry. All light fixtures shall complement the architectural style of the home. Flood lights will not be permitted. All light fixtures shall be fully shielded and oriented to direct all light below the horizon.

Rear exterior lighting with photocell light sensor will be required on all Carraige style homes.

5.11 Exterior Colours

The Architectural Coordinator must approve all exterior colour schemes. Colours should complement and enhance the ambiance of the community. Home colour schemes must not be repetitious with adjacent homes. See Section 4.3 Repetition. Sales and design teams must take this into account when working with clients, as this will not be relaxed at any time. Builders will be able to submit for pre-approved colours on a lot.

Dark bold siding colours are the central theme in Timberlands North creating a blend of vibrant accents from one home to the next. Siding colours should suit the architectural style of the home. Pre approved primary siding colours for the main body of the home are listed in Appendix A. Colours not listed may be approved at the Architectural Coordinator’s discretion.

Each home is permitted to have one secondary colour that is complementary to the main body colour of the home. Lighter shades such as a beige or taupe may be used in limited amounts. If a secondary colour is desired in a dark colour there are no restrictions on the amount used. Pre approved secondary colours for accents on the home are also listed in Appendix A. Colours not listed may be approved at the Architectural Coordinator’s discretion.

Trim must be a bold colour that contrasts the main body colour of the home. Corner boards, shadow boards, columns, wood stair risers, fascias, and soffits must all match the trim colour.



6. ADDITIONAL REQUIREMENTS

Nothing herein contained shall be construed or implied as imposing on the Architectural Coordinator, 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 Architectural Coordinator, its agents or employees, in the performance or non-performance of their rights and obligations herein.

6.1 Environmental Initiatives

The Architectural Coordinator encourages green building practices and environmental initiatives in Timberlands North. In addition to the requirements of The City of Red Deer Land Use Bylaw, the following requirements apply:

Rain Barrels will be permitted in Timberlands North provided they are located on the sides of the homes only. All rain barrels should be of an Earth tone colour.

Solar collectors may be permitted at the discretion of the Architectural Coordinator. Solar collectors may be black in colour only.

Compost bins will only be permitted in rear or side yards. For homes that back onto open space, compost bins will only be permitted in side yards. Compost bins are to be made from prefinished materials, not unfinished wood. All compost bins will require a gravel base or concrete pad so they are not resting directly on the lawn area.

Electricity generation using small wind turbines is not permitted unless approved by the Architectural Coordinator.

Greenhouses will be permitted provided they are professionally designed and built and the plans must be approved by the Architectural Coordinator.

6.2 Satellite Dishes

- Satellite dishes are allowed 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 Representative reserves the right to reject any installation if deemed inappropriate.

6.3 Air Conditioning Units

Central air conditioning or other mechanical hardware must be located where they are not visible from the street and should be screened when possible.

7. LANDSCAPING

7.1 Completion of Landscaping

All front yard landscaping must be completed as per Land Sale Agreement. The minimum requirements will be sod with one tree and three shrubs. Coniferous trees must have a minimum height of two metres and deciduous trees must have a minimum caliper of 50mm. The City of Red Deer will supply one tree. Artificial grass may be approved at the discretion of the Architectural Coordinator. Specifications must be provided to the Architectural Coordinator. Landscape Plans that do not include sod may be permitted with xeriscaping at the discretion of the Architectural Coordinator.

7.2 Fencing

In addition to requirements noted in the City of Red Deer Land Use Bylaw, the following fencing requirements apply:

7.2.1 REAR YARD FENCING

- Rear yard fencing in Timberlands North will be a six foot wood screen fence, black chain link or black wrought iron fence, depending on the lot.
- Homeowners are encouraged to use vegetation to enhance privacy along all fence lines.
- A fencing plan can be found in Appendix B of this document. Fencing and gates installed may not be altered or removed under any circumstances. Alternative fencing specifications are not permitted.

7.2.2 SIDE YARD FENCING

- If the rear yard fence of a particular lot has been constructed as a six foot privacy fence, the preferred side yard fence is a six foot privacy fence that matches the Architectural Coordinator’s specifications and color.
- If the rear yard fence has been constructed using chain link or wrought iron, the side yard fences must be constructed using either black wrought iron or black chain link to match the Architectural Coordinator’s specifications and color. This fence must be constructed to the back of the home. A wood privacy fence may be constructed between two homes but will not be permitted to be constructed past the back wall of the homes.

7.2.3 DOG RUNS

- Fencing for dog runs may be installed by the homeowner, provided it is 6 feet in height and conforms to the Architectural Coordinator’s fencing specifications.
- The fenced dog run area may not extend beyond the depth of the house foundation.
- Dog runs may only extend into side yards.
- Landscape elements are encouraged as screening for dog runs.

7.3 Fire Pits and Outdoor Fireplaces

Fire pits and outdoor fireplaces may be permitted in rear yards only and must be constructed in accordance with any regulations or bylaws established by The City of Red Deer.

7.4 Ancillary Structures

- Ancillary structures such as gazebos, arbours, trellises, fire pits and storage cabins must be designed in a similar style to the home. They shall be located in the rear of the lot.
- All structures are subject to review by the Architectural Coordinator if built at the time of house construction or the Homeowners Association if built at a later date.
- Construction of pools and sport courts also require review by the Architectural Coordinator, or the Homeowners Association if built at a later time.



8. APPROVAL PROCESS

8.1 Required Information for Architectural Approval

The following items are required for architectural approval. All information is to be submitted to the www.archcontrol.com website prior to review. Incomplete applications will not be processed.

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')

Completed architectural exterior colour and material selections

8.2 Approval Processing

The initial review of home plan submissions will be reviewed within 5 working days.

8.3 Schedule of Applicable Fees

The first Architectural Approval and Pre Approval will be covered by the Land & Economic Development Department (LED).

The following are the fees for the processes of Architectural Approvals and Change Requests:

Secondary Architectural Approval	\$550.00
Change Requests	\$100.00
Fee for Consultation:	
Senior Architectural Technologist	\$175.00 / Hour
Intermediate Architectural Technologist	\$100.00 / Hour

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 adjacent or any other home sites.
- Items stored must be stored in an organized manor and must be covered 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 responsible Builder.
- The L.E.D.D reserves the right to rectify any deficiencies at the cost of the responsible Builder, as per the Timberlands North Residential Land Sales Agreement.

9.3 Vehicles and Parking

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

9.4 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 and drugs are prohibited at all times on site.
- Erosion control is the responsibility of the Builder during construction.
- Builders are to ensure that sites are only accessed via the provided entries.

10. DISCRETION

Notwithstanding anything set out in these guidelines, the L.E.D.D, and Architectural Coordinator (IBI Group) may apply their respective judgements when considering and approving anything regulated or controlled by these guidelines. In so doing, the L.E.D.D 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.

10.1 No Right to Enforce

Only the L.E.D.D may enforce the guidelines. No purchaser of a lot in Timberlands North may enforce these guidelines.

10.2 Right to Amend

The L.E.D.D may amend these guidelines as it sees fit in its sole and absolute unfettered discretion.

10.3 No Trespassing

No person shall infringe upon, excavate, destroy, paint, fill in, cut, remove or tamper with any lot in Timberlands North that is not their own. If done so the L.E.D.D has full right to take legal action for relief of any violation.



11. CONTACTS

ARCHITECTURAL COORDINATOR

IBI Group

400 – Kensington House
1167 Kensington Crescent NW
Calgary, Alberta T2N 1X7
Tel: 403.270.5600
Fax: 403.270.5610
Website: www.archcontrol.com

DEVELOPER

City of Red Deer

Land & Economic Development Dept.

City Hall, 4th Floor
4914 – 48 Street
Red Deer, AB T4N 1S6
Tel: 403.342.8106
Fax: 403.342.8260
Website: www.reddeer.ca/land

Land and Economic Development Department (L.E.D.D)

APPENDIX A

APPROVED PRIMARY AND SECONDARY SIDING COLOURS

Approved Primary Siding Colours

James Hardie – ColorPlus

- Autumn Tan
- Khaki Brown
- WoodStack Brown
- Monteret Taupe
- Timber Bark
- Mountain Sage
- Boothbay Blue
- Evening Blue
- Chestnut Brown
- Traditional Red
- Countrylan Red
- Iron Grey
- Harris Cream
- Frosted Green
- Tuscan Gold
- Heather Moss

Gentek - Sequoia

- Venetian Red
- Harvest Wheat
- Dark Drift
- Saddle Brown
- Moonlit Moss
- Midnight Surf
- Windswept smoke

Mitten – Sentry (ACT)

- Academy Grey
- Richmond Red
- Grenadier Green
- Khaki Brown
- Annapolis Blue
- Aviator Green
- Chestnut Brown
- Willow Green
- Cornsilk Yellow
- Heritage Tan

Royal – Colorscapes

- Charcoal Grey
- Chesapeake Green
- Heritage Blue
- Hampton Blue
- Rustic Red
- Natural Cedar

Certainteed – Monogram 46

- Sable Brown
- Pacific Blue
- Barn Red
- Terra Cotta
- Mountain Cedar
- Hearthstone
- Spruce
- Flagstone

Waterford – Timbercrest

- Umber
- Evergreen
- Charcoal
- Pecan
- Brick
- Cobalt

Approved Secondary Siding Colours

Gentek - Sequoia

- Linen
- Almond
- Maize
- Antique Ivory
- Pebble Kaki
- Canyon Clay
- Wicker
- Dover Grey

Certainteed – Monogram 46

- Granite Grey
- Cypress
- Buckskin
- Natural Clay
- Suede
- Savannah Wicker
- Light Maple
- Herringbone

Mitten – Sentry

- Bone
- Ivory
- Brownstone
- Flagstone
- Lite Maple
- Heatherstone

Waterford – Select

- Pine
- Prairie Wheat
- Tan
- Sandstone
- Classic Linen
- Clay

Royal – Crest

- Linen
- Beige
- Wicker
- Clay
- Aspen
- Harvard Slate
- Pebble Clay

APPENDIX B
LAND USE BYLAWS

4.1 R1 Residential (Low Density) District



General Purpose

The general purpose of this District is to provide land which will be used for low density residential development.

1. R1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3).
(ii)	Detached dwelling unit.
(iii)	Home music instructor/instruction (two students), subject to section 4.7(10).
(iv)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v)	Neighbourhood identification signs subject to section 3.4.
(vi)	¹ Secondary Suite, subject to section 4.7(9).
(b) ²Discretionary Uses	
(i)	Amateur radio tower.
(ii)	³ Assisted Living Facility in a Detached Dwelling Unit. ⁴ Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan.
(iii)	Bed & Breakfast in a Detached Dwelling Unit or Semi-detached Dwelling Unit, subject to subject to section 4.7 (11).
(iv)	“Existing Special Residential” (approved prior to December 7, 1998): churches, kindergartens, schools, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.
(v)	Residential Use shall be also deemed to be a Discretionary Use for that site.
(vi)	Garden Suite subject to section 4.7(13). Home occupations which will generate additional traffic subject to section 4.7(8).
(vii)	Home Music Instructor/Instruction (six students), subject to section 4.7(10).
(viii)	Municipal Services limited to Police, Emergency Services and/or Utilities.
(ix)	Municipal Services limited to Police, Emergency Services and/or Utilities.
(x)	⁵ Show Home or Raffle Home.
(xi)	⁶ Secondary Suite, subject to section 4.7(9).

¹ 3357/Z-2009

² 3357/A-2012

³ 3357/C-2007

⁴ 3357/C-2007

⁵ 3357/T-2015

⁶ 3357/Z-2009

- Signs, subject to section 3.4 and 3.4:
(xii) (1) Freestanding sign for uses listed in 4.1(1) (b): (iii) (iv) (v) (ix) and (x).

2. R1 Residential (Low Density) District Regulations

(a) Table 4.1 R1 Regulations

Regulations	Requirements
Floor Area Minimum	Frontage in m x 6.0 m but not less than 72.0 m ²
¹ Site Coverage Maximum	40% (includes garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
² Front Yard Set Back	6.0 m except for the R1 zoned lands located within the Timberlands North Neighbourhood Area Structure Plan area (south of 67 Street and east of 30 Avenue) where the front yard setback is: <ul style="list-style-type: none"> • Minimum 3.0 m and a maximum of 4.5m for the live portion of a dwelling unit, and • Minimum 6.0 m for any front attached garage portion of a dwelling unit.
Side Yard Minimum	Detached dwelling: minimum 1.5 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	Detached dwelling 360.0 m ²
Frontage Minimum	Detached dwelling 12.0 m

(b) R1 district is subject to any applicable residential regulations listed within section 4.7.

(c) ³Notwithstanding anything in this Bylaw, the development of more than one residential dwelling on lands zoned R-1, whether by bare land condominium or otherwise, shall be subject to site plan approval by the Development Authority.

¹ 3357/I-2013

² 3357/L-2013, 3357/D-2015

³ 3357/H-2008

¹4.1.1 R1C Residential (Carriage Home) District



General Purpose

The general purpose of this District is to provide the unique opportunity for one additional self-contained Dwelling Unit on a residential lot in the form of a Carriage Home located above a detached garage with lane access thereby increasing housing choices.

(1) Carriage Homes are mandatory on all corner lots including lots located at the intersection of a lane with a street and as identified on the Land Use Concept Plan in the Timberlands North Neighbourhood Area Structure Plan

(2) R1C Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory Building subject to sections 3.5 and 4.7(3)
(ii)	Detached Dwelling Unit
(iii)	Carriage Home, subject to section 4.1.1.(3)(b)
(iv)	Home Music Instructor/Instruction (2 students), subject to section 4.7(10)
(v)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(vi)	Neighbourhood identification signs subject to section 3.4
(vii)	Secondary Suite, subject to sections 4.1.1(3)(b) and 4.7(9)
(b) Discretionary Uses	
(i)	Assisted Living Facility in the principal dwelling unit
(ii)	Bed & Breakfast in the principal dwelling unit
(iii)	Garden Suite, subject to sections 4.1.1(3)(b) and 4.7(9)
(iv)	Home Occupations which will generate additional traffic and located on a lot that does not contain a Carriage Home, subject to section 4.7(8)
(v)	Home Music Instructor/Instruction (six students), subject to section 4.7(10)
² (vi)	Show Home or Raffle Home.
(vii)	Secondary Suite, subject to sections 4.1.1(3) and 4.7(9)
(viii)	Signs, subjects to section 3.3 and 3.4:
(1)	Freestanding sign for uses listed in 4.1.1(b)(i)(vi)

¹ 3357/L-2013

² 3357/T-2015

3. R1C Residential (Carriage Home) Regulations

(a) Table 4.1.1 R1C Regulations – Principal Dwelling Unit

Regulations	Requirements
Floor Area Minimum	Lot frontage in m x 6.0 m, but not less than 72 m ²
Site Coverage Maximum	60% (includes any garage & accessory buildings)
Building Height Maximum	2½ storeys with a maximum of 12.0 m measured from the average of the lot grade
¹ Front Yard Minimum	<ul style="list-style-type: none"> • Minimum 3.0 m and maximum 4.5 for the live portion of a dwelling unit, except when a parcel fronts onto a P1 Parks and Recreation District, then the minimum is 2 m and the maximum is 3 m, and • Minimum 6.0 m for any front attached garage portion of a dwelling unit.
Side Yard Minimum	1.5 m however, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2B
Rear Yard Minimum	7.5 m
Lot Depth Minimum	32.0 m
Landscaped Area Minimum	30% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	384 m ²
Lot Frontage Minimum	12.0 m

(b) Table 4.1.1 Use Provisions - Carriage Home Unit

Notwithstanding that a Carriage Home is listed as a permitted use in this district, such use is a conditional use which is only allowed if the Carriage Home meets the following requirements, which shall not be relaxed or varied by the Development Authority.

¹ 3357/D-2015

Carriage Home	Requirements
Floor Area Maximum	40% of principle dwelling unit
Building Height Maximum	2 storeys including the garage, with a maximum height of 10.0 m measured from the average of the lot grade
Minimum Separation to Principal Dwelling	4.0 m
Side Yard Minimum	1.5 m however, on corner lots the side yard abutting the street shall be minimum 3.0 m
Rear Yard Minimum	2.0 m
Parking Spaces	Subject to sections 3.1 & 3.2
Urban Form	<ul style="list-style-type: none"> • Carriage Homes on all corner lots, including lots at the corner of a lane with a street, shall mirror the same exterior architectural details as contained on the principal building. • Lot cannot be subdivided or condominiumized. • A Carriage Home and a Secondary Suite shall not both be allowed on the same lot. • A Carriage Home and a Garden Suite shall not both be allowed on the same lot. • A Carriage Home and a Home Occupation which will generate additional traffic shall not both be allowed on the same lot. • The principal Dwelling Unit shall be dominant in scale and massing.

(c) The R1C District is subject to any applicable residential regulations listed within section 4.7

(d) Notwithstanding anything in this Bylaw, the development of more than one residential dwelling on lands zoned R1C, whether by bare land condominium or otherwise, shall be subject to site plan approval by the Development Authority.

¹4.1.2 R1WS Residential (Wide/Shallow Lot) District



²General Purpose

The general purpose of this District is to provide residential lots that have a wide frontage and a shallow depth intended to reduce the dominance of front attached garages from the street. Development will consist of detached dwelling units with articulated front elevations through the use of dormers, bays, porches and gable ends. Front attached garages cannot be closer to the street than the live portion of the house. Front porches are strongly encouraged and are allowed to encroach into the minimum front yard.

1. R1WS Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory Building subject to sections 3.5 and 4.7(3)
(ii)	³ Detached Dwelling Unit with mandatory front attached garage subject to section 4.1.2(2)(b)
(iii)	Home Music Instructor/Instruction (2 students), subject to section 4.7(10)
(iv)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(v)	Neighbourhood identification signs subject to section 3.4
(b) Discretionary Uses	
(i)	Assisted Living Facility in a Detached Dwelling Unit
(ii)	Bed & Breakfast in a Detached Dwelling Unit
(iii)	Garden Suite, subject to sections 4.1.2(2)(b) and 4.7(13)
(iv)	Home Occupations which will generate additional traffic, subject to section 4.7(8)
(v)	Home Music Instructor/Instruction (six students), subject to section 4.7(10)
⁴ (vi)	Show Home or Raffle Home.
(vii)	Secondary Suite, subject to sections 4.1.2(2)(b) and 4.7(9)
(viii)	Signs, subject to sections 3.3 and 3.4:
	(1) Freestanding sign for uses listed in 4.1.2(b):(i)(vi)

2. R1WS Residential (Wide/Shallow Lot) Regulations

(a) ⁵Table 4.1.2 R1WS Regulations

Regulations	Requirements
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¹ 3357/L-2013

² 3357/D-2015

³ 3357/D-2015

⁴ 3357/T-2015

⁵ 3357/D-2016

Floor Area	Lot frontage in m x 6.0 m, but not less than 72 m ²
Site Coverage Maximum	45% (includes garage & accessory buildings)
Building Height Maximum	2 ½ storeys with a maximum height of 12.0 m measured from the average of the lot grade
¹ Front Yard Minimum	<ul style="list-style-type: none"> ▪ 3.8 m for the live portion of a dwelling unit, and ▪ 6.0 m for the front attached garage of the dwelling unit
Front Porch encroachment Maximum into Front Yard	1.8 m
Side Yard Minimum	1.5 m however, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2B
Rear Yard Minimum	7.5 m
Lot Depth	<p>Maximum: 27.0 m Minimum: 24.0 m</p> <p>²A lot depth maximum variation may be considered in the following situations:</p> <ul style="list-style-type: none"> • When lot configuration is impacted by natural features; • When lot configuration is impacted by road design; and • When a lot transitions into another land use district.
Landscaped Area Minimum	30% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	288 m ²
Lot Frontage Minimum	Detached Dwelling Unit with single car garage 12.0 m Detached Dwelling Unit with double car garage 15.0 m
Garage	<ul style="list-style-type: none"> • The width of the front attached garage cannot be greater than 60% of the entire front face exposure of the dwelling unit (live and garage portion combined). The driveway cannot be wider than the width of the front attached garage. • Garage doors shall face the street and contain window panels • The width of the front driveway shall not exceed the front face width of the garage portion of the dwelling unit.

¹ 3357/D-2015

² 3357/D-2015

(b) ¹DELETED

(c) The R1WS District is subject to any applicable residential regulations listed within section 4.7

(d) Notwithstanding anything in this Bylaw, the development of more than one residential dwelling on lands zoned R1WS, whether by bare land condominium or otherwise, shall be subject to site plan approval by the Development Authority