



EDGEMONT SOUTH

Architectural Guidelines
May 2023

No sale shall be presented as final to a prospective purchaser until the final approval of the plans, elevations, lot siting, and color scheme has been given by Brookfield Residential. The home builder shall be fully and solely responsible for such representations.

The information contained herein is intended as a guide for the initial development of each of the properties in the community. Brookfield Residential shall not have any liability whatsoever for any defect or lack of suitability in any of the materials or products suggested by or required by these guidelines. Brookfield Residential makes no representation or warranties as to the accuracy or completeness of this information. The enforcement of these guidelines and interpretation of same shall be at the sole discretion of Brookfield Residential. Brookfield Residential reserves the right to revise these guidelines without notice.

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Directory

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OBJECTIVE

The primary objective of these guidelines is to establish an image for the community. Abundant natural areas, integrated path systems, and access to the Wedgwood Creek Ravine, create an idyllic setting for this community.

ARCHITECTURAL THEME

The architectural styles of Heritage, Urbane, Panache, and Modern Farmhouse will establish the character of Edgemont.

STREETSCAPE

The massing and size of each home must reflect appropriate scale and styling within the streetscape. Massing, style, and setback may be adjusted on a lot to lot basis, to enhance the streetscape.

HOUSE SIZE

Houses are to have a consistency of mass and volume within the streetscape. As such, the massing, width, and size of the home must relate proportionately to the lot width and the neighboring houses.

Adjustments to the building mass may be required on a lot to lot basis to enhance the home and ensure it blends with the streetscape.

Homes incorporating a garage offset of more than 3' will be specifically reviewed for suitability.

Siting should reflect careful consideration of lot characteristics, relationship, and orientation.

SITE PLANNING AND GRADING

Site planning and grading must accommodate the natural slope of the land with variations in grade absorbed within the building mass.

The Purchaser shall be responsible for the design, construction and costs of any retaining structures and must ensure design grades and lot drainage are not compromised.

Exposed concrete and parging will be restricted to a maximum of 2' at all elevations. Front entry steps on all housing types are to be a maximum of four risers per set. Where the grade or design calls for more than four risers, the run must be split.

DRIVEWAYS, GARAGES, WALKWAYS

Houses will be designed to integrate and minimize the appearance of the garage while emphasizing the architectural features and massing of the house itself. Some of the architectural measures that can achieve this are proportionate development of the second floor above the garage and an emphasis on entrance treatment. Adjustments to the garage or entry massing may be required on a lot to lot basis to enhance the home and ensure it blends with the streetscape.



Inappropriate



Appropriate

Garage overhead doors will be appropriate to the design of the house.

Corners of overhead doors must be straight or curved. Angled corners will not be permitted. The overhead door must be painted to blend with the exterior and enhance the presentation.

The height between garage overhead door and eave line should be less than 24". Where the design exceeds 24", special treatment is required.

Front driveways and walkways may be constructed of the following materials:

- concrete, broom finish
- stamped and colored concrete
- exposed aggregate concrete
- concrete pavers, colored

In all cases where colored concrete or pavers are used, the colors must be expressly approved at time of application.

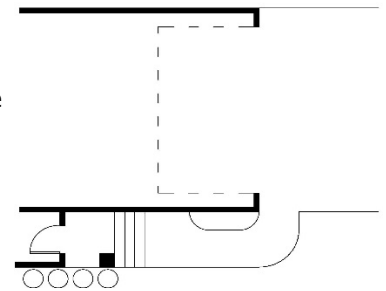
The walkway to a house from the public sidewalk, curb or driveway must be at minimum, poured concrete in broom finish, minimum 2'6" wide. Individual patio blocks will not be permitted.

Driveway is not to exceed the width of the garage to the garage front where the width may then flare to include a walkway to the front and/or rear yard.

Front Drive Product

Double attached, front drive garages are required, located in accordance with the garage location plan. Oversized garages (+24') will require articulation in the form of a jog with a separate roof line and a street facing window in addition to entry glazing and sidelights.

A planter or planting bed (minimum 2' wide x 7' long) will be provided at the garage entry side, between the garage and the sidewalk. Please note: This planting bed may be omitted on lots with zero lot line requirements.



Rear Lane Product

For the RPL product, a minimum 20' x 20' poured concrete parking pad will be provided concurrent with house construction. The approach to the parking pad from the lane must be paved with asphalt or concrete.

Detached garages should be consistent in style, finish and color with the design of the house. Overhead doors for rear lane product may be standard design, raised panel.

It is not necessary to obtain architectural approval prior to constructing a detached garage.



ARCHITECTURAL STYLE

The architectural styles of Heritage, Urbane, Panache, and Modern Farmhouse will establish the character of Edgemont. The following detailed descriptions will direct the style and distinction of the homes.



Heritage

The Heritage style home is cozy and inviting, featuring partial or full width verandas at the entry while front facing gables filled with shakes, panels, and angle braces dominate the roofline.

Additional accent materials such as shakes and panels will reinforce the styling and must be separated by a horizontal trim board.

Window trims are simple and may include sill details.

The roof slope should exceed a 6/12 pitch, but will be appropriate to the home.

Entry columns are typically massive bases with tapered upper columns.

Windows include a traditional grill pattern and may incorporate panel style shutters. Windows are often grouped together and vertical in orientation.

Appropriate cladding materials include siding, shakes, panels, and board & batten. Stone is encouraged.

Colours suited are mid to dark earth tones or historical colours. Fascia and trim will contrast against the siding in light or dark hues. Entry doors must be painted in a bright/bold colour that is not a tone of the primary siding colours.



Urbane

A classic contemporary style inspired by the surrounding mid-western landscape, the Urbane home is characterized by its clean lines, low profile, and simple shape.

These elevations will feature a shallow hip roof (4/12-5/12 pitch), rows of windows, and bands of materials. A typical Urbane home will be clad in a combination of horizontal siding, panel board, and stone. Rough wood elements are well suited and will be incorporated if deemed appropriate.

A full width veranda may be used in lieu of stone on the Rear Land Product, and wood or wood-like siding may be incorporated in lieu of the rough wood elements if appropriate to the elevation.

The primary cladding materials should be monochromatic while the soffits, fascia, and trims should either contrast against or complement the main siding materials. Appropriate main siding colours include mid to dark earth tones, but off-white or creams will be considered if appropriate.



Panache

The Panache home is characterized by unique variations in building form, with a combination of intersecting wedge roofs, flat roofs, and front facing gables that will create a distinctive roof line.

Clean lines and strong geometric shapes will dominate the façade through projected elements and the strategic use of accent materials.

Windows are expansive and asymmetrical in placement, often filling the front façade.

Entrances are simple and framed by a unique cover, often with the second floor overhanging the entry landing.

Decorative, large scale brackets may be utilized as support for overhanging rooflines.

The use of unique finish materials including corrugated metal and aluminum longboard is highly encouraged to add texture and personality to the elevation.

Colours suited are warm, dark earth tones and textures in juxtaposition of bold, rich contrasts in smooth and reflective finishes. Entry doors must be painted in a bright/bold colour that is not a tone of the primary siding colours.



Modern Farmhouse

Modern Farmhouse elevations are characterized by welcoming front porches, steep front facing gables, and minimal detailing.

The building form is simple while vertically proportioned windows punctuate the flat façade.

Gabled roof lines with intersecting front facing gables (minimum pitch is 8/12 or greater) are appropriate at the main roof while shed roofs should be utilized at the entry and garage. Hip roofs are not appropriate.



Horizontal and vertical siding or board and batten are the primary finish materials, while stone or brick may be used as an accent.

Metal shed roof accents, panel style shutters, brackets, and louvers are well suited but should be used sparingly. Entry columns should be simple.

The Modern Farmhouse is typically monochromatic with light neutral cladding colours, but bold Heritage colours may be used with very dark fascia and trims if appropriate. Shadow bands should be painted to blend with the exterior. Accents including stone, brackets, shutters, and entry doors may be black or very dark in contrast.

IDENTICAL ELEVATIONS

Similar or approximately identical elevations must not be repeated within three lots or directly across the street. (XOAX)
(OXBO)

Repetitive use of elevations, architectural styles, and colour schemes will be monitored to ensure interesting and diverse streetscapes. Elevation styles will be monitored to ensure that a single style has not been used on more than fifty percent of the streetscape. Modifications to elevation treatments may be required accordingly.

At high visibility locations, the repetition guideline applies to both the front and rear elevations.

For the Semi-Detached and Townhouse Products, buildings will be designed to avoid a mirror image of units. Variation in wall planes, rooflines, window groupings, and finishes are some of the architectural measures that can achieve distinction between units.

HIGH VISIBILITY REQUIREMENTS

Lots in high visibility locations require special design consideration. See Appendix 'B' attached for more information.

All homes in high visibility locations are required to install a deck if the distance between the main floor and the final grade at the rear of the home is greater than 36". Decks must be painted or stained to blend with the exterior.

ROOFING

Approved roofing materials include a standard 3 tab shingle in variegated earth tone shades. Architectural shingles may be utilized in the same colors. Green, red, blue, etc. are not considered earth tones.

Roof slope and overhang will be consistent with the house style – see style profiles. Roof overhangs may be reduced to 12" on all RPL product. Roof overhangs must be reduced to 12" on all product types situated on zero lot line lots.

Fascia may be 6" or greater.

Skylights will be permitted providing they are flat design and do not dominate the façade.

EXTERIOR FINISHES AND COLOURS

A wide variety of cladding materials and colors are anticipated and will be consistent with the architectural style of the home (see style descriptions under 'Architectural Styles' for the colour requirements).

Usage of individual colours and colors schemes will be monitored to ensure interesting streetscapes. Identical colours (or approximately identical colours) will not be repeated on adjacent lots.

Overhead doors will be painted to blend with the exterior and enhance the presentation.

The height of exposed parging will be restricted to 24" at all elevations. Trim, accent finishes, and masonry details must be returned 24" at side elevations. Siding must be traditional profile. Cove/Dutchlap profiles will not be permitted.

All columns or posts on front or highly visible elevations are to be of substantial form, solid in appearance and consistent with the architectural style of the home.

ARCHITECTURAL TREATMENT OF ENTRIES

Entranceways will be covered at the first level and create a welcome sense of arrival at each home.



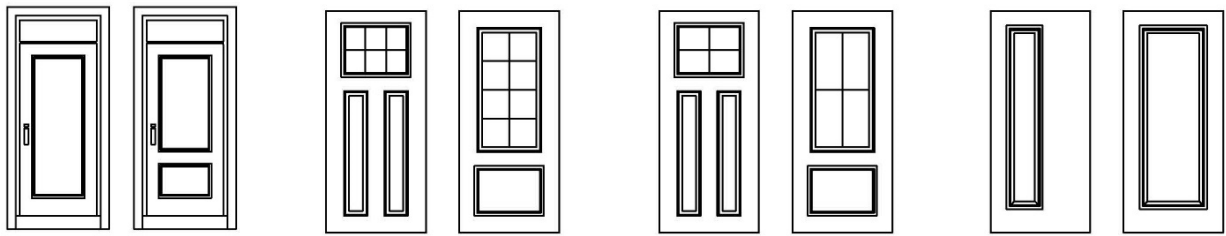
Appropriate Style and ENTRY



Inappropriate Style and ENTRY

The base of wood verandas/porches will be enclosed to grade. Verandas and porches (including the stair risers, railings, and stringers) must be painted to blend with the home, only the landing and treads at the veranda/porch may be left in a natural state.

Entry doors should be appropriate to design style and include but are not limited to those shown below:



Urbane

Heritage

Farmhouse

Panache

The entry door must be painted to reinforce the style statement, in a bright or bold color. See style descriptions under 'Architectural Styles' for the colour requirements.

Zero Lot Line Product: To ensure proportionate massing at the main level, all homes must include a covered porch or veranda. Entry doors must be street facing and clearly visible.

ACCESSORIES

Accessory Buildings

Where visible from a public adjacency, accessory buildings must be consistent in style, finish, and colour with the house.

Solar Panels

Solar panels may be installed provided the panel and frame colour blend with the shingle colour. Solar panels must be operational in a flat mount position.

APPROVAL PROCESS

All applications must be submitted through the Brookfield online LMS system and must include the following information:

- Colour Sheet
- Elevations and Floor Plans at 1/4:1' or 3/16:1' scale
- Plot Plan prepared by Designated Surveyor at 1:300 scale
- Pre-Inspection Report
- Colour or material sample (if requested)

These submissions must be made ten days in advance of the desired construction start date. It is not the purpose of this process to check for compliance with applicable governing statutes and requirements. Incomplete submissions may be returned without review. The application and plans will be reviewed for adherence to the guidelines. Modifications may be requested. Any changes to approved plans must be approved in writing prior to implementation.

FINAL INSPECTION AND SECURITY DEPOSIT RETURN

Architectural Inspection:

- LMS automatically schedules the first Architectural Inspection for 1 year after the Stakeout Certificate is uploaded. Brookfield Residential will inspect the lot to confirm that the home has been completed in accordance with these guidelines and the approved house plans. The results of the inspection (including the photos taken) will be uploaded to LMS.
- LMS automatically notifies the builder after the inspection has been completed. If there are any deficiencies noted during the inspection, the next inspection is automatically scheduled for 2 months after the first inspection.

To initiate the Landscaping Inspection, the following must be done:

- Architectural Inspection completed and fully approved.
- A permanent address plaque must be installed.
- Final grading and landscaping fully completed.
- A final grading certificate and approved grading inspection report from the City of Edmonton, Drainage Branch has been obtained by the homeowner.
- Water valve exposed and marked.
- Sidewalks, street, gutters, and curbs in clean condition.
- Emailed request to Brookfield Residential to perform the final inspection. The request must be made by the builder and must include a copy of the final grading certificate and City approval of same. The results of the inspection (including the photos taken) will be uploaded to LMS.
- LMS automatically notifies the builder after the inspection has been completed. Any deficiencies and/or action items will be outlined in LMS. Every year, the cut-off date for new requests is September 15th.

STRUCTURED WIRING

As of January 1, 2015, there are no structured wiring requirements.

OTHER

Homeowners are responsible for the installation of permanent address numbers or plaque, to be affixed at time of final/landscaping inspection.

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APPENDIX A: MULTI-FAMILY DEVELOPMENT REQUIREMENTS

(To be referenced in conjunction with the complete Architectural Guidelines for Edgemont)

AC APPLICATIONS

All multi-family developments should be submitted to Brookfield Residential for Architectural Approval prior to development permit application with the City of Edmonton. Each project will be reviewed on an individual basis at the discretion of Brookfield's Architectural Control Department.

AC applications for fee simple street towns shall be submitted through Brookfield's online Lot Management System. This will include plot plans, floor plans, elevations and colour sheets. Coloured renderings may be requested on an as needed basis. Landscaping Plans will also be required if minimal sod and larger planting beds are used (see Landscaping Requirements).

AC applications for any condominium projects (townhomes or apartment-style) shall include the following sent by hard copy to Brookfield's office:

- Site Plan complete with dimensions
- Landscaping Plan (including any fencing and project sign details)
- Floor Plans complete with dimensions
- Elevations complete with all material/color specifications, building heights and any roof slopes identified
- Details of any accessory buildings including all material/color specifications (ie: garbage sheds, amenity buildings, etc.)
- Colored elevations/renderings including an overall streetscape view
- Material/Finish Board (as required)

ARCHITECTURAL STYLE/OVERALL DESIGN

All multi-family projects in Edgemont should be designed to naturally blend in with the setting of the community. Unless otherwise stated, the overall design should follow the architectural guidelines set forth for single family products in Edgemont. All designs must also adhere to the requirements of the chosen architectural style(s) for the community (Heritage, Urbane, Panache, and Modern Farmhouse).

REPETITION

Multi-family projects will be reviewed on an individual basis to avoid a dominance of one architectural style within the streetscape. Fee Simple street towns will be reviewed for repetition on neighboring lots as set forth in the architectural guidelines for single family and Semi D product types.

HIGH VISIBILITY CONSIDERATIONS

Any building facades of multi-family projects that are facing streets or public spaces will require special design consideration. This includes, but is not limited to, changes in wall planes, varying rooflines, appropriate openings in relation to wall areas, avoidance of mirror imaging and exceptional detailing specific to the chosen architectural style. See 'Appendix B' for more information on the high visibility requirements for Edgemont.

LANDSCAPING REQUIREMENTS

The landscaping requirements listed below should also be referenced along with the Edgemont Landscaping Requirements.

Fee Simple Street Towns

The minimum front yard landscape shall consist of the following:

- One deciduous tree 2" (50mm) caliper or larger per dwelling unit. If a coniferous tree is used instead, it must be 8.2' (2.5m) or higher at the time of planting. Tree species recommended: Crabapple Trees, Japanese Tree Lilac, Ussurian Pear, Amur Maple, Toba Hawthorn, Snowbird Hawthorn, Pincherry, Amur Cherry, and Snowy Mountain Ash.
- Each dwelling unit shall have a minimum of 6 shrubs of any variety (at least 18" in height or width) in a planting bed defined by edging (landscaping vinyl, brick, concrete, wood landscape ties, etc.). Shrub species recommended: Lilac, Viburnum, Hydrangea, Caragana, Spirea.

Fee Simple Street Towns – Middle Units

Brookfield Residential does not require middle units to have sod, but instead must have one shrub for each 30 square feet of prepared planting bed. A perennial flower bed may be used instead. Perennial beds must be a minimum of 45 square feet and shall be defined by edging. 5 perennials can be substituted for the equivalent of one shrub.

Fee Simple Street Towns – End Units

End units shall have sod within their front yard and shall continue this treatment to wrap the side yard of the building to supplement the prepared planting beds.

An adequate variety of plants should be used in planting beds to achieve diversity and avoid large planting beds with an abundance of the same plant.

Should any planting beds be larger than 60 square feet, landscape plans must be submitted to Brookfield Residential for approval prior to construction.

Appropriate materials for planting beds include: Pine Mulch, Shredded Wood Chip Mulch, Small Bark Chip Mulch, Medium Bark Chip Mulch, Large Bark Chip Mulch and Rock Mulch up to a maximum 3" diameter.

City of Edmonton Requirements

On June 27, 2016, the City of Edmonton council passed a text amendment that modified the Landscaping Requirements for residential properties.

Please note that the Landscaping Requirements listed in this 'Appendix A' will count towards the new City of Edmonton requirements, however, depending on the size of your lot you may have to provide additional trees and/or shrubs on your property to meet the City's requirements.

It is the responsibility of the homeowner to ensure their landscaping complies with the City of Edmonton requirements.

Current information regarding these requirements can be found on the City of Edmonton website www.edmonton.ca

Should you have additional questions, please contact the City of Edmonton directly by dialing 311 from the local calling area.

Condominium Projects (Townhomes or Apartment-style)

All street facing yards must consist of a mixture of planting beds and sod. Tree and Shrub counts shall meet or exceed the City of Edmonton minimum Landscaping Requirements.

Appropriate materials for planting beds include: Pine Mulch, Shredded Wood Chip Mulch, Small Bark Chip Mulch, Medium Bark Chip Mulch, Large Bark Chip Mulch and Rock Mulch up to a maximum 3" diameter.

Additional landscape screening is required when development is adjacent to single family dwelling units.

All deciduous trees must be 2" (50mm) caliper or larger at the time of planting.

All coniferous trees must be 8.2' (2.5m) or higher at the time of planting.

All shrubs must be a minimum 18" in height of width at the time of planting.

One parking island (min. 200 sq.ft.) is required for every 13 stalls in large open parking areas. Parking area landscape requirements shall consist of 1 tree for each 200 square feet of parking area islands and 1 shrub for each 100 square feet of parking area islands. All planting islands shall have a minimum 1 deciduous tree 2" (50mm) caliper or larger or a coniferous tree 8.2' (2.5m) height or higher.

See 'Edgemont Landscaping Guidelines' for more information on what is considered appropriate landscaping in Edgemont.

FENCING

Fencing must be in a consistent style and colour as the community fencing. Further specifications and details can be found in the 'Edgemont Landscaping Requirements'.

SIGNAGE

Condominium projects must have site signage at the property entrance that is designed consistent with the overall building design.

RETURNING SECURITY DEPOSITS

Once construction and landscaping is complete, please notify Brookfield's AC Department to request a final inspection. Once it has been determined that the construction meets the approved plans, security deposits will be returned to the builder.

Please note final inspections will only be completed during the "growing" season in Edmonton. The cut-off date for new inspection requests is September 15th.

APPENDIX B: HIGH VISIBILITY REQUIREMENTS (REAR & CORNER ELEVATIONS)

(To be referenced in conjunction with the complete Architectural Guidelines for Edgemont)

HIGH VISIBILITY – ALL LOTS

- All homes on high visibility lots are required to install a deck if the distance between the main floor and the final grade at the rear of the home is greater than 48". Decks must be painted or stained to blend with the exterior.

HIGH VISIBILITY – REAR TREATMENT

Full Treatment – Houses backing onto parks, ponds, and located along an arterial road close to the community entrance.

Requirements:

- Detailing consistent with the front elevation (shakes, board & batten, brackets, shutters, etc.).
- Trim consistent with the front elevation around all openings.
- Variation in wall planes and/or appropriate massing and wall heights. Second floor cantilevers and bump outs should be anchored with a roof line.
- Strategically placed openings that proportionately fit the wall space and visually break up the massing.
- Substantial roof line between the 1st and 2nd floor to diminish mass.
- Duplex and townhomes require unit distinction and avoidance of mirror imaging.
- Lots designated for a walkout basement model require special design consideration at the rear elevation. In addition to addressing features set out for high visibility, these designs must avoid towering three storey presentation. Decks must be constructed concurrently and painted or stained to blend with the exterior.



Moderate Treatment - Lots backing onto power lines, school sites, utility corridors, greenways, and located along an arterial road but further away from a community entrance.

Requirements:

- Some detailing consistent with the front elevation (shakes, board & batten, brackets, shutters, etc.).
- Trim consistent with the front elevation around all openings.
- Variation in wall plane and strategically placed openings to visually break up massing and prevent too much blank wall space. Second floor cantilevers and bump outs should be anchored with a roofline.
- Duplex and townhomes require unit distinction and avoidance of mirror imaging.
- Lots designated for a walkout basement model require special design consideration at the rear elevation. In addition to addressing features set out for high visibility, these designs must avoid towering three storey presentation. Decks must be constructed concurrently and painted or stained to blend with the exterior.



Minimal Treatment - Lots where the rear elevation would be visible to the public, but isn't directly facing an area that requires full or moderate treatment. This would typically apply to homes that also require additional treatment on the corner.

Requirements:

- Trim consistent with the front elevation around all openings.
- Lots designated for a walkout basement model require special design consideration at the rear elevation. In addition to addressing features set out for high visibility, these designs must avoid towering three storey presentation. Decks must be constructed concurrently and painted or stained to blend with the exterior.



HIGH VISIBILITY – CORNER TREATMENT

Full Treatment – Houses with corners adjacent to parks and/or public roadways.

Requirements:

- Detailing consistent with the front elevation (shakes, board & batten, brackets, shutters, etc.).
- Trim consistent with the front elevation around all openings.
- Variation in wall planes at each floor level and/or appropriate massing and wall heights. Second floor cantilevers and bump outs should be anchored with a roofline.
- Strategically placed openings that proportionately fit the wall space and visibly break up the massing.
- Substantial roof line between the 1st and 2nd floor to diminish mass.



Minimal Treatment - Houses with corners that are adjacent to a walkway, power line, school site, utility corridor, greenway, or beside an alley where the elevation is visible from the road.

Requirements:

- Trim consistent with the front elevation around all openings.

