



## Design Guidelines—Stage One\*

---

### A. INTRODUCTION

An exciting new residential community known as “The Creeks” is proceeding in southeast Regina. This development borders a nature reserve, in addition to a neighbourhood park and green spaces. The implementation of this document ensures a premier quality home environment and protects individual property investments by setting the minimum standards for excellence in design and construction. These guidelines do not supercede the City of Regina zoning requirements and applicable building codes.

### B. APPROVAL PROCESS

Prior to the application for a building permit, the applicant must submit to the developer the following information:

- a. Two copies of the site plan at 1/16” scale, indicating the location of the building, all setbacks, final grades, proposed floor elevations, driveway location with slope indicated, four exterior elevations specifying materials and color samples for exterior materials.
- b. The Developers of "The Creeks" have the sole discretion as to the intent and implementation of the guidelines, and subsequently revisions to the submitted drawings may be required to meet the criteria. The Developers have the right to decline the approval of any house if in its sole and absolute opinion the house will detract from the quality of the street appearance. The Developers may in their sole and absolute discretion, waive or change in whole or in part any requirement respecting the design guidelines and in like manner shall be entitled to waive any and all similar provisions with respect to any other houses in the area.

Upon completion of the review by the developer, the applicant will be notified of any outstanding items or deficiencies. Upon the re-submission and subsequent review, the applicant will be advised of the approval of the submission.

### C. PRESTIGE LOTS

This stage of the development features several lots which are larger or back onto green spaces and the environmental reserve. They include Lots # 4-21, Block B and Lots #1-8, Block C. These lots will be referred to as “prestige lots” throughout this document as certain guidelines are unique to these lots.

### D. HOME SIZE, LOT COVERAGE, SITING AND GRADING

#### ***Minimum floor areas are as follows:***

- a. Bungalow on typical lot: 1200 sq. ft.

- b. Bungalow on "Prestige" lot: 1400 sq. ft.
- c. Two storey on typical lot: 1600 sq. ft.
- d. Two storey on "Prestige" Lot: 2000 sq. ft.
- e. Garage: Two covered spaces are required either attached or detached. Three car garages are permitted.

**Setbacks are as follows:**

- a. Front yard - 6.0 meters (19.66 ft)
- b. Side yard - 1.2 meters (3.93 ft)
- c. Rear yard - 5.0 meters (14.6 ft)
- d. Site grading must conform with the grading plan as provided by the developer.
- e. Surface storm water to be directed to street, or rear yards where applicable.

**E. GARAGES / PARKING**

The effect of the garage on the streetscape, whether a 2 or 3 car size, is an important element in the overall appearance of the subdivision. We encourage designs where the garages are recessed past the front of the house face and projecting garages would not project more than 3.0 meters past the main house plane or face of adjacent verandah columns. The garage location must conform with the location indicated on the grading plan as provided by the developer. Single garage doors in a staggered setback are preferred. For three car garages facing the street, at least one door must have a staggered setback. If the plan has a side entry garage, architecturally designed front elevations, complete with windows to match main house style and proportion are required. Three car side entry garages are not permitted. No driveway is permitted within one (1) meter from the adjacent side property line to ensure an area for planting.

**F. ARCHITECTURAL STYLE**

The following guidelines are intended to assist in creating a cohesive neighbourhood, rich with controlled creativity, variety and style. Rather than identify certain architectural styles emphasis is placed on the importance of the front entry as opposed to the garage, well detailed door and window trims, and an attractive palate of materials and colors.

**Permitted wall finishes:**

- a. Acrylic stucco, cementitious stucco
- b. Cement fiber siding - horizontal, vertical or shingle profile
- c. Brick, stone or cultured stone must be implemented on each home. As suggested minimum, 25% of the front elevation should be clad in these materials. In addition the use of these materials must wrap a minimum of 20" on the flanking sidewalls, at a similar height as the front elevation.

**Not permitted wall finishes:**

- a. Wood siding, hardboard pre-finished siding, metal siding.
- b. Vinyl siding.

**Permitted wall colors:**

- a. The use of earthtone colors is recommended for the main body and trim color.
- b. Primary colors are not permitted for body or trim colors. Alternate colors will be reviewed on a individual basis, after color samples are submitted with the approval process.

**Permitted windows:**

- a. Prefinished metal clad wood or PVC and white or colored PVC windows are permitted.

- b. Primary colors will be reviewed on an individual basis.

***Permitted door types:***

- a. Wood, fiberglass or painted metal doors are permitted.
- b. The use of transoms and sidelights are recommended.
- c. Paint colors to be submitted for review.

***Permitted roof materials:***

- a. Asphalt shingles with a design feature (such as Cathedral XL from Iko), fiberglass, Enviro-shake, and cedar shakes are permitted.
- b. Prefinished metal roofs are permitted in dark neutral colors in a standing seam type only.
- c. Other roof types will be permitted on an individual basis.

***Not permitted roof materials:***

- a. Standard flat "3-tab" asphalt shingles with no shading or architectural design feature.
- b. Concrete roof tiles.

***Permitted exterior trims:***

- a. The use of trims is required for doors and windows on the street side of the home.
- b. The use of trims is recommended for doors and windows on all sides of the home.
- c. Trims may be stained wood, painted concrete trim, stucco build-outs or alternate stucco textures.
- d. The type, size and color of these trims should be in keeping with the style and aesthetic of the structure.
- e. The sides of homes facing streets (corner lots) must be finished to the same degree as front elevation requirements.
- f. All garage doors on "prestige" lots require trim packages to compliment front facing doors and windows.

***Permitted soffit, fascia and eavestrough:***

- a. Prefinished metal, stained wood, and painted cement board soffits and fascia are permitted.
- b. Prefinished aluminum eavestrough and downspouts are permitted.

***Permitted roof slopes:***

- a. Roof pitches shall be a minimum of 5 in 12 and a maximum of 12 in 12.
- b. Flat roofs are not permitted.
- c. Curved roofs will be reviewed on an individual basis.

***Chimneys:***

- a. Chimneys must be finished consistent with the finish of the house.
- b. Corbelling is required. No exposed prefinished metal chimneys will be permitted.

**G. DRIVEWAYS**

- a. Driveways must be broom-finished concrete, stamped concrete, paving stone, colored concrete or exposed aggregate.
- b. Asphalt driveways are not permitted.
- c. Driveways are not permitted to extend to within 1 metre of property line.

- d. Driveway grades to be noted on site plan, to confirm compliance with the developer's grading plan.

#### **H. ADDRESS SIGN FEATURE**

- a. All front yards must have a decorative feature such as boulders, stone or retaining block complete with metal house address numbers and a light in shrub beds to highlight planting beds, create visual interest and develop a focal point.
- b. These features must be installed in such a way as to prevent their unwarranted movement or removal.
- c. The height of decorative feature must not exceed the sill height of first floor windows.
- d. Final address sign feature design is not required for the building permit approval, but must be approved by the developer prior to installation.

#### **I. FENCING**

- a. Fences separating properties shall be a maximum of 6' high.
- b. All fences must transition to the same height as the perimeter fence within 8' of the back perimeter development fencing.
- c. In no circumstance shall rear yard fencing abutting a concrete or iron perimeter fence be any higher than the top of the concrete or iron perimeter fence.

#### **J. SITE DRAINAGE**

- a. All owners will be provided with a grading plan at the time of purchase. This plan must be followed to ensure optimum site drainage.
- b. Final site plans submitted for approval must include the finish grades as noted on the grading plan as well as the proposed main floor elevation. Refer to attached drawings for clarification.
- c. Although downspout locations are not required at time of drawing approval, note that all downspouts must be installed at locations to prevent any drainage onto adjacent properties, and in accordance to the developer's overall site drainage scheme.
- d. Weeping tile sump discharge must be directed to surface drainage. No sewer connections are permitted.

#### **K. CONSERVATION**

- a. All homes must incorporate low flow or two-stage toilets to minimize the usage of water.
- b. The use of low flow faucets and shower heads is encouraged.

*\* Regina, Saskatchewan, January 2008*