

Everwood Estates

**Turner Valley, Alberta**

ARCHITECTURAL DESIGN GUIDELINES

August 11, 2008

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# **1 Introduction**

## **1.1 Background**

Everwood Estates is a master planned residential community located south west of Calgary in the Town of Turner Valley. It is within 30 minutes of the Shawnessy Bridlewood LRT station and the major stores in Shawnessy Shopping Area in Calgary. The development is within 15 minutes of the major stores in Okotoks.

The community has its roots in the oil boom of the first half of the 20<sup>th</sup> century and proudly recognizes that heritage today. While there is still some oil activity in the area of Turner Valley, it is minimal as the Town develops into a quaint destination community in beautiful surroundings to meet the needs of Calgary and the surrounding area.

## **1.2 Location**

Everwood Estates is located in the south west quadrant of Turner Valley and is in close proximity to the business district of the community with its thriving restaurants and stores.

The Sheep River lies to the south of the community with its many opportunities for recreational activities.

The community is linked to the trails system throughout the Town which is a key feature in the liveability of Turner Valley.

## **1.3 History**

Turner Valley has a history rooted in the oil industry. The nearby Turner Valley Gas Plant has been declared a Provincial Heritage Site because, when it was first built, Turner Valley Gas Plant was the first petroleum processing facility west of Ontario. The Provincial authorities are planning to preserve it as a visitor centre to attract visitors to the area.

Purchasers of lots on in Everwood Estates are advised that, in the past, the property has been a source of natural gas exploration. Several natural gas wells have been in production on the property.

Those wells which are still under the ownership of active oil companies are the operational responsibility of those operating companies or have been remediated by those oil companies. In the unlikely event that there are issues with the wells under oil company ownership, any further remedial measures will be the responsibility those operational companies, presently Talisman Energy and Conoco Phillips, both with offices in Calgary.

Several of the wells on the property are “orphan” wells which have been remediated by the developer of the property prior to subdivision of the property and to the satisfaction of Alberta Environment. In the unlikely event that there are issues with the orphan wells in the future, any further remedial work will be the responsibility of the Provincial Authorities under the Provincial Orphan Well Program.

## **1.4 Intent and Theme**

The intent of these guidelines is to create a residential community of harmony and continuity while maintaining a number of more traditional architectural styles to offer variety and flavour. The intent is to stress the small town quaintness of Turner Valley and the pleasures of living in a small community. Other than some of the street names which recognize some of the past oil drilling companies there is no intent to recognize the past uses of the property.

## **2 Application Process**

### **2.1 Controls Manager**

Everwood Estates will hire an Architectural Controls Manager (ACM) to manage these architectural guidelines. This will be:

IBI Group  
Suite 400 – Kensington House  
1167 Kensington Cres. N.W.  
Calgary AB T2N 1X7  
Email: [cohalloran@ibigroup.com](mailto:cohalloran@ibigroup.com)  
Tel: (403) 270-5600  
Mobile (403) 270-5610

### **2.2 Application to ACM**

#### **2.2.1 Contents of Application**

Builders will have to submit their plans to the ACM for architectural approval and compliance with these architectural guidelines before they will be able to submit to the Town of Turner Valley for their building permit application.

As part of the application for conformity to the Architectural Controls Guidelines the ACM will require:

- 1) Plot Plan (1:200 scale) showing the following:
  - Front yard setbacks measured from the foundation perpendicular to the property line at the closest point.
  - Rear yard setbacks measured from the foundation perpendicular to the property line at the closest point.
  - Left and right yard setbacks measured from the foundation perpendicular to the property line at the closest point.
  - Proposed level for the actual top of footing.
  - Design level for the lowest top of footing.
  - Proposed level of the main sub floor.
  - Proposed level of other important sub floors.
  - Retaining wall locations and grades (as required).
- 2) Construction Drawings (1/4"=1'; 3/16"=1'; 1:50) Floor plans, elevations and building sections including at least the following information:

- The exterior design in plan and elevation, showing the disposition of walls, doors, windows, deck etc.
- All exterior dimensions in plan
- All building heights
- All roof slopes
- All exterior finishes, materials, colours, etc. must refer to current manufacturer's specifications.

3) Completed Architectural Controls Application Form

### **2.2.2 Number of Copies**

Builders should submit 3 hard copies of all materials.

One will be retained by the ACM for Everwood's records, the second will be sent to the Town of Turner Valley for their records and information and the third will be returned to the builder stamped as "Acceptable under the Everwood Estates Architectural Control Guidelines".

### **2.2.3 Turn Around By ACM**

If the application is in conformity with the guidelines then the ACM anticipates being able to return the stamped plans to the Builder within a period of five to ten working days.

### **2.2.4 Building Permit Application**

Under its subdivision approval for Everwood Estates, the Town requires that the community be subject to Architectural Controls. Unless the Town is in possession of the Stamped Drawings for the particular house from the ACM then it may not consider the Builder's building permit application for the House in question.

### **2.3 Site Tours**

The ACM will conduct site tours once per month to oversee the progress of the development and construction. This will include dealing with potential issues that may have occurred, as well as visits to the show homes to answer any questions the sales staff may have.

### **2.4 Final Inspection**

The ACM will conduct a final inspection to ensure that the given home complies with the architectural guidelines documentation. Should all of the design conditions be met, the homeowner and builder will receive written notification of compliance. Deficiencies, if any, will be noted and will have to be corrected before compliance is met.

## **2.5 Site design**

### **2.5.1 Building Setbacks**

In Everwood Estates there are two separate land uses for the single family lots. Some of the lots are zoned R-1 and some are zoned R-1X.

#### **2.5.1.1 R-1 Lots**

- **Block 1 Lots 12-16**
- **Block 3 Lots 1-7**
- **Block 4 Lots 10-16**

#### **Front Yard Setback**

- 5.0 meters min. from property line
- A minimum of 6.0 meters is required from the face of a garage wall to the property line to provide the minimum 6.0 meter driveway length.

#### **Side Yard Setback**

- 1.5 meters min., 3.0 meters max.
- 3.0 meters min. on the street side of a corner lot.

#### **Rear Yard Setback**

- 7.5 meters min. from the property line to the foundation wall.

#### **2.5.1.2 R-1X Lots**

- **Block 1 Lots 1-11**
- **Block 2 Lots 1-7**
- **Block 3 Lots 8-15**
- **Block 4 Lots 1-9**

#### **Front Yard Setback**

- 5.0 meters min. from property line
- A minimum of 6.0 meters is required from the face of a garage wall to the property line to provide the minimum 6.0 meter driveway length.

#### **Side Yard Setback**

- 1.22 meters min., 3.0 meters max.
- 3.0 meters min. on the street side of a corner lot.

#### **Rear Yard Setback**

- 7.5 meters min. from the property line to the foundation wall

**Builders may be asked to vary the front yard setbacks from lot to lot.**

## **2.5.2 Minimum Habitable Floor Area, Excluding Basements**

### **2.5.2.1 Two Storey Homes**

Minimum sizes for the two storey housing units to be built in Everwood Estates is as follows:

- 1,300 ft<sup>2</sup> for homes with an attached garages
- 1,100 ft<sup>2</sup> for homes without an attached garage

### **2.5.2.2 Single Storey, Bi-level & Split Level Homes**

The minimum sizes for the single storey, bi-level and split level housing units to be built in Everwood Estates is 1,100 ft<sup>2</sup>.

The minimum square footage for the single storey, bi-level and split level homes on lots 8, 9, and 10 of Block 2 in Phase 1C will be 1,000 ft<sup>2</sup>.

## **2.5.3 Garages**

### **2.5.3.1 Garage Location Limitations**

Rear detached or rear attached garages only will be permitted in Block 3. All other Blocks in the legal plan for Phase 1A will be built with front drive garages. Garage locations will be noted on the building grade plan.

### **2.5.3.2 Garage Options**

For the front drive garage lots, the minimum requirement is a double attached front or side drive garage. Single garages will not be permitted.

## **2.5.4 Garageless Product**

Where garageless housing product is built, there is a minimum requirement to provide 16 x 20 foot pads on the rear lane of the property. Gravel pads must be properly constructed and finished with a minimum 8 inch depth of ¾ inch crushed gravel.

## **2.5.5 Driveways**

Driveways are to be brushed concrete as a minimum. Exposed aggregate and patterned concrete are encouraged. Critical parameters for driveways are as follows:

- Minimum 6.0 meters from property line to garage
- Desirable driveway slopes are between 3% and 7%
- Maximum driveway slope is 10%; minimum is 2%
- Driveways must be the width of the garage, but may taper to the width of the garage door as it approaches the street

## **2.5.6 House Types**

Permitted housing types are as follows:

- Two storey
- Bungalow
- Split level
- Bi-level

## **2.5.7 Approved Architectural Styles**

Approved Architectural Styles are to be traditional styles pre-approved by the Architectural Controls Manager.

## **2.5.8 Repetition**

Near identical elevations and colour schemes may not be repeated more often than every 4th home on the same side of the street and every 3rd home on the opposite side of the street.

Designs should all be custom interpretations of the approved architectural styles.

No more than two homes of the same architectural style with similar detail will be permitted to be side by side.

## **2.5.9 Wall Treatments**

### **2.5.9.1 Siding**

Permitted materials for use on the walls of the houses in Everwood Estates are

- Vinyl siding (premium colours only),
- Stucco,
- James Hardie siding.

Colours are to be in keeping with the traditional style of the home.

### **2.5.9.2 Masonry**

Masonry is required as a wall material; it must be use in portions reflecting structural integrity. The minimum height will be 42 inches, with a minimum 0.6 m (2 foot) return.

Permitted materials are

- Brick
- Cultured or real stone
- Stonetile

### **2.5.9.3 Wall & Window Trims**

Batten and smart board widow trims are to be used on walls visible from the street.

## **2.5.10 Roofs**

### **2.5.10.1 Roof Pitches**

Minimum permitted roof pitches in Everwood Estates development are 5 in 12.

### **2.5.10.2 Shingles**

IKO Renaissance XL or Cambridge 25, 30 and 35 will be the approved shingle styles (approved equals or upgrades are considered) in the following colours.

- Castle Grey (Cambridge 30)
- Weatherwood (Cambridge 30)

- Dual Black (Cambridge 30)
- Black Slate (Renaissance XL)
- Weathered Slate (Renaissance XL)
- Harvest Slate (Renaissance XL)

Approved equivalent shingles by another manufacturer will be approved at the discretion of the ACM.

“T” lock shingles will not be permitted

### **2.5.10.3 Roof Hardware**

All roof hardware (vents, stacks, flashing, etc) must be painted to match the colour of the roofing material.

## **3 Landscaping / Site Improvements**

### **3.1 Hard Landscaping**

Concrete blocks used as pavers, or asphalt pathways, will not be permitted. All steps and landings within pathways shall be constructed of durable materials, such as concrete, stone, etc.

### **3.2 Soft Landscaping**

The Developer will supply one tree per lot to be installed by the Developer’s contractor at the front of the house.

The builder must install sod in the front yard within one year of the homeowners taking possession of the property. Sod will be required prior to final architectural inspection and release.

The developer will provide the soft landscaping for the homes in the show home parade.

### **3.3 Fencing**

#### **3.3.1 Builder / Home Owner Provided Fences**

Fences will be the responsibility of individual lot/home owners and they are to be completed to the following specifications.

- All Fences will be made of Pressure Treated Spruce matching the perimeter fence erected by the developer.
- Appearance of the fence is the same from either side creating no inequality between neighbours.
- Maximum backward fence height is 6 feet
- Fences in the front yard of the house are not permitted but hedges will be allowed.

### **3.3.2 Developer Provided Fences**

The Developer will provide a 6 foot high wood fence running in an east west direction along the lots backing onto the lane at the north edge of the property.

### **3.4 Subdivision Hardware**

The Builder/Owner is responsible to establish the precise location of any subdivision hardware, such as electrical transformers, telephone boxes, etc., which may occur on the lots or in proximity to them.

The Developer has prepared a Lot Information Plan with the location of the known hardware. This is provided for information purposes only.

The Builder/Owner is to confirm all hardware and its final position on the lot with the respective utility company.