

crossings



Design & Development
Guidelines

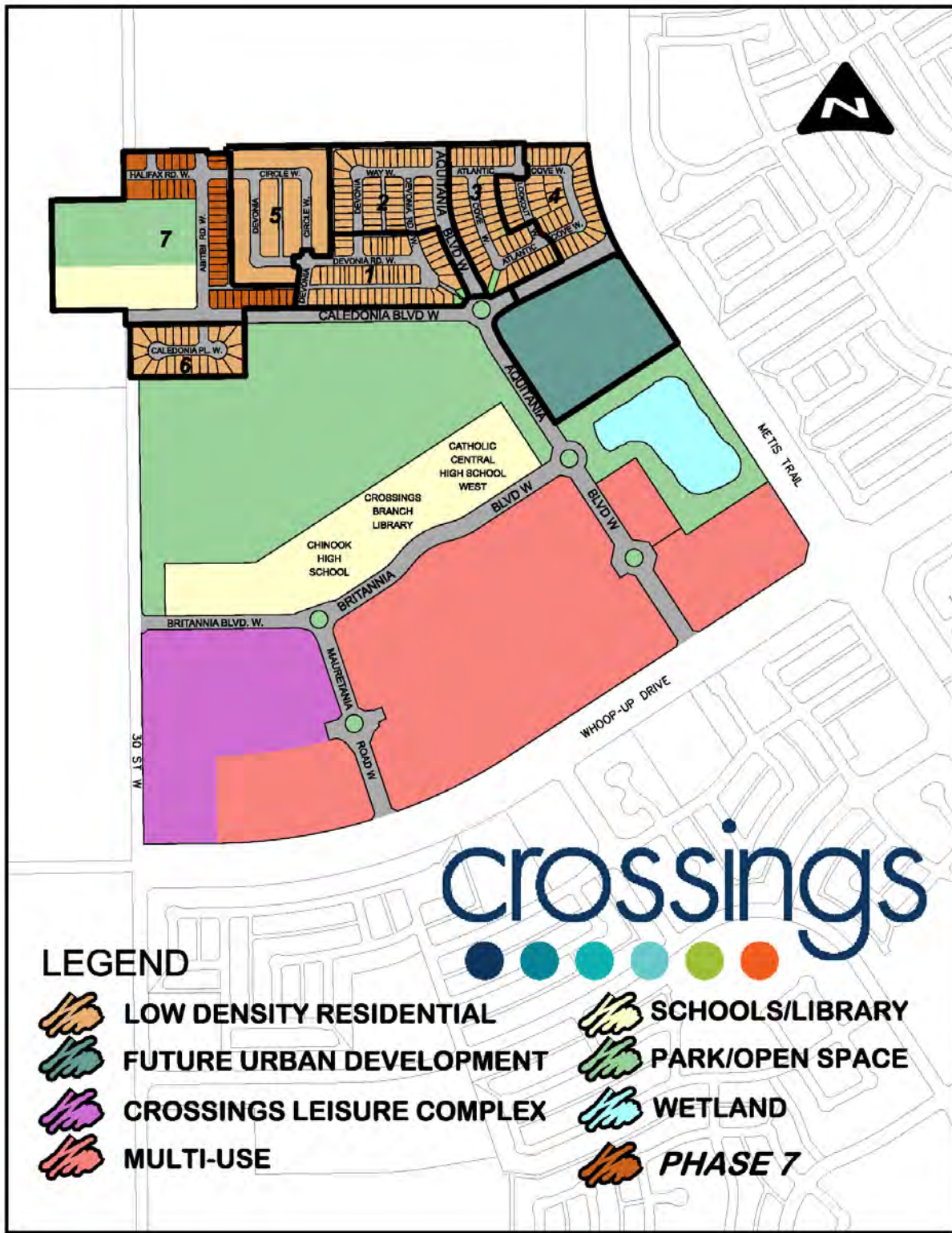
Phase 7

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PHASE 7 - LOCATION OVERVIEW



CROSSINGS DESIGN
& DEVELOPMENT GUIDELINES
PHASE 7

1 BACKGROUND

The Crossings subdivision is conveniently located in the heart of west Lethbridge, directly north of Chinook High School. The subdivision is easily accessed from Whoop Up Drive, the City's main east-west commuter arterial and Metis Trail, the new north-south connection in west Lethbridge. Crossings will be a unique and vibrant community, with close access to recreational, commercial, and educational amenities.

These Design and Development Guidelines set the stage for Crossings single family development by describing the overall vision of the community, and the homes within that community. The intent of these guidelines is to offer homeowners and builders the opportunity for diversity and innovation in home design, while creating overall harmony and flow throughout the subdivision.

2 INTENT AND THEME

"If you want where you live to reflect who you really are, Crossings is the place to be."

Crossings inspires the best that current residential architectural design has to offer. Our goal is to create a diverse neighbourhood referencing several architectural building concepts or styles. In Phase 7, five distinct designs are available that range from traditional to modern.

It should be noted that these guidelines are not intended to re-create a building style from a century ago. From a logistical standpoint alone, changes in materials, construction methods, parcel sizes and building costs would make this extremely difficult. Rather, the Crossings Guidelines are in place to reflect the influence of these styles in today's current new home design.

3 MANDATORY ELEMENTS

Mandatory elements are requirements specific to each home style in Crossings. These elements will bring diversity to the neighbourhood and build an individual identity within Crossings. Each home must be built incorporating one of the five mandatory styles.

3.1 HOME STYLES

Crossings offers five distinct home styles to choose from. Each style represents a different design aesthetic. Within each style are mandatory elements that are required to be included in the design. Homeowners and builders in Crossings are to choose from one of these specific styles for their home. No other styles will be acceptable. A brief description of each style follows:

3.1.1 Style 1 – Prairie Architectural Influence

The Prairie School of Architecture was a late 19th and early 20th century style of home design. It has its roots in the Midwestern United States, but its influence was felt around the world. This style is usually marked by its integration into the surrounding landscape, horizontal lines, hipped roofs with broad eaves, windows assembled in horizontal bands, craftsmanship, and restraint in the use of decoration. Like many turn of the century styles, this architectural style shares a desire for simplicity and function. The style attracted many young designers of the period, the best known among them being Louis H. Sullivan and Frank Lloyd Wright. ([See Appendix “A” – Prairie Influence](#))

3.1.2 Style 2 – Tudor Architectural Influence

In North America, Tudor style homes of the Arts and Crafts Movement were built during the late 1800s and early 1900s. Tudor houses became very popular with new home builders and designers in the early 1920s, reaching a peak around 1930. Throughout these varying periods, Tudor houses shared certain aspects, including rustic simplicity, building materials taken from nature, and an emphasis on artisan craftsmanship. Traditional Tudor houses typically incorporate steeply pitched roofs, often with minimal overhang at the eaves, multiple gables and dormers, turrets, elaborate stonework, decorative chimneys, arched entryways, and false half-timbering in-filled with plaster, concrete, brick, or stone. ([See Appendix “B” – Tudor Influence](#))

3.1.3 Style 3 – Shingle Architectural Influence

Shingle style homes burst onto the scene in the late 1800s with roots in New England, and later in some west coastal areas, primarily as vacation homes for the wealthy. Traditional shingle style homes are rare and are still very coveted today. While Shingle style homes can be designed with different features, there are many characteristics they usually have in common. In contrast to the other Victorian-era styles, Shingle homes de-emphasized applied decoration and detailing, in favor of complex shapes wrapped in cedar shingles. Designs included porches, balconies, and large windows that encouraged a tactile interaction with the outdoors. Complex roof forms were common, with asymmetrical roof lines that often created a sense of depth and organic shape. Homes often feature opposing Dutch gables and roof sections of different pitch, wings, turrets and bays. ([See Appendix “C” – Shingle Influence](#))

3.1.4 Style 4 – Urban/Modern Architectural Influence

Modern architecture is rooted in early 20th-century designs that broke with traditional architecture. Many modern projects embody the ideals of the machine age: an absence of ornament, structures of steel or concrete, large expanses of glass, a whitewash, minimal exterior expression, and open floor plans. Modern/Urban Architecture is possibly the broadest of any architectural style, and thus is the most difficult to describe. Examples do not necessarily have similar or easily recognizable features, because the "style" is really quite varied and has a number of different influences. Even though a precise definition of the term is difficult to articulate, modern homes typically include an irregular or unusually shaped frame, eye-catching roof designs, oversized windows providing natural light, and the use of "sustainable" and repurposed components. Such homes also often have an organic design, fitting into the surrounding space and meeting an immediate need in the area. Modern buildings tend to be highly functional and may push the limits of what can be defined as contemporary architecture. ([See Appendix “D” – Modern Influence](#))

3.1.5 Style 5 – Modern Farmhouse Influence

The Modern Farmhouse Style is a more recent trend that is very popular in North American architecture. Far from being about living on a farm, the modern movement is about minimalistic styles, while maximizing function and sustainability. This design seeks to capture comfort, and that family centered, folksy aesthetic from a simpler time. There are several obvious extension traits, the most defining is a large covered front entrance porch. Crisp, lean and simple pain colors are often used; black, white and natural wood are the most common. Other features include metal accent shed roofs, tall gables, angled soffit and many large openings or windows. Vertical siding or thin horizontal profiles are prevalent. ([See Appendix “E” – Modern Farmhouse Influence](#)).

3.2 ROOF SHAPE/ DETAIL

Prairie

All rooflines shall be hip roofs. **Gables of any kind are not permitted.**

Tudor

All front house roof lines must contain batten gables. Dormers and shed roof dormers are also accepted as accents. **Hip roofs, flat roofs, flared roofs, Dutch gables, and eyebrow gables are not permitted.**

Shingle

All rooflines must contain bell cast or gambrel roofs with at least one Dutch gable. Dormers or eyebrow dormers are also accepted as accent roofs. **Batten/Tudor style gables and flat roofs are not permitted.**

Modern

Mono sloped roof pitches with minimum of 2 opposing roof shapes OR flat roofs with or without an overhang are required. Each will be reviewed based on how well it contributes towards the desired style influence. Clerestory window wall/roof junctions are encouraged. **Peaked, hip or gable style roofs are not permitted.**

Modern Farmhouse

All roof lines must include high pitched gables. Dormers and shed roof dormers are permitted and encouraged. **Batten/Tudor style gables are not permitted. Hip roofs, dutch gables, eyebrow gables and flat roofs are not permitted.**

3.3 ROOF SLOPE

Prairie

All roofs shall be minimum 3/12 and maximum 5/12 in slope.

Tudor

All roofs shall be minimum 8/12 and maximum 12/12 in slope.

Shingle

All roofs shall be 5/12 minimum roof slope on primary roof (not including flare or bell cast roof). Two or more roof pitches on the front elevation is mandatory.

Modern

No requirement.

Modern Farmhouse

Main roofs must be a minimum of 5/12 and maximum of 12/12 in slope. Accent roofs and gables to be a minimum of 3/12 and maximum of 12/12 in slope. Steeper accent roofs are encouraged.

3.4 ROOF OVERHANG

Prairie

Minimum of 24 in. (610 mm), wider overhangs define this style.

Tudor

Minimum of 8 in. (205 mm), maximum of 12 in. (305 mm).

Shingle

Minimum of 12 in. (305 mm), maximum 18 in. (450 mm).

Modern

No requirement.

Modern Farmhouse

Minimum of 8 in. (205mm) and maximum of 18 in. (450mm). All soffit must be angled back to the home (no feet).

3.5 FASCIA

Minimum size

Prairie, Tudor, Shingle & Modern Farmhouse

- Minimum 6 in. (150 mm), metal, or cement fibre trim.

Modern

- Minimum 6 in. (150 mm), metal, or cement fibre trim in keeping with the overall style. When there is no overhang a cap flashing is required for each wall.

3.6 PRIMARY EXTERIOR CLADDING

Primary Exterior Claddings makes up the majority of the exterior finishing of the home. At least 75% of the home must be a primary exterior finish. Minimum of 8 in. (205 mm) profile for siding products.

Prairie

Accepted primary exterior finishes include horizontal cement fibre or composite siding. **Vinyl, natural wood, shake style, metal finishes or vertical siding are not accepted.**

Tudor

Accepted primary exterior finishes include cement fibre or composite siding (vertical, flat panel or horizontal acceptable). **Vinyl, metal, and natural wood or shake style finishes are not accepted.**

Shingle

Accepted primary exterior finishes include horizontal cement fibre or composite siding. Front elevations must have mandatory 50% cement fibre shakes (rough sawn or straight cut). **Vinyl, natural wood and metal finishes will not be accepted.**

Modern

Accepted finishes include cement fibre or composite siding (vertical or horizontal acceptable). A minimum of two different primary exterior finishes, visible on the front elevation is mandatory. Sawtooth elevations must be broken up with different finish materials. **Vinyl, natural wood, standard aluminum siding and cedar shake finishes will not be accepted.**

Modern Farmhouse

Acceptable finishes include cement fibre or composite siding, install vertically, at minimum on the front elevation. Vertical board and batten style is also encouraged. Horizontal is acceptable on the side and rear elevations. **Vinyl, natural wood, shake style, or metal finishes are not accepted.**

3.7 EXTERIOR TRIM, ACCENTS AND FEATURES

Prairie

Horizontal band emphasis in home design is mandatory with at least one horizontal accent across the front of the home. Home must have minimal decoration. Accepted accent materials are limited to cement fibre trim. **Decorative brackets or trim around windows is not permitted; brick moulding is permitted.**

Tudor

Mandatory battens to be used to divide up wall surfaces, in particular on second stories and in gables. Battens should contrast in material from primary exterior cladding, but should only have minimal contrast in color. Shutters, window boxes, carriage lights, second floor cantilevers and exterior wall niches are all acceptable and encouraged. Accepted accent materials are limited to cement fibre trim.

Shingle

Dutch gable will be mandatory on the front elevation. A minimum of one pair of flared details is mandatory on one of the front elevation features – columns, roofs, or wall accents. Battens may be used, but recommended they do not contrast with the primary finish in colour. Corbels in overhangs and shutters are permitted. Accepted accent materials are limited to cement fibre trim.

Modern

Acceptable accent materials include metal, vertical fibre cement or composite board (contrasting the primary finish), decorative cement, shiplap, porcelain tile, natural wood finish. Composite wood, slate tile, stone tile, and masonry. Asymmetrical, but visually balanced designs, where the exterior facade becomes a composition of shapes and forms is desired. **Vinyl and shingles in any form will not be accepted.**

Modern Farmhouse

Minimal exterior accents and minimal contrast in primary exterior finishes are encouraged. Metal shed roof accents above windows is encouraged. Symmetrical, balanced design are desired. **Decorative brackets or trim around windows is not permitted.**

3.8 MASONRY

Prairie

Masonry is not required, but will be accepted. Stacked stone, brick, and horizontal shapes will be accepted, narrow sizes are best. **Round stone shapes will not be accepted.**

Tudor

Masonry is not required, but will be accepted. Stone should be large square shapes or brick. Stonetile is acceptable. **Narrow ledge or round stones will not be accepted.**

Shingle

Masonry is not required, but will be accepted on the main house only. Any columns must be clad in cement fibre shakes rather than masonry.

Modern

Masonry is not required, but will be accepted. **Stacked stone, round stone, or masonry that is not modern in style will not be accepted.**

Modern Farmhouse

Masonry will not be **not accepted**, unless used to finish an entire exterior fireplace from ground to roof level. **Round stone shapes will not be accepted.**

3.9 PARGING

Special attention is to be given to the treatment of exposed concrete foundation walls. A maximum of 30 in. (760 mm) of concrete is allowed above finished grade on front and side elevations that are visible from the street. On corner lots, the 30 in. (760 mm) maximum must be maintained on both street-fronting sides, with the exception of any portion that is contained behind a fence.

3.10 ENTRANCES & VERANDAHS

Prairie

Inset doors are permitted. Pillars, columns and verandas are accepted but not required. Broad, low, asymmetrical entrance designs are encouraged, with no curves or angles. Courtyards, ground level terraces, and enclosed patios are encouraged. Broad and flat front stairs with minimal risers are encouraged, and a design low to the ground is best. The floor level closest in elevation to the finished front grade must be the house entry level.

Tudor

Mandatory requirement for an arch detail to the entrance on each home. Recessed or inset doorways are encouraged. Vestibules with curved arches are also encouraged. Entrance feature must be single storey. **Open verandahs, pillars, and columns will not be accepted.**

Shingle

Verandas are required on front elevation of all shingle homes. Verandas must be designed and built to human scale. Tapered columns will be accepted, **but stepped pillars are not accepted.**

Modern

Recommended flat covered roof feature over entrance. **Inset front doors and verandas are not accepted.**

Modern Farmhouse

A front verandah feature with a shed roof (lower pitch than main roof) is required. Simple, thin pillars are required. Verandah roof must be metal finish (main roof asphalt). Verandas are to be very low to the front grade.

3.11 FRONT (ELEVATION) SETBACK

Front garages may not extend more than 192 in. (4880 mm) beyond the face of the house/porch or verandah that is the closest to the street. This can also be achieved by the face of the bonus room above the garage being no more than 192 in. (4880 mm) from the garage doors.

3.12 LIVING AREA OVER GARAGE

Living area over the garage, otherwise known as a “bonus room”, or second story in the case of a 2-storey shall not cover the entire depth of the garage. It must be recessed from the garage face by a minimum of 36 inches, unless the bonus room is designed to look like it is developed in the roof of the garage. The visual impact of the bonus room must be minimized through the use of rooflines and battens, or elements specific to the architectural style of the home.

3.13 SOLAR PANELS

Solar panels are not to be installed on any front elevation, and are not to be visible from the front street.

4 SUGGESTED ELEMENTS

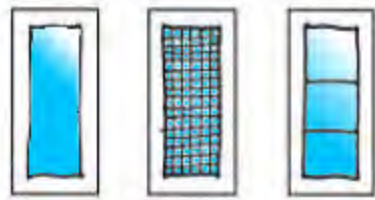
The following are a list of suggested elements for each home style. The Guideline Review Consultant may review the plans and suggest ideas for each home design.

4.1 FRONT DOOR STYLES

The front door style should coordinate with the architectural style of the house design. The glass in front doors could be tinted, reflective, textured or similar to give visual privacy. A full glass screen door could also be used with a solid wood door.

Recommended examples:

Prairie



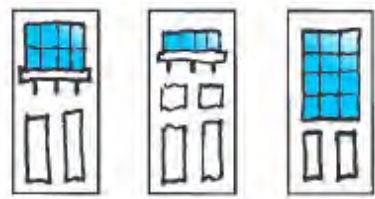
All glass panels with or without muntin bars

Tudor



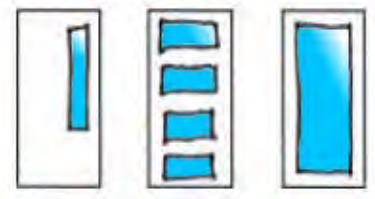
Glass panels at top with muntin bars
Solid panels at bottom

Shingle/Modern Farmhouse



Glass panels at top with muntin bars
Solid panels at bottom

Urban Modern

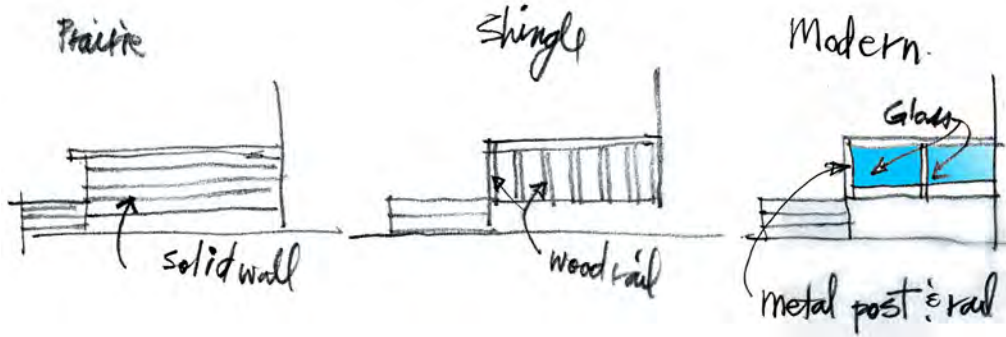


All glass panels with no muntin bars

4.2 RAILING

The railing should coordinate with the architectural style of the house design.

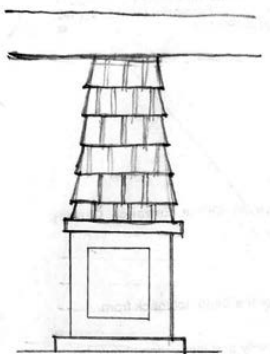
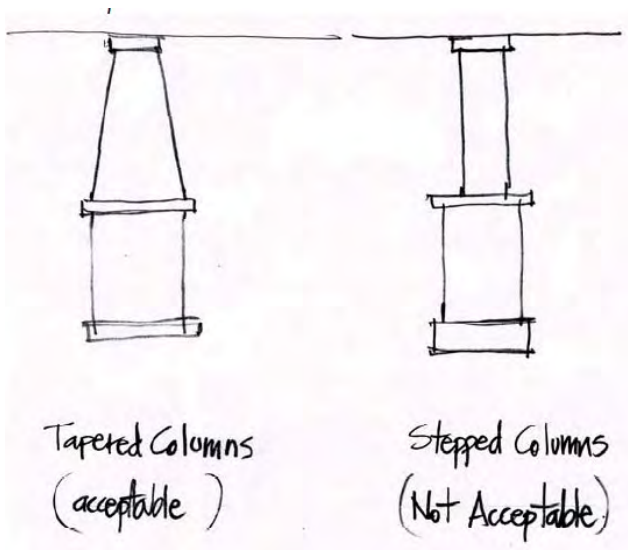
Recommended examples:



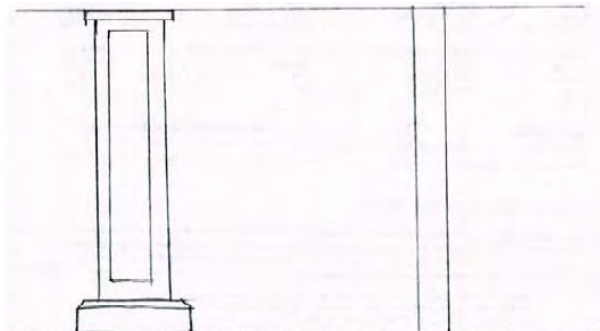
4.3 COLUMNS

The columns should coordinate with the architectural style of the house design.

Recommended examples:



Shingle Influence



Prairie

Tudor
(columns not permitted)

Modern (painted steel,
round, square or rectangle)



4.4 WINDOWS

Prairie

Windows should be grouped in bands where applicable. Full height windows are encouraged. Running windows and trim up under overhang is recommended. **Half sidelights, round, and oval windows will not be accepted.**

Tudor

Window muntin bars are suggested on front elevations.

Shingle

Contrasting and dominant window mullions are suggested. Grouped windows are recommended. Round and oval windows are accepted.

Modern

Large, full sized windows are suggested. Transom and corner windows are permitted.

Modern Farmhouse

Large, single windows (no bands). Muntin bars suggested.

4.5 GARAGE DOORS

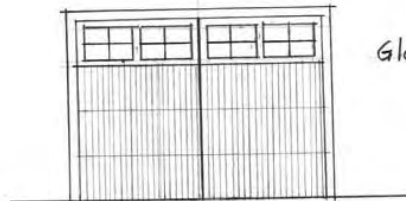
Garage doors should coordinate with the architectural style of the house design.

Recommended examples:



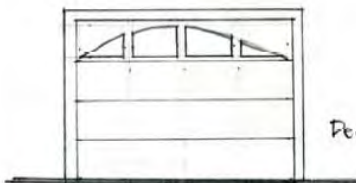
Flat panel solid

Prairie



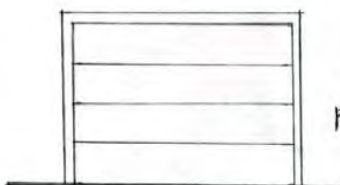
Glass panels

Shingle Influence



Decorative Glass panels

Tudor



Flat panel translucent

Modern



5 COMMON ELEMENTS

Common elements are requirements that apply to all building styles and designs. Common elements promote harmony and consistency throughout the community.

5.1 BUILDING HEIGHT

Building height will be in accordance with the City of Lethbridge Land Use Bylaw.

5.2 ZONING + SECONDARY SUITES

5.2.1 Comprehensively Planned Low Density Residential (R-CL)

The following lots are zoned R-CL. **Secondary suites are not permitted.**

- Block 13, Lots 2-15 and 17-25
- Block 7, Lot 26
- Block 15, Lots 3-8
- Block 16, lots 1-5

5.2.2 Mixed Density Residential (R-M)

The following lots are zoned R-M. Secondary suites are permitted.

- Block 13, Lots 1, 16 and 26
- Block 7, Lot 27

5.3 SETBACKS

All setbacks shall be as set out in the City of Lethbridge Land Use Bylaw for R-CL Comprehensively Planned Low Density Residential or R-M Mixed Density Residential Districts.

Exception: A waiver has been approved to allow for a 177.2 inch (4.5 metre) front setback for all lots in Phase 7. This is not mandatory but allows for flexibility.

5.4 MINIMUM HOUSE SIZES & DESIGN

Bungalow, bi-level, side split, back split, split entry **1000 sq. ft. (92.9 m²)* (Prairie, Tudor, Shingle and Modern only. No Modern Farmhouse).**

Two storey **1300 sq. ft. (120.8 m²)* All home styles.** Modern Farmhouse must be two storey.

*Based on above grade square footage.

5.5 FRONT ENTRANCES

Front entrance door may be parallel or at 45 degree angle to the front street. All doors must be visible from the front street.

5.6 DECKS

Deck designs must be shown on the drawings submitted to the Architectural Review Consultant and must be built at the time of construction on all exposed elevations.

5.7 ROOFING MATERIALS

All roofing materials must be architectural asphalt shingles. **Concrete roofs and cedar roof shakes are not accepted.** Metal accent features are permitted. Modern style house may use rolled roofing on flat surfaces and metal roofing on slopes.

5.8 FASCIA & SOFFIT MATERIALS

Only prefinished metal, composite wood with zinc & borate, or cement fibre materials are permitted.

5.9 EXTERIOR CLADDING

Cement fibre siding is the accepted main exterior finishing material for this subdivision (see mandatory requirements for exceptions). Accent materials are outlined in this guide. **Vinyl will not be accepted in any form.**

5.10 EXTERIOR COLOURS

A combination of three minimum colours per home for major exterior features are to be selected and applied to the main exterior walls, trim, doors, fascia & soffits, or any other major feature of the home's exterior. Colours should appropriately match the architectural style of the home. **No bright colours.** Front entry doors (only) may be a brighter accent colour. Garage doors should match the main house colour. Final approval is at the discretion of the Guideline Review Consultant.

5.11 EXTERIOR STAIR AND VERANDA FINISHES

All front stairs and front veranda skirting must be enclosed, including stair risers. Pressure treated wood is permitted on horizontal surfaces, but vertical surfaces (ie deck, veranda, and stair risers) must be clad in cement fibre or composite siding, painted wood or cement fibre trim to compliment the primary house finish. Pressure treated lumber should not be readily visible from the street. Concrete stairs are also accepted.

5.12 FRONT ENTRANCE DOOR MATERIALS

Wood, faux wood or painted metal front doors are acceptable.

5.13 GARAGES

All homes may have either a front or rear garage, but not both. Corner lots may have a front, side or rear garage. Rear garages are only permitted on lots with lane access. Garages that are disproportionately large relative to the home and/or lot may be rejected at the discretion of the Guideline Review Consultant.

The following are not permitted:

- Front detached garage
- Front parking pad
- Carports

5.13.1 Garage Finish

Garage finishes will be consistent in massing, roof form, scale, colors and materials with the balance of the house. Garage main building material must wrap 24 in. (610 mm) on sides. A minimum of 18 in. (460 mm) wall space must be left on each side of a garage door.

In the case of rear, detached garages, the materials and colors must be consistent with the home.

5.13.2 Garage Size

Only double bay garages will be accepted on the front of the home, or on the side yard in the case of a corner lot. Garages at any location (front, side or rear) are not to exceed 26 feet in width.

5.13.3 Garage Location

Locations of garages are as designated on the [Lot Information Plan](#) and **must be built in the approved locations.**

Rear Garage Only Lots

Front garages are not permitted in block 13, lots 16 to 26. If a garage is to be constructed, it must be built at the rear of the property.

5.14 RETAINING WALLS

Retaining walls shall be avoided whenever possible, but if required, all costs are the responsibility of the purchaser. In no case shall retaining walls exceed 48 in. (1220 mm) in height and any exposed concrete over 24 in. (610 mm) shall be architecturally treated.

5.15 DRIVEWAYS

Driveways must not exceed the width of the garage, but may taper as they approach the street. Desirable driveway slopes are between 3% and 7%. Acceptable driveway finishes include:

- broomed concrete
- concrete with exposed aggregate finish
- concrete paving stones
- stamped concrete

In the case of a rear or side garage, front parking pads are not acceptable.

Colours shall be approved by the Guideline Review Consultant. **Asphalt will not be accepted.**

5.16 FENCING AND SWALES

The Developer will provide project fencing at key community entry points along the perimeter and along the rear of lots that back onto a park or walkway and along the rear of lots that have a rear drainage swale.

Project fencing will be protected by a Restrictive Covenant registered on title of lots affected. The exterior colour and design of the fence and the design and location of the drainage swale must be maintained and the Purchaser will be responsible for maintenance of his/her portion of the project fence and swale.

Side yard fencing facing the street on corner lots is required and must be complete for inspection at the same time as the house inspection is performed by the Guideline Review Consultant.

Proposed fence designs must be included with the house plans submitted for review to the Guideline Review Consultant.

Fence heights shall be built in accordance with the City of Lethbridge Land Use Bylaw.

Acceptable fence building materials include:

- cedar
- decorative concrete block, stone or brick
- spruce
- wrought iron with stone or brick posts

5.17 SIDEWALKS

Front and side walkways are to be complimentary with the driveway material selected. The approved materials include:

- poured concrete with an exposed aggregate finish
- concrete paving stones, architectural precast concrete slabs
- dyed and/or stamped concrete
- Standard broom finished concrete

Gravel, red shale, asphalt paved or pre-cast concrete slab walkways (24" x 30" x 2" & 30" x 36" x 2") are not permitted at the front or side of the home.

5.18 CORNER LOTS

Corner Lots require additional treatment on the street side elevations. 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 accent materials, and porches or verandas that wrap around from the front of the house.

When a 2-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 planes 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 Guidelines Review Consultant.

5.19 HOME DESIGNS

The Guideline Review Consultant will assess each design on its adherence to the general rules and approved materials within these guidelines. Individual house designs should also respect the unique features of each lot with respect to view, orientation, access, sun angles, integration of indoor and outdoor space, tree cover and relationship to street, neighbouring homes and grading. Site planning and house design shall minimize overview and overshadowing of neighbours.

Shipping containers that are reusable transport and storage units constructed of various materials such as wood, metal or plastic. These units are specifically designed for moving products and raw materials between domestic locations or countries. **The use of any type of shipping container for a home or accessory building construction is not permitted.**

The Guideline Review Consultant reserves the right to refuse a design that is considered incompatible with the design objectives of the subdivision.

6 LANDSCAPING

A landscaping plan must be submitted to the Guideline Review Consultant for review and approval at the time of submission of the house plans. **Within eighteen months following the issuance of the Building Permit, the lot shall be fully landscaped.** The Purchaser/Contractor can choose from either xeriscaping or a traditional irrigated landscape theme. Stated below are the requirements for either theme. Detailed Landscaping information and design ideas can be found in the [Crossings Landscape Guidelines](#) on www.crossingslethbridge.ca.

6.1 XERISCAPE LANDSCAPING THEME

Xeriscaping landscaping for the purpose of this Guideline, is property enhancement with the provision of drought tolerant plant material, mulches and the conscientious use of water. Xeriscaping is creative landscape design and includes a variety of landscape options as follows:

- Ground cover options include non-irrigated drought tolerant grass, and inorganic materials such as: rip-rap, rainbow rock, limestone chips, lava rock etc. Inorganic ground covers shall not cover more than 25% of the landscape area at the discretion of the Guideline Review Consultant
- drought tolerant varieties of trees and shrubs, with drip irrigation
- Accent materials such as flowers, perennials, wood mulch, and large rocks
- **The use of construction materials such as ¾ in. (20 mm) washed gravel, pea gravel, red shale, etc. is not permitted.**

- On corner lots landscaping is required up to the back of sidewalk or curb on both street frontages and must be maintained by the home owner.
- One tree meeting the specific requirements stipulated as follows must be planted in the front yard:
 - One deciduous tree of 1.5 in. (38 mm) caliper (diameter) measured 12 in. (305 mm) above the finished grade, or one coniferous tree 60 in. (1500 mm) in height.
 - Shrubs: a variety of shrubs may be substituted if trees are not desired. The substitution ratio is: five shrubs per tree. Shrub size to be a minimum of 2 gallon container.

6.2 TRADITIONAL IRRIGATED LANDSCAPING THEME

- Traditional irrigation landscaping theme consists of irrigated sod, trees, shrubs and flowers. Additional landscaping will be considered. Additional landscaping refers to added landscape features such as: large boulders, additional trees and shrubs, timbers, paving stone edging, etc. Substituting the irrigated sod with landscape ground covers like gravel, lava rock, limestone and other forms of Xeriscaping are not acceptable forms of additional landscaping. The majority (75% or more) of the front yard landscape area shall be irrigated sod.
- On corner lots landscaping is required up to the back of sidewalk or curb on both street frontages and must be maintained by the home owner.
- One tree meeting the specific requirements stipulated as follows must be planted in the front yard:
 - One deciduous tree of 1.5 in. (38 mm) caliper (diameter) measured 12 in. (305 mm) above the finished grade, or one coniferous tree 60 in. (1500 mm) in height.
 - Shrubs: a variety of shrubs may be substituted if trees are not desired. The substitution ratio is: five shrubs per tree. Shrub size to be a minimum of 2 gallon container.

7 APPLICATION PROCESS

All plans will be submitted to the Guideline Review Consultant for approval prior to commencement of the application for a Building Permit.

The Guideline Review Consultant will review the submission based on the adherence of the plans to these Design and Development Guidelines and the lot design grades. Upon release of the approved plans and grade slip the submitter can make application to the City of Lethbridge, Development Services Department for a Building Permit. When construction is complete the submitter shall contact the Guideline Review Consultant for an inspection.

Incomplete submissions will be returned to the submitter. Should a partial review of applications be required, the Guideline Review Consultant shall be reimbursed by the submitter for the time and expenses incurred by the Guideline Review Consultant.

7.1 SUBMISSION TO GUIDELINE REVIEW CONSULTANT

Submissions to the Guideline Review Consultant shall include the following information. Once the review is complete the information will be emailed back to the submitter or a call will be made for pickup of the hard copy documents.

- Submit one digital PDF or CAD file of all the plans and drawings. The digital file will ensure accurate measurements required during the review process. If the submission is incomplete it will be refused and must be resubmitted.
- If submitting a hard copy, provide two 11 in. x 17 in. (280 mm x 430 mm) sets of scalable construction plans, complete with floor plans, all building elevations, one full building cross-section showing floor/floor heights, a site plan showing landscaping and complete fence details. If the hard copy submission is incomplete or not scalable it will be refused and must be resubmitted.
- Once the review is complete, the approved digital or hard copy plans, will be returned to the submitter. It is the submitters' responsibility to make copies of the approved forms, plans and any supporting documentation as required by the City of Lethbridge, Development Services for a Building Permit.
- The Guideline Review Consultant and the Submitter shall retain one approved two 11 in. x 17 in. (280 mm x 430 mm) set of the plans.

Note: All dimensions must be in metric and have the imperial equivalent indicated. Approval of any and all house plans shall be at the sole discretion of the Guideline Review Consultant. Any changes by builders must be submitted to the Guideline Review Consultant and approved in writing by both parties.

7.2 INSPECTION

- When construction is complete, including the exterior finishes and landscaping, the submitter shall email the Guideline Review Consultant for placement of their name on the inspection list.
- The email to the Guideline Review Consultant shall include a photograph of the front elevation of the home which shall capture the features on the front of the home and the landscaping i.e. tree, sod, etc.
- It is important to clearly identify in the email, the subdivision and phase, municipal address, lot and block of the home (legal description).
- If the Guideline Review Consultant arrives on site to inspect the home, and the home is not ready, the second and subsequent inspections will be billed directly to the owner/builder.

8 CONSTRUCTION

8.1 SURVEY & BUILDING GRADES

An Alberta Land Surveyor has installed iron survey posts for each lot. These are to be protected during the course of construction. If it is required to replace missing or damaged iron post(s), it must be performed by an Alberta Land Surveyor. The cost of replacement shall be at the expense of the Purchaser.

Building grades shall be set by the Guideline Review Consultant on the plot plan and will be controlled by the elevation of deep utilities and streetscape planning. Final approval of the building grades rests with the City of Lethbridge. It is the responsibility of the Purchaser to ensure adequate drainage of the property.

Lots are to be graded by the Purchaser to conform to the lot design grade prepared by the Guideline Review Consultant and approved by the City of Lethbridge. The Purchaser is responsible to ensure that the lot grading and drainage complies with the policies of the City of Lethbridge. All lot grading certificates must be prepared at the Purchaser's sole cost. Confirmation of final grade approval by the City of Lethbridge in the form of an approved final lot grading certificate must be provided to the Guideline Review Consultant prior to the release of the performance and damage deposit. If there are any deviations from the designed lot grades, the responsibility to rectify the problem shall be at the sole cost of the Purchaser.

8.2 LOCATION OF UTILITIES

The City of Lethbridge has serviced Crossings with deep and shallow utilities. The location of deep utilities (water, storm, sewer and sanitary sewer) is indicated on the Grade Slip obtained from the Guideline Review Consultant, subject to City of Lethbridge approval. The location of shallow utilities (City Electrical, Atco, Telus and Shaw) should be confirmed with the particular utility involved.

8.3 CONSTRUCTION SITE MAINTENANCE

During the course of construction, the Purchaser is responsible for the orderly condition of the building site. Construction debris shall be disposed of as soon as reasonably possible, and not allowed to accumulate on the site. Failure to do so will result in the Purchaser incurring costs for the City of Lethbridge to perform the necessary site cleaning.

8.4 DISPOSAL OF SURPLUS MATERIAL

The Purchaser/Contractor is required to keep excavated materials within the perimeter of the building site. Surplus fill materials (clay) shall be disposed of as directed by the Developer. The Purchaser/Contractor is responsible for the removal of any other excess materials from the building site to an appropriate landfill or recycling facility.

8.5 PREVENTION OF DAMAGE AND REPAIR OF DAMAGED WORK

The Purchaser/Contractor is required to take precautions and prevent damage to installed improvements.

Purchaser/Contractor will be responsible for all costs associated with repairing damages.

The Purchaser/Contractor shall:

- Protect sidewalks, curbs, gutters, water valves, etc., when vehicle access to the site is necessary.
- Keep road in front of the lot clean during construction and keep catch basins in front of lot clear of debris and in working order at all times.
- Protect parks and open space backing onto lots to ensure that no soil, silt or other construction debris is washed, thrown or blown onto the park.
- Record and report any damage to installed works together with the identity of the party causing the damage.
- Purchaser/Contractors are reminded that any repair to damaged installed services will be at their cost if:
 - The cause of the damage is unknown
 - The identity of the party causing the damage is unknown, and/or
 - The party causing the damage does not pay for the repair for any reason.

Any damage to installed improvements noticed prior to construction must be identified to the City of Lethbridge, Real Estate and Land at the time of discovery.

9 GENERAL REQUIREMENTS

9.1 LANDSCAPE ELEMENTS

Fencing provided by the Developer **shall not** be removed or changed from the original design or colour. The Purchaser of a lot upon which a project fence is located shall maintain the fence in good condition.

All landscape works provided by the Developer **shall not** be removed or changed, and the Purchaser shall maintain all landscaping in good condition.

9.2 EXTERIOR FINISHES

The exterior finishes of any dwelling shall not be changed for a period of three years from the date of the release of the security deposit.

9.3 BUILDING COMMITMENT

Construction of the home must be started within one year from the date of the closing of the Option to Purchase Agreement from the City of Lethbridge. Within eighteen months following the issuance of the Building Permit, the lot shall be fully landscaped.

9.4 ZONING

Crossings homes will be required to conform to the guidelines for single detached dwellings as contained within this document and the appropriate regulations set out by the most current version of the City of Lethbridge Land Use Bylaw.

9.5 SITE DESIGN REQUIREMENTS

The Purchaser shall insure that the layout of the house, landscaping, driveway location, fences, etc., does not conflict with any City of Lethbridge street furniture (street lights, transformers, utility pedestals, fire hydrants, etc.). If a conflict occurs, it shall be the responsibility of the Purchaser to mitigate and pay all costs for correction of the problem.

9.6 LOT MAINTENANCE

It is the responsibility of the Purchaser to maintain the lot in a tidy manner prior to house construction. The Purchaser shall be responsible for weed and garbage control on the lot. If, in the opinion of the Developer, the lot is not maintained in a tidy manner, the Developer will contact the Purchaser to take the required action to remediate the weeds and/or garbage. If the Purchaser does not take action in a timely manner, the Developer will contract the appropriate service and provide a bill to the Purchaser for the amount of the service plus a 5% administration fee.

10 APPROVAL PROCESS

These Guidelines are the mechanism to assure a high level of quality design in Crossings. The Guidelines summarize design philosophy and direction for the community of Crossings. The intent is to ensure an affordable and quality living environment with a consistent and identifiable image, yet one which also offers variety and choice to the individual home buyer.

Applicants may provide alternative details to those outlined in these Guidelines; however, they must demonstrate that the conformity to the overall community objectives for the quality of the community are satisfied. Any changes by applicants from the guidelines must be reviewed and approved in writing by the Guideline Review Consultant. Notwithstanding any statement or drawing in this document, the Developer reserves the right to alter these guidelines without notice.

11 SECURITY DEPOSIT

The Developer will retain a security deposit at the time of the lot purchase, all or part of which may be applied to remedy deficiencies as a result of non-conformance with the guidelines. Interest will not be paid on this deposit. If the Purchaser does not comply with the requirements as specified herein **within a period of two years from the time of Occupancy Permit**, the Developer may correct any deficiencies and recover the costs of these deficiencies from the Purchaser.

The deposit will be held by the Developer until such time as the Final Inspection has been carried out and adherence to the Guidelines established through written confirmation of the Guideline Review

Consultant, or a period of not more than two years from the time of Occupancy Permit. **Failure to comply with the Guidelines within this time frame will result in the Guidelines Deposit being forfeited.**

12 ENFORCEMENT AND INTERPRETATION OF DESIGN & DEVELOPMENT GUIDELINES

All homes must be constructed in accordance with the approved house plans. The Guideline Review Consultant may carry out periodic on-site inspections during construction to ensure compliance with approved plans. The Guideline Review Consultant or representative shall be allowed access to inspect each house for conformance with the approved architectural and landscape plans. A 'stop-work' order may be issued if non-compliance with the guidelines is discovered at any stage of construction. Modification may be requested in writing to accommodate changes related to actual conditions. If additional site inspections are required to resolve non-compliance issues, the Developer and/or the Guideline Review Consultant shall be reimbursed by the Purchaser for costs incurred to bring the house to conformance.

If the Purchaser has not achieved compliance within the timeframe of the “Building Commitment” clause stated within the General Requirements, then at the sole discretion of the Developer, the amount of the security deposit shall be forfeited to the Developer and the Developer shall be at liberty to pursue legal action for any deficiencies arising from the Purchaser's non-compliance with the Crossings Design and Development Guidelines.

The Purchaser may appeal the decision of the Guideline Review Consultant to an Architectural Committee for variance of the approved guidelines. The Committee will consist of a Purchaser's representative, the Guideline Review Consultant and a representative of the Developer.

The Purchaser acknowledges that the house plan approval is provided as service and that the Developer and its designated Guideline Review Consultant assume no responsibility for the accuracy of the information provided or for any losses or damages resulting from use thereof.

Upon compliance with the requirements of the Design and Development Guidelines, the Guidelines shall be in effect for a period of three years after the release of the security deposit.

13 IMPORTANT CONTACT NUMBERS

Excalibur Design Group

1, 321A - 6 Street South
Lethbridge, Alberta T1J 2G8
Phone: 403.329.1695
Email: paul@exdg.ca

Front Desk/Reception

Real Estate & Land Development
City Hall, 2nd Floor, 910 - 4 Avenue South
Lethbridge, Alberta T1J 0P6
Phone: 403.320.3905
Fax: 403.320.4259
Email: land@lethbridge.ca

Abby Slovack, Land Development Manager

Real Estate & Land Development
City Hall, 2nd Floor, 910 - 4 Avenue South
Lethbridge, Alberta T1J 0P6
Phone: 403.320.4236
Fax: 403.320.4259
Email: Abby.Slovack@lethbridge.ca

Alberta One Call (prior to any excavation, i.e. landscaping, fencing, etc.)

Toll Free Phone: 1.800.242.3447
www.albertaonecall.com

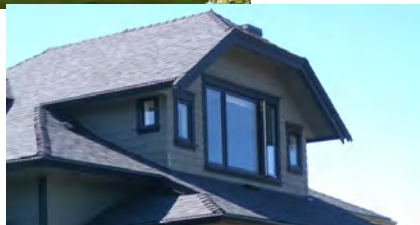
14 APPENDIX A – PRAIRIE STYLE



15 APPENDIX B – TUDOR STYLE



16 APPENDIX C – SHINGLE STYLE



17 APPENDIX D – MODERN STYLE

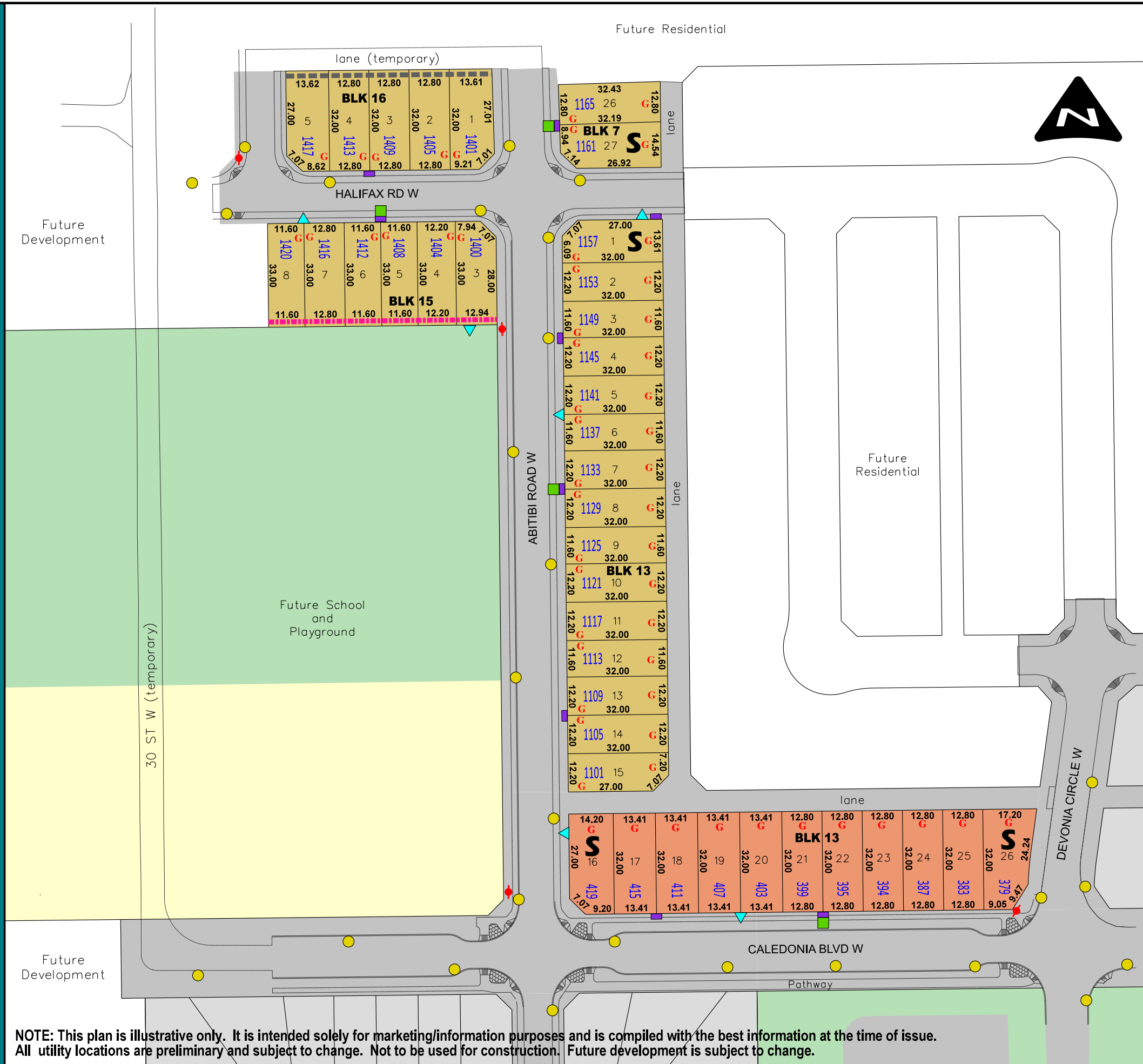


18 APPENDIX E - MODERN FARMHOUSE INFLUENCE



LEGEND

- 316 House Number
- BLK 7 Block Number
- 33 Lot Number
- 12.40 Lot Dimension (metres)
- Concrete Swale
- Chainlink Fence w/ Gate
- Street Light
- Transformer
- Utility Pedestal
- Hydrant
- G Garage Location
- ▭ Rear Garage Only
- S Suite Permitted



NOTE: This plan is illustrative only. It is intended solely for marketing/information purposes and is compiled with the best information at the time of issue. All utility locations are preliminary and subject to change. Not to be used for construction. Future development is subject to change.





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