

# Fairways West



## **Neighbourhood Design Guidelines - Phase V**

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### **General Guidelines**

The following Neighbourhood Design Guidelines apply to Fairways West Phase V which includes lots backing the Municipal Reserve MR2, the golf course or Environmental Reserve ER9, specifically identified within this document. The intent of these guidelines is to provide the framework for an attractive community environment by outlining the opportunities and constraints of building. While each home design should be somewhat distinctive, a pleasant visual appearance will be achieved by ensuring compatibility among homes.

### **Minimum Square Footages**

The minimum square footage requirements for houses in Fairways West Phase V – Unbuilt Lots, are as follows.

Edgewater Bay - Lots 1 to 5, Block J,  
Sagebrush Crescent & Prairie View Drive - Lots 8 to 35, Block P,  
Brookview Drive - Lots 36 to 45, Block P  
Lilac Place - Lots 46 to 49, Block P

bungalow	1350
bi-level	1300
2 storey	1700
split level	1300

A minimum of a two-car attached garage is also required.

Minimum floor areas apply to the gross building area at or above grade. Areas of garages, outdoor decks and basements are not included in this calculation. Unique floor plans that may require special interpretation in calculating the floor plan areas should be discussed at a preliminary stage in design with the Developer's ("Harvard Developments Inc.") designated Design Reviewer.

## Exterior Finishes

Walls (all lots):

- The front elevation shall be finished with brick; stonework; stucco; or siding (vinyl d4 or d5) in combination with brick or stonework; or other combinations as approved by the Design Reviewer. Other materials may be considered for exterior finishes. A request for acceptance of materials other than those listed above, such as cultured stone, etc. must be submitted to the Design Reviewer for review and approval.
- If the main finish is siding, appropriate trim boards, mouldings, detailing etc. must be incorporated.
- Brick, stonework or siding must have a minimum of 2'-0" return around corners.
- If a house is all stucco, the stucco shall be a Californian style finish with strongly detailed massing elements.

Roofs (Edgewater Bay – Lots 1 to 5, Block J, Sagebrush Crescent & Prairie View Drive - Lots 8 to 35, Block P, Brookview Drive - Lots 36 to 45, Block P, Lilac Place - Lots 46 to 49, Block P):

- Hand split cedar shakes, treated pine shingles or cedar shingles
- Clay or coloured concrete roofing tiles.
- Asphalt shingles: **Standard 3 tab shingles will not be permitted. Shingles with an architectural look (random cut or shadow line features) are required.**
- All main roofs shall have a minimum overhang of 1' – 6".
- Other roofing materials of high quality will be considered.
- Roof slopes must have pitches of 5 in 12 or greater.

## Colours

Compatible materials and colours shall be used on all exterior surfaces of the house including the roof. Samples of exterior treatments including trim and accent colours must be submitted for approval if requested by the Design Reviewer. Exceedingly bright or garish colours will not be accepted.

## **Corner Lots**

Homes on corner lots must be designed to suit these highly visible locations. Appropriate wall heights, window placement and detail treatments must be consistent with the front elevation treatments with the principal roof planes sloping towards the street. Houses shall incorporate features to diminish mass at the flanking side elevation. Such elements may include setback of the upper floor, dormers, and/or projections with roof lines.

All homes on corner lots that flank Gordon Staseson Boulevard must feature a bungalow style home. This condition is mandatory and primarily avoids the blank wall of most two storey side elevations. On all corner lots that flank Gordon Staseson Boulevard, where brick is used on a portion of the front or side elevation, it is recommended that the brick compliment the brick used in the flankage fence.

On all other corner lots in Phase V, houses other than a bungalow style will be permitted provided the side elevation of the home flanking the street incorporates the design elements noted above.

## **Lot Grading**

As noted on the “Lot Grading, Services and Easements” plan as issued by Genivar Consultants Limited Partnership, when terracing or a retaining wall is required it is to be supplied and installed by the builder. With corner lots, since these are highly visible locations, care should be taken in the design of the terracing and/or retaining wall so that it complements the location. Prior to proceeding with design & construction, a meeting with the Design Reviewer should be held to discuss ideas.

Note: Builders/home owners must ensure that the finished grade along any fencing that is provided by the developer (refer to the “Fencing” section in these guidelines) is kept below the bottom of the fence.

## **Lots Backing Municipal Reserve MR2, the Golf Course or Environmental Reserve ER9**

Builders of houses on lots backing Municipal Reserve MR2, the Golf Course or Environmental Reserve ER9 shall respect the fact that their house will have two or more “fronts” and should give similar treatment of finishes to those elevations. Rear elevations shall be treated with appropriate exterior detailing, doors, windows and finish materials. Variation in wall planes, dormers, decks, rooflines and/or details of substantial proportions will be some of the architectural measures applied to these settings. In order to limit the amount of visible flat wall area on rear elevations, larger windows will be required where lower rear grade elevations allow sufficient wall height above finished

grade to incorporate them. Two storey walkout basement designs are to include roof lines/wall breaks (stepped walls) to avoid a three-storey appearance. Decks should be constructed concurrently with the home.

Rear grades of these lots should be co-ordinated between adjacent properties by contacting the subdivision design engineer, Genivar Consultants Limited Partnership, during the initial stages of the house design.

## **Site Planning**

City of Regina R-1 zoning regulations, bylaws, legal easements and encumbrances shall be respected.

- Homes must be situated on the lot to maximize private spaces and side yard windows where possible should not align with neighbouring windows.
- For houses on walkout lots the lower levels shall open to the rear yards at grade.
- Homes that have the same or similar styles must have at least one house separating them, cannot be placed on opposite or diagonal lots & will require design variations and different exterior treatments.

## **Garages and Driveways**

- All homes must be constructed with a minimum of a double car attached garage.
- Driveway locations are specified as shown on the grading plan. No deviations from the designated driveway locations will be allowed without the express written approval of the Developer.
- Driveways and front walks are to be poured concrete, paving stone or approved equivalent.

## **Accessory Buildings**

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

## **Fencing**

Fencing as selected by the Developer will be provided in certain locations as follows:

- (a) Brick columns and black vinyl coated chain link fencing

Brick columns (2) located at each outside corner of the rear property line together with 1.83 meter (6 foot) high chain link fencing between the columns will be installed for lots on Prairie View Drive, Brookview Drive and Lilac Place that back onto the Golf Course, Municipal Reserve MR2 or Environmental Reserve ER9. The columns and fencing will

be installed along the inside of the rear property line. Chain link fencing will also be installed on the inside of the side property line for a portion of the side yard of lots 21 & 22, Block P that flank Walkway W-4.

In addition to the fencing, all lots backing the Golf Course or Environmental Reserve ER9 will be provided with 3 foot wide gates.

All other fencing is the responsibility of the purchaser and must not exceed a maximum height of 1.83 meters (6 feet) in height. Common styles and colours of fencing contribute to neighbourhood harmony and are recommended.

**Note: slats inserted in the chain link fencing will not be permitted.**

(b) Brick fencing with wrought iron infills

Fencing for a portion of the side yards that flank Gordon Staseson Boulevard for Lot 1, Block P and Lot 1, Block R will be installed by the Developer and will be located on the inside of the side property line.

**Note re: (a) and (b) above: Builders/home owners must ensure that the finished grade along any fencing that is provided by the Developer is kept below the bottom of the fence.**

## Design Guideline Approvals

Prior to applying for a building permit from the City of Regina, the builder shall submit the following to the Design Reviewer:

- House plans: **submit one complete set of house plans by email in pdf's** (or 4 if submitting prints), at a scale of 1/8', 3/16" or 1/4" to the foot (or metric equivalents) including;
  - a site plan showing the location of the house and garage on the lot, decks, easements, all dimensions, and drawn accurately to scale.
  - floor plans, area calculations, cross sections and all exterior elevations, complete with all material designations, windows doors, etc. and roof
  - **where the grade of the lot slopes more than 2 feet from front to back, geodetic lot grades must be shown on the side elevation plan. The geodetic grade at the front and rear of the home must be shown and for walkout basements, the geodetic basement floor elevation must be shown as well.**
- a colour chart form as supplied by the Design Reviewer must be submitted indicating the colours of all exterior finishes

Changes to designs and colours may be required before approval. Construction will not be allowed to commence until approval has been given by the Design Reviewer. Once

the Design Reviewer is satisfied that the plans and colours conform with the Neighbourhood Design Guidelines, two approved sets of plans will be returned to you.

Approval of plans through the Neighbourhood Design Guidelines review process does not represent compliance with the statutory regulations, by-laws, building codes, restrictions or other regulations of municipal, provincial and/or federal authorities. Compliance is the responsibility of the builder/purchaser.

## **Neighbourhood Design Guidelines**

The enforcement, administration and interpretation of these guidelines shall be at the discretion of Harvard Developments Inc. or its designated Design Reviewer. The unfettered application of these guidelines shall be without notice or precedent. These guidelines may be altered, amended or varied by the Developer at its sole and absolute discretion, and without any prior written notice.

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