



GREENBURY



architectural design guidelines

Stage 9

Block 107 Lots 1-6, 8-17

Block 10 Lots 25-50

Block 12 Lots 1-2, 4-8, 10-31

Block 13 lots 1-27

Block 14 Lots 1-28

September 2017/update January 2018

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RECOMMENDED NATIVE AND DROUGHT RESISTANT PLANTS
A P P E N D I X B :
FENCE DETAILS
A P P E N D I X C :
LOT INSPECTION REPORT

1 DIRECTORY

Developer:	Cantiro Communities Pioneer Ltd. 17515 - 108 Street Edmonton, Alberta T5S 1G2 Phone: (780) 484-4389 Fax: (780) 484-5397
Engineers:	IBI Group #300 Intact Building 10830 Jasper Avenue Edmonton, Alberta T5J 2B3 Phone: (780) 428-4000 Fax: (780) 426-3256
Architectural Applications:	Evans 2 Design Group #300, 4723 1 St SW Calgary, Alberta T2G 4Y8 Phone: (403) 256-5123 support@evans2design.com
Surveyor:	Pals Survey 10704 – 176 Street Edmonton, Alberta T5S 1G7 Attention: Builder Services Phone: (780) 455-3177 Fax: (780) 451-2047
Solicitor:	Biamonte, Cairo & Shortreed Suite 1600, 10025 – 102A Avenue Edmonton, Alberta T5J 2Z2 Phone: (780) 425-5800 Fax: (780) 426-1600
Geotechnical Consultants:	J.R. Paine 17505 - 106 Avenue Edmonton, Alberta T5S 1E7 Phone: (780) 489-0700 Fax: (780) 489-0800
Address Plaques	Behrends Bronze 2207 91 Avenue Edmonton, Alberta T6P 1L1 Phone: (780) 464-5177 Fax: (780) 467-6516

2 INTRODUCTION

2.1 Objective

- 2.1.1 The theme of the Greenbury neighborhood is in the Brownstone style. An icon in architecture inspired by urban living originally developed in London as a “house on the park”, this theme will be incorporated throughout all urban design elements within the neighborhood.



- 2.1.2 The streetscapes of Greenbury will be diverse. A broad mix of housing types will be unified through common design elements and landscaping features that reinforce the character and lifestyle of the neighborhood in an expression of harmony.
- 2.1.3 The features and finishes are both chic and rustic in materials that are timeless and solid. The same essential style distinction will be shared and evident in all housing types.
- 2.1.4 The general objective of the guidelines is to express lifestyle through design, creating harmonious streetscapes comprised of varied housing products that are distinctive and uniquely unified. This document outlines the design guidelines and landscape requirements in Greenbury.
- 2.1.5 Homes will be thoughtfully designed and built incorporating the principles of this ‘green’, environmentally friendly neighborhood.

2.2 Limitations

- 2.2.1 Each Builder/Purchaser Owner is responsible for inspecting the condition of curbs, sidewalks, street lights, services, etc. on his lot and must submit written notice of any damages to the Developer within 14 days of purchasing the lot, otherwise cost for repairing any damages becomes the sole responsibility of the Purchaser. A copy of this report is attached hereto as a Appendix C.
- 2.2.2 **These requirements may be altered, amended or varied by the Vendor, Cantiro, at its sole and absolute discretion and without prior notice. Cantiro and their designated consultants retain the full discretion to approve or disapprove any or all elements of a proposed development or structure. It is strongly recommended that all purchasers or builders obtain pre-approval for any proposed development. All Purchasers/Builders are advised to review this document in its entirety prior to completing any work on the lands.**
- 2.2.3 The Vendor, the Architectural Consultant, their servants, agents, contractors, appointees, shall not be held responsible or liable for the accuracy, enforcement or compliance with these Landscape and Design Requirements to any Owner, Purchaser and/or Builder within the subdivision.
- 2.2.4 Restrictive covenants(s) with these Architectural Guidelines are registered on title of each lot.

- 2.2.5 Formal standards for development will be those as established in the City of Spruce Grove Land Use Bylaw, specific to Greenbury. Conformity with these requirements does not supersede the required approval process of the City of Spruce Grove.
- 2.2.6 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. Any changes to approved plans must be approved in writing prior to implementation.

3 MASSING & SITING

3.1 Mix of Housing Types

- 3.1.1 Housing types will be mixed within the same streetscape (single detached, semi-detached and row housing), using architectural elements to adjust massing and proportions for a cohesive presentation.

3.2 Massing

- 3.2.1 Architectural massing refers to the concept of arranging the volumes of a house in relation to each other and the streetscape.

When adding a 3rd storey development, care must be taken to ensure this space does not overwhelm the structure. This may be accomplished by integrating 3rd floor space into the roof mass with the inclusion of dormers. Lower fascias and gradual transition will assist in balancing the presentation.

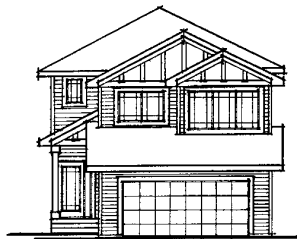
Inappropriate



Appropriate



Inappropriate



Appropriate



- 3.2.2 Massing may be adjusted to maintain building proportions and surface areas consistent with the style. A balanced effect and style statement is achieved by variations in simple building form and projections.

3.3 Density

- 3.3.1 Density will only increase by one level on adjacent lots. i.e. single detached housing must be separated from row housing with semi-detached housing.

3.4 Height

- 3.4.1 Height can only increase by one storey on adjacent lots. i.e. a three storey building is only permitted adjacent to a two storey building.

3.5 Siting

- 3.5.1 Siting should reflect careful consideration of lot characteristics, relationship and orientation. The minimum house width at the front elevation must be within 2' of the building pocket maximum.

3.6 Garage Protrusion

- 3.6.1 The garage may protrude a maximum of 20' beyond the front wall at the entry of the dwelling.

4 CORNER LOTS

4.1 Treatment

- 4.1.1 Corner lots are highlighted for exceptional treatment. The objective is for the flanking side to reflect the same stylistic definition and thoughtful detailing associated with the front, as well as features and elements to diminish the mass at both street elevations.

4.2 Return

- 4.2.1 Flanking side elevations on corner lots will require stone or brick returned and the addition of stone to achieve stylistic definition. Front attached garage product on corner lots will include stone or brick, the full length of the garage wall facing view. Masonry must return along garage and side wall of house and may be stepped to half height in suitable locations.
- 4.2.2 Corner lots with designated community fencing installed by the developer may have lesser decorative requirements toward the rear of the house on the main floor. Each home will be assessed for side elevation treatments on an individual basis.



5 REPETITION

5.1 Mix of Elevations

- 5.1.1 The mix of housing types in Greenbury will result in interesting and diverse streetscapes. Similar elevations may not be repeated on adjacent lots.
- 5.1.2 Repetitive use of elevations will be monitored to ensure diversity is maintained.

5.2 Rear Elevations

5.2.1 Lots with visibility at the rear must address repetition at both the front and rear elevations.

6 HIGH VISIBILITY LOTS

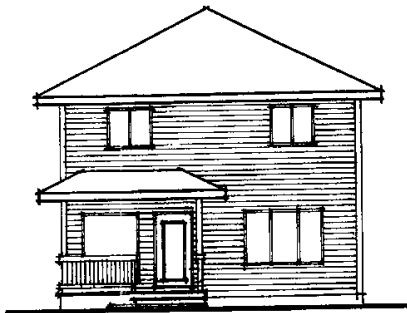
6.1 Classification

6.1.1 High visibility locations abutting parks, trails, storm water management facilities, and backing onto public spaces require special design consideration.

6.2 Requirements for Rear Elevations

6.2.1 Rear elevations at these locations must present stylistic definition and thoughtful proportions consistent with the front elevation. The wall plane must include variation and a suitable number of openings for area of wall. Trims must be included at all openings. Deck railings at these locations will be aluminum, picket style in Charcoal, black or Pewter.

Inappropriate



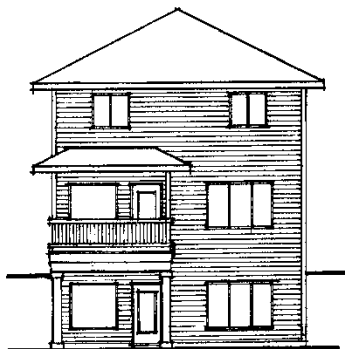
Appropriate



6.3 Walkout Lots

6.3.1 Lots designated for a walkout basement model require special design consideration at the rear elevation. In addition to addressing features as set out for high visibility (5.2.1), these designs must avoid a towering three-storey appearance and **have deck constructed concurrent with the home.**

Inappropriate



Appropriate



7 LOT GRADING

7.1 Conformance with Grading Plans

- 7.1.1 Lot grading must be in strict conformance with the approved grading plans. Variations should be absorbed within the building mass to minimize steep slopes and contrast between lots. All plot plans and stakeouts must be done by the designated surveyor, to provide consistency in establishing building elevations throughout the neighborhood.

7.2 Risers and Entry Steps

- 7.2.1 The number of risers at entry steps may be varied by grade and design. Entry steps will be constructed of concrete will have an exposed aggregate finish on at least the riser portion of the step.

7.3 Retaining Walls

- 7.3.1 Retaining walls are the responsibility of the property owner and must not compromise the grading design and lot drainage. Natural elements such as rock and responsible wood products are preferred for construction of retaining structures.

7.4 Parging

- 7.4.1 A maximum of 1' of exposed concrete or parging will be permitted at the front elevation and side elevation of corner lots. At all other elevations, exposure will be restricted to 2'.

8 DRIVEWAYS, GARAGES & WALKWAYS

8.1 Front Drive Product

- 8.1.1 Front drive product will include a one or two car garage as determined by housing type and located in accordance with the garage location plan. The 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 entry and/or rear yard.
- 8.1.2 **Duplex product with front drive garages will require that the driveways be separated by a landscaped strip.** Buildings that include 2 double sized garages will require an **18" wide landscaped strip** and buildings that include either double/single garages or single/single garages will require a **12" wide landscaped strip**. In all cases the landscaped strip will include four shrubs, 2 coniferous and 2 deciduous, 18" in height or spread.
- 8.1.3 A hip roof is required at the garage of front drive product (gable or shed roof will not be permitted)
- 8.1.4 The area above the garage must include a bonus room or some development of the second floor to balance the overall massing.
- 8.1.5 In response to the demand for oversized garages and driveways, we have applied the same criteria to the wider garages as applies to the standard two car garage, in that there needs to be adequate landscaping to balance the hard surface in the front yard.

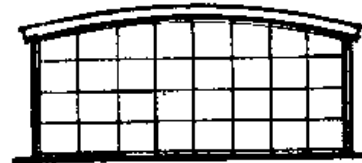
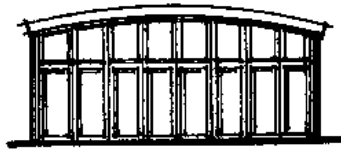
Increasingly there have been requests to maximize the driveway to the full width of the extended garages. To accommodate this feature while maintaining a high standard of aesthetics in the streetscape and suitable drainage on individual lots, the following principle will apply: The driveway may be poured the full width of the oversized garage if the minimum front yard landscaping requirements are met, and an additional shrub bed is provided at the side yard beside the driveway. This shrub bed will include four shrubs, 2 coniferous and 2 deciduous, 18" in height or spread.

8.2 Driveway and Walkway Finishes

- 8.2.1 Driveways and front walks will at minimum be concrete in broom finish.
- 8.2.2 More permeable materials (other than gravel) are encouraged for driveways and front walks and will be reviewed on an individual basis.

8.3 Overhead Doors

- 8.3.1 Overhead doors may be standard design and include a curved detail framed at the header. The overhead door will be painted to match the fascia or in a compatible color to enhance the presentation. Variation in overhead door style must be appropriate to styling.



9 ROOF MASSING

9.1 Roof Pitch and Shape

- 9.1.1 Roof shapes and slopes are a major component in the architectural expression of the Brownstone style.
- 9.1.2 The minimum roof pitch is moderate at 6/12, while front facing gables may be higher. Steeper slopes at main roofs are also well suited. Roofing material is a standard 3 tab shingle in the color of Sandstone or Driftwood. Architectural shingles may be utilized in the same colors.

9.2 Overhangs

- 9.2.1 Eave overhangs are cropped at a maximum 12" with 6" fascia.

9.3 Garage Roof

- 9.3.1 A hip roof is required at the garage of front drive product (gable or shed roof will not be permitted)

9.4 Chimneys

- 9.4.1 Chimneys and/or chases must include a corbel detail suited to the styling.

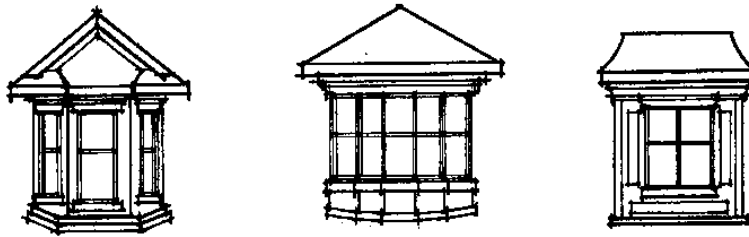


10 ARCHITECTURAL TREATMENTS AND ENTRIES

To establish the distinction of the Brownstone style the following features will be applied in variation to all product types:

10.1 Windows

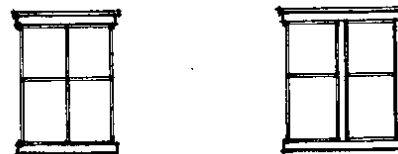
- 10.1.1 Classic bow, bay windows and box out windows c/w steep roof line, typically curved



- 10.1.2 Windows have vertical orientation and double hung appearance

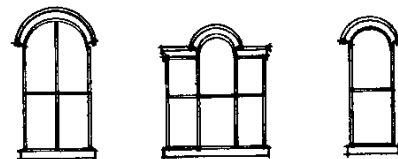
- 10.1.3 Windows are uncluttered by grills

- 10.1.4 Windows may be ganged or separated by a minimum space of 6"

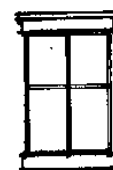


- 10.1.5 The maximum width of individual window units is 36"

- 10.1.6 Half round transom windows over single unit



- 10.1.7 Raised 6" sill batten with 2" on 6" crown batten at windows is recommended. Minimum requirement will be a 6" sill and a 6" crown batten.



10.2 Rooflines

- 10.2.1 Raised 6" shadow band at gables
- 10.2.2 Raised 4" batten detail at eaves is required on paneled areas and is recommended on sided areas in high exposure locations
- 10.2.3 Roofline at front drive garage must be hip/cottage design

10.3 Façade Treatment

- 10.3.1 Brick or stone facades are required on the front elevation. Returns will be required at projections only but encouraged at side elevations at a minimum of 24"
- 10.3.2 Masonry will not be required on the entire upper floor face. It can be featured on key elements only (ie: box outs or focal areas). Masonry is to be full height to the underside of the second-floor eave and return around all corners to the next wall face or in the case of outside corners a minimum of 2'. The remainder of the upper floor is to be finished in accent siding or panels.
Duplex – one portion of the upper floor of one unit (box-out or recessed area) is to have full height masonry to the underside of the second-floor eave. The other unit may have half –height masonry on a similar portion (box-out or recessed area).
- 10.3.3 Where the amount of upper floor masonry used on the front elevation is reduced other key elements of the homes exterior can be enhanced with compatible strong accent siding colours.
- 10.3.4 The overall area of brick/stone at the front elevation may be reduced by glazing and panel details
- 10.3.5 Any gas or power meter located at the front façade of the building shall be screened from view using landscaping, retractable cover, or other faux architectural element.



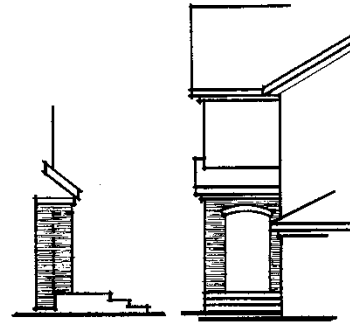
10.4 Zero Lot Line Product

- 10.4.1 Zero lot line product is being introduced into Greenbury as an additional means of addressing affordability
- 10.4.2 To ensure the zero lot line elevation has some interest to break up the solid wall face a minimum of an 8" deep horizontal feature/belly batten must extend the entire length of the wall face at the second-floor level.

10.5 Entries

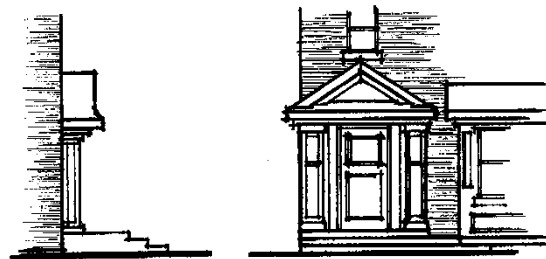
10.5.1 The entry will be covered at the first level with a shallow overhang of 2'6"

10.5.2 A false recess is created at the entry door with framing and stone or brick cladding as illustrated



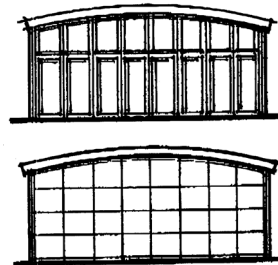
10.5.3 Area above garage must include a bonus room or development of the 2nd floor to balance the overall massing

10.5.4 Columns/Posts may not be appropriate at entry

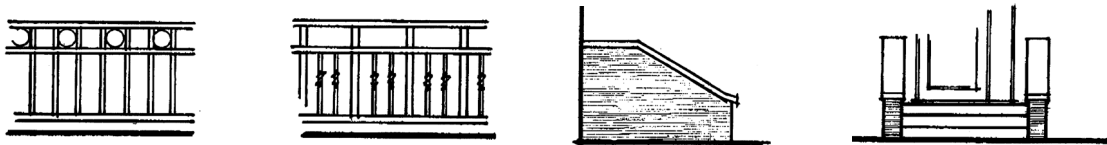


10.5.5 Entry door style suited to character of the Brownstone

10.5.6 Curved header detail at overhead door



10.5.7 Decorative metal railings or curved wall feature will adorn entrance ways



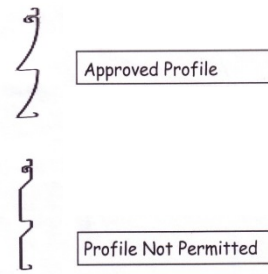
10.6 Side and Rear Elevations

10.6.1 Siding is permitted for the side and rear elevations of the house, with stone or brick front facades

10.6.2 Stucco will not be permitted

- 10.6.3 Wall cladding may be vinyl, Hardie Board or Canxel, Lap profile in horizontal application.

Siding Profiles



10.7 Vertical Siding

- 10.7.1 Vertical siding may be utilized in panel effect to reinforce styling

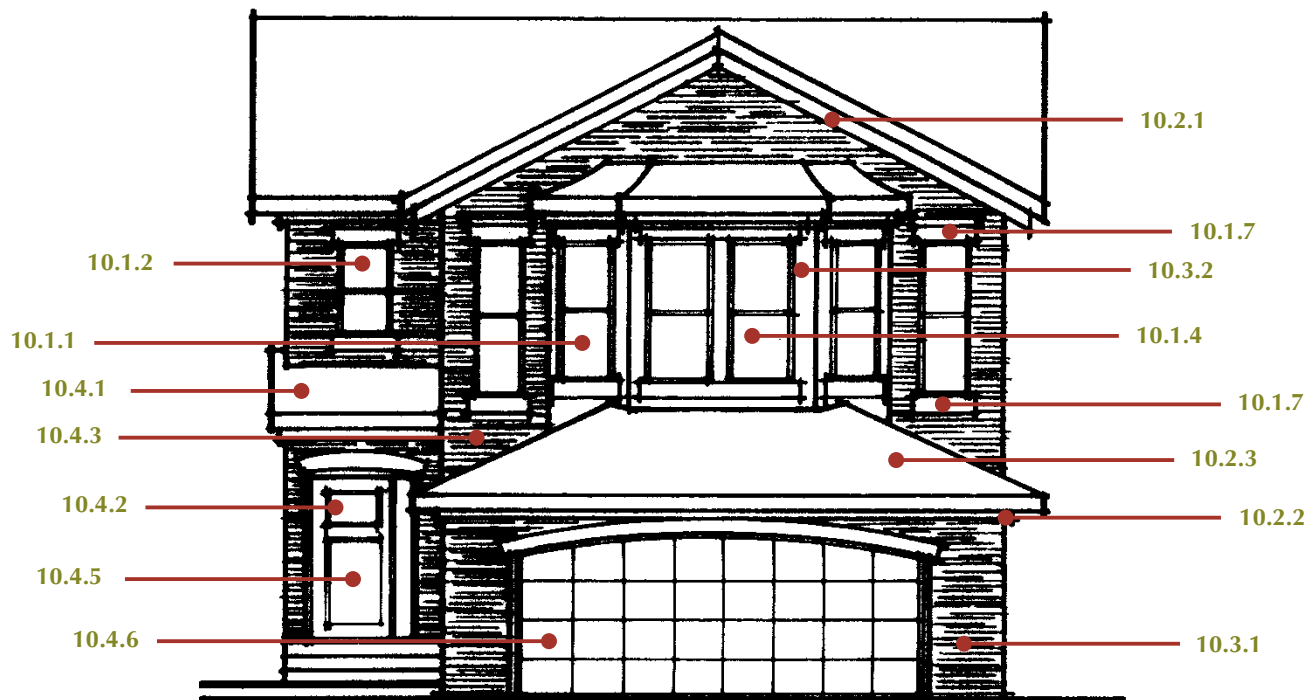
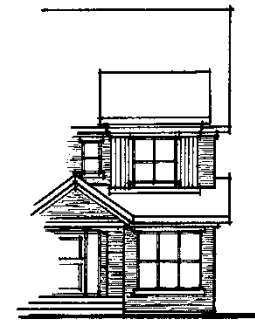


Figure 1: Illustrations for Section 10 on Typical House

11 EXTERIOR COLOURS

11.1 Front Façades

11.1.1 Darker palettes are suited to the Brownstone. The front façade will be dominated by brick or stone as set out under Architectural Treatments.

The following are appropriate stone profiles for the Brownstone. Colors are of a darker palette, including, but not limited to the following:

ELDORADO

Cliffstone – Montencito, Lantana, Banff Springs

Limestone – Savannah

Roughcut – Brunello

CULTURED STONE

Cobblefield –San Francisco

Limestone – Suede, Bucks County

European Castle Stone

CORONADO

Country Rubble – Golden Brown, Coastal Brown

Carolina Rubble – Dakota Brown, Black Hills

Country Castle – Grey

DUTCH QUALITY STONE

Ashen – Weatherledge

Midnight Black - Weatherledge

Midnight Black - Drystack

Charcoal - Limestone

Sienna - Castlestone

Cypress – Dry Stack

HEBRON BRICK

Medora, Red Smooth, Brandywine, Dakota Common, Garnet, Onyx Ironspot, Crimson Creek, Brampton, Black Iron, Castlewood

IXL BRICK COLORS SUITED

Mountain Red, Midnight Black

11.2 Fascia and Trim

11.2.1 Fascia and trim colors will be uniform in Comercial Brown, Charcoal, Iron Ore or Black.

11.2.2 Stone and brick selections will not be repeated on adjacent lots. Window sash, mullions and grills must be Wicker. Charcoal and Commercial Brown are also permitted for windows and grills.

11.3 Railings

11.3.1 Railings and exterior fixtures must be charcoal, black, or pewter finish

11.4 Entry Door

11.4.1 Entry door color may make a personal statement but must be painted (white or lighter colors not suited)

11.5 Siding Colours

11.5.1 The original main siding colors approved for Greenbury are Sage, Clay, Stratus, and Brownstone. To add variety to the community, additional main siding colours will include Coffee Bean, Rockaway Grey, Timberbark, Khaki Brown or equivalents.

11.5.2 Siding colors will no longer be repeated on any adjacent lots. A separation of at least 1 house/building will be required between the same siding colour.

12 LANDSCAPING

Landscaping is a visible indicator of the quality of a development and should be integral to every part of the site. It should tie the entire site together, define entryways and pathways, identify private space, and buffer parking garages and less desirable views.

12.1 General Guidelines

The following general guidelines are encouraged within the landscaping design for all lots:

- 12.1.1 Incorporate sustainable, low maintenance landscaping that minimizes requirements for potable water use, manufactured fertilizers and pesticides. Design the site to minimize use of potable water for irrigation; encouraging seasonal rainfall for sustainability of plant species or use captured rainwater for irrigation. Xeriscaping designs are encouraged.
- 12.1.2 Incorporate variety in layout and proportions of hard surface, lawn area and shrub bed areas to promote diversity of landscaping across adjacent lots.
- 12.1.3 Include food producing trees and shrubs within landscaping designs.
- 12.1.4 Incorporate vertical gardening, or use of trellises, arbours or other tall elements, in concert with vines and tall narrow plant material, particularly for landscaping of narrow spaces.
- 12.1.5 Use permeable materials such as permeable concrete unit pavers, “grass pave” pavers, stone, cobblestone, brick or their equivalent for hard surface pedestrian path areas.
- 12.1.6 Where space permits, integrate planting beds around building foundations to soften the edges of buildings. Perimeter plantings are also encouraged to screen adjoining properties and soften the appearance of fencing.
- 12.1.7 Artificial grass or turf, are contraindicated in favor of more permeable materials and indigenous plants that contribute to the habitat of this ecologically responsible neighbourhood. Artificial grass or turf will not be permitted.
- 12.1.8 Where space permits, plant the area between adjacent driveways with low shrubs or groundcover.

- 12.1.9 All plant material is recommended to be selected from the list of plants attached in as **Appendix A**, comprised of native and drought tolerant plant species. Use of native plants has advantages over use of “exotic” species as native plants are well-adapted to the local climate and soil conditions, and generally require less maintenance to establish and thrive. Use of native species also provides additional habitat for the birds, butterflies, insects and other creatures that depend on them. A native landscape incorporating a wide range of plant forms and species (tree, shrubs, grasses and forbs) should generally be more genetically diverse than a typical ornamental landscape and should be more resistant to disease.

12.2 Design Requirements (Applicable to ALL lots)

- 12.2.1 All landscaping shall be provided in accordance with **Table 1**.

Table 1: Landscaping Design Requirements (all lots and by lot type)

12.2.2 LANDSCAPING REQUIREMENTS FOR ALL LOT TYPES	
12.2.2.1	Builders within the Greenbury Neighbourhood are responsible for the following landscaping items for all lots within Greenbury <u>with the exception of</u> Single Detached Front Drive 2-car Garage Product:
12.2.2.1.1	Landscaping the Front Yard of each lot as per these guidelines;
12.2.2.1.2	Providing topsoil in the Rear Yard of each lot;
12.2.2.1.3	Landscaping the Side Yard flanking public roadway on corner lots; and,
12.2.2.1.4	Provision and installation of the Rear Yard tree for lots backing onto Jubilee Park as per item 12.2.2.7.
12.2.2.2	Home-owners of Greenbury are responsible for the installation of all landscaping not described in Section 12.2.2.1 for their respective homes (Rear and Side Yard landscaping).
12.2.2.3	Home-owners of Single Detached Front Drive 2-car Garage Product are responsible for ALL landscaping as described in these guidelines for their respective homes. A landscaping deposit of \$3000.00 per lot is required for all lots of this product type.
12.2.2.4	The total area of sod shall not exceed 50% of the total Front Yard landscaped area. The remaining area should be comprised of planting beds, naturalized landscaping or xeriscaping, gardens, trees, or other soft landscape component. Rock gardens may also be appropriate. A pedestrian path or hard landscape may be included in the remaining 50%, but not with the intent of comprising the entire remaining 50% (see item 12.1.6).
12.2.2.5	It is preferred that all planting beds are mulched with 75 mm depth ground tree mulch or equivalent to limit weed growth, and reduce evaporation. However, rock planting beds will also be accepted.
12.2.2.6	All corner lots, regardless of lot type, shall incorporate a minimum of four (4) shrubs within the flanking side yard.
12.2.2.7	All lots backing onto the Storm Water Management Facility shall incorporate one (1) additional deciduous tree (60 mm minimum calliper) or one (1) coniferous tree (2.5 m. minimum height) within the Rear Yard in close proximity to the rear fence line.
12.2.2.8	Direct (at least one) roof leader(s) to rain barrels to collect rainwater for irrigation use.
12.2.2.9	Boulevard trees and sod shall be protected at all times during construction. Builders must install a temporary protective fence around the existing trees, at or beyond the nearest trees' drip line. Builders are responsible for the erection and maintenance of temporary protective fencing. Protective fencing must remain during the entire construction process and only be removed when all construction is completed. Builders must ensure that adequate measures are in place to protect boulevard sod from damage during construction period.

Table 1: Landscaping Design Requirements (all lots and by lot type), continued...

HOUSING TYPE		FRONT YARD PLANTING REQUIREMENTS
REAR LANE DETACHED GARAGE PRODUCT	12.2.3 Row Housing (per unit unless otherwise specified)	<p>12.2.3.1 One (1) tree per unit (min. 40 mm calliper for deciduous, 1.5 m height for coniferous).</p> <p>12.2.3.2 Minimum of three (3) shrubs (coniferous or deciduous), # 4 container size.</p> <p>12.2.3.3 Front yard landscaping may include trees, shrubs, hedging, perennials.</p> <p>12.2.3.4 Sod will be permitted for areas exceeding 15 m² but shall not exceed 50% of the landscaped area.</p>
	12.2.4 Semi-Detached Housing (per unit)	<p>12.2.4.1 One (1) tree (min. 40 mm calliper for deciduous, 1.5 m height for coniferous).</p> <p>12.2.4.2 Minimum of four (4) shrubs (coniferous or deciduous), # 4 container size.</p>
	12.2.5 Single Detached Housing	<p>12.2.5.1 One (1) tree (min. 40 mm calliper for deciduous, 1.5 m height for coniferous).</p> <p>12.2.5.2 Minimum of five (5) shrubs (coniferous or deciduous), # 4 container size.</p>
	12.2.6 Row Housing (per unit unless otherwise specified)	<p>12.2.6.1 One (1) tree per 2 units (min. 40 mm calliper for deciduous, 1.5 m height for coniferous).</p> <p>12.2.6.2 Minimum of four (4) shrubs (coniferous or deciduous), # 4 container size.</p> <p>12.2.6.3 Front yard landscaping may include trees, shrubs, hedging, perennials.</p> <p>12.2.6.4 Sod will be permitted for areas exceeding 15m² but shall not exceed 50% of the landscaped area.</p>
	12.2.7 Semi-detached housing (per unit)	<p>12.2.7.1 One (1) tree (min. 40 mm calliper for deciduous, 1.5 m height for coniferous).</p> <p>12.2.7.2 Minimum of six (6) shrubs (coniferous or deciduous), # 4 container size.</p>
	12.2.8 Single detached housing	<p>12.2.8.1 One (1) tree (min. 40 mm calliper for deciduous, 1.5 m height for coniferous).</p> <p>12.2.8.2 Minimum of eight (8) shrubs (coniferous or deciduous), # 4 container size.</p>
FRONT DRIVE ATTACHED GARAGE PRODUCT	12.2.6 Row Housing (per unit unless otherwise specified)	<p>12.2.6.1 One (1) tree per 2 units (min. 40 mm calliper for deciduous, 1.5 m height for coniferous).</p> <p>12.2.6.2 Minimum of four (4) shrubs (coniferous or deciduous), # 4 container size.</p> <p>12.2.6.3 Front yard landscaping may include trees, shrubs, hedging, perennials.</p> <p>12.2.6.4 Sod will be permitted for areas exceeding 15m² but shall not exceed 50% of the landscaped area.</p>
	12.2.7 Semi-detached housing (per unit)	<p>12.2.7.1 One (1) tree (min. 40 mm calliper for deciduous, 1.5 m height for coniferous).</p> <p>12.2.7.2 Minimum of six (6) shrubs (coniferous or deciduous), # 4 container size.</p>
	12.2.8 Single detached housing	<p>12.2.8.1 One (1) tree (min. 40 mm calliper for deciduous, 1.5 m height for coniferous).</p> <p>12.2.8.2 Minimum of eight (8) shrubs (coniferous or deciduous), # 4 container size.</p>

12.3 Fencing

Fencing is an important element in community design as it defines ownership and allows for screening and privacy.

- 12.3.1 Fencing on lots other than where provided is the responsibility of the Purchaser to construct. Maintenance of all fencing is the sole responsibility of the Purchaser.
- 12.3.2 All fencing within the neighbourhood shall be constructed in accordance with the fence details for wood screen fencing, chain link fencing and decorative steel fencing provided in **Appendix B**.
- 12.3.3 Fencing for typical lots shall be designed as shown in **Figure 2: Fencing Plan – Typical Lots**, with 1.5 m wood screen fencing along the rear and side yards. Fencing height may be reduced to 1.2 m along the length of the house structure.

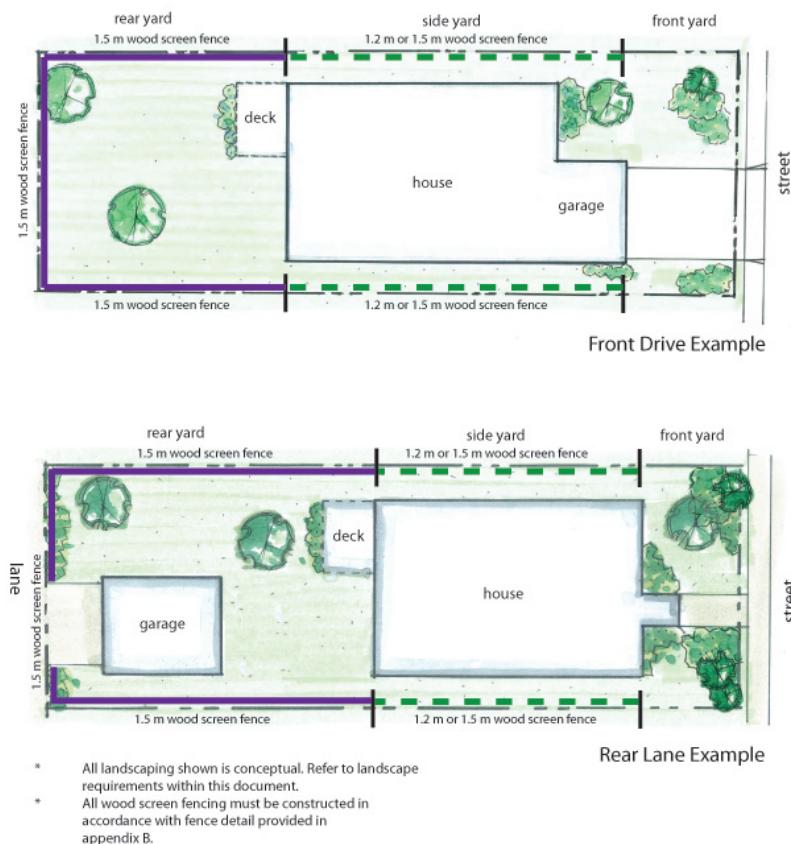


Figure 2: Fencing Plan – Typical Lots

- 12.3.4 Fencing for all lots backing onto the stormwater management facility, neighbourhood open spaces and major walkways shall be designed as shown in **Figure 3: Fencing Plan – Stormwater Management Facility, and Neighbourhood Parks and Walkway Lots**. On the side property line, 1.2 m or 1.5 m wood screen fencing is required along the length of the house up to the end limit of the rear deck. Further back from the rear deck, the side yard fence shall be 1.2 m chain link fencing, or optional decorative steel. NOTE: Gates are not permitted in the rear yard fencing along any Stormwater Management Facility.

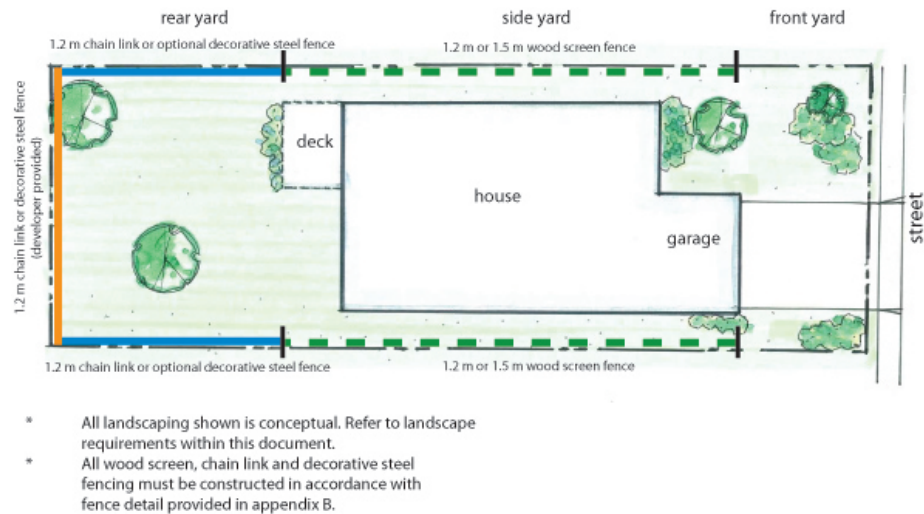


Figure 3: Fencing Plan – Stormwater Management Facility and Neighbourhood Parks and Walkway Lots

- 12.3.5 All side yard fencing for townhouse sites within Greenbury shall be set back at least 3m from all gas and power meters located at the side of the buildings, to allow for maintenance access by utility companies.
- 12.3.6 Sideyard fencing for zero lot line front drive duplex product is to be installed as shown in **Figure 4: Fencing Plan - Zero Lot Line Front Drive Duplex Product Lots.**

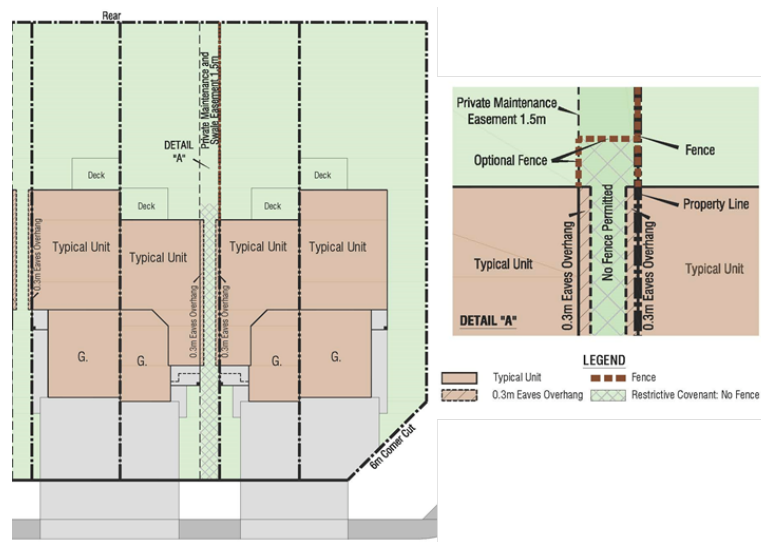


Figure 4: Fencing Plan – Zero Lot Line Front Drive Duplex Product Lots

- 12.3.7 Sideyard fencing for zero lot line non front drive duplex product is to be installed as shown in **Figure 5: Fencing Plan - Zero Lot Line Duplex Product Lots.**



Figure 5: Fencing Plan – Zero Lot Line Duplex Product Lots

12.4 Address Plaque

- 12.4.1 All homes are required to post the Cantiro-Issued Greenbury Address Plaque to indicate the municipal address of their property at the street side and to ensure consistency of numbering throughout the neighborhood. **The builder is required to purchase the address plaque directly from Behrends Bronze (see Directory on page 3 for contact info).** Installation of this address plaque is required as part of fulfillment of the Landscaping Requirements (i.e. Landscaping Deposits will not be returned without completion of this requirement).

12.5 Accessory Buildings

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

APPENDIX A

RECOMMENDED NATIVE AND DROUGHT RESISTANT PLANTS

Botanical Name	Common Name	Mature Height (meters)
Coniferous Trees		
<i>Picea glauca</i>	White Spruce	15
<i>Picea mariana</i>	Black Spruce	15
<i>Pseudotsuga menziesii glauca</i>	Douglas Fir	12
<i>Pinus banksiana</i>	Jack Pine	12
<i>Pinus cembra</i>	Swiss Stone Pine	10
<i>Pinus contorta latifolia</i>	Lodgepole Pine	12
<i>Larix laricina</i>	Tamarack	10
<i>Larix sibirica</i>	Siberian Larch	12

Botanical Name	Common Name	Mature Height (meters)
Deciduous Trees		
<i>Betula papyrifera</i>	Paper Birch	12
<i>Celtis occidentalis</i>	Hackberry	10
<i>Crataegus arnoldiana</i>	Arnold Hawthorn	4
<i>Crataegus mordenensis</i> "Snowbird"	Snowbird Hawthorn	4
<i>Crataegus mordenensis</i> "Toba"	Toba Hawthorn	3
<i>Eleagnus angustifolia</i>	Russian Olive	7
<i>Fraxinus pennsylvanica</i> "Patmore"	Patmore Ash	12
<i>Malus adstringens</i> 'Kelsey'	Kelsey Crabapple	4
<i>Malus adstringens</i> 'Royalty'	Royalty Crabapple	5
<i>Malus adstringens</i> 'Strathmore'	Strathmore Crabapple	5
<i>Malus adstringens</i> 'Thunderchild'	Thunderchild Crabapple	
<i>Malus bacata</i>	Siberian Crabapple	
<i>Populus balsamifera</i>	Balsam Poplar	20
<i>Populus tremuloides</i>	Trembling Aspen	20
<i>Prunus nigra</i>	Canada Plum	5
<i>Prunus pensylvanica</i>	Pincherry	5
<i>Prunus virginiana</i> "Schubert"	Schubert Chokecherry	5
<i>Prunus virginiana melanocarpa</i>	Black Chokecherry	5
<i>Pyrus ussuriensis</i>	Ussurian Pear	8
<i>Quercus macrocarpa</i>	Bur Oak	20
<i>Sorbus Americana</i>	Mountain Ash	8
<i>Syringa reticulata</i> "Ivory Silk"	Japanese Tree Lilac	5

Botanical Name	Common Name
Coniferous Shrubs	
<i>Juniperus communis</i>	Common Juniper
<i>Juniperus chinensis</i> var. (Blue Pfitzer, Gold Coast, Golden Pfizer Juniper, Old Gold)	Chinese Juniper
<i>Juniperus horizontalis</i> var. (Plumosa, Hughes, Bar Harbor, Blue Carpet, Blue Rug)	Creeping Juniper
<i>Juniperus horizontalis</i> "Blue Carpet"	Blue Carpet Juniper
<i>Juniperus Sabina</i> var. (Arcadian, Broadmoor, Calgary Carpet, Skandia)	Savin Juniper
<i>Pinus mugo</i>	Mugo Pine
<i>Pinus mugo</i> "Pumilio"	Dwarf Mugo Pine

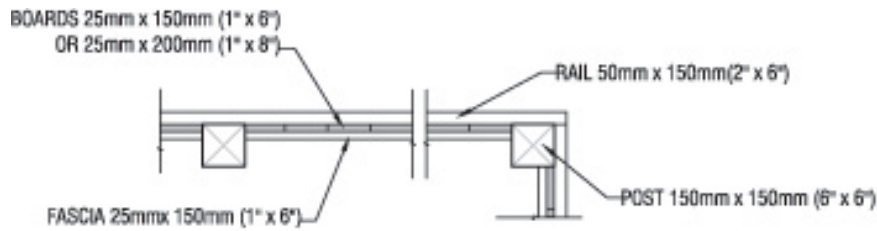
Botanical Name	Common Name
Deciduous Shrubs	
<i>Amelanchier Alnifolia</i>	Saskatoon
<i>Arctostaphylos uva-ursi</i>	Bearberry
<i>Caragana pygmaea</i>	Pygmy Caragana
<i>Caragana arborescens</i> var. Pendula	Weeping Caragana
<i>Caragana arborescens</i> "Lorbergi"	Walker's Weeping Caragana
<i>Cornus stolonifera</i>	Red Osier Dogwood
<i>Corylus cornuta</i>	Beaked Hazelnut
<i>Eleagnus commutate</i>	Wold Willow
<i>Sorbaria sorbifolia</i>	Falsespirea
<i>Genista pilosa</i>	Genista
<i>Hippophae rhamnoides</i>	Sea Buckthorn
<i>Ledum groenlundicum</i>	Labrador Tea
<i>Lonicera edulis</i> var. Kamtschatica (Berry Smart Blue, Berry Smart Belle, Cinderella)	Sweetberry Honeysuckle
<i>Linicera tartarica</i> "Arnold Red"	Tartarian honeysuckle
<i>Physocarpus opulifolius</i>	Golden Ninebark
<i>Potentilla fruticosa</i> var. (Abbotswood, Goldfinger, Pink Beauty)	Potentilla
<i>Prunus cerassus</i> 'Evans'	Evans Sour Cherry
<i>Prunus tomentosa</i>	Nanking Cherry
<i>Ribes alpinum</i>	Alpine Currant
<i>Ribes oxyacanthoides</i>	Gooseberry
<i>Ribes nigrum</i>	Black Currant
<i>Ribes rubrum</i>	Red Lake Currant
<i>Rosa acicularis</i>	Prickly Rose
<i>Rosa rugosa</i> var. (Adelaide Hoodless, Blanc Double de Coubert, Dart's Dash Pink, Fimbriata, Hansa, Marie Bugnet, Therese Bugnet)	Rugosa Rose
<i>Rosa woodsii</i>	Common Rose
<i>Rubrus</i>	Wild Raspberry
<i>Salix purpurea</i>	Arctic Willow
<i>Sambucas racemosa</i>	Red Elder
<i>Shepherdia argentea</i>	Thorny Buffaloberry
<i>Shepherdia canadensis</i>	Buffaloberry
<i>Syringa x hyacinthiflora</i>	American hybrid Lilac

Syringa meyeri "Palabin"	Dwarf Korean Lilac
Syringa patula "Miss Kim"	Manchurian Lilac
Syringa vulgaris (Beauty of Moscow, Belle de Nancy, Charles Joly, Katharine Havemeyer, Madame Lemoine, Sensation)	Common lilac
Syringa x chinensis	Chinese Lilac
Symphoricarpos alba	Snowberry
Viburnum opulus "Nanum"	Dwarf European Cranberry
Viburnum trilobum	Highbush Cranberry
Viburnum trilobum "Bailey's Compact"	Dwarf Highbush Cranberry

APPENDIX B
FENCE DETAILS



FIGURE 1: WOOD SCREEN FENCE DETAIL



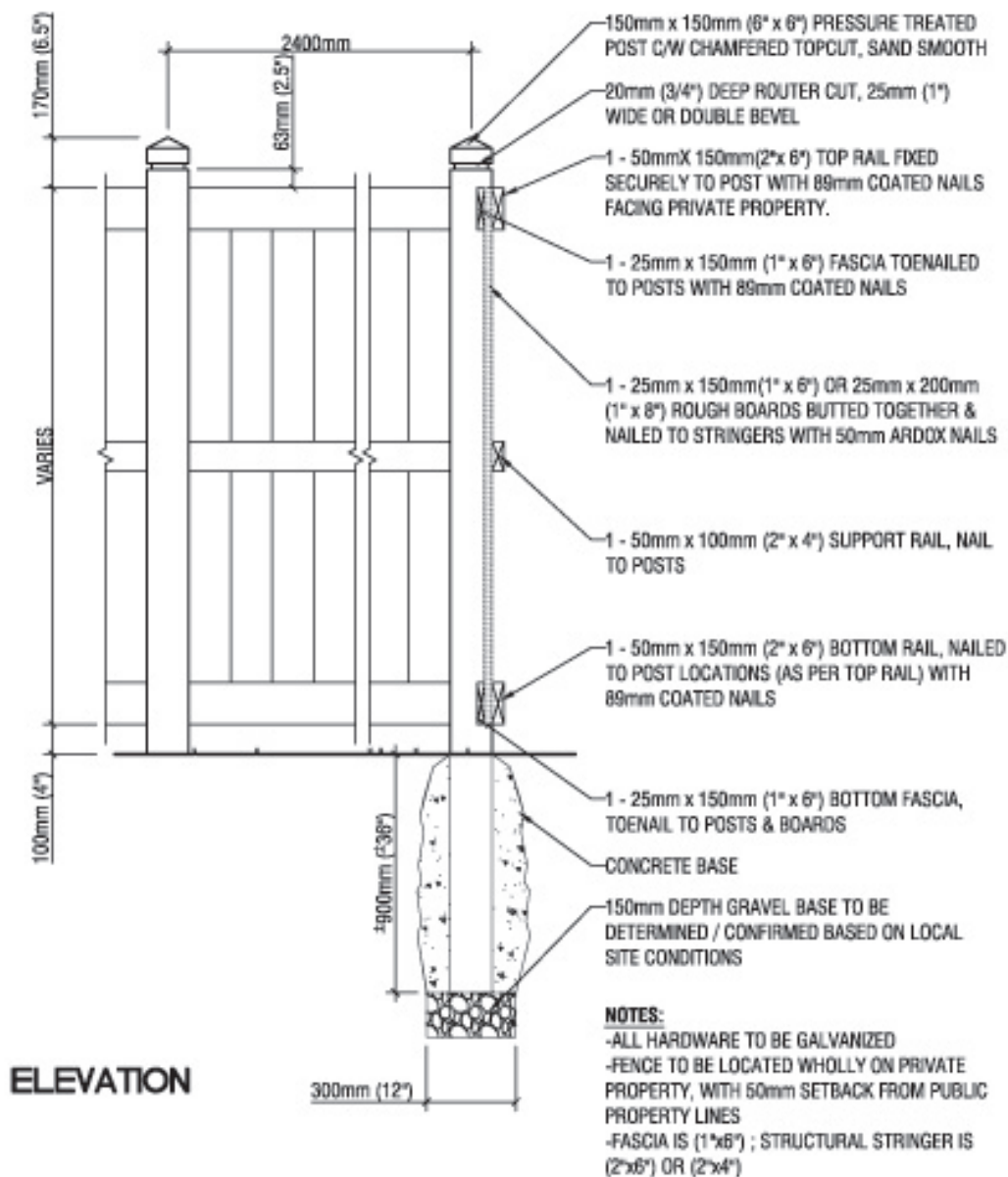
PLAN VIEW

**MANUFACTURER, STAIN
AND COLOUR
REQUIREMENTS:**

Manufacturer:
Cloverdale Paints

Stain Type: **"Timberlox"**
solid hide stains

Colour: **Mushroom Fields**



ELEVATION

FIGURE 2: CHAIN LINK FENCE DETAIL

COLOUR REQUIREMENTS:

BLACK COLOUR

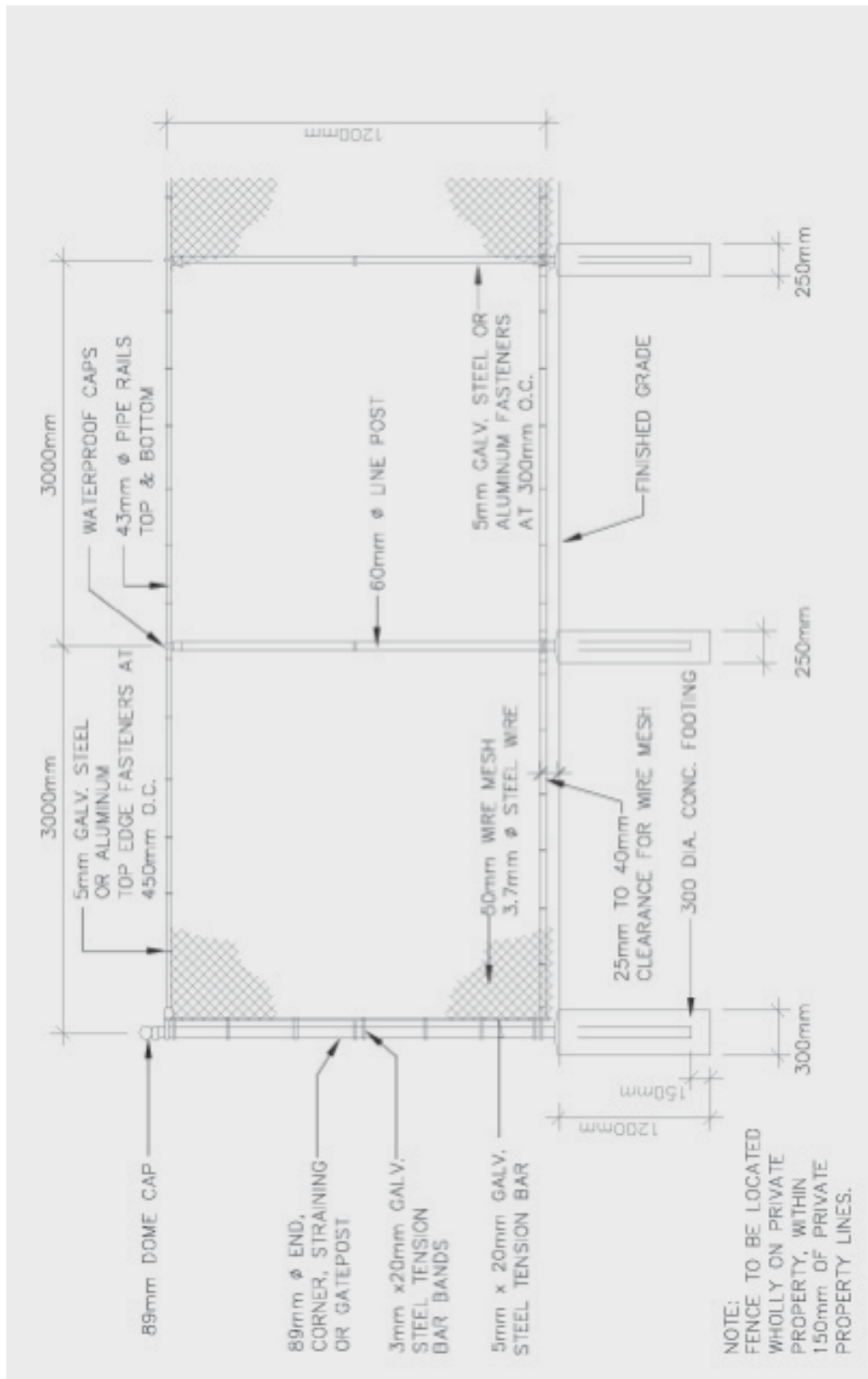
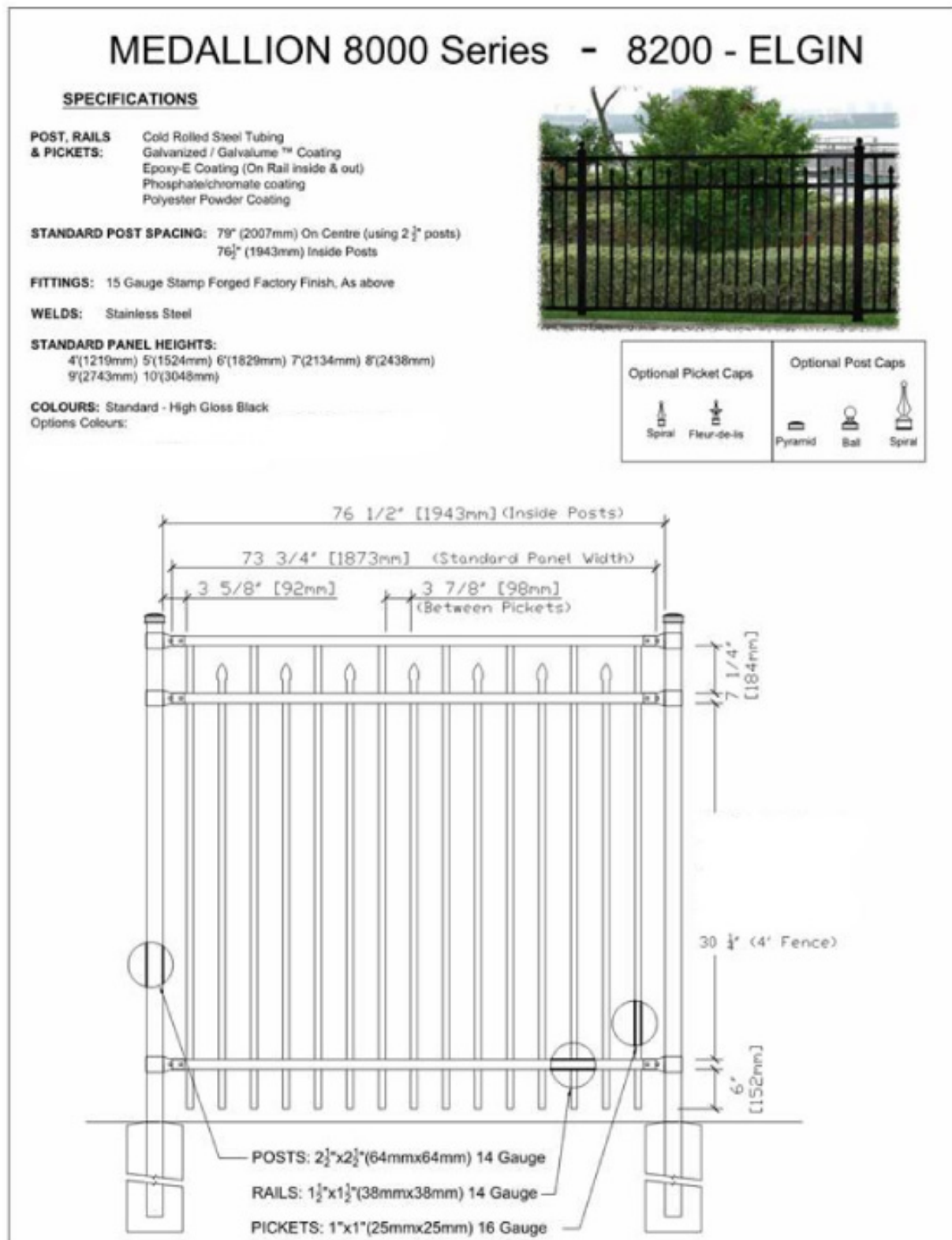


FIGURE 3: DECORATIVE STEEL FENCE DETAIL



APPENDIX C
LOT INSPECTION REPORT



LOT INSPECTION REPORT

This lot Inspection Report is to be completed and faxed to Beaverbrook @ 780.484.5397 within SEVEN (7) days of lot purchase.

Date of Inspection	_____
Subdivision	GREENBURY
Builder/Purchaser	_____
Lot	_____
Block	_____
Plan	_____

INSPECTION OF MUNICIPAL IMPROVEMENTS

Sidewalk	_____
Curb	_____
Water Service Valve	_____
Swale	_____
Boulevard Landscaping	_____
Light Standard/ Communication Pedestal	_____
Comments	_____

