



Cantiro at Castlebrook
Architectural Design Guidelines
October 2021

STAGE 17A
Block 67, Lots 129 – 161 and Lots 164 - 170

Block 69, Lots 22 – 35



COMMUNITY CONTACT INFORMATION

Developer:	Cantiro Communities 17515 - 108 Avenue NW Edmonton, Alberta T5S 1G2 Phone: 780-406-6195
Engineers:	Scheffer Andrew Ltd. 12204 145 St. NW Edmonton, Alberta T5L 4V7 Phone: 780-732-7800
Surveyor:	Pals Geomatics 10704 176 St NW Edmonton, Alberta T5S 1G7 Phone: 780-455-3177
Solicitor:	Biamonte LLP Suite 1700, 10025 – 102A Avenue Edmonton, Alberta T5J 2Z2 Phone: 780-425-5800 Fax: 780-426-1600

INTRODUCTION

New Homes in a Mature North Edmonton Community

In the heart of the established community of Castlebrook, Cantiro Communities is developing a new enclave of classic contemporary homes. At Cantiro, we create the environments for amazing lives to happen.

The vision for this area is to offer today's home buyer a beautiful, traditionally styled home built with the latest in modern materials. Homeowners can take advantage of both the convenience of amenities found in an established neighbourhood with the benefits of customizing the new home they have been dreaming of.

OBJECTIVES

The architectural guidelines for Elsinore complement the surrounding community and establish the character of the new homes, ultimately maintaining the original integrity of the community. Architectural guidelines provide peace of mind to homeowners by outlining what future homes and landscaping will look like.



Theme

The theme of Elsinore is Classic Contemporary. Traditional home styles such as Craftsman, Prairie, or Heritage will be built using modern materials to create a refreshed but timeless aesthetic.

LIMITATIONS

General

These requirements may be altered, amended, or varied by Cantiro Communities, at its sole and absolute discretion and without prior notice. Cantiro Communities retains the full discretion to approve or disapprove any or all elements of a proposed development or structure.

The Vendor, its 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.

Formal standards for development will be those as established in the City of Edmonton Land Use Bylaw. Conformity with these requirements does not supersede the required approval process of the City of Edmonton.

It is not the purpose of this process to check for compliance with applicable governing statutes and requirements.

Any changes to approved plans must be approved in writing prior to implementation.

Restrictive Covenant

Restrictive covenants(s) with these Architectural Guidelines are registered on title of each lot.

SITE PLANNING

HOUSE PLACEMENT & WIDTH

Home models should be selected considering the lot size, lot location, site grading and view potential. Houses are expected to fill the lot width appropriately, avoid unnecessary use of retaining walls and provide interesting and appropriate elevations in exposed locations. All homes must be within 2 ft. of the respective building pocket.

SETBACKS

General setbacks on all lots will be governed by the minimum setback requirements as per the City of Edmonton by-law requirements.

UNUSUAL SHAPED OR PIE - LOTS

The siting of all houses must be reviewed. Ensuring the siting of houses on all lots is acceptable to the streetscape and compatible with adjacent houses will be imperative. House plans that can be centered on lots with greatest exposed frontage to the street should be selected.

DRIVEWAYS

- Driveways are not to exceed the width of the garage.
- Lot 44 & 45, Block 69 may have an additional exterior parking space.
- Pie lot driveways may be required to narrow to less than the width of the garage to avoid excessive concrete in the front yard and provide for landscaping. Driveways with decorative borders of exposed aggregate, patterned concrete or pavers may be provided as an alternative to narrowing the driveway.
- Driveways & walkways are to be completed in a minimum of broom finished concrete.

GRADING

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, provide consistency in establishing building elevations throughout the neighbourhood.

RETAINING WALLS

- House plans that suit the lot grading and avoid unnecessary use of retaining walls should be selected.
- Retaining walls are the responsibility of the property owner and must not compromise the grading design and lot drainage.
- Homeowners are to self-resolve any grading disputes with adjacent properties.
- Any retaining wall exceeding 1.0 meter in height MUST be approved by a professional engineer and may require a development permit.

Materials

Acceptable materials for retaining walls are:

- Landscaping blocks (ie: Allan block)
- Poured concrete with aggregate surface or strip form concrete
- Natural elements such as wood and wood products

GENERAL REQUIREMENTS

MASSING

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

HEIGHT

Height can only increase by one storey on adjacent lots. For example, a three-storey building is only permitted adjacent to a two-storey building.

GARAGES

Front drive homes 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.

Developed area on the second floor above the garage will be encouraged to provide balance to the overall massing of the home. Homes with full two-storey front facades may require a greater setback from the street to reduce the dominance of this house type. Repetition of this house type may be limited on any streetscape and alterations to reduce the two-storey element may be required.

REPETITION

Exterior Design

To ensure suitable variety of all streetscapes, houses of the same or similar design and detailing will be separated. Between similar house designs a minimum of two lots on either side and a minimum of two lots each way across the street are required.

- To further ensure homes offer an element of distinction on streetscapes, separation will be required between colour schemes.
- Between similar colour schemes there must be a minimum of two houses between when on the same side of the street and not directly across from each other when on the opposite side of the street.
- Houses with significant differences in architectural style and design may be permitted, at Cantiro's discretion, to have similar colour schemes in closer proximity than is typical Architectural Design.
- In the event two dwellings have been submitted for approval and have the same façade design, the first submission will be approved, and the second submission will have to meet the above criteria.



○ Denotes homes with similar colour or design.

HIGH VISIBILITY LOTS (LOT 23 & 170)

Classification

- High visibility lots require special design consideration. The following may be required on these high visibility elevations: Secondary materials, roof lines, window trims/mullions to match the front elevation of the home.

ENHANCED VISIBILITY - SIDEYARD (LOTS 35, 36, 56, 57, 78, 161)

- Lots with enhanced visibility require some additional design consideration but not at the same level as the high visibility exposed elevations. The following will be required on these elevations. Secondary materials, roof lines, window trims/mullions to match the front elevation of the home (upper storey only).

SUBDIVISION APPEARANCE

Satellite Dishes & Recreational Vehicles

- Satellite dishes or antennas must not be visible from the street and must be screened from view.
- Recreational vehicles may not be parked in front of any residence for longer than 72 hours.

BASEMENT DEPTH LIMITATIONS (LOTS 153, 154, 155, 156, 157)

- Some lots have been designated as having limitations on the basement depths. Home models with full height or 9 ft basements will likely require additional risers on these lots. Plot plans and engineering drawings should be reviewed prior to house model selection.

DRAINAGE SWALE

- As approved by the City of Edmonton, some lots have been designed with an overland drainage swale within the rear or side yard. It is the homeowner's responsibility to maintain the drainage swale in accordance with the City of Edmonton standards.

HOUSE COLOURS

COLOURS

All homes must have their exterior colour schemes approved by Cantiro Communities. For any future exterior renovations or painting, please contact our office in advance of starting the renovation or improvement. Repetition of colour schemes will be monitored to ensure pleasing variety is achieved.

- Roof colours throughout the community will be limited to darker colours in shades of grey, brown and black.
- Exterior siding colours should complement surrounding homes.
- Darker colour palettes and earth tones may be used. White and lighter cladding colours may be used.
- A third accent colour may be used, typically on the front door or in combination of trim elements for the home.

Garage Doors

To provide a comprehensive exterior to the homes, the garage doors are to be painted in a colour that matches to the exterior of the home. The garage door is to be maintained in a colour that matches the predominant siding colour, the trim colour or is an acceptable complementary colour.



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.

DESIGN REQUIREMENTS

All landscaping design requirements are applicable to ALL lots and shall be provided in accordance with the below in Figure 1. **The land use bylaw may dictate additional landscaping requirements.** Homeowners should refer to the City of Edmonton Landscape Bylaw prior to starting any landscape planning.

Figure 1: Landscaping Design Requirements (All Lots)

LANDSCAPING REQUIREMENTS FOR ALL LOTS
<ul style="list-style-type: none">• A landscaping deposit of \$1,500.00 per lot is required.• 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%.• 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.• All corner lots shall incorporate a minimum of four (4) shrubs within the flanking side yard.

City of Edmonton Landscape Bylaw

https://webdocs.edmonton.ca/InfraPlan/zoningbylaw/bylaw_12800.htm

GENERAL GUIDELINES

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

- 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 design is encouraged.
- Incorporate variety in layout and proportions of hard surface, lawn areas and shrub bed areas to promote diversity of landscaping across adjacent lots.
- Include food producing trees and shrubs within landscaping designs
- 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.
- Use permeable materials such as permeable concrete unit pavers, “grass pave” pavers, stone, cobblestone, brick, or their equivalent for hard surface pedestrian path areas.
- 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.
- Artificial grass or turf are contraindicated in favor of more permeable materials and indigenous plants.
- Where space permits, plant the area between adjacent driveways with low shrubs or groundcover.
- All plant material is recommended to be 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 (trees, shrubs, grasses and forbs) should generally be more genetically diverse than a typical ornamental landscape and should be more resistant to disease.
- All Yards visible from a public roadway, other than a Lane, shall be seeded or sodded. Seeding or sodding may be substituted with alternate forms of ground cover, including hard decorative pavers, washed rock,

shale or similar treatments, perennials, or artificial turf, provided that all areas of exposed earth are designed as either flower beds or cultivated gardens.

New trees and shrubs shall be provided on the following basis:

- deciduous trees shall be a minimum 50 mm caliper.
- coniferous trees shall be a minimum of 2.5 m in height.
- deciduous shrubs shall be a minimum of 300 mm in height and
- coniferous shrubs shall have a minimum spread of 450 mm.

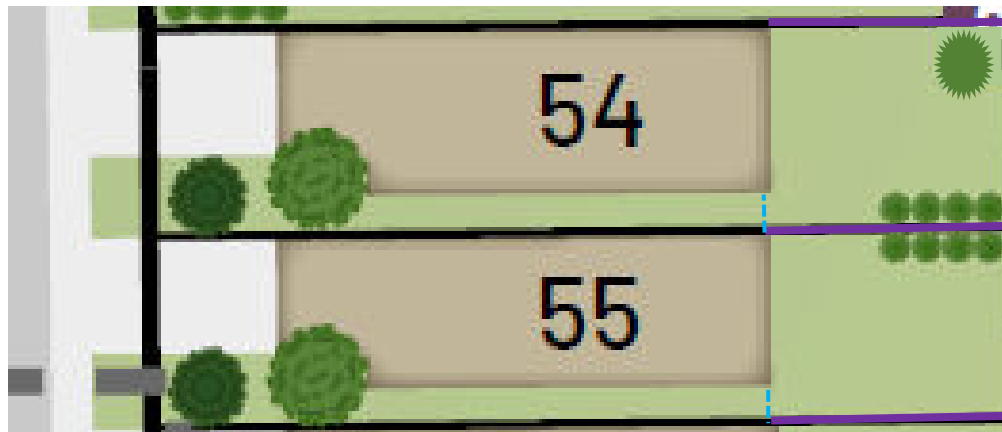
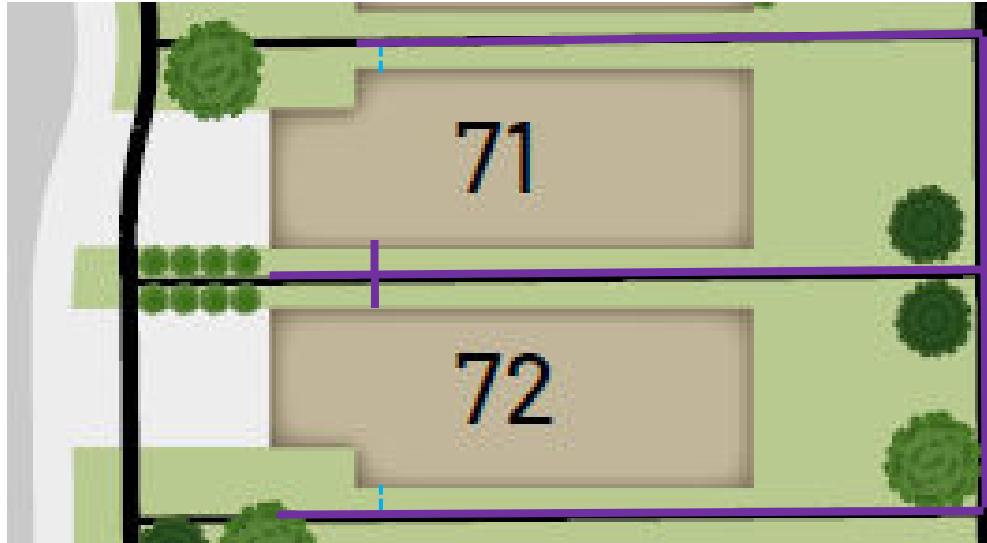
FENCING





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

Requirements

- Fencing on lots other than where provided is the responsibility of the homeowner to construct. Maintenance of all fencing is the sole responsibility of the homeowner.
- All fencing shall be constructed in accordance with the fence details for wood screen fencing provided in **Appendix A**.
- Fencing for typical lots shall be designed as shown in Figure 2: Fencing Plan – Typical Lots, with 1.8 m wood screen fencing along the rear and side yards.

Figure 2: Fencing Plan – Typical Lots



<p>Lots 71 & 72</p>	<p>Standard Front Drive Lot</p> <ul style="list-style-type: none"> •  Fencing is along the property line and does not extend past the front of the house. •  Gate location can be anywhere along the side of the home on the side yard.
<p>Lots 54 & 55</p>	<p>Zero Lot Line Front Drive Lot</p> <ul style="list-style-type: none"> •  Fencing is along the property line and does not extend past the rear of the house. •  The gate must end before the back of the homes to allow both sides access to the rear yards.

RETURN OF DEPOSITS

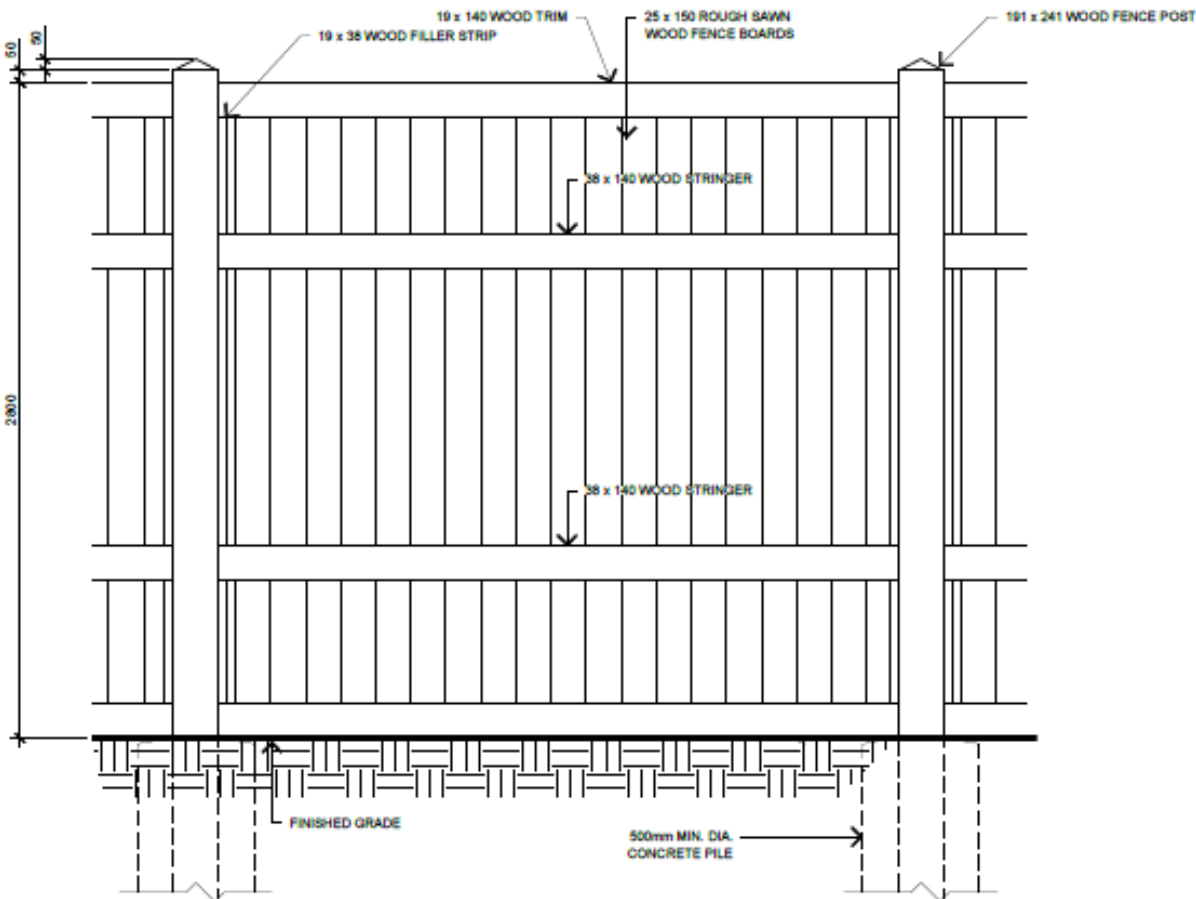
Return of the \$1,500 landscape deposit will be released to the homeowner upon satisfactory completion of the landscaping. To initiate an inspection and return of the deposit, the following must be completed:

Requirements

- House construction completed, landscaping completed in accordance with these guidelines AND as per the house plan approval
- Final grading certificate
- Water valve exposed and marked
- A permanent house number affixed to the home
- Pictures of landscaping submitted to Cantiro Homes at info@cantiro.ca
 - Front yard taken from the front street
 - Side yard. Both, if applicable. One side yard if a Zero Lot Line lot.
 - Rear yard
 - Include your municipal address and contact information

At the discretion of Cantiro Communities, the landscape inspection may be completed electronically (from submitted photos), or onsite. No inspections to take place between October through April or during any period where the leaves have fallen from trees.

APPENDIX A: FENCE DETAILS



The fence colour is a solid stain in "Cape Cod Grey" which is supplied by Cloverdale Paint.

APPENDIX B: COMMUNITY MAP

