Templeton Gates

DEVELOPMENT GUIDELINES

Waterside Development – Jan. 16/26

TEMPLETON GATES DEVELOPMENT GUIDELINES

A. VISION

1. To create a residential neighborhood offering a variety of housing options while maintaining a cohesive design standard across all housing types and throughout the streetscape. The architectural vision will evolve as the community progresses.

   These Guidelines are intended to provide a framework for each lot. Each home will be required to meet the general design requirements. The mix of housing types and architectural styles along the streetscape will establish interest of the street and character of the neighborhood.

B. PLAN AND DESIGN APPROVALS

1. The builder shall submit complete construction drawings (including a site plan) together with exterior colours and finishes to: **INFO@WATERSIDEDEVELOPMENT.CA**
2. The Developer shall have the right to withhold or grant approval of the construction drawings subject to such conditions as it may impose in its sole and absolute discretion.
3. Once approval is granted an approval letter will be provided.
4. No changes or variations to the approved construction drawings, including any conditions imposed by the Developer, shall be made without first obtaining the Developer's written approval to such changes.
5. No building permits shall be applied for until the Developer has approved all plans.
6. The Developer reserves the right to make changes and allow exceptions to the guidelines where it is deemed necessary and the same will not detract from the appearance and overall quality of the development.
7. The Developer assumes no liability resulting from changes made and exceptions allowed to the guidelines.
8. The Developer shall assume no liability in the event of noncompliance with any of the design guidelines.

C. REQUIREMENTS FOR BUILDERS

1. All homes must be constructed pursuant to and in accordance with the Developer's plan and design approval process.
2. All applicable zoning bylaws and building and construction bylaws and regulations of the City of Winnipeg shall be adhered to, as a minimum.
    a. **Standard Lot:**
        - Front yard setback shall be a minimum of 20'
        - Rear yard setback shall be a minimum of 25'
        - Side yard shall be a minimum of 4'
    b. **Corner Lot:**
        - Front yard setback shall be a minimum of 20'
        - Rear yard setback shall be a minimum of 25'
        - Side yard shall be a minimum of 4'
    c. **Back Lane Lot:**
        - Front yard setback shall be a minimum of 20'
        - Rear yard setback shall be a minimum of 25'
        - Side yard shall be a minimum of 4'
3. All single-family front drive homes shall be designed to include a two (2) passenger vehicle attached garage when viewed from the street.
4. Back lane lots shall have a minimum single car concrete pad in the rear. Garages on Back Lane lots will be accepted subject to required setbacks and architectural design. Gravel parking pads are not acceptable.
5. No home shall be constructed exceeding a maximum 2 storey design when viewed from the street.
6. 2-storey height shall not exceed 35' as per the City of Winnipeg's height restrictions.
7. The concrete driveway length from property line to garage door must be a minimum of 20 feet.

8. All home construction shall comply with the following Minimum Floor Areas (excluding basement or walkout level, garages & decks):

Standard Lots

- **Bungalow** **1200 sq. ft.**
- **Bi-Level** **1200 sq. ft.**
- **2 Storey** **1500 sq. ft.**

Lookout Lots

- **Bungalow** **1200 sq. ft.**
- **2 Storey** **1600 sq. ft.**

Walkout Lots

- **Bungalow** **1400 sq. ft.**
- **2 Storey** **1600 sq. ft.**

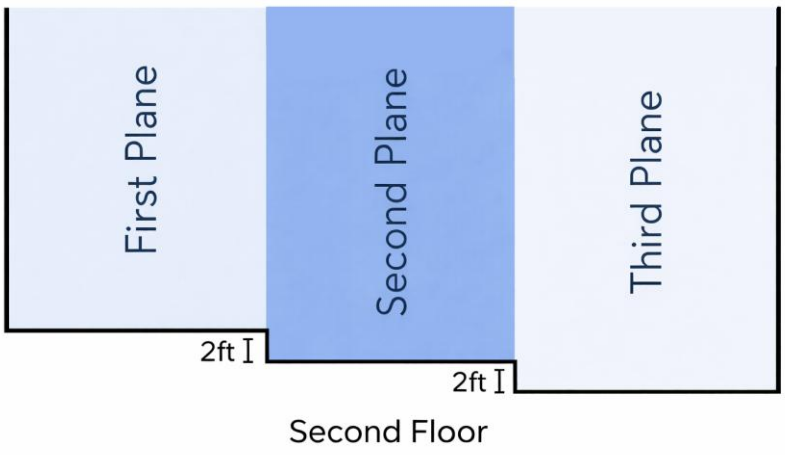
Side-by-Side Lots

- **2 Storey** **1500 sq. ft.**

The Developer, in its' sole discretion, may permit the construction of homes with less living area if their design and physical appearance is compatible with the quality and standards of other homes in Templeton Gates.

D. DESIGN AND ARCHITECTURAL REQUIREMENTS

1. To develop an interesting streetscape, a variety of shapes, styles and materials will be encouraged. Any homes of similar design must be separated by at least three (3) other homes using different exterior materials/colors to create variation to the streetscape.
2. The use of brick, stone, wood, cementitious siding, metal or other siding material is encouraged to enhance the appearance of the community. Use of extensive stucco will be discouraged, and only smooth or lightly textured acrylic stucco will be approved as an accent.
3. All materials used on the front elevation should return on side elevations a minimum of **2 feet.**
4. All roof slopes shall be a minimum of a 4/12 pitch.
5. Roof finishes shall be asphalt shingles. Metal roofs used as detail will be permitted. Exceptions may be made in the sole and absolute discretion of the Developer for unique roof designs.
6. Front entrances shall be enhanced and clearly visible from the street.
7. The front façade of every house shall consist of a minimum of two (2) planes but encouraged to consist of three (3) planes. All planes shall be offset a minimum of 2 feet (see figure below). Exceptions may be permitted at the Developer's sole discretion.



8. All single-family and two-family homes shall include attached garages with direct front-access to the street. The front-entry side of the garage is considered part of the front house elevation and, therefore, builders are encouraged to incorporate creative architectural features and detailing. In all cases, garages shall be constructed in an architectural style (including material, colour palettes, and detailing) and scale that matches the house.
9. While homes with recessed garages are preferred, builders are encouraged to design homes with living space over the garage to reduce the separation between the front plane of the home and the front plane of the garage.
10. All driveways, including approaches and walkways, shall be constructed from paving stone or concrete. Approaches must be similar and must be constructed to code requirements approved by the City of Winnipeg engineer, complete with all required permits. Driveways must be completed within 24 months of issuance of a building permit. To ensure compliance, security deposits will be required by the Developer, which shall be returned upon satisfactory completion.
11. All exterior materials/colors must be approved by the Developer.
12. The Developer will issue a design approval to facilitate a building permit subject to final exterior colours and materials being provided **prior to** the completion of framing of the home.

E. DUPLEX LOTS

1. Duplex buildings must be two-storey structures however bungalow duplex will be permitted dependant on size of lot to accommodate setbacks.
2. All duplex buildings must be fully attached along the length of the party wall.
3. Front drive duplex units must have a minimum of an attached single car garage for each unit/side.
4. Laned duplex lots, a concrete pad is required to accommodate minimum of a single car garage. Gravel parking pads are not acceptable.

F. ELEVATIONS AND GRADES

1. All homes must comply with any minimum setback requirements established by the City of Winnipeg and the Developer's engineers (Stantec Consulting Ltd.). Furthermore, all homes must comply with the elevations as set by the City of Winnipeg and the Developer's engineer (Stantec Consulting Ltd.)
2. Lot grading must be performed in accordance with Stantec Consulting Ltd's plans and at the Builder's cost.

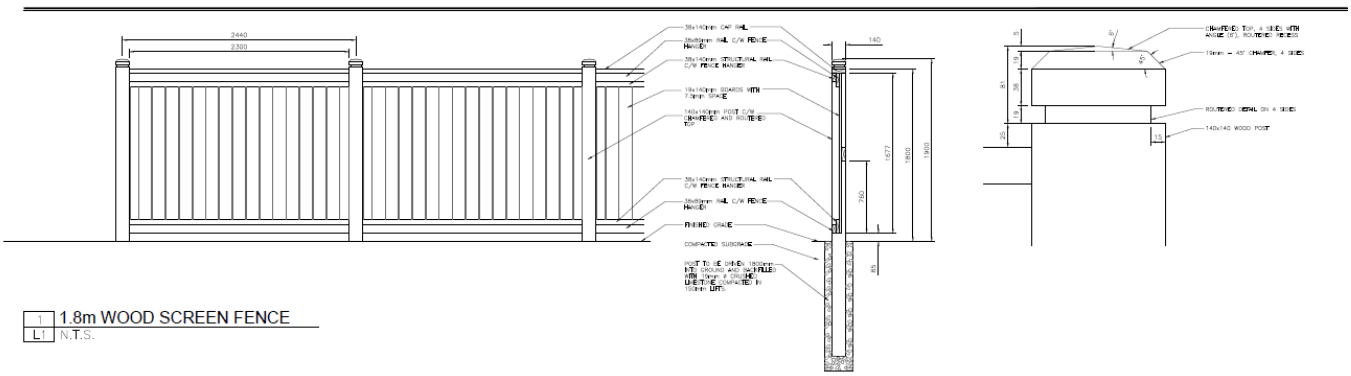
G. LANDSCAPING

1. All front, exposed side yards and rear yards (where stipulated) must be sodded within two (2) years of commencement of construction.
2. Front yards shall consist of no less than 80% sod and must be enhanced with trees, shrubs and plant beds. No more than 20% hardscape will be permitted.
3. Decorative stone is permitted between the driveways of properties no more than 3' wide. Limestone is not permitted as a decorative/landscape stone.
4. A minimum of fifteen (15) percent of the front yard area will be landscaped planting beds composed of a layering of shrubs, perennials and/or ground covers.
5. Back lane lots shall have front yards fully landscaped with 80% sod and must be enhanced with trees, shrubs and plant beds. No more than 20% hardscape will be permitted.
6. Rear yards for lots that back on to the retention ponds shall consist of predominantly sod.
7. Planting beds in rear yards for lots backing on to retention ponds shall comprise of a minimum of ten (10) percent of combined net yard areas (excluding the footprint of accessory and principal buildings).
8. All landscaped areas including rights of way (streets or lanes) adjacent to the lot must be maintained such that they appear tidy and free of weed growth at all times.

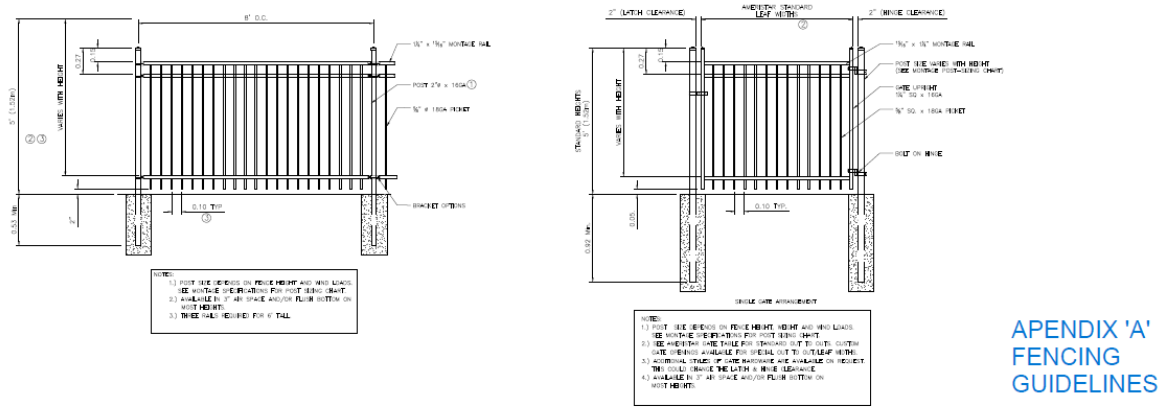
H. FENCING

1. Fences shall only be permitted in rear yards and side yards to the front corners of the home (excluding garage).
2. Lake lots will require open fence design, Black Ornamental or Black Chain link fencing. (See Appendix A)
3. Lake lot back yard fencing CANNOT ENCROACH into the naturalized planted area.
4. Standard lots will require a Solid Wood Fence (Appendix A) six feet above grade on rear property line. This fencing must remain natural, and no stain or paint applied.
5. Side yard fencing shall not begin in front of any residence.

FENCING EXAMPLE



1 | L1 1.8m WOOD SCREEN FENCE
N.T.S.



2 | L1 1.52m HT. BLACK METAL PICKET FENCE
N.T.S.

APENDIX 'A'
FENCING
GUIDELINES

TEMPLETON GATES DEVELOPMENT GUIDELINES

I. CONSTRUCTION REQUIREMENTS

1. All worksites shall be maintained in a safe and orderly condition. All refuse shall be gathered and placed in enclosed structures and emptied on a regular basis.
2. Exterior working hours shall comply with the City of Winnipeg by-law requirements and without limiting the forgoing shall be restricted to the hours between 6:00 am and 8:00 pm, Monday through Saturday, excepting statutory holidays.
3. All delivery and construction traffic shall use roads as designated by the Developer.
4. The Builders shall assume full responsibility for any damage caused to roadways, hydro works, surveyor's marks, grade stakes or other services in the development caused by their workmen, delivery vehicles and other such construction traffic.
5. In order to minimize damage and the depositing of debris and mud to and on the roadways, concrete is to be pumped wherever possible.
6. Without restricting or limiting the foregoing, Builders shall also be responsible for preventing the depositing of refuse, debris, soil, or other material to or upon any roadway in the development. The Builders shall remove any such material deposited within five (5) business days notice, failing which the Developer may remove such materials at the cost of the Builder.
7. All signage must be approved by the Developer before installation. The Developer shall have the right to reject or grant approval subject to such conditions as it may in its' sole discretion impose, and thereafter the Builder shall not change or vary such approval without obtaining the Developer's written approval to such changes.