

RIVER VALLEY  
DEVELOPMENT PROJECT

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RF 3\* - ARCHITECTURAL GUIDELINES

3rd EDITION OCTOBER 1988

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RIVER VALLEY DEVELOPMENT GROUP  
9722 - 102 Street  
Edmonton, Alberta  
T5K 0X4

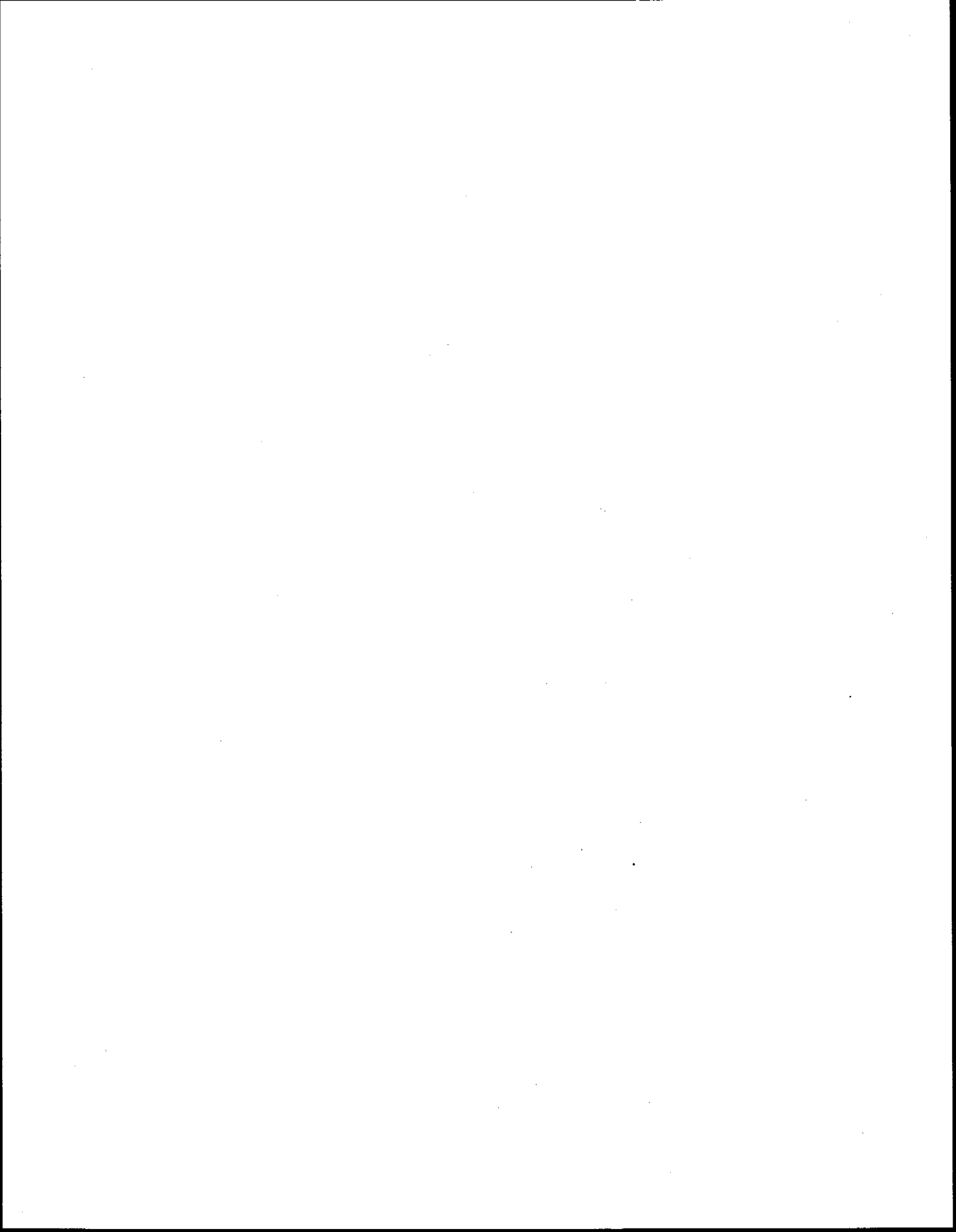
The information contained in this Architectural Design Guidelines Document is provided as a guide to be used by the Purchaser. The Vendor and its designated consultants make no warranties or representations as to the accuracy or completeness of any information provided herein. The Purchaser shall be fully and solely responsible for all designs which follow these guidelines and for the conformance of such designs to the appropriate building codes.

**RIVER VALLEY REDEVELOPMENT PROJECT**

**RF3\* - Architectural Guidelines**

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## RF 3\* - ARCHITECTURAL Guidelines

### INTRODUCTION

This document outlines the opportunities and constraints associated with the River Valley Redevelopment Project. The document is divided into two sections. The first section outlines the development regulations of the RF3\* districts in Rosedale and Cloverdale. These regulations are excerpted from the City of Edmonton Land Use Bylaw Number 5996. They are enforced through the Development Control Section of the Planning and Building Department in accordance with all provisions of Bylaw 5996.

The second section of this document provides a set of guidelines for detached and semi-detached homes and discretionary uses which will direct homebuyers, designers and builders towards appropriate building forms and details.

Applicants may provide alternative details to those outlined in these guidelines providing that it is demonstrated that conformity to the overall objectives for the quality of the area is being maintained. Decisions on the conformity rests solely with the River Valley Development Group.

This document is principally written for completely new homes. However, these guidelines also govern additions and modifications to the existing housing.

House plans will be reviewed by the River Valley Development Group for their conformity to the guidelines outlined in Section 2 prior to being reviewed by the Development Control Section for conformity to Section 1.

These guidelines are consistent with the urban design framework set out in the "Cloverdale and Rosedale Urban Design Strategy" and "The Low Density Infill Housing Design Guidelines". The sections in these documents directly relevant to the single family lots have been consolidated and then embellished with specific detailed design requirements.

**I      CITY OF EDMONTON STANDARDS**

Formal standards for development will be those as established in the City of Edmonton Land Use Bylaw. Conformity to these standards does not supersede the required approval process of the City of Edmonton. The standards of this Section I are excerpted from the City of Edmonton Land Use Bylaw for convenience only. In the event of any discrepancies, the Land Use Bylaw shall prevail.

**1.0      RF3\* District - Rossdale**

1.1      The minimum site area for each Single Detached Dwelling shall be 300 m<sup>2</sup> (3,229 sq. ft.).

1.2      The minimum site width shall be 10 m. (32.8 ft.) for each Single Detached Dwelling.

1.3      The minimum site depth shall be 30 m. (98.4 ft.).

1.4      The maximum height shall not exceed 10 m. (32.8 ft.) nor 2½ storeys.

1.4      (a) Any development which is located between 3.0 m. (9.8 ft.) and 5.0 m. (16.4 ft.) of the front property line shall have a height no greater than one storey or 3.3 m. (10.8 ft.).  
The Development Officer may allow an increase in height of this portion of the site provided that all of the following criteria are met:

- i) the development remains one storey for that portion of the site;
- ii) the increase in height is related to floodproofing;
- iii) the increase in height provides a design more compatible with the streetscape.

1.5      The maximum site coverage for a principal building shall not exceed 35% and for an accessory building shall not exceed 15%. The maximum total site coverage shall not exceed 45%.

1.6      The minimum front yard shall be 3.0 m. (9.8 ft.).

1.7      The minimum rear yard shall be 7.5 m. (24.6 ft.), except in the case of a corner site it shall be 4.5 m. (14.8 ft.).

- 1.8 The minimum rear yard for an accessory building shall be 1.2 m. (3.94 ft.).
- 1.9 Side yards shall be established on the following basis:
- (a) Side yards shall total at least 20% of the site width, but the requirement shall not be more than 6.0 m. (19.7 ft.) with a minimum side yard of 1.2 m. (3.94 ft.) except that the minimum side yard for buildings over 7.5 m. (24.6 ft.) in height shall be 2 m. (6.6 ft.).
  - (b) On a corner site where the building fronts on the front yard, the minimum side yard abutting a flanking public roadway other than a lane shall be 20% of the site width, to a maximum requirement of 3.0 m. (9.8 ft.). The side yard abutting a flanking public roadway may be reduced to 1.5 m (4.9 ft.) where development between 1.5 m and 20% of the site width from the side lot line does not have a height greater than the limit prescribed in 1.4(a) and is an open area such as a side porch or veranda.
  - (c) On a corner site where the building fronts on a flanking public roadway other than a lane, the minimum side yard abutting the flanking public roadway shall be 3.0 m. (9.8 ft.).
- 1.10 No entry to any new dwelling shall be placed on the side walls:
- (i) where the side yard is less than 3.0 m.; or
  - (ii) unless the entrance is generally oriented towards the front or rear of the property, to ensure privacy of adjacent properties. On a corner site, a side entrance to the flanking roadway or lane may be allowed where, in the opinion of the Development Officer, the building is oriented toward the front yard and the side entrance is secondary.
- 1.11 Where the vehicle doors of a detached garage face a lane abutting the site, no portion of the garage shall be located less than 1.2 m (3.9 ft.) from the lane.
- 1.12 The vehicle doors of a detached garage shall not face any flanking public roadway.

2.0 **RF 3\* District - Cloverdale**

- 2.1 The minimum site area for each Single Detached Dwelling shall be 360 m<sup>2</sup> (3,875 sq. ft.).
- 2.2 The minimum site width for each Single Detached Dwelling shall be 10 m. (32.8 ft.).
- 2.3 The minimum site depth shall be 30 m. (98.4 ft.).
- 2.4 The maximum height shall not exceed 10 m. (32.8 ft.) nor 2½ storeys.
- 2.5 Any development which is located between 4.5 m. (14.8 ft.) and 6 m. (19.7 ft.) from the front lot line shall have a height no greater than one storey or 3.3 m. (10.8 ft.). The Development Officer may allow an increase in height of this portion of the site provided that all of the following criteria are met:
- i) the development remains one storey for that portion of the site;
  - ii) the increase in height is related to flood proofing;
  - iii) the increase in height provides a design more compatible with the streetscape.
- 2.6 The maximum total site coverage may be increased to 45%, with a maximum of 35% for a principal building and a maximum of 15% for accessory buildings if the development has varied building articulation so as to avoid massive large walls and continuous surfaces.
- 2.7 The minimum front yard shall be 4.5 m. (14.8 ft.).
- 2.8 The minimum rear yard shall be 7.5 m. (24.6 ft.), except in the case of a corner site it shall be 4.5 m. (14.8 ft.).
- 2.9 The minimum rear yard for all accessory buildings shall be 1.2 m. (3.9 ft.).
- 2.10 Side yards shall be established on the following basis:
- (a) on interior sites, side yards shall be 1.2 m. (3.94 ft.), except that the minimum side yard on interior sites for buildings over 7.5 m. (24.6 ft.) in height shall be 2 m. (6.6 ft.);



- (b) on a corner site where the building fronts on the front yard, the minimum side yard abutting a flanking public roadway other than a lane shall be 20% of the site width, to a maximum requirement of 4.5 m. (14.8 ft.). The side yard abutting a flanking public roadway may be reduced to 1.5 m (4.9 ft.) where development between 1.5 m and 20% of the site width from the side lot line does not have a height greater than that specified in Section 2.5 and is an open area such as a side porch or veranda.
  - (c) on a corner site where the building fronts on a flanking public roadway other than a lane, the minimum side yard abutting the flanking public roadway shall be 4.5 m. (14.8 ft.).
- 2.11 No entry to any new dwelling shall be placed on the side walls unless the entrance is generally oriented towards the front or rear of the property, to ensure privacy of adjacent properties. On a corner site, a side entrance to the flanking roadway or lane may be allowed where in the opinion of the Development Officer, the building is oriented toward the front yard and the side entrance is secondary.
  - 2.12 Balconies shall be located only on the front and rear of a building.
  - 2.13 A principal building shall not be greater than 20.0 m. (65.5 ft.) in length.
  - 2.14 Where the vehicle doors of a detached garage face a lane abutting the site, no portion of the garage shall be located less than 1.2 m (3.9 ft.) from the lane.
  - 2.15 The vehicle doors of a detached garage shall not face any flanking public roadway.

### 3.0 Floodplain Information

- 3.1 When an application for a development permit is submitted to the Development Officer for the development of a parcel of land partially or wholly contained within a Floodplain Overlay Schedule, the Development Officer will require that the application contain information regarding the grade elevation of the proposed building site, the building and all openings, to be referenced to geodetic elevations. Geodetic

elevation means the elevation of a point and its vertical distance determined by employing the principles of geodesy above or below an assumed level surface of datum.

- 3.2 Notwithstanding anything contained herein, before a development permit is issued for the construction of any development within a Floodplain Protection Overlay Schedule, the Development Officer may require that the applicant submit a certificate from a qualified, registered Professional Engineer or Architect indicating that the following factors have been considered in the design of the building:
- (a) Canadian Mortgage and Housing Corporation guidelines for building in flood-susceptible areas;
  - (b) the flood-proofing of habitable rooms, electrical panel and heating units and openable windows;
  - (c) basement drainage; and
  - (d) site drainage.
- 3.3 The following two pages provide information indicating the area within the Floodplain Protection Overlay for Cloverdale and Rosssdale. Development of properties within the Floodplain area should consider sections 3.1 and 3.2.

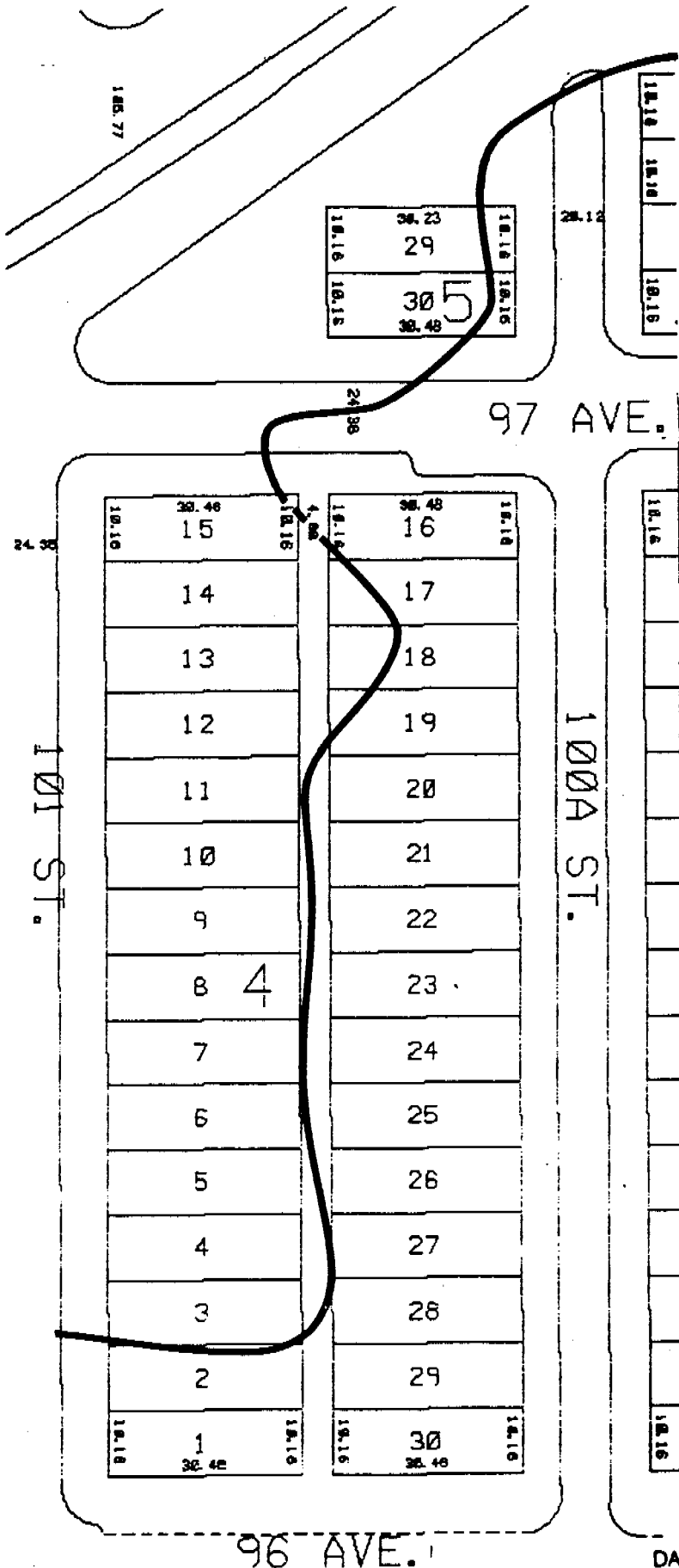
## II RF 3\* ARCHITECTURAL GUIDELINES

The following guidelines have been developed to provide guidance in the design of homes in Rosssdale and Cloverdale. They are intended to promote infill housing development compatible with the nature of these inner city communities, respecting and protecting park areas and natural amenities.

Conformity to these guidelines is reviewed by and approved by the River Valley Development Group, City of Edmonton.

### 1.0 Massing and Building Heights

- 1.1 Building heights and site coverage shall be as per the Land Use Bylaw requirements outlined in Section I.
- 1.2 The maximum floor area permitted is 186 m<sup>2</sup> (2000 sq. ft.)

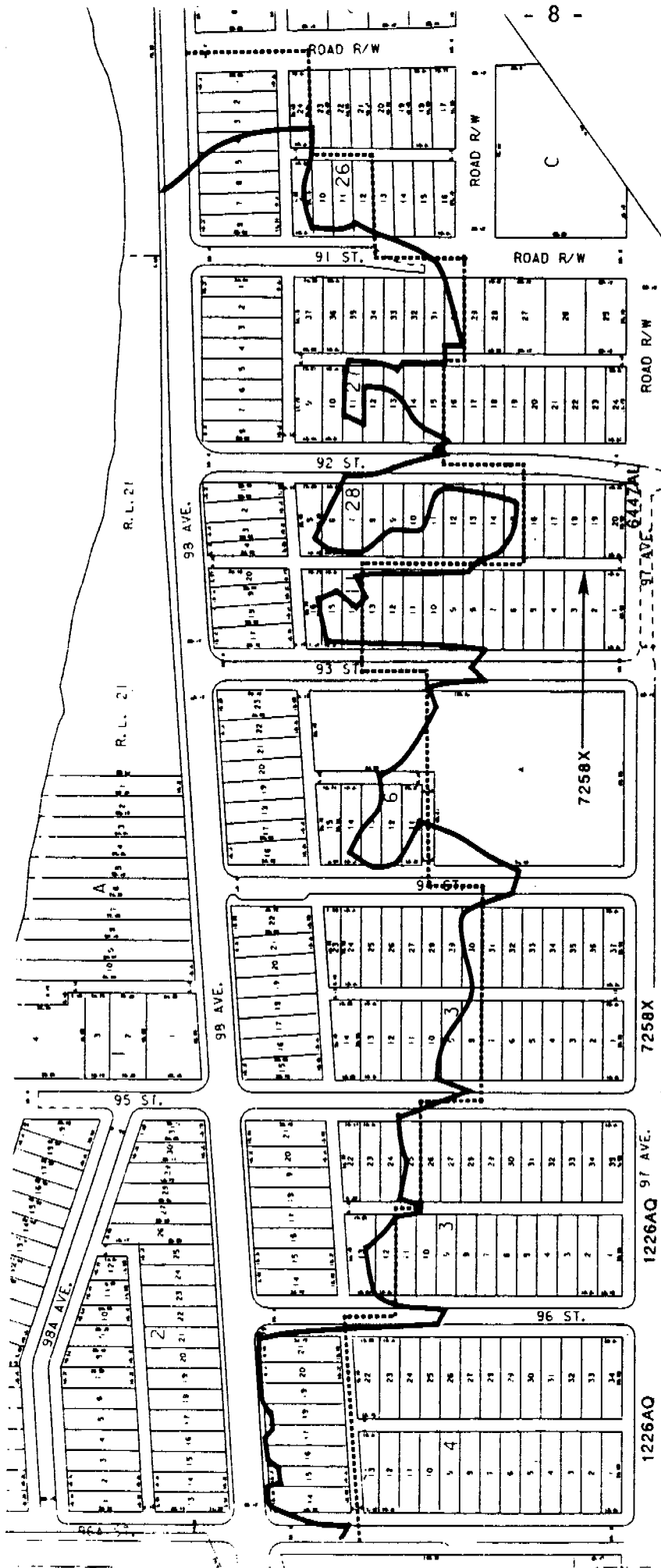


All of the RF3\* area of Rossdale is included in the Floodplain Protection Overlay except lots to the west of the flood plain line.

— FLOOD PLAIN  
1:100 Year



DATE:  
FILE:



— FLOODPLAIN | 1:100 Year  
 - - - - FLOODPLAIN PROTECTION OVERLAY BOUNDARY

CLOVERDALE

1.3 The minimum roof pitch is to be 6:12. An average roof pitch governs when compound roof slopes are used.

1.4 Openings in the side elevations are to be located so they are not directly across from openings on adjacent buildings.

1.5 When a house exceeds the height of adjacent units, the front yard should be greater than the adjacent front yards by between 5% and 10% with the front 2 m. (6.56 ft.) of the unit being similar in height to the adjacent units. This is a guideline only and will be assessed on an individual basis.

#### 1.6 Typical Front Elevations

1.6.1 Each home is to contribute to a low-scale urban streetscape through the design of the front elevations and front yards.

1.6.2 Two-Storey houses are to be scaled down to single-storey in height for the front elevations.

1.6.3 The following architectural devices are acceptable solutions for lowering scale. Alternate solutions will be considered on an individual basis by the River Valley Development Group.

(1) Roofed over front porches of a minimum 1.8 m. (6 ft.) depth with the roof spanning at least 50% of the elevation. Detailing is to be of wood construction.

(2) Bay windows of a minimum of 1.9 sq.m. (20 sq.ft.) in area.

(3) A single-storey living space of 1.8 m. (6 ft.) minimum depth for 50% of the elevation.

(4) Landscaped trellis work.

(5) Fabric canopies.

#### 1.7 Front Drive Garages

Front drive garages will not be permitted on single family, semi-detached, row or

stacked townhousing situated on lots with rear lane access, unless it can be specifically demonstrated that the front drive garage or garages will have no adverse impact, in the sole opinion of the River Valley Development Group, on the streetscape as it presently exists or will exist in the future. (Specifically related to sidewalk crossings, existing and proposed vegetation, repetition and scale.)

1.8 Semi-detached, row and stacked housing are to have a single family image. This is to be achieved by relating each individual entrance to the streetscape.

1.9 Corner Lots - Front Elevations

All corner lots are considered to have two front elevations and must be designed accordingly. This requirement includes scaling down two-storey buildings to single-storey in height for both front elevations.

2.0 Lot Grading

2.1 Lot grading is to follow the natural slope of the land form and is to be consistent with the existing corner pin grades. The minimum slope allowed is 2% and the maximum slope is 5%. Canadian Mortgage and Housing Corporation guidelines for building in a flood risk area may supercede this requirement.

2.2 Finished grade elevations should not be raised on side yards, particularly on minimum setbacks (1.2 m.).

2.3 Drainage must be contained on the site, sloping toward the front and rear only.

3.0 Materials

3.1 Roof Materials

The roof is to be cedar or asphalt shingles. Other roof finishes will be considered if it can be shown by the applicant that these are in keeping with the overall objectives of these guidelines.

All roof stacks, flashings, etc., are to be painted out to match the roof colour. All 26.4 cm. (10") fascia board ends are to be cut within 10 degrees of vertical.

Rain water leaders, eavestroughs and fascias should match the trim colour as selected. Soffits are to be prefinished metal.

Overhangs are to be no greater than 45.7 cm. (1' 6") on the upper levels and 0.61 m. (2') on the lower levels.

### 3.2 Chimneys

Chimneys are to be brick, stone or siding when siding is used on the remainder of the house. Chimney designs are to be a key architectural element enhancing the overall house design. No prefinished metal chimneys will be permitted. Detailing such as corbelling and decorative caps are strongly encouraged.

### 3.3 Exterior Finishes

Allowable materials include cedar siding, double four aluminum siding or double four vinyl siding with a 10 cm - 12.7 cm. (4" - 5") exposed profile.

The use of stucco will be considered on an individual basis. The River Valley Development Group has sole discretion on the acceptability of stucco.

Exterior siding is to be horizontal only. Fascia boards are required in a colour complementary to the siding or to match the trim colour.

There will be no "false fronts". The dominant material of the front elevations must carry onto the remaining elevations. Brick or stonework is to be quiet and eventoned. There is to be no multi-coloured brick or stonework. All brick is to be

standard or metric size with grey mortar. No jumbo brick will be allowed. Brick or stone must return a minimum of 45.7 cm. (18") on both side elevations.

Predominant exterior cladding must extend to within 300 mm. (12") of grade on all sides of the building including the upper section of concrete walls.

3.4 Entrance Doors

Entrance doors will be relief panel doors of solid construction, complete with overhead windows. These doors are to be located on the front elevations.

3.5 Detailing

Rich architectural detailing such as arched windows, decorative louvres, shutters, etc. is encouraged on the front elevations.

3.6 Exterior Lighting

Pedestrian oriented lighting such as walkway post lights are strongly encouraged.

3.7 Electrical Meters

Electrical meters should be located in an area that provides the least possible visual impact and we encourage, where possible, to have meters set into the foundations flush with the wall siding and not attached to the outside on the side or front elevations.

3.8 Colours

All colour schemes must be approved. Houses with schemes that detract from the street will be rejected. Colour samples are to be submitted for approval.



Three colour schemes are acceptable:

- (1) Natural low contrast - natural coloured wood stain (solid or semi-transparent) with blending trim colour.
- (2) Natural high contrast - natural coloured wood stain (solid or semi-transparent) with contrasting trim colour.
- (3) "Heritage" colours - pastel colours with contrasting trim and shutters on traditional house designs such as Cape Cod.

When stucco is approved as a material it should be off-white, bone, cream, beige, etc. Darker colours require a colour sample. Pure white or natural sand mix coloured are not acceptable. Swirled finishes are not acceptable.

### 3.9 Garages

Garages are to be finished in similar design and materials to the house. Garage doors are to be painted or stained wood. Aluminum doors are allowed provided they have the appearance of wood (painted) and are complementary to the style of the house.

Roof slopes are to reflect those on the main house.

Front access garages are not permitted.

### 4.0 Landscaping

#### 4.1 Front Yard Landscaping

Landscaping of the front yards should be designed to enhance the individual homes and specific sites.

Where the first floor is more than 900 mm (36") above grade, the elevation difference should not be abrupt, but should be split by means of landscape terracing, exterior stairs, interior level changes such as sunken foyers, or a combination of the above.

Retaining wall materials are to be compatible with the house materials. Concrete retaining walls are permitted if they are highly patterned or of washed aggregate complete with detailed caps of brick or wood. Concrete retaining walls of more than 760 mm (2'-6") in height must be terraced so that each lift is no greater than 760 mm (2'-6").

4.2 Tree Retention

Existing trees outside the building footprint are encouraged to be retained unless unsafe. Builders are responsible for tree retention during siting and construction of houses. Refer to Plans Submission Sections.

5.0 Other Important Guidelines

5.1 Signage

All "For Sale", builders and construction signs are to be in the approved standard format. Both temporary and permanent signage will be coordinated and approved by the R.V.D.G.

5.2 Appearance During Construction

Each Purchaser must inspect the condition of the local improvements installed by the Vendor including but not limited to the curbs, gutters, sidewalks, street lamps, fencing, etc., in, on, or around his lot prior to commencement of construction in order to determine if any of these local improvements are damaged. Written notice of any damages must be submitted to the

Vendor prior to commencing construction. Otherwise, costs for repairing damages for same shall become the sole responsibility of the Purchaser pursuant to the Offer to Option and Option Agreement and Agreement for Sale, where applicable.

The Builder and/or Owner is required to keep his lot clean and orderly during construction. There will be no burning of garbage. Builders found negligent will be back-charged for clean-up carried out by the City of Edmonton.

No trees, shrubs, lawns, fencing, buildings or other site improvements should be allowed to fall into a state detrimental to the subdivision.

6.0 Approval Process

6.1 Initial Submission

The Builder/Purchaser shall submit three (3) copies of the following information to the River Valley Development Group (R.V.D.G.).

The \$2,500.00 performance fee, as secured through the Agreement for Sale, will be held as a security deposit to ensure conformance with these design guidelines.

- i) drawings of the house (plans, elevations, sections at 1:50 or 1/4" = 1'0");
- ii) a site plan identifying lot grades, floor elevations, setbacks, house location and driveway slope at 1:100 or 1/8" = 1' 0";
- iii) a plan of the proposed front yard landscaping for the lot;
- iv) a plan of all existing trees indicating the tree caliper equal to or greater than 2 ½" caliper. All trees outside the footprint that are proposed not to be saved or are unhealthy must be indicated;

- v) a complete Application Form for House Plan Approval (indicating colours, materials and other specific information as requested in the form).

Copies of forms are enclosed in these guidelines.

The R.V.D.G. or Designated Design Consultant shall review the plans and recommend approval or rejection of the application based on the adherence of the plans to the guidelines. The R.V.D.G. will make the final decision as regards approval or rejection of the application. A copy of the application form and a marked up set of plans shall then be made available to the Builder. The original application form and one set of similarly marked prints will be kept for future reference.

Any changes by the Builder from approved plans must be submitted to the R.V.D.G. or its Designated Design Consultant and approved in writing. Incomplete applications will be returned to the Builder.

#### 6.2 Interim Building Review

The R.V.D.G. and/or its Designated Design Consultant may carry out an on-site review of the home during construction. Periodic checks may be made to ensure conformance to approved grading plans and development guidelines. Modifications may be requested related to actual site conditions.

#### 6.3 Final Building Approval

Upon being advised by the Builder/Purchaser of the completion of the home the R.V.D.G. or their appointed Design Consultant shall carry out a site review to confirm conformance to the Guidelines, site plans and the approval previously granted. This inspection will form the basis of the recommendation regarding the refund of the performance fee in whole or the amount remaining after deducting for deficiencies. Also, please note that any existing trees severely damaged or removed from those indicated on the plans must be replaced. Failing this, the R.V.D.G. will assign an appropriate market value for the tree and deduct the same from the deposit fund.

# APPLICATION FOR HOUSE PLAN APPROVAL

## APPLICANT:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

LOT # \_\_\_\_\_ Telephone: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_



## HOUSING DESIGN

Type: House Type: \_\_\_\_\_ Model: \_\_\_\_\_

Ground Floor Area \_\_\_\_\_ m<sup>2</sup> \_\_\_\_\_ Sq. Ft. 2nd Floor Area \_\_\_\_\_ m<sup>2</sup> \_\_\_\_\_ Sq. Ft.

Total Floor Area \_\_\_\_\_ m<sup>2</sup> \_\_\_\_\_ Sq. Ft.

Form: Roof Style: \_\_\_\_\_ Roof Pitch/Slope: \_\_\_\_\_

Roof Material/Colour: \_\_\_\_\_

Detail: Wall Material/Colour: \_\_\_\_\_

Brick or Stonework Colour: \_\_\_\_\_

Trim Material/Colour: \_\_\_\_\_

Garage Door Material/Colour: \_\_\_\_\_

Chimney Material/Colour: \_\_\_\_\_

Soffit Material/Colour: \_\_\_\_\_

Driveway Material: \_\_\_\_\_

NOTE: FOR COLOUR PLEASE SPECIFY MANUFACTURER'S NAME, REFERENCE NUMBER AND COLOUR  
EXAMPLE: OLYMPIC 706 BROWN

## SITING

Conformance to setback and lot grading requirements are the responsibility of the contractor.

Setback Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Left Side: \_\_\_\_\_ Right Side: \_\_\_\_\_ Height: \_\_\_\_\_

Grading Minimum Basement Elevation: \_\_\_\_\_ Fin. 1st Floor: \_\_\_\_\_

Lot Corners - Front Rt: \_\_\_\_\_ Lt: \_\_\_\_\_ Rear Rt: \_\_\_\_\_ Lt: \_\_\_\_\_

## USE OF HOUSE PLAN APPROVAL SERVICES

The applicant acknowledges that the house plan approval is provided as a service and that the developer and its designated consultant assume no responsibility for the accuracy of the information provided, or for any losses or damages resulting from use thereof.

The applicant further acknowledges that he will hold the River Valley Development Group and its designated committee harmless from any action resulting from the use of this information.

Date: \_\_\_\_\_ Signature of Applicant: \_\_\_\_\_

# ARCHITECTURAL GUIDELINE CHECKLIST

The Committee will complete this form to check the house design's conformance to guideline intent. This review will include grading, view, orientation, shadowing, building form, scale, detailing, materials and colour information.



## COMMENTS/RECOMMENDATIONS:

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## CONDITIONS OF APPROVAL:

1. Finished grade to be in accordance with Plot Plan. The builder is responsible for proper drainage of lot based on subdivision design.

2. Security deposit \_\_\_\_\_

3. \_\_\_\_\_

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## PRELIMINARY APPROVAL

Date Received: \_\_\_\_\_ By: \_\_\_\_\_

Date Reviewed: \_\_\_\_\_ By: \_\_\_\_\_

## FINAL APPROVAL

Date Received: \_\_\_\_\_ By: \_\_\_\_\_

Date Reviewed: \_\_\_\_\_ By: \_\_\_\_\_

Recommended for Approval \_\_\_\_\_ By: \_\_\_\_\_

APPROVED \_\_\_\_\_