crossings
a place where life happens

DESIGN & DEVELOPMENT GUIDELINES

PHASE 2 • 2015

City of Lethbridge Lethbridge Land
Table of Contents

PHASE 2 – LOCATION OVERVIEW ............................................................................................... 1
SCHEDULE ‘A’ ............................................................................................................................ 2
BACKGROUND ............................................................................................................................ 3
INTENT AND THEME .................................................................................................................. 3
MANDATORY ELEMENTS .......................................................................................................... 3
  Home Styles .............................................................................................................................. 3
    Style 1 – Prairie Architectural Influence .............................................................................. 4
    Style 2 – Tudor Architectural Influence ............................................................................. 4
    Style 3 – Shingle Architectural Influence ......................................................................... 4
    Style 4 – Urban/Modern Architectural Influence ............................................................... 4
Roof Shape/ Detail ..................................................................................................................... 5
Roof Slope .............................................................................................................................. 5
Roof Overhang ......................................................................................................................... 5
Fascia ........................................................................................................................................ 5
Primary Exterior Cladding ....................................................................................................... 6
Exterior Trim, Accents and Features ....................................................................................... 6
Masonry ..................................................................................................................................... 7
Parging ....................................................................................................................................... 7
Entrances & Verandahs ............................................................................................................. 7
Front Door Styles ..................................................................................................................... 9
Railing ...................................................................................................................................... 10
Columns ................................................................................................................................... 10
Windows .................................................................................................................................. 11
Garage Doors .......................................................................................................................... 11
Chimney .................................................................................................................................... 12
Front (Elevation) Setback ......................................................................................................... 12
Bonus Room Example .............................................................................................................. 13
COMMON ELEMENTS .............................................................................................................. 17
  Building Height ...................................................................................................................... 17
  Setbacks ................................................................................................................................. 17
  Minimum House Sizes ......................................................................................................... 17
    Single Family Houses ......................................................................................................... 17
  Front Entrances ..................................................................................................................... 17
  Roofing Materials .................................................................................................................. 17
  Fascia & Soffit Materials ....................................................................................................... 17
  Exterior Cladding ................................................................................................................... 17
  Exterior Colours .................................................................................................................... 17
  Exterior Stair and Veranda Finishes .................................................................................... 18
  Front Entrance Door Materials ............................................................................................ 18
  Garages .................................................................................................................................. 19
  Two Garage Lots ................................................................................................................... 19
  Garage Sizes .......................................................................................................................... 19
  Retaining Walls ..................................................................................................................... 19
SCHEDULE ‘A’

This addendum forms part of the Option to Purchase Agreement dated the ___day of ___20 __

Legal Description  Lot _______  Block  ______  Plan  ________________

Municipal Address  _______________________________ Lethbridge, AB

The Crossings Design and Development Guidelines have been prepared for the interest of Purchasers of lots in the Crossings subdivision. These guidelines are intended to articulate procedures and requirements applicable to the development of all property within Phase 1 of the Crossings subdivision.

The term 'Purchaser' is used herein to mean the lot owner or party having possession of the lot, builder, or a contractor, or anyone acting on behalf of the lot owner.

The term 'Developer' used in this document refers to the City of Lethbridge or its successors.

The term ‘Guideline Review Consultant’ refers to:
Goss Architectural Design Group
1, 321A - 6 Street South
Lethbridge, Alberta  T1J 2G8
Phone: 403 329 1695
gadg@bellnet.ca

Any Purchaser requiring clarification of these Guidelines should contact the Guideline Review Consultant.

Compliance with the Crossings Design and Development Guidelines is mandatory in accordance with the Terms and Conditions of each Option to Purchase Agreement. Any deviation from the procedures and requirements detailed herein must be authorized in writing by the Guideline Review Consultant. The Purchaser acknowledges that they are fully responsible for any costs associated with the same and the Purchaser shall indemnify and save the Developer and Guideline Review Consultant harmless of any costs or damages.

Conformity with these Guidelines does not supersede the required approval process of the City of Lethbridge, nor requirements in all applicable municipal or provincial building codes, bylaws and standards.

Notwithstanding any statement or drawing in these Guidelines, the Developer or the Guideline Review Consultant reserves the right of final approval of the exterior design and site work of all houses in Crossings, and to alter these Guidelines without notice.

I HEREBY ACKNOWLEDGE receipt of a copy of the ‘Crossings Design and Development Guidelines' and agree to abide by them, and I hereby charge the herein described lands with the said Option to Purchase Agreement and these Guidelines.

_______________________________
PURCHASER

_______________________________
WITNESS
PHASE 2 • CROSSINGS DESIGN & DEVELOPMENT GUIDELINES

BACKGROUND
The Crossings subdivision is conveniently located in the heart of west Lethbridge, directly north of Chinook High School. The subdivision is easily accessed from Whoop Up Drive, the City’s main east-west commuter arterial. Crossings will be a unique and vibrant community, with close access to recreational, commercial, and educational amenities.

These Design and Development Guidelines set the stage for Crossings single family development by describing the overall vision of the community, and the homes within that community. The intent of these guidelines is to offer homeowners and builders the opportunity for diversity and innovation in home design, while creating overall harmony and flow throughout the subdivision.

INTENT AND THEME
“If you want where you live to reflect who you really are, Crossings is the place to be.”

It is intended that Crossings will inspire the best that current residential architectural design has to offer. Our goal is to create a diverse neighbourhood referencing several architectural building concepts or styles. In Phase 1, four distinct designs are available that range from traditional to modern.

It should be noted that these guidelines are not intended to re-create a building style from a century ago. From a logistical standpoint alone, changes in materials, construction methods, parcel sizes and building costs would make this extremely difficult. Rather, the Crossings Guidelines are in place to reflect the influence of these styles in today’s current new home design.

MANDATORY ELEMENTS
Mandatory elements are requirements specific to each home style in Crossings. These elements will bring diversity to the neighbourhood and build an individual identity within Crossings. Each home must be built incorporating one of the four mandatory styles.

Home Styles
Crossings offers four distinct home styles to choose from. Each style represents a different design esthetic. Each style has mandatory elements that are required to be included in the design. Homeowners and builders in Crossings are to choose from one of these specific styles for their home. No other styles will be acceptable. A brief description of each style follows:
Style 1 – Prairie Architectural Influence
The Prairie School of Architecture was a late 19th and early 20th century style of home design. It has its roots in the Midwestern United States, but its influence was felt around the world. This style is usually marked by its integration with the surrounding landscape, horizontal lines, hipped roofs with broad eaves, windows assembled in horizontal bands, craftsmanship, and restraint in the use of decoration. Like many turn of the century styles, this architectural style shares a desire for simplicity and function. The style attracted many young designers of the period, the best known among them being Louis H. Sullivan and Frank Lloyd Wright. (See Appendix “A” – Prairie Influence)

Style 2 – Tudor Architectural Influence
In North America, Tudor style homes of the Arts and Crafts Movement were built during the late 1800s and early 1900s. Tudor houses became very popular with new home builders and designers in the early 1920s, reaching a peak around 1930. Throughout these varying periods, Tudor houses shared certain aspects, including rustic simplicity, building materials taken from nature, and an emphasis on artisan craftsmanship. Traditional Tudor houses typically incorporate steeply pitched roofs, often with minimal overhang at the eaves, multiple gables and dormers, turrets, elaborate stonework, decorative chimneys, arched entryways, and false half-timbering in-filled with stucco, concrete, brick, or stone. (See Appendix “B” – Tudor Influence)

Style 3 – Shingle Architectural Influence
Shingle style homes burst onto the scene in the late 1800s with roots in New England, and later in some west coastal areas, primarily as vacation homes for the wealthy. Traditional shingle style homes are rare and are still very coveted today. While Shingle style homes can be designed with different features, there are many characteristics they usually have in common. In contrast to the other Victorian-era styles, Shingle homes de-emphasized applied decoration and detailing, in favor of complex shapes wrapped in cedar shingles. Designs included porches, balconies, and large windows that encouraged a tactile interaction with the outdoors. Complex roof forms were common, with asymmetrical roof lines that often created a sense of depth and organic shape. Homes often feature opposing Dutch gables and roof sections of different pitch, wings, turrets and bays. (See Appendix “C” – Shingle Influence)

Style 4 – Urban/Modern Architectural Influence
Modern architecture is rooted in early 20th-century designs that broke with traditional architecture. Many modern projects embody the ideals of the machine age: an absence of ornament, structures of steel or concrete, large expanses of glass, a whitewash, minimal exterior expression, and open floor plans. Modern/Urban Architecture is possibly the broadest of any architectural style, and thus is the most difficult to describe. Examples do not necessarily have similar or easily recognizable features, because the "style" is really quite varied and has a number of different influences. Even though a precise definition of the term is difficult to articulate, modern homes typically include an irregular or unusually shaped frame, eye-catching roof designs, oversized windows with natural light, and the use of "sustainable" and repurposed components. Such homes also often have an organic design, fitting into the surrounding space and meeting an immediate need in the area. Modern buildings tend to be highly functional and may push the limits of what can be defined as contemporary architecture. (See Appendix “D” – Modern Influence)
Roof Shape/ Detail

Prairie
- All rooflines shall be hip roofs. **Gables of any kind are not permitted.**

Tudor
- All front house roof lines must contain batten gable or stucco control joints. Dormers and shed roof dormers are also accepted. **Hip roofs, flared roofs, Dutch gables, and eyebrow gables are not permitted.**

Shingle
- Bell cast roofs and Gambrel roofs are encouraged. At least one Dutch gable is mandatory, dormers or eyebrow dormers are permitted. **Batten/Tudor style gables are not permitted.**

Modern
- Mono sloped roof pitches, a minimum of 2 opposing roof shapes are required. Flat roofs are permitted, with or without an overhang. Each will be reviewed based on how well it contributes towards the desired style influence. **Peaked roofs are not permitted.** Clerestory window wall/roof junctions are encouraged.

Roof Slope

Prairie
- All roofs shall be minimum 3/12 and maximum 5/12 in slope.

Tudor
- All roofs shall be minimum 8/12 and maximum 12/12 in slope.

Shingle
- All roofs shall be 5/12 minimum roof slope on main roof (not including flare or bell cast roof). Two or more roof pitches on the front elevation is mandatory.

Modern
- Mono slope roofs shall be between 3/12 and 7/12 in slope. Flat roofs are permitted.

Roof Overhang

Prairie
- Minimum of 24 in. (610 mm), wider overhangs define this style and require wide lots.

Tudor
- Minimum of 8 in. (205 mm), maximum of 12 in. (305 mm).

Shingle
- Minimum of 12 in. (305 mm), maximum 18 in. (450 mm).

Modern
- The amount of overhang should be integral with the design approach each façade composition is trying to achieve. No overhang is also acceptable.

Fascia

Minimum size

Prairie
- Minimum 6 in. (150 mm), metal, smartboard, or cement fibre.
Tudor
- Minimum 6 in. (150 mm), metal, smartboard, or cement fibre.

Shingle
- Minimum 6 in. (150 mm), metal, smartboard, or cement fibre.

Modern
- Minimum 6 in. (150 mm), metal, smartboard, or cement fibre in keeping with the overall style. When there is no overhang a cap flashing is required for each wall.

Primary Exterior Cladding
Minimum of 8 in. (205 mm) profile for siding products.

Prairie
- Accepted primary exterior finishes include natural wood, horizontal cement fibre or composite siding, and brick. **Vinyl and metal finishes are not accepted. Shake style finishes and vertical siding of any material will not be accepted.**

Tudor
- Accepted primary exterior finishes include cement fibre or composite siding (vertical or horizontal acceptable). **Vinyl, metal, and natural wood finishes are not accepted. Shake style finishes of any material will not be accepted.**

Shingle
- Accepted finishes include horizontal cement fibre or composite siding on sides and rear of houses. Front elevations must have mandatory 50% cement fibre shakes (rough sawn or straight cut). **Vinyl and metal finishes will not be accepted.**

Modern
- Accepted finishes include cement fibre or composite siding. Decorative metal cladding may be used as an accent treatment. A minimum of two different primary exterior finishes, visible on the front elevation is mandatory. Sawtooth elevations must be broken up with different finish materials. **Vinyl, standard aluminum siding and cedar shake finishes will not be accepted.**

Exterior Trim, Accents and Features

Prairie
- Horizontal band emphasis in home design is mandatory with minimal decoration and brackets. Smartboard is accepted as a trim finish. **Decorative brackets or trim around windows is not permitted; brick moulding is permitted.**

Tudor
- Mandatory battens to be used to divide up wall surfaces, in particular on second stories and in gables. Battens should contrast in material from primary exterior cladding, but should only have minimal contrast in color. Shutters, window boxes, carriage lights, and exterior wall niches are all acceptable and encouraged. A 12 in. (305 mm) or 24 in. (610 mm), cantilever of the second floor is desirable but not required.

Shingle
- Dutch gable will be mandatory on the front elevation. Battens may be used, but recommended they do not contrast with the primary finish in colour. Corbels in
overhangs are acceptable, shutters allowed. A flared detail is mandatory on one of the front elevation features – columns, roofs, wall accents, etc.

Modern
- Metal details are strongly encouraged. Other acceptable accent materials include hardiboard, vertical fibre cement siding, decorative cement, shiplap, porcelain tile, natural wood finish, composite wood, slate tile, stone tile, and masonry. Asymmetrical, but visually balanced designs, where the exterior facade becomes a composition of shapes and forms is desired. **Vinyl and shingles in any form will not be accepted.**

Masonry

Prairie
- Masonry is not required, but will be accepted. Stacked stone, brick, and horizontal shapes will be accepted, narrow sizes are best. **Round stone shapes will not be accepted.**

Tudor
- Masonry is not required, but will be accepted. Stone should be large square shapes or brick. Stonetile is acceptable. **Narrow ledge or round stones will not be accepted.**

Shingle
- Masonry is not required, but will be accepted on the main house only. Any columns must be clad in cement fibre shakes rather than masonry.

Modern
- Masonry is not required, but will be accepted. **Stacked stone, round stone, or masonry that is not modern in style will not be accepted.**

Parging
Special attention is to be given to the treatment of exposed concrete foundation walls. A maximum of 30 in. (760 mm) of concrete is allowed above finished grade. The minimum parging requirement must be maintained on walkout basement designs, as well as on side elevations adjacent to walkways and lots where rear elevations are visible.

Entrances & Verandahs

Prairie
- Inset doors are permitted. Pillars, columns and verandas are accepted but not required. Broad, low, asymmetrical entrance designs are encouraged, with no curves or angles. Courtyards, ground level terraces, and enclosed patios are encouraged. Broad and flat front stairs with minimal risers are encouraged, and a design low to the ground is best. The floor level closest in elevation to the finished front grade must be the house entry level.

Tudor
- Mandatory requirement for an arch detail to the entrance on each home. Recessed or inset doorways are encouraged. Vestibules with curved arches are also encouraged. Entrance feature must be single storey. **Open verandahs, pillars, and columns will not be accepted.**
Shingle
  • Verandas are required on front elevation of all shingle homes. Verandas must be designed and built to human scale. Tapered columns will be accepted, but stepped pillars are not accepted.

Modern
  • Recommended flat covered roof feature over entrance. Inset front doors and verandas are not accepted.
**Front Door Styles**
The front door style should coordinate with the architectural style of the house design. The glass in front doors could be tinted, reflective, textured or similar to give visual privacy. A full glass screen door could also be used with a solid wood door.

Recommended examples:
- **Prairie**
  - All glass panels with or without muntin bars
- **Tudor**
  - Glass panels at top with muntin bars
  - Solid panels at bottom
- **Shingle**
  - Glass panels at top with muntin bars
  - Solid panels at bottom
- **Urban Modern**
  - All glass panels with no muntin bars
Railing
The railing should coordinate with the architectural style of the house design.

Recommended examples:

Columns

Recommended examples:
**Windows**

Prairie
- Windows should be grouped in bands where applicable. Full height windows are encouraged. Running windows and trim up under overhang is recommended. **Half sidelights, round, and oval windows will not be accepted.**

Tudor
- Window muntin bars are required on front elevations.

Shingle
- Contrasting and dominant window mullions. Grouped windows are recommended. Round and oval windows are accepted.

Modern
- Large, full sized windows are recommended. Transom and corner windows are permitted.

**Garage Doors**

Garage doors must coordinate with the architectural style of the house design.

Prairie  A flush solid door is acceptable.

Tudor  Must have glazing.

Shingle  Must have glazing.

Modern  A flush solid door is acceptable. A full glass garage door is acceptable.

Recommended examples:
Chimney

Prairie
- Optional. If a chimney is included, a wide but narrow shaped chimney (not square) in a central location is recommended.

Tudor
- Optional. If a chimney is included, a dominant decorative chimney, in a different building material other than the main house material, with an offset location is recommended.

Shingle
- Optional.

Modern
- Optional.

Front (Elevation) Setback
Front garages may not extend more than 192 in. (4880 mm) beyond the face of the house/porch or verandah that is the closest to the street. This can also be achieved by the face of the bonus room above the garage being no more than 192 in. (4880 mm) from the garage doors.
Bonus Room Example
Prairie
Minimum 48 in. (1220 mm) setback from main level of structure (typically garage front wall). The Bonus room wall should be proud of the face of any veranda.
**Tudor**

Bonus Rooms may cantilever the garage door wall a maximum of 24 in. (610 mm), otherwise maximum 36 in. (915 mm) setback. The Bonus room is not allowed to be flush with the front garage wall. The Bonus room should extend past the main front face of the house.
Shingle
Cantilever over front garage wall, not allowed. Bonus room wall may be flush with garage if the wall height is a maximum of 1 ½ storeys (as defined in the City of Lethbridge Land Use By-Law). If bonus room is a full storey; bonus room wall must be setback from garage wall as shown below. The Bonus room wall should not align with the face of the veranda.
Modern
Minimum 48 in. (1220 mm) setback from main floor of structure. Bonus room walls should not align with the face of the house.
COMMON ELEMENTS
Common elements are requirements that apply to all building styles and designs. Common elements promote harmony and consistency throughout the community.

Building Height
Building height will be in accordance with the City of Lethbridge Land Use Bylaw.

Setbacks
All setbacks shall be as set out in the City of Lethbridge Land Use Bylaw for R-L Low Density Residential Districts.

Exception: A waiver has been approved to allow for a 197 in. (5000 mm) front setback for all lots in Phase 2. This is not mandatory but allows for flexibility.

Minimum House Sizes
Based on above grade square footage.

Single Family Houses
Bungalow, bi-level, side split, back split, split entry 1100 sq.ft.
Two storey 1400 sq.ft.

Front Entrances
Front entrance door may be parallel or at 45 degree angle to the road. All doors must be visible from the road.

Roofing Materials
All roofing materials must be architectural asphalt shingles. Concrete roofs and cedar roof shakes are not accepted. Metal accent features are permitted. Modern style house may use rolled roofing on flat surfaces and metal roofing on slopes.

Fascia & Soffit Materials
Only prefinished metal, composite wood with zinc & borate, or cement fibre materials are permitted.

Exterior Cladding
Cement fibre siding is the accepted main exterior finishing material for this subdivision (see mandatory requirements for exceptions). Accent materials are outlined in this guide. Vinyl will not be accepted in any form.

Exterior Colours
A combination of three minimum colours per home for major exterior features are to be selected and applied to the main exterior walls, trim, doors, fascia & soffits, or any other major feature of
the home’s exterior. No bright colours for the main walls. Front entry doors (only) may be a brighter accent colour. Garage doors should match the main house colour.

Colours are not limited to these exact colours but to the same shades – Final approval is at the discretion of the Guideline Review Consultant. **No bright colours on wall surfaces allowed.**

<table>
<thead>
<tr>
<th>Prairie</th>
<th>Urban Modern</th>
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<tbody>
<tr>
<td>Irongrey</td>
<td>Countrylane Red</td>
</tr>
<tr>
<td>Timberbark</td>
<td>Traditional Red</td>
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<tr>
<td>Autumn Tan</td>
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<td>Evening Blue</td>
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<tr>
<td>Khaki Brown</td>
<td>Boothbay Blue</td>
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<tr>
<td>Chestnut Brown</td>
<td>Heathered Moss</td>
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<td>Sandstone Beige</td>
<td>Monterey Taupe</td>
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<td>Mountain Sage</td>
<td>Irongrey</td>
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<tr>
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<tr>
<td></td>
<td>Timberbark</td>
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<tr>
<td></td>
<td>Woodstock Brown</td>
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<table>
<thead>
<tr>
<th>Shingle</th>
<th>Tudor</th>
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</thead>
<tbody>
<tr>
<td>Irongrey</td>
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<tr>
<td>Heathered Moss</td>
<td>Khaki Brown</td>
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</tbody>
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**Exterior Stair and Veranda Finishes**
All front stairs and front veranda skirting must be enclosed, including stair risers. Pressure treated wood is permitted on horizontal surfaces, but vertical surfaces (ie deck, veranda, and stair risers) must be clad in cement fibre or composite siding, painted wood or smartboard to compliment the primary house finish. Pressure treated lumber should not be readily visible from the street. Concrete stairs are also accepted.

**Front Entrance Door Materials**
Wood, faux wood or painted metal front doors are acceptable.
Garages
Locations of front garages are as designated on the Lot Information Plan. Garage finishes will be consistent in massing, roof form, scale, and materials with the balance of the house. Garage main building material must wrap 24 in. (610 mm) on sides. A minimum of 18 in. (460 mm) wall space must be left on each side of a garage door.

- Double bay garages are mandatory.

Garages are allowed in the front or side yard, on the following lots:
Lot 15, Block 6, 458 Devonia Way W
Lot 16, Block 6, 502 Devonia Way W

Two Garage Lots
Two garages are permitted on the following lots:
Lot 13, Block 7 – 449 Devonia Way W
Lot 14, Block 7 – 445 Devonia Way W

One front attached garage plus one rear attached or detached garage for a maximum of four bays is permitted on each of these lots. The placement of the rear garage in the rear yard may be on either side of the lot.

Garage Sizes
Garages wider than 26 feet will not be accepted.

Retaining Walls
Retaining walls shall be avoided whenever possible, but if required, all costs are the responsibility of the purchaser. In no case shall retaining walls exceed 48 in. (1220 mm) in height and any exposed concrete over 24 in. (610 mm) shall be architecturally treated.

Driveways
Acceptable driveway finishes include broomed concrete, concrete with exposed aggregate finish, concrete paving stones, and stamped concrete. Desirable driveway slopes are between 3% and 7%. Driveways must not exceed the width of the garage, but may taper as they approach the street. Asphalt will not be accepted.

Fencing and Swales
The Developer will provide project fencing at key community entry points along the perimeter and along the rear of lots that back onto a park or walkway and along the rear of lots that have a rear drainage swale.

Project fencing will be protected by a Restrictive Covenant registered on title of lots affected. The exterior colour and design of the fence and the design and location of the drainage swale must be maintained and the Purchaser will be responsible for maintenance of his/her portion of the project fence and swale.

Side yard fencing is required and is the responsibility of Purchaser and must be built in conformance with the general principles of these Design and Development Guidelines.
Acceptable fence building materials include:
- cedar
- decorative concrete block, stone or brick
- spruce
- wrought iron with stone or brick posts
- aluminum

Proposed fences designs must be submitted for review to the Guideline Review Consultant along with the house plans.

**Sidewalks**
Front and side walkways are to be complimentary with the driveway material selected. The approved materials include:
- poured concrete with an exposed aggregate finish
- concrete paving stones, architectural precast concrete slabs
- dyed and/or stamped concrete
- Standard broom finished concrete

Gravel, red shale, asphalt paved or pre-cast concrete slab walkways (24” x 30” x 2” & 30” x 36” x 2”) are not permitted at the front or side of the home.

**Corner Lots**
Both street elevations shall be designed as ‘front’ elevations. Where two storey elevations are used, the side elevation must be treated with the same level of detail as the front elevation. Roof planes must wrap around building faces on both street exposures. Principle roof planes must slope toward both street frontages.

**Home Designs**
The Guideline Review Consultant will assess each design on its adherence to the general rules and approved materials within these guidelines. Individual house designs should also respect the unique features of each lot with respect to view, orientation, access, sun angles, integration of indoor and outdoor space, tree cover and relationship to street, neighbouring homes and grading. Site planning and house design shall minimize overview and overshadowing of neighbours.

Shipping containers that are reusable transport and storage units constructed of various materials such as wood, metal or plastic. These units are specifically designed for moving products and raw materials between domestic locations or countries. **The use of any type of shipping container for a home or accessory building construction is not permitted.**

The Guideline Review Consultant reserves the right to refuse a design that is considered incompatible with the design objectives of the subdivision.
LANDSCAPING
A landscaping plan must be submitted to the Guideline Review Consultant for review and approval at the time of submission of the house plans. Within eighteen months following the issuance of the Building Permit, the lot shall be fully landscaped. The Purchaser/Contractor can choose from either xeriscaping or a traditional irrigation landscape theme. Stated below are the requirements for either theme.

Xeriscape Landscaping Theme
Xeriscaping landscaping for the purpose of this Guideline, is property enhancement with the provision of drought tolerant plant material, mulches and the conscientious use of water. Xeriscaping is creative landscape design and includes a variety of landscape options as follows:

- Ground cover options include non-irrigated drought tolerant grass, and inorganic materials such as: rip-rap, rainbow rock, limestone chips, lava rock etc. Inorganic ground covers shall not cover more than 25% of the landscape area at the discretion of the Guideline Review Consultant
- drought tolerant varieties of trees and shrubs, with drip irrigation
- Accent materials such as flowers, perennials, wood mulch, and large rocks
- The use of construction materials such as ¾ in. (20 mm) washed gravel, pea gravel, red shale, etc. is not permitted.
- On corner lots landscaping is required up to the back of sidewalk or curb on both street frontages and must be maintained by the home owner.

Traditional Irrigated Landscaping Theme
- Traditional irrigation landscaping theme consists of irrigated sod, trees, shrubs and flowers. Additional landscaping will be considered. Additional landscaping refers to added landscape features such as: large boulders, additional trees and shrubs, timbers, paving stone edging, etc. Substituting the irrigated sod with landscape ground covers like gravel, lava rock, limestone and other forms of Xeriscaping are not acceptable forms of additional landscaping. The majority (75% or more) of the front yard landscape area shall be irrigated sod.
- On corner lots landscaping is required up to the back of sidewalk or curb on both street frontages and must be maintained by the home owner.

Sod Requirements
All front and side yards on corner lots to the front corners of the house must be fully irrigated sod.

Front Yard Trees
One tree meeting the specific requirements stipulated as follows must be planted in the front yard:

- One deciduous tree of 1.5 in. (38 mm) caliper (diameter) measured 12 in. (305 mm) above the finished grade, or one coniferous tree 60 in. (1500 mm) in height.
- Shrubs: a variety of shrubs may be substituted if trees are not desired. The substitution ratio is: five shrubs per tree. Shrub size to be a minimum of 2 gallon container.
APPLICATION PROCESS

All plans will be submitted to the Guideline Review Consultant for approval prior to commencement of the application for a Building Permit.

The Guideline Review Consultant will review the submission based on the adherence of the plans to these Design and Development Guidelines and the lot design grades. Upon release of the approved plans and grade slip the submitter can make application to the City of Lethbridge, Development Services Department for a Building Permit. When construction is complete the submitter shall contact the Guideline Review Consultant for an inspection.

Incomplete submissions will be returned to the submitter. Should a partial review of applications be required, the Guideline Review Consultant shall be reimbursed by the submitter for the time and expenses incurred by the Guideline Review Consultant.

Submission to Guideline Review Consultant

Submissions to the Guideline Review Consultant shall include the following information. Once the review is complete the information will be emailed back to the submitter or a call will be made for pickup of the hard copy documents.

- Submit one digital PDF or CAD file of all the plans and drawings. The digital file will ensure accurate measurements required during the review process. If the submission is incomplete it will be refused and must be resubmitted.

- If submitting a hard copy, provide two 11 in. x 17 in. (280 mm x 430 mm) sets of scalable construction plans, complete with floor plans, all building elevations, one full building cross-section showing floor/floor heights, a site plan showing landscaping and complete fence details. If the hard copy submission is incomplete or not scalable it will be refused and must be resubmitted.

- Once the review is complete, the approved digital or hard copy plans, will be returned to the submitter. It is the submitters’ responsibility to make copies of the approved forms, plans and any supporting documentation as required by the City of Lethbridge, Development Services for a Building Permit.

- The Guideline Review Consultant and the Submitter shall retain one approved two 11 in. x 17 in. (280 mm x 430 mm) set of the plans.

Inspection

- When construction is complete, including the exterior finishes and landscaping, the submitter shall email the Guideline Review Consultant for placement of their name on the inspection list.

- The email to the Guideline Review Consultant shall include a photograph of the front elevation of the home which shall capture the features on the front of the home and the landscaping i.e. tree, sod, etc.

- It is important to clearly identify in the email, the subdivision and phase, municipal address, lot and block of the home (legal description).
• If the Guideline Review Consultant arrives on site to inspect the home, and the home is not ready, the second and subsequent inspections will be billed directly to the owner/builder.

**Note:** All dimensions must be in metric and have the imperial equivalent indicated. Approval of any and all house plans shall be at the sole discretion of the Guideline Review Consultant. Any changes by builders must be submitted to the Guideline Review Consultant and approved in writing by both parties.

**CONSTRUCTION**

**Survey & Building Grades**
An Alberta Land Surveyor has installed iron survey posts for each lot. These are to be protected during the course of construction. If it is required to replace missing or damaged iron post(s), it must be performed by an Alberta Land Surveyor. The cost of replacement shall be at the expense of the Purchaser.

Building grades shall be set by the Guideline Review Consultant on the plot plan and will be controlled by the elevation of deep utilities and streetscape planning. Final approval of the building grades rests with the City of Lethbridge. It is the responsibility of the Purchaser to ensure adequate drainage of the property.

Lots are to be graded by the Purchaser to conform to the lot design grade prepared by the Guideline Review Consultant and approved by the City of Lethbridge. The Purchaser is responsible to ensure that the lot grading and drainage complies with the policies of the City of Lethbridge. All lot grading certificates must be prepared at the Purchaser's sole cost. Confirmation of final grade approval by the City of Lethbridge in the form of an approved final lot grading certificate must be provided to the Guideline Review Consultant prior to the release of the performance and damage deposit. If there are any deviations from the designed lot grades, the responsibility to rectify the problem shall be at the sole cost of the Purchaser.

**Location of Utilities**
The City of Lethbridge has serviced Crossings with deep and shallow utilities. The location of deep utilities (water, storm, sewer and sanitary sewer) is indicated on the Grade Slip obtained from the Guideline Review Consultant, subject to City of Lethbridge approval. The location of shallow utilities (City Electrical, Atco, Telus and Shaw) should be confirmed with the particular utility involved.

**Construction Site Maintenance**
During the course of construction, the Purchaser is responsible for the orderly condition of the building site. Construction debris shall be disposed of as soon as reasonably possible, and not allowed to accumulate on the site. Failure to do so will result in the Purchaser incurring costs for the City of Lethbridge to perform the necessary site cleaning.

**Disposal of Surplus Material**
The Purchaser/Contractor is required to keep excavated materials within the perimeter of the building site. Surplus fill materials (clay) shall be disposed of as directed by the Developer. The
Purchaser/Contractor is responsible for the removal of any other excess materials from the building site to an appropriate landfill or recycling facility.

**Prevention of Damage and Repair of Damaged Work**
The Purchaser/Contractor is required to take precautions and prevent damage to installed improvements.

Purchaser/Contractor will be responsible for all costs associated with repairing damages.

The Purchaser/Contractor shall:
- Protect sidewalks, curbs, gutters, water valves, etc., when vehicle access to the site is necessary.
- Keep road in front of the lot clean during construction and keep catch basins in front of lot clear of debris and in working order at all times.
- Protect parks and open space backing onto lots to ensure that no soil, silt or other construction debris is washed, thrown or blown onto the park.
- Record and report any damage to installed works together with the identity of the party causing the damage.
- Purchaser/Contractors are reminded that any repair to damaged installed services will be at their cost if:
  - The cause of the damage is unknown
  - The identity of the party causing the damage is unknown, and/or
  - The party causing the damage does not pay for the repair for any reason.

Any damage to installed improvements noticed prior to construction must be identified to the City of Lethbridge, Real Estate and Land at the time of discovery.
GENERAL REQUIREMENTS

Landscape Elements
Fencing provided by the Developer shall not be removed or changed from the original design or colour. The Purchaser of a lot upon which a project fence is located shall maintain the fence in good condition.

All landscape works provided by the Developer shall not be removed or changed, and the Purchaser shall maintain all landscaping in good condition.

Exterior Finishes
The exterior finishes of any dwelling shall not be changed for a period of three years from the date of the release of the security deposit.

Building Commitment
Construction of the home must be started within one year from the date of the closing of the Option to Purchase Agreement from the City of Lethbridge. Within eighteen months following the issuance of the Building Permit, the lot shall be fully landscaped.

Zoning
Crossings homes will be required to conform to the guidelines for single detached dwellings as contained within this document and the appropriate regulations set out by the most current version of the City of Lethbridge Land Use Bylaw.

APPROVAL PROCESS

These Guidelines are the mechanism to assure a high level of quality design in Crossings. The Guidelines summarize design philosophy and direction for the community of Crossings. The intent is to ensure an affordable and quality living environment with a consistent and identifiable image, yet one which also offers variety and choice to the individual home buyer.

Applicants may provide alternative details to those outlined in these Guidelines; however, they must demonstrate that the conformity to the overall community objectives for the quality of the community are satisfied. Any changes by applicants from the guidelines must be reviewed and approved in writing by the Guideline Review Consultant. Notwithstanding any statement or drawing in this document, the Developer reserves the right to alter these guidelines without notice.

SECURITY DEPOSIT

The Developer will retain a security deposit at the time of the lot purchase, all or part of which may be applied to remedy deficiencies as a result of non-conformance with the guidelines. Interest will not be paid on this deposit. If the Purchaser does not comply with the requirements as specified herein, the Developer may correct any deficiencies and recover the costs of these deficiencies from the Purchaser.

The deposit will be held by the Developer until such time as the Final Inspection has been carried out and adherence to the Guidelines established through written confirmation of the Guideline Review Consultant.
ENFORCEMENT AND INTERPRETATION OF DESIGN & DEVELOPMENT GUIDELINES

All homes must be constructed in accordance with the approved house plans. The Guideline Review Consultant may carry out periodic on-site inspections during construction to ensure compliance with approved plans. The Guideline Review Consultant or representative shall be allowed access to inspect each house for conformance with the approved architectural and landscape plans. A ‘stop-work’ order may be issued if non-compliance with the guidelines is discovered at any stage of construction. Modification may be requested in writing to accommodate changes related to actual conditions. If additional site inspections are required to resolve non-compliance issues, the Developer and/or the Guideline Review Consultant shall be reimbursed by the Purchaser for costs incurred to bring the house to conformance.

If the Purchaser has not achieved compliance within the timeframe of the “Building Commitment” clause stated within the General Requirements, then at the sole discretion of the Developer, the amount of the security deposit shall be forfeited to the Developer and the Developer shall be at liberty to pursue legal action for any deficiencies arising from the Purchaser’s non-compliance with the Crossings Design and Development Guidelines.

The Purchaser may appeal the decision of the Guideline Review Consultant to an Architectural Committee for variance of the approved guidelines. The Committee will consist of a Purchaser's representative, the Guideline Review Consultant and a representative of the Developer.

The Purchaser acknowledges that the house plan approval is provided as service and that the Developer and its designated Guideline Review Consultant assume no responsibility for the accuracy of the information provided or for any losses or damages resulting from use thereof.

Upon compliance with the requirements of the Design and Development Guidelines, the Guidelines shall be in effect for a period of three years after the release of the security deposit.
IMPORTANT CONTACT NUMBERS

Goss Architectural Design Group
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Michael Kelly, Manager
Michael.kelly@lethbridge.ca

Alberta One Call (prior to any excavation, i.e. landscaping, fencing, etc.)
Toll Free Phone: 1 800 242 3447
www.albertaonecall.com

The following pictures were taken from: Best-Home Alberta Magazine, various years & Google Search Engine
APPENDIX A – Prairie Style
APPENDIX B – Tudor Style
APPENDIX C – Shingle Style
APPENDIX D – Modern Style