

Brighton

a community connected

**ARCHITECTURAL &
DEVELOPMENT CONTROLS**

Presale Pilot

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INTRODUCTION

Brighton is a unique family community nestled in Holmwood in the east end of Saskatoon, just north of 8th Street and south of College Drive. It is an innovative, master-planned neighbourhood with housing, parklands, trails, public transit, retail, schools, employment zones and office space. Brighton is the ideal place to live, work, learn, shop and play for generations to come.

This community has a unique and progressive identity crafted from the very first stages of its unique design which will instill pride and a sense of belonging for all new homeowners.



Our vision is that all dwellings in Brighton will incorporate one of the following styles in their design:

- Tudor
- Prairie
- Arts & Crafts
- Craftsman
- French Country
- Colonial

Other dwelling styles will only be considered in special cases and will require review from the Design Review Committee.

Each dwelling is required to meet the General Architectural Requirements. In addition to showing design elements on the plan, the builder must, on their application form, note five or more characteristics that were added to the dwelling that demonstrate the chosen dwelling style.

DESIGN PHILOSOPHY

Saskatoon Land's design philosophy is demonstrated through its commitment to a comprehensively designed, master planned community. Saskatoon Land remains involved in all aspects of the development and build-out to ensure its vision is successfully implemented.

These Architectural and Development Controls are required to enhance the appeal of Brighton. A variety of Architectural and Development Controls aimed at creating an aesthetically pleasing streetscape and encouraging a variety of different exterior dwelling materials visible from public spaces.

The Architectural and Development Controls selected by Saskatoon Land are an integral component in strengthening neighbourhood streetscapes and fostering diversity amongst dwelling choices, creating a warm and inviting environment.

The design for each dwelling will be submitted to the Design Review Committee who will review it for compliance with the Architectural Controls. If a building does not portray sufficient character or good design to incorporate one of the styles, then the plans could be returned for improvements to be made before approval.

LANDSCAPING

To create a standard streetscape framework and a more unified image of the community, each builder will be required to comply with the mandatory landscaping requirements.

The program shall consist of a minimum depth of 4" of top soiling, sod, one deciduous tree (min. 1 3/4" caliper measured 6" from the ground) or one coniferous tree (min. 6' in height), and three shrubs installed in the front yard of each dwelling.

Landscaping is to be completed within the first growing season once the exterior material finishes are completed on the dwelling or within 18 months of the pre-backfill inspection approval.

Combined walk and curb lots - The boulevard between the property line and the inside edge of the sidewalk must be landscaped with the same material as the front yard.

Separate walk and curb lots - The boulevard between the property line and the inside edge of the sidewalk and the boulevard between the outside edge of the sidewalk and the curb must be landscaped with the same material as the front yard. If required, irrigation must be installed to go under the sidewalk.

DRIVEWAYS

Concrete driveways are to be broom finished or other acceptable concrete finish. Exposed aggregate, stamped concrete and coloured or patterned concrete driveways are also permitted. If these types of driveways are used they are required to be sealed. Pavers used for driveways may be permitted at the discretion of the Design Review Committee.

Entry walkways must be poured in place. Sidewalk blocks are not permitted. Architectural pavers may be permitted at the discretion of the Design Review Committee.

Front driveways and entry walkways are mandatory and are to be constructed concurrent with the construction of the dwelling or within 18 months of the pre-backfill inspection approval.

Dwellings without front driveways and are adjacent to a lane, are required to have a garage pad with apron constructed concurrent with the construction of the dwelling.

GENERAL ARCHITECTURAL REQUIREMENTS

The following General Architectural Requirements are required on all dwellings.

Minimum Dwelling Sizes

SINGLE UNIT-LANED

Two Storey

Min: 1000 sq. ft.

Bungalow/Bi-level

Min. 1000 sq. ft.

SINGLE UNIT-FRONT ATTACHED

Two Storey

Min: 1000 sq. ft.

Bungalow/Bi-level

Min. 1000 sq. ft.

MULTI-UNIT

Two Storey

Min: 1000 sq. ft.

Bungalow/Bi-level

Min. 1000 sq. ft.



Sideyards and Setbacks

Minimum setbacks for lots must meet the zoning requirements set out by the City of Saskatoon Zoning Bylaw 8770. City of Saskatoon zoning regulations, utility easements and encumbrances shall be respected.

GENERAL ARCHITECTURAL REQUIREMENTS

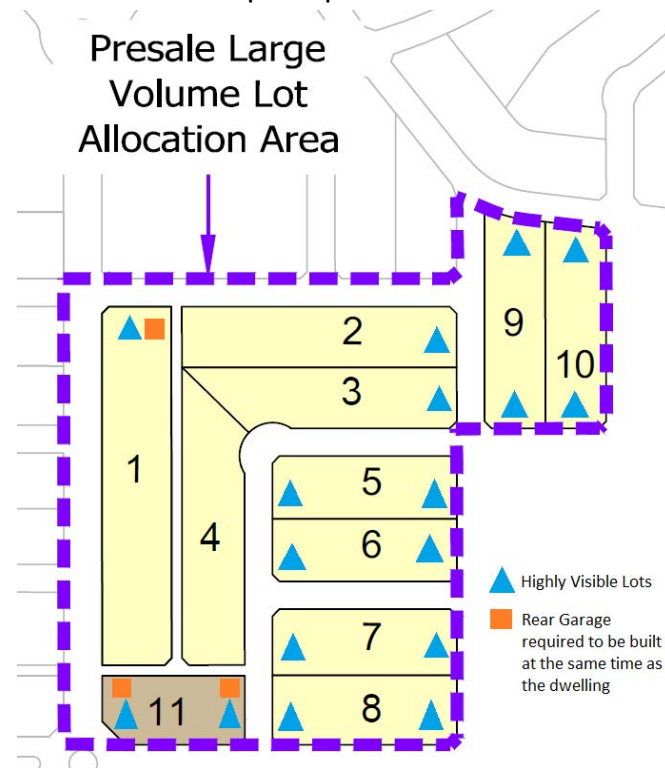
Highly Visible Lots

These controls are in addition to the controls noted in each dwelling style. The intent of these controls is to avoid the monotony and the perceived cheapness of large expanses of blank walls on side and rear facades that are highly visible from streets and open spaces. The lots that are relevant to these highly visible lot controls are identified with blue triangles below. The following requirements listed are an absolute minimum. Saskatoon Land reserves the right to require further treatment to any facade in order to satisfy the intention of the Architectural and Development Controls.

In addition to the dwelling style requirements, any dwelling elevation which flanks a street or open space:

a) Requires a secondary exterior dwelling material that covers no less than one third (33%) of the elevation defined as the total area of elevation from ground to under the eaves. For the purpose of this calculation, window and door areas shall be subtracted. A third material may also be used provided that the second and third materials, when combined, cover no less than one third (33%) of the subject elevation. Horizontal banding of the base of the dwelling is discouraged as landscaping and fences tend to hide the material.

b) Requires a secondary exterior colour that covers no less than one third (33%) of the elevation defined as the total area of elevation from ground to under the eaves. For the purpose of this calculation, window and/or door areas shall be subtracted. A third colour may also be used provided that the second and third colours, when combined, cover no less than one third (33%) of the subject elevation.



Highly Visible Lots Cont'd

c) Requires the windows and doors to occupy no less than 5% of the elevation defined as the total area of elevation from ground to under the eaves.

d) For laned corner lots marked with an orange square on Page 5, if a dwelling does not have an attached garage, a detached garage must be constructed at the same time as the principal dwelling. The rear garage elevation which flanks a street, will require a second exterior dwelling material that is comparable to the style, colour and materials used on the dwelling. The second material must cover no less than 20 square feet of the garage side closest to the lane or must band the top of the garage. Corner lots with a second detached garage will also need to comply with the second exterior dwelling material requirement noted above.

e) Garage doors facing streets are required to meet the architecturally significant garage door requirements. Added architectural details such as doors and/or windows are encouraged for garage elevations that flank streets.



GENERAL ARCHITECTURAL REQUIREMENTS

Repetition

The same elevations cannot be repeated on adjacent dwellings or directly across the street. For adjacent dwellings, a notable change in architectural detailing is required.

Examples of acceptable changes could include a combination of, but not limited to, the following: roof and dormer orientation and slope; front attached garage roof style or orientation; the size and location of windows and doors; colours and finish materials.

Front Door Placement

It is strongly encouraged that the front door of a dwelling is placed on the front facade and is visible from the fronting street. The front door needs to be a significant architectural element.

If the front door does not face the street, significant architectural elements are required to visually enhance the front entry area as viewed from the street. These elements could be a combination of front verandas, entry pergolas, feature windows and alternate materials and colours.

Massing and Relief

All dwelling facades and any other building face that is highly visible, must incorporate intermittent variances in plane to encourage shadow lines and visual interest.



GENERAL ARCHITECTURAL REQUIREMENTS

Garages

The minimum size for any garage being constructed, attached or detached, is single-wide with minimum inside dimensions of 3.5m wide and 6m deep.

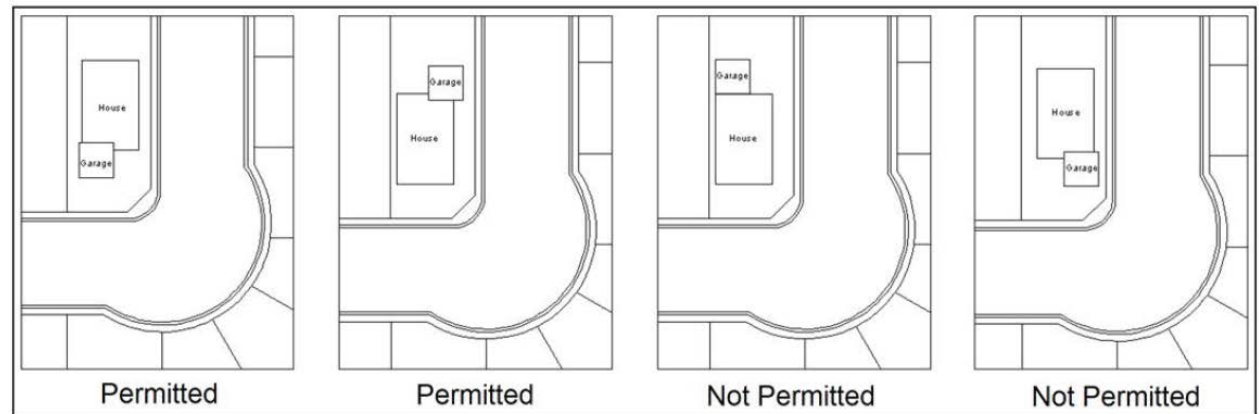
All dwellings that do not have a front attached garage must be constructed with a concrete garage pad with access from the rear lane. The garage pad must conform to the accessory building Zoning Bylaw 8770 regulations (section 5.7). The garage pad must be constructed at the same time the dwelling is built. The garage pad shall not be built over any existing or required utility easements. The garage pad must include a paved apron to connect it to the paved lane. An attached rear garage shall include a paved driveway that connects it to the paved lane.

Garage Placement

For front attached garage lots, a garage side location is required prior to the water and sewer line being stubbed to the front lot line. There are special provisions for corner lot attached garage locations as illustrated below.

Garage sides on a given block are paired together against a common property line in order to provide a better streetscape appearance.

Lot purchasers should check curb design, street light pole locations, utility pedestal locations, fire hydrants, and mailbox locations, prior to designing a dwelling with a garage on the side.



GENERAL ARCHITECTURAL REQUIREMENTS

Architecturally Significant Garage Doors

A dwelling's design contributes to the general appeal of any residential area. Garage doors make up a significant portion of the facade of any garage. Any lot with a garage facing a street requires garage door styles that complement the dwelling's exterior. The garage door must include some architectural elements.

Examples of garage door types, design elements and corresponding architectural styles are as follows:

- Inset Windows:
 - Double Door: Min. of three rectangular windows
 - Single Door: Min. of three windows unless installing two windows horizontally at the top.
- Decorative pane glass
- Wide trim pieces (e.g. carriage style)
- Natural woods
- Aluminum and glass

Hardware and handles can be used on garage doors but are not counted toward the garage door architectural elements.

Windows above garage doors are permitted and count towards the garage door architectural elements.



Garage Door style must be illustrated on elevation plans.

GENERAL ARCHITECTURAL REQUIREMENTS

Entry Features

Dwellings require an architecturally significant entry feature. Features should be consistent with the overall architectural style of the dwelling. This may include the use of covered verandas, modern contemporary interpretations of pergolas or covered entry features.

Verandas

A veranda is defined as a usable space on the front of the dwelling which is larger than 10 feet wide (parallel to the street). Verandas are typically covered, with multiple columns and a railing. Where a veranda is used on the dwelling, wood verandas and steps are permitted.

Columns and Railings

In the event that columns are used, column styles must be consistent with the overall architectural style of the dwelling. Front columns are to be a minimum of 10" wide.

All railing material is to be metal or an approved no-maintenance material.

Front Stairs and Entry

All wood steps are to be constructed of pressure treated wood or cedar. The deck surface must be stained with an all-weather stain and the toe kicks and stringers must be painted to match the dwelling. Low-maintenance composite materials are permitted.

All steps are to have enclosed stringers and no open risers are permitted. The sides of all front steps and verandas are to be skirted with a low-maintenance type material. Lattice screens will not be permitted as a skirting material.



GENERAL ARCHITECTURAL REQUIREMENTS

Exterior Dwelling Material Requirements

All dwellings require a minimum of two different exterior dwelling materials of different colour on the front elevation. Each material being no less than 50 square feet in area, or a minimum of three different exterior dwelling materials with each material being no less than 25 square feet in area.

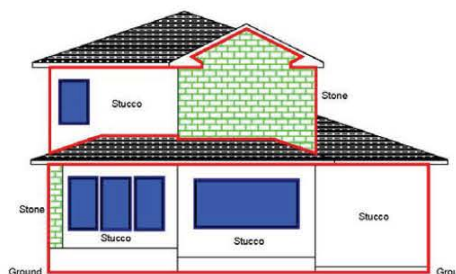
Front Elevation Material Calculations
(Standard Lot and Laned Lot)



Three Materials Example:
 1) Stucco = 100 square feet
 2) Stone Column = 10 square feet
 Stone Garage = 70 square feet
 3) Hardie Siding = 60 square feet

The stone and Hardie siding exceed the minimum three material requirement of 25 square feet (standard and laned lots).

Highly Visible Lot Side or Rear Material Calculations
(Flanking Street and Open Space Lots)



Two Materials Example:
 Red (elevation) = 130 square feet (1st storey)
 85 square feet (2nd storey)
 Blue (windows and doors) = 120 square feet
 Green (secondary material) = 126 square feet provided

Secondary Material Required
 215 square feet (elevation) minus 120 square feet (windows/doors) = 95 square feet X 33% = 31 square feet required

- Trim features, roof shingles and parging will not be counted as a material. In order to be included toward the required material amount, the material must be visibly shown on the 2D elevation plan. Material wrapped around a column or architectural feature is encouraged to provide cleaner edges, but will not count towards the required material total for the elevation in review.
- The materials being used need to be distinctly different and discernible from each other (texture and colour). Two similar materials with visually different textures will be considered two materials. For example, Hardie siding and Hardie shakes are two materials or vinyl siding and vinyl board and batten are two materials. Contrasting the trim materials and other exterior materials is encouraged.
- For the purpose of the material calculation, the total area of elevation is from the ground to under the eaves. Windows and doors shall be subtracted.

GENERAL ARCHITECTURAL REQUIREMENTS

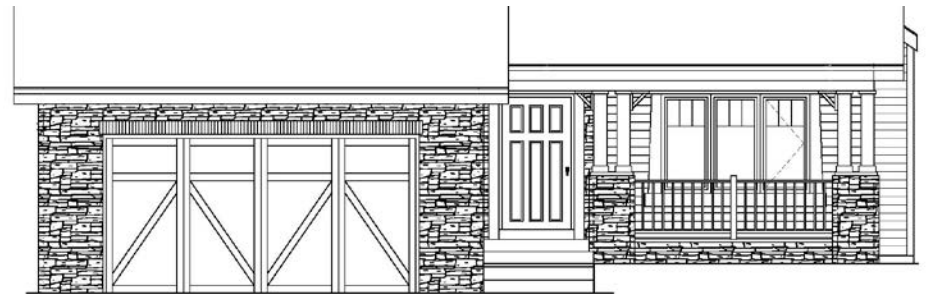
Exterior Finishes

- Siding – vinyl, *Hardie board, or Aluminum
- Traditional Lap profile is required for all vinyl siding.
- Acrylic Stucco
- Brick
- *Cultured stone
- *Smartboard
- Shakes – Cedar or *Hardie shakes. Vinyl shakes are permitted as accents in gables only.
- Steel Siding

* where a brand name is specified, approved equivalents will be considered.

Masonry

- Where masonry is proposed, it must portray structural integrity.
- Masonry returns are to be a minimum of 2 feet.
- All masonry is to go down to as close to finished grade as possible, to a maximum of 3" from grade.



Appropriate use of masonry

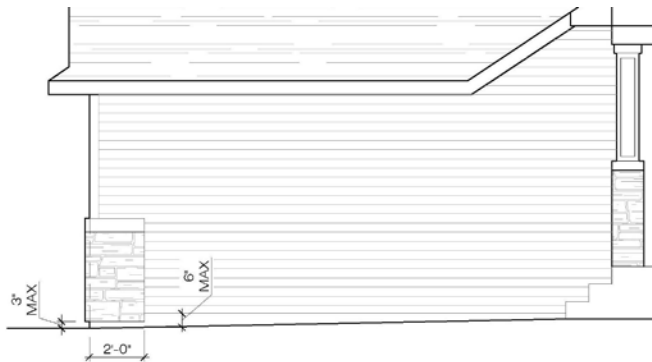
GENERAL ARCHITECTURAL REQUIREMENTS

Parging

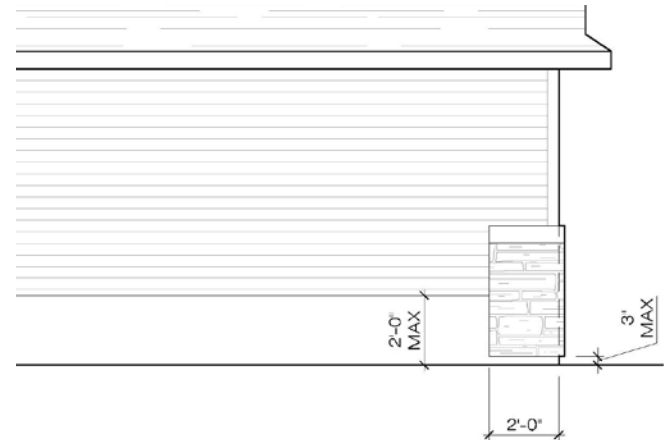
On the front face of the dwelling all materials are to go down to as close to finished grade as possible, to a maximum of 3" from grade.



On the inside/front entrance side of Front Drive Garage, parging should go down to close to finished grade as possible, to a maximum of 3" from grade for a 2 foot return, and then is permitted to step up to 6" maximum.



On the exterior side of the garage a maximum of 24" of parging is permitted after a 2 foot return. 24" of parging is permitted on all other elevations.



In cases where the side elevations are sloping, parging should be tiered or sloped to follow the grade.

DWELLING STYLES

In addition to the specific Architectural Requirements, dwellings in Brighton should implement the following styles. Although exact replicas of these styles are not required, they are presented here to give builders some basis to work from. Other styles may be considered at the Design Review Committee's discretion.

Ten characteristics of each style is identified. When submitting plans for Architectural and Development Controls Review, the builder must state the style of dwelling they wish to build. In addition to the specific Architectural Requirements, the builder must note on their application form, and show on their plans, five or more characteristics that were added to the dwelling design to replicate the chosen dwelling style.

The Design Review Committee may request additional characteristics to be added to the design to make sure the style is distinguishable.

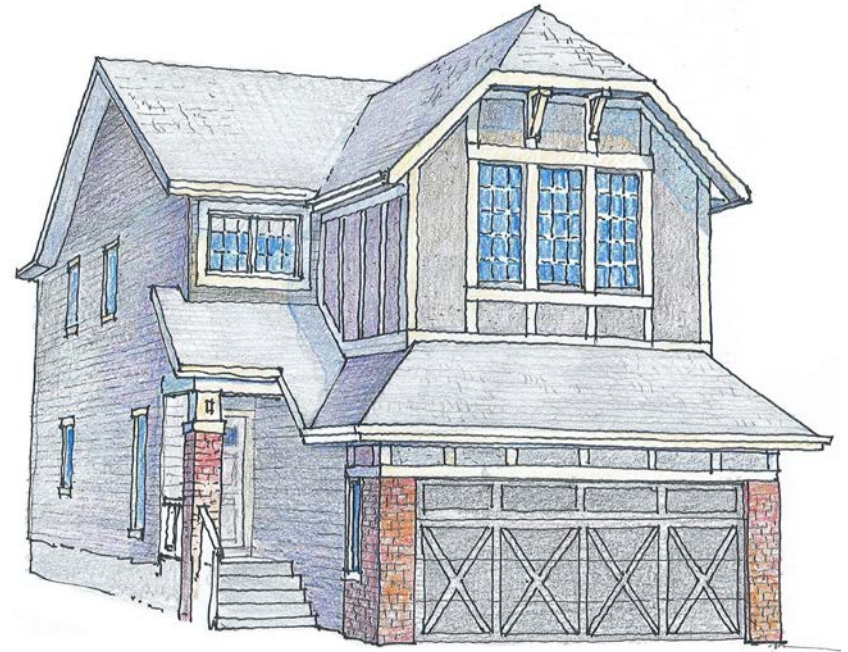
DWELLING STYLES

Tudor Style

The Tudor Style is based on a variety of early English building traditions. Most dwellings in this style emphasize high-pitched gable roofs, elaborate chimneys, and decorative detailing.

Design Features & Materials:

- Steep pitched gable roofs, e.g. 8:12 - 12:12, with modest overhang.
- Front facing multi-gable roofs of varying heights.
- Vertical trim – widths 8-10 inches with dark or natural colours.
- Horizontal trim can be dominant and heavier 12-14 inches.
- Express structural supports with heavy beam ends of brackets.
- Light coloured stucco and dark trim.
- Tall narrow windows with square insert panes.
- Groupings of windows.
- Masonry chimneys.
- 50 sq. ft or more of masonry on first storey front elevation.
- Decorative half-timbering (half-timbering is darker with lighter walls). Installed on second storey or in gables.
- Stucco filling between half-timbering.
- Elaborate front entry with detailing around front door.
- Carriage style garage doors.



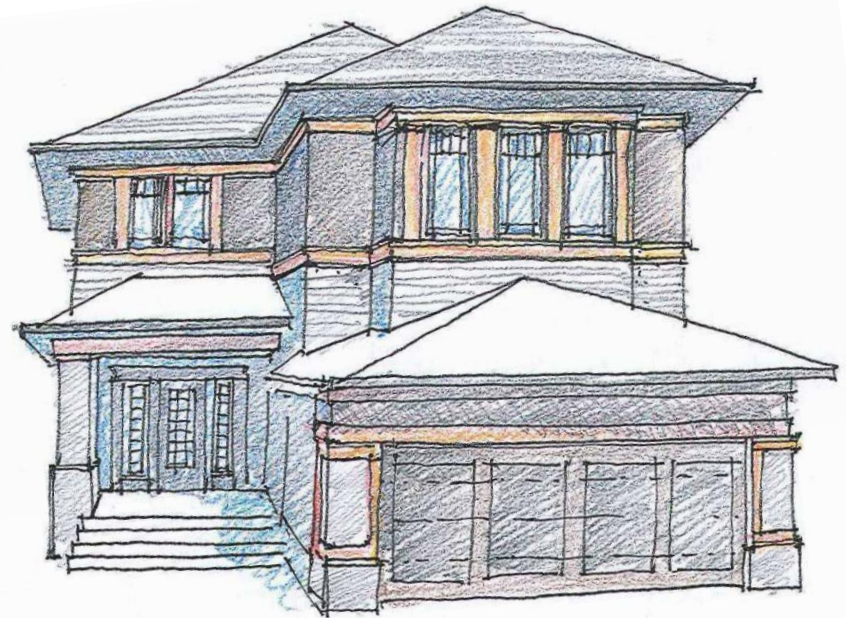
DWELLING STYLES

Prairie Style

Prairie Style dwellings originated in the Midwest U.S. by Frank Lloyd Wright. These dwellings were designed to reflect the flat horizon of the prairie landscape using low sloped roofs, broad overhangs, and accented horizontal trims and materials.

Design Features & Materials:

- Low slope roof, e.g. 4:12 roof pitch, with large overhang that provide shelter.
- Rectangular windows with 8-10" trim surrounding.
- Contrasting horizontal trims separating upper and lower wall finishes.
- 50 sq. ft. of brick or stucco on front elevation.
- Stone or Brick columns.
- Two foot returns on stone or brick wall corners.
- Horizontal trim at soffit and at base to windows. Widths min. 6-10". In dark colour or natural colours.
- Wide front entry with side windows on front facing front door.
- Covered entry is within 8' of front of the dwelling but front door is setback and sheltered and secluded.
- Carriage style garage door or ranch garage door with four windows across the top.



DWELLING STYLES

Arts & Crafts Style

The term Arts and Crafts"refers to the early 19th-century British and American movement to revive handicrafts. The movement was also the inspiration behind the Craftsman and bungalow styles.

Design Features & Materials:

- Porches: Most dwellings in the Arts and Crafts style have porches.
- Entry columns that are 24" wide square or round columns that have stone at least halfway up.
- Roofs are typically lower pitched, e.g. 5-12. Dwellings have a low roof with wide eaves and knee braces.
- Front facing multi-gable roofs.
- Gable roof over entry.
- Exposed beams. The beams on the porch and inside the gables are often exposed. Use of knee braces in gables.
- Window shades with knee braces.
- Natural finishes of shakes or wood siding with a clear finish or deep wood finish. The natural finish should contrast in colour or depth of tone with body of dwelling.
- Elements of accent colour can be added to trims and entry.
- Carriage style garage door or garage door with four windows across the top.



DWELLING STYLES

Craftsman Style

Inspired by post and beam or log dwellings in mountain settings, this informal style features lofty ceilings and open floor plans.

Craftsman Style dwelling plans typically blend well with nature, and their exteriors frequently incorporate the use of natural materials.

Design Features & Materials:

- High vaulted ceilings with exposed timber beams and trusses. Dominant gables with decorative truss detail sitting out from the face of the building.
- Glass windows – grouped/double hung with grills.
- Large covered porches or veranda.
- Large scale timber columns or tapered columns. Stone or brick halfway up.
- Exposed decorative beams, knee braces and brackets to add character.
- Short roof shade over top garage door with knee braces and brackets.
- Natural finishes of shakes, board and batten, or wood siding with a clear finish or deep wood finish. The natural finish should contrast in colour or depth of tone with body of dwelling. Materials separated with trim board.
- 50 sq. ft. of stone or shakes accent materials on front elevation.
- Partially paned front door and side windows.
- Carriage style garage door with stockton or stockbridge window panels.



DWELLING STYLES

French Country Style

French Country dwellings draw from both the smaller country cottages and large rural estates of France. The style is characterized by a steep hipped roof, and dwellings may include turrets, finials, and shaped chimneys. Bays and decorative windows lend character to the facade.

Design Features & Materials:

- Rounded eyebrow arches on entry, garage door and windows.
- Use of Shutters.
- Steep roofs and dormers with no gables.
- Rotunda design.
- Eyebrow dormer breaking through the roof line.
- Strong soffit detail continuous around primary roof with total built up depth of 12-20 inches.
- Window frames are classically detailed with head sill and columnar details on the vertical.
- Building mass should be stone or stucco.
- Use of lantern style light fixtures.
- Garage door windows should be cascade II or arched to follow the rounded eyebrow.



DWELLING STYLES

Colonial Style

Typically, the Colonial-style dwelling includes a symmetrical facade, regularly-spaced single windows, and some decorative accent over the front door.

Historically speaking, this style developed in the original thirteen American colonies, as settlers adapted European building techniques to the materials available and the climates in their New World colonies. The Colonial dwelling plans being built in America today are more accurately called "Colonial Revival," which was first seen around 1880, and grew rapidly after World War I.

Design Features & Materials:

- Rectangular, with a symmetrical facade
- Two storey dwelling.
- Use of dormers, and chimneys.
- Evenly spaced shuttered windows.
- Front door with sidelights and topped by transom windows.
- Arched or peeked entry cover.
- Traditional columns flanking the entry.
- Use of light coloured exterior and dark coloured shutters.
- Front facing balconies with railings.
- Contemporary garage doors no permitted.



DESIGN REVIEW PROCESS:

Saskatoon Land's approval of dwelling plans is required prior to the submission of a building permit application. Builders are encouraged to meet with Saskatoon Land during the design stage to avoid potential delays.

The following information must be submitted to Saskatoon Land prior to the submission of a Building Permit Application:

- Completed Application Form.
- One hard or digital copy (PDF) of the working drawings, including site plan, floor plan, and dwelling elevations. All exterior dwelling materials and square footage must be identified on the elevation plans. Garage door style must be illustration on the elevation plans.

To avoid delays, application forms and dwelling plans should be submitted to Saskatoon Land well in advance of applying for a Building Permit. Incomplete submissions will be held until the complete application is submitted. Plans will be reviewed for adherence to the Architectural and Development Controls, and Saskatoon Land may contact the applicant to discuss any required revisions. Plans which do not meet all the Architectural and Development Controls will be reviewed by Saskatoon Land's Design Review Committee. Depending on the quality of the submitted plans, especially those that satisfy only the minimum requirements of this document, Saskatoon Land's Design Committee may require additional architectural details to be added to the dwelling. The Design Review Committee's decision is final and any revisions will be required to be made before approval.

Upon approval of the drawing set, Saskatoon Land will issue an approval letter to the applicant. Following this, builders may apply for their respective Building Permit. At the building permit stage, Saskatoon Land may review the Building Permit drawings again to ensure they are substantially consistent with the plans submitted during the review process.

Periodically, Saskatoon Land will inspect the project to ensure it is in substantial accordance with the approved plans. Builders/homeowners will be responsible for correcting any deficiencies to dwelling elevations which deviate from the approved plans.