Kensington Phase 2 - Craftsman Style Lot Information Package

- 85 single-family lots
- Traditional lots, with rear lane access
- Executive, linear park backing lots
- Lots to accommodate a wide range of house sizes and plans
- Eligible for Saskatoon Land's Payment Term, Driveway and Landscaping Rebate Incentive Program
- Craftsman Style Architectural Controls

City of Saskatoon
Saskatoon Land

For more information, contact Saskatoon Land at 306-975-3278.

saskatoonland.ca

Kensington

Phase 2 - Lot Information Map

Legend

- 3m Easement
- 5m Easement
- Single Family
- Multi - Family Street Townhouse
- Multi - Family Apartment Style
- No Roof Slope Required
- 123 Civic Address
- 1 Lot Number
- 103 Block Number
- Type II Care Home, Pre-School, Child Care Centre
- Lots Sold
- Craftsman Style Lots
- Utility Pedestal
- Transformer
- Transit Stop
- Community Mailbox Location
- C Garage Side Placement
- Corner Garage Placement
- Streetlight
- Fire Hydrant
- T Temporary Water Circulators
- Underground Utility Corridor

N W E S

City of Saskatoon

Saskatoon Land - December 2019

Note: Saskatoon Land does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the registered plan of survey. This plan is not to scale. Distances are in meters unless shown otherwise. This is not a legal plan. Lot dimensions and the locations of other features are compiled from available information and are subject to change without notice. For verification, please check with the appropriate authority.

SASKATOON LAND INCENTIVE PROGRAM

Lots will be eligible for Saskatoon Land's Incentive Program which includes competitive financing options on lot sales and cash back rebates for the completion of front yard landscaping and front driveway surfacing within prescribed time frames.

For further details on Saskatoon Land's Incentive Program, please visit:
www.saskatoon.ca/business-development/land-development/residential-lots/incentive-program

ATTACHED GARAGES AND PLACEMENT

In addition to the architectural review process, builders must construct a minimum double-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 5.4 metres wide and 6.0 metres long.

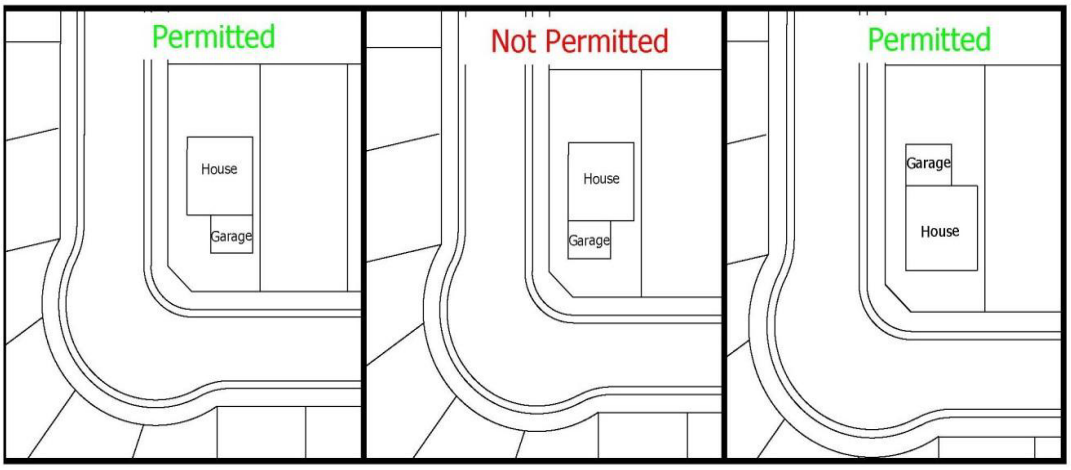
All lots within this development phase require an attached garage with the exception of lots fronting Kensington Bouldevard.

The lot sales map specifies which side of the lot the garage must be located. Garage sides are generally paired together along a common property line to facilitate an enhanced streetscape and improved sight lines.

CORNER GARAGE PLACEMENT REQUIREMENTS

All corner lots that require an attached garage must locate the garage on the side of the property that is furthest from the intersection. Figure 2 demonstrates permitted options for attached garage placement on a corner lot.

Figure 2 - Corner Lot Attached Garage Placements



ARCHITECTURAL REVIEW PROCESS

For the lots in this development phase, Saskatoon Land has selected a Craftsman architectural theme. Successful proponents are required to have house plan designs reviewed by Saskatoon Land for consistency with Saskatoon Land's Craftsman Architectural Guidelines (Attachment 2).

Saskatoon Land's approval of building 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 of the working drawings, including site plan, floor plan, and building elevations. All exterior building materials must be identified on the plans.

To avoid delays, application forms and building plans should be submitted to Saskatoon Land well in advance of applying for a building permit. Incomplete submissions will be returned without review. Plans will be reviewed for adherence to the guidelines. Saskatoon Land may conduct meetings with applicants to discuss any significant revisions. Plans submitted will be reviewed by Saskatoon Land's Design Review Committee (DRC) to ensure that proposed plans meet the intent of these guidelines.

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 will review the building permit drawings to ensure they are substantially consistent with the plans submitted during the review process.

Upon construction completion, 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 building elevations which deviate from the approved building permit plans.

ZONING INFORMATION

Lots are zoned R1A District in City of Saskatoon Bylaw No. 8770 (Zoning Bylaw).

Bidders and interested parties are advised to consult with the Planning and Development Division at 306-975-2645 as to details regarding applicable zoning provisions.

GENERAL INFORMATION

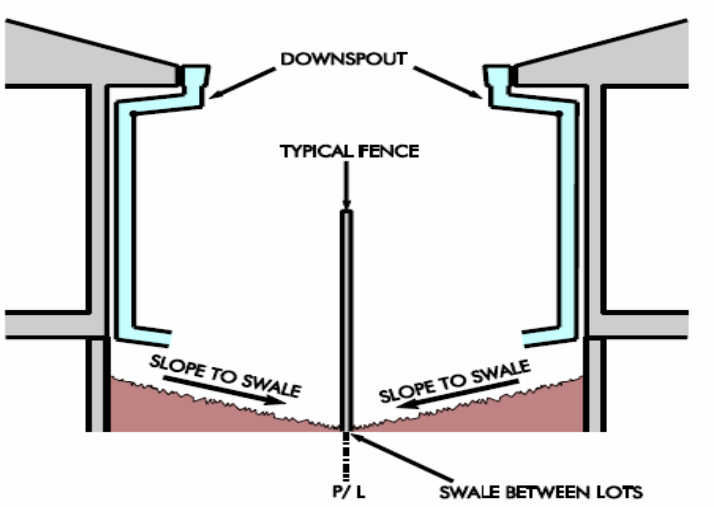
LOT GRADING

Lot grading is the sloping of the lot in order to provide good drainage away from building in such a way that surface runoff from rainstorms or snowmelt is directed toward storm sewers. Runoff is controlled through the use of side and back of lot swales to eliminate or minimize the impact on adjacent properties and to ensure proper overland drainage.

Complete development of all lots in an area may occur over a number of years and, unfortunately, some homeowners landscape their lot without proper consideration for the predesigned overland drainage pattern of the area. Early development does not preclude a homeowner's responsibility to maintain this drainage pattern. If the homeowner obstructs drainage in any way, thereby creating a flooding problem for neighbours upstream, that homeowner must correct the situation at their own expense. Similarly, a lot should not be landscaped below design grades otherwise flooding may occur.

LOT GRADE DETAILS

The following information has been prepared to assist the homeowner, builder and contractor in the setting the house elevations and final lot grades. Lot grade details are shown on the following sets of drawings in this package:



a) Lot grade drawings – show the final design elevations at property corners and at other points that are deemed critical elevation points. It is important that builders and homeowners match these grades with final landscaping elevations. Identification of these elevations is required for building plan approval.

b) Lot grading types A, D, A-D, D-A, C, C-D and D-C, including a three-dimensional view and side view of the grading type; and

c) A drawing showing a cross section of a typical side yard fence and side yard grading that will not impede side yard drainage.

During the initial stages of subdivision development, all streets, easements, lanes, and walkways are pre-graded to design elevations set to accommodate drainage throughout the area. In the case of the utility easements, the grade is constructed approximately 100mm (4") below the final design grade, which allows the homeowner to add topsoil without creating drainage problems for neighbouring yards.

Once house construction is complete lot grading is a two-step procedure. The first step is the rough grade stage, which includes backfilling the foundation walls and shaping the lot to conform to the pregrade drainage plan. When rough grading is complete the lot should be within 7 to 20cm below the final design grade to allow for the addition of topsoil. Once the lot is at the final design grade, sod, decorative rock, wood chips, or other surface treatments can be installed. It is strongly recommended that lot owners consult a legal surveyor or other qualified professional to set the final grade elevations before landscaping is started.

GRADING BETWEEN LOTS

A sloped surface is required to effectively drain water away from the foundation walls, including under steps and decks in order to reduce the risk of water entering the basement during rainfalls or snowmelt. Drainage swales are shallow sloped channels intended to move surface runoff away from lots toward the storm sewers. Drainage swales are located on common property lines and graded in accordance with the drainage plan for the affected lots as shown on the lot type drawings included in this package.

If decorative rock or wood chips are to be used in the swale the grade below this treatment must be at the final grade elevation to facilitate proper runoff to the storm sewer.

LOT GRADING DO'S AND DON'TS

DO'S

1. Do require construction plans to include finished grade elevations around the house foundation and along property lines. Do not leave your house and site grading to chance. Building Standards requires the submission of the lot corner elevations on the site plan submitted for building permit approval. It is strongly recommended that the plans also include finished elevations along the foundation and garage grade beam, garage slab, foundation windows, side property lines, edge of driveways and sidewalks (particularly along the side of the house), and the top and bottom of any retaining feature.

2. Do use a level to set the finished grades along the property line, particularly before installing sidewalks and fencing.

3. Do discuss with adjacent property owner's final drainage grades along the property line. Proper lot drainage requires cooperation of adjacent homeowners.

4. Do undertake a final site inspection of easements, side yard and sidewalks with each sub-trade prior to releasing final payment.

5. Please disregard any grade information displayed on electrical pedestals and transformer boxes.

DON'TS

1. Don't excavate into the easement or berm. These contain critical utilities vital to the neighbourhood.

2. Don't fill the rear easement, as this will block the intended drainage.

3. Don't build raised flowerbeds against the fence/property lines without making provisions for drainage (see attached plans).

4. Don't try to build higher than both adjacent neighbours. This leads to expensive provisions for retaining walls, and frequent flooding of neighbouring properties.

FOUNDATION DRAINAGE

a) Foundation Drainage (Weeping Tile) Requirements
i. The bottom of every exterior foundation wall shall be drained as per the National Building Code.

ii. Connection of foundation drains of all buildings to the sanitary sewer collection system will not be permitted.

b) Discharge of Foundation Drainage Water
i. All buildings are required to drain foundation water into a sump, which in turn discharges the water to the surface or to a storm sewer.

c) Surface Discharge
i. Sump pumps discharging to surface may not discharge directly onto a pervious ground surface within one metre of any building that has a basement or a level below the finished ground surface.

ii. The location of the point of discharge shall be directed away from adjacent properties.

iii. If the lot drains from the front and to the back (Type D), surface discharge may be either the front or back yard. If the lot drains from the back to the front (Type A),surface discharge must be to front yard.

iv. The discharge may not be into the area of the required side yard setback unless the side yard is adjacent to a street, park or buffer strip.

d) Discharge to Storm Sewer
i. Sumps discharging to storm sewers shall be pumped to the main by a pressure service connection as per detailed drawings Sump with Pumped Discharge to Storm Sewer, Detail Drawing 102-0025-002-r004.

e) Sump Design Criteria – Sump Pit Details
i. As per National Building Code 9.14.5.2, sump pits are to be a minimum of 750mm deep and 0.25 square metres in area.

ii. Sump pit is to be fitted with a tight fitting removable cover.

iii. Sump pit will be constructed of concrete, plastic, or non-corrosive metal.

iv. Sump pit is to be fitted with an opening to accept a 100mm drain with the invert of the pipe located above centre of the sump pit height.

v. Sump pit is to be placed on an even, well compacted surface.

f) Foundation Drainage (Weeping Tile) to Sump Pit
i. A weeping tile collection system shall be provided around the building perimeter and tied to a sump pit using a positively graded, non-perforated, 100mm pipe which discharges into the side of the pit.

ii. Provision shall be made to ensure soil gas is prevented from entering the dwelling unit through the weeping tile and through the sump pit.

g) Sump Pump
i. Provide a sump pump (column of submersible type) capable of pumping 50 L/m at three metres of head.

ii. The pump shall be fitted with an automatic on/off level control.

iii. The pump discharge must have a minimum pipe diameter of 32 mm. The pipe must be adequately secured.

iv. Sump pumps connected directly to a storm sewer must be equipped with a spring check valve and a shut-off valve located downstream of the check valve, so that the connection to the main can be isolated from maintenance.

DECORATIVE ALUMINUM FENCING

Decorative aluminum fencing has been installed in the rear yards of the following lots:
Lots 1 - 4, Block 109
Lots 1 - 7, Block 107

Decorative aluminum fencing has been installed in the side yards of the following lots:
Lots 1 & 7, Block 107
Lot 1, Block 109

These lots are adjacent to future park space. The purchaser will be responsible for all future maintenance of the fence. The location of the fence should be taken into consideration when siting your house on the lot, and specifically with a side yard fence, when planning your basement excavation.

Pay special attention that your basement excavation and other construction activities do not disturb the structural pilings or other components of the fence.

Figure 4 - Decorative Aluminum Fencing Typical Fence Panel & Gate

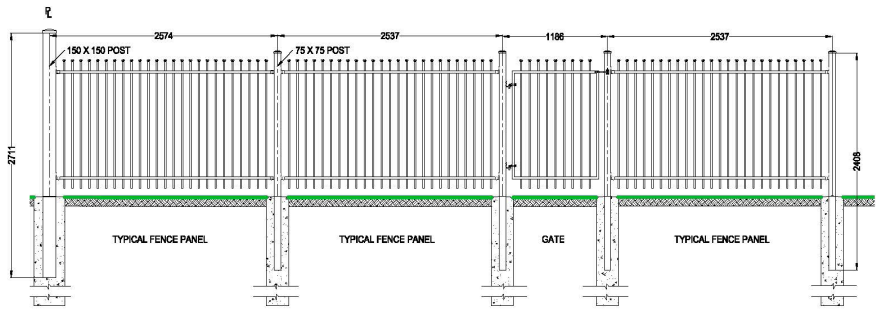
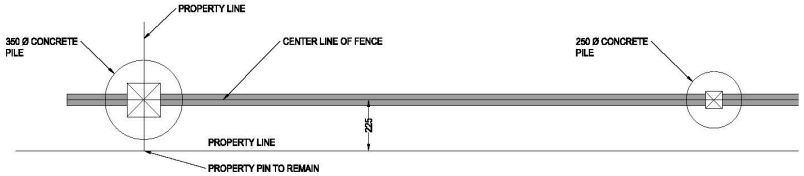


Figure 5 - Fence Pile Property Line Detail



UNDERGROUND ELECTRICAL SERVICE REQUIREMENT

a) The minimum size of meter socket shall be 455mm x 300mm x 125mm for all single phase residential services up to an including 200 amp. The meter socket shall have ½ inch stud line side and neutral terminals arranged to permit straight in conductor connections and suitable for securing compression lugs rated for #6 to 4/0. A single meter socket with dual lugs on the load side will be allowed in certain circumstances. Total load on the socket must not exceed that allowed by the Canadian Electrical Code. The meter socket is to be mounted on an adequately secured fixed wood backing at least the same size as the socket. The use of a 400 amp self-contained meter socket is NOT allowed.

b) The electrical meter stack shall be located on the house within one metre of the corner closest to the service pedestal.

c) If the homeowner wants the electrical meter mounted on the side of the house, he/she must provide a minimum 2 meters between the house and the property line for construction access. If the electrical meter is mounted on the side of the house, the gas metre shall not be mounted on the same side of the house, and shall be at least 1.0 metre away from the electrical meter and servicing cable.

d) If the homeowner wants the electrical meter and gas meter mounted on the same side of the house, he/she must provide a minimum 3 metres between the house and the property line for construction access. There shall be at least 1.0 metre separation between the gas meter and the electrical meter and lines.

e) If there are any questions as to which distribution pedestal will service the lot, please contact SaskPower.

CONSTRUCTION NOTES

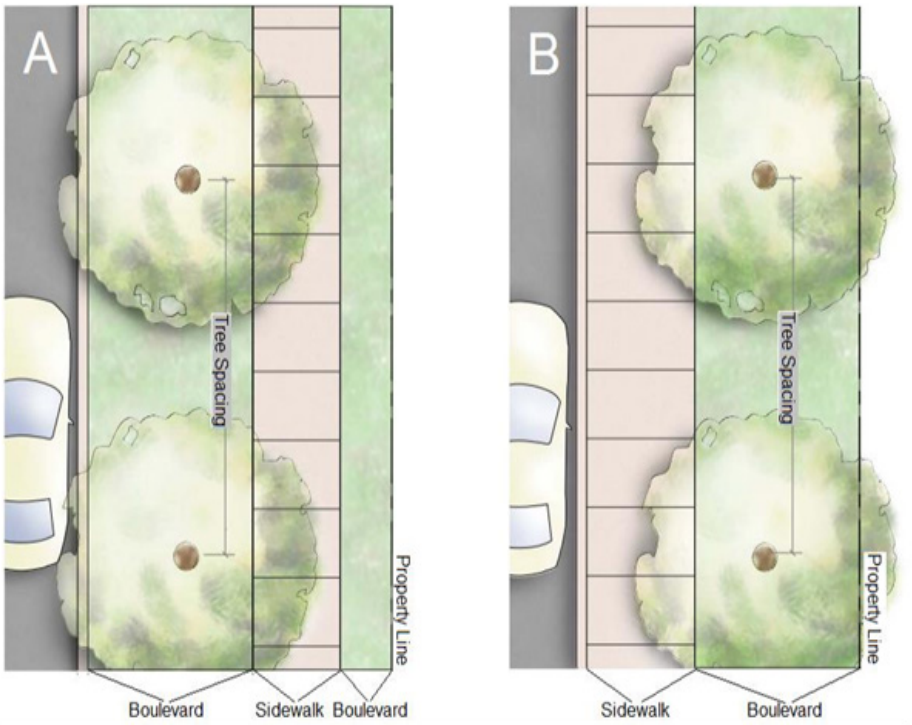
STARTING CONSTRUCTION

Possession of the site is granted for construction purposes when the down payment has been received and the Agreement for Sale is finalized. In order to assist the utility companies, please post your civic address at the front of the property when construction begins.

LANDSCAPING OF CITY BOULEVARDS

It is the builder/homeowner's responsibility to landscape and maintain the boulevard along both the front of their property and along the side of corner lots. Boulevards are defined as the landscaping space between the edge of the roadway and the property lines. Where the sidewalk is not attached to the curb, the boulevard also includes the space between the curb and the sidewalk (see Figure 5A). Where the sidewalk is attached to the curb, the boulevard is the space between the edge of the sidewalk and the property line (see Figure 5B). Keeping these areas well maintained improves the marketability of the house and the image of the overall development.

Figure 5 A and B: Boulevard Types



BOULEVARD TREE PLANTING

The Community Tree Planting Program was established in 1991 through the use of pre-paid levies from the sale of lots. This program plants 30mm (1.2") caliper trees on boulevards in recently developed neighbourhoods. Streets are selected for this Program based on a review of newly developed areas.

The City's Parks Division considers the number of lots that are developed and are up to a grade. This review is completed the season prior to planting. The Plant by Request Program is also available to residents to request to have a tree planted in an available planting site on the boulevard. This program plants 30mm (1.2") caliper trees. For the Plant by Request Program, please contact Urban Forestry, Community Services at 306-975-2890 or visit https://www.saskatoon.ca/services-residents/housing-property/yard-garden/trees/tree-request-new-neighborhoods.

The City of Saskatoon now allows for gardening on City boulevards. For more information please review the City of Saskatoon's Boulevard Gardening & Maintenance Guidelines and complete the Boulevard Garden Agreement. https://www.saskatoon.ca/services-residents/housing-property/yard-garden/boulevards

DISCLOSURE OF ADJACENT PROPERTY OWNERS

Please note in order to facilitate discussions between property owners respecting lot grading, fencing issues and property maintenance issues, Saskatoon Land will, upon request, disclose the names of purchasers to adjacent property owners.

CONSTRUCTION WASTE

As per City of Saskatoon Bylaw No. 8310, The Waste Bylaw 2004, any owner or contractor carrying out the construction of a building on any property shall:

(a) place all waste into a waste container or enclosure;

(b) in a timely manner, dispose of all waste resulting from the construction, alteration or demolition so as to ensure there is no unreasonable accumulation of waste on the property during the construction, alteration or demolition;

(c) take all reasonable steps as may be necessary to prevent the waste from being dispersed, by wind or in any other manner, on or around the property or surrounding properties during the construction, alteration or demolition; and

(d) upon completion of the construction, alteration or demolition, clear the property of all waste and litter.

If the waste is not removed, the City may remove the waste and the costs of doing so will be charged to the property owner or contractor.

EARTH DISPOSAL

Contractors and individuals will be responsible for disposing of their own excess earth material. The clean fill site located at the 33rd Street West/Kensington Boulevard intersection has been closed and will not be reopened.

The City of Saskatoon Landfill will accept clean fill during normal hours of operation, 7:30 a.m. – 5:30 p.m. daily.

If arrangements are made with another landowner to dispose of the material anywhere within the city limits, they are to contact Central Dispatch at 306-975-2491 and they will maintain a log of locations. If disposing of material outside the city limits within the RM of Corman Park, the RM must be notified of those arrangements. Please ensure basement excavations and all other construction waste materials are not deposited on adjacent properties or any other properties in this area without prior arrangements being made.

Regular inspections of the area will be done and any individual or company found illegally disposing of materials on properties without the owner's permission shall be liable of fines up to $25,000 as outlined in City of Saskatoon Waste Bylaw No. 8310.

TEMPORARY WATER CIRCULATION BOXES

To ensure water quality is maintained through the initial stages of development in this phase; temporary water circulation boxes are installed. The locations of these temporary water circulation boxes are identified on the attached map. These temporary water circulation boxes are removed during the installation of the water and sewer connection to the house.

SHALLOW UTILITY SERVICING INFORFMATION FOR NEW RESIDENCES

Crown Utility Corporations have introduced a Joint Servicing Initiative that includes the installation of gas, electric and communications in a common trench from the main line to the building. This approach achieves efficiencies for the installation of the service lines and addresses the challenges associated with space constraints.

Please see Attachment 8, which includes information on the Joint Servicing Initiative and a site check readiness sheet, which lists the items required prior to the installation of services to your home. For further information on your shallow utilities services, please contact the appropriate utility agency (SaskPower, SaskEnergy, Sasktel or Shaw Cable).

In addition, for lots with lanes, please see Attachment 7. This illustration provides a guide to how SaskPower and SaskEnergy typically provide underground services to each lot.
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KENSINGTON ENVIRONMENTAL INCENTIVES

Saskatoon Land is offering the following incentives to home builders and individuals to promote environmentally sustainable building and household practices:

1

To promote more energy efficient homes, a $500 administrative cost rebate will be offered to home builders and individuals for homes that are certified through the ENERGY STAR® Qualified program, the Energuide for New Homes 80 (EGNH80) program or the LEED Canada for homes program.

To promote sustainable organic waste practices one composter will be offered per lot.

2

Kensington

3

To promote reduced potable water use, one rainwater collection barrel will be offered per lot.

To promote and showcase more energy efficient homes, the Show Home Policy for home building contractors has been modified to include only those homes that are certified through the ENERGY STAR Qualified program, the Energuide for new Home 80 (EGNH80) program or the LEED Canada for Homes program.

At the time that the lot is paid in full and the Title is transferred, individuals may pick up the coupons allotted to their lot at the Saskatoon Land office. Eligible Contractors who purchased lots will identify to Saskatoon Land the name of the new home owner who will then be authorized to pick up the coupons allotted to their specific lot.

Images shown are for example only. Actual merchandise may differ from image above.

ARCHITECTURAL REVIEW FORM

City of Saskatoon
Saskatoon Land

201 3rd Ave N, Saskatoon, SK S7K 2H7
306 975 3278
landarchcontrols@saskatoon.ca
saskatoonland.com

CONTACT INFORMATION

BUILDER

CONTACT PERSON

TELEPHONE

EMAIL

DRAFTSPERSON EMAIL (IF APPLICABLE)

LOT DETAILS

LOT BLOCK

PLAN NO.

CIVIC ADDRESS

APPLICABILITY

Approval of this form is required prior to Building Permit submission in Saskatoon Land's development areas in the following neighbourhoods:

Aspen Ridge | Evergreen | Kensington | Parkridge

HOUSE SIZE & FORM

SQ. FT. (ABOVE GRADE)
(excluding garage areas, decks, patios)

ATTACHED GARAGE
interior dimensions

PRIMARY ROOF SLOPE

HOUSE TYPE
(i.e. two-story, bungalow, bi-level)

DETACHED GARAGE
pad dimensions

GARAGE SIDE
(view from street)
○ LEFT
○ RIGHT

I AGREE TO ENCLOSE FRONT ENTRY RISERS & SKIRT FRONT VERANDA ☐ (check the box provided)

I AGREE TO CONSTRUCT A PAVED APRON TO REAR GARAGE PAD ☐ (check the box provided)

FRONT ELEVATION EXTERIOR MATERIALS

NOTE: Roof shingles, door & window trim, and parging are NOT considered secondary materials

	MATERIAL TYPE	MANUFACTURER	SURFACE AREA	COLOUR
EXTERIOR MATERIAL 1				
EXTERIOR MATERIAL 2				
EXTERIOR MATERIAL 3 (IF APPLICABLE)				

HIGHLY VISIBLE LOTS

APPLICABILITY

This section applies to side elevations which face the street or public space and in the case of Aspen Ridge, rear elevations which face park space. Completion of this section in not required for evergreen lots.

SIDE ELEVATION

SIDE ELEVATION MATERIAL

COLOUR

AREA (SQ. FT.)

SIDE ELEVATION MATERIAL 2

COLOUR

AREA (SQ. FT.)

SIDE ELEVATION WINDOW/DOOR AREA (SQ. FT.)

SIDE ELEVATION SURFACE AREA (SQ. FT.)

REAR ELEVATION

SIDE ELEVATION MATERIAL 1

COLOUR

AREA (SQ. FT.)

SIDE ELEVATION MATERIAL 2

COLOUR

AREA (SQ. FT.)

GARAGE DOOR INFORMATION

APPLICABILITY

This section applies to front and side garages in Aspen Ridge and Kensington Craftsmen group lots ONLY. Completion of this section in NOT required for Evergreen or Parkridge lots.

NOTE: Please illustrate garage door design on front elevation or provide example photos of garage door to help explain the garage door design.

MANUFACTURER COLOUR

PRODUCT: ◯ VINYL ◯ FIBERGLASS ◯ GLASS ◯ ALUMINUM ◯ NATURAL WOOD ◯ STEEL

GARAGE DOOR REQUIREMENTS:

**GARAGE DOOR HARDWARE AND WOODGRAIN FINISHES ARE NOT ARCHITECTURAL ELEMENTS*

PLEASE CHECK THE ARCHITECTURAL ELEMENTS YOUR GARAGE DOOR WILL INCLUDE:

WINDOWS:

- ☐ 2 WINDOWS HORIZONTALLY IN EACH SINGLE DOOR
- ☐ 3 OR MORE WINDOWS IN DOUBLE DOOR
- ☐ FULL LENGTH WINDOW ABOVE GARAGE DOOR (PHASE 4 ASPEN RIDGE ONLY)
- ☐ 2 OR MORE WINDOWS IN DOUBLE DOOR (PHASE 1 ASPEN RIDGE ONLY)
- ☐ CRAFTSMEN STYLE (PHASE 2 KENSINGTON, CRAFTSMEN HOME GROUP LOTS ONLY. PLEASE REFER TO CRAFTSMEN ARCH. CONTROLS FOR DETAILS.)
- ☐ 3 OR MORE WONDOWS IN EACH SINGLE DOOR VERTICALLY
- ☐ WIDE TRIM (CARRIAGE DOOR)
- ☐ MODERN ALL GLASS PANEL
- ☐ 2 OR MORE WINDOWS IN SINGLE DOOR (PHASE 1 ASPEN RIDGE ONLY)
- ☐ *OTHER:*

REVIEW & APPROVAL

Saskatoon Land's approval of this form is required prior to the submission of any Building Permit Application. The approved Architectural Form must be submitted in conjunction with your Building Permit Application to the *Building Standards Division*. Failure to submit the form or submission of an incomplete form may delay the issuance of your Building Permit.

Interpretation and application of Saskatoon Land's architectural controls are at the sole discretion of Saskatoon Land. Failure to comply with these controls may result in removal from Saskatoon Land's Eligible Contractor List.

City of Saskatoon
Saskatoon Land

SUBMIT

APPROVED BY _____

DATE _____

201 3rd Ave N, Saskatoon, SK S7K 2H7 306 975 3278 landarchcontrols@saskatoon.ca saskatoonland.com

ATTACHMENT 2

CRAFTSMAN SERIES

KENSINGTON NEIGHBOURHOOD

KENSINGTON CRAFTSMAN ARCHITECTURAL GUIDELINES
MARCH 2017

City of Saskatoon
Saskatoon Land

CRAFTSMAN SERIES

KENSINGTON NEIGHBOURHOOD

Table of Contents

Introduction

The primary objective of these guidelines is to establish a consistent Craftsman architectural theme for the Bentley Manor, Bentley Court and Kensington Road areas in the Kensington neighbourhood.

Craftsman homes are typically characterized by low-pitched gabled roofs, broad eaves, exposed beams and accents, dormers, front porches, the use of natural materials and more. Everything about the exterior design of a Craftsman home expresses an attractive streetscape.

These guidelines provide a summary of key design elements builders must consider in their home designs. Homes within this phase do not have to incorporate every item listed in this document, however, house plans must demonstrate a substantial consistency with the spirit and intent of this document.

CRAFTSMAN SERIES

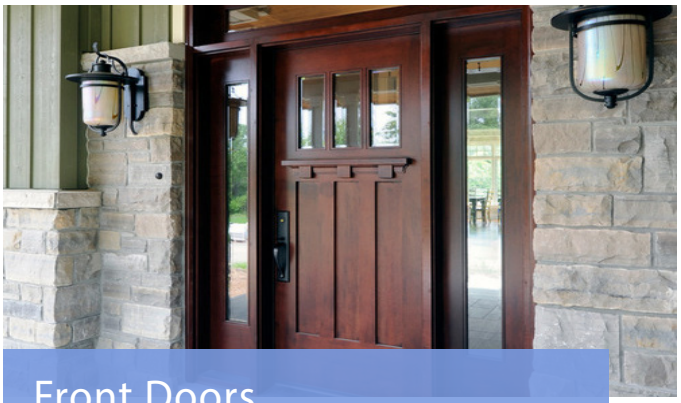
KENSINGTON NEIGHBOURHOOD

Entry Features

Architecturally significant entry features should be provided on the front elevation, including partial or full verandas, tapered columns, overhangs and broad eaves.

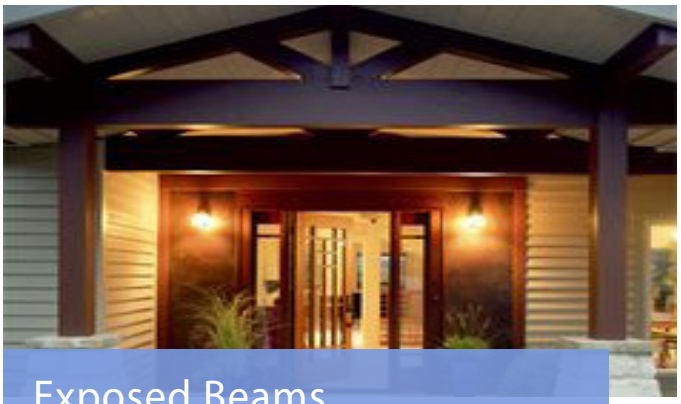
Tapered Columns

Wide based, tapered columns.



Front Doors

Partially paned front doors, with glass panels in the upper third of door, separated from the bottom paneled portion by thick trim.



Exposed Beams

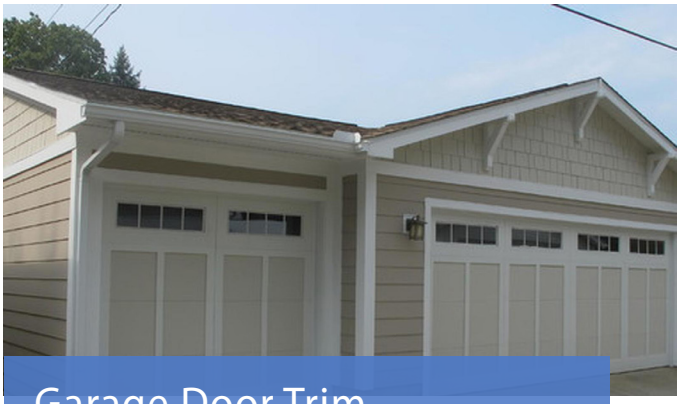
Entry way columns supporting exposed overhead beams or supports.

Verandas

Verandas which span a significant portion of the length of the front elevation.

Garage Doors

Overhead garage doors must utilize one of the styles as illustrated, appropriate to the design of the house. On attached garage lots, garage doors comprise a significant portion of the front elevation. As a result, a Craftsman style garage door is a mandatory design element.



Garage Door Trim

Garage doors with wide bands of trim, and windows on the upper portion of the door.

Insets

Garage Doors with insets with or without upper and lower sashes separated by muntin bars.

Exterior Materials & Colour

Craftsman style homes should be finished in siding, shakes or stone/brick. More than one dominant finish must be used on any elevation visible from a street or public space, installed in layers separated by a wide horizontally installed trim board.

Colours suited to the Craftsman style include deep earth tones and historic colours accented by heavy white trims.

Trim Separation

Cement fibre siding and cedar shakes separated by wide trim board.

Brick or Stone Accents

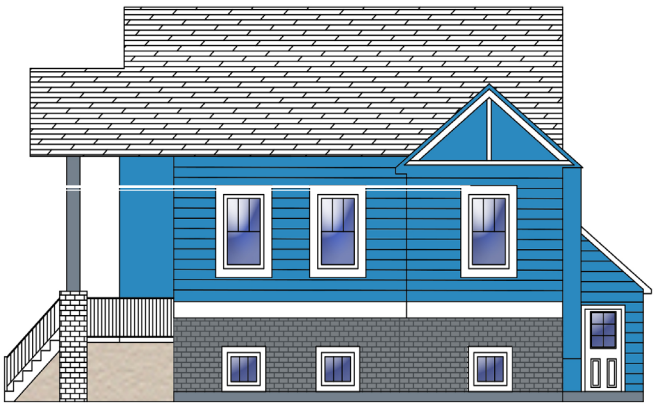
The use of brick or stone cladding on facade accents ,including at the base of a tapered column.

Board and Batten

The use of board and batten siding or shakes along roof gables.

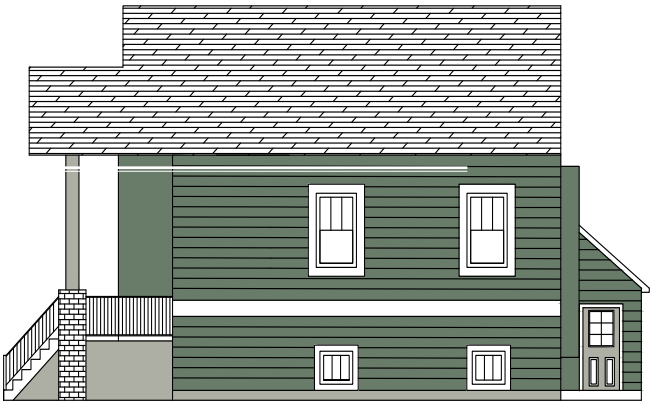
Highly Visible Treatments

Homes on corner lots require additional design considerations. Street or park flanking side elevations on corner lots must have full front elevation treatment in terms of window placement and architectural detailing consistent with the front elevation.



Appropriate

Side street flanking elevation utilizes Hardie board siding, stone accents, wide trim, varying roof-line, bump-outs and exposed beams. In this case, side elevation detailing is consistent with what is expected along a front elevation.



Inappropriate

Side street flanking elevation primarily consists of Hardie board siding and a long wall, with minimal interruption in plane and one solid roof-line.

Roof Slope & Treatments

Craftsman designs should incorporate moderately pitched (front, side or cross) gabled roofs with wide overhangs and design treatments to facilitate a high quality built form.

Dormers

Dormers help to articulate the facade of a given elevation. The undulating roof shape enabled through the use of dormers helps break up long, straight sections of wall or roof areas.

Roof Pitch

Front and side gables at a 5/12 roof pitch.

Multiple Lines of Integrated Roof Forms

Craftsman roofs should be made up of several integrated roof forms to reduce the overall mass of the home, while establishing visual interest.

Architectural Treatments

Various architectural treatments that complement the overall house design and add visual interest to the facade should be incorporated including, angle braces, rafter tails, exposed beams, broad eaves, etc.

Angle Braces

The use of decorative angle braces supporting canopy structure.

Exposed Rafter Tails

The use of open eaves or exposed rafter tails to increase visual interest and curb appeal.

Exposed Beams

The use of exposed beams above windows or below deep roof eaves.

Windows & Trim

Windows should utilize one of the styles as illustrated, appropriate to the design of the house, with the incorporation of wide trim.

Grills (both sashes)

Vertical orientation with grills in upper and lower window sashes.

Grills (top sash)

Vertical orientation with grills in the top sash only.

Trim

The use a wide trim around all windows of a colour easily discernible from the colour of the exterior materials.

Repetition

The same elevations should not be repeated on adjacent properties or directly across the street. For adjacent properties, a change in architectural detailing is required.

Examples of acceptable changes are, 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.

Plan Approval Process

Saskatoon Land's approval of building 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:

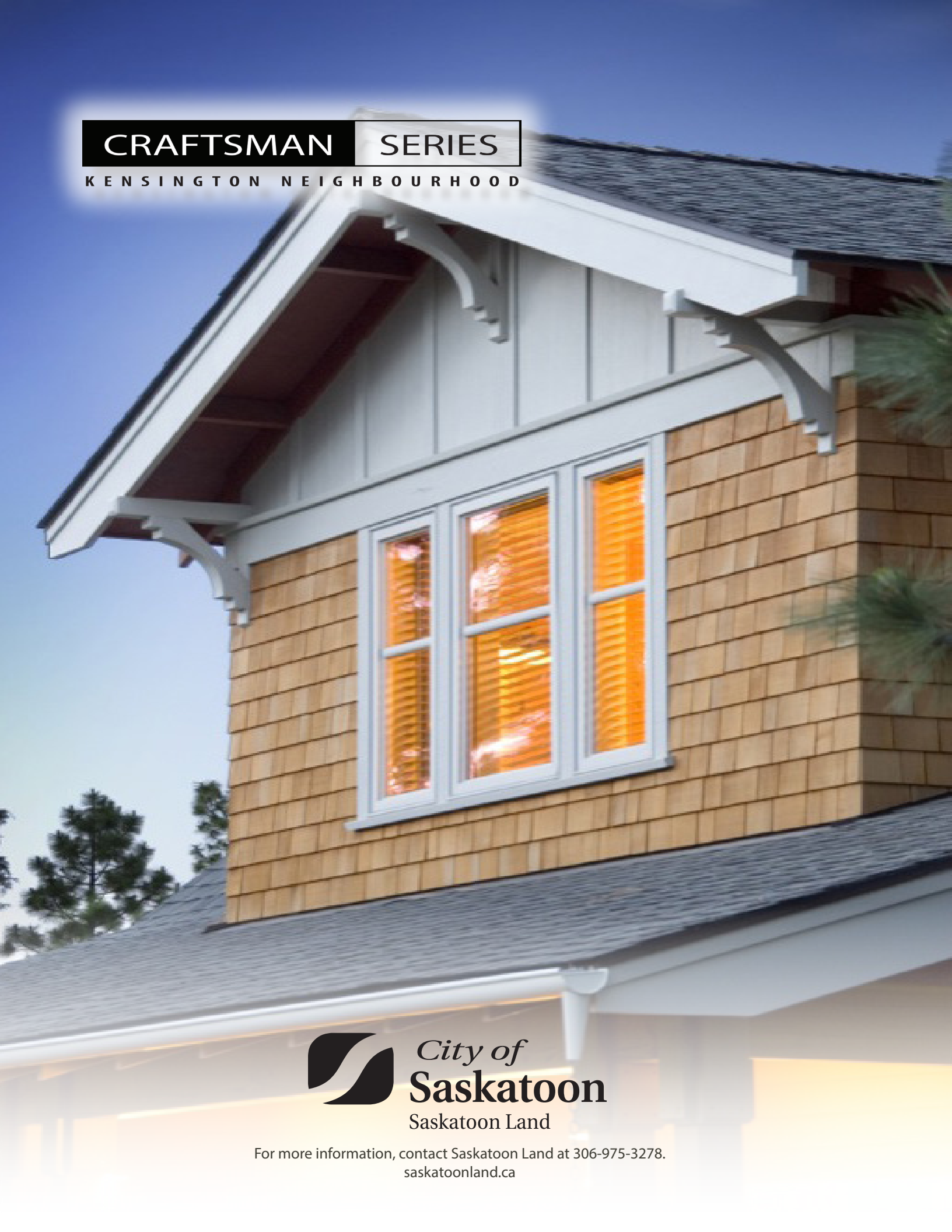
- Completed application form;
- One hard or digital copy of the working drawings, including site plan, floor plan, and building elevations. All exterior building materials must be identified on the plans.

To avoid delays, application forms and building plans should be submitted to Saskatoon Land well in advance of applying for a building permit. Incomplete submissions will be returned without review. Plans will be reviewed for adherence to the guidelines.

Saskatoon Land may conduct meetings with applicants to discuss any significant revisions. Plans submitted will be reviewed by Saskatoon Land's Design Review Committee (DRC) to ensure that proposed plans meet the intent of these guidelines.

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 will review the building permit drawings to ensure they are substantially consistent with the plans submitted during the review process.

Upon construction completion, 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 building elevations which deviate from the approved building permit plans.



City of Saskatoon
Saskatoon Land

For more information, contact Saskatoon Land at 306-975-3278.
saskatoonland.ca

SaskPower SaskEnergy SaskTel

Joint Servicing Initiative

January 2015

Index:

Background of the Joint Servicing Initiative

To support the thriving economy currently being experienced in Saskatchewan; SaskEnergy, SaskPower and SaskTel are working on refining and broadening the process of a "joint service installation" approach for urban residential home builders.

This process will provide a timely, cost-effective and coordinated service to home builders that includes the installation of gas, electric and communications in a common trench from the main line to the dwelling. This collaborative approach will achieve efficiencies for the installation of the urban service lines and address challenges associated with space constraints for new lots.

What You Need to Know About Joint Trench Lots

Joint Trench Lots are for shallow utility services in urban residential areas (single family homes) where the electric, gas, and communication lines are all installed in a common trench. Currently joint trench installation is only being done in Regina, Saskatoon, Warman, Martensville and Dalmeny.

If you have purchased a lot in any of these locations, a contract crew will be installing all shallow utilities in one trench from the main line at the back of the lot to the dwelling.

To prepare for the installation of your shallow utilities please refer to the Site Check Readiness list on the following page.

Site Check Readiness

To ensure installation of your service is completed when scheduled, your site must be ready for the crew on the date you indicate on the application (site ready date). Along with your application, please submit a plot plan for the address or addresses you are applying for.

Site readiness includes the following:

1. Provide a plot plan that indicates the location of the residence within the property.
2. House number must be visible from the street.
3. In order to secure the natural gas bracket, a 24" x 10" pressure treated board must be in place that does not contravene any natural gas codes.
4. You must maintain a .9 metre (3 ft) clearance around the natural gas service regulator with any exhaust vents, opening windows or doors. Please refer to your mechanical contractor for appropriate codes of other intake clearances.
5. The area around the house is backfilled and the lot is to within 150 mm (6") of finished grade. To ensure proper installation routing, customers are asked to ensure that property pins are in place and marked for easy locating by our field staff.
6. Utility access within the site must meet the following requirements:
    i) Access is required for equipment to get into the yard(s) where the work needs to occur (trencher, mini hoe, etc.), clear of buildings, fences, decks, etc.
    ii) A clear path is maintained for the trench route from the metering points to the takeoff points. The width needs to be enough to operate small trenchers and mini hoes at a minimum in ideal soil conditions, and larger equipment when frozen or rocky conditions exist. The trench is to be at least 0.6 metres (2 ft) off of the parallel property line (for fencing) and at least 0.6 metres (2 ft) wide to ensure separation of facilities in the trench. Further width is often required at surface to slope trench during installation for safe trenching rules. This will require approximately 2 metres (6.5 ft) clear access along the property line to the meter (electric and gas) boards to allow for construction of the facilities.
    iii) Be aware that any pads or foundations near this route may slump with settling of the trench.
7. The trench is from the pedestal or pole to the meter location(s) (typically the closest corner from the pedestal or pole to the house). This service route must be clear of debris or obstructions, such as dirt piles and lumber.
    i) SaskEnergy and SaskPower reserve the right to determine the meter location due to physical impediments that may restrict access for personnel and equipment. Alternate meter locations must be pre-approved prior to construction.
8. If separate trenches are utilized, the natural gas trench (SaskEnergy) must be at least 1 metre (3 ft) in distance from the SaskPower trench.
9. In instances where both gas, electric and communication cables are installed in the same trench (currently only in Regina, Saskatoon, Warman, Martensville and Dalmeny), you must leave a 1.2 metre (4 ft) corridor adjacent to the property line for utilities. If the minimum of 1.2 metres is not maintained, an encroachment over the gas service may occur and you will be responsible for reparation and subsequent cost.
10. Your electrician has attached an energization sticker on the meter socket indicating the service is ready for connection. The sticker ensures:
    i) An electrical permit has been obtained
    ii) The main panel is connected and in the open (off) position
    iii) The service is grounded and ready to be connected to SaskPower's electrical system
11. To facilitate your service connection, please notifiy SaskPower once your electrician has affixed the energization sticker.

Urban Applications for Services

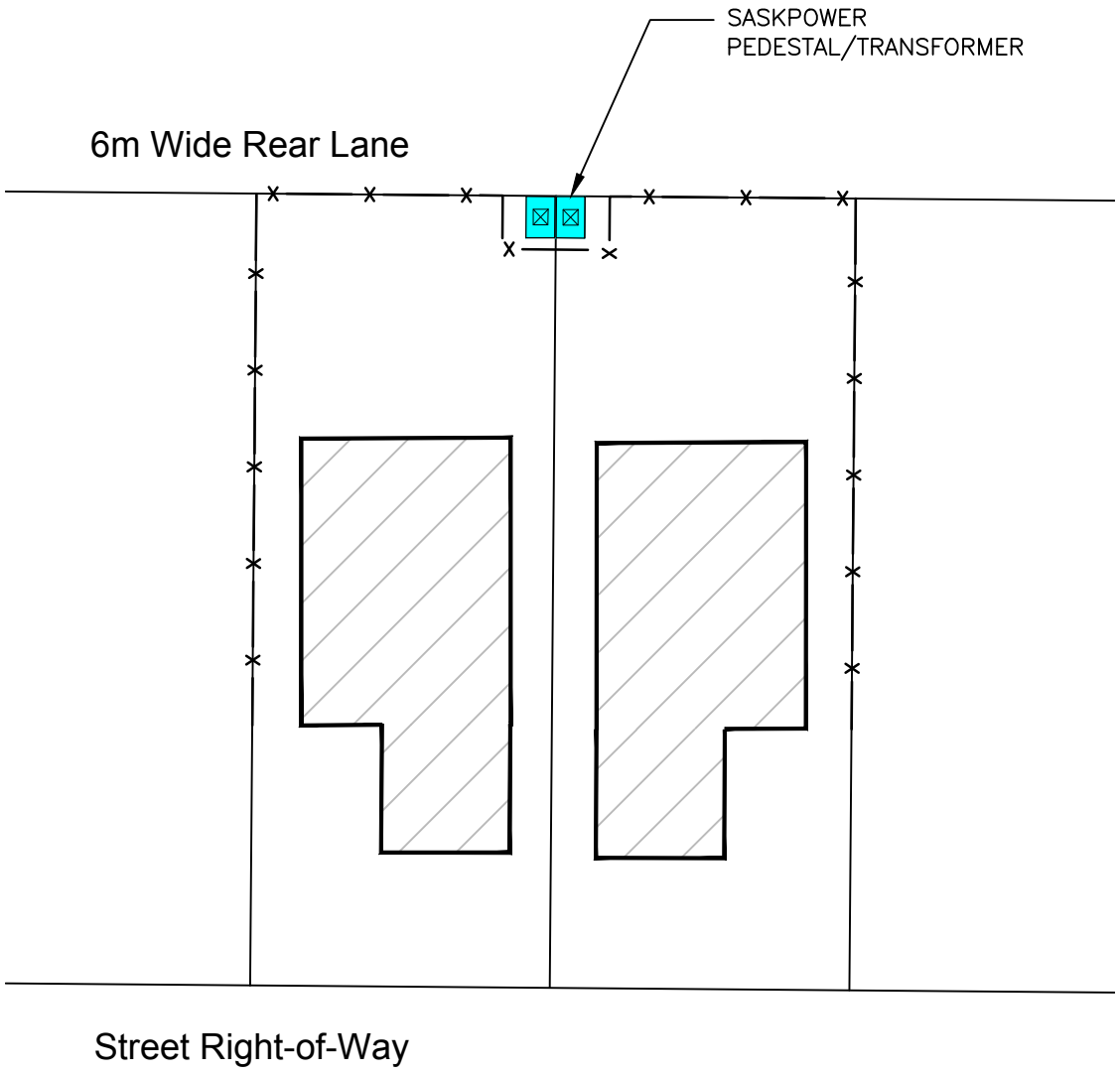
SaskEnergy and SaskPower have been working on a process to streamline our customers application experience. Beginning February 17, 2015, you will be able to make application for gas and electric urban services by utilizing either one of the Crowns' websites. The information will be shared between the two Crowns using a secure file transfer protocol.

We encourage you to make application via SaskPower's website rather than SaskEnergy's. This will enable the Crowns to eliminate some manual processes that would otherwise occur when applying via SaskEnergy's website.

When you know the date that your property will be ready for servicing, you can make application to either SaskEnergy or SaskPower by the following methods:

- If you use SaskEnergy's application, please apply online at saskenergy.com
- If you use SaskPowers application, please apply online to saskpower.com or call 1-888-SKPOWER (1-888-757-6937) and select Option 4.
- For your telephone and cable providers (SaskTel, Shaw or Access) the conduit will be installed in the joint trench along with SaskPower and SaskEnergy. It is the responsibility of the homeowner to apply for telephone and cable service to one of these providers.

Even though Joint Installation is only being offered in Saskatoon, Regina, Warman, Martensville, and Dalmeny all urban applications for service will be shared between the crowns.

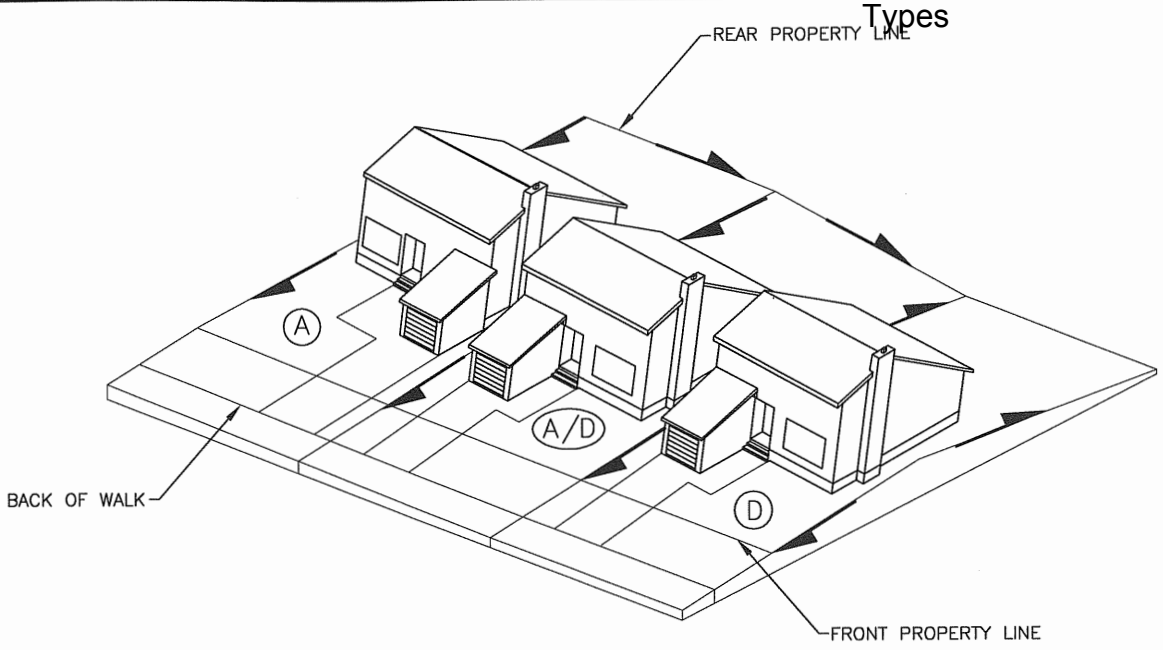


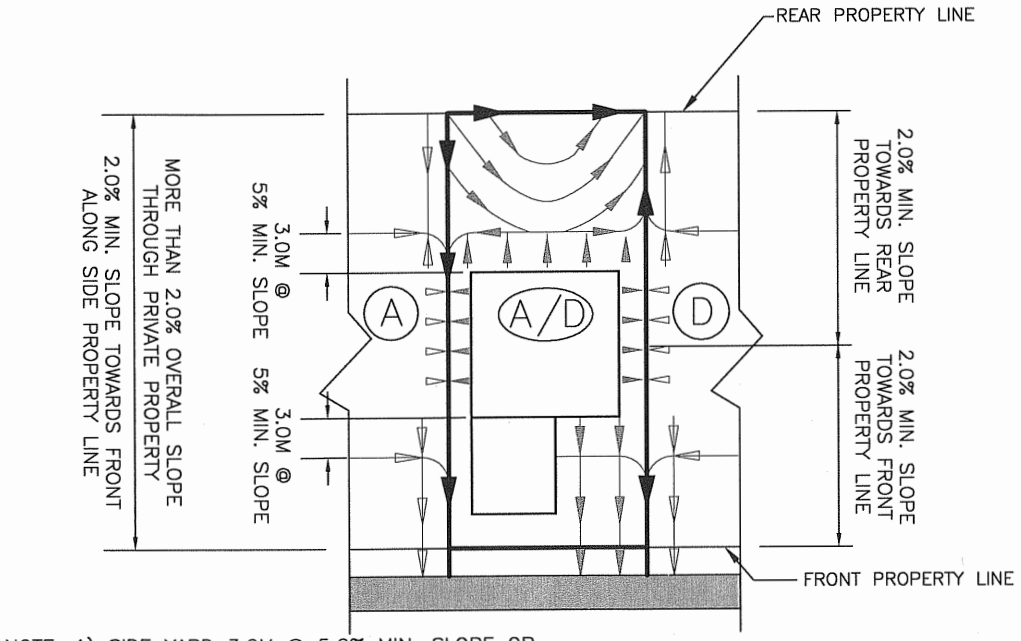
LEGEND

— x — FENCE LOCATION – UTILIY PEDESTALS AND TRANSFORMERS MUST BE ACCESSIBLE FROM REAR LANE AND BE LOCATED OUTSIDE FENCE AS SHOWN

Servicing From Lane
SaskPower and SaskEnergy
Underground Lines

Notes:
- This drawing is intended as a guide only. For more accurate information please contact the respective utilities and the City of Saskatoon Building Standards Branch.
- A garage, or other accessory building may not be built over the gas line or electrical service.
- The Land Branch takes no responsibility regarding the legality of the building layout on your lot.

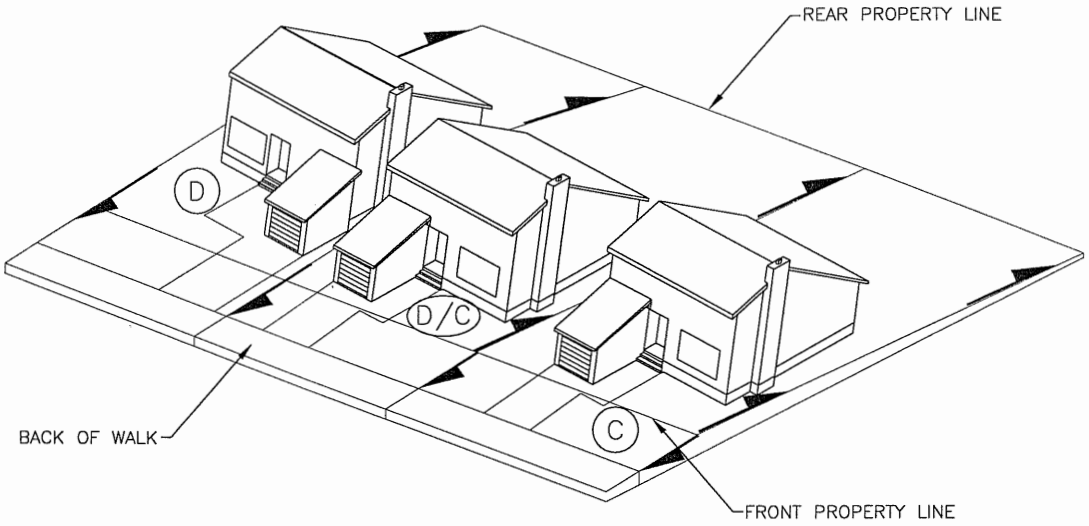


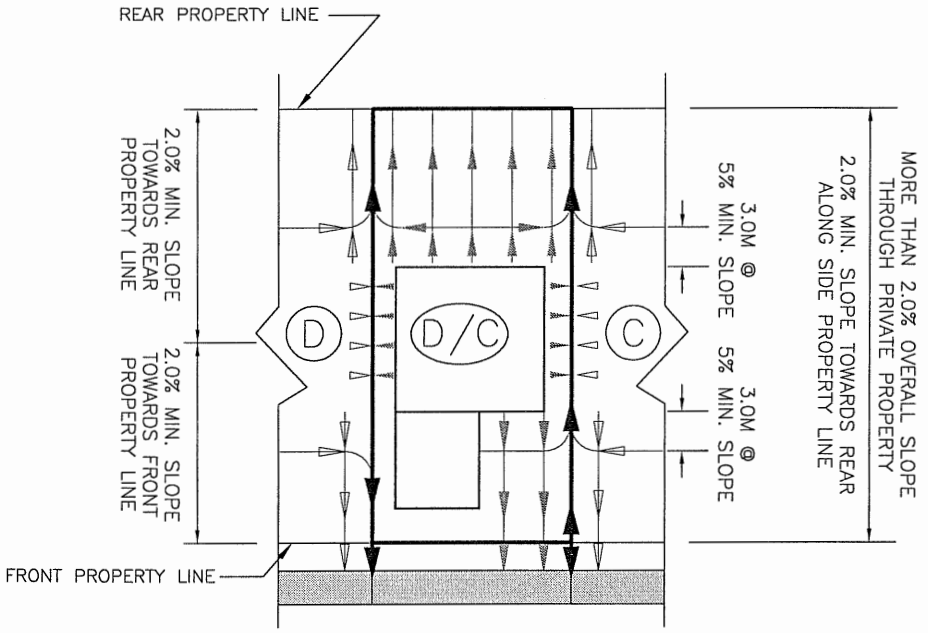


NOTE: 1) SIDE YARD 3.0M @ 5.0% MIN. SLOPE OR MIN. 0.15M DROP FROM WALL TO PROPERTY LINE
2) LOT TYPE D/A IS REVERSE OF LOT TYPE A/D

PLAN VIEW
TRANSITION LOT TYPE A/D

PLAN DESCRIPTION/REVISIONS		City of Saskatoon Infrastructure Services Department	APPROVED
4			
3			
2			
1			
DRAWN BY LMD DATE 2010-SEP-14		LOT GRADING TRANSITION LOT TYPE A/D & D/A	GENERAL MANAGER Nov 3, 10 ENGINEER PLAN NO. 102-0022-013r001
SCALE : HOR. ____ VERT. ____			





NOTE: 1) SIDE YARD 3.0M @ 5.0% MIN. SLOPE OR
MIN. 0.15M DROP FROM WALL TO PROPERTY LINE
2) LOT TYPE C/D IS REVERSE OF LOT TYPE D/C

PLAN VIEW
TRANSITION LOT TYPE D/C

PLAN DESCRIPTION/REVISIONS		City of Saskatoon Infrastructure Services Department	APPROVED MAR 28/11 GENERAL MANAGER
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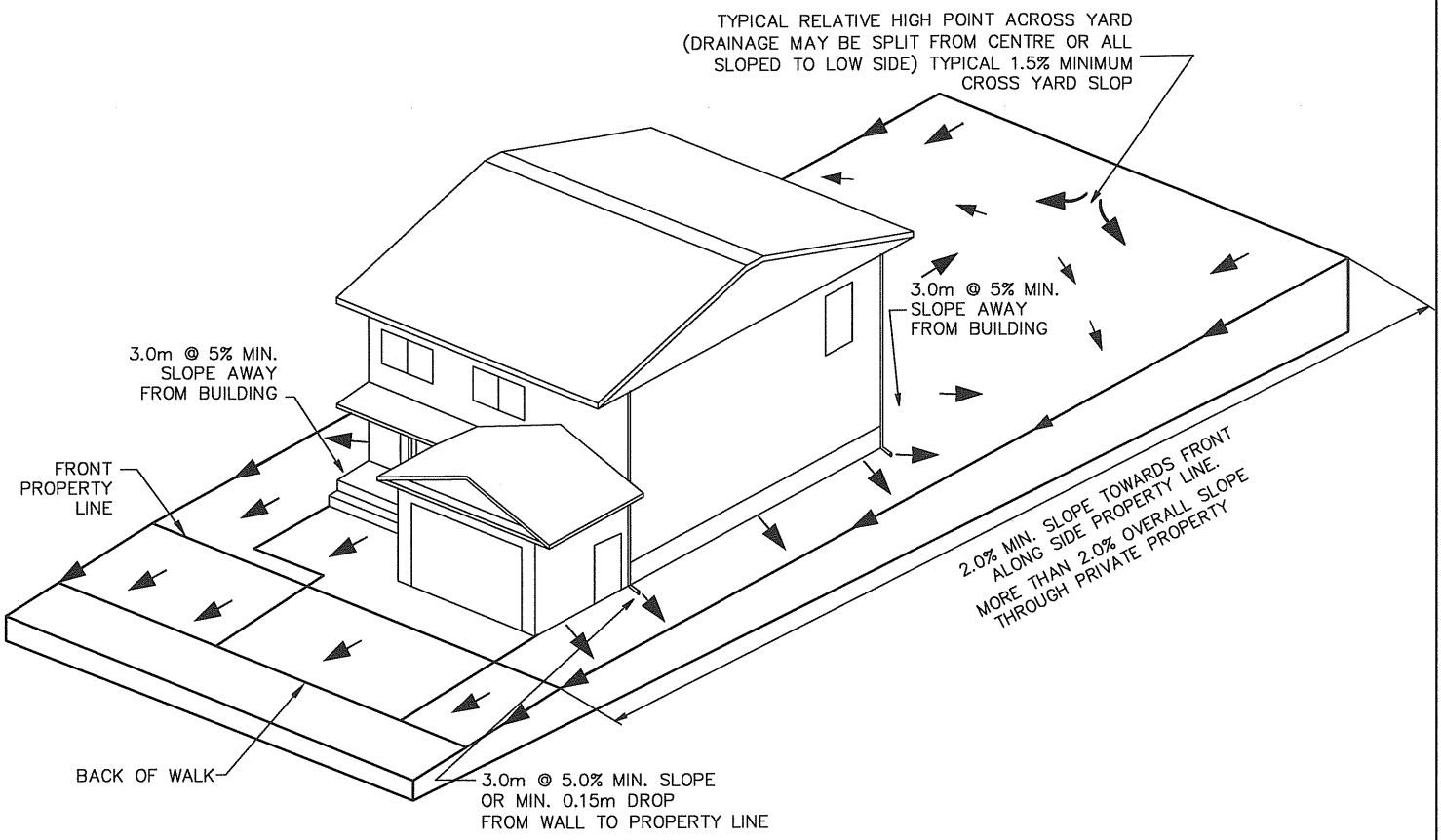
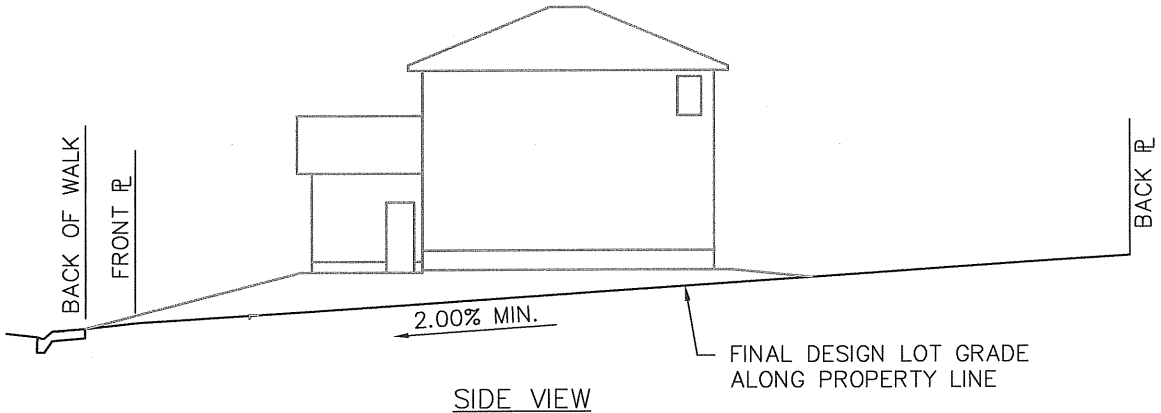
DRAWN BY LMD DATE 2010-SEP-14		LOT GRADING TRANSITION LOT TYPE D/C & C/D	ENGINEER
SCALE : HOR. ____ VERT. ____			PLAN NO. 102-0022-014r001





SIDE VIEW

BACK TO FRONT DRAINAGE

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DRAWN BY LMD

DATE 04-OCT-2010

CHECKED BY

DATE

CITY OF SASKATOON

INFRASTRUCTURE SERVICES DEPARTMENT

LOT GRADING
TYPE A

APPROVED

Nov 3, 10

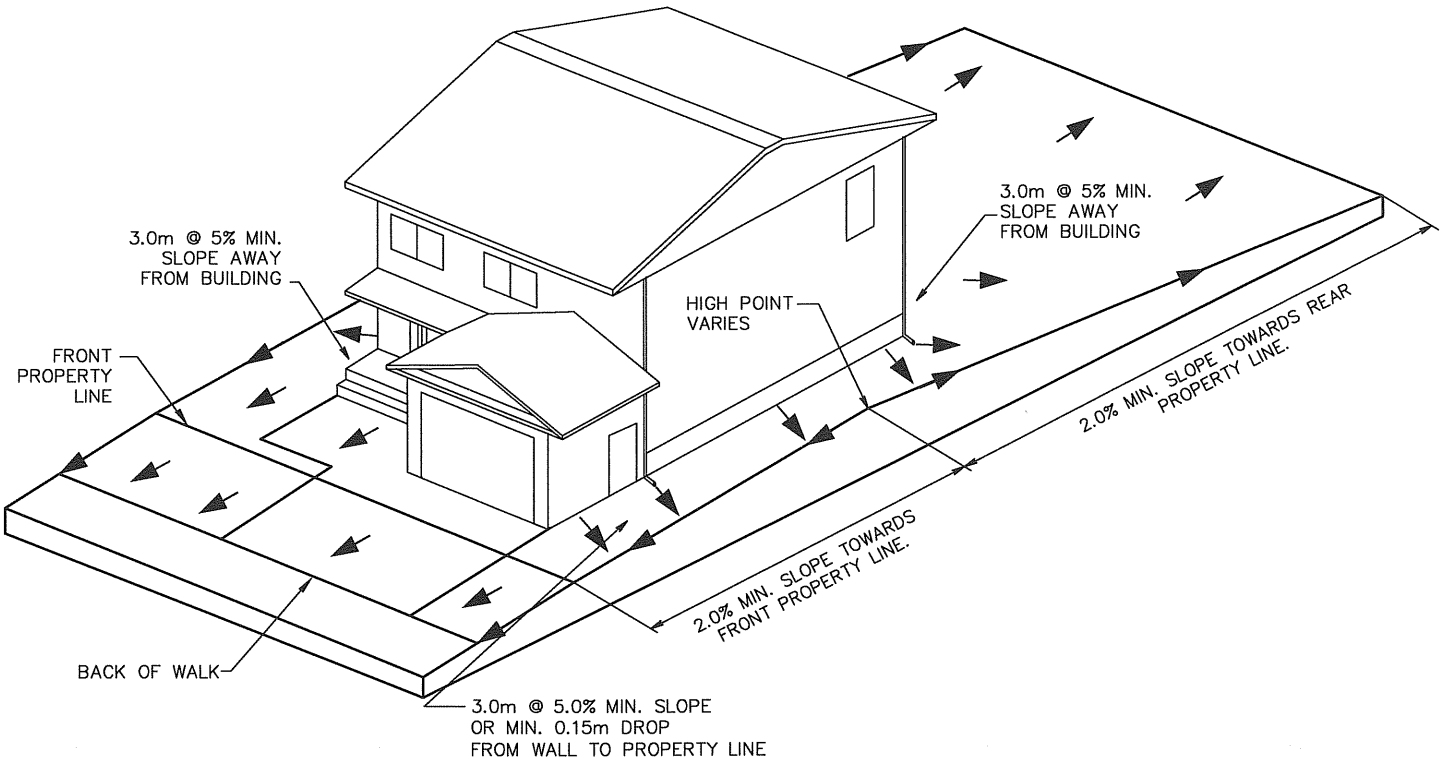
CITY ENGINEER P. ENG.

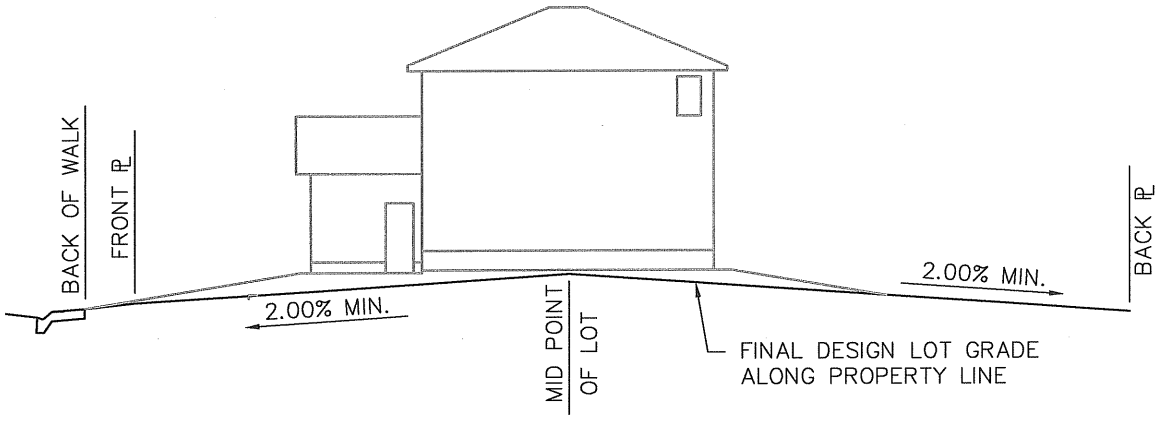
ENGINEER

ENGINEER

SCALES : HOR. N.T.S. VERT. N.T.S.

PLAN NO. 102-0022-016r001





SIDE VIEW

SPLIT DRAINAGE

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DRAWN BY LMD

DATE 04-OCT-2010

CHECKED BY

DATE

CITY OF SASKATOON

INFRASTRUCTURE SERVICES DEPARTMENT

LOT GRADING
TYPE D

APPROVED

CITY ENGINEER P. ENG. Nov 3, 10

ENGINEER

ENGINEER

SCALES : HOR. N.T.S. VERT. N.T.S.

PLAN NO. 102-0022-017r001

KEY PLAN

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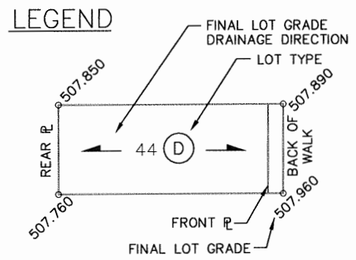
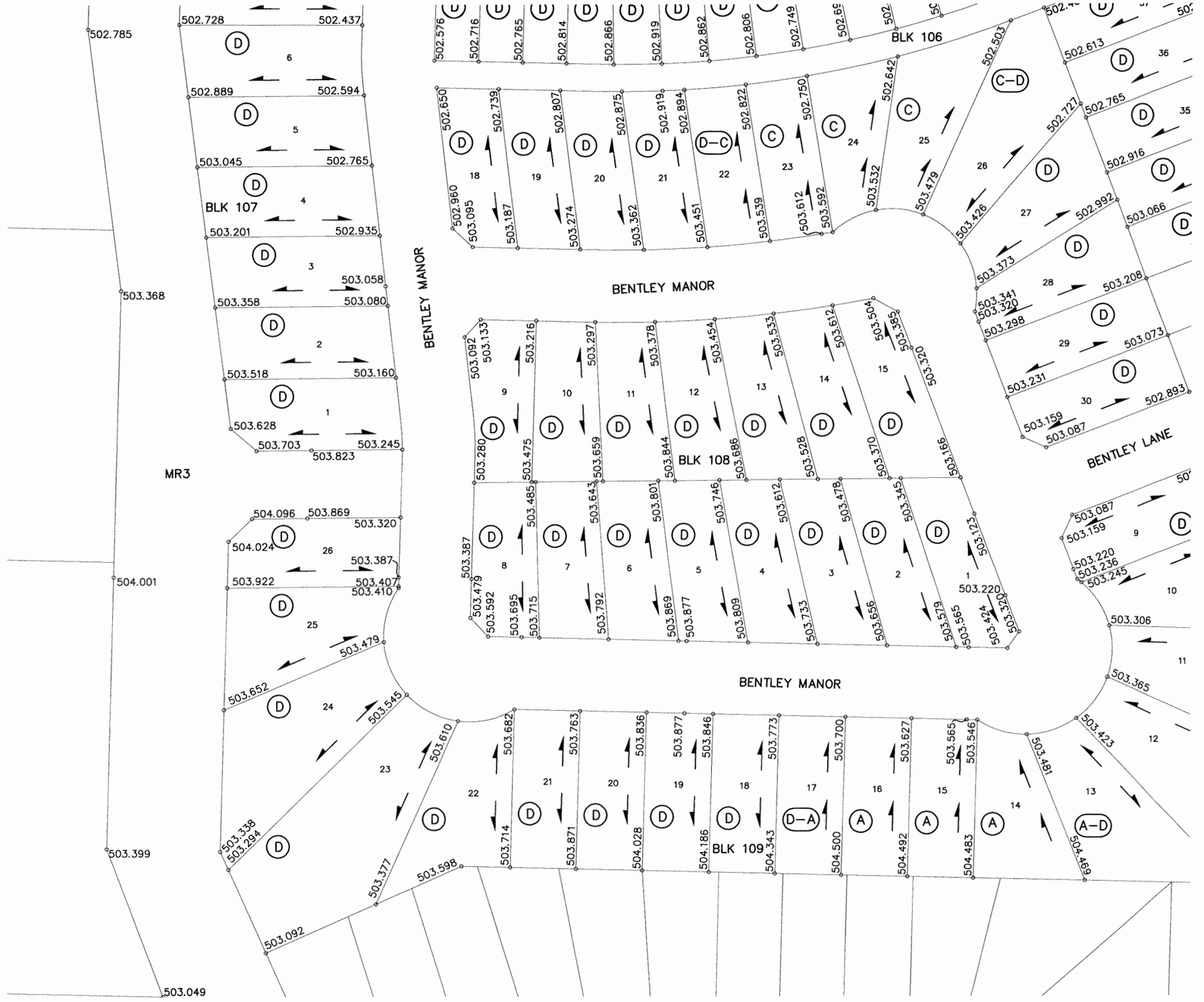


NOTE:

1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

LOT DRAINAGE DETAILS

LOT TYPE 'A' – SEE DRAWING 102–0022–016
LOT TYPE 'D' – SEE DRAWING 102–0022–017
LOT TYPE 'A–D', 'D–A' – SEE DRAWING 102–0022–013



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1	ISSUED FOR CONSTRUCTION	2013-NOV-04	MLB
	PLAN DESCRIPTION/REVISION	DATE	BY

PROFESSIONAL ENGINEER — A.J. McCANNELL — MEMBER 15064 — 14 03 14 (YR. MN. DAY) — SASKATCHEWAN — SEAL

CHECKED BY:	CHECKED BY:
14-May-06	14-05-15
DATE	DATE
DRAWN BY MLB	DATE 2013-NOV-04

City of Saskatoon
Transportation & Utilities Department

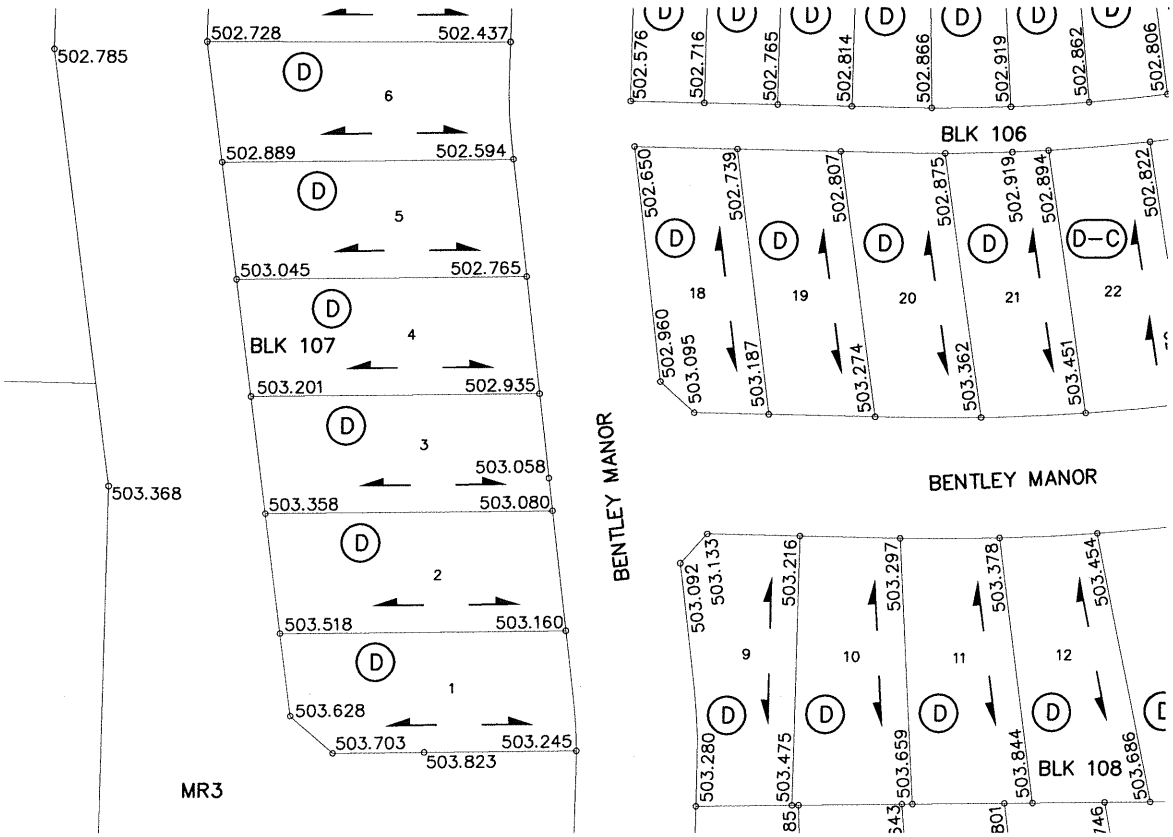
KENSINGTON ROADWAYS – PHASE A2

LOT GRADES
BENTLEY MANOR

CHIEF ENGINEER — May 20, 14 — DATE

SCALES : HOR. 1:1000 VERT.

SHEET NO. — PLAN NO. 112–0086–010r001



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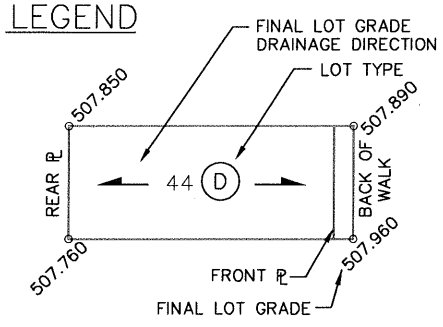

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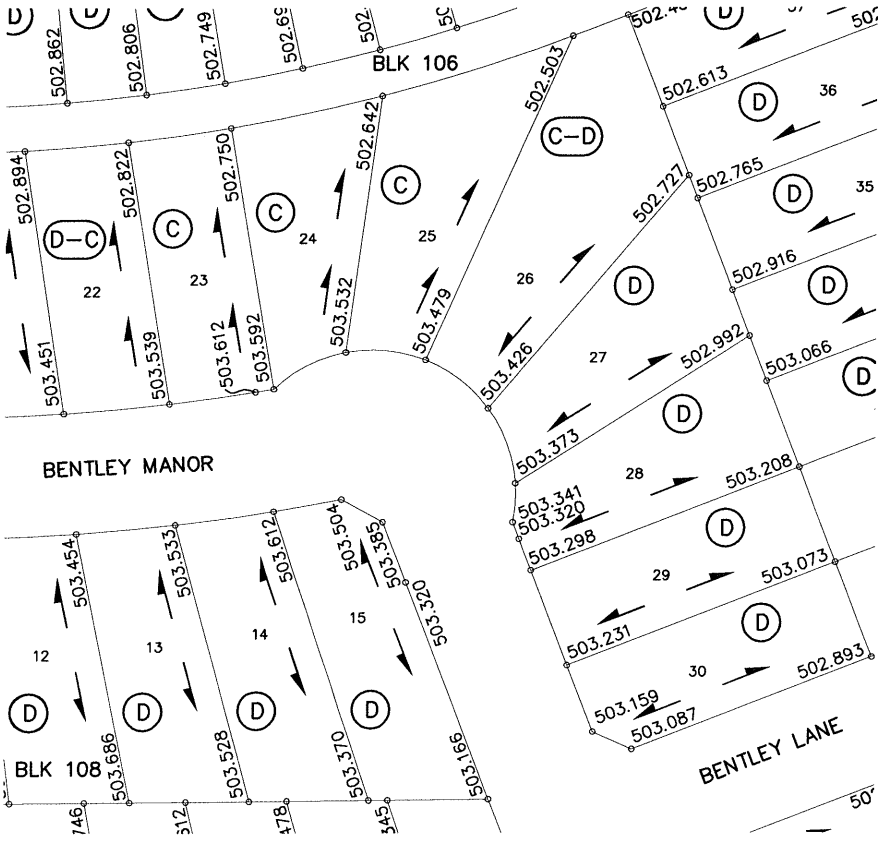
BENTLEY MANOR

DRAWN BY MLB DATE 2014-FEB-25 SCALE : HOR. 1:1000 VERT.	City of Saskatoon Transportation & Utilities Department	SOURCE DOCUMENT PLAN NO: 112-0086-010 APPROVAL DATE: 2014-FEB-25 REVISION DATE:



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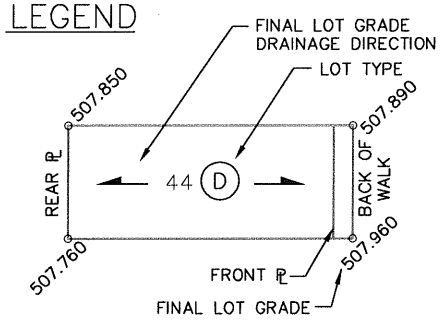

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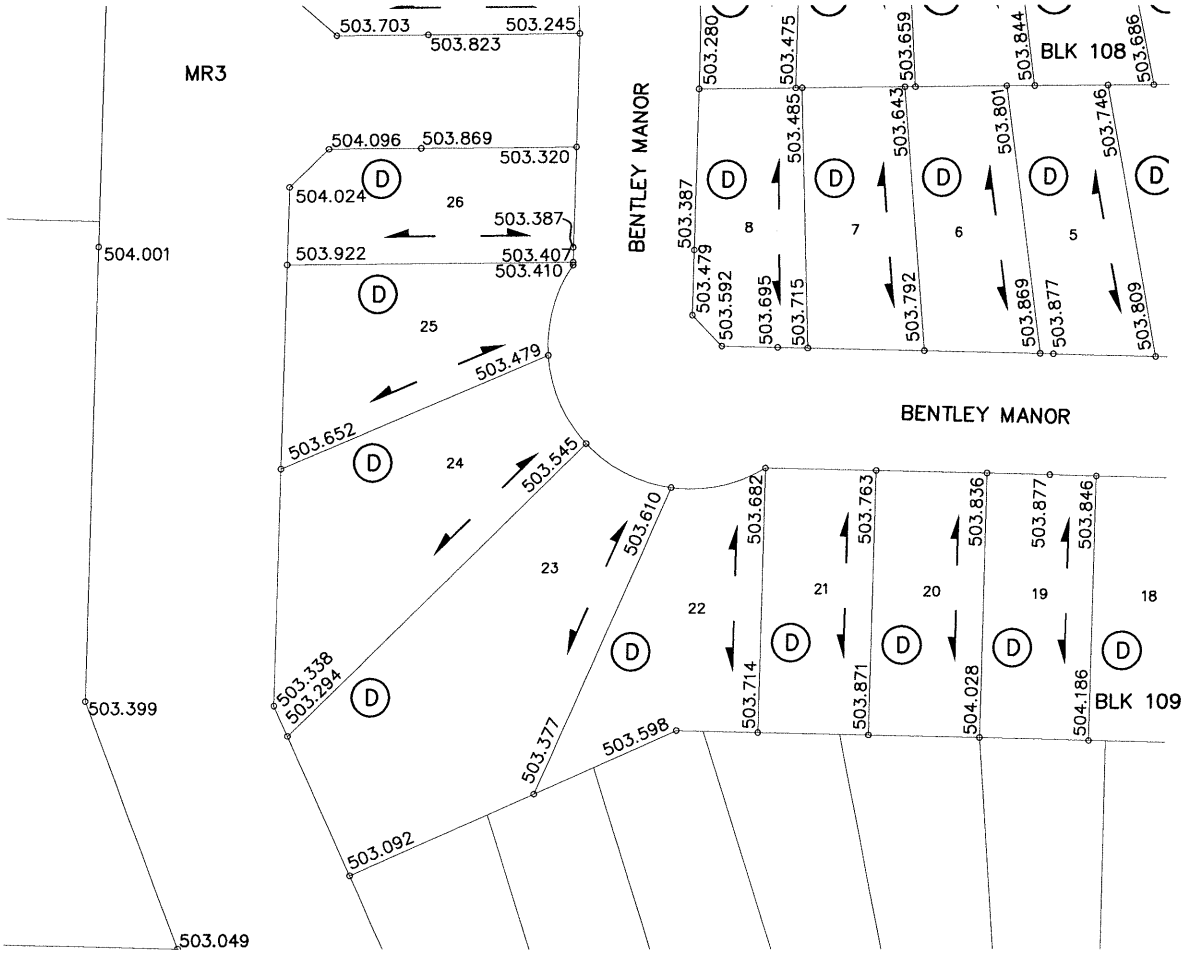
BENTLEY MANOR & LANE

DRAWN BY MLB DATE 2014-FEB-25 SCALE : HOR. 1:1000 VERT.	City of Saskatoon Transportation & Utilities Department	SOURCE DOCUMENT PLAN NO: 112-0086-010 APPROVAL DATE: 2014-FEB-25 REVISION DATE:



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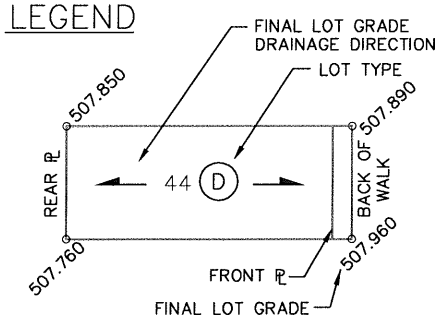

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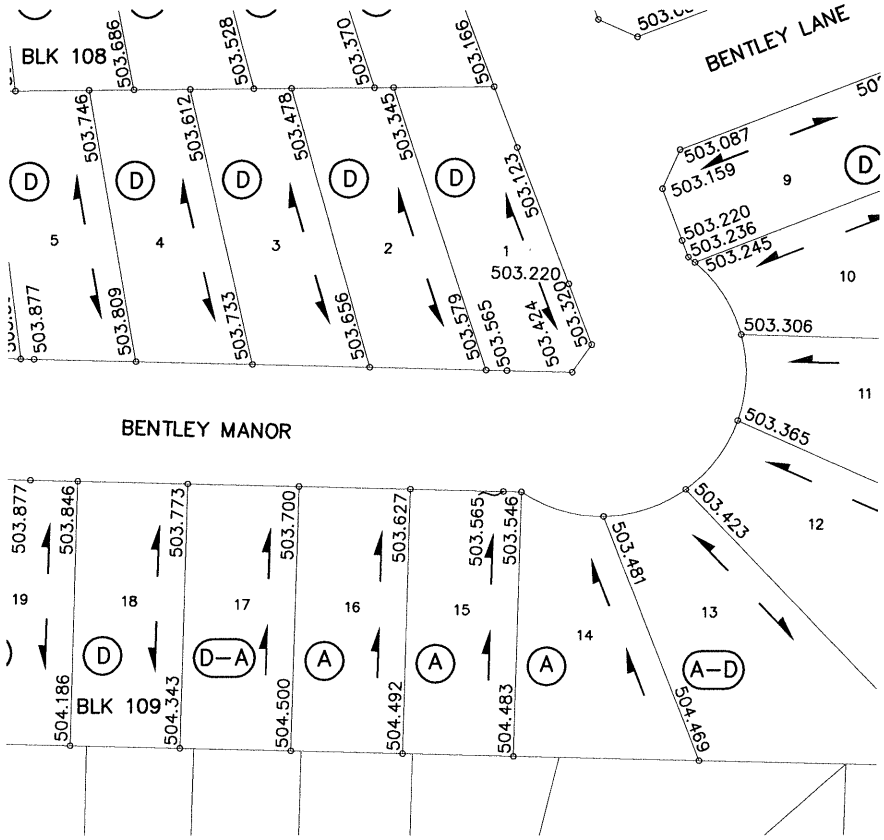
BENTLEY MANOR

DRAWN BY MLB DATE 2014-FEB-25 SCALE : HOR. 1:1000 VERT.	City of Saskatoon Transportation & Utilities Department	SOURCE DOCUMENT PLAN NO: 112-0086-010 APPROVAL DATE: 2014-FEB-25 REVISION DATE:



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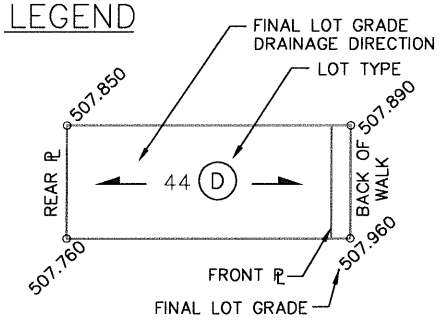

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BENTLEY MANOR & LANE

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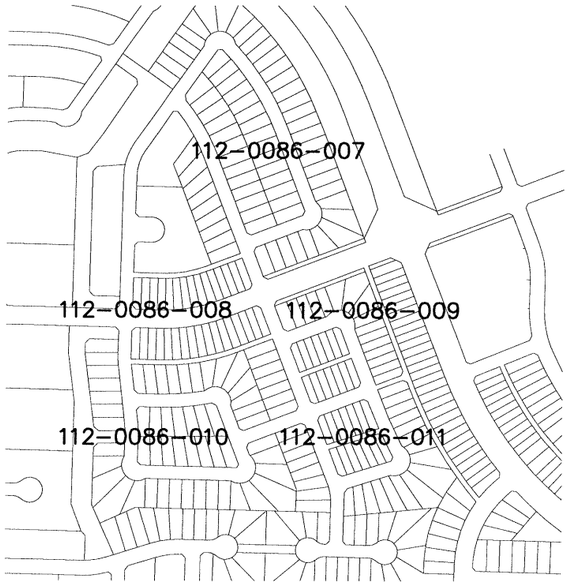
KEY PLAN



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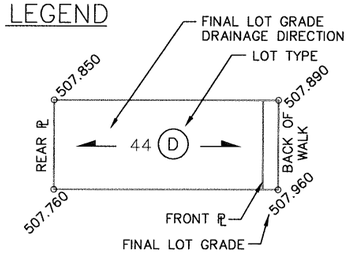

NOTE:

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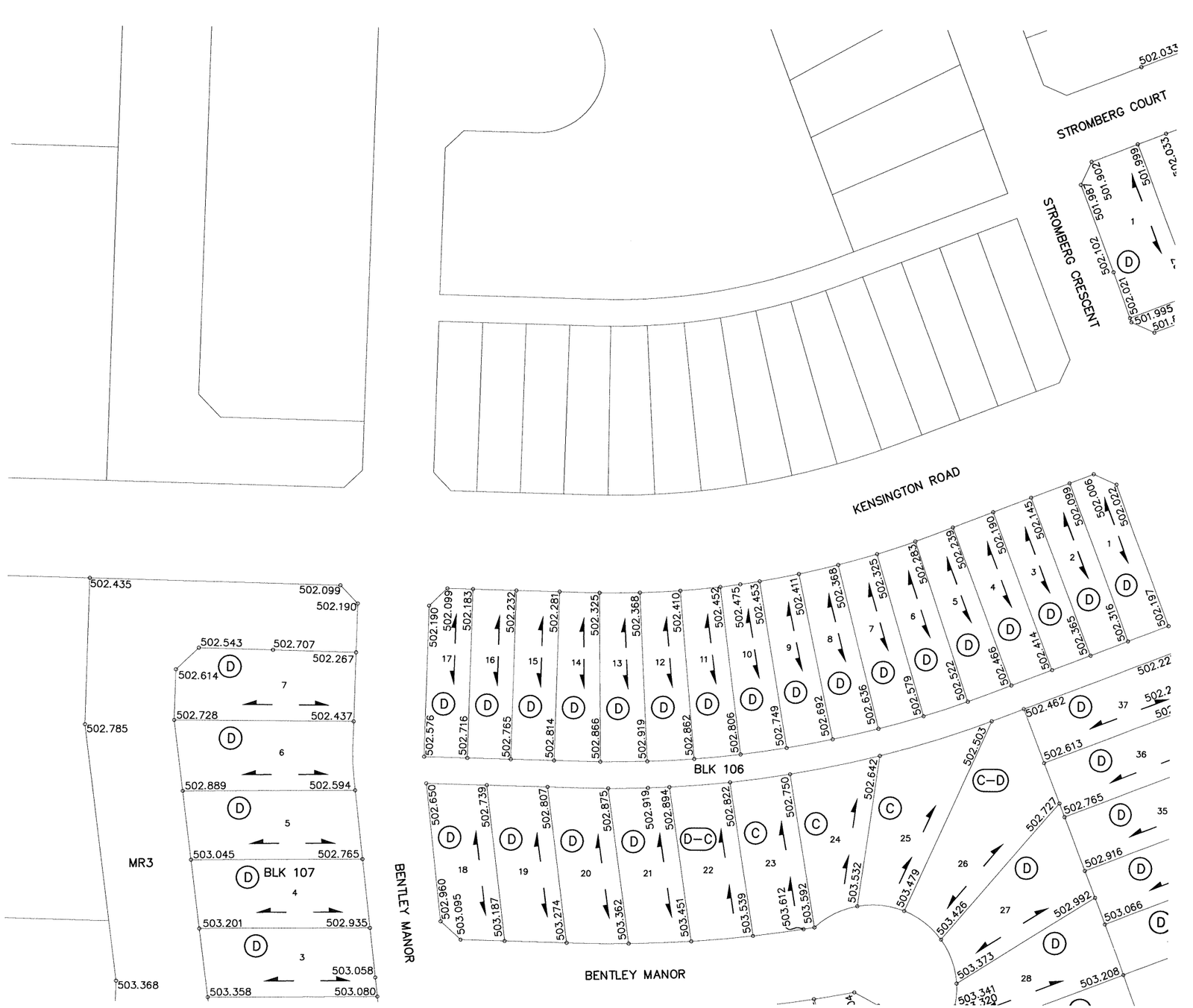
LOT DRAINAGE DETAILS

LOT TYPE 'A' – SEE DRAWING 102-0022-016
LOT TYPE 'D' – SEE DRAWING 102-0022-017
LOT TYPE 'A-D', 'D-A' – SEE DRAWING 102-0022-013



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	PLAN DESCRIPTION/REVISION	DATE	BY

PROFESSIONAL ENGINEER — A.J. McCANNELL — MEMBER 15064 — 14 03 14 (YR. MN. DAY) — SASKATCHEWAN — SEAL

CHECKED BY:	CHECKED BY:
14-May-06 (DATE)	14-05-15 (DATE)
DRAWN BY: MLB	DATE: 2013-NOV-04

City of Saskatoon
Transportation & Utilities Department

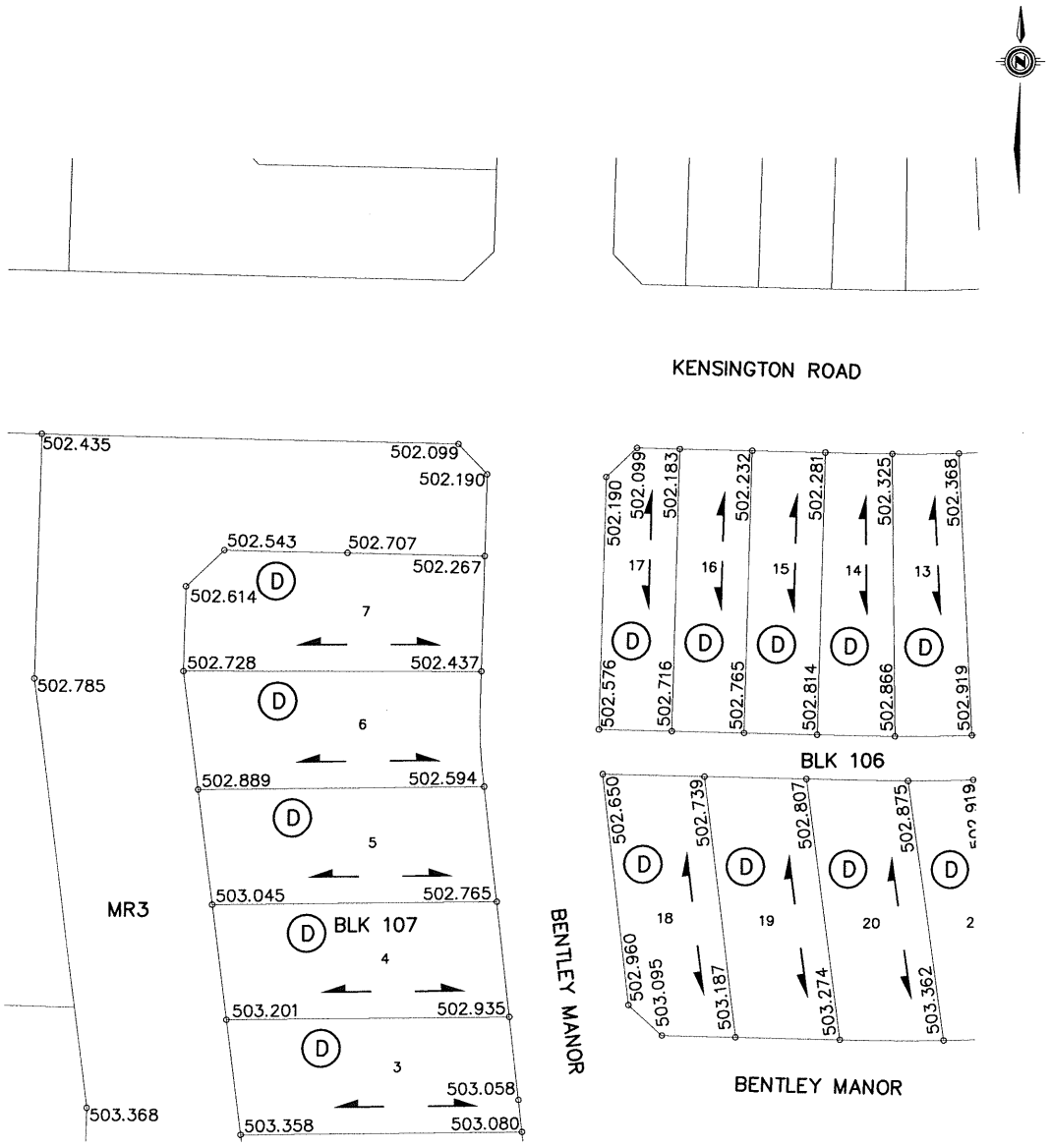
KENSINGTON ROADWAYS – PHASE A2

LOT GRADES
STROMBERG CRESCENT, KENSINGTON ROAD, & BENTLEY MANOR

CHIEF ENGINEER — May 20, 17 (DATE)

SCALES: HOR. 1:1000 VERT.

SHEET NO. | PLAN NO. 112-0086-008r001



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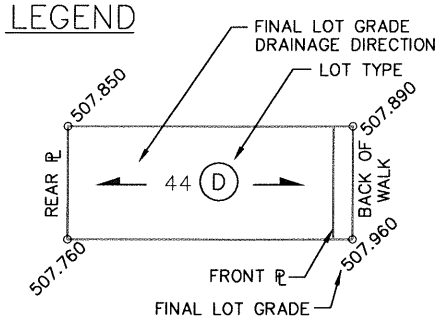

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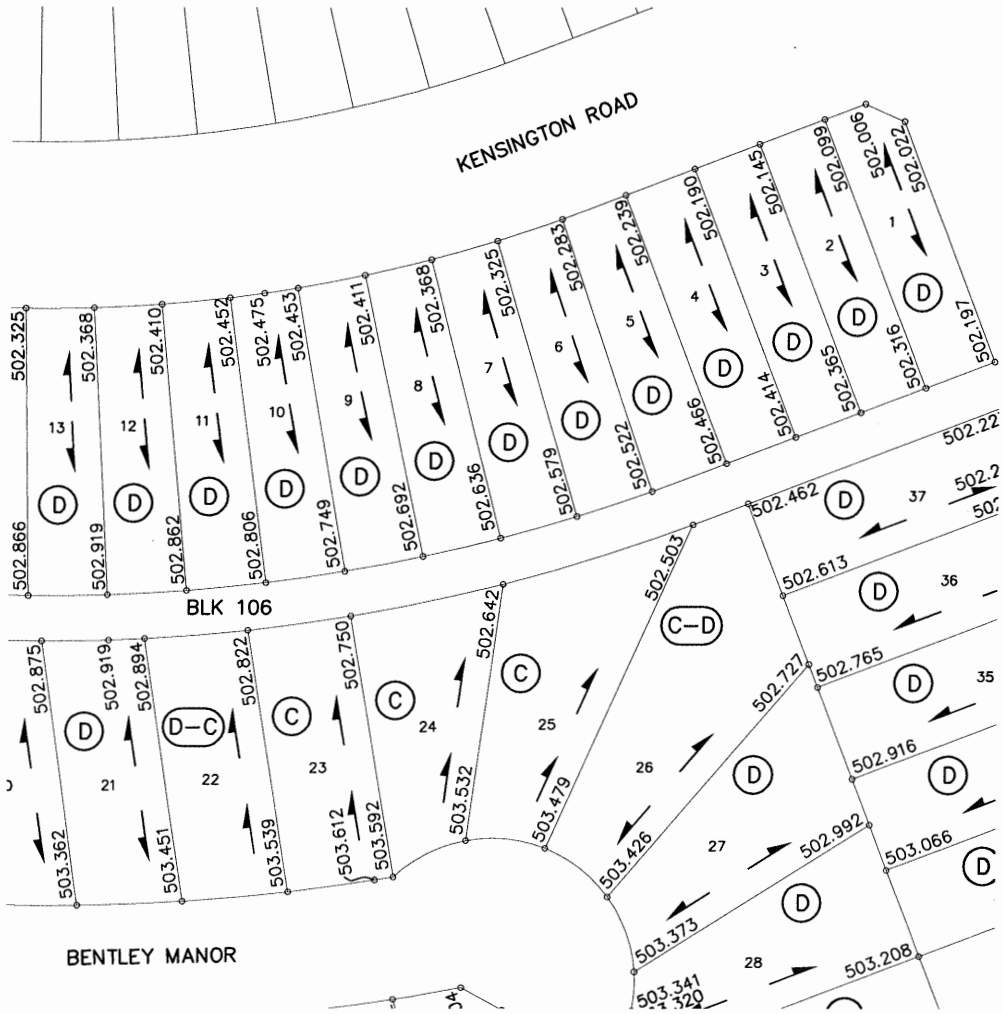
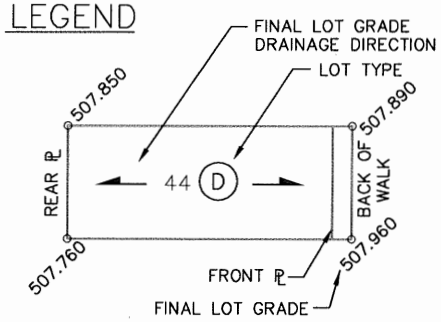
KENSINGTON ROAD & BENTLEY MANOR

DRAWN BY MLB DATE 2014-FEB-25 SCALE : HOR. 1:1000 VERT.	City of Saskatoon Transportation & Utilities Department	SOURCE DOCUMENT PLAN NO: 112-0086-008 APPROVAL DATE: 2014-FEB-25 REVISION DATE:



LEGEND



NOTE:

1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

KENSINGTON ROAD & BENTLEY MANOR

DRAWN BY MLB DATE 2014-FEB-25 SCALE : HOR. 1:1000 VERT.	City of Saskatoon Transportation & Utilities Department	SOURCE DOCUMENT PLAN NO: 112-0086-008 APPROVAL DATE: 2014-FEB-25 REVISION DATE:

ATTACHMENT 7 - Design Contours

CONST.

11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1	ISSUED FOR CONSTRUCTION	2012-JUN-19	RWDT
	PLAN DESCRIPTION/REVISION	DATE	BY

PROFESSIONAL ENGINEER
A.J. McCANNELL
MEMBER 15064
12 07 30
YR. MN. DAY
SASKATCHEWAN

CONSTRUCTION & DESIGN	TRANSPORTATION	PUBLIC WORKS	STRATEGIC SERVICES
ENGINEER	ENGINEER	ENGINEER	ENGINEER
DATE August 21, 2012	DATE Sept 10/12	DATE 24 Sept/12	DATE Oct 2, 2012

DRAWN BY RWDT DATE 2011-DEC-29 CHECKED BY DATE

City of Saskatoon
Infrastructure Services Department

KENSINGTON DEVELOPMENT PHASE A-2

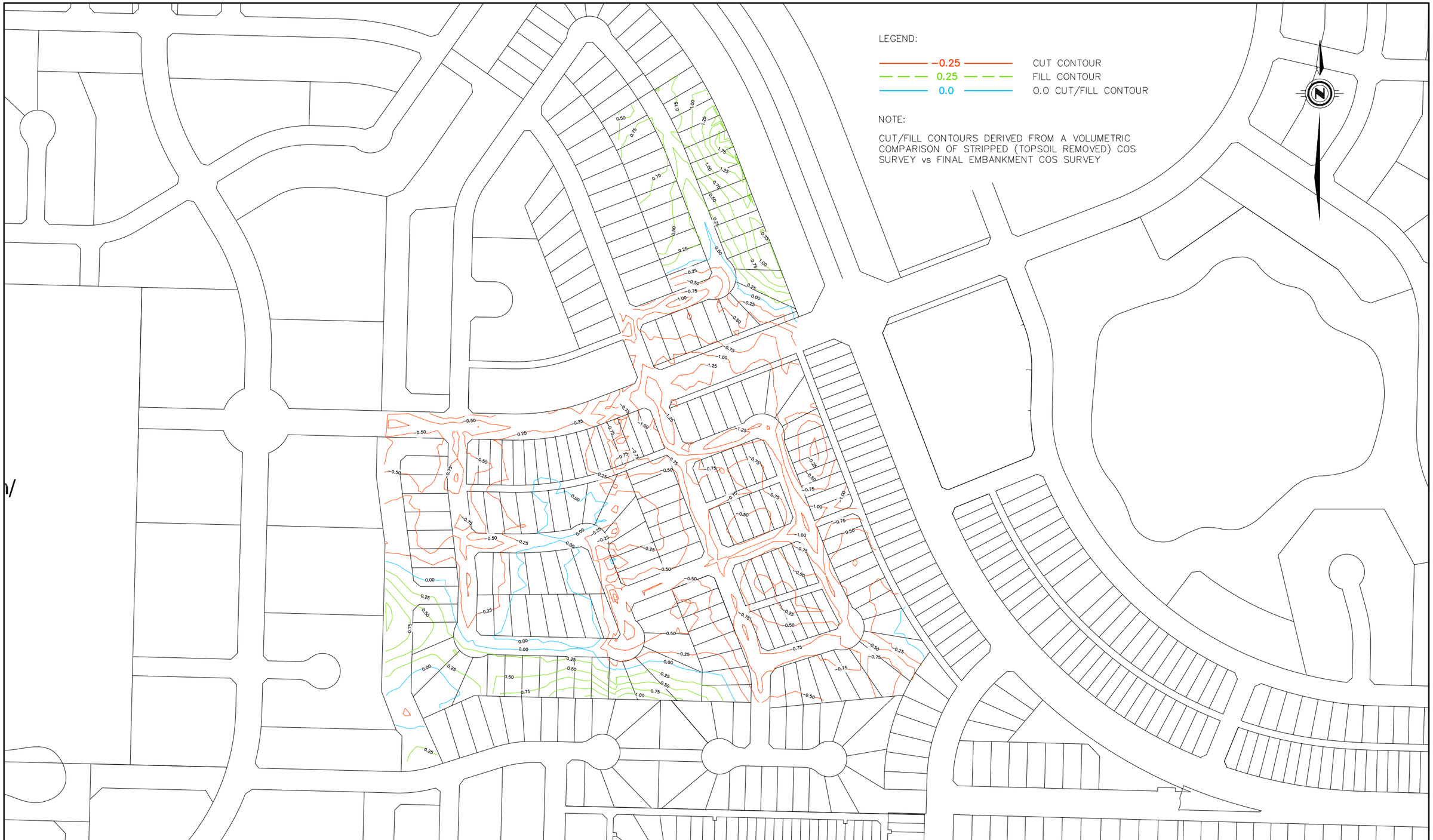
AREA GRADING

DESIGN CONTOURS

GENERAL MANAGER Oct 4, 12 DATE

SCALES : HOR. 1:3000 VERT. 1:3000

SHEET NO. PLAN NO. 113-0080-302r001



	PLAN DESCRIPTION/REVISION	DATE	BY
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1	CUT AND FILL CONTOURS STRIPPED VS FINAL EMBANKMENT	2014−JAN−29	RWDT

SEAL

CHECKED BY: _____ DATE

CHECKED BY: _____ DATE

DRAWN BY RWDT DATE 2014−JAN−29

City of Saskatoon
Transportation & Utilities Department

KENSINGTON DEVELOPMENT PHASE A−2

CUT & FILL CONTOURS
VOLUMETRIC COMPARISON OF
TOPSOIL STRIPPED GROUND vs FINAL EMBANKMENT

CHIEF ENGINEER _____ DATE

SCALES :
HOR. 1:3000
VERT. 1:3000

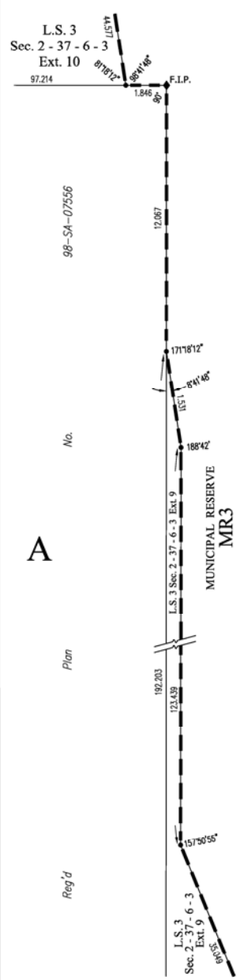
SHEET NO. PLAN NO.

PPS #102144844
Approved: 13-Nov-2014

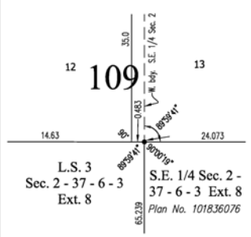
KENSINGTON

PLAN OF SURVEY
SHOWING
SURFACE SUBDIVISION
OF PART OF
L.S. 3 IN SEC. 2
AND PART OF
S.E. 1/4 SEC. 2 ON PLAN NO. 101836076
ALL IN
TWP. 37 - RGE. 6 - W.3rd MER.
SASKATOON, SASKATCHEWAN
BY: R.A. WEBSTER, S.L.S.
SEPTEMBER - OCTOBER 2013
SCALE 1 : 1,000

NOTE:
-Measurements are in metres and decimals thereof.
-Area to be approved is outlined by a heavy dashed line.
-Standard Iron Posts found are shown thus, unless otherwise shown .....◆
-Standard Iron Posts planted are shown thus .....•
-The unique identifier of S002 for this survey firm has been stamped on all established standard iron posts.
-All lot corners, not marked by a standard iron post, are marked by 0.013 x 0.450 small iron posts.
-Standard Road Allowances on this plan are 20.117 metres in width.
-All parcels within the line of approval have an Extension 0 unless otherwise shown.



DETAIL "1"
Not to Scale



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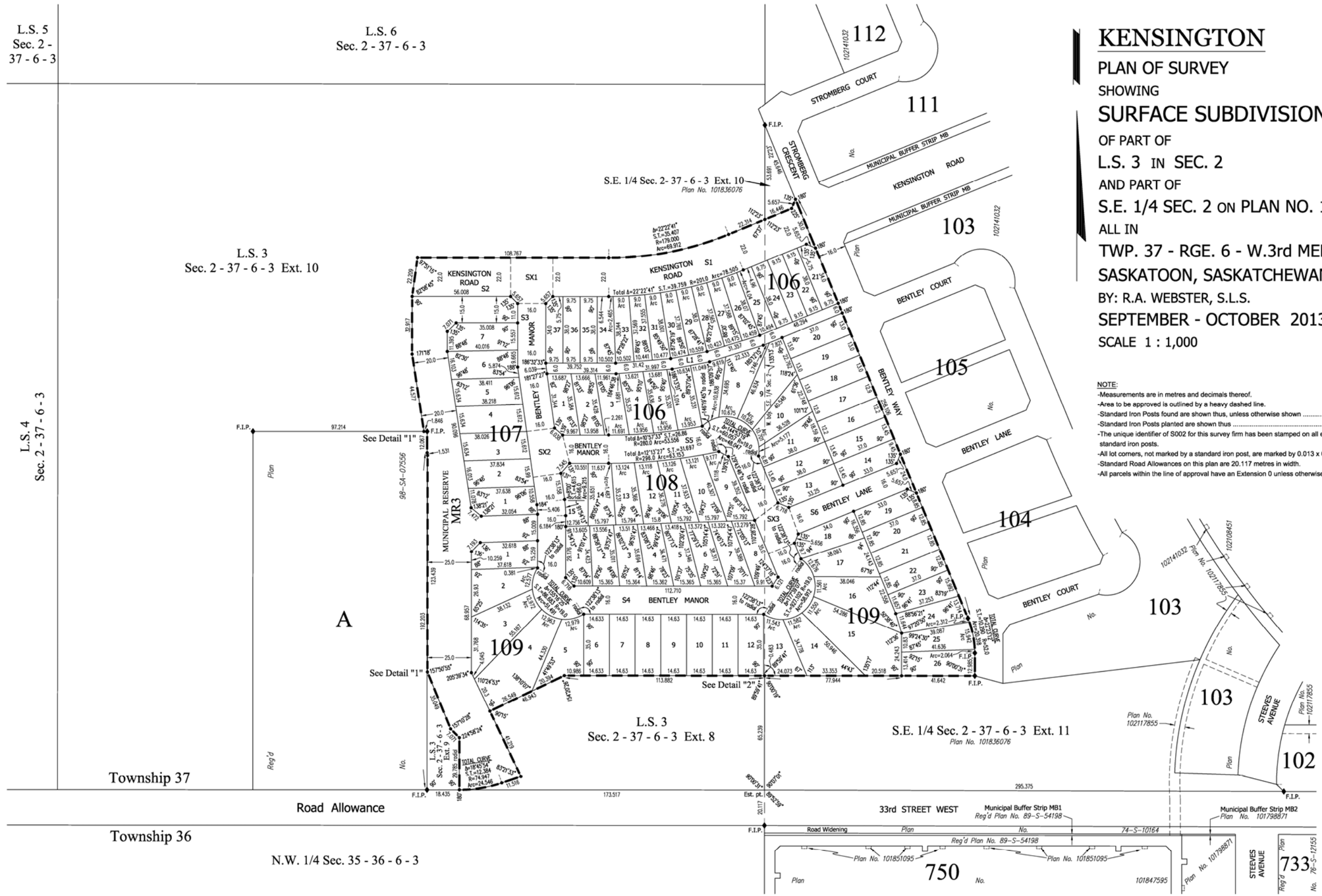
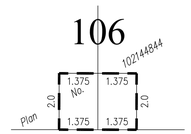


Meridian Surveys Ltd.
WEBSTER SURVEYS

FILE : bentley_r.dwg drawn by g.marchand



TYPICAL DETAIL "1"
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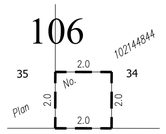

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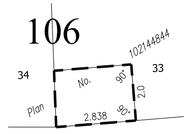

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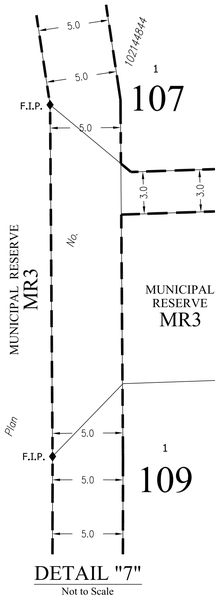
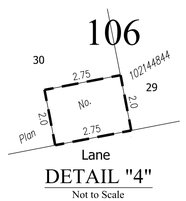
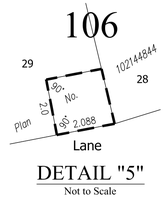


DETAIL "7"
Not to Scale



DETAIL "4"
Not to Scale



DETAIL "5"
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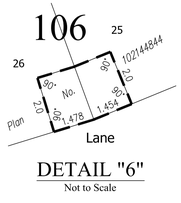
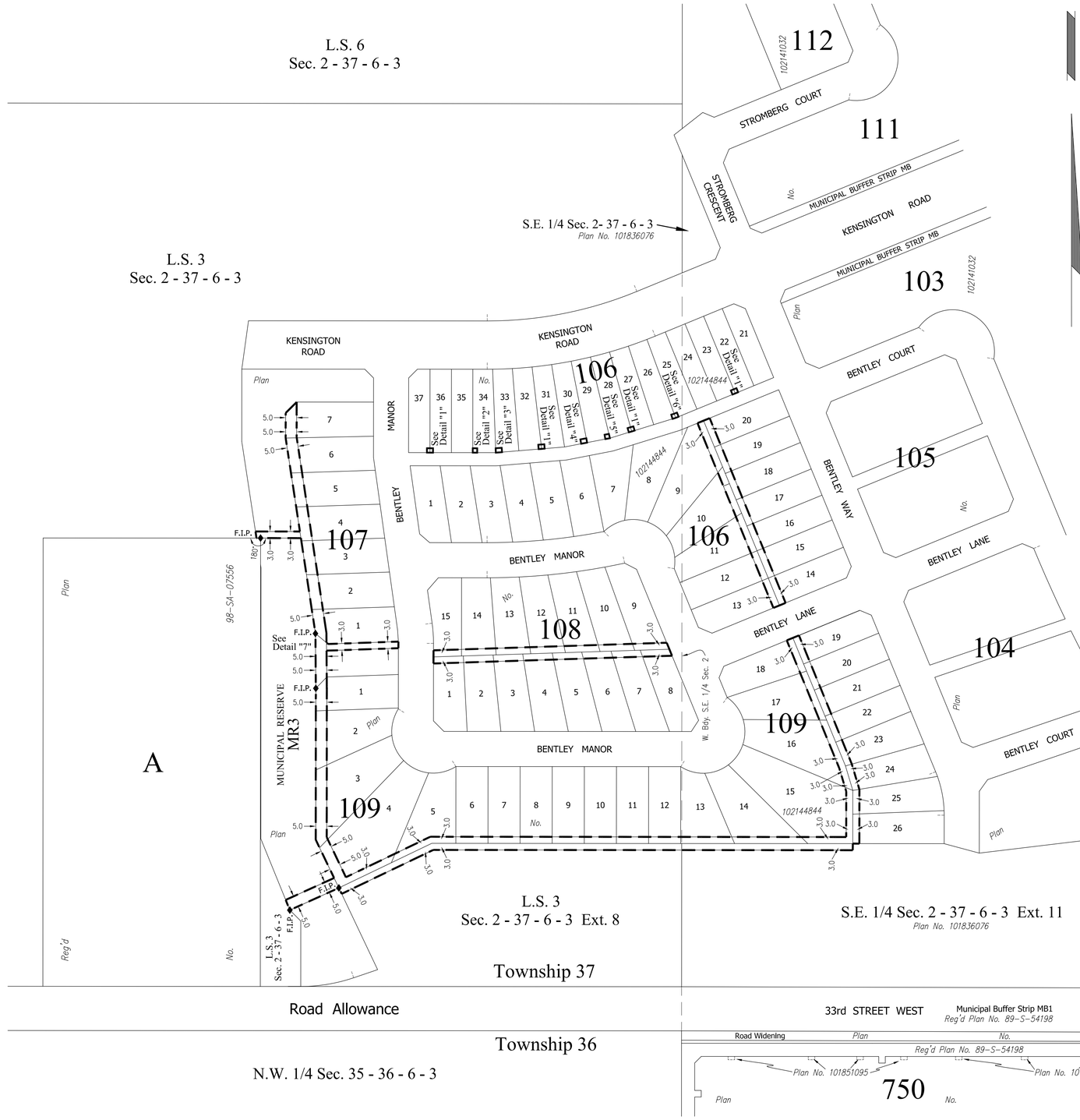


DETAIL "6"
Not to Scale



KENSINGTON

DESCRIPTIVE PLAN TYPE II
SHOWING
FEATURE UTILITY RIGHTS OF WAY
IN
LOTS 25-34, 36, 37, IN BLOCK 106
LOTS 1-7, IN BLOCK 107
LOTS 1-15, IN BLOCK 108
LOTS 1-12, IN BLOCK 109
MUNICIPAL RESERVE MR3
PLAN NO. 102144844 &
L.S. 3 IN SEC. 2;
LOT 13, BLOCK 109
PLAN NO. 102144844 IN S. 1/2 SEC. 2;
LOTS 9-20, 22, 23, BLOCK 106
LOTS 14-26, BLOCK 109
PLAN NO. 102144844 IN S.E. 1/4 SEC. 2;
AND
S.E. 1/4 SEC. 2, PLAN 101836076;
ALL IN
TWP. 37 - RGE. 6 - W.3rd MER.
SASKATOON, SASKATCHEWAN
BY: R.A. WEBSTER, S.L.S.
OCTOBER 28th, 2013
SCALE 1 : 1,000

NOTE:
-Measurements are in metres and decimals thereof.
-Area to be approved is outlined by a heavy dashed line.
-Standard Iron posts found are shown thus, unless otherwise shown .....♦
-The extensions of all parcels affected by this feature are 0 unless otherwise shown.
-New RIght of Way limits are straight lines unless otherwise shown.
-Width of RIght of Ways are as shown.

Meridian Surveys Ltd.
WEBSTER SURVEYS

FILE : bentley_c.dwg drawn by g.marchand

Zoning Map of Kensington

Scale 1:6,800

021-0

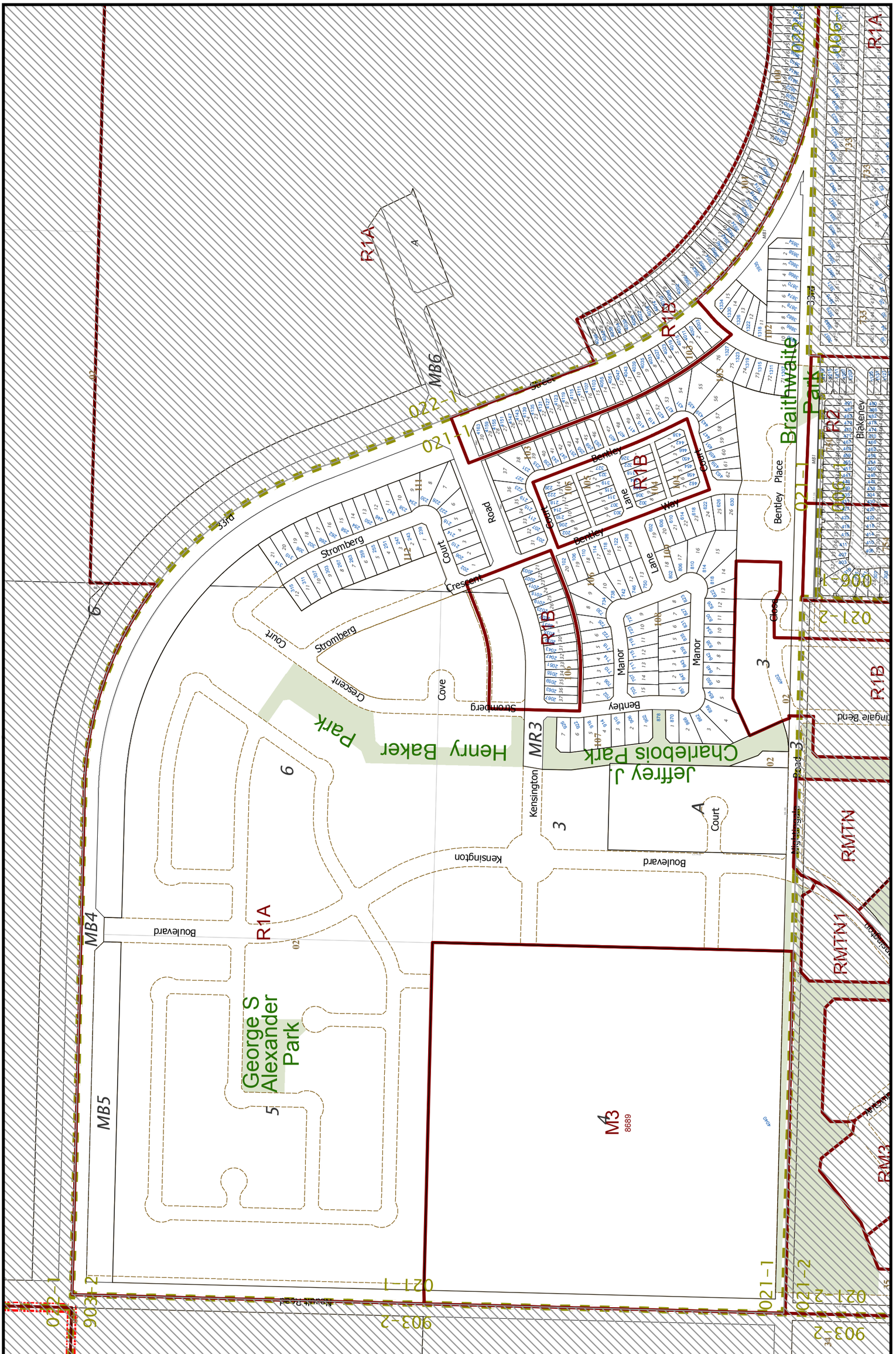
Mar 29, 2017

Zoning Area | ISC Blocks | ISC Lots | ISC Plan Boundary

Note: The information contained on this map is for reference only and is not to be used for legal purpose

Bylaw 8770

City of Saskatoon



Address Map of Kensington

City of Saskatoon

Note: The information contained on this map is for reference only and not to be used for legal purpose

Zoning Designation
ISC Lots
ISC Blocks

Scale 1:4000

021-1

Mar 28, 2017

KENSINGTON CONCEPT PLAN

AMENDED FEBRUARY 29, 2016

ORIGINAL KENSINGTON CONCEPT PLAN APPROVED APRIL 2012