

West Park Village Phase 5A Architectural Guidelines

General Discussion:

The West Park Development Corporation (**WPDC**) is requiring minimum architectural guidelines to be met. The intent of these guidelines is to enrich the quality and character of the community while providing the flexibility for the expression of individual preference, creativity, and varying business plans.

The market size and the demographic mix in the City of Moose Jaw is such that many lot sizes, many house sizes, and many house styles must be accommodated in each phase of development. It is the builder's choice to build traditional style houses or to build modern contemporary style houses. It is the builder's choice to build bungalows, two-storey homes, split level homes, or bi-level split homes – whatever works for the builder's business plan and market niche.

The intent of these guidelines is not to ensure that all house designs match adjacent house designs. Please refer further in this document to section 3, "Repetition". The WPDC is not dictating architectural style, housing form, and material or colour choices except for the architectural elements listed in this document – such as the use of at least two different materials. Each builder's business plan and intended market niche will vary.

Unlike Saskatchewan's two larger Cities, the City of Moose Jaw does not absorb over 1,000 single family lots each year. As such, it takes much more time to build out any neighbourhood development. Over this time, new design elements will become widely accepted and desired. New building materials will be introduced to the marketplace. The WPDC recognizes that customer preferences will change as demographics change. In order to remain relevant and to avoid the entire neighbourhood looking "dated", architectural guidelines may change from phase to phase.

The WPDC reserves the right to accept or reject any architectural plans within the boundaries of West Park Village.

General Architectural Guidelines for all Single-Family Homes

1. **Facade Material Requirements:** On the front building facade, a minimum of two different exterior building materials are required, with each material being no less than 100 square feet in area:
 - a. The material application must be a minimum of 100 square feet as viewed on the elevation drawings. In-other-words, material wrapped around a column or material facing a side or rear yard will not count toward the 100 square foot total.
 - b. The two materials must be distinctly different and discernible from each other. For example, the use of two types of narrow vinyl siding and wide board vinyl siding would not be permitted. For another example, the use of narrow horizontal hardi-board, and hardi-panels (4'x8' or 4'x4') of a different colour would be acceptable as the texture and pattern of these two hardi products are quite discernable.

- c. The WPDC would accept a façade with a single material that was 100% stone, cultured stone, brick, stoneware, other tile, or other material application widely considered to be a “high-end” material.
2. **Highly Visible Lots:** Special design consideration must be given to houses on corner lots, houses abutting parks, or houses abutting any other public space where the sides or back of the house is highly visible. Elevations at these locations must avoid expanses of blank or flat wall space and incorporate attention to detailing consistent with the front elevation. The houses backing on to Thatcher drive and screened by trees are exempt from this guideline.
3. **Repetition:** Similar elevations may not be repeated within two lots of each other 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, colors and finish materials.
4. **Attached Garages (no rear lanes):** Unless otherwise noted, houses on all lots without rear lanes (R1A Zoning) require an attached single or double garage depending on the size of the lot:
 - a. Lots greater than 40 feet (12.19 metres) require a double garage. The minimum size for an attached double garage is 20 feet x 20 feet and contains either a 16 foot wide overhead door or two.
 - b. Lots 40 feet (12.19 metres) or less require, at the very least, an attached single garage. The minimum size for an attached single wide garage is 12 feet (3.66 metres) x 20 feet and must contain at least one 9 foot wide overhead door.
 - c. The garage is to be constructed concurrently with the house and sited in accordance with the garage location plan. The water and sewer services are located on the opposite side of the lot from the garage to mitigate driveway slumping.
5. **Roof Considerations:** Roofs should fit the architectural style of the house:
 - a. When necessary, all roofs should include architectural elements to break up the massing of the roof. These elements could include the use of dormers and the combination of roof lines with varying roof heights and roof pitches.
 - b. Flat roofs, or roofs that appear flat, are acceptable when they help to define the style of a modern contemporary house or are complementary to any house design.

Additional Architectural Guidelines Specific to Certain Lots and Blocks:

Specially Zoned Laned Lots (No Lots are Specially Zoned in Phase 5A):

1. These lots have rear lanes. These lots have been zoned to allow freedom of building an attached garage, a detached garage or these lots may have both an attached garage and a detached garage. At least one double garage per lot is required. The choice is up to the builder subject to the garage footprints meeting the zoning bylaw requirements for each type of garage.
2. No house shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
 - a. 1,200 square feet in the case of a bungalow, bi-level or split-level house.
 - b. 1,500 square feet in the case of a two-storey house.
3. If the house does not have a front attached garage, it shall be constructed with architecturally significant covered entry feature:
 - a. A covered veranda.
 - b. A covered entry feature with supporting substantial pillars (not 4"x4" pillars).
 - c. A modern contemporary interpretation of a pergola with substantial pillars (not 4"x4" pillars).
4. No house shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
 - a. 1,200 square feet in the case of a bungalow, bi-level or split-level house.
 - b. 1,500 square feet in the case of a two-storey house.

Lots 6 to 11, Block 118 – Walkout Basement Lots:

1. Walkout basements are mandatory in this block of lots. These lots are graded to accommodate the inclusion of a walkout basement into the design of your house.
2. No house shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
 - a. 1,200 square feet in the case of a bungalow, bi-level or split-level house.
 - b. 1,500 square feet in the case of a two-storey house.

Architectural Guidelines for Multi-Family Homes

All of the multi-family sites within West Park Village will be subject to architectural review to ensure developments are not monotonous and that they enhance the architectural integrity of the mostly single-family neighborhood. Some of the architectural elements required to be incorporated into multi-family developments are, but not limited to, the following:

1. The use of more than one major material.
2. The use of more than one major color on each building scheme.
3. For sites with more than one building, a minimum of two-color schemes distributed from building to building.
4. The use of architectural elements that breakup building elevation massing – variance in wall planes such as buildouts and entry features.
5. The use of architectural elements that break up roof massing - variance in roof planes such as flat roofs with varying elevation parapets.

The West Park Development Corporation (WPDC) will work with multi-family builders on a site to site basis and will ensure that requirements are reasonable and that outcomes will be positive for everyone involved.