



ENCORE WEST GROVE ESTATES

ARCHITECTURAL GUIDELINES

SEPTEMBER 1st, 2020



Bri-mor | 30 YEARS
DEVELOPMENTS

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1. INTRODUCTION

Encore West Grove Estates is a residential community of uncompromising quality that is located in West Calgary just north of Bow Trail and west of 69th Street SW. Encore West Grove Estates creates a picturesque community in which friends and family can gather and enjoy the many amenities surrounding the community.

Encore West Grove Estates has been zoned R-G that will allow for single detached homes with a front attached garage. The R-G zoning will allow flexible setbacks, lot coverage and building heights to allow lot owners the ability to maximize the potential of their lot. These Architectural Guidelines have been specifically created for Encore West Grove Estates which will protect the integrity and theme of the community.

To ensure that the built form remains true to the selected styles Bri-Mor Developments (The Developer) has commissioned IBI Group to be the Architectural Coordinator for the community. IBI Group will review all home plans submitted by the builders for conformance of these guidelines.

The Architectural Guidelines are intended to ensure a quality living environment with a consistent and identifiable image, while offering variety and choice to the individual home buyer. This Architectural Guidelines outline the potential opportunities and constraints associated with the creation of appropriate building forms in Encore West Grove Estates.

These Architectural Guidelines are prepared by Bri-Mor Developments and are subject to change at their sole discretion.

1.1 ARCHITECTURAL GUIDELINES

Architectural Guidelines will be implemented in Encore West Grove Estates to ensure that all builders will design and build homes to meet standards that are envisioned by the Developer.

The Architectural Guidelines will enhance the integrity of the development and ensure that each home that gets built will add value to the community. The Architectural Guidelines have been prepared to promote a high level of architectural detail, ensure a pleasing building form, and promote an awareness of environmental sustainability.

1.2 INTENT AND THEME

The intent of these guidelines is to create a community of accord and continuity while maintaining a number of traditional architectural styles to offer variety and flavour.

The preferred Architectural styles include Craftsman, Arts & Crafts, Transitional, Prairie, and Farmhouse designed with a modern edge. Additional architectural styles will be considered in Encore West Grove Estates and will be carefully reviewed by the Architectural Coordinator to ensure that the style will blend with all of the homes in the development.

2. GENERAL REGULATIONS

The Architectural Coordinator will complete a review of all house plans to ensure compliance. An “Approved” stamp must be issued prior to the builder submitting a building permit application to the City of Calgary. All construction must comply with the current City of Calgary Land Use Bylaw and Alberta Building Code. Conformity with the Guidelines does not supersede the required City of Calgary’s approval process.

2.1 LAND USE BYLAW

All homes in Encore West Grove Estates will follow the regulations noted in the appropriate Land Use District in the City of Calgary Land Use Bylaw. For convenience, the R-G section of the Land Use Bylaw along with the General Regulations for Residential Districts can be found in Appendix B.

2.2 BUILDING SETBACKS

Building setbacks will be established by the Land Use Bylaw.

2.3 BUILDING HEIGHT

The maximum building height will be established by the Land Use Bylaw.

2.4 LOT COVERAGE

The maximum parcel coverage will be established by the Land Use Bylaw.

2.5 MINIMUM FLOOR AREA

All homes must have adequate massing and the design coordinator will approve the home based on the design merits and attention to detail. The design coordinator has the right to increase square footage or massing of any home if deemed necessary. The minimum floor area is as follows:

Two Storey: 1,800 ft²

Bungalow/Bi-Level: 1,000 ft²

2.6 THREE STOREY ELEVATIONS

Due to the permitted 12 metre building height on R-G zoned parcels, it is possible to have a full three storey home. All three storey homes will be carefully reviewed for proper building massing and offsets. A full three storey clear elevation will not be permitted facing a street or open space. These elevations must have appropriate breaks through the use of rooflines or offsets. Three story homes will not be permitted on the following lots:

Block 10 Lots 1, 8, 9, 10

Block 11 Lots 1, 10, 11, and 20

Block 12, Lots 1, 8, 9, 10, 11

3. SITING

3.1 HOUSE PLACEMENT

Builders are asked to choose proper home designs around the grading and site topography to take full advantage of views and maximize lot space. Take into consideration the lot width, length and shape as houses should be conforming to these sizes. Houses are encouraged to be placed perpendicular to the road, rather than angled in the lot or parallel to one of the side property lines. The streetscape will flow more smoothly if the homes are positioned in a radial manor on curved roads. The line of houses on the street should follow the natural curve of the street.

See Building Grade Plan and Marketing Plan prior to home design to review the garage location and lot grading.

3.3 LOT GRADING

Lot grading must be consistent with the subdivision grading plan. Builders should give due consideration to building grades when determining house types in order to assure that an appropriate house is located on each homesite.

Builders must pay close attention to drainage patterns created on the homesites in order to ensure surface water is channelled away from the house on all sides and into adjacent drainage swales and storm water systems.

Builders are to ensure that all of the corner and intermediate elevations, as established by the development engineer, be maintained exactly as specified. Maximum permitted front, rear or side yard slope is 3:1, builders are encouraged to stay within 5% - 25% slope.

Site drainage must be established prior to commencing construction and maintained by the builder throughout the construction period. Individual lot grading (including drainage swales and retaining walls) must be completed within individual home site property lines.

4. ARCHITECTURAL DESIGN

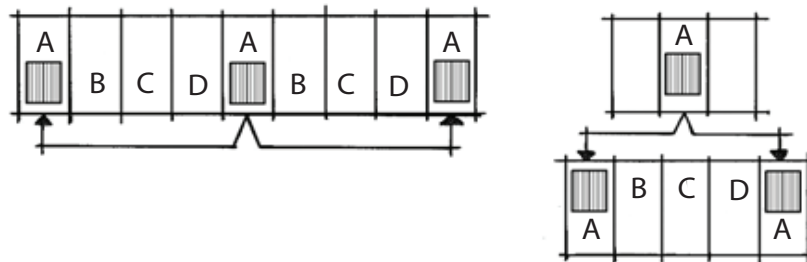
4.1 PROPOSED HOUSING PRODUCT

The proposed housing product for Encore West Grove Estates will be single detached homes with double front attached garages. One and two storey homey homes will be permitted on all lots. Three storey homes will be permitted on certain lots as noted in section 2.6.

4.2 REPETITION

House designs with near identical house elevations (including rear elevations) and colours may not be repeated more often than every fifth home on the same side of the street and every fifth home on the opposite side of the street.

Builders are to ensure that alternate elevations have a significant change in features such as roof type, size and location of windows and doors, colours and materials. A change of materials alone and reversing the plan will not be considered sufficient.



4.3 ARCHITECTURAL THEME & STYLE

Craftsman, Arts and Crafts, Prairie, Farmhouse and Transitional architectural styles designed with a modern edge are envisioned for Encore West Grove Estates. Other architectural styles may be approved at the discretion of the Architectural Coordinator.

Note: The Developer and the Architectural Coordinator reserve the right to accept home designs which, in the opinion of the Architectural Coordinator, meet the intent of Architectural Guidelines set out herein in all respects.

4.3.1 CRAFTSMAN

The predominant characteristics of Craftsman homes are moderate to steep pitched roofs, unenclosed eave overhangs, exposed rafter tails, dormers, and full height chimneys. Decorative (false) beams or braces are commonly used in open gables and under eaves. Porches are supported by large square or tapered columns with the use of traditional building materials.

Siding and trim colours should be inspired by natural surroundings and should complement the natural materials used on the home. A masonry base is essential on columns for this style to ground the home to add a presence of stability. These columns generally start at ground level and extend without a break to a level well above the porch floor. Base heights may vary but the thickness should always be much greater than the pier.

The style of this home should represent its surroundings so massing and materials must be strongly considered. Elements like brackets, blocks, false trusses and exposed rafter tails are encouraged to give the presence of solidity.

Typical Design Elements

- A variety of articulation within wall lines
- Cross gable roofs
- Thick elements such as fascia, trim and columns
- Use of stone or brick and natural materials (shake, siding, clapboard)
- A high level of architectural detailing on doors, windows and gables
- Dormers with either a gable or shed roof
- Multiple window panes
- Beams or triangular knee brackets
- Full height chimneys (commonly clad in stone)
- Tapered columns with a supporting larger base
- Window Boxes
- Dark rich colours with contrasting trim



Theme illustration only.



Theme illustration only.

4.3.2 ARTS & CRAFTS

The predominant characteristics of Arts & Crafts homes are steep pitched roofs, gable/cross-gables, unenclosed soffits, exposed rafter tails, decorative brackets, grouped windows, accent windows, and covered porches supported by large columns clad in traditional materials. Multiple rooflines within front gables are an important element of this style, and they are used to break up the front massing.

Siding and trim colours should be inspired by the nature and should complement the natural materials used in the home. The use of multiple materials and/or colours separated by banding/roof line across the face of the house is necessary for this style. This banding/roof line can exist at any level between the top of the first floor and the gable face.

This style of home should have an artistic feel. Massing should reflect this by the use of box outs or additional rooflines to break up the house. Use of offset window groupings also help to detract from overall horizontal symmetry. While muntin bars and accent windows help bring out the detail in and around the windows.

Typical Design Elements:

- A variety of articulation within wall lines
- Earth tone colours (rich umbers, greens, and ochres)
- Use of natural material (shakes, horizontal and vertical siding)
- A high level of architectural detailing on doors, windows, and gables
- Wide columns with large supporting base
- Front facing or cross-gables
- Decorative braces in the gable
- Double hung windows (upper sashes with wooden muntin)
- Multiple window panes
- Multiple front gables
- Exposed rafter tails
- Dormers in gable roof



Theme illustration only.



Theme illustration only.

4.3.3 TRANSITIONAL

Transitional style is a marriage of classic traditional architecture with a sophisticated contemporary aesthetic. Homes in this style combine elements of both traditional and modern homes, finding the seamless balance, or “transition” point between them. The result is a sharpened and distinguished, yet still timeless version of traditional styles. The style concentrates on polishing overabundant ornate details, and excessive intersecting lines, putting a strong focus on the principal architectural features of French Country, Tudor, and Colonial or Georgian architecture. This creates a streamlined look that is still very bold and eye-catching.

The main siding material should be neutral colored stucco with high contrasting dark and bold colored trim or other details. Siding in neutral tones may also be permitted, and the use of vertical siding is highly suggested on front elevations. Minimal window trim may be applied if justified with stark colored windows, inset windows, or brickmould at discretion of the Architectural Coordinator.

Typical Design Elements:

- Steep pitched roofs
- Angled or curved roofing
- Stark color and material contrasting
- Oversize glazing
- Smooth, simple dormers
- Large focus on box outs and other massing
- Industrial elements such as metal accent roofs, iron or heavy timber beams, or commercial glazing
- Commercial or industrial inspired exterior lighting
- Overhangs may be oversized or minimal, depending on the classic style of which the modern transition is inspired by
- Subtle detailing such as cut lines in stucco, and simple window trim
- Clean and regular cut stone



Theme illustration only.



Theme illustration only.

4.3.5 PRAIRIE

Prairie dwellings are characterized by a low, grounded built-form, and shallow pitched roofs with wide overhanging eaves. The minimum required roof pitch on Prairie homes will be 4:12 and maximum of 5:12, with 24" minimum overhangs. Eaves are permitted to project a maximum of 600 mm into the side yard setback.

Wood of various types is the most common exterior surface combined with the use of brick or stone. Board and batten, horizontal siding and paneling are all common wall surfaces. Veranda and porch elements are major elements in the composition. Breezeways are also a common element, used to connect different portions of the building and provide weather protection.

Windows are typically casement type with substantial wood trim and grouped together in bands to enhance the ground-oriented built form.

Chimneys are generally wider on these homes and finished in brick or stone. Horizontal lines through the home are emphasized through the use of stone and battens.

Typical Design Elements:

- Low-pitched hip roof (a min. slope of 4:12)
- Wide overhanging eaves (a min. of 24")
- Horizontal and flat lines
- Low proportions
- Broad flat chimney
- Grouped casement windows
- Extensive wood trim
- Veranda and porch elements



Theme illustration only.



Theme illustration only.

4.3.6 FARMHOUSE

This style has a very clean distinctive look highlighted through the use of contrasting siding and window colours. In this style only, the siding may be the same colour as the trim and fascia of the home, as long as the vinyl or metal window colors provide the contrast. Steep roof pitches are generally used with feature portions of the roof covered in standing seam metal.

Feature walls are generally clad in vertical board and batten where the main body of the home has a horizontal lapped siding. A white or light coloured palette is common in this style, highlighted by contrasting roofing and windows.

Typical Design Elements:

- Mix of asphalt and standing seam metal roofing Low-pitched hip roof (a min. slope of 4:12)
- Use of wood elements used for soffits in visible areas
- Horizontal and flat lines
- Use of a stone base and stone clad columns at entry
- Interesting rooflines with a steep pitch in most cases
- Trim around opening may be omitted in certain cases where the windows and doors contrast in colour to the siding
- Distinctive front porch



Theme illustration only.



Theme illustration only.

4.4 BUILDING FORM AND MASSING

All homes in Encore West Grove Estates are required to have adequate massing to use the allowable width of the lot. The Architectural Coordinator reserves the right to widen homes that look too narrow or look like the square footage is under the minimum requirement. This will be at the sole and unfettered discretion of the Architectural Coordinator.

4.4.1 GARAGES

All homes will require a minimum double front attached garage. The garage locations for each lot are indicated on the Marketing Plan and the Building Grade Plan, which will be provided to the builder. There will be no deviation from required garage locations unless approved by the Developer.

- It is encouraged that the distance from the front porch to the front garage wall not exceed 10 feet. When this distance is exceeded, the design must incorporate some additional detailing such as adding a window in the garage wall.
- Garages that are wider than 22 feet should have some form of articulation to reduce the width of the side walls. An example of articulation may mean adding a window beside the door, using two single doors or possibly using a wider garage door. Side walls on garages adjacent to the garage door should be no longer than 3 feet on either side of the door.
- Materials on the front face of the garage must return along the side wall of the garage to the entry.

4.4.2 FRONT PORCHES

All homes in Encore West Grove Estates must incorporate a front porch into their design to integrate with the streetscape to provide a more pedestrian friendly environment. To ensure the functionality and correct massing, a minimum depth of 6 feet and a minimum width of 5 feet will be required for all porches unless approved by the Architectural Coordinator. Columns on front elevations are to be a minimum of 10" x 10". The underside of the porch is to be screened in so the underside of the porch is not visible. Concrete porches will be permitted. A 6" x 6" metal column or 8" x 8" engineered wood post may be permitted on modern themed elevations.

4.4.3 ROOF DESIGN AND PITCH

The roof pitch must be consistent with the chosen architectural style and there will be no minimum roof pitch requirement in Encore West Grove Estates. Rooflines with varied heights, dormers and gables are encouraged giving the home a more elegant appearance.

All roof overhangs should be between 12" and 24" and should complement the architectural style of the home.

4.4.4 CORNER LOTS

Homes that side onto a street, open space, and pathways will require additional treatment. The side elevation should be well articulated with various architectural elements appropriate to the selected style of the home. Sales and design teams must take this into account when working with clients, as this is unlikely to be relaxed at any time.

Battens will be required on openings on side elevations that are flanking a street or open space. Architectural elements are to be used and may include box outs, full height chimneys, detailed windows, shadow bands, belly boards, masonry, and porches or verandas that wrap around the home.

Extra attention will have to be paid to bonus rooms above an attached garage on corner lots. These homes will require more detailing on the side elevations to break up the two storey massing. This can be achieved by adding rooflines, windows, changing of materials or colours or both, etc.

4.4.5 REAR ELEVATIONS

All rear elevations will require additional detailing that will include at the minimum battens around openings. Three storey uninterrupted elevations on regular and walkout lots will not be permitted. Designers will be required to articulate rear elevations on walkouts to reduce massing. This can be achieved through the use of decks, rooflines, and by stepping back the upper floor where warranted.

Rear elevations that back onto open space will require the same level of detailing as the front elevation. A deck or patio will be required on the rear elevations for these lots.

4.4.6 EXTERIOR DECKS

Handrails on exposed exterior decks are encouraged to be prefinished aluminum and metal construction; wood rails will be approved but only if in a decorative fashion that meets the desired Architectural Style. Glass railings will be permitted.

Supporting columns for decks and porches are to be architecturally detailed. Columns must have a minimum dimension of 300mm square (12" x 12"). The cap and base of the columns must be detailed and built out. Decks under 4 feet above the grade must be skirted in smartboard or an approved equivalent with trim details.

Walkout decks must be shown on the drawings submitted to the Architectural Coordinator and must be built at the time of construction. All walkout homes regardless if they are visible from the street or not will require (12" x 12") built out columns. The main beam and rim joist must be clad in smartboard or an approved equivalent.

4.4.7 CHIMNEYS

Chimneys must be finished to match the exterior wall material. Stone or brick finishes on chimney chases are highly recommended on all homes. On corner lots builders are encouraged to bring the base of the chimney down to grade and extend the top of the chimney above the roof fascia.

4.4.8 RETAINING WALLS

Where retaining walls are required it is recommended that they are constructed using natural materials, i.e., sandstone boulders, rundle rock or river rock (mortar). Retaining walls not constructed from natural materials should be constructed with a visually aesthetic material, i.e., decorative concrete with a stone or brick face, or segmented blocks. Concrete wing walls with parging will be acceptable when not visible from the street and require Architectural Coordinator approval. Plain concrete and wood retaining walls will not be permitted.

Retaining walls will be limited to a height of 1.0 metre. All retaining structures must be within property lines. Any retaining wall exceeding 1.0 metre in height **MUST** be approved by a professional engineer and incorporate drainage. A Development Permit may also be required.

5. BUILDING MATERIALS AND COLOURS

5.1 PRIMARY WALL MATERIAL

The Primary wall material for Encore West Grove Estates is to be smooth finish acrylic stucco or pre-finished composite siding such as Hardie Plank or equivalent. Vinyl siding will NOT be permitted.

Secondary wall materials and colours are strongly encouraged and may consist of horizontal & vertical siding, board and batten, smart panel, cedar or composite shakes. Modern panelling options in a wood grain, smooth, or textured surfaces will also be approved.

Stucco and siding colours shall complement the architectural style and features of the homes. Approved siding colours can be found in Appendix E. Additional siding colours may be approved at the discretion of the Architectural Coordinator. White siding may be approved as a primary siding colour, however white homes must have a contrasting roofing, masonry, garage door, front door and window colour.

Shingle siding is allowed only if it is natural cedar wood or composite shingles. Vinyl shingles will NOT be permitted.

Before submitting colours, builders should review adjacent house colours to avoid repetition.

5.2 MASONRY

Masonry such as natural stone, manufactured stone, or brick will be required on all homes in Encore West Grove Estates. Masonry must be used in portions reflecting structural integrity. The minimum amount of stone or brick required on the front elevation is dependant on the architectural style and noted below. Stone returns will be permitted in the calculation. In addition, the placement of the masonry must ground the home and act as a structural element.

All stone or brick must wrap at least 3 feet around all corners and masonry must return to the entry from the face of garage. Masonry colours must complement the cladding material and colour.

Minimum Stone Coverage Requirements

Architectural Style	Two Storey Home	Bungalow
Craftsman	100 ft2	100 ft2
Arts and Crafts	100 ft2	100 ft2
Prairie	120 ft2	120 ft2
Modern Farmhouse	100 ft2	100 ft2
Transitional	100 ft2	100 ft2

5.3 TRIM, FASCIA AND SOFFITS

Modern trim materials used in a traditional manner will assist the homes in Encore West Grove Estates to appear traditional and timeless. Window trim, if done properly, can make any window look rich and elegant. Designers are asked to put a great deal of effort into the trim detailing on the front elevation and any elevation in a visible location. All trims are to be contrasting in colour compared to the dark coloured cladding.

- Trim will be required on all front and rear elevations.
- Trim should be at minimum 6" wide however 4" trim may be considered.
- Trim around windows may be relaxed at the discretion of the Architectural Coordinator when a window with a minimum of 2" wide brick mold is used, or when surrounded by an accent material such as stone or modern panelling.
- Trim material shall be a composite material such as smartboard or equivalent, raised acrylic stucco, or stonetile.
- Trim must sit proud of the wall material that are designed within. When smartboard trim is used on a stone wall, the trim must be built out at least 1/2" proud of stone.
- Shadow boards or cornices, if incorporated in the design, should be used in all open gable ends where the wall meets the soffit on all front elevations and exposed elevations.
- A minimum 8" fascia constructed from pre finished aluminum will be required on all homes and all elevations. Fascia that is constructed from composite materials such as smartboard is required on street facing gables.
- Soffits may be prefinished metal or wood.
- Rainware should be limited on exposed elevations. Downspouts must take place on side and rear elevations of homes only. Rainware must match colour of soffit and fascia used on home.

5.4 WINDOWS

Window design and layout is an important element to achieve a well designed home that represents the chosen architectural style. Windows should be positioned in good proportion and relationship to one another on an elevation. If fenestration is not setup properly, walls can look scattered and unorganized. In keeping with the architectural style all windows must follow these key points below:

- Multiple pane windows are encouraged on front and exposed elevations through the use of window mullions. Muntin bars will not be required.
- Casement, double-hung, and single-hung are appropriate window types and may be incorporated with non functional windows to create more elaborate window designs.

5.5 ROOFING

The roofing material for all homes must be architectural asphalt shingles in black, brown or grey colour tones. Concrete tile and rubber composite roofing will be approved in the slate profile only. Standing seam metal roofing will be permitted and will be considered an upgraded roofing material.

Alternate roofing materials that are considered upgrades may be approved at the discretion of the Architectural Coordinator.

5.6 ROOF HARDWARE AND FINISHING

All roof hardware (vents, stacks, flashing, etc.) must be pre finished to match the colour of the roofing material.

5.7 FRONT DOORS

- Front entry doors are to complement the architectural style of the home. Applicants are encouraged to use panel doors of solid construction, door light panels, sidelights, and arched elements.
- Single front entry doors are preferred. Double front entry doors may be approved at the discretion of the Architectural Coordinator.
- Front doors can be real wood, stained to look like real wood or painted to colours used on the home.

5.8 GARAGE DOORS

Garage doors in Encore West Grove Estates should be the Clopay Gallery Collection, Clopay Modern Steel or C.H.I. Accents Series and **must have glazing**. These door options are pre-finished and do not require maintenance. Flush or full view aluminum doors may be approved at the developers discretion for Contemporary styled homes.

- Clopay Gallery Collection in both short and long door design. The colour may be a wood grain finish in Medium, Dark, or Walnut. Painted versions will also be permitted.
- Clopay Modern Steel with the “Modern Grooved” door design. The colour may be Cypress Medium Finish or Cypress Walnut Finish. Painted versions will also be permitted.
- C.H.I. Accents Series in Carriage House and Plank (Model 3216P) Woodtones Design. Both short and long door design will be permitted. The colour may be Mahogany, Light Oak, Dark Oak, and Driftwood. Painted versions will also be permitted.

Garage doors are not to exceed 8 feet in height and 20 feet in width unless approved by the Architectural Coordinator. The distance from the top of the garage door and the eave is not to exceed 2'-0". Homes that exceed this distance will require architectural detailing to reduce the amount of siding above the garage door. Alternate garage door styles may be permitted at the discretion of the Architectural Coordinator and the Developer.



Clopay Modern Steel



C.H.I. Accents Series



Full View Aluminum Door

5.9 RAILING

Railings will be required as per the Alberta Building Code. Front porches and rear decks should have railings in a style to match the architectural theme. Acceptable railing materials include (depending on architectural style):

- Wrought Iron / Aluminum
- Glass

5.10 DRIVEWAYS & WALKWAY MATERIALS

- All homes will require a driveway constructed of exposed aggregate or stamped coloured concrete.
- Driveway length must be a minimum of 6 metres from L.O.G. or B.O.W.
- Driveway slopes should be maximum of 10% or minimum of 2%. However, the desirable driveway slopes are to between 3% and 7%.

5.11 ADDRESS PLAQUES

Each home in Encore West Grove Estates will be required to have an illuminated Address Plaque installed either on the entry side of the garage, well-oriented next to the garage door, or centered directly above the garage door. The design and supplier of the address plaque is to be determined by the developer.

6. ADDITIONAL REQUIREMENTS

Nothing herein contained shall be construed or implied as imposing on the Developer, its agents or employees, any liability in the event of non-compliance with or non-fulfillment of any of the terms, restrictions and benefits set forth herein and no liability or responsibility whatsoever shall be incurred by the Developer, its agents or employees, in the performance or non-performance of their rights and obligations herein.

6.1 SATELLITE DISHES

Satellite dishes are permitted provided the dish size does not exceed twenty-four (24") inches in diameter and the location of the dish is concealed to minimize visual impact. Notwithstanding the above, the Architectural coordinator reserves the right to reject any installation if deemed inappropriate. In the event the Applicant paints the dish to conceal the installation, the Applicant is responsible to maintain the dish to ensure the original appearance is maintained.

6.2 RECREATION AND COMMERCIAL VEHICLES

Recreation vehicles and commercial vehicles shall not be parked or stored on site unless they are fully contained within a garage. Trailers, motor homes and boats may be stored for the purpose of loading and unloading but shall not be stored on any unit for more than 48 hours at any one time.

6.3 SOLAR PANELS

Solar panels will be permitted in Encore West Grove Estates and must receive approval from the Architectural Coordinator and Developer. All solar panels must be mounted on one side of the principal building or detached garage with minimal visibility from neighboring homes and the street (as discrete as possible). Freestanding solar panels are not permitted in any yard place. Solar panels must be black in colour.

6.4 WIND POWER GENERATION

Wind power generation may be permitted in rear yards and is subject to the approval of the Developer and the Homeowner's Association. All requests are to be made in writing along with a site plan and specifications.

6.5 ACCESSORY BUILDINGS

No more than one accessory building shall be constructed on each lot. Accessory buildings must be constructed within the rear yard space only, and must be compatible in colors, materials, and architectural style to the home.

7. LANDSCAPING

7.1 GENERAL REQUIREMENTS

The implementation for the landscaping of each lot MUST include at minimum, loam and sod on the entire lot , and must include one or more of the following items: shrubbery, trees, flowers, boulders, rock, sand, gravel, lighting, fountains, walkways and patios. This will ensure the quality and experience of the streetscape from each home site to the next.

If more than 50% of the front yard is proposed to be rock, gravel, mulch or a combination, a landscape plan must be submitted and approved by the Architectural Coordinator.

Artificial turf may be considered as an alternative to natural grass in rear yards only.

A \$2,500 landscaping bond will be paid by the homeowner to the builder upon closing and will be returned to the homeowner after an inspection is carried out by the Builder that certifies the landscaping is complete. The homeowners will be responsible for the execution and completion of the landscape work. It is recommended that all the landscape work be carried out by a landscape contractor. Due to seasonal weather, and the lot grading bylaw, landscaping may have to be completed the following spring, but must be completed by one year after occupancy and may not commence prior to issuance of the **Final House and Lot Grading Certificate**. An extension may be applied for if for some unforeseen reason the landscaping is not completed within one year of occupancy.

Trees may not be planted within a utility right of way. Homeowners and Landscape Contractors must ensure that trees are properly placed on the lots and follow the regulations noted in Appendix D.

7.2 FENCING

Rear Yard Fencing

All rear yard fencing will be provided by the Developer. The approved fence type will be designated on the Marketing Plan, but may be subject to change at the Developer's discretion.

Side Yard Fencing

Side yard fencing, if desired, will be supplied and installed by the homeowner. The type of side yard fencing permitted is specified on the "Fencing Plan" located in Appendix A of this document.

7.3 FIRE PITS AND OUTDOOR FIREPLACES

Fire pits and outdoor fireplaces will be permitted in the rear yard only and are to follow the City of Calgary Bylaws.

8. APPROVAL PROCESS

8.1 PRELIMINARY REVIEW

To achieve the desired traditional look in Encore West Grove Estates, designers are encouraged to create preliminary renderings or sketches of home plans and elevations to the Architectural Coordinator for preliminary review to ensure that they are on the right track.

8.2 REQUIRED INFORMATION

- Exterior colours including trim, siding and stone.
- Plot Plan (1:200 scale) showing the following:
 - Lot size
 - Building envelope
 - Setbacks
 - Lot coverage
 - Easement and utility rights of way
 - Property and house corner grades
- Construction Drawings (1/4"=1'; 3/16"=1')

8.3 FORMAL APPLICATION SUBMISSION

Builders will submit their plans to the Architectural Coordinator on the archcontrol.com website for architectural review and confirmation of compliance with these architectural guidelines before they will be issued a grade slip and be permitted to apply to the City of Calgary for a building permit.

8.4 SECURITY DEPOSIT

A letter of credit as per the sales agreement will be required by all builders in Encore West Grove Estates under the terms of the Building Commitment Agreement. This security deposit will be held to ensure the buildings are completed as per the approval of the Architectural Coordinator and may also be used to repair any damages to the lot incurred during the building process.

8.5 SCHEDULE OF APPLICABLE FEES

Fee’s which will be applied to the process of Architectural Approvals, Change Requests and consultations:

Any changes after the initial submission will be billed to the builder at the following unit costs:

- Change Requests..... \$ 150.00 /change
- Secondary Architectural Approval..... \$ 550.00
- Fee for consultation:
 - Senior AT.....\$ 195.00
 - Intermediate AT..... \$ 100.00

8.6 CONSTRUCTION START

Construction of homes is to commence no longer than 3 months after the final approval and grade slip release by the architectural coordinator. If construction has not commenced within this time period, the Architectural Coordinator will no longer hold the approved colours on the home so that they may be used on a neighbouring lot. If the applicant requires more than 3 months to commence construction they must request this in writing to the Developer.

9. CONSTRUCTION REGULATIONS

9.1 MATERIAL AND EQUIPMENT STORAGE

- Builders will be allowed to store their materials and equipment on site during construction but may not store on any other home sites.
- Items stored will have to be stored in an organized and covered manor to ensure site cleanliness.
- Builders must ensure that they do not trespass or disturb any other properties.
- Cleaning of paint, solvents, stains, etc will not be permitted on site.
- Concrete trucks may not clean chutes anywhere on site.

9.2 USE OF SITE

- Construction debris and waste must be contained on site each day and removed at the end of the project.
- Debris may not be burned, dumped, or buried anywhere on site at any time.
- Site damage (curbs, site furniture, sidewalks, roadways, vegetation) will be the charged to the builder.
- Should a site not be maintained as these guidelines document, the developer reserves the right to rectify any deficiencies at the cost of the builder.

9.3 VEHICLES AND PARKING

Utility trailers, etc. may be parked on site for the time of construction only, at the risk of the builder.

9.4 EROSION CONTROL

The building contractors undertaking building work on site shall be responsible for complete Erosion and Sediment Control measures as per site activities including but not be limited to:

1. Taking over of all Erosion and Sediment control measures implemented during the construction of underground services, grading, and roads. These measures shall be:
 - Inspected and any repairs and maintenance shall be carried out to ensure efficiency of operation
 - Monitored, maintained and inspected weekly, to fill out inspection reports as per City of Calgary requirements.

ENCORE **WEST GROVE ESTATES**

ARCHITECTURAL GUIDELINES

2. On commencement of building work all provisions for on site:

- Sediment traps/basins
- Silt fences and berms
- Stabilization of loose soil and stockpiles (mulching, spraying, tracifiers, seeding, etc)
- Gravel pads/beds for mud-tracking
- Wash water for cleaning truck wheels

All other special measures or requirements shall be the responsibility of the building contractor under the direction of the City of Calgary Inspector and the Supervising Engineer.

3. Any of the measures implemented in No. 2 above shall be monitored, maintained, and inspected weekly and inspection reports filled out as required by the City of Calgary.

Cleaning of all streets, access roads, driveways, backyards, swales, ditches and adjacent existing roads or approaches of:

- Debris from the site
- Loose soil trafficked from the site
- Accumulated sediment
- Any other material from the site

Affect or impede the Erosion and Sediment Control measures and these shall be done weekly to accommodate the Erosion and Sediment Control measures on site, a representative from the building contractor should be appointed to liaise with the City Inspector and the Engineer. The requirement noted above is per the Design Engineer “Jubilee Engineering”, any questions or concerns regarding these measures shall be directed to Jubilee Engineering.

9.5 OTHER NOTES

- Vegetation material, top soil, or similar materials may not be dumped on site at any time.
- Changing oil on any equipment or vehicles is not permitted on site.
- Alcohol is prohibited at all times on site.
- Builders are to ensure that sites are not access except via the provided entries.

10. DISCRETION

Notwithstanding anything else set out in these guidelines, the Developer, Bri-Mor Developments and IBI Group's Architectural Coordinators may apply their respective judgements when considering and approving anything regulated or controlled by these guidelines. In so doing, the Developer and the Architectural Coordinator may provide waivers of or relaxations to any matter set out in these guidelines in their sole and absolute unfettered discretion.

The Developer and the Architectural Coordinator reserve the right to accept home designs which, in the opinion of the Architectural Coordinator, meet the Guidelines set out herein in all respects. Furthermore, the Developer and the Architectural Coordinator reserve the right to alter or make amendments to the Architectural Guidelines at any time without notice.

10.1 NO RIGHT TO ENFORCE

Only the Developer may enforce the guidelines, no purchaser of a lot in Encore West Grove Estates may enforce these guidelines.

10.2 RIGHT TO AMEND

The Developer may from time to time amend these guidelines as it sees fit in its sole and absolute unfettered discretion.

10.3 NO TRESPASSING

No person shall infringe upon, excavate on, destroy, paint, fill in, cut, remove or tamper with any lot in Encore West Grove Estates that is not their own.

If done so the Developer has full right to take legal action for relief of any violation.

11. CONTACTS

ARCHITECTURAL COORDINATOR

IBI GROUP
3rd Floor – 227 11 Avenue SW
Calgary, Alberta T2R 1R9
Tel: 403.270.5600
Fax: 403.270.5610

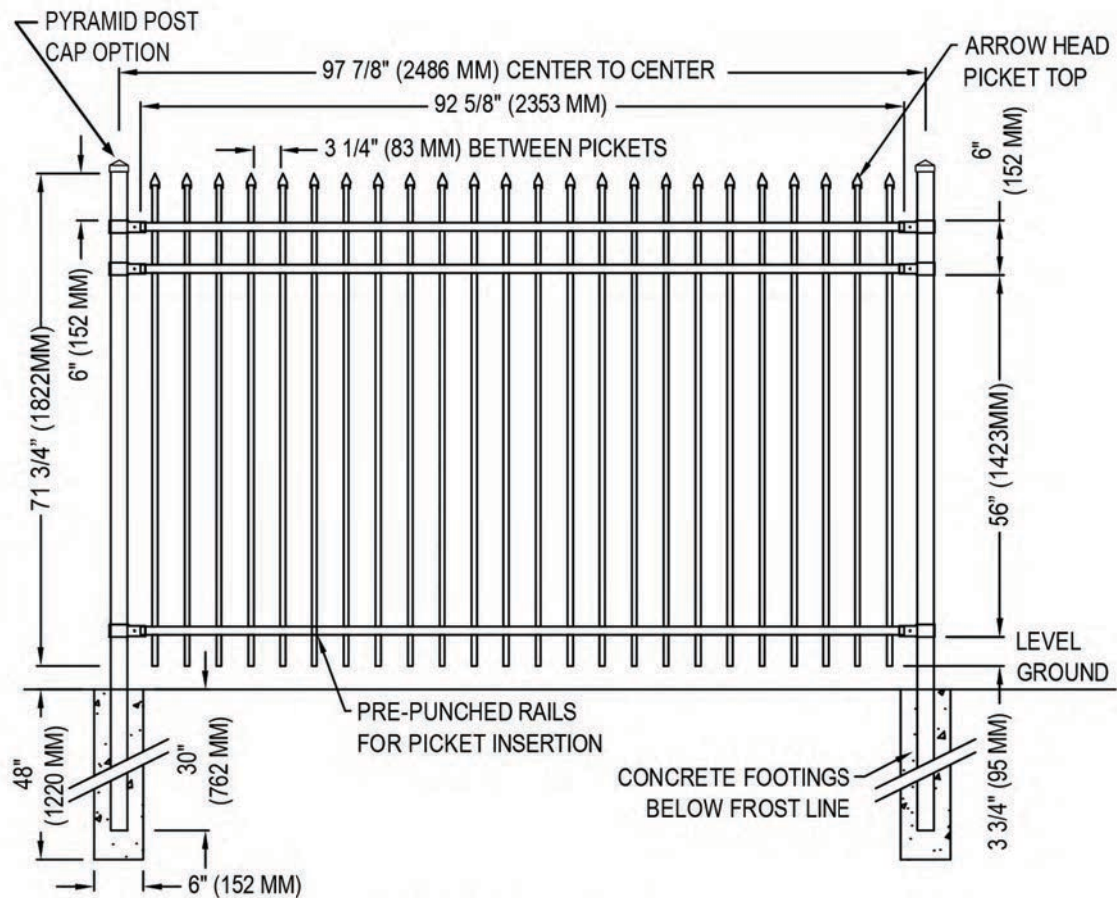
ENGINEERING CONSULTANT

Jubilee Engineering Consultants Ltd.
3702 Edmonton Trail N.E.
Calgary, Alberta T2E 3P4
Tel: 403.276.1001
Fax: 403.276.1012

DEVELOPER

BRI-MOR DEVELOPMENTS
Suite 2212, 8561 - 8A Avenue SW
Calgary, Alberta T3H 0V5
Tel: 403.250.5650
Fax: 403.250.8739

APPENDIX A FENCING



**Nuvo - Moonstone
Decorative Black Metal Fence**



1.8m (6.0ft) Beige Vinyl Fence

A-Plus Vinyl Fencing Inc.
403-464-7587
www.aplusvinylfencing.com

APPENDIX B

LAND USE BYLAWS

(City Of Calgary - Land Use Bylaw 1p2007 July 23, 2007)

PART 5: LOW DENSITY RESIDENTIAL DISTRICTS

Division 1: General Rules for Low Density Residential Land Use Districts

Projections Into Setback Areas

- 334** (1) Unless otherwise referenced in this Part, **buildings** must not be located in any **setback area**.
- (2) Portions of a **building** located above the surface of the ground may project into a **setback area** only in accordance with the rules contained in this Part.
- (3) Portions of a **building** below the surface of the ground may extend without any limits into a **setback area**, with the exception of the required **front setback area**. 61P2018
- (4) **Patios** and wheelchair ramps may project without any limits into a **setback area**.
- (5) **Signs** located in a **setback area** must be in accordance with Part 3, Division 5.

Length of Portions of a Building in Setback Areas

- 335** (1) On each **storey**, the total combined length of all projections into any **setback area** must not exceed 40.0 per cent of the length of the façade. 47P2008
- (2) The maximum length of an individual projection into any **setback area** is 3.1 metres.
- (3) Subsections (1) and (2) do not apply to:
- (a) **decks**, eaves, **porches** as described in sections 336 and 339.1, ramps, and stairs when located in any **setback area**; and 61P2018
- (b) a **private garage** attached to a **main residential building** when located in the **rear setback area**.

Projections Into Front Setback Area

- 336** (1) Unless otherwise referenced in subsection (6), **bay windows** and eaves may project a maximum of 0.6 metres into the **front setback area**. 61P2018
- (2) **Landings**, ramps other than wheelchair ramps and stairs may project into a **front setback area** provided: 47P2008
- (a) they provide access to the main floor or lower level of the **building**; and
- (b) the area of a **landing** does not exceed 2.5 square metres.

- 47P2008 (3) *deleted*
- (4) Window wells may project without limits into any **front setback area**.
- 61P2018 (5) In a **Developed Area**, a **porch** may project a maximum of 1.8 metres into a **front setback area** where:
- (a) it forms an entry to the main floor of a **Dwelling Unit** of a **main residential building**;
 - (b) the setback of the **porch** from the **front property line** is not less than the minimum setback in the district;
 - (c) the maximum height of the **porch** platform is 1.2 metres measured from **grade**, excluding stairs and a **landing** area not exceeding 2.5 square metres; and
 - (d) the portion of the **porch** that projects into a **front setback area** is unenclosed, other than by a railing, balustrade or **privacy walls** located on **porches** between attached **units**.
- 61P2018 (6) Eaves may project an additional 0.6 metres from a **porch** into the **front setback area**, as described in subsection 5.

47P2008, 67P2008

Projections Into Side Setback Area**337 (1) *deleted***

- 67P2008 (1.1) Portions of a **building** greater than or equal to 2.4 metres above **grade** may project a maximum of 0.6 metres into any **side setback area**.
- 67P2008, 27P2011, 40P2015 (1.2) Portions of a **building** less than 2.4 metres above **grade** may project a maximum of 0.6 metres into a **side setback area**:
- (a) for a **Contextual Semi-detached Dwelling** and a **Semi-detached Dwelling**, only where the **side setback area** is on the **street** side of a **corner parcel**; and
 - (b) for all other **uses**:
 - (i) when located on a **corner parcel**;
 - (ii) where at least one **side setback area** is clear of all portions of the **building** measure from **grade** to a height of 2.4 metres; or
 - (iii) where the **side setback area** contains a private maintenance easement required by this Bylaw and no portion of the **building** projects into the required private maintenance easement.
- 16P2018 (1.3) Window wells may project a maximum of 0.8 metres into any **side setback area**.
- 16P2018
- 16P2018
- 16P2018
- 16P2018
- 47P2008 (2) Window wells and portions of a **building**, other than eaves, must not project into a 3.0 metre **side setback area** required on a **laneless parcel**.

- (3) Eaves may project a maximum of 0.6 metres into any **side setback area**.
- (4) *deleted* 47P2008
- (5) **Landings**, ramps other than wheelchair ramps and stairs may project in a **side setback area** provided: 47P2008
- (a) they provide access to the main floor or lower level of the **building**;
 - (b) the area of a **landing** does not exceed 2.5 square metres;
 - (c) the area of any portion of a **landing** that projects into the **side setback area** does not exceed 1.8 square metres; 67P2008
 - (d) they are not located in a 3.0 metre **side setback area** required on a **laneless parcel**; and
 - (e) they are not located in a **side setback area** required to be clear of projections, unless pedestrian access from the front to the rear of the **parcel** is provided.
- (6) *deleted* 47P2008
- (7) *deleted* 47P2008, 67P2008
- (8) Any portion of a **building** that projects into a **side setback area**, other than eaves, **landings**, window wells, ramps and stairs, must not be located closer than 0.9 metres from the nearest front façade. 47P2008
- (9) **Balconies** and **decks** must not project into any **side setback area**. 67P2008
- (10) Central air conditioning equipment may project a maximum of 1.0 metres into a **side setback area**. 67P2008, 16P2018
- (a) *deleted* 27P2011, 16P2018
 - (b) *deleted* 16P2018

Projections Into Rear Setback Area

- 338 (1) Stairs, air conditioning equipment and window wells may project without limits into any **rear setback area**.
- (2) Awnings, **balconies**, **bay windows**, canopies, chimneys, **decks**, eaves, fireplaces, fire escapes, **landings**, **porches**, and ramps other than wheelchair ramps may project a maximum of 1.5 metres into any **rear setback area**. 47P2008
- (3) A **private garage** attached to a **building** may project without limits into a **rear setback area** provided it:
- (a) does not exceed 4.6 metres in height, measured from the finished floor of the **private garage**; 62P2018
 - (b) does not exceed 75.0 square metres in **gross floor area** for each **Dwelling Unit** located on the **parcel**; 27P2011, 62P2018
 - (c) has no part that is located closer than 0.60 metres to the **rear property line**; and

(d) has no eave closer than 0.6 metres to a **side property line**.

- (4) When an attached **private garage** has a **balcony** or **deck**, the **balcony** or **deck** must not be located within 6.0 metres of a **rear property line** or 1.2 metres of a **side property line**.

Patios

67P2008

338.1 (1) Unless otherwise referenced in subsections (2) and (3), a **privacy wall** may be located on a **patio**, provided it does not exceed a height of 2.0 metres when measured from the surface of the **patio**.

- (2) A **privacy wall** located on a **patio** must not exceed 2.0 metres in height, when measured from **grade** and when the **privacy wall** is located within:

- (a) a **side setback area**; or
- (b) 6.0 metres of a **rear property line**.

- (3) A **privacy wall** located on a **patio** must not exceed 1.2 metres in height when measured from **grade** when the **privacy wall** is located between the foremost front façade of the **main residential building** and the **front property line**.

Decks

339 (1) The height of a **deck** in the **Developing Area** must not exceed 0.3 metres above the main floor level of the closest **main residential building** on the **parcel**.

57P2008

- (2) The height of a **deck** in the **Developed Area** must not exceed:

- (a) 1.5 metres above **grade** at any point, except where the **deck** is located on the same façade as the at-grade entrance to a **walkout basement**; and
- (b) 0.3 metres above the main floor level of the closest **main residential building** on the **parcel**.

67P2008, 3P2010

- (2.1) Unless otherwise referenced in subsection (3), a **privacy wall** located on a **deck**:

- (a) must not exceed 2.0 metres in height when measured from the surface of the **deck**; and
- (b) must not be located between the foremost front façade of the **main residential building** and the **front property line**.

13P2008, 67P2008,
9P2012, 24P2014

- (3) A **deck** attached to a **Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building** or **Townhouse** within 1.2 metres of a party wall must have a solid **privacy wall** that:

- (a) is a minimum of 2.0 metres in height;
- (b) is a maximum of 3.0 metres in height; and
- (c) extends the full depth of the **deck**.

Porches

61P2018

339.1 In a **Developed Area**, a **porch** is exempt from **parcel coverage** where:

- (a) the **porch** is located between the façade of the **main residential building** and:
 - (i) the **front property line**; or
 - (ii) the **side property line** on the **street** side of a **corner parcel**;
- (b) the **porch** is unenclosed on a minimum of two sides, other than by a railing, balustrade or **privacy walls** located on **porches** between attached **units** when the **porch** is at or exceeds the **contextual front setback**; and
- (c) there is no enclosed floor area or **balcony** located directly above the roof of the **porch**.

Balconies

- 340 (1)** Unless otherwise referenced in this Part, an **open balcony** must not project more than 1.85 metres from the **building** façade to which it is attached. 15P2016
- (2)** Unless otherwise referenced in this Part, the floor area of a **recessed balcony** must not exceed 10.0 square metres. 15P2016
- (2.1)** Unless otherwise referenced in this Part, a **privacy wall** located on a **balcony**: 67P2008
 - (a) must not exceed 3.0 metres in height when measured from the surface of the **balcony**; and 16P2018
 - (b) must not be located between the foremost front façade of the **main residential building** and the **front property line**.
- (3)** A **balcony** attached to a **Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse** within 1.2 metres of a party wall must have a solid **privacy wall** that: 13P2008, 67P2008, 9P2012, 24P2014
 - (a) is a minimum of 2.0 metres in height;
 - (b) is a maximum of 3.0 metres in height; and
 - (c) extends the full depth of the **balcony**.
- (4)** *deleted* 24P2014, 15P2016

Driveways

- 341 (1)** A driveway must not have direct access to a **major street** unless:
 - (a) there is no practical alternative method of vehicular access to the **parcel**; and

- (b) a turning space is provided on the **parcel** to allow all vehicles exiting to face the **major street**.
- 9P2012 (2) A driveway connecting a **street** to a **private garage** must:
- (a) be a minimum of 6.0 metres in length along the intended direction of travel for vehicles and measured from:
- (i) the back of the public sidewalk to the door of the **private garage**; or
- (ii) a curb where there is no public sidewalk to the door of a **private garage**; and
- (b) contain a rectangular area measuring 6.0 metres in length and 3.0 metres in width.
- 9P2012 (3) A driveway connecting a **lane** to a **private garage** must be a minimum of 0.60 metres in length along the intended direction of travel for vehicles, measured from the **property line** shared with the **lane** to the door of a **private garage**.
- 9P2012 (4) Vehicles may only be parked in the **actual front setback area** when the vehicle is located on a driveway or **motor vehicle parking stall** that is hard surfaced.
- 9P2012 (5) That portion of a driveway, including a **motor vehicle parking stall**, within 6.0 metres of a public sidewalk, or a curb on a **street** where there is no public sidewalk, must not exceed a width of:
- (a) 6.0 metres where the **parcel width** is 9.0 metres or less; or
- (b) 7.0 metres where the **parcel width** is greater than 9.0 metres and less than 15.0 metres.
- 57P2008, 13P2011 (6) In the **Developed Area** a driveway accessing a **street** must not be constructed, altered or replaced except where:
- (a) it is located on a **laneless parcel**;
- (b) it is located on a **laned parcel** and 50.0 per cent or more **parcels** on the same block face have an existing driveway accessing a **street**; or
- (c) there is a legally existing driveway that it is not being relocated or widened.
- 13P2011 (7) A driveway constructed, altered or replaced in accordance with subsection (6) may be extended in length.
- 57P2008, 13P2011 (8) Where a **parcel** is the subject of **development**, the **Development Authority** must not require the removal of a legally existing driveway accessing a **street** even where the proposed **development** is a **discretionary use**.

Retaining Walls

- 342** (1) A **retaining wall** must be less than 1.2 metres in height when measured from the lowest **grade** at any point **adjacent** to the **retaining wall** to the highest **grade** retained by the **retaining wall**.
- (2) A minimum horizontal separation of 1.0 metre must be maintained between **retaining walls** on the same **parcel**.

16P2018

Fences

- 343** The height of a **fence** above **grade** at any point along a **fence** line must not exceed:
- (a) 1.2 metres for any portion of a **fence** extending between the foremost front façade of the **main residential building** and the **front property line**;
 - (b) 2.0 metres in all other cases; and
 - (c) 2.5 metres at the highest point of a gate that is not more than 2.5 metres in length.

Solar Collectors

- 343.1** (1) A **solar collector** may only be located on the wall or roof of a **building**.
- (2) A **solar collector** mounted on a roof with a pitch of less than 4:12, may project:
- (a) a maximum of 0.5 metres from the surface of a roof, when the solar collector is located 5.0 metres or less from a side property line, measured directly due south from any point along the **side property line**; and
 - (b) in all other cases, maximum of 1.3 metres from the surface of a roof.
- (3) A **solar collector** mounted on a roof with a pitch of 4:12 or greater, may project a maximum of 1.3 metres from the surface of a roof.
- (4) A **solar collector** mounted on a roof must not extend beyond the outermost edge of the roof.
- (5) A **solar collector** that is mounted on a wall:
- (a) must be located a minimum of 2.4 metres above **grade**; and
 - (b) may project a maximum of:
 - (i) 1.5 metres from the surface of that wall, when the wall is facing a **rear property line**; and
 - (ii) in all other cases, 0.6 metres from the surface of that wall.

68P2008

43P2016

Skateboard and Sports Ramps

- 343.2 (1)** All **skateboard and sports ramp** structures must be located within the maximum envelope dimensions of 1.5 metres high by 5.0 metres wide by 6.0 metres long.
- (2)** More than one structure may be contained within the maximum envelope dimensions referenced in subsection (1).
- (3)** The maximum envelope dimensions referenced in subsection (1) do not include at-grade surfaces such as, but not limited to, soil, grass, wood or concrete.
- (4)** Notwithstanding subsection (1), railings for safety purposes may extend beyond the maximum envelope dimensions referenced in subsection (1) provided they are not designed or used as a surface upon which to operate a skateboard, bicycle, scooter, roller skates or other similar device.
- (5)** There must only be one **skateboard and sports ramp** envelope per **parcel**.
- (6)** All **skateboard and sports ramp** structures must be located between the rear façade of the **main residential building** and the **rear property line**.
- (7)** The height of a **skateboard and sports ramp** at any point is measured from **grade**.
- (8)** All **skateboard and sports ramp** structures, including railings for safety purposes, must be located a minimum of 1.2 metres from a **side property line**.
- (9)** All **skateboard and sports ramp** structures, including railings for safety purposes, must be located a minimum of 1.2 metres from a **rear property line**.
- (10)** **Skateboard and sports ramp** structures must not be included in **parcel coverage**.
- (11)** A **skateboard and sports ramp** must not be attached to a **deck**, another structure, **fence**, or **building** such as, but not limited to, a **main residential building**, **Backyard Suite** or **Accessory Residential Building**.

Objects Prohibited or Restricted

- 344 (1)** A **recreational vehicle** must not remain in an **actual front setback area** for longer than 24 hours.
- (2)** A trailer that may be used or is intended to be used for the transport of anything, including but not limited to, construction materials, household goods, livestock, off road vehicles, and waste must not remain in an **actual front setback area** except while actively engaged in loading or unloading.

- (3) A **dilapidated vehicle** must not be located outside of a **building**.
- (4) A **large vehicle** must not remain on a **parcel** except while actively engaged in loading or unloading. Only one **large vehicle** may remain on a **parcel** while actively engaged in loading or unloading.
- (5) A satellite dish greater than 1.0 metre in diameter must:
 - (a) not be located in an **actual front setback area** or in an **actual side setback area** where the **parcel** shares a **property line** with a **street**;
 - (b) not be located higher than 3.0 metres from **grade**; and
 - (c) not be illuminated.
- (6) Subsection (5) does not apply to a satellite dish greater than 1.0 metre in diameter when the applicant demonstrates:
 - (a) compliance with subsection (5) would prevent signal reception; and
 - (b) the satellite dish will be located and **screened** to the satisfaction of the **Development Authority**.
- (7) *deleted*
- (8) A **Power Generation Facility – Small** with a capacity greater than 100kW must not be located on a **parcel** when the principal **use** on the **parcel** is a **Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, Duplex Dwelling, Single Detached Dwelling**, or **Semi-detached Dwelling**.

43P2016

13P2014

Accessory Residential Building

- 345 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** for an **Accessory Residential Building** is:
- (a) 1.2 metres from a **side** or **rear property line** shared with a **street**; or
 - (b) 0.6 metres from a **side** or **rear property line** in all other cases.
- (2) The minimum **building setback** for an **Accessory Residential Building** that does not share a **side** or **rear property line** with a **street** may be reduced to zero metres when:
- (a) the **Accessory Residential Building** is less than 10.0 square metres **gross floor area**;
 - (b) the wall of the **Accessory Residential Building** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**; or
 - (c) the owner of the **adjacent parcel** grants a 1.5 metre private maintenance easement that must:

- (i) be registered against the title of the **parcel** proposed for development and the title of the **adjacent parcel**; and
 - (ii) include a 0.60 metre eave and footing encroachment easement.
- (3) An **Accessory Residential Building** must not be located in the **actual front setback area**.
- (4) A **private garage** on a **laneless parcel** may be located within the required 3.0 metre **side setback area**, except along the **street** side of a **corner parcel**.
- 12P2010, 16P2018 (5) The minimum distance between any façade of an **Accessory Residential Building** 10.0 square metres or more and a **main residential building** is 1.0 metres.
- 67P2008 (6) The height of an **Accessory Residential Building** must not exceed:
 - (a) 4.6 metres, measured from the finished floor of the **building**;
 - 46P2019 (b) 3.0 metres at any **eaveline**, when measured from the finished floor of the **building**; or
 - (c) one **storey**, which may include an attic space that:
 - (i) is accessed by a removable ladder;
 - (ii) does not have windows;
 - (iii) is used by the occupants of the **main residential building** for placement of personal items; and
 - (iv) has a maximum height of 1.5 metres when measured from the attic floor to the underside of any rafter.

Restrictions on Use of Accessory Residential Building

- 346 (1) The finished floor of an **Accessory Residential Building**, other than a **private garage**, must not exceed 0.6 metres above **grade**.
- 24P2014 (2) An **Accessory Residential Building** must not be used as a **Dwelling Unit**, unless a **Backyard Suite** has been approved.
- (3) An **Accessory Residential Building** must not have a **balcony** or rooftop **deck**.
- 45P2015 (4) The area of a **parcel** covered by all **Accessory Residential Buildings** located on a **parcel**:
 - (a) must not exceed the lesser of:
 - (i) the **building coverage** of the **main residential buildings**; or
 - (ii) 75.0 square metres for each **Dwelling Unit** located on the **parcel**; and
- 62P2018

- (b) *deleted* 27P2011, 62P2018
- (c) the calculation to determine the area of a **parcel** covered by **Accessory Residential Buildings** must not include any **Accessory Residential Buildings** with a cumulative **gross floor area** of 10.0 square metres or less. 3P2010, 45P2015
- (5) All roof drainage from an **Accessory Residential Building** must be discharged onto the **parcel** on which the **building** is located.

General Landscaping Rules for the Developed Areas

46P2019

346.1 (1) In Developed Areas, trees required by this section:

- (a) may be provided through the planting of new trees or the preservation of existing trees;
- (b) must be provided on a **parcel** within 12 months of issuance of a **development completion permit**;
- (c) must be maintained on the **parcel** for a minimum of 24 months after issuance of a **development completion permit**;
- (d) must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association;
- (e) are not required to be shown on a plan that is part of an application for **development permit** unless subject to subsection (f); and
- (f) may be provided through the planting of a new tree in an **adjacent** boulevard to the **parcel** approved by the **Development Authority** for a **Duplex Dwelling**, **Semi-detached Dwelling** or **Single Detached Dwelling**.
- (2) A minimum of 2.0 trees must be provided for each **unit** of a **Contextual Semi-detached Dwelling**, **Duplex Dwelling**, **Rowhouse Building** or **Semi-detached Dwelling**.
- (3) Where a **Contextual Single Detached Dwelling** or **Single Detached Dwelling** is located on a **parcel** with a **parcel width** less than or equal to 10.0 metres a minimum of 2.0 trees must be provided.
- (4) Where a **Contextual Single Detached Dwelling** or **Single Detached Dwelling** is located on a **parcel** with a **parcel width** greater than 10.0 metres a minimum of 3.0 trees must be provided.
- (5) A minimum of 1.2 trees per **unit** must be provided for a **Cottage Housing Cluster**.
- (6) The requirement for the provision of 1.0 tree is met where:
 - (a) a deciduous tree has a minimum **calliper** of 60 millimetres; or
 - (b) a coniferous tree has a minimum height of 2.0 metres.

- (7) The requirement for the provision of 2.0 trees is met where:
- (a) a deciduous tree has a minimum **calliper** of 85 millimetres; or
 - (b) a coniferous tree has a minimum height of 4.0 metres.

Contextual Single Detached Dwelling**347 (1) A Contextual Single Detached Dwelling:**

3P2010

- (a) must have:
 - (i) a portion of the front façade, with an area less than or equal to 50% of the area of all front façades, recessed or projecting forward from the remaining façade that has a minimum dimension of:
 - (A) 2.0 metres in width
 - (B) 0.6 metres in depth; and
 - (C) 2.4 metres in height; or
 - (ii) a **porch** projecting from the front façade with a minimum dimension of:
 - (A) 2.0 metres in width; and
 - (B) 1.2 metres in depth;
- (b) must not have vehicular access from the **lane** to an attached **private garage**;
- (c) must not have windows that are located beyond the rear façade of a **main residential building** on an adjoining **parcel** unless:
 - (i) the window is located below the second **storey**;
 - (ii) the window is located on the rear façade;
 - (iii) the glass in the window is entirely obscured; or
 - (iv) there is a minimum distance of 1.5 metres between the finished floor and the bottom of the window sill; and
- (d) must not have a roof slope less than 4:12 within 1.5 metres of the horizontal plane forming the maximum **building height**; and
 27P2011, 45P2015
- (e) must not be located on a **parcel** where the difference between the **average building reference points** is greater than 2.4 metres.
 27P2011, 45P2015
- (f) **deleted**
45P2015

15P2016

(2) Unless otherwise referenced in this Part, a **Contextual Single Detached Dwelling**:

- (a) may have a **balcony** located on a side façade:
 - (i) where it forms part of the front façade and is not recessed back more than 4.5 metres from the front façade; or
 - (ii) where it is on the **street** side of a **corner parcel**;
- (b) may have a **balcony** located on a rear façade where:
 - (i) it does not form part of the side façade unless the side façade is on the **street** side of a **corner parcel**;
 - (ii) a **privacy wall** is provided where the **balcony** is facing a **side property line** shared with a **parcel**; and
 - (iii) the **privacy wall** is a minimum of 2.0 metres in height and a maximum of 3.0 metres in height; and
- (c) must not have a **balcony** with a height greater than 6.0 metres, when measured vertically at any point from **grade** to the platform of the **balcony**.

27P2011

(3) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** less than or equal to 10.0 metres the maximum **building depth** is the greater of:

- (a) 65.0 per cent of the **parcel depth**; or
- (b) the **contextual building depth average**.

(4) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** greater than 10 metres the maximum **building depth** is the **contextual building depth average**.

(5) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** greater than 10.0 metres, the maximum area of a horizontal cross section through each **storey** above the first **storey** must not exceed the **building coverage**.

27P2011

(6) Where a **private garage** is attached to a **Contextual Single Detached Dwelling**, the maximum **building coverage** is the maximum **parcel coverage** which must be reduced by 21.0 square metres for each required **motor vehicle parking stall**.

Contextual Semi-detached Dwelling**347.1 (1) A Contextual Semi-detached Dwelling:**

27P2011

- (a) must have:
 - (i) the principal front façade of one **unit** staggered a minimum of 0.6 metres behind the principal front façade of the other **unit**; and
 - (ii) the principal rear façade of one **unit** staggered a minimum of 0.6 metres behind the principal rear façade of the other **unit**;

- (b) must have façade articulation for each **unit**, by including:

- (i) a portion of the front façade, with an area less than or equal to 50% of the area of all front façades of each **unit**, recessed or projecting forward from the remainder of the front façade of that **unit**, with the projecting or recessed portion having a minimum dimension of:

45P2015

- (A) 2.0 metres in width;
- (B) 0.6 metres in depth; and
- (C) 2.4 metres in height; or

- (ii) a **porch** that projects from the front façade a minimum dimension of:

- (A) 2.0 metres in width; and
- (B) 1.2 metres in depth;

- (c) located on a **corner parcel** must have an exterior entrance which is visible from the **street** side of the **corner parcel**;

- (d) must not have vehicular access from the lane to an attached **private garage**;

- (e) must not have windows that are located beyond the rear façade of a **contextual adjacent building** on an adjoining **parcel** unless:

9P2012, 44P2013

- (i) the window is located below the second **storey**;
- (ii) the window is located on the rear façade;
- (iii) the glass in the window is entirely obscured; or
- (iv) there is a minimum distance of 1.5 metres between the finished floor and the bottom of the window sill; and

- (f) must not have a roof slope less than 4:12 within 1.5 metres of the horizontal plane forming the maximum **building height**;

- (g) must not be located on a **parcel** where the difference between the **average building reference points** is greater than 2.4 metres; and

45P2015

- 45P2015,
76P2019
- (h) must not have an exterior entrance from **grade** located on a side façade, unless the entrance provides access to a **Secondary Suite** or is located on the **street** side of a **corner parcel**.
- 45P2015
- (i) *deleted*
- 15P2016
- (2) Unless otherwise referenced in this Part, a **Contextual Semi-detached Dwelling**:
- (a) may have a **balcony** located on a side façade where:
- (i) it forms part of the front façade and is not recessed back more than 4.5 metres from the front façade; or
- (ii) it is on the **street** side of a **corner parcel**;
- (b) may have a **balcony** located on a rear façade where:
- (i) it does not form part of the side façade unless the side façade is on the **street** side of a **corner parcel**;
- 9P2012
- (ii) a **privacy wall** is provided where the **balcony** is facing a **side property line** shared with a **contextual adjacent building**; and
- (iii) the **privacy wall** is a minimum of 2.0 metres in height and a maximum of 3.0 metres in height; and
- (c) must not have a **balcony** with a height greater than 6.0 metres, when measured vertically at any point from **grade** to the platform of the **balcony**.
- (3) The maximum **building depth** of a **Contextual Semi-detached Dwelling** is the greater of:
- (a) 60.0 per cent of the **parcel depth**; or
- (b) the **contextual building depth average**.
- (4) Where a **private garage** is attached to a **Contextual Semi-detached Dwelling**, the maximum **building coverage** is the maximum **parcel coverage** which must be reduced by 21.0 square metres for each required **motor vehicle parking stall**.
- 4P2017
- (5) A **Contextual Semi-detached Dwelling** must not be located on a **parcel** that contains more than one **main residential building**.

46P2019 **347.2** *deleted*

Permitted use Rowhouse Building

24P2014

347.3 (1) To be a *permitted use* in the R-CG District a **Rowhouse Building:**

15P2016

- (a) must have façade articulation for each **Dwelling Unit**, by including:
 - (i) a portion of a **street** facing façade of each **unit** recessed behind or projecting forward from the remainder of the **street** facing façade of that **unit**, with the projecting or recessed portion having a minimum dimension of:
 - (A) 2.0 metres in width;
 - (B) 0.3 metres in depth; and
 - (C) 2.4 metres in height; or
 - (ii) a **porch** that projects from a **street** facing façade a minimum dimension of:
 - (A) 2.0 metres in width; and
 - (B) 1.2 metres in depth;
- (b) must have the main floor located above **grade** adjacent to the **building** to a maximum of 1.20 metres above **grade** for **street** facing façades;
- (c) located on a **corner parcel** must have an exterior entrance which is visible from each **street** side of the **corner parcel**;
- (d) must not have an attached **private garage**;
- (e) must have a **motor vehicle parking stall** or **private garage** for each **Dwelling Unit** with direct, individual access to a **lane**;
- (f) must not have windows on an exposed side façade of a **unit** that are located beyond the rear façade of a **contextually adjacent building** on an adjoining **parcel** unless:
 - (i) the window is located below the second **storey**;
 - (ii) the glass in the window is entirely obscured;
 - (iii) there is a minimum distance of 1.5 metres between the finished floor and the bottom of the window sill; or
 - (iv) the façade that contains the window is setback a minimum of 4.2 metres from the **side property line**; and
- (g) must not be located on a **parcel** where the difference between the **average building reference points** is greater than 2.4 metres.

- 15P2016 (2) *deleted*
- 4P2017 (3) Unless otherwise referenced in subsection (4) the maximum **building depth** of a **Rowhouse Building** that is a **permitted use** in the R-CG District is the greater of:
- (a) 60.0 per cent of the **parcel depth**; or
 - (b) the **contextual building depth average**.
- 4P2017 (4) There is no maximum **building depth** for a **Rowhouse Building** located on a **corner parcel** in the R-CG District.
- 4P2017 (5) To be a **permitted use** in the R-CG District a **Rowhouse Building** must not be located on a **parcel** that contains more than one **main residential building**.

Visibility Setback

- 348 Within a **corner visibility triangle**, **buildings**, **fences**, finished **grade** of a **parcel** and vegetation must not exceed the lowest elevation of the **street** by more than 0.75 metres above lowest elevation of the **street**.

Roof Equipment Projection

- 349 (1) There is no vertical projection limit from the surface of a roof on a **building** for antennae, chimneys and wind powered attic ventilation devices.
- 68P2008 (2) Mechanical equipment may project a maximum of 0.3 metres from the surface of a roof on a **building**.

Private Maintenance Easements

- 350** A private maintenance easement, provided pursuant to this Bylaw, must require the easement area be kept free of all **buildings**, structures and objects that would prevent or restrict the easement being used for the purpose of **building** maintenance.

Secondary Suite

12P2010, 24P2014

- 351 (1)** For a **Secondary Suite** the minimum **building setback** from a **property line**, must be equal to or greater than the minimum **building setback** from a **property line** for the **main residential building**.
- (2)** Except as otherwise stated in subsections (2.1) and (3), the maximum floor area of a **Secondary Suite**, excluding any area covered by stairways and **landings**, is 100.0 square metres: 23P2016
- (a) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-1, R-1s and R-1N Districts; or 24P2018
 - (b) when located on a **parcel** with a **parcel width** less than 13.0 metres
- (2.1)** There is no maximum floor area for a **Secondary Suite** wholly located in a **basement**. Internal landings and stairways providing access to the **basement** may be located above **grade**. 23P2016, 4P2017
- (3)** The maximum floor area of a **Secondary Suite** may be relaxed by the **Development Authority** to a maximum of 10.0 per cent.
- (4)** A **Secondary Suite** must have a **private amenity space** that:
- (a) is located outdoors; and 16P2018
 - (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres. 16P2018
 - (c) *deleted* 16P2018

351.1 *deleted*

12P2012, 24P2014

Backyard Suite

12P2012, 24P2014

- 352 (1)** For a **Backyard Suite**, the minimum **building setback** from a **rear property line** is:
- (a) 1.5 metres for any portion of the **building** used as a **Backyard Suite**; and
 - (b) 0.6 metres for any portion of the **building** used as a **private garage**.
- (2)** Unless otherwise specified in the district, for a **Backyard Suite**, the minimum **building setback** from a **side property line** is 1.2 metres for any portion of the **building** used as a **Backyard Suite**.

- 10P2019 (3) Unless otherwise referenced in subsections (3.1) and (3.2), a minimum separation of 5.0 metres is required between the closest façade of the **main residential building** to the closest façade of a **Backyard Suite**.
- 10P2019 (3.1) The minimum façade separation in subsection (3) may be reduced to 1.5 metres where **amenity space** is provided at **grade** that:
- (a) is adjacent to the **main residential building** and the **Backyard Suite**; and
 - (b) has no dimension less than 5.0 metres.
- 10P2019 (3.2) (a) Where portions of a **Backyard Suite** meet the requirements of subsection (b) these portions may project:
- (i) into a **setback area** from a **property line** shared with a **street** or a **lane** to a minimum **building setback** of 0.6 metres from the shared **property line**; and
 - (ii) 0.6 metres into the minimum separation area required in subsection (3) or the **amenity space** required in subsection (3.1);
- (b) Projections described in subsection (a) must:
- (i) not exceed 40.0 per cent of the length of the façade on each **storey** for the total combined length of all projections;
 - (ii) each contain a window; and
 - (iii) each have a maximum length of 3.1 metres
- 10P2019 (4) Unless otherwise referenced in subsection (4.1), the maximum **building height** for a **Backyard Suite** is 7.5 metres.
- 10P2019 (4.1) The maximum **building height** for a **Backyard Suite** is:
- (a) 5.0 metres measured from **grade** at a **side property line** shared with a **parcel** designated with a **low density residential district**;
 - (b) 3.0 metres measured from **grade** at a **rear property line** shared with a **parcel** designated with a **low density residential district**; and
 - (c) increases at a 45 degree angle to a maximum of 7.5 metres at a proportional distance from the shared **property line**.
- 10P2019 (5) The maximum floor area of a **Backyard Suite**, excluding any area covered by stairways and internal landings not exceeding 2.5 square metres, is 75.0 square metres.

- (6) The maximum floor area of a **Backyard Suite** may be relaxed by the **Development Authority** to a maximum of 10.0 per cent.
- (7) A **Backyard Suite** must have a **private amenity space** that:
- (a) is located outdoors; and 16P2018
 - (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres. 16P2018
 - (c) *deleted* 16P2018
- (8) A **Backyard Suite** may include a **balcony** where the **balcony**:
- (a) projects from a façade that faces a **property line** shared with a **lane** or a **street**; or 10P2019
 - (b) includes a **privacy wall** that **screens** the **balcony** from a **property line** shared with a **parcel** designated with **low density residential district** where:
 - (i) the **balcony** is setback less than 4.0 metres from the shared **property line**; and
 - (ii) the **privacy wall** is a minimum of 2.0 metres in height and a maximum of 3.0 metres in height.
- (9) A **balcony** attached to a **Backyard Suite** may project into a required **setback area** from a **property line** shared with a **street** or a **lane** to a minimum setback of 0.6 metres from the **property line**. 10P2019

Secondary Suite – Outdoor Private Amenity Space

12P2010, 24P2014

353 *deleted*

Accessory Suite – Density

12P2010, 24P2014

- 354 (1) Unless otherwise referenced in subsection (4), there must not be more than one **Backyard Suite** located on a parcel. 4P2017, 62P2018
- (1.1) There must not be more than one **Secondary Suite** contained within a **Dwelling Unit**. 62P2018
- (2) Unless otherwise referenced in subsection (4), a **Secondary Suite** and a **Backyard Suite** must not be located on the same **parcel**. 4P2017
- (3) A **Secondary Suite** or a **Backyard Suite** must not be separated from the main residential use on a **parcel** by the registration of a condominium or subdivision plan. 23P2016
- (4) In the R-CG District, one **Backyard Suite** or one **Secondary Suite** may be located on a **bare land unit** containing a **Dwelling Unit**. 4P2017

Secondary Suite – Entry and Stairways

355 *deleted*

12P2010

Secondary Suite – Building Height

12P2010, 24P2014 **356** *deleted*

Parcels Deemed Conforming

9P2012 **357** Where a *parcel* is legally existing or approved prior to the effective date of this Bylaw and the *parcel width*, *parcel depth* or the area of the *parcel* is less than the minimum required in a district the *parcel* is deemed to conform to the minimum requirement of this Bylaw provided that the *use* of the *parcel* is not being intensified.

Dwellings Deemed Conforming

- 5P2013 **358** (1) *Decks* greater than 1.5 metres in height, *landings*, *retaining walls* and window wells that are legally existing or approved prior to the effective date of this Bylaw are deemed to conform with the requirements of this Bylaw.
- 27P2011 (2) When a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling** has been constructed in accordance with this Bylaw, and is located in a **Developed Area**, the maximum *building height*, minimum *building setback* from a *front property line* and maximum *building depth* determined at the time of the *development* are the requirements until further *development* occurs on the *parcel*.
- 53P2008 (3) The *building setback* from the *front property line* for a **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling** in the **Developed Area** is deemed to conform with the requirements of this Bylaw if:
- (a) the **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling** was legally existing or approved prior to the effective date of this Bylaw;
 - (b) the *building setback* from the *front property line* is:
 - (i) a minimum of 6.0 metres for the R-C1L or R-C1Ls districts; or
 - (ii) a minimum of 3.0 metres for any other **residential district**; and
 - (c) the **main residential building**:
 - (i) has not been added to after the effective date of this Bylaw; or
 - (ii) has been added to after the effective date of this Bylaw and the addition complies with the requirements specified in this Bylaw for a *building setback* from the *front property line*.
- 67P2008 (4) The *building height* for a **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling** in the **Developed Area** is deemed to conform with the requirements of this Bylaw providing:
- 67P2008, 46P2008

- (a) the **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling** was legally existing or approved prior to the effective date of this Bylaw; and
 - (b) all subsequent additions and alterations conformed to the rules of this Bylaw.
- (5) A relaxation or variance of one or more rules applicable to an **Accessory Residential Building, Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling** granted by a **development permit** under a previous Land Use Bylaw is deemed to continue to be valid under this Bylaw.

46P2008

Personal Sales

- 359 **Personal sales** may be conducted on a **parcel** a total of eight days in any calendar year.

Building Height

- 360 (1) Unless otherwise referenced in (5), the **building height** of a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and Single Detached Dwelling**, must not exceed a height plane described in this section.
- (2) When the difference between the **average building reference point** at the front corners of the **parcel** and those at the rear of the **parcel** is greater than or equal to 1.0 metres, the **building height** must not be greater than a height plane that:
- (a) begins at the highest **average building reference point**;
 - (b) extends vertically to the maximum **building height** plus 1.0 metre;
 - (c) extends horizontally towards the opposite end of the **parcel** to a point that is 5.5 metres closer than the point on the foundation which is furthest from the highest **average building reference point**; and
 - (d) extends downward at a 4:12 slope.
- (3) When the difference between the **average building reference points** at the front corners of the **parcel** and those at the rear of the **parcel** is less than 1.0 metres, the **building height** must not be greater than the height plane that:
- (a) begins at the highest **average building reference point**;
 - (b) extends vertically to the maximum **building height** plus 1.0 metre; and
 - (c) extends horizontally towards the opposite end of the **parcel**.

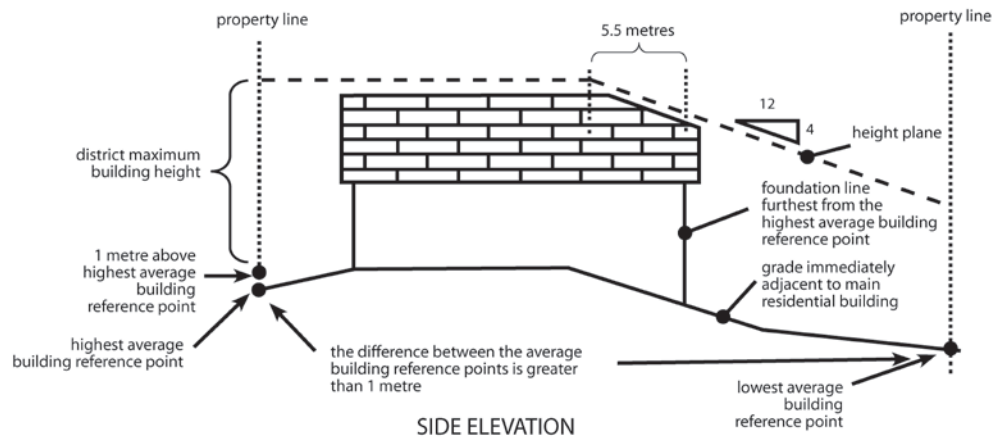
3P2010

9P2012

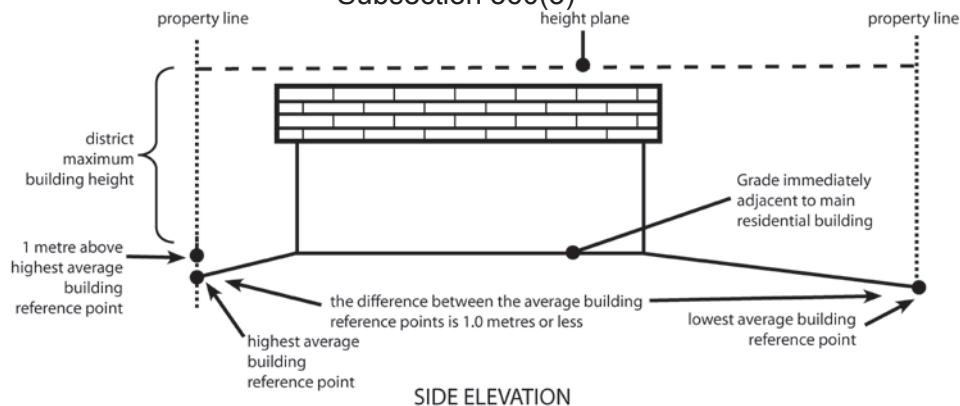
3P2010

- (4) The following diagrams illustrate the rules of subsections (2) and (3).

Illustration 1:
Building Height
Subsection 360(2)



Subsection 360(3)



3P2010

- (5) The **building height** for an addition to a **main residential building** is measured from **grade** at any point adjacent to the addition when the addition is less than or equal to:
- 7.5 metres in height from **grade** where the existing **building** has a **walkout basement**; and
 - 6.0 metres in height from **grade** where the existing **building** does not have a **walkout basement**.

3P2012, 24P2014
45P2015

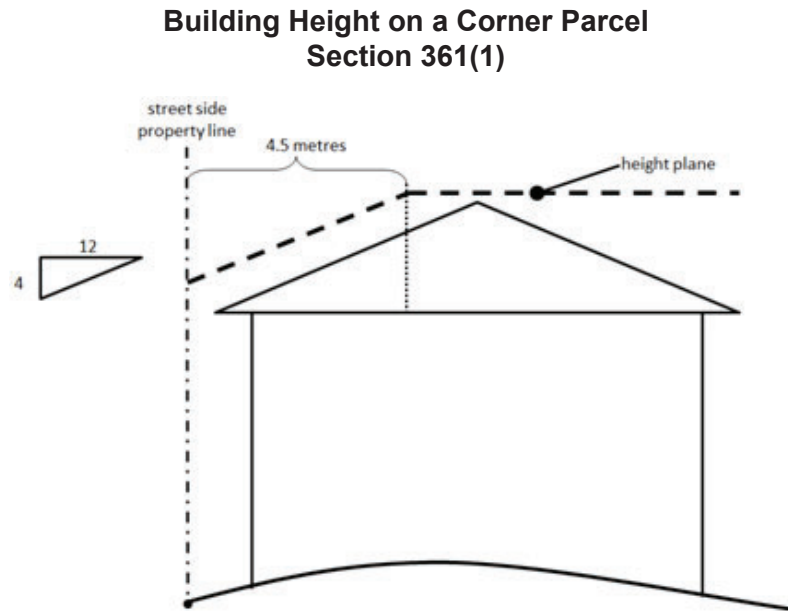
Building Height on a Corner Parcel

- 361 (1) In addition to the rules of sections 360 (2) and (3), for a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and Single Detached Dwelling** located on a **corner parcel**, the **building height** must not be greater than a height plane that intersects the horizontal portion of

the height plane described in section 360 at a point that is 4.5 metres from the **street side property line**, and extends downward toward the **street side property line** at a 4:12 slope.

- (2) The following diagram illustrates the rules of subsection 361(1)
Illustration 2:

45P2015



362 *deleted*

3P2010

Approved Building Grade Plans

- 363** All **building reference points** must be in accordance with a **building** grade plan.

47P2008, 46P2009,
9P2012

Gated Access

- 364** A gate must not be located across a **private condominium roadway**.

Exempt Additions

- 365** In order for the exemption in section 25(2)(a) to apply to an exterior alteration or addition to an existing **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling**:

32P2012

- (a) the existing **building** must:
 - (i) conform to the rules of this Bylaw; and
 - (ii) be legally existing or approved prior to the effective date of this Bylaw;
- (b) the addition may be a maximum of:
 - (i) 40.0 square metres in floor area for any portion at a height less than or equal to:

- (A) 7.5 metres measured from **grade** where the existing **building** has a **walkout basement**; or
- (B) 6.0 metres measured from **grade** where the existing **building** does not have a **walkout basement**; and
- (ii) 10.0 square metres in floor area for any portion not exceeding the highest point of the existing roof;
- (b.1) The additions allowed in Section 365(b)(i) and (ii) must not be located on the same storey.
- (c) the addition or exterior alteration may:
 - (i) reduce the existing **building setback** from a **front property line** a maximum of 1.5 metres, or 1.8 metres for a **porch**, provided the **building** will comply with the minimum setback from a **front property line** specified in the district; and
 - (ii) reduce the existing **building setback** from **rear property line** a maximum of 4.6 metres provided the **building** will comply with the minimum **setback** from a **rear property line** specified in the district; and
- (d) the addition or exterior alteration must meet the rules:
 - (i) of section 347(1)(c) where there is a new window opening being created or where an existing window is being moved or enlarged; and
 - (ii) of section 347(2) where a new **balcony** is being constructed or an existing **balcony** is being altered.

61P2018

3P2010

15P2016

Cottage Housing Cluster

- 365.1 (1)** Unless otherwise referenced in subsection (2), the minimum separation distance between **cottage buildings** is 3.0 metres.
- (2)** When a **common amenity space – outdoors** is located between two **cottage buildings**, the minimum separation distance between those **buildings** is 6.0 metres.
- (3)** Within each **Cottage Housing Cluster** the maximum number of **Dwelling Units** is 25.
- (4)** Each **cottage building** must be **adjacent** to the common open space.
- (5)** The maximum **gross floor area** of any individual **storey** of a **Dwelling Unit** in a **cottage building** is 100.0 square metres.
- (6)** The maximum **gross floor area** of a **Dwelling Unit** in a **cottage building** is 150.0 square metres.
- (7)** Each **Dwelling Unit** in a **cottage building** must have a **private amenity space** that:

- (a) is provided outdoors; and
 - (b) has a minimum area of 12.0 square metres with no dimension less than 1.5 metres.
- (8) For **Dwelling Units** in a **cottage building** that are located on the floor closest to **grade**, a **private amenity space** must be provided in the form of a **patio**, **porch** or **deck**.
- (9) For **Dwelling Units** in a **cottage building** that are located entirely above a **private garage**, a **private amenity space** must be provided in the form of a **patio**, **deck** or **balcony**.
- (10) Common **outdoor amenity space** required for each **Cottage Housing Cluster** must be provided at **grade**, and
 - (a) have a minimum area of 15.0 square metres per **Dwelling Unit**;
 - (b) have no dimension less than 6.0 metres;
 - (c) must be centrally located in a single contiguous area;
 - (d) have either a **soft surfaced landscaped area** or **hard surfaced landscaped area**;
 - (e) must include a sidewalk to the **street**;
 - (f) must not be used for vehicular access; and
 - (g) must not be located in any **setback area**.
- (11) **Private amenity space** is not to be included in the calculation to determine the required common amenity space in subsection (10).
- (12) Unless otherwise referenced in subsection (13), for a **parcel** containing a **Cottage Housing Cluster** the provisions referenced in sections 334, 335, 336, 337 and 338 do not apply.
- (13) Eaves on a **cottage building** may project a maximum of 0.6 metres into any **setback area**.
- (14) One **Accessory Residential Building** less than 10.0 square metres, not including a **private garage**, may be provided for each **cottage building**.
- (15) For a **parcel** containing a **Cottage Housing Cluster** garbage and waste material must be stored either:
 - (a) inside a **building**; or
 - (b) in a garbage container enclosure approved by the **Development Authority** that:
 - (i) must not be located in an **actual front setback area**;
 - (ii) must not be located in an actual **side setback area** on the public **street** side of a **corner parcel**; and

- (iii) unless specified in subsection (16) must not be located in any **setback area**.
- (16) A garbage container enclosure on a **parcel** containing a **Cottage Housing Cluster** may be located in a **setback area** provided that:
 - (a) the wall of the enclosure is constructed of maintenance free materials; and
 - (b) there is no overhang of eaves onto an **adjacent parcel** or **lane**.
- (17) Recycling facilities must be provided for a **Cottage Housing Cluster**.
- (18) **Motor vehicle parking stalls** in a **Cottage Housing Cluster** must not be located between the **common amenity space** and a **cottage building**.
- (19) Unless otherwise referenced in subsection (20) access to **motor vehicle parking stalls** and **private garages** in a **Cottage Housing Cluster** must be from a **lane**.
- (20) For a **Cottage Housing Cluster** located on a **laneless parcel** access from a **street** to **motor vehicle parking stalls** and **private garages** may be provided via a single shared driveway.

Division 12: Residential – Low Density Mixed Housing(R-G) (R-Gm) District

15P2016

Purpose

- 547 (1)** The Residential – Low Density Mixed Housing District:
- (a) is intended to apply to low density neighbourhoods in master planned communities in suburban greenfield locations in the ***Developing Area***;
 - (b) accommodates a wide range of low density residential ***development*** in the form of **Cottage Housing Clusters, Duplex Dwellings, Rowhouse Buildings, Semi-detached Dwellings** and **Single Detached Dwellings** to allow for the mixing of different housing forms and to encourage housing diversity and intensification of a neighbourhood over time;
 - (c) includes ***carriage house lots*** to facilitate alternative housing forms on ***laned parcels***; and
 - (d) accommodates **Secondary Suites** and **Backyard Suites**.
- (2) *Parcels*** designated R-Gm:
- (a) accommodate low density attached dwelling ***developments*** in the form of **Rowhouse Buildings, Semi-detached Dwellings, Duplex Dwellings** and **Cottage Housing Clusters** in locations within master planned communities where attached residential forms are promoted;
 - (b) are not intended to accommodate **Single Detached Dwellings** except where subdivision results in remnant single lots, where ***carriage house lots*** are added or where **Single Detached Dwellings** are planned comprehensively with a majority of attached dwelling forms.

Permitted Uses

547.1 The following ***uses*** are ***permitted uses*** in the Residential –Low Density Mixed Housing District:

- (a) **Accessory Residential Building;**
- (b) **Backyard Suite;**
- (c) **Duplex Dwelling;**
- (d) **Home Based Child Care – Class 1;**
- (e) **Home Occupation – Class 1;**
- (f) **Park;**
- (g) **Protective and Emergency Service;**

- (h) **Rowhouse Building;**
- (i) **Secondary Suite;**
- (j) **Semi-detached Dwelling;**
- (k) **Sign – Class A;**
- (l) **Single Detached Dwelling; and**
- (m) **Utilities.**

Discretionary Uses

547.2 The following *uses* are **discretionary uses** in the Residential – Low Density Mixed Housing District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Bed and Breakfast;**
- (d) **Community Entrance Feature;**
- (e) **Cottage Housing Cluster;**
- (f) **Custodial Care;**
- (g) **Home Based Child Care – Class 2;**
- (h) **Home Occupation – Class 2;**
- (i) **Place of Worship – Small;**
- (j) **Power Generation Facility – Small;**
- (k) **Residential Care;**
- (l) **Sign – Class B;**
- (m) **Sign – Class C;**
- (n) **Sign – Class E;**
- (o) **Temporary Residential Sales Centre; and**
- (p) **Utility Building.**

Permitted and Discretionary Uses for Parcels Designated R-Gm

547.3 (1) *Parcels* designated R-Gm have the same **permitted uses** referenced in section 547.1 with the exception of:

- (a) **Single Detached Dwelling.**

(2) *Parcels* designated R-Gm have the same **discretionary uses** referenced in section 547.2 with the additional **discretionary use** of:

- (a) **Single Detached Dwelling.**

Rules

547.4 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Number of Main Residential Buildings on a Parcel

- 547.5** (1) Unless otherwise referenced in subsection (2) the maximum number of **main residential buildings** on a **parcel** is one.
- (2) Subsection (1) does not apply to a **Cottage Housing Cluster**.

Parcel Width

- 547.6** (1) Unless otherwise referenced in subsections (2) and (3) the minimum **parcel width** is 6.0 metres per **Dwelling Unit**.
- (2) The minimum **parcel width** is 5.0 metres per **Dwelling Unit** for a **laned parcel** containing a **Duplex Dwelling** or a **Rowhouse Building**.
- (3) There is no minimum **parcel width** for a **Cottage Housing Cluster** or a **carriage house lot**.

Parcel Area

- 547.7** (1) Except as otherwise referenced in subsections (2) and (3), the minimum area of a **parcel** is 150.0 square metres per **Dwelling Unit**.
- (2) The area of a **carriage house lot** is:
- (a) a minimum 120.0 square meters per **Dwelling Unit**; and
 - (b) a maximum of 250.0 square metres per **Dwelling Unit**.
- (3) The minimum area of a **parcel** for a **Cottage Housing Cluster** is 90.0 square metres per **Dwelling Unit**.

Parcel Coverage

- 547.8** (1) Unless otherwise referenced in subsections (2) and (3), the maximum **parcel coverage** is 60.0 per cent of the area of the **parcel**.
- (2) Unless otherwise referenced in subsection (3), the maximum **parcel coverage** for a **laned parcel** is 70.0 per cent of the area of the **parcel**.
- (3) The maximum **parcel coverage** referenced in subsections (1) and (2), must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.

Building Setback Areas

547.9 The minimum depth of all **setback areas** must be equal to the minimum **building setbacks** required in sections 547.10, 547.11 and 547.12.

Building Setback from Front Property Line

547.10 The minimum **building setback** from a **front property line** is 1.0 metres.

Building Setback from Side Property Line

- 547.11 (1)** Unless otherwise referenced in subsections (4), (5) and (6), for a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.
- (2)** Unless otherwise referenced in subsections (3), (4), (5) and (6), for a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a)** 1.2 metres; or
 - (b)** 3.0 metres on one side of the **parcel**, when no provision has been made for a **private garage** on the front or side of a **building**.
- (3)** The **building setback** required in subsection 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the adjacent **parcel** register, against both titles, an exclusive private access easement:
- (a)** where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
 - (b)** provides unrestricted vehicle access to the rear of the **parcel**.
- (4)** For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.0 metre.
- (5)** For a **parcel** containing a **Single Detached Dwelling** one **building setback** from a **side property line** may be reduced to zero metres where:
- (a)** the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a minimum 1.5 metre private maintenance easement that provides for:
 - (i)** a 0.30 metre eave encroachment easement with the requirement that the eaves must not be closer than 0.90 metres to the eaves on a **building** on an **adjacent parcel**; and
 - (ii)** a 0.60 metre footing encroachment easement; and
 - (b)** all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the parcel on which the **building** is located.

- (5.1) For a **parcel** containing a **Single Detached Dwelling** one **building setback** from a **side property line** may be reduced to 0.6 metres where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, private maintenance easements with a minimum combined width of 1.5 metres;
 - (b) eaves are setback a minimum of 0.45 metres from any **property line**; and
 - (c) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.
- (6) For a **Backyard Suite, Rowhouse Building** or **Semi-detached Dwelling** there is no requirement for a **building setback** from the **property line** on which a party wall is located that separates two or more **Dwelling Units** or **Backyard Suites**.

Building Setback from Rear Property Line

- 547.12 (1) Unless otherwise referenced in subsections (2), (3) or (4) the minimum **building setback** from a **rear property line** is 7.5 metres.
- (2) On a **laneless parcel** the minimum **building setback** from a **rear property line** is 5.0 metres where all the required **motor vehicle parking stalls** are provided in a **private garage**.
 - (3) The minimum **building setback** from a **rear property line** shared with a **carriage house lot** is 1.2 metres where all the required **motor vehicle parking stalls** are provided in a **private garage**.
 - (4) On a **laned parcel** the minimum **building setback** from a **rear property line** shared with a **lane** is 0.6 metres where all the required **motor vehicle parking stalls**:
 - (a) are provided in a **private garage**; and
 - (b) have direct, individual access to the **lane**.
 - (5) For a **development** subject to subsection (4) the provisions referenced in section 338 regarding projections into the **rear setback area** do not apply.
 - (6) For a **development** subject to subsection (4) eaves may project 0.3 metres into the **rear setback area**.

Building Height

- 547.13 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 12.0 metres.
- (2) The maximum height of a **Backyard Suite** on a **laned parcel** is 10.0 metres.

Outdoor Private Amenity Space

547.14 (1) Unless otherwise referenced in subsection (2) or (3), for a **Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling** or a **Single Detached Dwelling**, each *unit* must have direct access to **private amenity space** that:

- (a) is provided outdoors;
- (b) is not used for vehicle access or as a **motor vehicle parking stall**;
- (c) is not located in the **building setback** area between the front **property line** and a line parallel to the **front property line** measured at the closest **building setback** from the **front property line**;
- (d) has a minimum total area of 22.0 square metres; and
- (e) has no dimension of less than 3.0 metres.

(2) Unless otherwise referenced in subsection (3), for a **Duplex Dwelling, Rowhouse Building** or a **Semi-detached Dwelling** located on **parcel** designated R-Gm, each *unit* must have direct access to **private amenity space** that:

- (a) is provided outdoors;
- (b) is not used for vehicle access or as a **motor vehicle parking stall**;
- (c) is not located in the **building setback** area between the **front property line** and a line parallel to the **front property line** measured at the closest **building setback** from the front **property line**;
- (d) has a minimum total area of 15.0 square metres; and
- (e) has no dimension of less than 2.0 metres.

(3) For a **Semi-detached Dwelling** or a **Single Detached Dwelling** located on **carriage house lot**, each *unit* must have direct access to **private amenity space** that:

- (a) is provided outdoors;
- (b) is not used for vehicle access or as a **motor vehicle parking stall**;
- (c) has a minimum total area of 15.0 square metres; and
- (d) has no dimension of less than 2.0 metres.

Balconies

547.15 The rules of subsections 340(1) and 340(2) regarding **balcony size** do not apply to a **balcony** located entirely on the roof of the first or second **storey** of the **main residential building** or a **private garage** attached to the **main residential building**.

Driveways

547.16 In addition to the rules regarding driveways in section 341 the combined width of all driveways accessing a **street** must not be wider than the **parcel width** less 3.0 metres.

APPENDIX C APPROVED TREES AND SHRUBS

APPROVED TREES AND SHRUBS

Coniferous Trees

Botanical Name

- Picea Pungens
- Picea Pungens

Common Name

- Green Spruce
- Blue Spruce

Coniferous Shrubs

Botanical Name

- Juniperus communis
- Juniperus horizontalis
- Juniperus sabina
- Juniperus scopulorum
- Pinus mugo pumilo

Common Name

- Common Juniper
- Creeping Juniper
- Savin Juniper
- Rocky Mountain Juniper
- Dwarf Mugo Pine

Deciduous Trees

Botanical Name

- Fraxinus pennsylvanica
- Malus 'spring snow'
- Populus tremula 'Erecta'
- Prunus virginiana
- Sorbus aucuparia
- Sorbus scopulina
- Syringea reticulata
- Ulmus americana

Common Name

- Green Ash
- Snowflake Crabapple
- Swedish Columnar Aspen
- Shubert Chokecherry
- European Mountain Ash
- Western Mountain Ash
- Japanese Tree Lilac
- Brandon Elm



Deciduous Shrubs

Botanical Name

- Amelachier alnifolia
- Cornus stolonifera
- Potentilla fruticosa
- Ribes aureum
- Rosa acicularis
- Rosa woodsii

Common Name

- Saskatoon
- Red Osier Dogwood
- Shrubby Cinquefoil
- Golden Currant
- Prickly Rose
- Common Wild Rose

APPENDIX D LANDSCAPING PROCEDURE





IBI GROUP
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Memorandum

To/Attention	Encore West Grove Estates Builder Group and HOA	Date	April 27, 2020
From	IBI Group Landscape Coordinators	Project No	118998
cc	Bri-mor Developments, IBI Group		
Subject	Minimum Landscaping Requirements in Encore West Grove Estates		

The General Landscaping requirements for Encore West Grove Estates are addressed in section 7.0 of the Architectural Guidelines, which may be viewed on www.archcontrol.com. As part of the overall Architectural Guidelines, please note the following landscape design items that need to be addressed on each individual lot.

Individual Lot Requirements

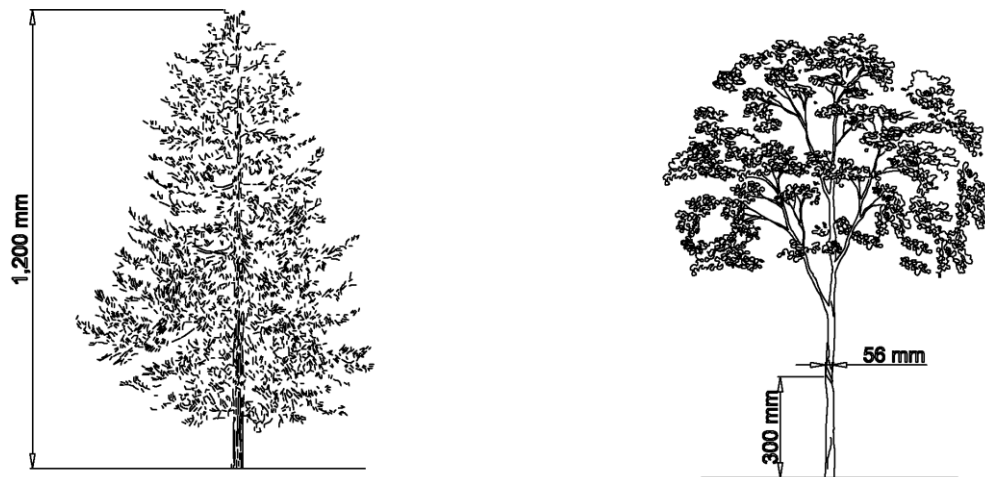
- Sod must be included within all front and rear yards.
- If more than 50% of the front yard is proposed to be rock, gravel, mulch or any combination of such, a detailed landscape plan must be submitted and approved by the Architectural Coordinator.
- No amount of artificial turf will be permitted in the front yard area. Artificial turf may be considered in the rear yards only.
- All planting beds must be finished with mulch or high quality gravel; bare soil beds are not permitted.

Encore West Grove Estates Landscape Requirements – April 27, 2020

All new trees installed are suggested to meet the following requirements:

56mm minimum caliper width for deciduous trees, measured at 300mm up from the ground base of tree

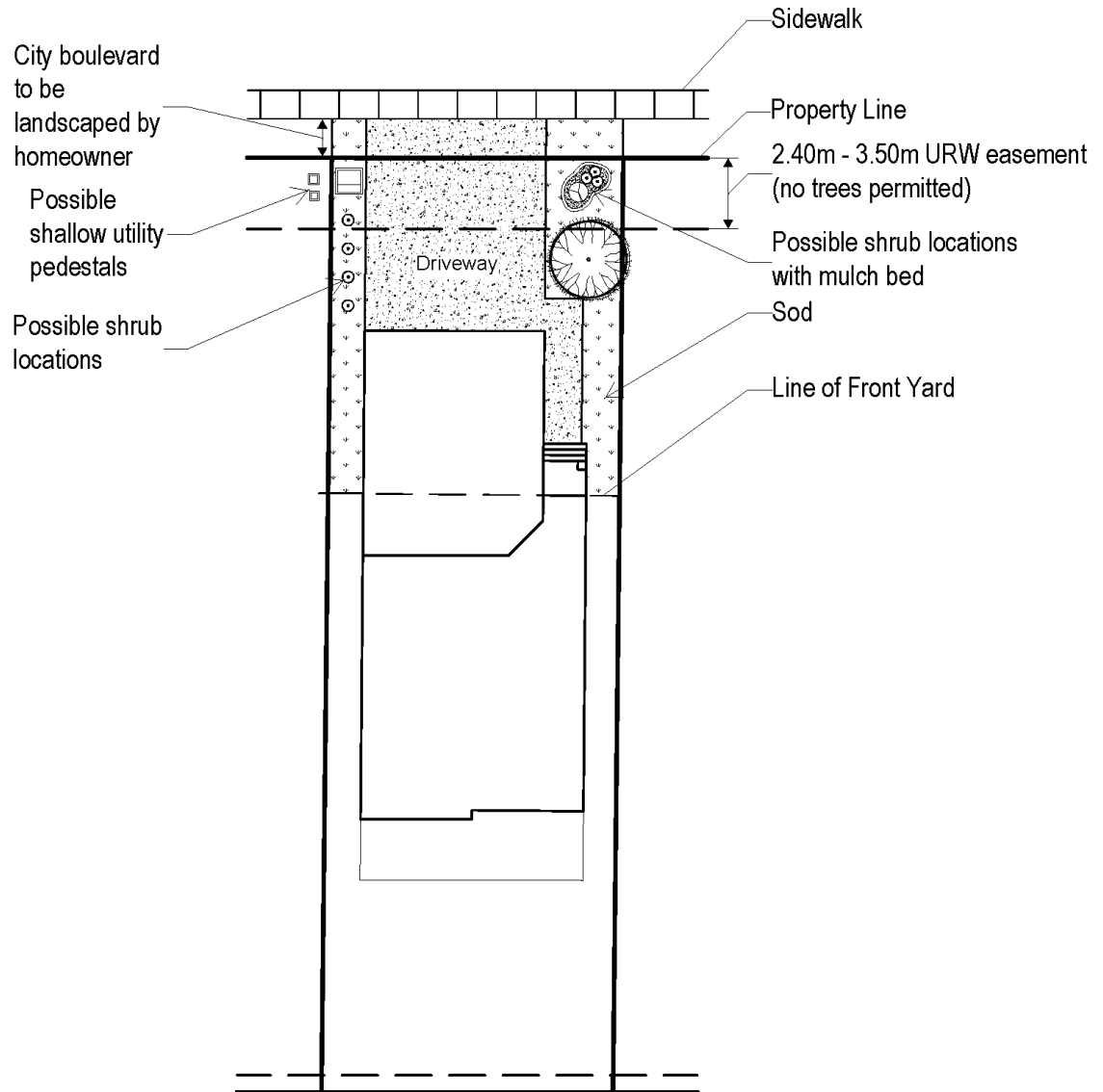
1.2m minimum height for coniferous trees, measured from base of tree to tip of crown



- Lot owners are to ensure that trees are not installed within a Utility Right of Way
- Ensure that planting is within the property lines and does encroach into the City of Calgary boulevard.
- Tree planting will not be permitted within Overland Drainage Right of Ways.
- Perennial flowers or grasses do not count as shrubs.
- Below is an example layout plan of a typical rectangular lot for conceptual purposes only.

One must contact Alberta One-Call before any digging is done for tree planting. Please see the attached City of Calgary bulletin, or visit <http://www.calgary.ca/CS/IIS/Pages/Utility-Alignment-Permits/Underground-utilities-on-residential-properties.aspx>

Encore West Grove Estates Landscape Requirements – April 27, 2020



Please feel free to contact IBI Group if you have any questions, or require any further information.

Sincerely,
IBI Group
 Landscape Coordinators

APPENDIX E

APPROVED SIDING COLOURS

APPROVED SIDING COLOURS

James Hardie Siding

- Arctic White
- Light Mist
- Pearl Gray
- Cobblestone
- Navajo Beige
- Monterey Taupe
- Khaki Brown
- Timberbark
- Countrylane Red
- Rich Espresso
- Gray Slate
- Night Gray
- Boothbay Blue
- Evening Blue
- Aged Pewter
- Iron Gray
- Deep Ocean
- Mountain Sage

Note: Additional Siding colors may be permitted at the discretion of the Architectural Coordinator and the Developer