



Dundee Developments

Architectural Design Guidelines

Urban Design Concept

Harbour Landing is one of Regina's most desirable communities based on its tremendous location and because it has been planned and designed with a strong emphasis on a high standard of neighbourhood living. The development goals address the way homes, streets, landscape and open space combine to create an attractive and memorable community character, or "sense of place". Harbour Landing is being built to have an identity and community character that residents will be truly proud of.

The following residential design standards are a key element in establishing the identity, livability and character of Harbour Landing. It is important to emphasize that the intentions of these guidelines are not to prescribe any particular architectural style or detail, but rather to lay out a framework that supports the physical quality and character of the community. Adherence to these guidelines will be an investment in lasting value. Home purchasers are encouraged to participate in the making of Harbour Landing as Regina's most desirable community.

The Neighbourhood and the Street

If these guidelines have a single essential message it is that the design of individual homes and yards and landscaping must always be considered within the context of adjacent properties and the street. Home purchasers, builders and designers are strongly encouraged to consider how their home and yard will achieve balance and good fit with its neighbouring properties.

Good street design establishes identity and a sense of place and makes us aware of our neighbours and strengthens the social fabric of our communities.

Tree Lined Streets

The tree lined streets of Regina's older neighbourhoods are beautiful; they give the street charm and character; they add shade and privacy; they enrich the air with oxygen. Walk the streets of Old Lakeview or the Crescents, the style of the homes is extremely varied yet the trees establish a strong and rich identity.

Home purchasers will be offered suggestions and ideas on the placement and species of front yard trees with the purpose of enhancing the streetscape..



Corner Design Standards

The homes on the corners of the streets are important because they are the visual starting point that helps establish the visual character and identity of the street. Corner lots can often be the most prestigious properties. The total house form and yard should have excellent character and visual appeal. The dwelling should have an outlook and visual connection to both primary and secondary street frontages. Privacy issues need to be well thought out. Garage doors should not be permitted to dominate the streetscape. Traffic safety view lines must be adhered to. Purchasers of corner lots will be encouraged to spend extra time with the Dundee design team to review and understand how some careful thought and creative ideas will be a good investment in lasting value.

Privacy

Privacy is one of the keys to a home owner's enjoyment of their property and their quality of life. House plans must be reviewed relative to its neighbours on all sides. For example, decks, balconies and windows should respect the visual privacy of neighbouring houses. High activity areas such as living rooms, family rooms, decks and patios should be located so that they are not adjacent to neighbouring bedrooms. The noise from air conditioning condensers must be well considered. Landscaping and fencing can be used to help secure privacy.

Neighbourhood Scale

Homes should respect the scale of the neighbourhood through building dimensions, shape and form, façade articulation, or architectural details that appear proportional and complementary to other homes in the neighbourhood.



This house appears to be out of scale because its form is too simple relative to its neighbour houses

A good streetscape is dependent on well thought out considerations of mass and shape of its houses. The apparent mass of a building is determined by the actual size of the building, and whether or not the building shapes and facades are simple or broken into more varied and interesting forms. Houses can appear to be massive or bulky, if the building shape and/or facade is too simple.

Second Storeys The second storey of a home profoundly affects the mass and form of the home.. Since a second-storey over a portion of a house will visually emphasize that area of the home, the placement of the second storey must be well considered.

Do this



Good balance and visually interesting

Not this



Out of balance

Not this



Very boxy and boring

Roof Shapes The mass of a roof and how it is articulated into different shapes contributes to the character of a house. The massing of the roof should be evaluated to determine how it will benefit the appearance of the house and be compatible with the neighbourhood.

Wall Articulation Changing the wall plane of the house creates visual interest and can have a positive affect on the apparent building mass. Longer flat walls generally appear more massive and less interesting. Architectural details can help break up long or tall walls and keep a house from appearing massive or boxy.

Garages

The design of the garage and its relationship to the main structure of the house can significantly affect the quality of the street. By making the front façade of the house more important than the garage a statement is made that this is a neighbourhood for people. The house front with its entry, windows and architectural detail will contribute to the visual interest and character of the street. When the garage is not allowed to dominate the street becomes pedestrian friendly; the house and its residents connect to the street and to their neighbours.

Home buyers are therefore encouraged to adopt plans that subordinate the garage. Further design suggestions include:

- * large double wide doors lack human scale and visual interest. Individual doors for each car bay is encouraged.

- * 3 car garages should have the 3rd bay set back from the plane of the other bays to avoid a large dominant uninteresting building form.

- * Garage doors that are set in from the front wall of the garage create depth and variation in the front façade.



Note: Two car attached garages are the minimum for each lot. Garage locations relative to side yards are specified for all lots as shown on the grading plan.

Architectural Style

Individual character and differing architectural style creates visual interest and establishes identity for home owners. The challenge is to find the style that appeals to the homeowner's taste while at the same time compliments the surrounding development. The context of the street must be well considered, there should be an attempt to foster compatibility through elements of design such as similar building shapes, exterior materials and colours, window/door styles, and roof massing and design.

Exterior Materials and Colours

Exterior materials and colours should complement the style of the house and that of the neighborhood. These standards are not intended to interfere with individual initiative, but rather to encourage compatibility within the neighborhood. Consideration should be given the type and character of materials and colours, number of different materials and colours, the quality of materials, and how ornamentation is applied.

Landscaping, Fencing, Lighting

While the design of the home is of primary importance ancillary development on a residential site can have a significant impact in establishing the visual character of the neighbourhood.

Further to the previous notes regarding tree lined streets, landscaping should be used to accent and enhance architectural features, to provide shade and screening to protect

privacy. No plant species is prohibited; the choice of materials should be made with respect to enhancing the home and being compatible with surrounding properties.

Rear yard fencing should complement and enhance the home and establish visual harmony to the neighborhood. Dundee recommends that their fence design be used by home purchasers.

The choice and location of exterior lighting can compliment the home's design and provide adequate light and security. A well considered lighting plan should prevent direct light and glare from extending in any direction beyond the boundaries of the site, including upward.

Minimum Square Footages

The following is an 'outline' of the minimum square footage requirements for the homes in Harbour Landing.

Phase 1 – Stages 1 and 2 – Regular Lots

- Bungalow 1300 SF
- Two Storey 1600 SF
- Split Level 1300 SF
- Bi-level 1300 SF

Phase 1 – Stage 2 – Walkout Lots

- 1400 SF
- 1700 SF

Minimum floor areas apply to the gross building area at or above grade. Areas of garages, outdoor decks and basements are not included in this calculation.

Approvals

All house plans must be submitted to the **Developer – Dundee Developments** for approval prior to submission for a building permit from the City of Regina. These submissions will include two (2) full sets of drawings including a site plan at 1:200 scale and a complete colour schedule (forms to be obtained from Dundee.) Submissions are to be forwarded to Dundee Developments, #105 – 1230 Blackfoot Drive, Regina. Phone 347-8130; Fax 347-8108.

Dundee has engaged Stantec Architecture Ltd. to assist with the review process. If desired, Dundee will arrange for a personal consultation between lot purchasers and the Stantec architects.

Dundee Developments will have the sole discretion as to the interpretation and enforcement of the guidelines and changes to designs may be required before approval.

Architectural Design Criteria

Dundee has the right to decline approval of any house if in its sole and absolute opinion the house will detract from the quality of the street. Dundee may at its sole and absolute discretion, wave or change in whole or in part any requirement respecting architectural design guidelines respecting the lot and in like manner shall be entitled to waive any and all similar provisions with respect to any other houses in the area.

Although the intent of these Architectural Design Guidelines shall not be altered, design criteria will be reviewed from time to time and changes may be made by the Developer without notification.

Timing of Approvals

Dundee Developments with the assistance of Stantec Architecture request 48 hours of turnaround time for the review and approval of drawings.