



Architectural Guidelines - Phase 1

Single Family, Duplex and Townhome Development

September 15 2022 - Version 2



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Bison Run is proposed as a neighbourhood that provides opportunity for an array of housing options while maintaining a cohesive design standard across all housing types. The architectural vision will evolve as the community progresses.

With each block responding to a different context and parameters, a different set of guidelines will provide framework for different housing types in terms of form, size, setbacks and grading depending on their location within the community.

With the variety that is brought to the community in terms of housing type and form, the vision is to maintain a standard set of architectural styles throughout each of the housing forms. While architectural styles may evolve over the buildout of the community, Bison Run will begin with modern takes on 8 distinct architectural styles:

1. Prairie
2. Farmhouse
3. Contemporary
4. Craftsman
5. Mid Century Modern
6. French Country
7. Scandinavian
8. Ranch.

Diversity, Innovation and Home Identity is paramount

Each architectural style will be required to include details representative of that style of architecture. This set of guidelines aims to provide a framework that ensures each home can be seen as a distinct architectural style while still flexible enough to allow builders to continue to develop plans that promote diversity, innovation and individual identity for each individual residence. Several examples are shown as inspiration in the Architectural Style section, and builders are encouraged to find and share their own inspiration photos in developing the plans for the neighbourhood.

The mix of housing types and architectural styles along the streetscape will establish the interest of the street and character of the neighbourhood. Each builder should be able to contribute a minimum of three different styles to the neighbourhood.

Builders are encouraged to push the envelope in their design and contemplate Net-Zero homes, passive homes, and natural materials.

These guidelines are intended to provide a framework for each lot. Each build will be required to meet the general design guidelines outlined in section 2, one architectural style from section 3, one housing type from section 4 as well as the general guidelines of section 5. Section 6 outlines the appropriate submission and approval process.

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02.01 Massing

The architectural relationships of mass, form and detail in terms of proportion, rhythm, harmony and balance will be assessed under these guidelines. All homes should be well proportioned with the placement of windows, doors and other elevation features complementing the proportions of the walls and overall facade on which they occur.

- 02.01.01** The architectural style of the home shall be evident from all prominent elevations.
- 02.01.02** Builders shall make use of the combination of massing and material changes. ie material changes shall occur at a change of plane.
- 02.01.03** In addition to the front plane of the garage, each home should have a minimum of two additional planes on the front elevation. Each plane shall be separated by a minimum of 2ft.
- 02.01.04** A minimum of two planes should be incorporated on all prominent rear or side elevations (in addition to the garage plane).
- 02.01.05** Window box and other details will be accepted with less than 2ft separation.
- 02.01.06** All second storey floor areas located above the garage shall not comprise more than 30% of the second storey floor area. The two storey plane on both the front and side entrance elevation shall be broken up through use of material, windows, roofing or massing change.
- 02.01.07** All garages are to be designed and constructed as part of the home and should not extend more than 4ft outside the width of the home. Exceptions could be considered if outdoor living areas are part of the overall design of the home.
- 02.01.08** The setback distance between the front face of the garage and the front entrance - either front door or front of the portico/porch - shall be a maximum of 10ft, for any home that includes a garage making up more than 2/3 of the width of the overall home.

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02.02 Entrances

Emphasis shall be placed on the front entrance of the home. The front entrance shall be clearly identified from the front street (or side street on corner lots).

- 02.02.01** The front door should face the front street. Exceptions will be considered if the layout of the home requires it and the front porch and/or porticoe is clearly accessible from the front street.
- 02.02.02** At minimum, each front entry should include a front door and side light.
- 02.02.03** All lots 40ft and wider should incorporate a minimum 6ft wide entrance landing, porch or stoop.
- 02.02.04** All front steps/porches/porticoes/stoops shall be constructed in accordance with the architectural style of the home. Any wooden front porches or rear decks should be enclosed with an appropriate enhanced material skirting.
- 02.02.05** Double volume front entry canopies will not be approved. Covered front entries more than one storey high shall be approved on a case-by-case basis and must include proper proportions with respect to the width of the entry versus the support column(s) width and overall height.
- 02.02.06** Entry columns shall not rest entirely on the garage roof and shall be an appropriate size and material for the architectural style of the home.

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02.03 Materials

- 02.03.01** The use of stucco, stone, wood, cementacious siding, metal and brick are all encouraged. ***Vinyl siding will not be permitted.***
- 02.03.02** The signature elevations of each home should include a single base material/colour and 1 to 3 enhancement detail materials that are reflective of the style of architecture being conveyed.
- 02.03.03** The base material of all non signature elevations can continue in the same material as the signature elevation(s) OR be a well coordinated stucco colour.
- 02.03.04** The use of stucco shall be applied in situations which are reflective of the architectural style. High quality finish is required in all instances and ***dashed stucco will be prohibited on any prominent elevations.***
- 02.03.05** Material changes shall be tied to a change in massing or enhancements on windows and doors. Materials changing in the centre of a plane without any depth change will not be accepted.
- 02.03.06** The use of 4 inch trim on all windows and doors of prominent elevations is encouraged. For any contemporary, mid century modern or Scandinavian elevations, coloured window frames will be accepted as an alternative to window trim provided additional enhanced materials are incorporated into the overall design.
- 02.03.07** Exposed parging shall be limited to 2ft from grade on all elevations of the home. Including a bonding agent to assist with adhering the parging material to the home is encouraged.
- 02.03.08** All prominent elevation materials should return around the corner a minimum of 2ft along the side elevation.
- 02.03.09** Predominantly stucco houses must be well proportioned and balanced while including a high level of detail on the windows, entrance, and non stucco features that work with the style of architecture being conveyed.
- 02.03.10** Visually heavier materials must be situated below visually lighter materials (ie. natural stone below siding or siding below stucco.)
- 02.03.11** Warm/Natural tones are encouraged. Bright and bold tones will not be accepted as the base materials but will be reviewed on a case by case basis for accent details.

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02.04 Decks

- 02.04.01** Front porches, porticoes and side or rear decks on prominent elevations are integral to the overall design of the home and shall be incorporated as part of the design of the home and installed at the time of construction by the builder.
- 02.04.02** Substantial decks with substantial deck supports shall be incorporated into all walkout lower level homes. The deck style shall be reflective of the architectural style. Some examples of significant deck supports would be 18" x 18" stone or stucco columns. Two 10" by 10" wood columns standing adjacent to each other. Several 6" to 8" Metal columns in a group to provide an overall significant massing. A means of access to the rear yard is also required.
- 02.04.03** A deck with enhanced skirting, or landscaped patio is required on all non walkout lower level homes with prominent elevations. A means of access to the rear yard is also required.

02.05 Garages

- 02.05.01** A minimum 20ft x 20ft double garage is required for all single family homes.
- 02.05.02** A minimum 12ft x 20ft single garage is required for all duplex units. Attached garage units shall include the same setback between each other as the corresponding living unit.
- 02.05.03** The attached or detached garage shall include elements reflective of the architectural style of the home including elevations, roof style, materials and doors.
- 02.05.04** Any garage wider than 24ft shall require two front elevation planes separated by a minimum of 1ft.
- 02.05.05** All approaches are to be located as per the Features Plan.

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02.06 Grading

- 02.06.01** All grading operations shall be designed to drain all surface water in conformity with the municipally approved grading plan either to the rear lot line or to the street within the lot boundaries.
- 02.06.02** Builders must thoroughly review the grading plan for their own and adjacent lots in order to achieve appropriate drainage patterns and avoid the use of retaining structures. Should retaining structures be required, the cost must be borne by the first builder affecting grades adjacent to the property line in such a way to necessitate a retaining structure.
- 02.06.03** All cross fall slopes between the driveway and/or sidewalk and the bottom of property line swale must not exceed 25%.
- 02.06.04** There is a great variety of grading for the lots that back the park which will provide ample opportunity for both walkout and lookout lots. Builders must pay careful attention to the grading plan on these lots.
- 02.06.05** Builders shall make use of the grade opportunities with the lookout lots by including larger windows and walkout lots by including walkout basements.
- 02.06.06** All lots backing the park must submit their plans as per the lot grade procedure to Stantec for review at the time of first architectural submission. Final architectural approval will be granted only once Stantec has provided grading approval.

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03.01 Modern Prairie

- Massing:** Typically a simplistic square or rectangular design with several boxed shapes at varying heights and depths as well as horizontal expressions are utilized.
- Roof:** A low pitch hip with minimum 2ft wide eaves shall be utilized.
- Entrance:** Wide Stone or brick pillars are typical. Main floor porticoes or front porches and second floor balconies tucked into the body of the house are typical and should be included.
- Materials:** The base material is typically horizontal siding - either cementitious or wood siding. Stucco is often utilized as a secondary material with wood or natural stone often being utilized as accent details.
- Windows:** Large Casement windows with wood trim shall be incorporated.



Top Left: Sage Creek

Top Right: Ridgewood West

Bottom: Assiniboine Landing

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03.02 Modern Farmhouse

- Massing:** Simple lines, typically including several boxed shapes.
- Roof:** The most prominent plane shall include a gable roof with a minimum of 6:12 pitch. A secondary plane may also include a gable roof with the same roof pitch. Cottage roofs are restricted to garage, entry and main windows. Shadow bands are typically included within the gable.
- Entrance:** Covered front entries or porches shall be included in the design. Wood Timbers typically a minimum of 10" x 10" with collar trims or separate bases are encouraged to support the front canopy roof. A flat awning may also be a feature over the front entrance.
- Materials:** Board and Batten or Lap Siding shall be the base material. Horizontal siding, natural stone and brick are commonly used as secondary materials in a panel effect (or full plane). Stucco is typically a tertiary material if utilized. Flat panel and shakes siding is not typical.
- Windows:** Window trims are typical. More modern elevations will utilize coloured frames to create a contrast with the siding material.



Top: RidgeWood West

Bottom: Pointe Hebert

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03.03 Contemporary

- Massing:** Variations in building form may include asymmetrical elements applied in an organized fashion.
- Roof:** Simple shed or flat front facing roofs should be included on a focal plane of the house and intersect with a main hipped roof plane. The main roof plan should be a minimum of 4:12 pitch.
- Entrance:** Entrances are simple and uncluttered porticoes, framed by unique cover.
- Materials:** Panel siding is typically utilized as the base material with alternate finishes dominating the front elevation. Finishes include smooth or textured panels, vertical siding, and corrugated aluminum. Detailing is minimal, but with large planes. Stone or brick details may be applied in panel effect. If stucco is utilized, it is typically as a secondary or tertiary material.
- Windows:** Coloured window frames are typically included.



Top: Pointe Hebert

Bottom: Sage Creek

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03.04 Modern Craftsman

- Massing:** A square shape with a centralized entrance should be incorporated.
- Roof:** A low Pitched Gabled Roof with minimum 2ft wide eaves shall be utilized. Exposed roof rafters should extend outside of the home and into the front porch or portico. Dormers are encouraged.
- Entrance:** A front porch or wide covered entrance shall be included and its canopy shall be supported with oversized stone columns or combination of stone and panel siding.
- Materials:** Typically the base material is lap or shingle siding. Board and batten siding, natural stone, brick and stucco are typically utilized as secondary materials.
- Windows:** Typically numerous windows that vary in size and include wood trim. Dormers are a common detail.



Top: River Heights



Bottom: Assiniboine Landing

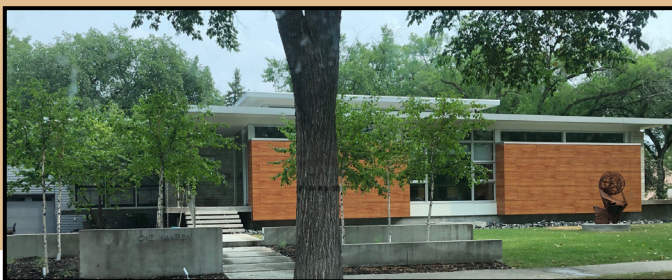
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03.05 Mid Century Modern

- Massing:** Typically includes a centralized entrance.
- Roof:** Low pitch gable, shed or butterfly roofs shall be utilized. Extending the roof and exposed roof joists over the front entrance and outdoor space is encouraged.
- Entrance:** Large front covered patios that create an outside room are typical.
- Materials:** The base material is typically siding. Natural stone, brick, siding and stucco are often utilized as secondary plane materials.
- Windows:** Window frames are typically dark or a natural wood colour and typically cover over 40% of the elevation. Clerestorey windows are often included in the design.



Top: River Heights



Bottom: River Heights

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03.06 Modern French Country

- Massing:** Large roofs, curved arches and soft-lines are typical. Window boxes and/or dormers are common details.
- Roof:** Typically large 8:12 hipped main roof with accent roofs over the front door are utilized. Shed roofs are typically utilized for garage or above main windows. These are typically slate tile or metal. Garage or main window being slate tile or metal shed roofs. Roof dormers are also common accents.
- Entrance:** Covered canopies with two large wood or stone columns are typical.
- Materials:** Stucco and horizontal siding should be utilized as the base materials. Natural stone or brick should be utilized as the main accent material and is typically utilized on a full plane and/or entrance columns.
- Windows:** Tall rectangular windows with grilles and wood or stone trim-work is typical.



Top: River Heights



Bottom: Assiniboine Landing

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03.07 Scandinavian

- Massing:** Simple lines are typical.
- Roof:** Typically simple large gable roof-lines which extend over the front patio/porch.
- Entrance:** Large inviting front porches are typically covered by canopies which are an extension of the overall roof structure. If an additional roof is utilized, it is generally supported by wood columns.
- Materials:** Typically a light coloured or natural wood siding is utilized for the base material. Wood and natural accents are prevalent especially around the front focal areas such as the entrance. Natural stone or brick is typically utilized as a panel effect (Full Plane) if incorporated.
- Windows:** Large windows or full window walls are prevalent with a focus on lots of natural light. Box windows are common. Coloured window frames are common while window trims are less common.



Bottom: Pointe Hebert

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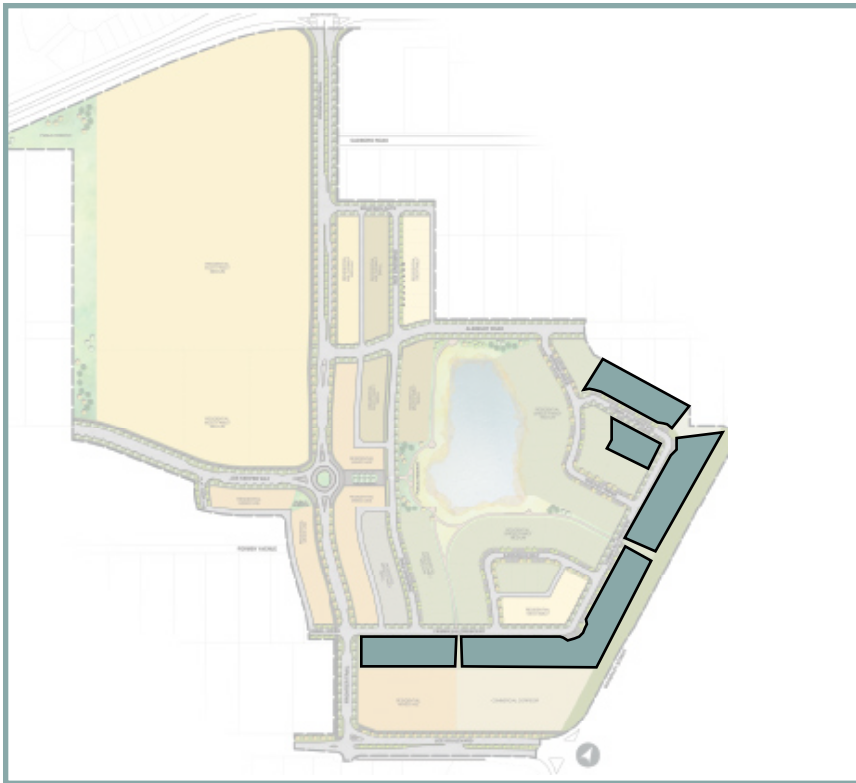
03.08 Modern Ranch

- Massing:** Asymmetrical, U or L Shape floor plan. Typically a bungalow and sometimes a split level.
- Roof:** Low pitched hip or gable roof-line with minimum 2ft wide eaves.
- Entrance:** A covered front portico or porch.
- Materials:** A focus on natural and local materials. Base materials of stucco or siding with secondary materials of natural stone and brick.
- Windows:** Large picture windows on the front elevation are required.



Top: Sage Creek

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04.01 Premium Lots - Interior 36ft to 40ft.

Block 1 - Lots 3 to 35
Block 2 - Lots 1 to 24
Block 3 - Lots 9 to 12

Front Setback: 18 to 20ft.
Rear Setback: 25ft.
40ft backing Waverley Street.
Side yards: 4 to 6ft.

Bungalow:
1100 square foot minimum.
Two Storey:
1500 square foot minimum.

- 04.01.01** A home with the same or similar floor plan and same architectural style shall have a minimum of 6 lots between.
- 04.01.02** A home with the same or similar floor plan and different architectural style shall require a minimum of 3 lots between.
- 04.01.03** Due to sound attenuation requirements, any home backing Waverley Street will require a relatively shallow footprint (approximately 59ft maximum).

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04.02 Premium Lots -
Park
36ft to 40ft.

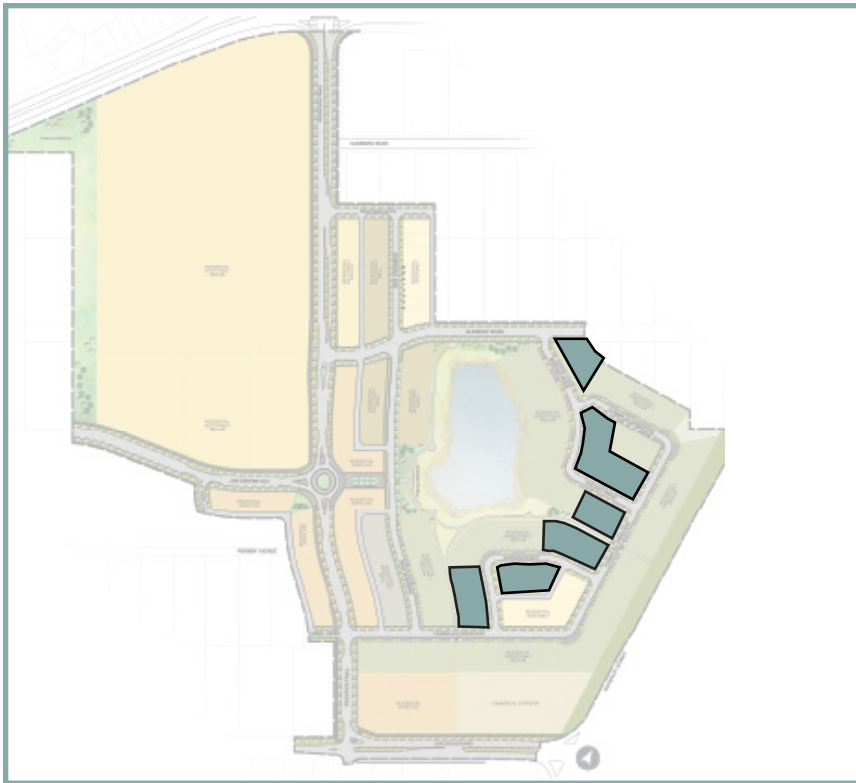
Block 7 - Lots 1 to 14

Front Setback: 18 to 22ft.
Rear Setback: 25ft
Side yards: 4 to 6ft.

Bungalow:
1400 square foot
minimum
Two Storey:
1700 square foot
minimum

- 04.02.01** A home with the same or similar floor plan and same architectural style shall have a minimum of 6 lots between.
- 04.02.02** A home with the same or similar floor plan and different architectural style shall require a minimum of 3 lots between.
- 04.02.03** Decks shall be required to be constructed by the builder at the time of construction for any lot backing the park. Variances will be supported for up to 10ft (reduced rear yard setback of 15ft)
- 04.02.04** Lookout lots backing the park shall make use of the grade change and include larger basement windows. The grading plan should be consulted for all lots especially those backing the park.

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04.03 Custom Lots - 44ft to 46ft lots

Interior:

Block 2 - Lots 25 to 27

Block 3 - Lots 1 to 8

Block 6 - Lots 7 to 10

Park:

Block 4 - Lots 14 to 17

Block 5 - Lots 1 to 5,

Block 5 - Lots 13 to 17

Front Setback: 18 to 22ft.

Rear Setback: 25ft.

Side yards: 4 to 6ft.

Bungalow:

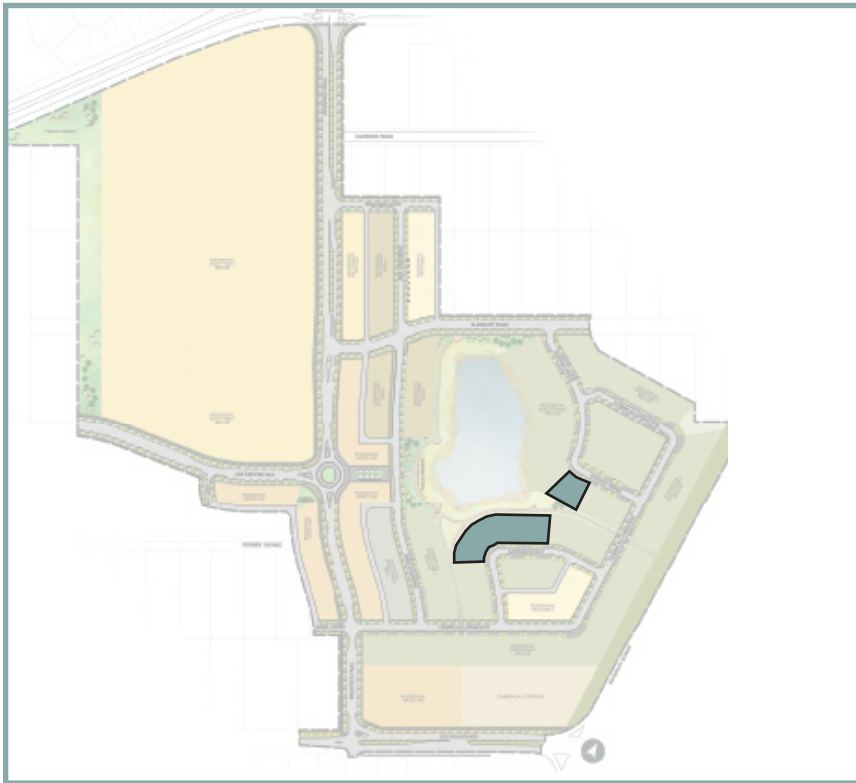
1500 square foot
minimum.

Two Storey:

1700 square foot
minimum.

- 04.03.01** A home with the same or similar floor plan and same architectural style shall not exist on the same street.
- 04.03.02** A home with the same or similar floor plan and different architectural style shall require a minimum of 5 lots between.
- 04.03.03** Decks will be required to be constructed by the builder at the time of construction for any lot backing the park. Variances will be supported for up to 10ft (reduced rear yard setback of 15ft)
- 04.03.04** Lookout lots backing the park are encouraged to make use of the grade change and required to include larger windows in the basement. The grading plan should be consulted for all lots especially those backing the park.

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04.04 Custom Park Walkout Lots 48ft + lots

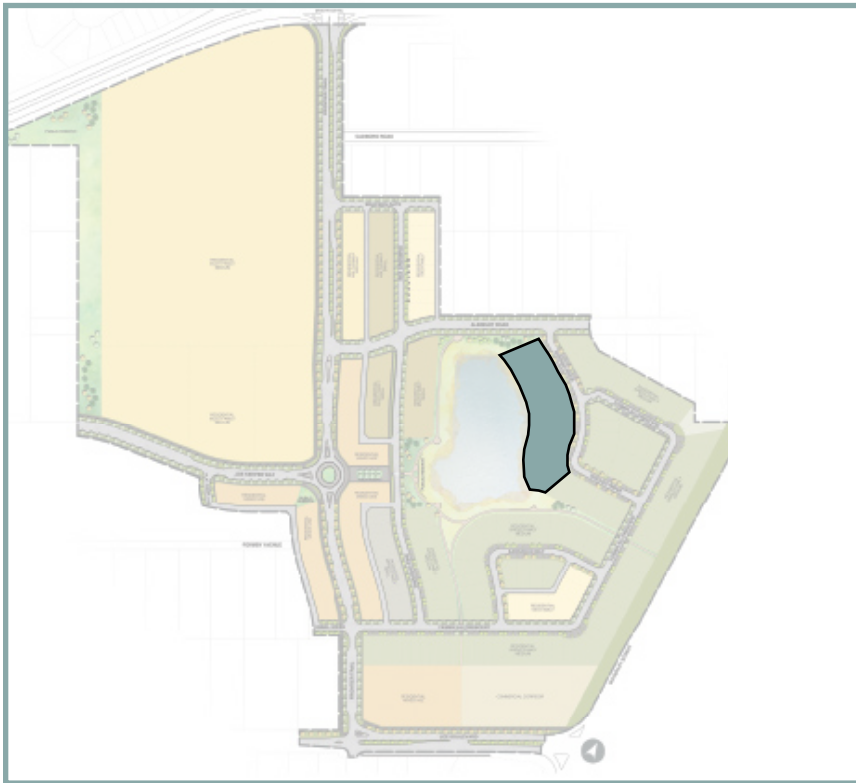
Block 4 - Lots 12 to 14
Block 5 - Lots 6 to 12

Front Setback: 18 to 22ft.
Rear Setback: 25ft,
Side yards: 4 to 6ft.

Bungalow:
1500 square foot
minimum.
Two storey:
1700 square foot
minimum.

- 04.04.01** A home with the same or similar floor plan and same architectural style shall not exist on the same street.
- 04.04.02** A home with the same or similar floor plan and different architectural style shall require a minimum of 5 lots between.
- 04.04.03** Walkout level decks will be required to be constructed by the builder at the time of construction. Variances will be supported for up to 10ft (reduced rear yard setback of 15ft)
- 04.04.05** Side entry garages are permitted on lots 50ft and wider.
- 04.04.05** The house shall have a minimum rear foundation width of 36ft.

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04.05 Custom Lake Walkout Lots 46 to 52ft lots

Block 4 - Lots 1 to 11

Front Setback: 18 to 22ft.
Rear Setback: 80.2ft /
60ft Setback to deck:
60ft.
Side yards 4 to 6ft.

Bungalow:
1600 square foot
minimum.
Two storey:
1800 square foot
minimum.

- 04.05.01** Customized one of a kind homes are required.
- 04.05.02** Lookout lots backing the park are encouraged to make use of the grade change and required to include larger windows in the basement.
- 04.05.03** Walkout level decks will be required to be constructed by the builder at the time of construction.
- 04.05.04** Lookout lots backing the park shall make use of the grade change and include larger basement windows.
- 04.05.05** Side entry garages are permitted on lots 50ft and wider.
- 04.05.06** The house shall have a minimum rear foundation width of 36ft.
- 04.05.07** Please review 05.05 Special Requirements for lots adjacent to wetlands.

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04.06 Rear Lane
Attached Garage
30 to 32ft.

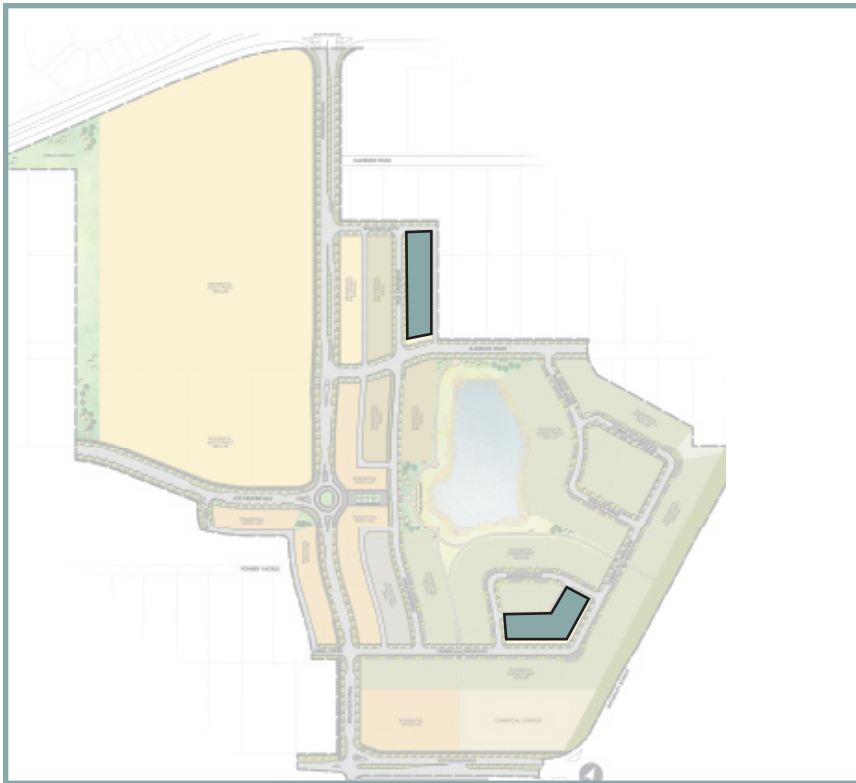
Block 12 - Lots 1 to 14.

Front Setback: 10 to 12ft.
Rear Setback: 8ft. (lot
depth 90ft)
Side yards: 4 to 5ft.

Bungalow:
1100 square foot
minimum.
Two storey:
1500 square foot
minimum.

- 04.06.01** A home with the same or similar floor plan and same architectural style shall have a minimum of 6 lots between.
- 04.06.02** A home with the same or similar floor plan and different architectural style shall require a minimum of 3 lots between.
- 04.06.03** A minimum 2 car rear attached garage is required.
- 04.06.04** A space for a rear courtyard area should be included in the design of the site.

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04.07 Duplex - Rear Lane - 50 to 62ft

Block 6 - Lots 1 to 6
Block 9 - Lots 1 to 8

Front setback: 15ft minimum
Rear Setback: 8ft minimum to garages
Side yards: 4 to 6ft.

Bungalow:
1000 square foot minimum.
Two storey:
1300 square foot minimum.

- 04.07.01** While each duplex building should maintain a single architectural style, a minimum of three duplex buildings shall separate similar architectural styles and/or colour/material palettes.
- 04.07.02** Within each duplex building, attached units shall be setback from one another by a minimum of 2ft.
- 04.07.03** Within each duplex building, each unit shall have its own distinct roof-line separated vertically by a minimum of 1ft.
- 04.07.04** Each unit shall incorporate a minimum of two planes that are separated by a minimum of distance of 2ft.
- 04.07.05** For colours and materials, EITHER
1. Utilize a single base colour with impact details changing on each unit;
 2. Utilize different base colour on each unit with standardized detail materials throughout building;
 3. Maintain same base and detail materials, but those materials should be utilized in a different location.

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05.01 Landscaping

At minimum, sod or planting beds are required on front yard opposite of the garage. Decorative stone on its own will not be accepted.

Native trees, shrubs and grasses are encouraged.

Sump pump discharge shall be outlet on the same side as the approach. Decorative stone mulch is encouraged to allow sump discharge to percolate.

05.02 Accessory Structures

All sheds are required to be in the rear or side yard only. They should be a minimum of 3m from any open / ornamental style fencing.

All Air Conditioner Units are to be located in the side or rear yard.

Garbage receptacles are encouraged to be stored within the garage.

05.03 Driveways and Walkways

All driveways shall be installed in either concrete or decorative paving stone at the time of construction with the approach situated as per the respective Features Plan.

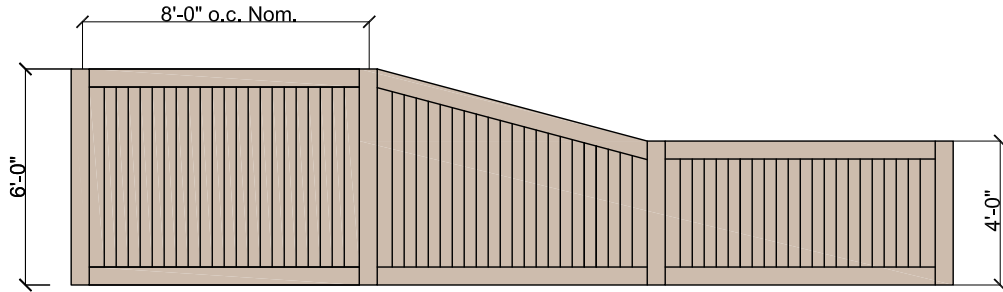
05.04 Fencing

All developer installed fencing within the community will be coordinated with respect to design, materials and finishes. Homeowners are required to maintain the fence as installed by the developer. Please refer to the respective Features Plan for location and type of fencing to be installed.

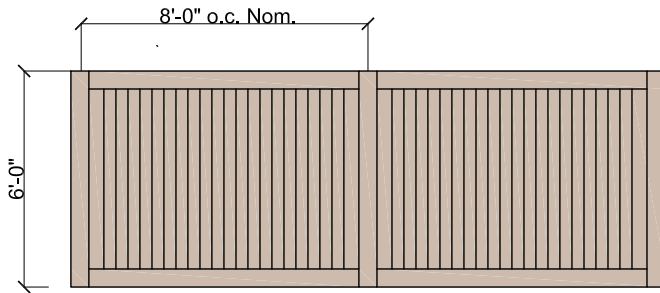
Trees, shrubs and vines are encouraged for additional privacy along open and ornamental fencing.

For non developer installed fencing, homeowners are encouraged to utilize wood, or open / ornamental style fencing.

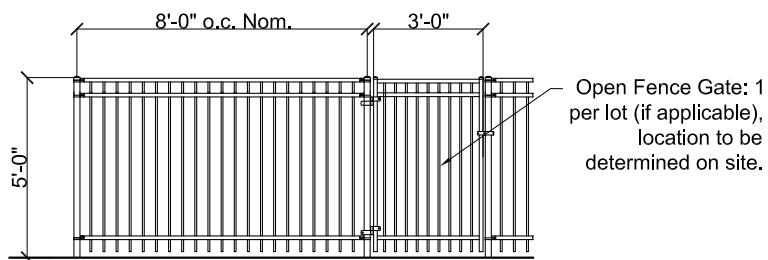
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1 Fence Elevation - Side Yard Lot Line Typ.
Solid Wood / Privacy Fence Design - NTS



2 Fence Elevation - Rear Yard Lot Line Typ.
Solid Wood / Privacy Fence Design - NTS



3 Fence Elevation - Rear Yard Lot Line Typ.
Open / Ornamental Fence Design - NTS

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05.05 Special Requirements for Lots Adjacent to Wetlands

The incorporation of native plant material along the edge of the wetland filters the water that flows into the wetland, and eventually into our lakes. In addition to improving water quality, wetlands can provide flood control, enhance wildlife habitat, and provide educational and recreational opportunities. Naturalized landscaping provides many benefits to homeowners, including reduced maintenance, reduced reliance on herbicides and pesticides, and a more natural environment for all.

The Developer will install native plant materials within the rear 42ft (12.8 m) of each lot adjacent to the wetland (indicated as a 12.8m Vegetation Easement on the marketing plan).

The Developer will install silt fencing or other means of erosion control that must be maintained by the homeowner until the native grass plantings have been established.

For non developer installed fencing within the 42ft (12.8m) vegetation easement on lots 1 to 11, Block 4, open / ornamental style fencing should be utilized.

Homeowners are required to ensure that the native plant materials installed within this area are maintained at all times, and agree that they will NOT:

- (a) Apply any fertilizer of any type to the soil, ground, ground cover, trees, shrubbery, underbrush or any type of plant life;
- (b) Trim, cut or remove any silt fencing, ground cover, trees, shrubs, underbrush or any species of plant life within the Easement Area, except as required for regular weed control and thatch removal in accordance with maintenance programs adopted by the City of Winnipeg.
- (c) Place any yard weeds or composting material, including but not limited to grass clippings, within the easement area;
- (d) Store any materials within the easement area;
- (e) Construct or place any building, work or other improvements within the easement area;
- (f) Do anything that will modify the shoreline or water depths of the easement area;

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The preferred submission format is a single .pdf submission by the builder or the builders consultant through the LotWorks website: <http://qualicowpg.lotworks.ca>.

The drawing set should include both the site plan, all four elevations, and all developed floor-plans in a single .pdf with all drawings formatted to a scale of 1:200.

The developer will venture to provide a response (not necessarily an approval) to submissions within one week of the submission.

The site plans shall show house location, house outline with dimensions, driveway location, any Developer fencing to be installed, sump pit discharge location, grading elevations at the four corners of the home, and any easements as shown in the marketing plans. It shall indicate the site with both civic and legal addresses.

As new designs are being developed, builders are urged to consult with the developer at the earliest conceptual stage. The developer reserves the right to refuse any plan which lacks attention to the design guidelines stated herein. The developer's decision on any approval matters will be final.

The Developer reserves the right to accept non-conforming plans where, in its discretion, the intent of the guidelines has been achieved and it will not detract from the quality within the development

Upon satisfactory approval, the architectural approval form will be signed by the Developer. Architectural approval must be obtained prior to City permit applications. If the City of Winnipeg requires a change in house sitting, re-orientation of house or any other changes in siting, the plans must be resubmitted for approval.

Full architectural approval (including colours and materials selection) is required prior to any site construction.