

ARCHITECTURAL & DEVELOPMENT GUIDELINES

– Amended March 2023



THE UPLANDS
in Hawkwood



THE UPLANDS

in Hawkwood

INDEX

1. Introduction	1
2. Site Planning and Massing	1
3. Materials & Colours	2
3.1 Walls	2
3.2 Soffits and Trim	2
3.3 Roofs	3
3.4 Solar Panels	3
4. Design Elements	4
4.9 Fencing Design	4
Appendix 1	6
Appendix 2	7

1. Purpose of this document:

INTRODUCTION

1.1 The community of The Uplands in Hawkwood is a unique residential environment characterised by unsurpassed standards of design, site development, landscaping, amenities, and security. The objective of these Architectural Controls is to establish the exterior design standards of the houses in The Uplands which are to be followed in the construction/renovation of the residences. In addition, the Architectural Controls will serve as the basis for the controls on any exterior development of the residences in the future, as agreed to and approved by the Homeowners Association in order to preserve the community's aesthetic appeal in line with the original architectural guidelines while acknowledging the advancements in available materials and styles over the intervening years. For greater certainty, the goal of the updated guidelines is to ensure the upscale qualities of the community are preserved. The Uplands Homeowners Association is now responsible for the operation of The Uplands in Hawkwood as the developer's work has been completed.

1.2 The Architectural Controls do not attempt to dictate a particular style for the residences of The Uplands in Hawkwood. Instead, they call for the inclusion of certain design elements intended to establish a timeless elegance and design sophistication throughout the development. A high level of architectural detailing and of construction finishing is required in all of the residences and in any future remodelling which will affect the exterior appearance of the residences.

1.3 In addition to the design of the residences themselves, the overall planning, layout, and massing of the houses is controlled in order to ensure the harmonious appearance of the development as a whole.

1.4 Melcor reserved the right of final approval of the site layout, massing and exterior design of all of the houses in The Uplands of Hawkwood, regardless of any statement or drawing in the Architectural Controls. The Uplands Homeowners Association has now assumed this responsibility.

1.5 The Uplands Homeowners Association reserves the right to alter the Architectural Controls without notice; all prior approvals will be grandfathered.

1.6 Approval by The Uplands Homeowners Association or its designated representatives in no way implies approval by any other entity or regulatory authority.

1.7 All house designs and renovations to the exterior must be submitted for design approval before applying for a municipal building permit. Email The Uplands Homeowners Association office at: uha@shaw.ca with your requests. The Applicant is responsible for all design costs, application preparation and fees involved in preparing the application.

2. Site Planning and Massing

2.0 Relevant site planning and massing requirements for the original development of The Uplands are contained in section 2 of this document. To the extent that any particular requirement has, or may subsequently be modified by the City of Calgary planning department, those modifications constitute the new requirement.

2.1 Garages are to be located on the lot as shown on the Alberta Land Titles Real Property Report as of January 1, 2023 for each property. For greater certainty, any rebuilds on a property must replace the garage in the same location.

2.2 The minimum sizes of the houses shall be as follows:

-bungalows, side splits, back splits, split entries -1350 sq. ft.

-2 stories -1800 sq. ft.

These areas must not include garages, basements, crawlspaces, below grade areas (whether or not it is developed), patios, or decks.

2.3 Setbacks are to be a minimum of 20 ft. (6 M) from the back of curb to the face of the house on any side facing a street.

2.4 Side yards are to be a minimum of 5 ft (1.5 M) to the property line adjacent to a neighbouring property.

2.5 Where lot grades allow it, the rear of the house may be 3 stories high across the length of the rear wall.

2.6 Houses on corner lots must have consistent design details to those seen on the front of the house.

2.7 Adjacent houses of the same type must have different exterior treatments. Houses with similar exterior treatments must be separated by at least 2 other houses with different exterior treatments.

2.8 The front entry is to be a prominent feature of the street face of the house. See 4. for more detailed information on the front entry.

2.9 The garage door is to compliment the overall design of the house.

2.10 Roof slopes are to be between 4:12 & 6:12.

2.11 Exterior walls over 1 story in height are to be avoided where possible. Eaves should be low & second story glazing should be accommodated in gable ends, dormers, and other types of projections from the roof.

2.12 Garages are to be minimum double width. Single garages and carports are not permitted.

2.13 Where concrete is used in driveways it must have a deep tooled joint approximately 3' (1 M) into the driveway from the existing concrete sidewalk or curb and gutter.

2.14 In the case of a rebuild, existing building and site grades must be retained without exception. Grading, drainage, and retaining walls are the responsibility of the homeowner.

3. Materials and Colours

3.1 - Walls

3.1.1 The following materials are acceptable for use as exterior house siding:

- Brick
- Siding -maximum 6" {150mm} exposure horizontal application only.
- Stucco
- Cement board/Panels e.g.: Hardie Board, ZS2 MGO fireproof.

3.1.2 Colours are to be light natural colours or earth-toned primary colours. Dark colours (e.g. blues, browns, maroons and blacks) are not acceptable colours for any siding materials.

3.1.3 If stucco is used, it must be of high quality and textured appropriately and highlighted with additional features that make it a design element rather than a simple expanse of 'plaster'.

3.2 Soffits and Trim

3.2.1 Soffits and trim must be made of cement, cedar, or metal flashing and must have a minimum thickness of 2 inches (50mm).

3.2.2 Colours should be light natural or earth tone primary colours that complement the wall colour.

3.2.3 Trim boards must be used with siding and are optional for stucco.

3.2.4 Trim boards must be 6 inches (150mm) wide for outside corners and 4 inches (100mm) wide for doors and windows.

3.3 ROOFS

3.3.1 Refer to the currently approved roofing materials per link below.

3.3.2 All roofing materials are to be earth tone colours.

3.3.3 All stacks and flashings are to be painted to blend in with roof colour or trim colour.

3.3.4 The Uplands Homeowners Association must be contacted and approval must be obtained prior to the commencement of all roof replacements.

3.3.5 All new product usage requires filling out the technical review form for The Uplands Homeowners Association approval per the link below:

<https://www.uplandsrecreationcentre.com/roofing-products.html>

New Roofing materials review:

Things to consider when evaluating a new roofing material in general: The Uplands Homeowners Association encourages members to carefully research and evaluate the following factors before selecting a roofing material:

1. Does the proven service life exceed 25 years? If the material is still deemed serviceable, does it also retain an aesthetically pleasing appearance for the same period? Has the material been certified to a predictive service life test standard by a recognized test laboratory?
2. Does the material have an architectural texture with a minimum relief depth of 7mm?
3. Does the material emit a perceptible odour when subject to solar heating?
4. Is the material subject to visible permanent deformation as the result of golf ball sized hail damage? Does the material warranty specifically protect against this?
5. Will the material chalk, curl, split, or materially discolour during its rated service life? Does the material warranty specifically protect against this?
6. Will the material generate significant noise energy during precipitation?
7. Will the material leach any substance that is environmentally unfriendly during the rated service life?
8. Does the material create a hazard from snow sloughing?
9. Does the material have an inexpensive looking "shiny" surface finish?
10. What is the flammability rating of the material?
11. How will this material affect your property value if one of the problems listed above occurs?

3.4 Solar Panels

3.4.1 Check the City of Calgary website for any guidelines for roof installed Solar Panels at:

<https://www.calgary.ca/development/home-building/solar.html>

And

<https://www.calgary.ca/environment/programs/solar.html?redirect=/solar>

3.4.2 Free standing solar panels are not permitted.

4. Design Elements

4.1 Maximum house height can not exceed 32 feet (9.75 metres).

4.2 Roof overhangs are to be between 12" (300mm) & 16" (400mm) for horizontal eaves and diagonal eaves.

4.3 The front entry is to have a sidelight in the case of a single door or double doors with glazing.

4.4 All front entries are to be recessed at least 3' (900mm) or to have covered porches extending at least 4' (1200mm).

4.5 Front entry porch roofs must be supported on columns or extensions of the house walls. Columns must be a minimum 8" (200mm) square or diameter. Projecting house walls must be finished in the same material as the rest of the house and must be a minimum of 8" (200mm) thick.

4.6 Porch fascia, roofing, trim, and siding (if required) must be the same as those used on the rest of the house.

4.7 The main entry door must face a street. In the case of a corner lot, it may face a side street if there is no other entry on the side of the house facing the other street.

4.8 The front entry as defined by the door and sidelights must be at least 6' (2m).wide.

4.9 Fencing Design

4.9.1 These guidelines are effective April 12, 2021. **Any non-compliant installations prior to this date are grandfathered and at the end of life must be returned to compliance.**

4.9.2 The fencing material shall have a proven service life minimum of 15 years. Currently approved materials include wood for perimeter fencing (see diagram 1) and chain link fencing as originally installed by the developer. The aim is to have uniformity of homeowner fencing. Vinyl fencing will not be approved.

4.9.3 The material colours shall be consistent with The Uplands Guidelines. **See appendix #1**

4.9.4 All fencing material must be kept in good repair during its service life. After the service life, the fencing shall be replaced with "like for like" or maintained so as not to fall into disrepair. Any other options should be sent to the The Uplands Homeowners Association for consideration.

4.9.5 Homeowners are required to maintain the chain link fencing installed by the Developer. Such installations prior to this date of these revised guidelines will be "grandfathered" and replaced after its service life with chain link fencing in the original style and height.

4.9.6 Fencing between neighbours should be discussed and installed by mutual agreement with the materials noted in 4.9.2 above.

4.9.7 Fencing installed along lots backing onto public reserve or walkways (exceptions being the 500 and 600 blocks with Developer installed wood fencing) shall be chain link as installed by the Developer. Consistency in "line of sight" for colour and height is encouraged.

4.9.8 Homeowners are encouraged not to place any visual screening or out buildings near any chain link fence installed by the Developer 4.9.2 and 4.9.7 other than vines, shrubs, trees, or other similar horticultural elements. These horticultural elements must not cause damage to the chain link fence.

4.9.9 In all cases where a homeowner constructed fence abuts a Developer constructed chain link fence along parks and pathways, the homeowner constructed fence height must match that of the existing fence. For example, if the lot backs onto a green space where the Developer has installed a 4 foot high chain link fence, then the side yard fence height should match the Developer constructed rear property line fence. This may require a step up/down or angle depending on the heights. **See appendix #2**

4.9.10 Homeowners are encouraged to check with The Uplands Homeowners Association for further clarification prior to any fencing changes if they are unclear of the application of these guidelines or should other options such as new fencing products become available in the market.

4.9.11 Homeowners who 'share' an access walkway are encouraged to collaborate on fence design and/or changes along said walkway and to jointly submit proposals to The Uplands Homeowners Association.

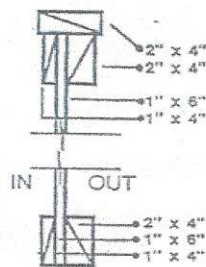
Appendix #1

Design Elements:

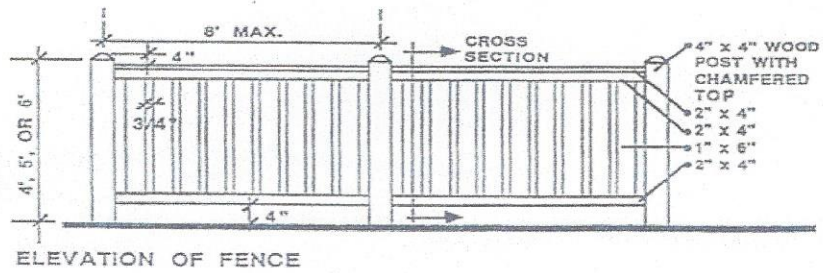
Wood Fence Design:

All fences shall be in accordance with the style shown below.

Fence colours shall be Olympic Chamois solid colour stain for the wood posts and panel frames and Olympic Parchment solid colour stain for the panel infill.



CROSS SECTION OF FENCE



Appendix #2

Chain Link Fence Design

Also absolutely NO fences may be constructed on either side of a developer-constructed fence.

