



Design Guidelines





Prepared by IBI Group
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Keswick Blvd SW Edmonton, AB T6W 1A5
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Table of Contents

Table of Contents	1
1 Introduction	3
2 Design Objectives	3
3 Application and Approval Process	4
3.1 Preliminary Review	4
3.2 Formal Application Submission	4
3.3 Security Deposit	5
4 Site Planning Guidelines and Bylaws	5
4.1 Standards and Bylaws	5
4.2 Siting and Massing	5
4.3 Lot Grading	5
5 Architectural Design Guidelines	6
5.1 Architectural Design Style	6
5.2 Colours	6

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5.3 Building Form and Massing	7
5.3.1 Front Entrance	7
5.3.2 Roof Design and Pitch	7
5.3.3 Garages	7
5.3.4 Chimneys	7
5.3.5 Rear Elevation Elevations	8
5.3.6 Side Elevations	8
5.4 Building Materials and Finishes	9
5.4.1 Primary Wall Materials	9
5.4.2 Masonry	9
5.4.3 Roof Materials	9
5.4.4 Roof Hardware	10
5.4.5 Front Entry Door	10
5.4.6 Garage Doors	10
5.4.7 Railings	11
5.4.8 Trims and Soffits	11
5.4.9 Windows	11
5.4.10 Driveways	12
6 Landscape and Fences	12
6.1 Landscape	12
6.2 Fences	13
6.3 Retaining Walls	13
7 Additional Requirements	13
7.1 Ancillary Structures	13
7.2 Satellite Dishes	13
7.3 Recreational and Commercial Vehicles	14
8 Construction Regulations	14
8.1 Material & Equipment Storage	14
8.2 Signage	14
8.3 Use of Site	14
8.4 Damages	15





8.5 Excavation Material	15
8.6 Construction Timeline	15
8.7 Environmental Reserve	15
9 Discretion	15
10 Design Submission Contact	16

1 Introduction

The Banks at Keswick is a 23 lot estate development within the Keswick Neighbourhood. Homes in The Banks are expected to display a high level of architectural standard in keeping with its prestigious location. Applicants should thoroughly review these Design Guidelines before commencing any design work for these lots.

2 Design Objectives

The main intent of these Design Guidelines is to encourage the development of high quality estate homes with design characteristics that complement, relate and integrate with the quality and prestige of The Banks at Keswick. To achieve the highest possible standard of visual appeal, an outstanding architectural statement is expected for these lots. The framework identified in these Design Guidelines will encourage originality and individual expression.





3 Application and Approval Process

3.1 Preliminary Review

Home designs are to be prepared by an Architect or qualified home designer. To ensure that there is ongoing communication in the design process, the applicant and/or Builder are encouraged to create preliminary renderings or sketches of the home plan and elevations for review by the Design Consultant.

A preliminary design review meeting or consultation is a mandatory requirement of the review and approval process. The Design Consultant will assist the Architect with notes and sketches if required and return the plans stamped “reviewed”.

3.2 Formal Application Submission

All applicants will have to submit their plans to the Design Consultant for architectural review and confirmation of compliance with these Design Guidelines before they will be permitted to apply to the City of Edmonton for a development permit and building permit.

The Design Consultant will require the following information be submitted:

- Plot Plan prepared by an Alberta Land Surveyor showing the following:
 - Lot size;
 - Building envelope/siting;
 - Setbacks
 - Lot coverage;
 - Easement and utility rights-of-way;
 - Property and house corner grades.
- Construction Drawings including floor plans, elevations, cross sections, etc.
- Description of all materials and colours;
- Any other information that is deemed appropriate by the Design Consultant such as colour boards, building material samples, etc.
- Completed house information form.

PDF files are acceptable for these submissions.





3.3 Security Deposit

A security deposit will be required at the time of application. This security deposit will be held by the Developer to ensure the home and site are completed as per the approval of the Design Consultant.

4 Site Planning Guidelines and Bylaws

4.1 Standards and Bylaws

The formal standards for development will be those as established in the City of Edmonton and other applicable codes, bylaws and regulations. Conformity with these Design Guidelines does not supersede the required approval process of the City of Edmonton. Relevant plans regarding utilities and rights-of way should be noted and incorporated on all plans.

Utilities services (water, sewer, gas, etc.) are to comply with City and Provincial codes and regulations.

All lots are to incorporate a minimum side yard setback of 5'-0" (1.5 m).

4.2 Siting and Massing

Careful consideration should be given to siting of homes. Preliminary approval of the proposed siting is required. Consideration should be given to views, grade changes, screening, visibility, etc. and the context of these lots. Each home is to be integrated into the adjacent context of the area and adjacent homes through other devices such as sensitive massing, setbacks, architectural qualities and design character.

All geotechnical setbacks, restrictive covenants and other site information in other related documents are to be noted and incorporated on the site plan.

4.3 Lot Grading

Lot grading must follow the natural slope of the land with consideration to building grades when determining house siting. Lot slopes should be absorbed within the building massing as





much as possible. Lot grading (including drainage swales and retaining walls) must be completed within property lines. Lot grading is to conform to the City of Edmonton requirements and the approved subdivision grading plan for the development.

5 Architectural Design Guidelines

5.1 Architectural Design Style

The selected architectural design style for The Banks at Keswick is to be determined by the applicants and could include but is not limited to design styles such as French Country, Heritage, Modern, Contemporary, Craftsman, Art and Crafts, Prairie Modern, Villa, Tudor and West Coast Contemporary.

The architectural detailing should be true to selected architectural design style and should make an outstanding architectural statement for that style. It is the responsibility of the applicant to demonstrate the characteristics of the chosen design style through meticulous attention to detail. The design of these homes will be approved on its own merits at the discretion of the Design Consultant.

5.2 Colours

In keeping with the character of the area, colour schemes must be carefully chosen. The exterior colour scheme for each home must be formally approved. The Design Consultant reserves the right to approve or disapprove any colour scheme. The Design Consultant will make the final decision on the colour of each home.

Earth tone colours are highly encouraged and pastel colours will not be permitted. Bold use of colour may be considered as an accent.





5.3 Building Form and Massing

5.3.1 Front Entrance

The front entrance of each home must create a sense of arrival and express the high quality architectural style of each home. The front entrance should be a significant design feature of each home.

5.3.2 Roof Design and Pitch

The roof design is the key to the form and proportion of each home. The roof pitch and overhang should coordinate in design the chosen architectural style of each home. There will be no minimum or maximum pitch or overhang depth. The roof design details for each home will be approved based on the merits of the overall design.

5.3.3 Garages

At minimum, each home site should include a triple car garage.

At least one of the bays of the garage must be offset from the other bays. This offset should be a minimum of one foot and the roof line of this bay should be offset and articulated to enhance the overall garage design.

If the garage is attached to the house, the wall between the garage door and the front entry porch of a front drive should not exceed 3.0 metres (10 feet). This will make the garage look more like part of the design and not an addition to the home.

Materials on the front face of the garage must return along the side wall of the garage to the entry at a height of 3 feet. The distance between the top of the garage door and the fascia of the roof above should not exceed 2 feet without the addition of extra detailing.

5.3.4 Chimneys

Chimneys and vents should be integrated into the overall design of the home. All chimney flues should be boxed out, consistent to the material used on the house. Masonry fireplace flues for chimneys are highly encouraged.





5.3.5 Rear Elevation Elevations

The rear elevations are to be designed to incorporate appropriate detailing and elements of the architectural style. The building materials on the rear of the home should be present on the front elevations. All windows on rear elevations should be a similar style as the front.

The decks must be built at the initial time of construction and must be shown on the building plans. Deck columns must be a minimum size of 12" x 12" and are to extend from grade through the deck and terminate at the railing level. A certain level of masonry may be required on the columns in order to ground the home and act as a structural element. Full height masonry is highly encouraged.

Deck posts must be clad in the dominant or accent cladding materials for the home. Bare posts are not acceptable. Hardiboard or other cladding on these posts is acceptable, subject to design details.

Three storey elevations on the rear elevation will be permitted subject to design detailing such as the articulation in the wall heights to help ground the homes. This can be accomplished by staggering the upper floor or by adding different roof elements between the main and upper floor.

5.3.6 Side Elevations

Special design attention and detailing is required for the visible side elevations for the following lots:

- Unit 1 Lot and Block TBD;
- Units 23 - 24, Lot and Block TBD;
- Units 10 and 11 Lot and Block TBD.

These lots are to incorporate key design elements and materials of the chosen architectural style into the side elevations.





5.4 Building Materials and Finishes

5.4.1 Primary Wall Materials

Smooth finish acrylic stucco will be the preferred building material for primary walls. Trowel or raised stucco finishes and patterns will not be permitted.

Siding products such as hardiboard/hardipanel, hardiboard siding or wood siding may be approved if the design of the home merits the use of these products. If siding is used as a main wall finish, extra detailing will be required on all four sides of the home to ensure an estate like design is upheld.

Other innovative materials such as wood siding, longboard siding, glass panels, metal panels and siding may be considered subject to design details and the home's architectural style.

Vinyl siding or any vinyl products will not be permitted. Vinyl trim materials will not be permitted.

The maximum height of parging is to be 2'-0" on all elevations.

5.4.2 Masonry

If masonry is incorporated on the home, it must be designed in such a way as to reflect structural integrity. There will be no minimum amount of masonry but the placement of the masonry material must ground the home and act as a structural element. All masonry must wrap a minimum of 3'-0" around all corners.

Acceptable masonry materials include brick, stone (authentic and cultured) and split face concrete block. Other masonry products may be considered subject to design detailing.

5.4.3 Roof Materials

The selection of roof materials is to be co-ordinated with the chosen architectural style.

All roof shingles are to be 30 year architectural asphalt shingles or better, at minimum. Alternate roofing materials may be approved by the Design Consultant if a sample is presented and the product is a high quality roofing material.





Coloured metal roof materials will not be permitted, but authentic zinc or copper roof materials may be considered. The use of any roofing material will be at the sole discretion of the Design Consultant.

5.4.4 Roof Hardware

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

5.4.5 Front Entry Door

Single or double front entry doors are allowed, but are subject to approval. Front entry doors must be either authentic wood doors or fibreglass doors that are stained to look like real wood. Metal doors will not be permitted. Entry doors are to have glazing and/or sidelights and/or transom windows. The style of the entry door is to co-ordinate with the architectural style of the home.

Screen doors on the front entry are discouraged as they will hide the upgraded front door. If a screen door is desired on the front entry, the appropriate type would be a phantom screen door that does not usually mask the appearance of the front door when not in use.

Sliding patio doors will be allowed but should not be visible from the street.

5.4.6 Garage Doors

Garage doors must be an upgraded traditional style Carriage or Renaissance door with vertically proportioned panels. For contemporary or modern styles, other door styles may be considered subject to the approval of the Design Consultant.

Doors are not to exceed 8' in height and 20' in width unless approved by the Design Consultant. Door material may be metal, fibreglass or wood and should match the main body colour of the home. White garage doors will not be permitted.





5.4.7 Railings

Rails are to be provided where required as per the Alberta Building Code. Front porches and rear decks should have railings in a style to match the colour and architectural theme of the home. Acceptable railing materials include (depending on architectural style):

- Wrought Iron/Aluminium;
- Aluminium and Glass.

Other materials and styles may be considered subject to design detailing.

5.4.8 Trims and Soffits

In The Banks at Keswick, trim detailing and materials are to help express the architectural design style of the home. The following are general guidelines for the use of trim materials:

- Trim will be required on all front and rear elevations of the home.
- Trim material should be smartboard or an approved equivalent. Acrylic stucco battens may also be approved if the style of the home merits the use of this material.
- Shadow boards or cornices, if incorporated in the design, must be used in all open gable ends where the wall meets the soffit on every elevation.
- Trim details should be a minimum of 6" but and should be in keeping with scale of the home.
- Trim must sit above the wall material they are designed within. When trim is used on a masonry wall, the trim must be built out at least 1/2" above the masonry.
- The fascia on open gables on the front elevation should be constructed with smartboard. All other fascia may be aluminum. All fascia boards should be a minimum of 8 inches in height.
- Rainware must be limited on exposed elevations. Downspouts should be located on side and rear elevations of homes only.

5.4.9 Windows

The style, type and placement of windows should be true to the architectural style of the home.

Windows should be metal clad in a colour that is complementary to the house design. Vinyl windows that are coloured to compliment the home may be approved if they have features





such as muntin bars. Windows should be vertically proportioned. For more contemporary styles, the windows may be horizontally proportioned, subject to the design details of the home.

Window treatment is required on all front elevations and side and rear elevations that are on open space. Muntin bars or simulated divided lights may be required in large expanses of glass in traditional style homes.

Casement, double-hung, and single-hung are appropriate window types and may be incorporated with non functional windows to create more elaborate window designs.

5.4.10 Driveways

The driveway is an essential element in the overall landscape presentation for each home. The driveway should be curvilinear in shape and should not dominate the landscape area of the home.

The driveway may be completed with decorative concrete such as sandblasted concrete, exposed aggregate or stamped concrete. Borders or patterns in driveway are highly encouraged. Unit pavers are not acceptable as a main material, but can be used as a trim or border material.

6 Landscape and Fences

6.1 Landscape

The landscape should be designed to make an outstanding design statement for each lot. The site must be fully landscaped within one year of occupancy subject to seasonal deficiencies.

Builders or homeowners are to consult a Registered Landscape Architect or Certified Landscape Designer to assist in the creation of an overall landscape plan for formal approval. This plan should include an appropriate amount of trees and shrubs. Any hard landscaping such as patios and driveways should also be included in the plan, if proposed.





6.2 Fences

All fencing is to conform to the standard fencing details for the Keswick Neighbourhood and The Banks at Keswick.

6.3 Retaining Walls

Where visible from the street, retaining walls should be limited to a maximum exposed height of 0.9 m (3'-0"). Retaining walls higher than this should be designed in a stepped fashion to reduce the visual impact of the wall. All retaining walls are to be constructed to compliment the exterior building finishes and blend with the landscape. Timber retaining walls will not be acceptable.

Any retaining walls are the responsibility of the Builder and/or the homeowner and are to be constructed completely within private property lines.

7 Additional Requirements

7.1 Ancillary Structures

Ancillary structures such as gazebos, arbours, and garden sheds must be designed in a similar style and appearance to the home, utilizing the main building materials of the home. Garden shed structures shall be located in the rear of the lot and not be visible from the street.

Construction of other facilities such as sport courts, etc. also require review and approval by the Design Consultant and should be included in the landscape and site plan submitted for approval.

7.2 Satellite Dishes

Satellite dishes are allowed provided the dish size does not exceed 24 inches in diameter and the location of the dish is concealed to minimize visual impact.

Whenever possible, the satellite dish should not be visible from the street.





7.3 Recreational and Commercial Vehicles

Recreational vehicles and commercial vehicles shall not be parked or stored on site unless they are fully contained within a garage.

8 Construction Regulations

8.1 Material & Equipment Storage

Builders will be allowed to store their materials and equipment on site during construction and materials stored will have to be stored in an organized and covered manner to ensure site cleanliness.

Builders must ensure that they do not trespass or disturb any other adjacent properties.

Cleaning of paint, solvents, stains, etc will not be permitted on the site. Changing oil on any equipment or vehicles is not permitted onsite.

8.2 Signage

Only one lot identification sign will be allowed. No home builder or contractor signage will be allowed off site on the adjacent road or boulevard.

8.3 Use of Site

Supply of disposal bins during construction is mandatory. 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.

Should a site not be maintained in accordance with this Guidelines document, the Developer reserves the right to rectify any deficiencies at the cost of the lot owner and/or builder.

Damage to City roads, curbs, utilities and other equipment is the responsibility of the lot owner and/or builder.





8.4 Damages

The cost of repairs due to builder damages to existing features, roads, and utilities will be billed to the builder or deducted from the builder's security deposit and the builder will be invoiced for damages beyond what the security deposit covers. The Builder must pre-inspect their lot for damages to services or road and list any damages along with required pictures in writing to the Developer.

8.5 Excavation Material

The Builder must ensure that all excavation is kept within the confirmed of their lot. Vegetation material, topsoil, or similar materials may not be dumped onsite at any time. Any spillage on a road, or neighbouring lot must be removed immediately or the Developer will arrange for its removal and invoice for expenses.

Erosion control will be the responsibility of the builder during construction.

8.6 Construction Timeline

The home and landscape must be fully constructed and completed within a 2 year period, once construction has commenced. Prior to construction start-up, the applicant must provide formal notice of the construction start date to the Developer. The Developer may allow landscape seasonal deficiencies at their discretion.

8.7 Environmental Reserve

The Environmental Reserve must be protected from damage at all times. No vehicular access will be allowed at the back-of-lots from the top-of-bank area.

9 Discretion

Notwithstanding anything else set out in these Design Guidelines, the Developer and IBI Group's Design Consultant may apply their respective judgements when considering and approving anything regulated or controlled by these guidelines. In so doing, the Developer and the Design Consultant may provide waivers of or relaxations to any matter set out in these Design Guidelines in their sole discretion.





10 Design Submission Contact

Please forward submissions to:

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Fax: 780-426-3256

The information contained in this Design Guidelines Document is provided as a guide to be used by Lot Purchasers and/or Builders. The Developer may revise these Guidelines at their discretion at anytime, without notice. The Developer and its designated consultants make no warranties or representations as to the accuracy or completeness of any information provided on individual house plans. The Purchaser shall be fully and solely responsible for all designs which follow these guidelines and for the conformance of such designs to the appropriate building codes.

