

Aurora Architectural Guidelines
Homeowner's Guide – June 2022

The information contained herein is intended to be a guide for the residents of Aurora but will not supersede "The Aurora Architectural Guidelines". The enforcement of these guidelines and interpretation of same shall be at the sole discretion of the Architectural Committee, who is appointed by the Edmonton Aurora Residents Association (EARA). Neither the EARA nor the Architectural Committee shall have any liability whatsoever for any defect or lack of suitability in any of the materials or products suggested by or required by these guidelines. The EARA makes no representation or warranties as to the accuracy or completeness of this information. The EARA and the Architectural Committee reserves the right to revise these guidelines without notice.

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Objective: To achieve in this subdivision the highest possible standard of visual appeal, benefiting the building initially, and the residents ultimately.

Concept: The Architectural Guidelines are designed to provide visual control for siting and colour, and to obtain the best possible streetscape appearance.

Disputes: Architectural styles other than the preferred options as discussed in this document may be considered in Aurora and will be carefully reviewed by the Architectural Committee to ensure that the style will blend with all of the homes in the development.

1.1 City of Edmonton Standards

Formal standards for development will be those as established in the City of Edmonton Zoning Bylaw. Conformity with these guidelines does not supersede the required approval process of the City of Edmonton. Note relevant plans regarding utilities and rights-of way.

1.4 Lot Grading

Lot grading is to conform to the latest approved subdivision grading plan.

MATERIALS

2.1 Roof Materials

- | | |
|-----------------|--|
| IKO, Cambridge | - Weatherwood Dual Black, Harvard Slate, Driftwood |
| BP, Harmony | - Twilight Grey, Shadow Black Driftwood, Antique Grey, Stonewood |
| GAF, Timberline | - Weatherwood, Charcoal Blend |

2.2 Primary Finish

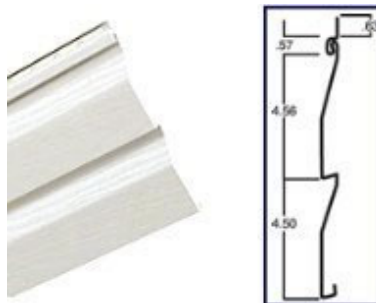
Vinyl siding in premium colours, hardie board, smooth finish stucco, brick or stone will be allowed. All stucco must be complimented with stucco detailing appropriate to the particular style.

All horizontal vinyl siding must be Traditional/Clapboard profile, minimum exposure to be 3" and maximum to be 4.5". Dutch lap/Designer profile will not be permitted. See sketches below.

Acceptable Profile:



Not Acceptable Profile:



The maximum height of parging is 2'0" on all elevations. For bi-levels the maximum is 1'0".

2.3 Trim Materials

Fascia boards are to be a minimum 8" on all lots. Decorative grill or muntin bars must be used on all windows facing the street including side windows of bays and any window within 3 feet of the front corner and on high visibility locations.

2.5 Elevations/Detailing

Stone is to be used as an accent in conjunction with other detailing options based on the style and design requirements of the house.

In addition, the verandahs and / or porch must be enclosed to grade and clad with brick or stone. Lattice will not be permitted. Risers must be closed back. Precast steps may not require additional stone work. The minimum verandah/porch depth shall be no less than 5'-0" and the landing depth at all entries will be a minimum of 4'0".

All exposed wood must be stained out to match the wall or trim colour.

2.6 Colours

Colors will not be duplicated on adjacent lots or directly across the street. The use of a third accent color is required. This color may typically be used on the front door or may be used in combination of trim elements for the home. Only premium vinyl colours will be allowed. Darker, non-premium vinyl colours may be considered while taking into account a varied colour street scape and colour repetition.

Pastel colors and white siding are not permitted.

2.7 Driveways and Garages

Front attached garage doors must be upgraded designer style to represent the proposed theme. The door must be the same color as the siding or alternatively may match the trim colour if appropriate to the style. Front attached garage door require glass panels.

The driveway is not to exceed the width of the garage to the garage front where the width may then flare to include a walkway to the front of the home or to the rear yard. A deep tooled joint is recommended, a maximum of five feet into driveway from the existing concrete sidewalk or curb and gutter. In the event of any future repair, the deep cut will facilitate any settlement and make the maintenance repair appear more professional.

For homes with rear-detached garages, parking pads are required.

LANDSCAPING AND FENCING

3.1 Landscaping

One tree and sod are to be planted by the homeowner in the front yard where appropriate. Rear yard landscaping shall be completed with a minimum of sod. Where a semi-detached unit has a front attached garage, a minimum of one tree must be planted in that unit's rear yard. In addition, an edged shrub bed area of a minimum 75 sq. ft. is to be provided containing a minimum of 7 shrubs of 18" height or spread. The area adjacent to a front attached garage (generally 2') as the sidewalk follows the entry area shall also be landscaped with a shrub bed containing a minimum of 4 shrubs.

Some examples of acceptable shrubs include but are not limited to: Dart's Gold Ninebark, Flaming Mound Spirea, Dwarf Korean Lilac, and Common Juniper.



Common Juniper



Dart's Gold Ninebark



Low Scape Mound Aronia



Ruby Spice Summersweet



Flaming Mound Spirea



Dwarf Korean Lilac



Saskatoon Berry



Little Gem Cedar



Nannyberry

The trees are to be a combination of 2" calliper deciduous (leaf style) or 8' evergreen trees (spruce or pine). Measurement for calliper size will be taken 6" above the ground. Smaller sizes will not be accepted. Columnar spruce or pine is not allowed.

Some examples of acceptable trees include but are not limited to: Evans Cherry, Purple Spire Columnar Crabapple, Columnar Aspen and Weeping White Spruce.



Purple Spire Columnar Crabapple



Evans Cherry



Columnar Aspen



Weeping White Spruce



Bur Oak



Snowbird Hawthorn

All xeriscape and synthetic turf proposals shall have prior approval before implementation.

3.2 Fencing

Fencing in Walker is to be coordinated in both design and colour, and must be constructed according to the details attached.

SUBDIVISION APPEARANCE

4.1 Address Plaque

A standardized address plaque, as per the subdivision detail, is required for all homes in the subdivision. It shall be placed on the front of the garage in a visible location.

DISCRETION

After Edmonton Aurora was fully developed by the developer (Melcor Developments) and all new home construction was completed, the Association, and the governance is turned over from the developer to the Edmonton Aurora Residents Association. Governance, liability and enforcement, are in transferred to the Association. The Association becomes the Architectural Committee.

Notwithstanding anything else set out in these guidelines, the Architectural Committee may apply their respective judgements when considering and approving anything regulate or controlled by these guidelines. In doing so, the Architectural Committee may provide waivers or relaxations to any matter set out in these guidelines in their sole and absolute unfettered discretion.

5.1 No Right to Enforce

Only the Architectural Committee may enforce the guidelines. No purchaser of a lot in Aurora may enforce these guidelines.

5.2 Right to Amend

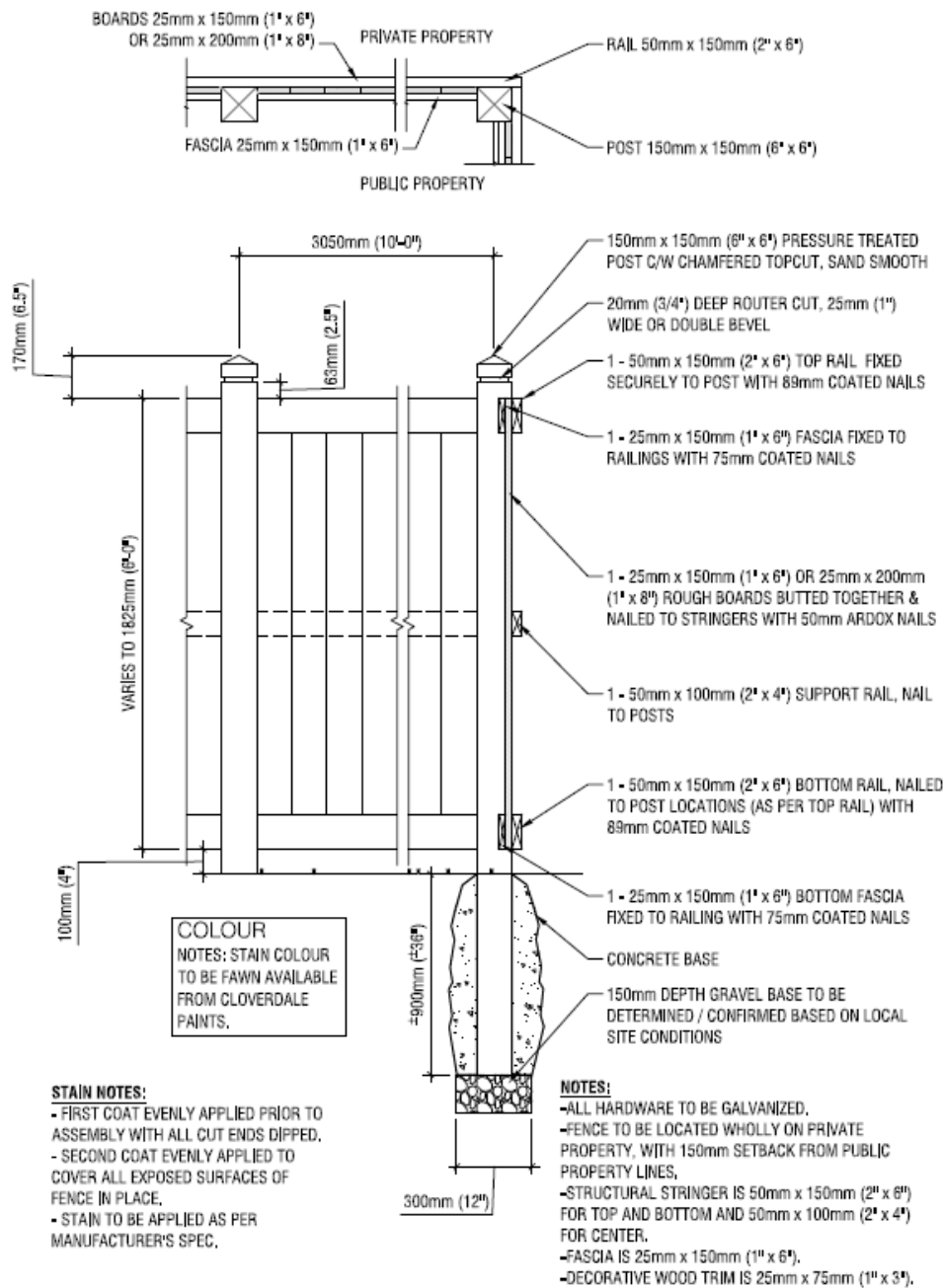
The Architectural Committee may from time to time amend these guidelines as it sees fit in its sole and absolute unfettered discretion.

OTHER IMPORTANT GUIDELINES

6.3 Downspouts

Must be directed away from the house to streets or rear drainage structures, in accordance with City of Edmonton standards. Storm water must not be directed onto adjacent lots.

Schedule - Fencing Details



WOOD SCREEN FENCE DETAIL

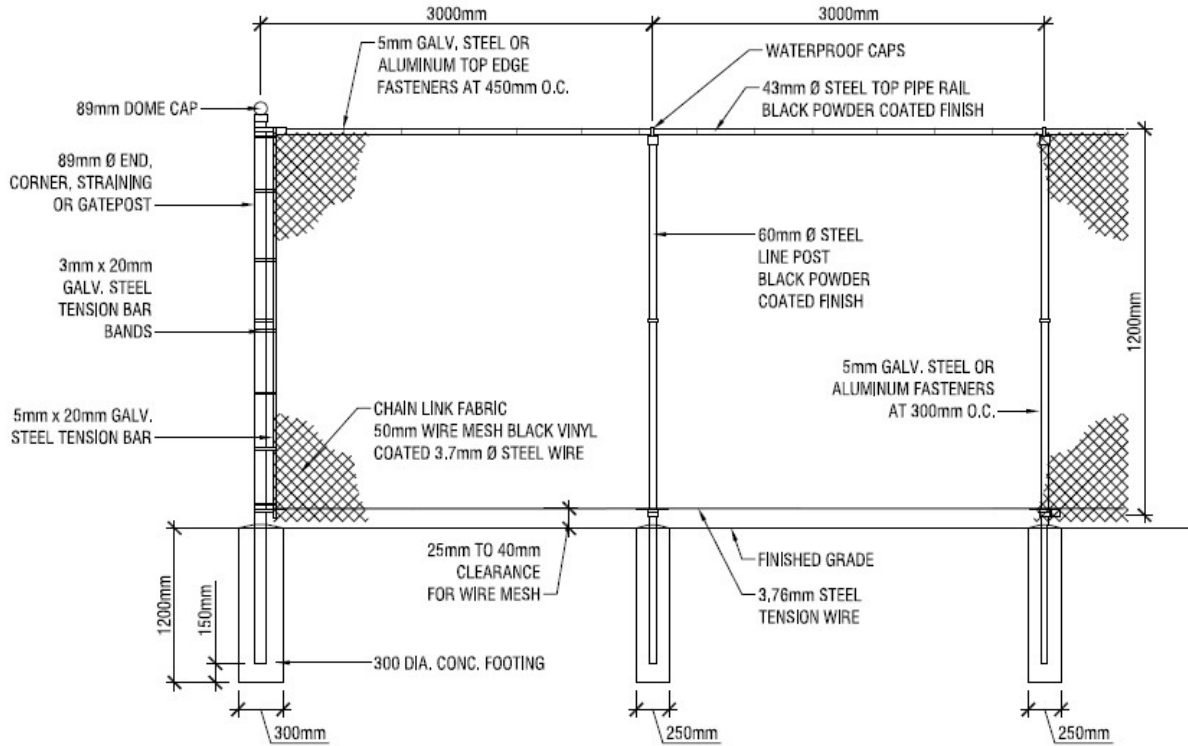
NOTES:

FENCE TO BE LOCATED WHOLLY ON PRIVATE PROPERTY, WITH 150mm SETBACK FROM PUBLIC PROPERTY LINES.

ALL FABRIC TO BE GALVANIZED C/W BLACK PVC COAT.

ALL STEEL POSTS, RAILINGS, FASTENERS AND FITTINGS TO BE GALVANIZED WITH BLACK POWDER COAT OR DURABLE BLACK PAINT FINISH SUITABLE FOR EXTERNAL CONDITIONS.

GRADE CAN VARY.



CHAIN LINK FENCE DETAIL