



AQUADEL

CROSSING

Aquadel Crossing Design Guidelines

Phase 2



Prepared by:
**Genica Developments &
Diverse Properties**

Dear Lot Owners,

We would first like to say congratulations on purchasing lots in our second phase of Aquadel Crossing! We look forward to continuing to work with you to achieve the best possible design for your lot and the development.

The information in this document outlines the steps and required procedure for the Design Approval Process for all Single Family Dwellings. Please review the document thoroughly and don't hesitate to contact our office if you require any clarification.

Thank you in advance for your cooperation, and we look forward to seeing your drawings!

Sincerely,

Aquadel Crossing

Table of Contents

STEP 1: DESIGN REVIEW AND APPROVAL.....	5
STEP 2: SITE REVIEW FOR COMPLIANCE TO DESIGN GUIDELINES	6
STEP 3: CHANGES & ADDITIONAL SERVICES (if applicable).....	7
FEES	8
DESIGN CONSULTING FEES:	8
SITE REVIEW FEES:	8
ADDITIONAL DESIGN OR SITE REVIEW FEES:	8
BUILDING SCHEME.....	9
SECTION 1 — DEFINITIONS AND TERM	10
1.1 Definitions.....	10
1.2 Interpretation	11
1.3 Purpose of this <i>Schedule</i> of Restrictions.....	12
1.4 Main Design Objectives and Elements.....	12
SECTION 2 — GENERAL RESTRICTIONS.....	12
2.1 By-law Compliance.....	13
2.2 Preliminary Design Approval.....	13
2.3 Preliminary Site Plan Approval.....	13
2.4 Final Plans and Specifications.....	13
2.5 Changes to Final Plans and Specifications.....	14
SECTION 3 — SINGLE FAMILY LOT RESTRICTIONS	14
3.1 Drainage Easements, Rights-of-Way.....	14
3.2 Siting and Setbacks.....	14
3.3 <i>Lot</i> Grading	15
3.4 Retaining Walls	15
3.5 Tree Preservation	15
3.6 Driveways and Sidewalks	16
3.7 Landscaping on the <i>Lot</i>	16
3.8 Fences, Screens + Gates	17
3.9 Address Requirements	17
3.10 Final Building Approval.....	17
SECTION 4 - DWELLING DESIGN RESTRICTION.....	18
4.1 Design Repetition.....	18
4.2 Dwelling Size and Types.....	18

4.3 Building Height and Massing.....	18
4.4 Dwelling Design.....	19
4.5 Corner Lot Design.....	19
4.6 Roof Design.....	19
4.7 Roof Overhangs.....	20
4.8 On Site Parking.....	20
4.9 Balconies, Patios & Decks	20
4.10 Foundation Exposure.....	20
SECTION 5 - CONSTRUCTION MATERIAL RESTRICTIONS	21
5.1 Roofing Materials	21
5.2 Fascia Boards	21
5.3 Exterior Wall Finish	21
5.4 Accent Materials and Trims	22
5.5 Windows.....	22
5.6 Front Entry Treatment.....	22
5.7 Chimneys + Roof Vents	23
5.8 Corner <i>Lot</i> Treatment.....	23
SECTION 6 - SECONDARY SUITE RESTRICTIONS	23
6.1 General.....	23
6.2 Grading.....	23
6.3 Access to Basement Suites.....	23
SECTION 7 - CONSTRUCTION PROTOCOL RESTRICTIONS.....	24
7.1 Appearance During Construction.....	24
SECTION 8 — CONCLUSION.....	24
8.2 Liability.....	24

HOUSE DESIGN APPROVAL PROCESS

It is our mandate to review each Building Scheme so that the overall quality and standard of Aquadel Crossing is maintained. As a result we elected Kevin Jones, i3 Design and Laurel Kellington as our “approving agents” for all building designs at Aquadel Crossing.

Our objective is to work with the lot owner towards the common goal of achieving an optimum home design, best suited to reinforcing the overall character of Aquadel Crossing.

The following outlines the steps of our Design Approval process. These steps in sequence facilitate an efficient and stream-lined approval process.

STEP 1: Design Review and Approval (approx. 1 week turnaround)

After your lot purchase with Aquadel Crossing Ltd, you can begin the process to receive approval of your design from the approving agent. Please submit your preliminary design along with your **Payment of Fee for Design Review to Kevin Jones** (please refer to the following section "Fees" for details). Please note that **no** drawings will be released for Final Design Approval without payment of these fees.

Your design submission can be emailed, couriered or dropped-off to the approving agent for review and approval.

The following information is required to perform our review:

- **SITE PLAN** - Based on the most current Lot Grading Information; drawing must be at an appropriate scale to review siting and relation to adjacent improvements and Golder's Geotechnical Report.

Drawing to include: North arrow, property line dimensions, minimum & proposed setbacks, proposed and existing grades at the four corners of your lot & home, various spot elevations on the site sufficient to determine the relationship of the proposed structures relative to the existing & proposed lot grading, and driveway & walkway locations including surface materials & slope percentage. Also required are locations of any detached or accessory buildings and their Minimum Building Elevation (MBE) in relation to streets as determined by Wedler Engineering. If applicable please indicate locations of any existing trees with appropriate root protection zones, swales, easements, restrictive covenants or right-of-ways.

Consideration given to: individual relationship of house with the lot, retention of overall drainage pattern and overall compatibility with neighboring homes (streetscape).

- **FRONT RONT ELEVATION**

Drawing to include: roof pitch(es), finish materials, trims and top of foundation wall, main floor & ridge elevation, proposed and existing grades at the corners of the home.

Consideration given to: compatibility of design elements and style, massing (proportion and scale), breaking up of two story massing, entry definition, rhythm of openings (i.e. window patterning), compatibility to overall streetscape and design repetition within the subdivision.

- **FLANKING ELEVATION** - required for all Corner Lots. Design to reflect the Front Elevation in terms of style and treatments.
- **FLOOR PLANS** - Basement, Main and Upper Floor Plans are requested, for a better understanding of your house and siting design.
- **Colour Schemes/Material Samples:** To be completed and submitted with samples for approval.
Submission to include: All colours proposed for the exterior of the home and any fencing (if applicable), as described in the section "Exterior Specification Sheet." The submission (with colour swatches or samples) must be on standard 8.5x11" page(s). A coloured front elevation may be requested by the approving agent if the proposed scheme requires further clarification.
- **LANDSCAPE PLAN**

Drawings to include: Plan view of proposed hard and soft landscape design for the site indicating layout and materials to be submitted at this time. In particular, information on walks, retaining walls, steps, patios, fences, screens, gates, special features, lawns, retained trees and planting is required as well as a plant list indicating proposed plant species, quantities and sizes. All Landscaping requirements will receive final approval during the scheduled Site Inspection.

Please note that we cannot grant approval without submission of ALL of the above mentioned items.

The approving officer will review and comment on your submission. If your submission requires further attention, a re-submission will be required. If Preliminary Approval *Noting Changes* is given, the changes must be incorporated and resubmitted. If no changes are required by the approving agent, you may proceed with Building Permit Application. Compliance deposits must be made with the approving agent prior to building permit application as per the contractual obligations noted in the lot purchase agreements.

STEP 2: SITE REVIEW FOR COMPLIANCE TO DESIGN GUIDELINES

Final Approval of Home & Landscaping and Subsequent Release of Compliance Deposit

After you have received Building Permit and your home and landscaping are complete, please contact the approving agent to request a Site Review for Design Compliance. Successful completion of this review will be required prior to obtaining Final Building Approval.

The following describes our Site Review for Design Compliance:

- Site Reviews are scheduled once a week, and are most effectively and efficiently performed without the presence of other parties.
- Our review is of the exterior of your home including landscaping.
- A letter summarizing the results of the review will be emailed to you. Nonconforming items listed in the letter will require an additional Site Review and/or photographic evidence of compliance.
- Once our office finds that your house and landscaping conform to the approved design and meet the intent of the Building Scheme, **we will call the FVRD to schedule your Final Occupancy Inspection, and will release the compliance deposit.**

STEP 3: CHANGES & ADDITIONAL SERVICES (if applicable)

- **Changes & Additional Services:** ANY changes made to the approved plans including landscaping shall be approved by the Approving Agent prior to installing such changes. Any service beyond what is allocated in the contract (described herein **Step 1**) including additional site inspection and work done after receiving our Design Approval, will be charged out at the applicable hourly rates noted in the following '**FEE for changes...**' section.

- **Changes to Working Drawings:**

Review the change(s) to ensure continued conformance to Building Scheme. Fax or email your proposal identifying the requested change(s) to our office.

Depending on the nature of the change(s), we will advise you how to best prepare your Working Drawings for additional approvals.

- **FEES for changes to Working Drawings & Additional Services:** Minimum \$100.00 flat rate fee plus \$100.00 per hour after the first hour + GST; these fees are due and payable prior to issuance of approved drawings.
- **Printing:** Charges will apply for any required printing; an additional administration fee may also apply.

This document has been written to inform you of our Design Approval process and hereby clarify our services. We aim to process your submissions as efficiently as possible; however, our approximated turnaround time may vary due to our workload.

FEES

The following Design Consulting Fees will be the responsibility of the builder or lot purchaser as part of the review and approval of building plans through Aquadel Crossing Ltd and are due and payable with the submission of the preliminary plans. We accept cash or cheque (made payable Laurel Kellington Interiors) **GST is in addition** to the fees quoted below.

DESIGN CONSULTING FEES:

Single Family Residential Lot \$250.00/unit

SITE REVIEW FEES:

Single Family Residential Lot \$150.00 + GST

ADDITIONAL DESIGN OR SITE REVIEW FEES:

Please note that **additional preliminary reviews, reviews for changes during construction, or deficiency reviews after the completion of construction** will be billed at the hourly rate of \$100.00 + GST:

All disbursements (including but not limited to photocopies and courier services) will be in addition to the fees noted above and include a handling charge of 10% for such expenditures.

BUILDING SCHEME

Single Family Homes at AQUADEL CROSSING

Developer: Aquadel Crossing Ltd
Contact: Kristen Kelm
Tel: (604) 824-2842

Approving Agent: Kevin Jones
Tel: 604 799 1772

NEW SINGLE FAMILY HOMES DESIGN GUIDELINES

SECTION 1 — DEFINITIONS AND TERM

1.1 Definitions

In this Schedule:

- a) **"Accessory Dwelling Unit"** means a Secondary Suite or a Coach House;
- b) **"Basement Entry Dwelling"** means a residential building which has two floors with the majority of sleeping areas and all living areas such as the kitchen, dining room, living room and family room located on the upper floor and the foyer and optional bedrooms and/or a bathroom located on the lower floor. Unlike a Two-Storey Dwelling, a Basement-Entry Dwelling is completely self-contained on the upper floor;
- c) **"Bungalow Dwelling"** means a residential building which may have a basement as long as only one floor is visible from the road and provided that the majority of sleeping areas and all living areas such as the kitchen, dining room, living room and family room are on that floor visible from the road;
- d) **"Aquadel Crossing" or "Aquadel"** means Aquadel Crossing Ltd.
- e) **"FVRD"** means the Fraser Valley Regional District;
- f) **[intentionally deleted]**
- g) **"Construct"**, and any variation of that term, means to Construct, improve, install, affix, place, or alter, or permit construction, Improvements, installation, affixation, placement or alteration;
- h) **"Consultant"** means approving agent, Laurel Kellington Design or an architect in good standing with the Architectural Institute of British Columbia or an individual or firm appointed by Aquadel to administer this schedule in the event Laurel Kellington fails, refuses or is unable to act, or if the Developer / homeowner's association fails to appoint a replacement within 30 days of notification in writing of any such even, then Consultant means an architect in good standing with the Architectural Institute of British Columbia who is appointed by the registered owner for the applicable Lot;
- i) **"Developer"** means the registered Owner(s) of the Fee Simple Lots as of the date this Schedule is registered in the Land Title Office;
- j) **"Final plans and specification"** mean the plans, specifications and other information stamped by the *consultant* as specified in Section 2.4 of this *schedule*;
- k) **"Improvements"** means any building, accessory building in excess of 10 square metres [105 square feet], fence or retaining wall constructed or to be constructed on a Lot;
- l) **"Lot"** means each Lot identified in either the Form 35 or the Form C to which this Schedule is attached and any portions or portion of such Lot which may be

subdivided or consolidated whether by subdivision plan, strata plan or otherwise and "Lots" means the aggregate of them;

- m) **"Owner"** means the registered Owner of the Fee Simple Lot or leasehold estate of a Lot;
- n) **"Person"** means any individual corporation, society, association, co-operative, joint venture, partnership, trust, unincorporated organization, government, or other legal entity, and includes the Owner of a Lot and the Developer;
- o) **"Schedule"** means this Schedule of restrictions and any appendices attached (if any);
- p) **"Split Level Dwelling"** means a residential building where the upper floor does not completely cover the lower floor and where the upper floor is limited to bedroom use only. Living areas such as the kitchen, dining room, and living room are generally confined to a floor at a lower level, offset from the upper floor (this is the "split" portion). Directly below the upper floor is a floor which often contains the family room, the utility room, the mechanical room and may contain some unfinished basement area;
- q) **"Street Furniture"** includes but is not limited to: benches, garbage and/or recycling receptacles, mailboxes, streetlights, service boxes, and any other permanent landscape features; and
- r) **"Two-Storey Dwelling"** means a residential building with a minimum of two floors where bedrooms are limited to the upper floor and living areas such as the kitchen, dining room, living room and only one bedroom (if any) are exclusive to the lower floor.

1.2 Interpretation

The following provisions apply to this *schedule*:

- (a) the sections, headings, and table of contents are for convenience only, and are not for use in interpreting, defining, or limiting the scope, extent, or intent of this *schedule*;
- (b) unless otherwise specified, words importing the singular include the plural and vice versa, and words importing gender include all genders;
- (c) this *schedule* will be governed by, and is to be enforced, construed, and interpreted in accordance with the laws of British Columbia;
- (d) each provision of this *schedule* is several, and if the whole or part of any provision is invalid, illegal, or unenforceable, it will be deemed severed from this *schedule*, and this *schedule* will otherwise continue to be enforceable to the fullest extent permitted at law or at equity;
- (e) in the event of a conflict between a statute, by-law, order, regulation or agreement such as a restrictive covenant and this *schedule*, the statute, by-law, order, regulation or agreement such as a restrictive covenant supersedes this *schedule*; for any term not defined herein, it has the same definition as in the *FVRD Zoning By-law*, and in particular amended subsequent to the date of registration of this *schedule* in the Land Title Office;
- (g) in the event of any conflict between the *FVRD* and the initial *consultant*, the *FVRD* position shall supersede the *consultant's* position in order to comply with the *Local Government Act*;
- (h) in the event the initial *consultant* fails, refuses or is unable to act, or the *developer* fails to appoint a replacement, then *consultant* means an architect in good standing with the Architectural Institute of British Columbia or any successor body, or a registered design *consultant* in good standing with the National Home

Designers Association or any successor body, or a registered building designer and/or a certified residential building designer in good standing with the Applied Science Technologists and Technicians of British Columbia or any successor body, who is appointed by the registered owner for that *lot* and is approved by the FVRD in writing;

- (I) this *Schedule* shall have no further force and effect after twenty (20) years from the date of registration of this *schedule* in the Land Title Office, and shall be discharged from all of the *lots* by the effluxion of this time; and this *Schedule* shall be adopted by the Homeowner's Association for the Aquadel Crossing community, when the Developer completes sale of the lots.

1.3 Purpose of this *Schedule* of Restrictions

The purpose of this *schedule* is to restrict the construction of *improvements* on the *lots* so as to enhance and maintain design quality to ensure that *improvements* on the *lots* are compatible with the existing or emerging residential character. Nothing in this *schedule* diminishes an *owner's* right to enforce these restrictions as against any other *owner*.

1.4 Main Design Objectives and Elements

The restrictions contained in this *schedule* are based on The Aquadel Crossing master plan. A *person* will not *construct improvements* except in adherence to the design objective and main design elements to fulfill these objectives. The design objective and main design elements are as follows:

Objective:

- to create a distinctive, high quality community showcasing significant architectural and landscape design;
- to create a diverse choice of housing opportunities to encourage a broad range of age groups and income levels;
- to encourage a high standard of built and natural environment;
- to promote sustainable designs that respect and complement the natural characteristics and grading of the site;
- to create an identifiable neighbourhood theme which responds to the site's location

Elements:

- Country Style Contemporary Architecture dwellings and details (including Shingle Style, Cape Cod, Craftsman, and other neo-traditional styles with cottage detailing);
- balanced massing and proportion and clean lines/details;
- To introduce streetscapes that reflect the importance of the pedestrian through front porches and well identifies entries which do not dominate the front elevation in scale;
- lowered massing through design elements on the front elevation;
- well articulated and complete landscaping which reinforces the theme and character of the development;
- well articulated elevations on all sides of the dwelling, with design elements that reflect those incorporated on the front elevation; and
- An country style contemporary theme and character throughout the development.

The consultant, notwithstanding has the right to approve or reject submissions and approve or reject any clause stated here in this *Schedule of Restrictions*.

SECTION 2 — GENERAL RESTRICTIONS

For all of the subsections in Section 2, a *person* must not *construct improvements*, or develop the *lot* before, during or after construction of the *improvements*, unless:

2.1 By-law Compliance

That *person* complies with all statutes, by-laws, orders or regulations as amended from time to time and in particular amended subsequent to the date of registration of this *schedule* against the *lots* in the Land Title Office, of the *FVRD* or other government body having jurisdiction with respect to the construction of *improvements*.

2.2 Preliminary Design Approval

- (a) that *person* delivers to the *consultant*, a submission for preliminary design approval in the form of an elevation concept/character sketch and floor plan(s) and on which that *person* has indicated the subdivision, the *lot* number, their name, address, and telephone numbers; and
- (b) the *consultant* will accept the submission provided it substantially complies with this *schedule*.

2.3 Preliminary Site Plan Approval

- (a) that *person* delivers to the *consultant* a preliminary site plan, at a scale of 1:100 (metric), or 1/8"=1'-0" (imperial) that indicates the location and exact shape of the proposed foundation and driveway for *improvements*, taking into consideration the slope of the driveway, retaining walls (if any), existing trees (if any), easements and swales (if any), *street furniture* (if any); and
- (b) the *consultant* will accept the preliminary site plan provided it substantially complies with the *schedule*.

2.4 Final Plans and Specifications

- (a) that *person* delivers to the *consultant* *final plans and specifications* including, without limitation:
 - (i) a **site plan**, at a scale of 1:100 (metric) or 1/8"=1'0" (imperial), indicating the exact location of the *improvements* on the *lot*, all grading, front, rear, and side yard setbacks, north arrow, driveway, sidewalks, fences, retaining walls (if any), *street furniture* (if any) concrete steps, swales, easements, rights-of-way, all trees to be retained, replaced and removed, and other information reasonably required by the *consultant* and/or the *City*;
 - (ii) **exterior elevations** at a scale of 1:50 (metric) or 1/4":1'0" (imperial), indicating overhangs, trim, window styles, finishing materials, the proposed and existing grades at each corner of the *improvements*, main floor elevation, the top of foundation elevation, and the ridge elevation;
 - (iii) **floor plans** at a scale of 1:50 (metric) or 1/4":1'0" (imperial) which must match the exterior elevations and minimum basement elevations (where applicable);
 - (iv) a **landscape plan**, at a scale of 1:100 (metric) or 1/8"=1'0" (imperial), illustrating proposed hard and soft landscape design including walks, retaining walls, steps, patios, fences, screens, gates, special features, lawns, retained trees and planting, and including a plant list indicating species, quantities and sizes and any replacement trees required by the *consultant*, and
 - (v) **colour scheme & samples of exterior finishing materials** required by the *consultant*.
- (b) the *consultant* accepts the *final plans and specifications* by stamping them with the following text "Reviewed for Conformance with Design Guidelines", and by signing the *final plans and specifications* with the following information in clear print:

Consultant

Signature:

Address:

Phone:

Date:

and

(c) the *consultant* has completed a checklist, as included in the Design Guidelines, to ensure the *final plans and specifications* comply with this *schedule*, which checklist must be submitted to the *FVRD* with the *consultant's* written approval of the *final plans and specifications* together with the building permit application for review and acceptance by the *FVRD*.

2.5 Changes to Final Plans and Specifications

The *consultant's* written approval regarding proposed substantial changes to the *final plans and specifications* must be submitted to the *FVRD* for the approval pursuant to their Building By-law, as amended, with the request for the approval of such changes.

SECTION 3 — SINGLE FAMILY LOT RESTRICTIONS

For all of the subsections in Section 3, **a person must not construct improvements, or develop the lot before, during or after construction of the improvements, unless:**

3.1 Drainage Easements, Rights-of-Way

(a) established overland flows and/or underground storm sub-surface systems are maintained in accordance with completed swales and the grading of the site prior to construction of *improvements*.

3.2 Siting and Setbacks

- (a) that *person* sites the *improvements* in accordance with the *lot's* natural characteristics and neighbouring *improvements*, as determined by the *consultant* in relation to the over-view or over shadowing of neighbouring *lots* and *improvements*;
- (b) that *person* orients the *improvements* in accordance with the *lot's* natural characteristics as determined by the *consultant*;
- (c) the siting and setbacks of the *improvements* comply with the *consultant's* requirements, which may be based on the creation of interesting streetscapes, maximization of privacy, or may be in response to conditions imposed by adjacent *improvements*;
- (d) that *person* considers all requirements of restrictive covenants, existing trees, easements, and rights-of-way;
- (e) that *person* identifies the locations of any right-of-ways, existing trees, restrictive covenants, easements;
- (f) that *person* complies with setbacks and zoning requirements of the *FVRD*;
- (g) that *person* has verified that the physical location of driveway and curb let downs, cable service boxes, electrical boxes, mailboxes and streetlights does not conflict with the design or location of the *improvements*; and
- (h) to reduce the emphasis on and massing of the garage in front-loaded *improvements*, garage faces are to be a minimum of 6.0m from the front lot line with porch or entry elements pulled closer to said front lot line.

3.3 Lot Grading

- (a) the design of the *improvements* is in substantial compliance with the *lot* grading plan for the *lot(s)* which has been reviewed by the *consultant* and accepted by the *FVRD*, and the said plan specifies all finished grade elevations as derived from the *lot* grading plan for the *lots* accepted by the *FVRD* and grade elevations in respect of that *lot*;
- (b) the proposed *lot* grading is in accordance with the *lot* grading plan for the *lots* accepted by the *FVRD*, which *lot* grading plan will be available from the *FVRD*; and
- (c) that *person* provides that any changes made to the *lot* do not affect the drainage pattern for the area.

3.4 Retaining Walls

- (a) there are no retaining walls, unless natural site conditions necessitate their use as determined by the *consultant*; a retaining wall in the front/flanking yard is no more than 0.6m [2.0 feet] in height; the maximum height of a retaining wall in the side or rear yard is no more than 1.2m [4.0 feet] except for retaining walls below existing grade such as concrete stairwells or covered patios under sun decks, which will be approved at the discretion of the *consultant*
- (b) retaining walls are constructed, or faced with, indigenous rock or river rock; or constructed of cast concrete, residential-scale concrete modular units, or treated timber;
- (c) a retaining wall that faces the street, if permitted, is screened with landscaping;
- (d) details of retaining walls are to be submitted prior to construction for the approval of the *consultant* in terms of materials, treatment, location, height and overall coordination with the landscaping and *improvements* and is to be approved by the *FVRD*; and
- (e) retaining walls are in the colour range of natural earth and grey tones with optional muted accents.

3.5 Tree Preservation

- (a) the building footprint and design must meet tree protection setbacks as shown on the Tree Management Plan except if that person complies with guidelines for tree protection and root pruning and obtains prior approval from the consultant;
- (b) fence standards: temporary tree protection must be implemented and maintained throughout the construction period. A fence must be erected as per the requirements of the consulting arborist, as located on the Tree Management Plan. The area inside the protection fence is not to be accessed by equipment, vehicles or personnel, and no storage of construction materials, soil or waste is allowed;
- (c) that person does not cut down or remove from the lot any existing trees, including those identified as trees to be preserved on the Tree Management Plan (included as Appendix I), and those planted on the lot by the Builder and Aquadel Crossing Ltd as designated as replacement trees, except if that person:
 - (i) obtains a written permission from the consultant;
 - (ii) in respect of any tree identified on the Tree Management Plan, obtains a written recommendation by an International Society of Arborist, Certified Arborist, or other tree specialist approved by the consultant, stating that the tree is diseased and/or hazardous and should be removed and provides such certification to the consultant; and
 - (iii) replaces any removed tree with a replacement tree which is a minimum of 3 metres [10.0 feet] tall if coniferous, or 5 centimeters [2.0 inches] caliper if deciduous, and meets all the requirements of the latest edition of the "British Columbia Landscape Standard" published jointly by the British Columbia Society of Landscape Architects, and the British Columbia Nursery Trades Associates.

3.6 Driveways and Sidewalks

- (a) only the following construction materials for the driveway and sidewalks are used: permeable pavers, brick/concrete unit pavers, broom finish concrete, exposed aggregate concrete or stamped concrete. Gravel is not a permitted construction material for driveways or sidewalks;
- (b) front entry pathways must be precast stepping stones, brick/concrete unit pavers, broom finish concrete, flagstone or other materials approved at the discretion of the *consultant*; s;
- (c) the location of the driveway maintains open space and avoids significant trees, streetlights, or service boxes, and does not conflict with drainage swales;
- (d) the width of the driveway is a maximum of 6m (20') wide at the street to the front setback line, unless approved by the *consultant*; and
- (e) if the driveway and front entry sidewalk are located in the same yard, the front entry sidewalk material must be the same as or complementary to that used for the driveway, at the discretion of the design consultant; the secondary sidewalk material must not differ from that used for the driveway until the point at which it is not visible from the street.

3.7 Landscaping on the Lot

- (a) that *person* installs the landscaping in accordance with the requirements of the latest edition of the "British Columbia Landscape Standard" published jointly by the British Columbia Society of Landscape Architects and the British Columbia Landscape and Nursery Association, and complies with the other requirements in this section;
- (b) that *person* submits a landscape layout as specified in Section 2.4 (a)(iv), including all landscaping requirements outlined in this section, approved at the discretion of the *consultant*;
- (c) that *person* considers the theme and character of the overall development (river, seaside cottage) when composing a complementary landscape layout;
- (d) that *person* composes a layered landscape which features plant materials that contrast and complement in size, texture and colour;
- (e) that *person* considers each plant species cultural requirements including drought tolerance, shade tolerance and hardiness when composing a landscape layout;
- (f) that *person* incorporates low water requirement landscaping; any installed automatic irrigation system includes a rain sensor and high efficiency irrigation heads;
- (g) that *person* installs one tree in the front yard and one tree in the backyard with a 5cm (2.0 inches) minimum caliper if deciduous with a single trunk, or 2.4 metres (8.0 feet) minimum height if coniferous or multi-trunked deciduous; lots over 450 square metres [4844 square feet] require a total of three (3) trees per lot; ultimate size, form and planting location of trees to be the selection criteria;
- (h) that *person* installs deciduous trees in south facing backyards in a location to allow for shading of the *improvement* in the summer and passive solar heat gain in the winter;
- (i) that *person* landscapes all street fronting yard areas, with a minimum of 20% planting beds;
- (j) that *person* installs a minimum of 10 shrubs (2 gallon pot size minimum) and 5 shrubs (5 gallon pot size minimum) in the front yard; native plants are encouraged; additional groundcovers are acceptable; ultimate size and form of species to be selection criteria;
- (k) that *person* incorporates a portion of the required shrubs as broadleaf evergreen shrubs to create year-round structure in the landscape;

- (l) that *person* incorporates a portion of the required shrubs as flowering deciduous shrubs that provide seasonal change and/or winter interest; additional planting of perennials is encouraged;
- (m) that *person* installs adequate growing medium (topsoil) prior to planting to depths suitable for each type of plant material in accordance with the "British Columbia Landscape Standard";
- (m) that *person* installs a minimum depth of 50mm (2 inches) of composted black mulch on all planting beds subsequent to planting; coarse un-composted bark mulches are not permitted;
- (n) that *person* does not create a solid boundary separation in the form of hedging or other plant material in the front yard between neighbouring properties;
- (o) that *person* completes the front/flanking yard landscaping within 60 days of the completion of the *improvements*, except if weather conditions make it impossible to do so, in which case that *person* will complete that landscaping as expeditiously as possible, and prior to final inspection;
- (p) that *person* cleans and grades side and rear yards within 60 days of the completion of the *improvements*, and prior to final inspection; and
- (q) fence design, location, height, and materials are to be approved by the *consultant*.

3.8 Fences, Screens + Gates

- (a) fence, gate, or screen design and detail shall respond to the architectural style and theme of the neighbourhood;
- (b) fences, screens and gates shall be constructed of wood;
- (c) fence, screen & gate design, must conform to the following height, location, and material restrictions:
 - (i) the maximum height of an interior side yard or rear yard fence is no more than 6 feet;
 - (ii) the maximum height of a front or exterior side yard fence is 1.0 metres (3.3 feet);
 - (iii) front and exterior side yard fences are required to be set back 1.0 metre (3.3 feet) from the front face of the building unless otherwise approved by the *consultant*. Front yard & exterior side yard fences shall be of picket type construction (i.e. not solid); Front yard fencing is not permitted
 - (iv) colours: front yard or exterior side yard (picket type) fences, screens or gates shall be solid stain, of the same palette utilized in the architectural trim or body of the residential buildings or amenity/accessory building, or coated with natural transparent stain. Rear and interior side yard fences shall be the same as above, left to weather or coated with natural transparent stain, approved at the discretion of the *consultant*; and

3.9 Address Requirements

- (a) All are required to be addressed on the front of homes in a location and size that is visible for emergency vehicles to identify the homes in the event of an emergency.

3.10 Final Building Approval

- (a) the *consultant* will perform a final site inspection to review/approve guideline conformance after the house and front/flanking yard landscaping are completed;
- (b) At the discretion of the *consultant*, the Developer shall not receive a Final Building Approval from the FVRD until all the requirements of the Design Guidelines are met.

SECTION 4 - DWELLING DESIGN RESTRICTION

For all of the subsections in Section 4, a person will not *construct improvements*, or develop a *lot* before, during or after construction of the *improvements*, unless:

4.1 Design Repetition

The exterior design of the single family dwelling to be erected on a *lot* shall not be identical or similar to that of an existing or proposed dwelling on a *lot* in the proposed development within four *lots* measured from the closest *lot* lines (XABXCX). It is deemed to have similar exterior design to an existing dwelling when:

- (a) the front/flanking elevation(s) designs are identical or have insignificant variations in the disposition and articulation of design features; or
- (b) the front/flanking elevation designs are a mirror image to each other, with or without any variation in architectural details.

4.2 Dwelling Size and Types

The size and type of the dwelling must meet all of the requirements pertinent to the bylaws of the FVRD

4.3 Building Height and Massing

- (a) the building height and massing of the *improvements* does not create a canyon effect as determined by the *consultant* in relation to the open space between the *improvements* above the first-storey;
- (b) the building height and massing for *improvements* on the subject *lot* are to be compatible with the *lot* grading plan;
- (c) the building height and massing for *improvements* on the subject *lot* are to be compatible with the building height and massing of the *improvements* on adjacent *lots*, as determined by the *consultant* in relation to roof design and transition in building height;
- (d) two-storey massing is reduced on the front/flanking elevation(s), if applicable, by recessing the upper floor wall line from the lower and/or by the use of roof skirts at the floor line of the upper floor level and/or the introduction of a porch or veranda, as determined by the *consultant*;
- (e) two-storey massing is broken up with horizontal baseboards, trim boards and/or roof skirts, as determined by the *consultant*;
- (f) one-storey single family dwellings ('ranchers' or 'bungalows') have massing that is proportional and appropriately articulated, as compared to two-storey improvements, as determined by the *consultant*;
- (g) overall balance and massing is in character with the dwelling style, and suits the scale and proportion of the elevation(s) of the dwelling, approved at the *consultant's* discretion; and
- (h) the incorporation of living spaces within the roof form ("half-storey") is encouraged. Efforts should be made to bring the main roof eave to one-storey on the front/flanking elevation(s).
- (i) Second storey walls must be shouldered or recessed back from the first-floor exterior walls for maximum articulation of the exterior

- (j) Habitable square footage of the second floor cannot exceed 60% of the main floor space
OR Habitable square footage of the second floor cannot exceed 50% of the main floor space plus attic trusses over the garage

4.4 Dwelling Design

- (a) in accordance with the section on design repetition, the design of the single family dwelling is substantially as follows unless approved at the discretion of the *consultant*
 - (i) in a two-storey *improvement*, the majority of front elevation is setback at the upper level, broken by a lower eave line (roof skirt, porch, etc.), and for wood detail. Covered porches are highly encouraged;
 - (ii) rooflines/elements are a mix of hips and gables; style specific rooflines which fit the character of the adjacent *improvements* will be considered for acceptance;
 - (iii) garages will be a maximum of two cars attached or detached, unless the site allows for an accessory dwelling unit-in such a case, the detached garage can be a maximum of three cars to accommodate a coach house above; and
 - (iv) exterior finishes will be as specified in Section 5.

4.5 Corner Lot Design

- (a) one-storey elements comprise a minimum of 20 percent of the width of the front/flanking street elevations of the single family dwelling, or a proportion approved by the *consultant*
- (b) the design achieves the objective of creating corner *lot* open sky views and does not create an abrupt end to the streetscape, as determined by the *consultant*;
- (c) the front entrance faces one street and the garage faces the other street, design provides significant detailing on both the front and flanking elevations of the dwelling as determined by the *consultant*; and
- (d) feature element(s) of the single family dwelling encourage a gentle transition of the streetscape, as determined by the *consultant*.

4.6 Roof Design

- (a) General
 - (i) the *improvements* have a varied roof form and design as determined by the *consultant* in relation to adjacent *improvements*;
 - (ii) the roof design reduces upper floor massing as determined by the *consultant*
 - (iii) the roof design is consistent with the intended style and suits the character of the *improvement* and each roof element complements the overall design, approved at the discretion of the *consultant*;
 - (iv) roof elements as features on the front/flanking elevation(s) are approved by the *consultant*; and
 - (v) gable roofs have sufficient detailing approved by the *consultant*.
- (b) Pitch
 - (i) one-storey single family dwellings ('ranchers' or 'bungalows'), must have a minimum 8:12 roof pitch, unless otherwise requested or approved by the *consultant*,

SECTION 5 - CONSTRUCTION MATERIAL RESTRICTIONS

For all of the subsections in Section 5, *a person must not construct improvements, or develop the lot before, during or after construction of the improvements, unless:*

5.1 Roofing Materials

- (a) General:
 - (i) only the following roof materials are used: high profile duroid shingles, cedar shakes/shingles and metal roofing;
- (b) Colour:
 - (i) roof colour must complement body colour, as approved by *consultant*;
- (c) Skylights:
 - (i) skylights which are bubble style are not permitted on street facing elevations;
- (d) Soffits:
 - (i) wood or vinyl (invisivent) only, painted in a colour which complements the body colour, as determined by the *consultant*.

5.2 Fascia Boards

- (a) wood fascia boards are required;
- (b) fascia boards and barge boards are fully finished on all exposed sides; and
- (c) fascia boards and barge boards are a minimum dimension of 2"x10" nominal.

5.3 Exterior Wall Finish

- (a) General:
 - (i) the primary material used on other faces of the *improvement* is used on the front/flanking elevation(s) of the *improvement*, as approved by the *consultant*;
 - (ii) an accent material is to be used on the front/flanking elevation(s);
 - (iii) the use of materials is consistent with the intended style and suits the character of the *improvement*, approved at the discretion of the *consultant* and
 - (iv) false front treatment and over-embellishment of the front facade is avoided.
- (b) Materials
 - (i) only the following cladding/accent materials are used: cedar wall shingles and siding, and cementitious wall shingles and siding (Hardi) and stone/cultured stone in a river rock profile; corrugated metal and other accent materials may be approved at discretion of the *consultant*.
- (c) Colours
 - (i) All colours will be approved at the discretion of the consultant; Colours for cedar siding/shingles, and cementitious siding/shingles should harmonize with the surrounding landscape; natural transparent stain with neutral trims and bold and bright accents, or bold and bright colours with complementary accents and trims are encouraged but not exclusively approved; trim, fascia, entry and garage doors and roof colour shall complement the siding colour, approved at the discretion of the consultant; gutters, soffits and downspouts shall complement trim and body colour, approved at the discretion of the consultant; if cedar siding is used it must

- (ii) dwellings more than one-storey must have a minimum roof pitch of 6:12 and maximum roof pitch is 14:12, and the roof pitch is constant on any one elevation, unless otherwise requested or approved by the *consultant*, and
- (iii) different roof pitches on the same elevation are considered for specific styles at the discretion of the *consultant*.

4.7 Roof Overhangs

- (a) roof overhangs shall be determined based on the architectural style of the *improvements*, as determined by the *consultant*.

4.8 On Site Parking

- (a) the parking structure is limited to a maximum two vehicle attached garage or as per Section 4.4 (a) (iii), unless otherwise approved by the *consultant*;
- (b) detached parking structures will be considered on a site-specific basis and must be approved by the *consultant* prior to construction;
- (c) the parking structure is equipped with vehicular entrance doors that close, and are constructed of wood or a material with a wood-grain textured finish;
- (d) the design of the garage door(s) shall have raised panels, details or decorative features with glazing, and shall be painted or stained to match the body or trim colour of the *improvements* or the front entry doors, as approved by the *consultant*;
- (e) the distance between the top of the garage door and the soffit line does not exceed 0.6 metre [2.0 feet] in height for hip rooflines, or to a horizontal trim band for gable rooflines, unless approved by the *consultant*, or has detailing approved by the *consultant*;
- (f) garage doors do not exceed 8'-0" in height;
- (g) covered parking does not accommodate oversize vehicles unless approved by the *consultant*; and
- (h) the parking structure is constructed in the similar style, roof pitch, finish material(s) and colour scheme, as the single family dwelling, unless approved by the *consultant*.

4.9 Balconies, Patios & Decks

- (a) rear balconies on the second floor of the dwelling unit do not exceed 3.6 metres [12.0 feet] in depth, measured parallel to the rear of the dwelling unit;
- (b) projections of rear balconies on the second floor of the dwelling unit into the required rear yard setback do not exceed 0.6 metres [2.0 feet]; and
- (c) on the fronts and exterior side yards of *improvements*, covered porches and second floor balconies are encouraged.

4.10 Foundation Exposure

- (a) exposed concrete foundations do not exceed 0.3 metre [1.0 foot] in height measured from the finished grade to the underside of the siding, except for stepped foundations to accommodate the finished grades of the *lot* or is architecturally treated or painted to match the adjacent body or trim colour as approved at the discretion of the *consultant*.

be coated in a solid, semi-transparent or transparent stain; only the following range of colours for stone or brick accents are used: earth and grey tones with muted accents unless approved by the consultant; and adjacent homes (in any direction) do not use the same colour scheme unless approved by the *consultant*.

5.4 Accent Materials and Trims

- (a) accents such as stone or wall shingles on the front/flanking elevation(s) shall turn the corner and extend to a vertical break in the return wall such as a chimney or wall projection, except where a return is designed to simulate a column, in which case the return shall be at least equal to the width of the column face, approved at the discretion of the *consultant*
- (b) stone, if used as accent, shall preferably be located at the base of the wall face, as approved by the *consultant*;
- (c) stone on the street face(s) is used only if the colour, pattern, and texture are compatible with the siding as determined by the *consultant*;
- (d) there is no use of concrete blocks or jumbo blocks which are exposed to the exterior;
- (e) doors and windows on the front/flanking elevation(s) have a min. 6" wood trim, with additional detailing to compliment the overall style of the *improvements*;
- (f) a continuous horizontal wood/cementitious base trim at the main floor elevation is used on all elevations unless approved at the discretion of the *consultant*;
- (g) all trim and corner trim to be wood/cementitious material;
- (h) all trim elements indicated on the *final drawings and specifications* are applied to the *improvement*, unless approved at the discretion of the *consultant*; and
- (i) mortar, where exposed, shall be grey or an earth tone as determined by the *consultant*

5.5 Windows

- (a) large windows should be made up of individual glazing units surrounded by 6" trim;
- (b) window openings on the front/flanking elevation(s) are of a consistent geometrical shape with the exception that a main feature window on the lower floor may be of a different shape providing, in the opinion of the *consultant*, that the feature window shape contributes to both the interest and consistency of the overall theme;
- (c) there are no basement windows on the front/flanking elevation(s) except to complement unique site grading as determined by the *consultant* or unless required by the B.C. Building Code;
- (d) where basement windows are unavoidable on the front/flanking elevation(s), they must be screened with substantial landscaping; and
- (e) window frames are constructed of vinyl, fiberglass or wood, unless otherwise approved by the *consultant*.

5.6 Front Entry Treatment

- (a) the front entry or entry element is in scale and proportion with all other elements on the front façade;
- (b) the front entry door includes a double or single door(s) painted or stained to complement or contrast the dwelling and shall have raised panels, details or decorative features with glazing, sidelight, and/or clerestory;
- (c) the front entry doors shall be constructed of insulated metal, fiberglass, or wood; and

- (d) the entry faces the street directly in front of the dwelling, unless specifically approved by the *consultant*.

5.7 Chimneys + Roof Vents

- (a) all exterior chimneys visible from the street adjacent to the *lot* are *constructed* only if they are continuous to grade, with a foundation;
- (b) the single family dwelling does not include cantilevered chimney chases (including direct vent fireplace with framed chases) if such chases are visible from the street or otherwise, except if determined otherwise by the *consultant*;
- (c) interior chimneys are enclosed in a chase to match the body of the house and capped if placed on the front roof slope and is more than 0.46 metres [1.5 feet], unless approved by the *consultant*,
- (d) chimneys have detailing, such as corbelling, recessing, and a distinctive cap; and
- (e) roof vents are to be placed on rear roof slopes or another location with limited visibility, or are painted to match the roof colour if visible from the street.

5.8 Corner *Lot* Treatment

- (a) the exterior treatment of the flanking street side of the single family dwelling is the same as the front street side; and
- (b) the exterior treatment of the flanking street side of the dwelling creates a gentle transition to the end of the streetscape.

SECTION 6 - SECONDARY SUITE RESTRICTIONS

6.1 General

- (a) Any proposed Accessory Dwelling Unit (ADU):
 - (i) must conform to the FVRD Zoning Bylaw restrictions and,
 - (ii) be approved by the *consultant*.
- (b) Application for ADU must be made at the time of Building Permit submission; and
- (c) ADU's shall be permitted only on lots with a minimum rear lot width of 13.4 metres [44 feet].

6.2 Grading

The approved Grading/Drainage Plan must be maintained. Phase 1 and 2 lots will not allow for daylighting basement suites and, therefore, will not be approved.

6.3 Access to Basement Suites

Stairs to the basement (Phase 3 only) shall not be approved unless improvements are located on a lot which permits secondary suites. If lot permits secondary suite, stairs and doors must be located in the side yards. No rear yard access will be approved.

SECTION 7 - CONSTRUCTION PROTOCOL RESTRICTIONS

For all of the subsections in the preceding Sections, *a person* must not *construct improvements*, or develop the *lot* before, during or after construction of the *improvements*, unless:

7.1 Appearance During Construction

- (a) at all times during the course of construction and the subdivision marketing process, that Person does not permit the Lot and all adjacent sidewalks, curbs and streets, to be other than clean, orderly and free of debris;
- (b) all efforts must be made to recycle applicable materials during construction;
- (c) within 30 days after substantial completion of the exterior of the Improvements, that Person does not allow any debris to remain on or about the Lot;
- (d) there is no burning of garbage on the Lot; and
- (e) there is no washing of concrete residue into the storm sewer.

SECTION 8 — CONCLUSION

8.1 Severability

If any provisions herein are determined to be void or unenforceable in whole or in part, it shall not be deemed to affect or impair the enforceability or validity of any other provision or any part thereof.

8.2 Liability

The *consultant* reviews the home plans for general streetscape aesthetics, and general conformance with this schedule, but does not review the plans for conformance with the British Columbia Building Code, or Zoning Bylaws, and therefore assumes no responsibility for compliance of same.

The *developer* and *consultant* rely on the information provided by the Home Designers, Builders, Surveyors, and Engineers, and therefore assume no responsibility for damages arising as a result of the provision of inaccurate information.

Nothing contained within these guidelines shall impose any liability on the *developer* or *consultant* for damages resulting from structural defects in any structure erected on any lot with approval, nor any responsibility in connection with the site selected for any structure by any subsequent owner or for the determination of lot boundaries.