



# PHASE 6 THE HIGHLANDS ARCHITECTURAL GUIDELINES

*Note: This document must be read in conjunction with the Overall Community Architectural Guidelines document. Any discrepancies that may occur between the documents will default to these neighbourhood specific guidelines. The lot owner, house builder or designate is hereinafter referred to as the "Applicant".*

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## 1.0 LOT CONDITIONS AND HOUSE SITING CONSIDERATIONS

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### 1.1 LOT CONDITION ACCEPTED BY APPLICANT

It is a pre-requisite to lot purchase and commencement of construction, that the Applicant accepts all existing site conditions of the lot, including gradient conditions, surface over-burden conditions and all sub-surface conditions including but not limited to the existence of rock, either fractured or un-fractured, as well as any un-natural sub-surface fill material, and any organic deposits.

### 1.2 COMPACTION TO CURB

It is the Applicant's responsibility to confirm compaction sufficiency for the driveways to the curb.

### 1.3 LOT GRADING AND DRAINAGE

Lot grading must conform to the approved Site Grading Plan and Lot Plan. Drainage flow patterns should be identified on the proposed site plan to show positive drainage patterns away from structures and adjoining lots.

### 1.4 SITE PLANNING

Each house shall be designed to take advantage of the natural characteristics of the lot, such as slope, view, sun angles, and relationship to street and natural drainage patterns. The driveway and house must be located to fit the site while respecting the privacy, views and sun access of neighboring lots. Building envelopes have been located on each lot. The house must be located within the envelope and cannot extend into any other area of the lot (See attached Architectural Design).

### 1.5 RETAINING WALLS

The responsibility for constructing retaining walls between lots rests with the Applicant of the higher elevated lot or the Applicant who changes the grade of their lot. Where retaining walls are needed every effort shall be made to minimize the visual impact of the wall through limiting heights and creating opportunities for "softening" through landscape treatments. Retaining walls, in general, should not exceed an exposed height of four feet. Higher walls will be permitted in areas not visible from any street. If a higher grade is required to be retained a stepped form is encouraged to reduce the visual mass of the wall. When walls are stepped, the space between wall faces should provide a functional planter of at least four feet wide. Retaining walls over 4'

height will require structural engineer approval prior to installation and may require a Building Permit from the City of Kelowna.

Wall materials should complement the character of the house. Where walls are more structural in nature block product such as Allen block or Keystone are desirable and highly articulated concrete walls and segmental concrete walls will be considered. Where walls are more like landscape features or treatments, natural dry stacked stone placed walls are desirable. Irregular dumped rock walls, flat, non-articulated cast in place walls, and stucco facing will not be permitted. All retaining wall locations, height and material selection will be reviewed and approved by the Design Review Consultant. Special review and attention will be given to walls which are deemed “highly visible” and which may require a greater degree of detailing and material selection. Any Applicant wanting to alter the existing grade is solely responsible for any and all retaining walls required. All retaining wall construction must be contained within the lot lines.



### **1.6 DRAINAGE PROTECTION**

Drainage protection is the responsibility of the Applicant. The design of the drainage system must retain natural drainage patterns and minimize impact on adjoining lots. Drainage must conform to the approved Site Grading Plan.

### **1.7 HOUSE OFF-SET FOR RV STORAGE**

As the registered Building Scheme does not allow front-yard parking or storage of RV's, trailers, snowmobiles, motor homes, boats, large trucks or vans, and a variety of other equipment, Applicants are required to review the side yard zoning requirements for the City of Kelowna and to off-set the house to one side of the lot, thereby providing sufficient space beside the garage to accommodate parking and storage of vehicles. This will be reviewed during the initial review process.

### **1.8 NO BUILD AND NO DISTURB COVENANT**

No Build Covenant - No building, structure or improvement including but not limited to porches, decks, gazebos, garages, pool houses, trellises, or accessory buildings can be constructed or located inside of that portion of the Lot designated as a No Build Zone. A swimming pool is not deemed to be a building, structure or improvement.

No Disturb Covenant – The Applicant shall not remove or disturb any soil, vegetation (with the exception of weeds) or trees from, nor construct or locate any buildings, structures or improvements of any kind within the No Disturbance Zone without first obtaining the written consent of the City of Kelowna.

The Applicant must temporarily fence off the area covered by the Covenant with brightly coloured snow fencing during house construction. Any areas damaged as a result of said construction must be rehabilitated to the satisfaction of the City of Kelowna.

The Applicant will not permit any noxious weeds (as defined pursuant to the *Weed Control Act*) to grow, propagate or remain on the No Disturbance Zone, and in the event of any appearance of noxious weeds in the No Disturbance Zone to take all steps necessary to immediately control same.

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## 2.0 ARCHITECTURAL DESIGN

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### 2.1 ARCHITECTURAL STYLE

It is the intent of the Developer to promote a “Contemporary Craftsman” or “West Coast Contemporary” style design incorporating heavy natural wood trim elements into the house. Some “rock” elements are also required. No minimum percentage has been established for these elements, but at a minimum the “Contemporary Craftsman” style must be strongly evident in the front façade of the house and be incorporated into trims on all four elevations. The Developer has the ability to consider a Contemporary Craftsman blend that includes elements common to West Coast Contemporary design.

### 2.2 STREETScape COMPATIBILITY

The height, style, and siting of a house will be compatible with the houses on adjacent lots to ensure a gradual transition from one style of house to another. Roof heights must not vary by more than 2/3 of a storey from adjacent houses. Where there are uphill or existing lots or future planned lots, roof heights or buildings may be restricted to one storey above street grade.

### 2.3 HOUSE DESIGN REPETITION

Exact replication of the exterior elevation of any approved house within the adjacent visible street frontage will not be permitted.

### 2.4 SIZE AND BUILDING POCKET MASSING

The minimum house size will not be regulated. However, the Developer will control the horizontal mass by requiring the building pocket width (zoning envelope frontage) to be filled to a minimum width of approximately 12m (40 ft.). If houses are designed slightly less than minimum width required, the Design Review Consultant may allow such houses at his sole discretion.

### 2.5 ROOF SLOPES

All houses must have pitched roofs with the majority of the roof coverage at a minimum pitch of 4/12 maximum pitch 6/12. Flat roof sections are permitted subject to approval of the Design Review Consultant. Roof heights and/or slopes may be limited in addition to the above requirements where the building lot across the street may have a main floor elevation differential of less than 6.0 m (or approximately 20'). Roof overhangs are encouraged to be a minimum of 45-60 cm (18-24") for the main roof structure, but may be reduced to 18 cm, (approximately 7") in some roof sections subject to approval of the Design Review Consultant.

### 2.6 GARAGES AND DRIVEWAYS

Garages should not be the prominent element of the house and should be oriented such that the garage door is not the dominant element of the house façade. Garages are encouraged to be flush with or set back from the front plane of the house. Garages may be allowed to extend up to 3 m (10') in front of the principal front façade (façade includes a porch provided it has a roof or canopy with supporting columns). Consideration can be given to turning the garage so doors do not directly face the street, in which case the Design Review Consultant will determine the appropriate extension of the garage forward of the front façade, and may require residential-type windows in the side wall of the garage. All garage doors should be paneled or include “lites”. Doors may be in a natural wood finish, but trims must be painted. Steel doors are permitted provided they have some relief. All houses are to have at least a 2-bay garage. A maximum 3-bay garage is acceptable provided the doors are articulated for wall relief. Detached garages which complement the house will be considered.

Deviations are permitted from the pre-determined driveway location. However, the Applicant is responsible for all impacts such as utility relocations, grading, etc.

The maximum distance between the top of the garage door and the garage eave line shall be no more than 60cm (2 ft.) without the addition of an architectural feature for wall relief. Driveways are to be constructed using exposed aggregate, paving stones or patterned concrete. Asphalt or gravel is not acceptable. Driveway banding will be accepted.

## 2.7 ANCILLARY BUILDINGS

All ancillary buildings permitted by the City of Kelowna Land Use Bylaw such as, but not limited to, pool houses, sheds, pergolas, and garden sheds must be approved by the Design Review Consultant. The design review will evaluate location, overall architectural character, appearance, colours, building materials, and landscaping. Proliferation of ancillary buildings should be avoided.

## 2.8 ENTRIES, PORCHES AND VERANDAS

All houses are required to incorporate a front entry landing to provide a transition from yard to house. Entry landings are to be a minimum of 1.8 x 3 m (6 x 10'). Finishing shall be complementary with the overall house design.

Entries will not be allowed to be flush with adjacent grade. A minimum elevation change of 30 cm (12") is recommended.

## 2.9 EXTERIOR STAIRS

Exterior stairs, when required, shall incorporate a 90 degree turn to minimize long uninterrupted runs, although a mid-run landing may be accepted in-lieu by the Design Review Consultant at his sole discretion.

## 3.0 EXTERIOR MATERIALS AND FINISHES

A minimum of two wall treatments are to be used on each house, and a third is encouraged on the front façade. The use of natural materials and warm colours are encouraged. The following materials will be permitted:

Exterior Walls or Siding:	Hardiplank (or approved equal), and/or smooth acrylic stucco may be combined with painted shingles, painted board and batten, and approved types of cultured stone but must be consistent with Contemporary Craftsman or Westcoast Contemporary including limited application of horizontal wood or wood replica material. Exposed foundation walls must be parged, painted or boarded as required.
Stone:	Rock veneers such as: Field Stone, Irregular Ledge stone, Cobblefield, Driftstone, Waterwash, Splitface, Mountain Stone, and Canyon.  Predominant exterior colours will be rich earth tones and be approved by the Design Review Consultant. Pastel earth tones are acceptable but light neutral tones including white as well as bright colours are to be avoided as the dominant wall colour.
Windows:	In-glass grids on front elevation only, boldly divided windows, for Contemporary Craftsman Style. For West Coast Contemporary modernistic window treatment will be considered based on the overall design. Windows will receive special attention by the Design Review Consultant. Graphic must be submitted.
Entries:	Special attention should be given to front door entries and they should be considered a feature consistent with the overall theme. Natural wood finishes are <i>not</i> mandatory, but are accepted on doors, front decks and pillars, but not on other trims. Pillars can be a combination of rock and wood beam (painted or natural) or stucco. Transoms and sidelights are required for the front door. Front deck railings are required to be made of wood, wrought iron, or aluminum. Soffit detail for entry features should consider wood detail.

Roofs:	<p><u>Craftsman:</u> flat slate and fiberglass shingle with a minimum 25 year warranty are permitted. Colours: dual – tone flecked shingles in deep neutral colours such as Charcoal, Grey/Brown, and Slate are to be used. Flashings shall be painted to match roof colour.</p> <p><u>West Coast Contemporary:</u> 2 ply torch on membrane system with 10 year warranty is required on all flat roof sections. Flashings shall be painted to match roof colour.</p>
Trim:	<p>The use of trim elements is encouraged. Trim should visually read as a strong element on wall surfaces to provide interest and layering of the façade materials. Trim should utilize a combination of different materials, colours, and textures. All openings, such as windows and doors, must have a minimum trim width of 4". Substantial fascia treatments are encouraged and will be a minimum dimension of 15-22 cm (6-9") height and 3.8 cm (1-1/2") thickness on the front elevation. All window and door openings are to be trimmed. Where West Coast Contemporary design is used, window trims may be excluded if heavy window casings are utilized.</p>
Chimney Vents:	<p>Painted to match roof colour. Chimneys are to be constructed and finished with the same exterior siding as the house with all appropriate trim. Where chimneys are located in the front half of the house mass, or on the side roof plane of a corner lot the chimney must be boxed out by a minimum of 60 cm (2'). All vents are encouraged to be located on rear side roof.</p>
Fireplace & Furnace:	<p>Furnace and fireplace flue pipes which extend up through the roof shall be boxed out by a minimum of 60cm (2') and finished with the same materials used on the exterior finish of the house in the following situations:</p> <ul style="list-style-type: none"> <li>• On front plane of hipped roof and front plane of side gable roof;</li> <li>• Corner lots on the front and side planes which face the streets;</li> <li>• Bungalows with full gable roof where the flue pipe is on the front half of the roof plane.</li> </ul>

## 2.10 FENCING

All fencing shall be ornamental iron fencing 1.2m (4') in height, and gates black in colour or black coated chain link fence. Grade changes must be constant, NOT STEPPED.

All fencing must be restricted to the side and rear yard.

### 3.0 LANDSCAPE GUIDELINES

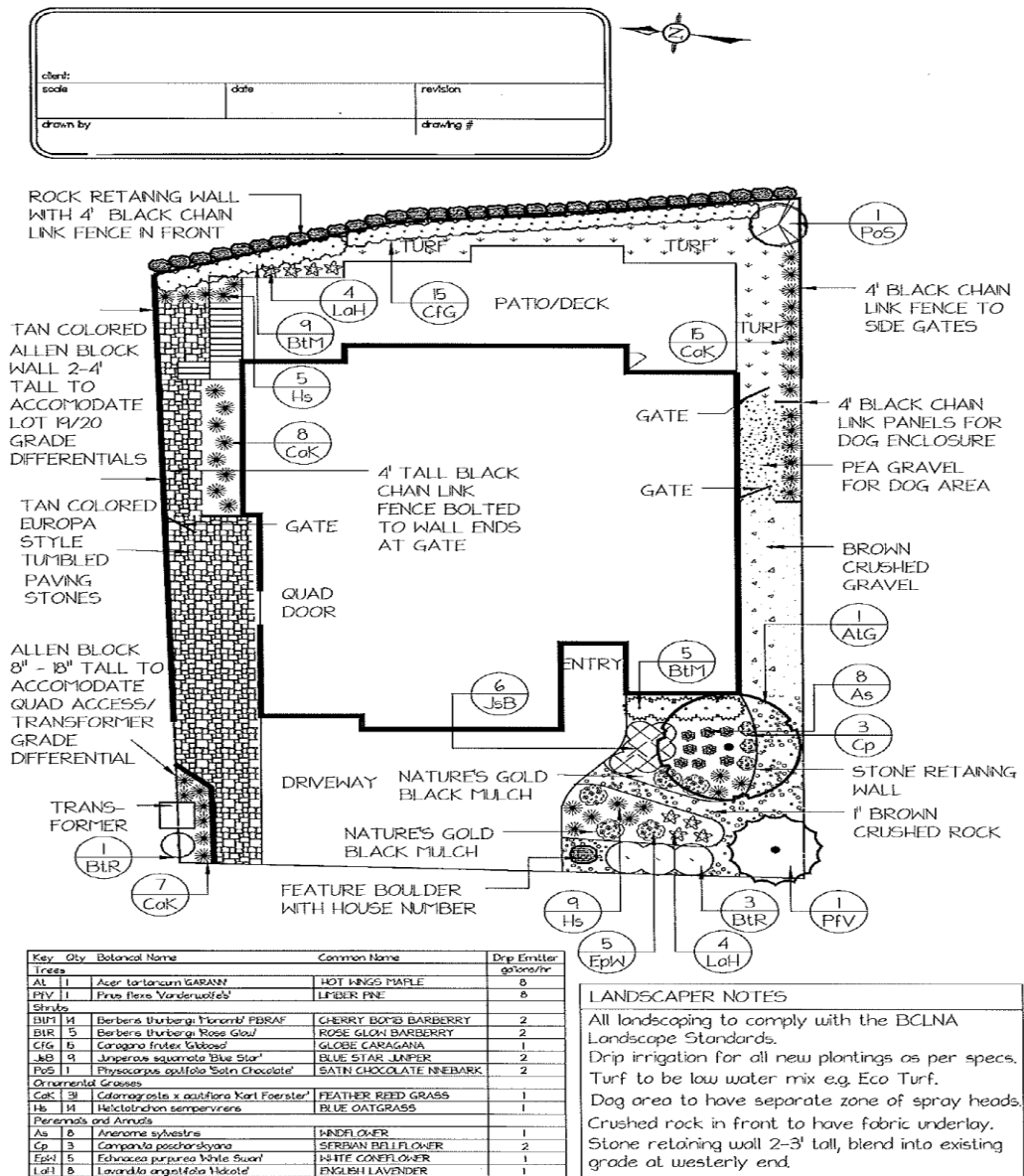
#### 3.1 TIMING

To enhance a completed and settled appearance in the neighbourhood, the Applicant will be required to complete the front yard landscaping and side yard landscaping abutting a street within 6 months of completion of house construction, unless weather conditions make it impossible to do so.

#### 3.2 FRONT YARD LANDSCAPE PLAN

The Applicant will be required to submit a landscape plan, prepared by a landscape designer or a landscape architect for approval by the Design Review Consultant prior to landscape work being undertaken. A rear yard landscape plan may also be required, dependant on the location of the lot and view implications.

A TYPICAL LANDSCAPE PLAN IS SHOWN BELOW FOR REFERENCE:



### **3.3 FRONT YARD LANDSCAPING**

Front yard areas are to have a minimum of 2 new trees supplied by the Applicant. Planted trees are to be a combination of 4 cm minimum caliper deciduous and a 2.0 m (6'6") high coniferous tree. Trees shall be in raised planting beds with rock or bark mulch ground cover. Consider the location and mature height of trees, hedges and other vegetation when planning your landscaping. Balance your privacy with respect to your neighbour's enjoyment of privacy.

All trees planted on the lot are not to exceed a mature maximum height of 6.0 metres (20'). If a tree, or any portion of it, grows to a height taller, the Developer may have it removed without authorization of and at the expense of the Applicant. The Applicant is responsible for supplying front yard areas, including front yards occurring on both sides of the driveway, and corner lot side-yards abutting a street with a fully automated underground irrigation, with a time control clock.

All street fronting yard areas shall be landscaped with trees, lawn, shrubs and flowerbeds, or with xeriscaping that includes a variety of rock material of different texture and size, and incorporating some drought tolerant plant species. All planting beds are to be raised 15-20 cm (6-8") above grade. Hard surface landscaping or xeriscaping shall not abut the street in a fashion that invites its use as a driveway or parking area. White or near white, blue granite, grey gravel and pink toned landscape rock is not acceptable. Earth tones are encouraged. Front yards that are to be grass shall be sodded, not seeded. The entire front elevation of the house must incorporate dense shrub planting. Lawn only is not adequate.

Street boulevards shall also be incorporated as an integral component of the overall landscape plan and irrigated (with a timed underground sprinkler system) by the Applicant at the same time as front yard landscaping is carried out.

### **3.4 LANDSCAPE CONTRACTOR AND APPLICANT TO RECEIVE DESIGN GUIDELINES**

The landscape contractor selected by the Applicant shall be given the Architectural Guidelines prior to construction and instructed to follow the guidelines when developing a landscape plan. The Applicant shall also be given the Architectural Guidelines to encourage subsequent fencing and landscaping to be in keeping with the neighbourhood.

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## 4.0 CONSTRUCTION REQUIREMENTS

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### 4.1 EXCAVATION MATERIAL

The Applicant will ensure all excavation material is kept within the confines of the lot. Spillage on the road, sidewalk or neighboring lot must be removed immediately or the Developer will be at liberty to remove the material at the Applicant's expense. Temporary storage of material on a neighboring lot will be permitted with written approval of the lot Applicant and will be conditional on returning the lot to its original condition. Unauthorized placement of material will be removed at the Applicant's expense.

Any excess material that is removed from a building site must be dealt with by the Applicant and deposited outside of any BlueSky Development area.

### 4.2 DEBRIS

Applicants shall keep sites litter free and must supply garbage bins on site. The Developer has authority hereunder to clean up the site and invoice the Applicant when circumstances warrant.

### 4.3 PORTABLE TOILETS

Portable toilets shall be provided by the Applicant.

### 4.4 DAMAGE

Prior to commencing construction the Applicant is responsible to bring any current damages on or adjacent to the lot to the attention of the Developer, including but not limited to sidewalks, catch-basins, utility boxes, water service valves and shallow utilities. Any further damage sustained in front of the lot or directly opposite the lot on the opposite side of the Right-of-Way during construction shall be assessed to the Applicant of the lot facing the damage and invoiced or deducted from the Damage & Compliance Deposit paid by the Applicant to the Developer.

The Applicant is required to make provision for padding the sidewalk prior to heavy vehicle movement over the sidewalks to avoid cracking. Examples of such a requirement would include, but not be limited to, drywall deliveries, excavator deliveries and movements, truss deliveries, building package deliveries, and concrete deliveries.

### 4.5 APPEARANCE DURING CONSTRUCTION

The Applicant and/or Builder are required to keep the lot clean and orderly during construction. There will be no burning of garbage. Applicants found negligent will be back charged for clean-up carried out by the Developer.

No trees, shrubs, lawns, fencing, buildings or other site improvements should be allowed to fall into a state of disrepair or neglect that is detrimental to the subdivision.

### 4.6 SIGNAGE

No signage is permitted on any lot with the exception of the Developer or single real estate firm lot signs and Real Estate "For Sale" signs on improved properties. "For Sale" realtor signs must not be larger in size than 2' x 2'. "For Sale" signs shall face the street and no signs will be permitted where visible to golf course fairways or any open park-like areas. As soon as the improved property is sold, the "For Sale" sign will be removed. "Sold" signs are not permitted.

### 4.7 COMPACTION TO CURB

It is the Applicant's responsibility to confirm compaction sufficiency for the driveways to the curb.