



ROSEVALE ESTATES

Design Guidelines

1179 Westside Road

West Kelowna

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Vision & Intent

1. Vision and Intent

Rosevale Estates offers sweeping and panoramic views of the surrounding mountains, Okanagan Lake and the cityscape of downtown Kelowna, and is surrounded by nature and outdoor recreational areas.

**Serenity and incredible views with close proximity to urban services.
The perfect place to call home.**

MGMT Group Ltd. (herein referred to as the Developer) is proud to present Rosevale Estates, to provide an increase in quality housing stock for the community as a welcomed extension of the existing neighborhood.

The intent of the community is to create a harmonious design character that remains consistent with the surrounding context, protects and enhances views from adjacent lots, and fits within the beautiful landscape, for legacy lakeview living.

The Developer has mandated the Design Guidelines to ensure a shared vision for this community-focused neighbourhood, to protect and enhance every homeowner's property value and to minimize environmental impacts. The Developer reserves the right to hire a design review consultant to review and approve all new home designs in the neighbourhood on behalf of the Developer.

The Design Guidelines considers architectural design and landscape design to ensure a consistent design character, exceptional construction, and a lasting-high quality neighbourhood that blends with the natural area. All parties proposing construction at Rosevale Estates are required to comply with the Design Guidelines.

Additionally, these guidelines incorporate British Columbia FireSmart principles throughout the architectural and landscape elements to ensure the community is resilient in the face of climate impact. A thorough review of these guidelines and their current materials is strongly recommended. Ensuring each home adheres to these principles will exponentially increase the safety of the overall community.

These guidelines do **not** replace any Provincial Building Code or Local Government Zoning Bylaws or regulations.



Site Planning Considerations



2. Site Planning Considerations

The guidelines are focused on preserving the site characteristics as they stand today—a location sought after for its tranquility, views and presence of municipal services.

2.1 Wildland Fire Hazard Assessment

West Kelowna will continue to face wildfire pressures, and these should be expected to increase in a changing climate. By maintaining a proactive focus on wildfire mitigation and response efforts, along with the combination of a well-designed and maintained interface fuel break and adjacent private property and structures that meet BC FireSmart guidelines is a proven method of achieving real risk reduction.

Continued emphasis needs to be placed on the responsibilities of private property holders to manage their fuel hazards. This includes residential property owners and the steps they can take to manage their landscaping and structure characteristics to make their homes less ignitable during a wildfire.

In addition to what is called out in these Guidelines, please refer to BC FireSmart practices and activities for current best practices and additional resources.

2.2 Zoning

Lot owners and their builders are solely responsible for ensuring conformity with the applicable Zoning, City of West Kelowna Zoning Bylaws and any other relevant guidelines or municipal requirements.

The Zoning classification for the development is single detached residential zone (R1) and all Zoning Bylaws for the District of West Kelowna are applicable.

2.3 Property Line Setbacks

Setbacks and siting regulations must follow the Zoning Bylaw no. 0154 for the City of West Kelowna with regards to the R1 zone.

2.4 Site Access

The subdivision lot planning has been designated to offer a total potential density of 15 single-family homes.

Refer to the subdivision plan for the location of the onsite strata road coming off-of Bear Creek Road providing private access to the 15 lots through a private cul-de-sac road.

2.5 Building Location

Buildings and structures shall be sited at minimum the distance indicated in the Zoning Bylaw for R1 zone per table 10.4.5 (g) indicating siting regulations.

2.6 Tree Protection and Preservation

The environmentally sensitive area (ESA) analysis report identified that the subject lot was ESA – 3 Low which represents disturbed habitats or fragmented features that are not locally or regionally rare.

The proposed development is not anticipated to have landscape-level effects on the habitat values within the subject property and adjacent areas upslope, as long as the recommended mitigation measures are incorporated into the design and construction and the development footprint is limited to the areas proposed.

All existing and proposed trees are to be identified on all Site Plan drawings and during construction trees to be retained are to be flagged and protected as required (including their root systems) throughout construction.

No clearing or tree cutting will be permitted on a Lot prior to receipt of a Building Permit from the City of West Kelowna. The site plan must indicate the extent of any clearing and proposed landscaping or revegetation.

2.7 Site Drainage

All drainage must follow the applicable City of West Kelowna and Provincial Regulations and be coordinated with the Developer approved Site Grading Plan.

No drainage will be directly discharged onto adjacent public or private property.

No drainage will be directly discharged onto a slope. Excess water must be properly managed/dispersed within the property through collection, irrigation, or infiltration.

No lot shall have lot grading, drainage, or ground conditions that will result in water or loose impediments escaping onto adjoining properties.

2.8 Lot Grading

Lot grading must conform to the Developer approved Site Grading Plan. Where possible, all homes are to follow the natural existing slopes on site. Driveway slopes should not exceed 12%.

2.9 Utilities

Utility main connections will be provided to each lot line. Each lot owner may be responsible for a connection fee and any additional fees levied by the corresponding utility entity.



Architectural Design



3. Architectural Design

The guidelines are intended to create a unified and attuned community of single-family homes that form a seamless extension of the existing neighbourhood.

3.1 Design Style

The architectural vision is a mix of modern luxury and traditional design, with design themes that elevate the aesthetic of the community and create a cohesive streetscape.

To achieve the Modern Mountain aesthetic, the architectural style should be contemporary yet warm architectural style that reflects both nature and current trends. Each home must embody high-quality craftsmanship, clean lines, high quality natural materials, harmonious colour palettes, contemporary forms, and thoughtful integration into the hillside while maintaining a harmonious relationship with neighbouring properties.

To achieve this vision, a Modern Mountain Architectural style is approved for the development. This style is designed to appeal to luxury buyers and reflect timeless elegance with thoughtful material use, innovative design elements, and an emphasis on modern rooflines.

Modern Mountain may be achieved using the following two subcategories:

3.1.1 Mountain Contemporary

Mountain Contemporary architecture blends contemporary design with sleek, minimalist aesthetics. This style is characterized by bold geometric forms, clean lines, and innovative use of materials to create an upscale, modern home that exudes elegance. Mountain Contemporary features a “form follows function” approach, utilizing open layouts and large windows to maximize natural light and create a seamless connection between indoor and outdoor spaces.

Key Elements of Mountain Contemporary:

- Clean, rectilinear forms with a focus on horizontal and vertical planes.
- Extensive glazing, including floor-to-ceiling windows and wrap-around glass corners.
- A mix of high-quality materials such as wood, stone, glass, and limited use of cement fiber board.
- Flat or low-pitched rooflines with deep overhangs, emphasizing bold, modern profiles.
- Primarily warm neutral colour palettes with the opportunity for subtle lighter accents, such as charcoal greys, espresso browns, and dark tans.

Mountain Contemporary homes embody simplicity and sophistication, offering a distinct sense of luxury while maintaining a functional and comfortable design for modern living.



3.1.2 Okanagan Contemporary

Okanagan Contemporary architecture is inspired by the region's natural beauty and features warm, inviting designs that balance modernity with a touch of tradition. This style is characterized by clean, modern lines paired with natural materials used in innovative ways. The designs aim to evoke a sense of warmth and timeless elegance while maintaining the modern characteristics expected of a luxury home.

Key Elements of Okanagan Contemporary:

- Shed-style rooflines or low-pitched roofs that create dynamic visual interest.
- Use of natural materials, including rich wood detailing and stone, complemented by glass accents.
- Large, open windows and sliding glass walls to encourage natural light and create a sense of openness.
- Thoughtful material combinations, such as stone and wood, with limited use of cement fiber board.
- Welcoming yet modern colour palettes, including warm earth tones, soft grays, and whites, paired with darker accents for contrast.

Okanagan Contemporary homes focus on blending modern elegance with inviting warmth, resulting in designs that stand out while remaining timeless and luxurious.

3.2 Home Design Repetition

While similar home plans and forms may occur along a section of the street in response to similar site conditions, no adjacent or opposite (across the street) home shall be constructed or maintained with the same exterior elevation as a previously approved home.

Alterations and modifications such as different roof slopes, front entry design, size, location of windows/doors, material and colour scheme variety will be required to distinguish such homes.

Repetition of exterior elevations for homes is allowed if a minimum of four lots separates both homes with the recommendation to alter cladding and trim colours for both repeating homes.

For duplexes, repetition rules still apply and any duplex should not read easily as a mirrored frontage. Different roof slopes, front entry designs, etc. should be utilized to ensure the duplex reads as a single family home.

3.3 Home Size

Maximum density and lot coverage for the principal and secondary uses allowed on site can be referenced in the Zoning Bylaw for R1 zone per table 10.4.5 (d). Lot owners and their builders are solely responsible for ensuring conformity with the applicable Zoning, City of West Kelowna Zoning Bylaws and any other relevant guidelines or municipal requirements.



3.4 Height and Massing of Buildings

Best practice for home design is to incorporate multi-level homes with terraced landscaping, working with the existing topography to create tiered home designs that integrate into the natural slope, minimizing excessive excavation.

The subject property slopes from west to east at approximately 12% grade and offers sweeping, panoramic views of the surrounding mountains, lake, and Kelowna's Downtown Roofs. View corridors for neighbouring properties will be prioritized in this area and considered on a lot-by-lot basis, taking into account the natural site elevations, and will be subject to final approval by the design review team.

The submitted building plans **must** have the geodetic elevation clearly marked for the highest point of the house, the top of footings, and main floor elevation.

The maximum height of the dwelling house, building architectural features, and accessory buildings must be approved by the City of West Kelowna in accordance with the applicable Zoning Bylaws.

Façades should be well articulated and boxy and unarticulated façades will not be permitted. Façades should also not be overly busy or overtly ornamental, as this does not match the refined material palette allowed.

3.5 Exterior Materials


By adhering to these exterior material guidelines, homes will achieve a cohesive, high-end modern aesthetic that aligns with the community vision while allowing for creative expression within the approved framework. **All material and colour selections must be reviewed and approved by the Design Consultant prior to construction.**

3.5.1 Walls

Exterior walls must feature a combination of at least two materials from the approved palette to create depth, texture, and visual interest. Materials must be thoughtfully balanced to avoid monotony or excessive repetition.

3.5.1.1 Approved materials:

- **Natural Stone:** Incorporate natural stone in refined, modern applications for an organic feel. Stone should be used to highlight key architectural features such as entryways, chimneys, or accent walls.
 - » Exposed aggregate may be tastefully incorporated in retaining walls as a form of natural stone and is preferable to concrete.
- **Natural Wood:** Use horizontal or vertical wood siding with natural finishes or stains. Wood should appear rich and refined, avoiding overly rustic profiles.
 - » Products considered may include:

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- Shou Sugi Ban blackwoodandash.com
 - NewTech Siding newtechwood.ca

- **Cement Fiber Board:** Must be used sparingly and tastefully, such as for accent panels or secondary cladding. Excessive use of cement fiber board is not permitted (see below).
- **Glass:** Feature large expanses of glazing to maximize natural lighting and create a seamless connection between interior and exterior spaces.
- **Metal:** Incorporate a thoughtfully used matte black metal for contrast.
- **Authentic Brick:** Must be traditional in appearance.

3.5.1.2 Materials Not Permitted:

- **Large expanses of concrete:** Exposed concrete used as a primary cladding material is not allowed. Concrete may only be used in limited applications, such as foundation walls or structural elements, if thoughtfully integrated into the design.
- **Excessive use of cement fiber or Hardie board:** Cement fiber board must only be used as an accent material or for secondary cladding. Homes with excessive coverage of cement fiber board will not be approved.
- **Stucco:** Excessive stucco finishes are not permitted, as they conflict with the modern architectural vision for the community. Smooth acrylic stucco may be considered sparingly for accent use but is discouraged.
- **Untreated wood and vinyl siding:** Untreated wood, aluminum, and vinyl siding are not permitted as they offer little protection against wildfires.
- **Faux or cultured stone or brick:** Only authentic materials will be permitted.
- **Horizontal lap and aluminum siding:** Horizontal lap and aluminum siding are not permitted as they do not match the goals of the Modern Mountain Architectural style.

3.5.2 Colour

The colour palette must reflect modern, neutral tones to maintain a cohesive streetscape. Colours should enhance the natural texture of materials while providing contrast and sophistication.

- **Base tones:** Warm neutral tones, including browns, grays, charcoals, and taupes.
- **Accent tones:** Black, dark bronze, or other muted contrasting colours to highlight key architectural elements (e.g., window frames, doors, beams).
- **Wood:** Natural stains in medium to dark tones are preferred. Painted wood is not recommended.
- **Matte:** Colours should be primarily matte and not use glossy or reflective finishes.

Bright or overly saturated colours are not permitted. All colour schemes must be submitted for approval to the Design Consultant.



3.5.3 Windows

Windows are a critical design element and must emphasize **modern proportions and clean lines**.

Placement should be considerate of minimizing direct sightlines into neighbouring properties.

- Large, expansive windows are encouraged, including:
 - » Floor-to-ceiling windows.
 - » Wrap-around glazing at corners.
- Window frames must be slim and contemporary, with finishes in black, dark bronze, or other approved dark neutral tones.
- Multi-pane or divided light windows are not permitted, as they conflict with the modern aesthetic.
- Reflective, mirrored, or tinted glazing in colours (blue, green, bronze, etc.) are not permitted as they conflict with the modern aesthetic.
- Triple-glazed windows should be used to enhance energy efficiency.
- Tempered, thermal windows are recommended for fire safety.
- Window-mounted air-conditioning units are not permitted.

3.5.4 Entry Doors


Entry doors must make a statement while remaining cohesive with the home's overall modern design.

- **Materials:** Doors may be solid wood, metal, or a combination of wood and glass. All entry doors must be fire-rated.
- **Styles:** Choose modern styles with clean lines, such as oversized pivot doors or doors with horizontal paneling.
- **Colours:** Natural wood tones or painted in a dark, neutral colour.
- **Glass:** Incorporate frosted, clear, or textured glass panels for added interest, where appropriate.

3.5.5 Roofs

Rooflines must align with the approved modern architectural styles, emphasizing clean, simple, and contemporary forms.

- **Styles:** Flat, shed, or low-pitched roofs only.
- **Materials:**
 - » Asphalt shingles in black, dark gray, or charcoal. Light colours are not permitted.
 - Low-grade shingles with visible tabbing are not permitted.
 - » Standing seam metal roofs in dark tones are allowed and encouraged for accents.
 - » Must be fire-resistant or fire-retardant using class A-, B- or C- rated roofing.
 - » Untreated wood shakes are prohibited.

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- **Overhangs:** Deep roof overhangs are encouraged to enhance the architectural profile and provide shading.
 - **Chimneys:** must include a spark arrestor or chimney cap.
 - **Mechanical structures:** Should be placed on the rear of the roof to minimize visibility from the street – including solar panels. Additional screening may be necessary to minimize visibility of mechanical uses and all rooftop mechanical is subject to design review.

3.5.6 Trim

Trim must be minimal and modern, serving to frame and highlight architectural features without being overly decorative.

- **Materials:** Metal or wood trim.
- **Colours:** Black, dark bronze, or matching the primary exterior wall tone.
- Eaves and fascia should be clean and streamlined, with no ornate detailing.

3.5.7 Posts & Beams

Posts and beams should be designed to complement the modern mountain aesthetic while creating a sense of structural elegance.

- **Materials:** Exposed wood or metal.
- **Wood:** Posts and beams must be finished with natural stains or painted in black or dark neutral tones.
- **Metal:** Steel or aluminum beams with powder-coated finishes in matte black or dark gray are permitted.
- **Style:** Beams should be clean and angular, avoiding overly traditional or rustic profiles.

3.5.8 Driveways

Driveways must reflect the development's modern and luxurious character while using durable, high-quality materials. Driveway slopes should not exceed 12%.

- **Materials:**
 - » Textured concrete, exposed aggregate, or concrete pavers in neutral tones (gray, charcoal, or taupe).
 - Stamped concrete with faux patterns is not permitted.
 - » Permeable pavers are encouraged for environmental and aesthetic benefits but are not required.
- **Patterns:** Simple, linear patterns are preferred to maintain the modern aesthetic.
- Asphalt, gravel, or unpaved driveways are not permitted.



3.6 Windows and Exterior Doors

Windows are to be designed and located in a manner that does not impact the privacy of neighboring homes.

Window frames, mullions, exterior doors (including garage doors) and their associated hardware shall be designed to complement and enhance the individual identity of each home.

3.7 Decks, Balconies, and Exterior Stairs

Decks, balconies, and exterior stairs shall be designed and located in a manner that complements the architecture of the home and other landscape elements. Extended indoor-outdoor connectivity should be considered using covered decks.

Where railings are used on decks, balconies, and exterior stairs, glass railings should be used to enhance the connectivity with nature.

In line with the existing site contours, terraced landscape patios are encouraged. Lot owners and their builders are solely responsible for ensuring conformity of railings and safety measures to be implemented in accordance with municipal and provincial codes and regulations.

Fire-rated decking should be used for wildfire safety.

3.8 Exterior Lighting

Exterior lighting is intended to provide safety and highlight select home design elements such as architectural, landscape, address plate, and entry walkway. Fixtures should emit warm, ambient lighting.

However, exterior lighting **must** minimize light pollution, be glare-free with hidden light sources, and be concealed from neighbouring lots.

House numbers **may** be backlit.

3.9 Garages and Driveways

The architectural styles, forms, materials, and design details proposed in the home's elevation shall be further incorporated into garage elevations and doors alike. Garage doors **must** be further compatible with exterior colours of each home.

- **Discreet Parking & Garages:** Should the site permit, side-entry or recessed garages are required to avoid garage-dominant facades and maintain curb appeal.
- **Fire-rated:** Garage doors must be fire rated.

3.10 Accessory Buildings

Lot owners and their builders are solely responsible for ensuring conformity with the applicable Zoning, City of West Kelowna Zoning Bylaws and any other relevant guidelines or municipal



requirements with regards to allowable secondary uses, buildings, and structures.

Accessory buildings such as carriage houses, secondary suites, home-based business, bed and breakfast, and all other uses permitted as per the City of West Kelowna's Zoning Bylaw for R1 zone, shall complement the architecture and materials/colour selection of the principal building/home.

Prefabricated accessory buildings, such as portable garages or plastic sheds, are not permitted.

3.11 Leisure Elements

Pools, hot tubs, spas, and recreational structures such as tree houses, trampolines, and outdoor play structures are permitted in rear yards and shall not be visible from the street. Any play or leisure equipment such as workout equipment, basketball hoops, or similar are permitted in rear yards and shall not be visible from the street. Screening of these items is encouraged.

Play structures may not be bright colours and should use natural toned materials.

Recreational vehicles such as boats, seasonal sports equipment, and RVs are permitted to be stored within the accessory building which must be of the same architectural style and quality as the main home.

Commercial vehicles are **not** allowed.

Combustible structures of any kind must be a minimum of 10m from the primary structure to mitigate fire risk.

3.12 Sustainability & Efficiency

All homes should incorporate fire-resistant materials, limit overhangs, and use fire-rated decking for wildfire safety.

Additionally, materials should seek to enhance energy efficiency with passive solar design, triple-glazed windows, and high-performance insulation.

If solar panels are included on the home, they must be placed on the rear roof and not be visible from the street.



Landscaping



4. Landscaping

The Landscape Design Guidelines reflect the importance of the existing natural landscape and preserving the exceptional views onto the Okanagan Lake and the surrounding mountains.

4.1 Design Considerations

4.1.1 FireSmart Design

Landscape design should follow the principles listed under *Landscaping Best Practices* of the FireSmart BC Landscaping Hub and conform with current best practices to mitigate wildfire risk. FireSmart landscape design principles are a priority of this community due to the high wildfire risk faced by the area.

This should include, wherever possible:

- Ensuring a 1.5m non-combustible zone is maintained around all structures
- Providing breaks in the continuity of planting and trees
- Utilizing ponds and streams to provide fire breaks
- Ensuring mulch is not used against structures

FireSmart restrictions have been included throughout the remainder of the design considerations section for Landscaping. However, we strongly recommend reviewing the documentation directly from FireSmart BC.

4.1.2 Landscape Species

New landscape plantings should consult the *Fire-Resistant Plants Guide* provided by the FireSmart BC Landscaping Hub. Planting plans must ensure that a minimum of 85% of plantings conform with their suggestions for fire-resistant plants appropriate for the West Kelowna climate.

Plants from their fire hazard plants list are prohibited, including:

Arborvitae (cedar)	Broom	Cedrus	Douglas Fir	Firs
Fountain Grass	Holly	Juniper	Pampas Grass	Pine
Ponderosa Pine	Spruce	Larch	Yew	

- Any plants added to this list after the production of these guidelines

Trees on this list are permitted only if existing and able and required to be retained.

In addition, drought tolerant plant and tree varieties are preferred and should be prioritized to minimize irrigation needs.



4.1.3 Lawn Vegetation

It is discouraged to use water intensive, high maintenance lawns. However, lawns are permitted with restrictions as highlighted below:

- The area of the front yard lawn must not exceed 70% of the total non-paved area of the front yard.
- Lawn areas **must** be sodded or planted.
- Synthetic turf products may be allowed at the Developer's discretion.
- Areas of synthetic turf exceeding 150sq.ft are prohibited.

Consider a xeriscaped yard to provide a further degree of fire safety.

4.1.4 Bylaw Conformity

Lot owners and their builders are solely responsible for ensuring conformity with the applicable City of West Kelowna landscaping and screening Bylaws.

4.1.5 Landscape Design Integration

All lots are required to be landscaped in harmony with the architectural style of the home on each lot.

4.1.6 Neighbouring Views

Lot owners and their builders are solely responsible for ensuring that landscape materials and structures shall not restrict or obstruct the views to/from any of the neighbouring homes.

4.1.7 Covenant Restrictions

Title documents will outline any covenant areas, if applicable, for each lot.

From time of lot purchase, lot owners are responsible for marking "Do-Not-Disturb" areas on their lot if any such areas are protected by restrictive covenant. Lot owners are further responsible to ensure those areas remain in an undisturbed state.

4.2 Fencing and Hedges

Lot owners and their builders are solely responsible for ensuring conformity with the applicable City of West Kelowna landscaping and screening Bylaws.

Metal or metal-look wrought iron fencing in black is preferred, though natural tones will be considered. Vinyl, chain-link, lattice, or ornamental fencing styles are not permitted. All fencing materials must be approved by the design consultant and match the Architectural concept.

Fencing or hedging is not permitted in the front yard of any lot.

Fences must not exceed 2.0 metres in height from natural grade. Fences are encouraged to be 5 feet high or less.



Hedges in the form of pyramid cedars and upright junipers are prohibited.

4.3 Screening

Mechanical equipment (including HVAC, Heat Pumps, pool equipment, etc.) **must** be screened with landscape plants or partitions of the same architectural style as the home.

Screens are prohibited from being visible to adjoining lots or from the street.

Any exposed electrical equipment **must** be painted in correspondence with the exterior colour of the home.

4.4 Landscape Grading

It is recommended that lot owners and builders preserve the existing grading as much as possible to minimize disturbance to any of the existing natural elements.

Any changes to the grading plan **must** be approved by the Developer or design consultant.

In case of any approved grade changes, lot owners and their builders are solely responsible for installing and maintaining the appropriate measures, including installation of retaining walls, to contain erosion and drainage to avoid damaging any neighbouring lots.

4.5 Retaining or Boundary Walls

All retaining walls require the approval of the Developer or design consultant and **must** obtain a permit from the City of West Kelowna. All retaining walls **must** conform to the City of West Kelowna Bylaws.

Retaining walls are encouraged to be no more than 1.2 metres high in all yards (front, side, rear). Grading should feel natural and retaining walls should be used sparingly, following the natural slope of the land to minimize the visual impact.

Retaining or boundary walls **must** be complimentary to the home architectural style and **must** be approved as part of the final landscape and architectural approval process.

4.6 Decks and Patios

All landscape decks and patios not attached to the architectural home **must** be constructed of durable materials.

Decks are encouraged to be of lower profile to avoid the need for hand and guard rails.

Patios are not permitted to be constructed of asphalt, stamped concrete, or broom finish concrete surfacing.



4.7 Fire Pits

Fire pits are preferred to be in the back yard but are permitted in the front yard. Fire pits, regardless of location, but must be:

- Gas operated,
- Screened from the neighbouring home view,
- Surrounded by 3m of non-combustible materials,
- Pit structure constructed from solid and durable materials,
- Pit aesthetic to be complementary to the architectural design and finishes of the home.

4.8 Outdoor Storage

Outdoor storage, such as firewood, storage bins, and other storage uses that are not full accessory structures, are not permitted in the front yard.

Storage is permitted in rear yards and shall not be visible from the street.

Pop-up tents, portable garages, and pre-fabricated or plastic sheds are not acceptable forms of outdoor storage and are not permitted.

4.9 Outdoor Animal Enclosures

Visible dog runs, coops, or other pet structures are **not** permitted. Any such structures must be screened from view and cannot use chain-link or wire fencing materials.

4.10 Outdoor Kitchen and Dining

Outdoor cooking preparation areas are permitted **only** in accordance with the British Columbia Building code.

4.11 Irrigation Systems

In response to the arid climate and in striving to retain water resources, the landscape areas **must** be irrigated by a timer-controlled system.

The irrigation system **must** be approved by the design consultant and receive a permit from the City of West Kelowna, as required.

Due to the sloped condition of the site, drip irrigation **must** be used to avoid risk or erosion and instability on such slopes.

4.12 Landscape Lighting

Landscape lighting **must** be low voltage and **must** be mainly “down lighting” in consideration of neighbouring homes.



Construction Regulations

5. Construction Regulations

The construction regulations aim to maintain a safe and attractive neighbourhood for existing and future residents during the construction of homes.

5.1 Legal Survey

The lot owner is solely responsible for determining the exact lot lines and boundaries. It is the owner's and/or designer's/builder's responsibility to review the site to ensure no major conflicts vary with the grading and the utility plans prepared by the Developer's consulting engineers.

5.2 Site Grading Plan

The Developer will circulate copies of the approved site grading plan as prepared by the consulting engineer. The owner or builder **must** conform to the approved grading plan.

5.3 Damage to Utilities

The owner must inform the Developer in writing of any deficiencies or damage at the time of lot purchase competition. If notice in writing is not received, the Developer will consider there were no prior damages to utilities, sidewalks, curb, gutters, or street lighting.

Should damage occur to services or infrastructure due to the owner's construction work, that owner will be solely responsible for repair costs. The Developer has full discretion to withhold a portion of the compliance deposit to cover such repair costs.

5.4 Foundations

The lot owner is solely responsible for obtaining the required professional geotechnical investigations to determine soil bearing capacity. If deemed necessary, structural design of foundations is solely the responsibility of the owner.

5.5 Site Cleanup

All construction waste and debris **must** be collected daily. Trash piles **must** be picked up no less than each Friday of the week.

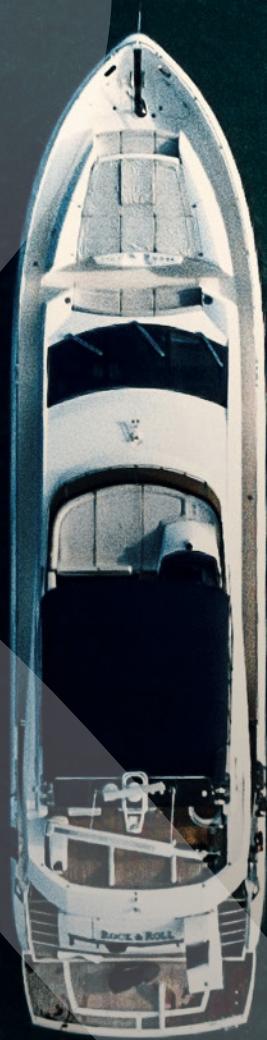
All lots **must** appear visually organized and tidy.

The common road in front of lots **must** be kept clean during construction.

If the lot is not maintained by the owner or building, the Developer will remove the waste and debris and charge the owner.

5.6 Hours of Construction

As per the permitted hours allowed by the City of West Kelowna in the B0151 Good Neighbour Bylaw indicated as between 7:00am and 8:00pm.



Design Approval

6. Design Approval and Completion Process

The design review process is intended to ensure a well-designed community that is both harmonious and unified.

6.1 Design Guidelines

A clear understanding of the Design Guidelines will allow for more streamlined approval processes that are rapid and avoid resubmissions.

Should there be any questions or concerns with the Design Guidelines, owners are encouraged to seek clarification on any specific guidelines as soon as possible.

The Developer/design review consultant shall review each submission and provide comments if needed to ensure the proposed design is in-line with the intent of the guidelines.

6.2 Review and Approval Process

6.2.1 Pre-Design Meeting

The owner and their designer/builder **must** read through the Design Guidelines prior to the pre-design meeting and confirm understanding and acceptance of such guidelines.

Prior to applying for approval to design and construct a home, the owner and their designer/builder may request a meeting with the Developer or design consultant to review the existing site conditions.

The pre-design meeting can be in-person or virtual as both parties agree at the time of scheduling.

6.2.2 Submission for Review and Approval

All home designs must be submitted to the Developer/design review consultant for review and approval **prior** to submitting for building permit from the City of West Kelowna as set out in the Review Submission Requirements, detailed below in sections 6.4.1 and 6.5.1, for both the Architectural and Landscape Designs.

If comments and/or revisions are applicable to better align with the design guideline intent, it is the sole responsibility of the owner and designer/builder to revise the design document and resubmit for another round of review and approval.

The Developer/design review consultant may, reasonably, withhold approval if the design documents are not revised to meet the intent of the guidelines or if the design documents are not drawn in accordance with the Review Submission Requirements.

6.2.3 Hardcopy and Digital Drawings

The following documents are to be submitted to the Design Review Consultant for review:

- 1 Set – 24x36 Black and White Drawings
- 1 Set – 11x17 Colour Drawings
- Digital PDF Drawing Set

6.2.4 Formal Approval Letter

Once design approval has been granted, a formal approval letter will be issued for the owner's record. Any revisions to the design beyond that point **must** be submitted in writing for approval to the Developer/design review consultant.

Any changes not submitted in writing may void compliance.

6.2.5 Compliance Inspection

Upon completion of construction (architecture and landscape) and site cleanup, an on-site meeting **must** be conducted with the Developer/design review consultant to inspect compliance.

The approval inspection report of the compliance inspection will be issued to the owner and Developer for the release process of the compliance deposit, in full or in part.

Final compliance reviews are weather dependent during winter months.

This inspection does not waive inspections required by the municipality.

6.3 Review, Approval, and Construction Timelines

The Developer/design review consultant has full discretion, within 15 working days of receipt of the full design submission materials, to approve or reject with comments.

The construction of the home and its surrounding landscape, based on approved materials, **must** begin within 18 months of the lot purchase completion from the Developer.

Once construction begins, all construction work **must** be completed within 18 months.

Failure to meet timelines will result in a weekly fee charge until such time as the final construction of the architecture and landscape are completed. This fee will be determined at the discretion of the Developer and will be deducted from the Compliance Deposit as set out in section 7 below.

6.4 Architectural Design Approval

The owner and designer/builder may choose to submit preliminary design plans for approval prior to commencing working drawings. This step is not mandatory but is encouraged.

Submissions **must** be professionally prepared digital designs.

Hand drawn submissions will not be accepted.

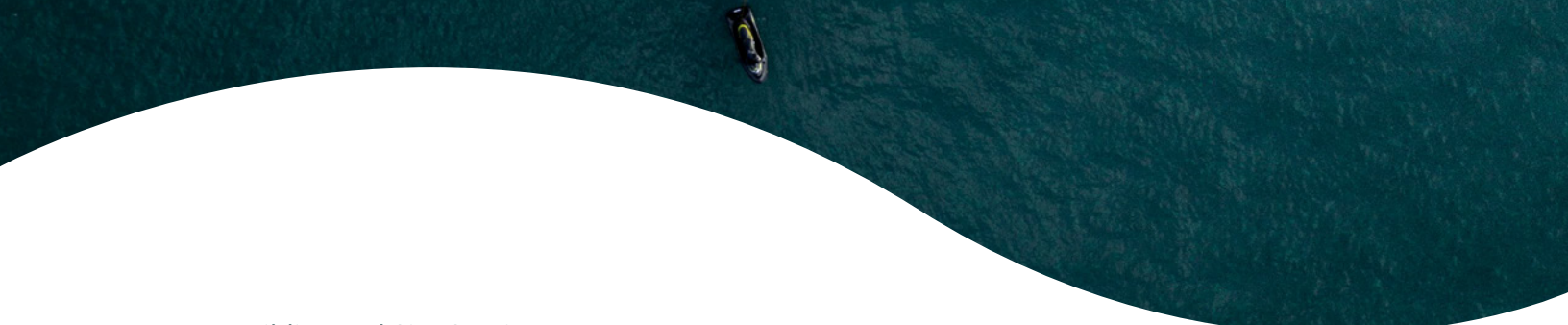
Only complete submissions shall be reviewed.

6.4.1 Review Submission Requirements

The design review submission is mandatory and should include at minimum the following:

1. Project Information
 - a. Lot Owner
 - b. Designer/Builder

2. Materials Board
 - a. All exterior and roof materials and colours
3. Site Plan
 - a. Delineate the location of the construction materials storage on the site plan.
 - b. Position of the home on the lot identifying all property lines, setbacks, easements, covenants.
 - c. Position of any accessory buildings on the lot identifying building separations from the main home.
 - d. Position of all existing and proposed trees and all drainage routes.
 - e. Position of any fences, pools, retaining walls etc.
 - f. Position of decks, patios, etc.
 - g. Driveways, walkways, and stairs.
 - h. Geodetic elevations of all floors in relation to the existing/proposed grading.
4. Grading Plan, indicating:
 - a. Driveway grades
 - b. Sidewalk grades
 - c. Transitions to neighbouring lots
 - d. General lot grading in relation to drainage
 - e. References to roadway features, locations of any SRWs, easements, covenants, etc.
5. Floor Plans
 - a. Required Plan:
 - i. Foundation Plan
 - ii. Roof Plans (including pitch and height)
 - iii. Basement Plan
 - iv. All floor plans including garage, accessory building, patios, decks, etc.
 - b. All plans must indicate:
 - i. Property lines and setbacks
 - ii. Location of entrances, windows, and overall dimensions
 - iii. Side yard windows in relation to neighbouring homes
6. Elevations
 - a. Must showcase all sides of all buildings.
 - b. All elevations must indicate:
 - i. The pitch and height of roofs and chimneys
 - ii. Geodetic elevation of the roof height, top of footings, and the first floor
 - iii. Illustrate the heights of all floors in relation to existing/proposed grading
 - iv. Exterior and roof materials and colours
 - c. Illustrate garage/accessory building and entry door style and finish

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7. Building and Site Sections
 - a. Minimum one section to be provided
 - b. All sections must indicate:
 - i. Finished landscape grade
 - ii. Any retaining walls
 - iii. Wall heights, slab thickness, and wall thickness
 - iv. Grade elevations for driveway, top of each floor including basement, underside of eaves, top of roof ridge, etc.
 8. Exterior Lighting Plan and Elevations indicating locations and specifications

6.5 Landscape Design Approval

The owner and designer/builder may choose to submit preliminary design plans for approval prior to commencing working drawings. This step is not mandatory but is encouraged.

Submissions **must** be professionally prepared digital designs.

Hand drawn submissions will not be accepted.

Only complete submissions shall be reviewed.

6.5.1 Review Submission Requirements

1. The design review submission is mandatory and should include at minimum the following:
2. Landscape Concept
3. Site Grading Plan
4. Retaining Walls - Cross section and Location on plan
5. Hardscape - Style, materials, and colours and Location on plan
6. Parking pads and materials
7. Detailed plant and tree list - Show location on plan and indicate total counts
8. Swimming Pool and spas
9. Fencing, screening, hedges, and boundary walls
10. Fire pits and outdoor kitchen
11. Irrigation Plan
12. Landscape lighting location and specifications



Compliance Deposit



7. Compliance Deposit

7.1 Compliance Deposit Amount

A refundable compliance deposit in the amount of C\$30,000 is payable at the time of lot purchase completion by the new lot owner to the Developer.

- A standard C\$10,000 will help ensure compliance with the Architectural Guidelines and the Review Submission Requirements as set out in section 6.4.1.
- A standard C\$10,000 will help ensure compliance with the Landscape Guidelines and the Review Submission Requirements as set out in section 6.5.1.
- A standard C\$10,000 will help ensure compliance with the Construction Regulations as set out in section 5.

The formal approval letter for the design will not be released unless the Developer has received the compliance deposit in full.

7.2 Compliance Deposit Refund

7.2.1 Compliance Review

Upon final inspection, review, and approval by the Developer/design review consultant, as well as the issuance of an occupancy permit by the City of West Kelowna, the Developer will return the compliance deposit, in partial or full, to the owner subject to outlined infractions.


7.2.2 Compliance Deposit Infractions

The owner must inform the Developer in writing of any deficiencies or damage at the time of lot purchase completion. If notice in writing is not received, the Developer will consider there were no prior damages to utilities, sidewalks, curb, gutters, or street lighting.

The Developer will retain the compliance deposit, or a portion of it, for any of the following infractions:

1. Receiving building permit prior to submitting or receiving final approval from the Developer/design review consultant,
2. Violations of the Design Guidelines and approvals,
3. Damage to the surface improvements and utilities,
4. Failure to clean up the site, le
5. Unauthorized dumping on any portion of the land,
6. Failure to remove excavation material spilled on roads, sidewalks, or neighbouring lots,
7. Failure to complete construction within the agreed upon timeline.

Making use of the lot or property in advance of completed inspections will result in the compliance deposit being forfeited in its entirety to the Developer.



The compliance deposit will **not** be returned in the event of re-sale of the lot where construction is **not** yet complete.

7.2.3 Release of Compliance Deposit

The owner **must** contact the Developer in writing to request a refund of the compliance deposit.

Such request may only be initiated upon completion of:

8. Exterior finishes, driveways and sidewalks,
9. Final grading and complete yard landscaping,
10. Site cleanup,
11. Approved final inspection,
12. Occupancy permit issued by City of West Kelowna.

There will be **no** interest paid on the compliance deposit.



8. Appendix – Dos and Don'ts

DO	DON'T
<ul style="list-style-type: none">• Ensure architectural coordination across all elements of the home design and landscaping• Use approved materials, including:<ul style="list-style-type: none">» Natural stone» Authentic brick» Natural wood» Glass» Metal, in black or neutral tones• Use preferred colours, including:<ul style="list-style-type: none">» Base tones in warm neutrals» Accent tones in black, dark bronze, or muted contrasting colours» Wood tones should use natural stains• Use metal or metal look as an accent and for fencing• Use black or dual grey shingles or black metal roofing• Incorporate plentiful, large, expansive windows, such as floor-to ceiling or wrap-around glazing at corners• Incorporate outdoor elements such as fireplaces and patios• Incorporate exterior lighting that is warm and ambient• Screen anything mechanical or leisure oriented from view	<ul style="list-style-type: none">• Don't forget about smaller elements like outbuildings, retaining walls, patio and other hardscapes, etc. when coordinating your design• Don't use permitted materials include:<ul style="list-style-type: none">» Large expanses of concrete» Excessive use of cement fiber or Hardie board» Stucco» Untreated wood and vinyl siding» Faux or cultured stone or brick» Horizontal lap and aluminum siding• Don't use bright or overly saturated colours, nor glossy or reflective finishes• Don't use vinyl, chain-link, lattice, or ornamental fencing styles and don't include a front yard fence• Don't use wood shake or light-coloured roofs• Don't incorporate multi-pane or divided light windows, or tinted or coloured windows• Ensure all outdoor mechanical equipment, at grade or on roof, is screened• Don't allow the following outdoor elements to be visible from the street:<ul style="list-style-type: none">» Mechanical equipment» Outdoor storage» Animal enclosures» Solar panels» Leisure elements like play equipment, pools, hot tubs, tree houses, etc.• Don't include pre-fabricated outdoor structures for storage• Don't include hard exterior lights

This section of the document is intended to provide a quick reference to some of the design elements expected in the project. It is not intended to replace or override anything in the design guidelines, which will form the basis of the approval process.

