

**SOUTH VALLEY DEVELOPMENTS LTD.  
DESIGN GUIDELINES FOR RESIDENTIAL HOMES  
FEBRUARY 27, 2004**

**TABLE OF CONTENTS**

**GUIDELINES FOR THE HOUSE.....1**

General Architectural Form  
General Architectural Character  
Exterior Material and Finishes  
Specific Exterior Design Details

- Exterior Finishes
- Doors and Windows
- Exterior House Colour

Roof and Chimney  
Porches  
Driveways and Garages  
Building Heights and Massing

**GUIDELINES FOR THE LOT .....3**

Siting and Setback  
Site Coverage – House Sizes and Types

- Multi-Level Homes
- Ranchers

Lot Grading  
Retaining Walls

**GUIDELINES FOR THE STREETScape .....4**

Landscaping  
Parking  
Recreational Equipment and Accessory Buildings  
Signage

**APPROVAL PROCESS.....5**

Design Panel  
Initial Conceptual Approval  
Final Approval

## **GUIDELINES FOR THE HOUSE**

House designs for the lot must conform to the following requirements. Minor revisions or amendments will only be accepted where approval in writing by the Design Panel.

### **General Architectural Form**

- The proportion of each building shall be consistent with each other and the site.
- Roof, door, and window elements should be in proportion with each other.
- Front entrances to dwellings should be compatible with design and scale of the building.

### **General Architectural Character**

- Houses are encouraged that blend in or are compatible with a natural environment.
- Traditional styles, such as Victorian, Arts and Crafts, or Farmhouse architecture are encouraged.
- Appropriate selection of exterior materials, colours and building elements are required. The following guidelines will assist applicants in selection of plans and finishes.
- All lots require the rear elevation and front elevation to have elements that are compatible with the street façade.

### **Exterior Material and Finishes**

- An overall quality standard in the subdivision will be maintained through variation on individual house designs, repetition of some architectural elements, and use of a uniform quality of materials.
- Special attention to consistency in the exterior treatment of the house is necessary.
- Detailing which is important to the design's integrity is considered essential.

### ***Specific Exterior Design Details***

#### ***Exterior Finishes***

- Wood or Handi-plank shingles and siding, used in conjunction with brick or stone, are the preferred exterior finishing materials. Other materials replicating those finishes may be used if approved by the Design Panel. The use of Vinyl siding is prohibited. Exterior design details apply to all sides of the proposed house.
- Lightly textured stucco is not permitted as a primary finished material, but may be used as "in-fill" fields or panels. The maximum area of lightly textured stucco allowed within any elevation cannot exceed 40% of any elevation.
- The exterior foundation (including exterior crawl spaces) shall be finished down to 24 inches above the finished grade level of the surrounding landscape on sloped lots and 12 inches above grade on level lots. The use of brick or stone is recommended as a finish.
- Accent veneers such as brick or stone must turn the corner 2 feet. The colour and pattern for any brick or stone veneers must blend with the siding. The bricks or stones shall be neutral and even-toned.

### *Doors and Windows*

- Aluminum windows are prohibited in this development.
- Windows and doors must be trimmed or recessed from the face of the exterior wall. Trim-boards are to be 4-6 inches wide and painted in a complimentary colour.
- If shutters are used, they must be sized to the opening.
- French doors are preferred over vinyl sliders.

### *Exterior House Colour*

- All colours must be approved by the Design Panel.
- Colour schemes should not be garish in appearance.
- Accepted colour schemes are:
  1. Natural Low Contrast – e.g. natural (solid or semi-transparent) coloured wood stain with contrasting complimentary trim colours.
  2. Natural High Contrast – e.g. natural (solid or semi-transparent) coloured wood stain with contrasting complimentary trim colours.
  3. Heritage Colours – e.g. earth-tone colours with blending or contrasting complimentary colours.
- Adjacent homes may not use the same colour scheme.
- Use of primary colours are only permitted as contrasting trim.

### **Roof and Chimney**

- The recommended minimum roof pitch is 6:12. The roof is to be cedar shakes, cedar shingles, fiberglass architectural shingles, slate-style concrete tile, or slate in muted tones. No Duroid roofs are permitted.
- Overhanging eaves with exposed rafter ends and roof beams are encouraged.
- Decorative trusses in gables are encouraged.
- All roof stacks, flashing, etc. are to be complimentary to the roof colour.
- Aluminum fascia gutters may be used.
- Down-spouts are to be located as inconspicuously as possible.
- Chimneys are to be in keeping with the style of the building. All chimneys must be encased in either stone, brick, or siding material. Direct-vent fireplace vents must be painted to match exterior finish.
- The use of jumbo brick or concrete block is not acceptable
- All exterior chimneys are to be continuous to grade with the foundation.
- Skylights, solar panels are to be used with discretion.

### **Porches**

- Porches, either full or partial-width, one story high and extended along one or both side walls with the roof supported by columns are recommended.

### **Driveways and Garages**

- Garage and driveway locations must be approved by the Design Panel to ensure compatibility with adjacent houses.

- Some of the lots may have specific driveway and garage requirements due to servicing and the location of trees and streetlights.
- Paving material used for both walkways and driveways should integrate with landscape and compliment the building colour and materials.
- Driveway surface must be approved by the Design Panel. Exposed aggregate concrete or concrete paver surface is preferred.
- All garages must be constructed in the same materials, roof lines, and styles as the house.
- All garage doors must be painted or stained to compliment the exterior trim or siding.
- Garage door accent panels must match the house colour.

### **Building Heights and Massing**

- The maximum building height is based on the Saanich Municipal RS6 Zoning By-Law.
- The Design Panel will consider the compatibility of the height, massing, and siting of each house submitted for approval as it relates to the neighbouring houses.
- From house to house, abrupt changes in height of eaves and facias should be avoided.

## **GUIDELINES FOR THE LOT**

### **Siting and Setback**

- The siting of each house is to take into consideration the natural characteristics of the lots, existing tree cover and the relationship to the street and neighbouring houses. Minimum setbacks for the principal building will conform to those established by the Saanich Municipal Zoning By-laws .
- To create an interesting street-scape and maximize privacy, the Design Panel has the right to establish specific setback requirements on an individual basis during the Approval process.

### **Site Coverage – House Sizes and Types**

To protect investment values and ensure continuity in the community, all homes must meet the following minimum site coverage standards and must fall in on of the allowable categories of homes listed below:

#### *Multi-Level Homes*

- A minimum finished living area of at least 1,600 square feet is required (excluding garages). The finished main floor living area shall be at least 1,000 square feet and the upper bedroom area shall be at least 600 square feet.

### *Ranchers*

- A finished living area of at least 1,200 square feet (excluding garages) is required.

Homes shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area of 310 m<sup>2</sup> (3337 sq. ft.) whichever is the lesser provided, however, ensure that not more than 80% (2669 sq. ft.) of the allowable floor space shall be located in non-basement areas. For purposes of this section those portions of the floor area of a carport or garage exceeding 50m<sup>2</sup> (538 sq. ft.) shall be included in the Gross Floor Area.

### **Lot Grading**

- Lot grading where feasible is to follow the natural ground form and street elevations.
- A smooth transition from lot to lot in respect of natural grade is encouraged.
- Entry doors are limited to a maximum of six feet above the adjacent finished grade.

### **Retaining Walls**

- Retaining walls should be integrated with the landscaping to “soften” the visual effect of the wall.
- Rock, exposed aggregate, or split-faced concrete block walls are preferred.

## **GUIDELINES FOR THE STREET-SCAPE**

### **Landscaping**

- To enhance the street-scape, the applicant must complete the landscaping within 12 months from the start of construction. This landscaping includes grading, addition of topsoil, laying of sod where necessary, and planting of trees and shrubs where necessary.
- The landscaping in the front yard should compliment the individual home and street-scape, and be compatible with the house.
- Blueprints should be accompanied with landscape plans for front yards to be approved by the Design Panel. Consideration for boulevard trees is encouraged.

### **Parking**

- Each residence will have a minimum two car garage.
- Carports and similar structures are not permitted as an alternative to the required two car garage, but may be permitted for storage of a second vehicle.
- Where a residence contains an in-law suite, an additional parking stall shall be provided behind the front line of the residence, exclusive of any attached garage parking.

## **Recreational Equipment and Accessory Buildings**

- Trailers, boats, commercial vehicles, and recreational equipment, stored on a lot, are required to be stored inside the garage or behind the front line of the residence, and are to be fenced or screened from the street.
- Storage of the said vehicles and equipment is not allowed in the front yard. Consideration shall be given to visibility from the street of neighbouring lots.
- Satellite dishes or antennas are to be placed only in inconspicuous spots.
- Accessory buildings shall be designed to compliment the house finish and be restricted to the rear yard. Only one accessory building on a lot is allowed.
- Unattached garages shall be finished to match the residence.

## **Signage**

- House numbers, other signage, and entry lights are to be coordinated by the Design Panel.

## **APPROVAL PROCESS**

The approval process is intended to ensure that standards of quality are adhered to while introducing some flexibility in design in order to achieve a harmonious yet exciting community.

### **Design Panel**

The Design Panel, appointed by the Developer, will ensure that the home and landscape designs are in compliance with the requirements of these guidelines. All plans must be signed by the Panel representative before submission to the Municipality for application for building permit.

### **Initial Conceptual Approval**

The Applicant shall provide the Design Panel with a preliminary sketch design to ensure compatibility with the guidelines. The initial proposal should address exterior design, siting proposed materials and initial colour proposals. The Panel will review the proposal and advise of any required adjustment, if necessary.

### **Final Approval**

Following approval of the preliminary submission, the applicant should then prepare final plans, incorporating any requirements suggested by the Design Panel. Once the plans are approved by the Design Panel and have received the Developer's stamp of approval, applications for building permit may be made. To foster an orderly development of the community, construction of the home and landscaping must be completed within 12 months from the start of construction.