



DESIGN GUIDELINES

DECEMBER, 2023

EKISTICS

SITE DEVELOPMENT DESIGN GUIDELINES

In keeping with the vision for Pinnacle Ridge Hillside Estate, the site development principles reflect a desire to:

- Maintain a high standard of architectural design excellence;
- Respect and enhance Anmore's semi-rural character;
- Support a lifestyle that connects the residents with the landscape and fosters a strong neighbourhood identity and sense of place;
- Create indoor spaces that are natural extensions of the outdoors, and that take maximum advantage of the climate and hillside landscape;
- Use plants, landscape structures and architectural details that respect the local context and semi-rural character;
- Protect and enrich the natural terrain features of the site; and
- Utilize a site-adaptive approach that defines a building footprint by its shape from the natural form of the Homesite.



DEVELOPMENT AREA

Each lot has a defined building envelope, known as the 'Development Area'. All built improvements (except for access driveways and approved leach field disposal systems) must be located entirely within the Development Area.

ENVIRONMENTAL MANAGEMENT AREA

The Environmental Management Area (EMA) is the portion of the Homesite that lies outside of the Development Area. EMAs may be established by the Design Review Committee (DRC) as a mechanism to protect areas such as hillside slopes, visually-sensitive areas adjacent to green space or any other high value areas as designated by the DRC. A legally defined boundary line may be registered on the property title as a covenant. Improvements within these areas will require written approval from the DRC.

Approved improvements within an EMA must minimize the extent of construction and adjacent disturbed areas must be restored as per specifications found in Section 4 "Landscape Guidelines."

EASEMENTS AND STATUTORY RIGHTS OF WAYS

Easements, restrictive covenants, statutory rights of ways and other encumbrances on the Homesite are described in the purchase and sale agreement and approval from the DRC may be required for improvements near these easements or statutory rights of ways.

SITE DRAINAGE

While rainwater drainage has been incorporated into the neighbourhood street design, individual properties must manage rainwater drainage within their Homesite.

Guidelines for rainwater management include capturing water as close to where it falls and preventing concentrated runoff and erosion. Homesites shall not divert stormwater to adjacent properties. Preserving natural drainage patterns is encouraged, where feasible, so as to safeguard existing hydrological functions.

Strategies for rainwater management may involve redirecting roof downspouts to street drainage or using splash pads to disperse water away from homes. Proper dispersal includes directing downspout water over permeable surfaces like lawns or gardens and utilizing pipes if the area around the downspout is paved.

SITE GRADING

While site grading has been incorporated into the neighbourhood design, individual properties must finalize the grading within their Homesite.

To preserve the local character, grading should mimic the variation of the surrounding hillsides and should direct water away from building or structure footings. Extensive grading, cutting and/or filling of Homesites or alteration of grades in excess of 1.5 meters shall require DRC approval prior to excavation.

Catch basins and drainage piping may be required for surface and roof drainage control. Compliance with the Village of Anmore's regulations is required for discharging pool or hot-tub filter backwash systems.

DRIVEWAYS

Driveways must not exceed 5.5m (18 ft.) in width at the property line and should be designed to not interfere with drainage in the street right-of-ways. For driveways, preferred materials are integral-colour or stained concrete, textured integral-colour concrete, and/or masonry rather than smooth asphalt finishes. If landscape pavers or a similar material are proposed, the durability and appearance must be carefully considered. Driveways must be a minimum of 600 mm (2 ft.) from the side lot line. Owners are responsible for meeting the Village of Anmore's driveway grade and emergency vehicle access requirements.

WALKWAYS

Walkways may be constructed of unit pavers, exposed aggregate, patterned concrete or poured in-place concrete and may incorporate brickwork or stone, either in the form of edge treatment, dividing lines, decorative panels, or as pads at the base of front steps. The front walkway must be at least 1m (3'-6" nominal) in width.

EXTERIOR LIGHTING

The neighbourhood prioritizes preserving the dark night sky for residents and visitors to enjoy. To achieve this and to ensure adequate lighting is provided for the development, specific exterior lighting requirements will be established and all proposed designs and fixtures will be subject to approval by the DRC.

The neighbourhood street may use borrowed lights from homes, and as a result, the road may not require standard street pole lights and/or spacing.

All exterior lighting must use daylight sensing automation systems to minimize wasted power. Use of solar powered outdoor lighting and LED light bulbs is encouraged.



SCREEN WALLS / FENCES

Screen walls or fences should compliment the home's design. Use of screen or louvre sections is encouraged in walls to maintain connections to the street and allow for the play of light and air. Screen walls may not be used to delineate setback lines and/or property lines for long distances and must be attractive from both sides. They shall not exceed a height of 1.5m as measured from the adjacent finish grade.

Horizontal and vertical stepping and staggering of walls and screens is encouraged, with careful attention to the engagement of masses, the articulation of overlapping planes, and the stepping of wall heights.

All finish materials on screen walls and fences must comply with the Architectural Design Guidelines found in Section 3. Chain link or other metal fences, railway or landscape ties, or diagonal lattice work shall not be permitted unless otherwise approved by the DRC.

RECREATIONAL EQUIPMENT

Approval from the DRC is required for the installation of basketball hoops, backboards, swings, play structures and any other movable or fixed recreational equipment. Such items should not be visible from the public realm. No basketball court lighting will be approved.

Materials should be decay resistant and harmonize with the colour schemes of the adjacent homes.

RETAINING WALLS

Retaining walls may be desirable on lots that back onto slopes but should not mark setback lines and/or property lines for long distances. A single unbroken wall must not exceed 12m in length. When necessary to break up walls, the minimum wall to wall offset shall be 1.25m.

Walls running parallel to other walls and site improvements at a consistent height should be avoided. Seat walls should be incorporated into retaining walls whenever appropriate, set at 450mm (18 in.) height.

For retaining conditions over 1.5m, multiple stepped walls should be used with wide planters between the top of the lower wall and the base of the upper wall. The planter depth (width) should be half that of the retaining wall height.

Where retaining walls are constructed in the front yard (and in flanking yards on corner Homesites) or in areas adjacent to parks or public walkways, they are to be faced with natural or cultured stone, or utilize boardform or architectural concrete finish or small block retaining systems such as Allan Block or Versa-Lok. Approval by the DRC is required for wood or heavy timbers, jumbo-sized concrete brick, brick and exposed concrete.

EXTERIOR SERVICE AREAS

All above-ground garbage and trash containers, mechanical equipment and other outdoor maintenance and service facilities must be screened from view from the public realm.

ARCHITECTURE DESIGN GUIDELINES

One of the primary objectives of any architecture is the appropriate response to a site and its context. Architectural guidelines are intended to conceptually illustrate building and design elements and key design principles in order to establish a common architectural language for the community.

These Guidelines are intended to allow for variety and flexibility to capitalize on the natural setting, local climatic conditions and unique characteristics of each Homesite with the intention of maintaining a specific character for the neighbourhood.

The style of the Pinnacle Ridge Hillside Estate is inspired by the local hillside landscape, the wet west coast climate and the moderate temperatures that encourage indoor-outdoor living.

This new neighbourhood seeks to retain Anmore's semi-rural character, which expresses itself in the lifestyles of residents and the relaxed 'country-type style' of the community.

Creativity is encouraged in all designs as long as proper proportion, scale, attention to detail and site integration are achieved. In doing so, the sense of a harmonious community will be created; one that matures gracefully while appreciating in value.



ARCHITECTURAL PRINCIPLES

In keeping with the vision for the site, the architectural principles reflect a desire to create a character suitable to this natural, treed hillside site, to support a lifestyle that connects the inhabitants with the landscape and to encourage a strong neighbourhood identity and sense of place. The architecture is inspired by the dynamic beauty of the surrounding landscape. More specifically, the architecture should:

- Provide housing types and forms that embrace the landscape setting to create a strong neighbourhood identity and architectural language;
- Provide appropriate plans that support the active and 'country style' lifestyle of the neighbourhood;
- Create features that encourage interaction between neighbours in the community;
- Encourage opportunities for indoor-outdoor living in practical and functional ways;
- Acknowledge the textures and colours of the local landscape through the use of materials and colours that harmonize with the natural surroundings;
- Consider the climatic conditions of Anmore, as well as the subtler microclimatic factors of sun, shade, rain and wind – as a principle driver in the design and development of your home; and
- Respect and enhance the existing semi-rural character of Anmore.

BUILDING FORM

Simple Geometries

Building form is a determining factor in the design of the home style and is made up of simple geometries with at least three distinct geometric elements on both the front and rear elevations. Layered horizontal façade and roof elements hold the building geometries together.

Expression of Entry

Each home should have a subtle yet clear expression of entry. Entry elements shall address the street and provide a clear direction towards the door. The feature elements can be a projecting roof form, walls, screens or planters that extend the architecture of the home into the landscape and announce the arrival to the home.

Building Projections

Building projections can be varied and complex. Elements can wrap around and engage forms to link different parts of the building together.



Asymmetry

The character of the home can be asymmetrical with dominant and secondary elements. Staggered and overlapping geometries are held together under roofs, awnings and the ground plane.

The architecture expresses contrasting forms of open and solid, roof overhang and parapet.

Asymmetrical windows and openings are placed to take advantage of views or light and to compliment the geometric forms of the building.

Garage Form

The overall garage mass and roof form should not dominate the front elevation of the home.

The garage should be deliberately downplayed in the context of the front façade of the home.

Although the garage face will typically take up a significant portion of the front façade, the entrance and habitable portions of the house must be the dominant features.

Solid and Void

The architectural style emphasizes contrasting elements of solid and void:

- Solid - the face or surface of the building with punched out doors, windows or openings.
- Void - doors, windows and other openings.
- Corner windows are acceptable.
- Larger openings onto decks or terraces are encouraged but must be balanced by substantial portions of solid elements in the façade.
- Homes on corner lots with exposed side elevations should incorporate variations in massing and openings to create an appealing façade.



ROOFS

Form

- Roofs are an important part of the visual environment and shall be carefully designed to minimize their visual impact on the public realm.
- Large monolithic roof forms are not permitted.
- Shed, gable, hip and flat roofs or a combination of these forms are encouraged.

Hip Roofs

Hip roofs may be used as a roof form.

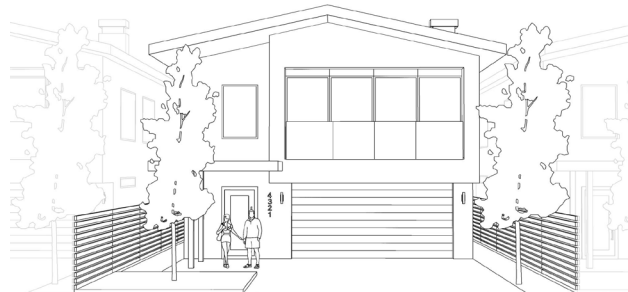
Hip roofs will help to downplay the height of taller façades. Hip roofs bring a consistent soffit expression to a home with the roof reading as a lid or cap over the structure of the home.



Gable Roofs

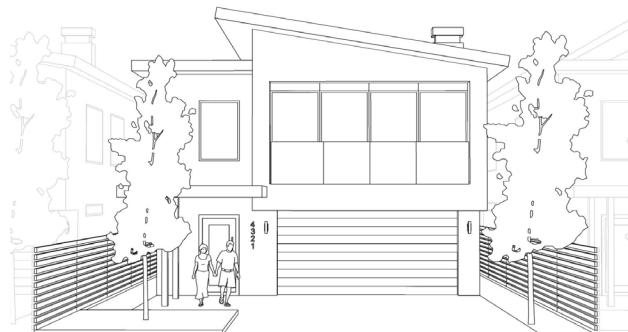
Gable roof forms are an acceptable roof form.

Gable-ends, if any, shall be an attractive design element intrinsic to the design style of the Home.



Shed Roofs

Homes with low slope shed roof forms are acceptable.



Flat Roofs

Flat roofs may be used in limited areas either as transitional roof in the body of the house or roofs to cover outdoor space.

Flat roofs must be carefully integrated into the overall roof system so that visually there is a clear connection between flat and pitched roofs, or there is a significant separation between the two roof forms.

Roof Decks

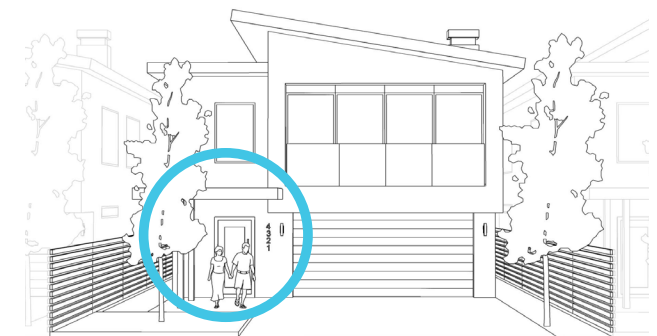
Roof decks are permitted with careful consideration of roof access, railings, plantings, overlook and privacy.

Roof decks including access must be limited to $\frac{1}{2}$ of the overall roof area measured to the eaves. Provision of storage space on the roof for furniture during the winter months or during a storm is encouraged.

Canopies

Canopies are encouraged to announce the entry and provide a statement in contrast to the garage face.

The canopy roof should have a simple exposed structure with the soffit following the angle of the roof for flat and shed roofs.



Material

Standing seam metal and asphalt shingle roofs are the acceptable sloped roof materials. Metal roofs are permitted, provided they are designed to mitigate reflectivity and do not cause objectionable glare.

Standing seam or batten seam metal roofs (with seams or battens spaced a minimum of twelve inches (30 cm) and maximum of twenty-four inches (60 cm) apart with a maximum of one and one half (4 cm seam height) will provide shadow and visual relief on the roof. Metal roofs should be a minimum of 18-gauge.

Flat roofs, if visible from above, either within the home or from surrounding homes, must utilize a stone ballast

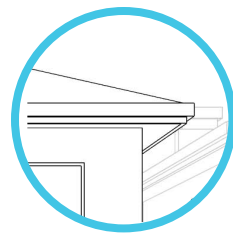
or be part of an outdoor patio with pavers. Flat roof edges must have cap flashing that is clean and simple in appearance.

The roofing membrane must be fully concealed. Flashing around plumbing and mechanical vents, chimneys and skylights must be finished carefully so as not to be visually offensive.

On shed or hip roofs, shingles are permitted on the primary roof volumes only. Shake-style asphalt or fiberglass shingle roofs must be natural in appearance, colour, and texture.

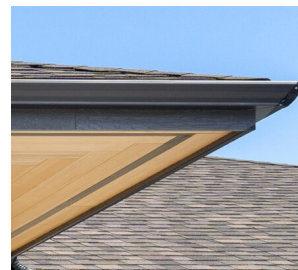
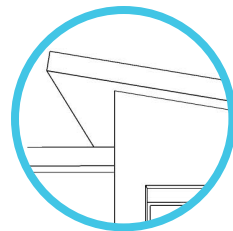
Overhangs

The roofs on the home are meant to appear light and refined. Roof overhangs should be no more than 18 inches and no less than 6 inches. For shed, flat or gable end roofs over outdoor space, the overhang can be extended as long as the overall appearance is light and in keeping with the neighbourhood aesthetic.



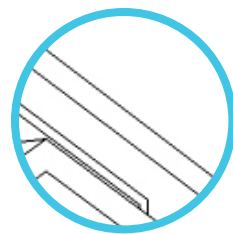
Roof Venting

Roof vents must be concealed in the ridge and the soffit. The use of continuous ridge vents is encouraged in order to provide sufficient air circulation in the attic space. The ridge vent should be integrated with the shape and finish of the roof. Gable end vents are also encouraged, as an additional means of venting the roof cavity and as a functional decorative element on the gable end façades.



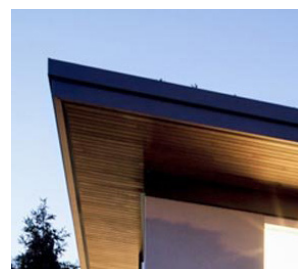
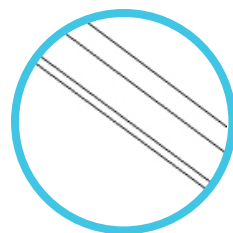
Rake and Fascia

The rake on the end gables should be refined and not overly heavy. As a general rule, a 2x8 inches to 2x10 inches rake and fascia is appropriate for most conditions. They can be stepped in two-parts to give more texture to the façade.



Soffits

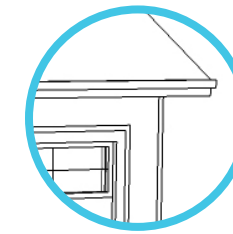
The soffits should follow the angle of the roof structure. Soffits should be vented in a continuous strip. The soffit finish should be a painted flat panel or bead board. Exposed rafter tails are encouraged to provide more texture and variation - particularly on the front and rear of the homes. The rafter tails should appear light and refined.



Gutters and Downpipes

The gutters should have a simple half round profile and the downpipes a simple round profile with a minimum dimension of 5 inches.

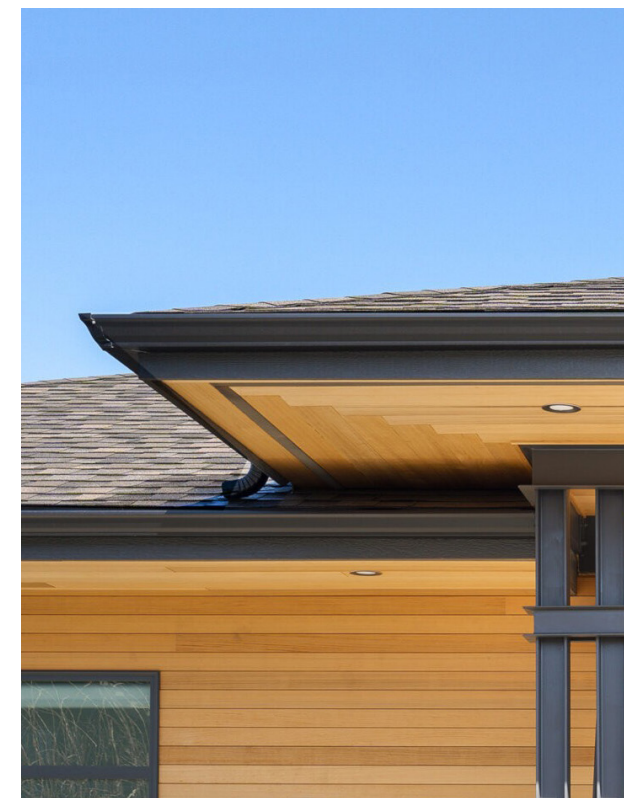
The gutters and downpipes should match the colour and material of the metal roof or match the colour of the fascia and the body of the house.



Colour

Roofs should be complimentary in colour to the home.

In general, roof colours should be in the grey, beige and black tones.



COLOUR PALETTE



FAÇADES

Building Façades and Heights

Within the building composition, the façade is divided up into a series of volumes and planes. The façade must not be on a continuous vertical plane, but must be divided into a series of planes with elements of the façade that come forward and others that recede.

Careful attention should be taken to balance the elements with one plane being more dominant than the others. Horizontal canopies or roof elements can help to connect the different surface planes together.

Homes located in corner lots or within visually prominent view corridors along the public street require special architectural detailing and finish treatment. Special care is necessary in order to minimize the visual impact of the home and integrate the form into its context.

Exterior Walls

Wall cladding should wrap complete building volumes from ground to the underside of the eaves.

Building Base and Foundation Walls

The form of each building volume is complete in terms of its expression and material application. Therefore, there is no strong delineation of a building base. For example, there is no stone base, change of material or horizontal banding dividing the façade into parts.

A limited base of stone along the edge of the front entrance and porch is acceptable – this may be done in conjunction with a planter wall.

Concrete foundation walls must not be exposed beyond 4 inches above finished grade on the front and rear sides of the home. To eliminate unfinished foundation walls, concrete and stone-faced walls shall be continued down to grade and all other approved finish materials shall extend to where practical.

Tall Façades

Given the slopes on the site and the potential for 3 storey buildings, the roof forms have a direct impact on the scale and perceived height of the home.

On 3 story buildings access to the front door can be at grade, at half level or one story above grade. The preference is for the entrance to be at half level or one story above grade. Achieving this grade change on the exterior, blended with landscape walls and planters creates a stronger, more pleasing sense of entry and balances the overall façade.



OPENINGS

Entry Doors

The visibility and prominence of the front door to the street is an important element of identity to the home.

Canopy structures over the entry doors are encouraged to bring a strong presence to the street.

There should be a high quality of finish in and around the entry doors.

The entry doors should incorporate large simple panels of glass or if solid, glass side-lights adjacent to the door to bring a sense of openness to the home.

Door colour should match or be complimentary to the windows and other details in the home, such as windows, fascias, exterior light fixtures and hardware.

Garage Doors

Garage doors should be understated, simple and elegant. Garage doors will be double or single wide doors, adequately framed by the façade of the home.

If glazed, the windows should be simple in either a vertical or horizontal pattern.

The garage door colour will be complimentary to the color of the home so as to blend with the overall appearance and not stand out.

Oversized garage doors, defined as garage doors taller than 8 ft or wider than 18ft, shall be allowed at the discretion of the DRC.

Windows

Well-detailed and proportioned windows will play an important role in defining the character of the home. Window orientation can be varied and should support the overall façade composition.

Homes on corner lots with exposed side elevations should incorporate openings to create an appealing façade.

The window panes should be divided simply, representing a more contemporary approach in the design.

Windows may be individual or grouped within a façade. Large picture windows should compliment the overall composition and be balanced with areas of solid façade elements.

Window colours should be complimentary to the colour of the home.



Wide Openings

Indoor-outdoor connections are important in creating the semi-rural, 'country style' character of the homes.

Large picture or operable windows or doors are encouraged. High quality sliding, bypass or bi-fold doors are acceptable.

Large openings may dominate a façade but should be framed with substantial wall surface on either side of the opening. Large operable openings should typically have some form of cover or shade associated with the opening.

Skylights and Light Tubes

The use of skylights and light tubes to bring light into the home through the roof is permitted.

Skylights should be glass and of a high quality. The position and appearance of the skylight should be simple and clean in keeping with the architectural character.



Finish Materials

The design of all homes should incorporate the use of one or more complementary materials on the exterior wall surfaces. As a diversity of material, form and color between homes is encouraged, the guidelines do not dictate one dominant façade finish material.

Without prescribing the use of specific building materials, the following list of exterior building materials, and their authentic detailing and application, are encouraged: vertical or horizontal siding, vertical board and batten siding, metal siding, metal panel, cement panel, stone veneer and stucco.

Materials changes should not occur within the same building plane or the same building volume.

Secondary or accent exterior wall materials relate specifically to design elements within the building.

All exterior wall materials should not have the appearance of being 'applied' or a veneer treatment.

The coursing pattern in which stone is laid is critical to the design and to the authentic appearance of the materials. Stone shall not be laid in a vertical coursing pattern. Flagstone patterning suitable for horizontal surfaces may not be allowed on vertical wall surfaces. Stones used on the corners of a building should give the appearance of a minimum thickness of 4 inches to avoid the appearance of a thin veneer.

All trim should be painted the same or a complimentary colour to the home.

Vinyl or aluminum siding, adobe, concrete brick, synthetic stone/ brick and unfinished concrete walls shall not be permitted.

Colours

The colour palette for the homes are inspired by nature; the surrounding colours in the environment and landscape and the distance vistas: grey, beige, earth-based brown, dark brown or black, grassland greens, and cooler colours inspired from the sky.

All colours on an individual home must be complementary and the colours must not clash with the surrounding homes or landscape. In general, all colours on the house should reflect the refined character of the architectural style.

Each home shall have one dominant colour with a second complementary exterior colour. Accent trim, windows and doors, hardware and light fixtures, trellises and shading devices may introduce an additional complementary colour. Window colour can be the same or in contrast to the colour of the siding for example if the house is white, the windows can be white, black or dark grey.

The colours applied to an object should relate to that object's material substance as much as possible. For example, a metal railing could be painted black, silver, or dark brown. These are colours that relate to a metal's substance and the process of metal production. The colour of stone cladding should relate as close as possible to the natural stone colours found on the site.

Natural wood on shading devices, trellises, screens or fences are acceptable and should be stained or painted in natural hues to complement and harmonize with the home and larger landscape.

Colours for exterior art-work, sculpture and any other special feature shall be of complementary tones chosen to blend rather than contrast with the home and its surroundings. No highly reflective finishes shall be used on any exterior surfaces, including door and window hardware, with the exception of glass, which may not be mirrored or coloured.



SAMPLE COLOUR PALETTE



DECKS, PORCHES AND TERRACES

Form

Decks, porches and terraces are necessary extensions of the home, providing outdoor rooms as extensions of interior spaces, that encourage indoor-outdoor living.

These spaces must be carefully designed as if part of the home itself extending practical, usable space into the outdoor environment. These spaces could be used as an outdoor living room, kitchen or barbecue area, outdoor dining, hot tub or pool.

All decks, porches and terraces must be consistent with the architectural style of the home. They should be integrated into the overall composition of the building and not appear tacked onto the home.

Structure

The structure of decks and porches should be clean and refined with appropriate columns and beams in keeping with the form and character of the building.

On 3 storey façades, second level decks should be supported in a substantial way with framed and clad structural support forming a base to the 2 stories above. No exposed slender columns or beams are acceptable in this condition without DRC approval.

Material

The surface material on decks porches and terraces should compliment adjacent interior floor material. If appropriate, utilize the same interior material in a home's entrance out onto the entry landing and porch.

High quality concrete aggregate, stamped concrete, wood decks over a waterproof membrane and vinyl decks are acceptable.

Finish

Decks, porches and terraces should have a high quality of finish since these areas are of frequent use and visibility, contributing significantly to the overall sense of refinement appropriate to the style of the home.

All decks should have a finished soffit of stained or painted wood panels or bead board.



OUTDOOR STAIRS & LANDINGS

Form

Outdoor stairs and landings will contribute to an indoor-outdoor lifestyle and the connection of the home to outside yards and terraces.

The form of outdoor stairs and landings must be well integrated into the architecture and landscape design of the home so as not to stand out and become a dominant feature.

As it is likely that most stairs and landings will interface with side yards, careful consideration must be given to these conditions and their impact on neighbour's homes and privacy.

Structure

The structure of the stairs utilized at the entry to the home must be concrete / masonry.

The supporting structure of the stairs must not be elevated, but must appear to be an extension of the ground, built into walls and planters.

The structure of a stair at the rear of the home can be wood or steel. The overall structure of the stair and landings should tie into the materials of the home including posts and beams, stringers, railings and surface material.

Material

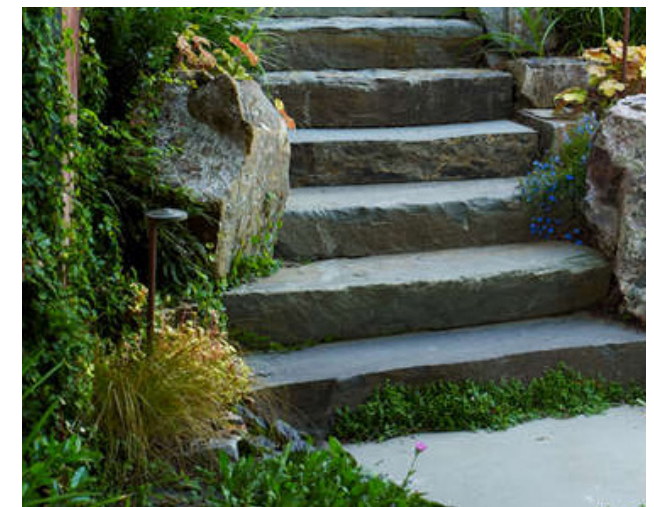
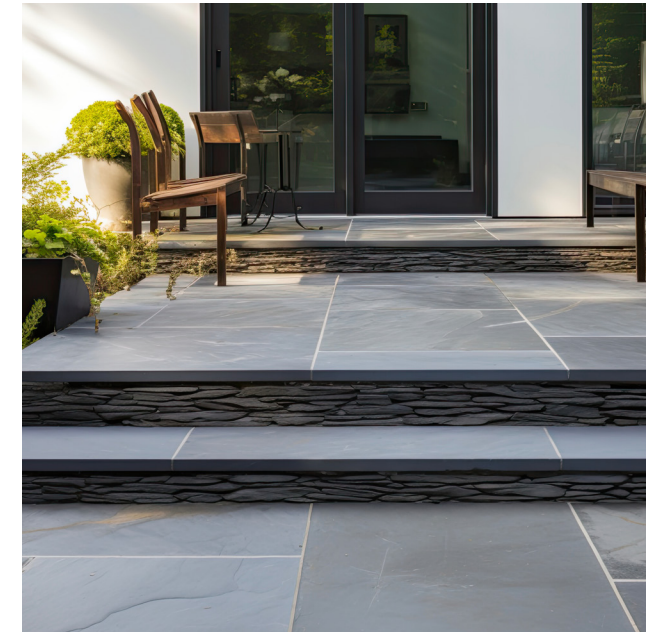
The structure of the stairs can be painted wood or steel.

All stairs, risers and treads will be composed of high quality finish materials such as aggregate, tile, stone or painted wood.

Finish

The finish for stairs and landings should tie into the refined and clean language of the architecture.

Careful attention should be given to exposed flashing, joints and railing connections to maintain a clean and refined appearance.



DETAILS

The desired neighbourhood style is clean and uncluttered and is a thoughtful integration into Anmore's semi-rural character.

Variation can be brought to each home by the character direction and attention to detail. The details which will influence these variations are door and window style, garage door style, exposed structural supports (wood vs. metal), chimney caps etc. These elements can be used in order to give each house a distinctive and consistent character.

Address Numbers

The character and colour of the exterior address numbers should match other exterior elements in the home such as the windows, hardware, railings and exterior lighting.

Trim

Building trim should be minimal and match or be in contrast to the colour of the adjacent wall material.

Hardware and Exterior Lighting

The character and colour of the hardware should match other exterior elements of the home such as windows, awning brackets and house numbers.

Railings

Railing should only be placed where required by code, and where needed, should be refined and contemporary in style. The colour of the railing structure should match the colour of windows and/or other details on the house such as hardware and exterior light fixtures.

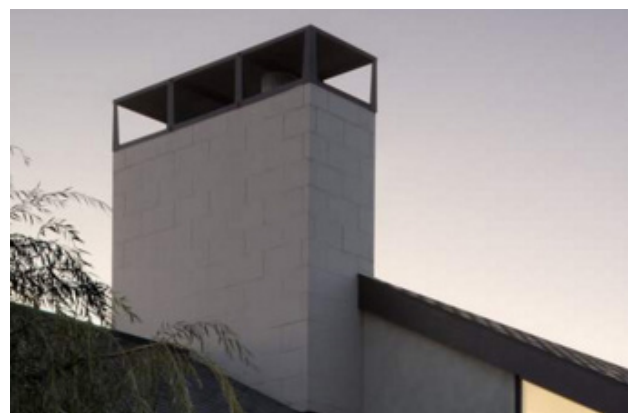
If a front porch is close to natural grade, railings should not be applied as a decorative element.

Chimneys

Exterior chimneys shall extend down to the finished landscape grade. Fireplaces and other chimney chases must be finished in stone, or in materials similar to the materials used for the exterior finish of the home. Chimneys finished in materials other than stone should incorporate trim materials that are complementary to those used on the exterior façade of the home.

The character and colour of the chimney caps should be complimentary to other exterior elements in the home such as windows, hardware, fascia, railings, exterior lighting and house numbers.

In the case of 'zero clearance' and/or 'direct venting' gas fireplaces, vents shall be located away from view-sensitive façades (i.e. the front façade of a home).



MISCELLANEOUS

Antennae and Satellite Dishes

There should be no antennae or satellite dishes of any sort visible from roads or other public areas.

Home Security Systems

The use of exterior security systems and security doors is permitted, unless they alter the integrity of the architectural design of the home. Exterior bars and blinds are not permitted.

Accessory Structures

Accessory structures including trellises, garden pavilions, hot tub pavilions or outdoor barbecue/ kitchen shelters can help create a fine-grained collection of structures and better relate the large masses of residential architecture to the landscape. Accessory buildings should be visually connected to the home by walls, terraces or major landscape elements and should have a complimentary colour and material palette.

Energy Step Code

All new homes must comply to a minimum level 3 Step Code. Strategies should be considered such as utilizing energy-efficient materials and integrating sustainable design principles into the design of the new home.

Septic Systems

All lots are to be adequately serviced to effectively treat effluent on site. The placement of the systems is specific to each lot and takes into consideration the slope and geotechnical conditions of the lot.

FireSmart

All new homes are encouraged to integrate the FireSmart principles. These include management of vegetation, the development of defensible space, firebreaks and the use of appropriate building and landscape materials.

Hvac and Air Conditioning Units

Air conditioning units or other mechanical hardware must not be visible from the street. Sound proofing is required on all operating mechanical equipment which may affect adjacent properties. No window-mounted air conditioning units are permitted.

Solar Panels Or Shingles

Solar panels or shingles are encouraged as a renewable energy source. They must be well integrated into the design of the roof and fit with the overall scale and aesthetic of the building.



LANDSCAPE DESIGN GUIDELINES

The landscape of the neighbourhood is inspired by the existing landscape character. The landscape guidelines intend to align with the natural setting and semi-rural character of the Village of Anmore.

Planting of native and non-native appropriate hardy plant material will reinforce this new landscape acumen. The goal is for the neighbourhood to be a place of integrity offering a sustainable approach to development.

The Guidelines have been established for all landscape work including planting, materials, structures, and features, to deliver a seamless transition between private and public landscape areas.



LANDSCAPE PRINCIPLES

The private landscape of the home should be attractive, seasonally sensitive, blend naturally and seamlessly with the public landscape, and be of a high quality.

The front and back yards shall be treated as an extension of the surrounding green spaces to situate the home in a naturalized setting. The design of these areas shall be treated with the thoughtful organic arrangement of planting and hard surface where the overall neighbourhood reads as one landscape experience.

The arrival sequence to the home from the street shall be a seamless, unified composition. The relationship between indoor and outdoor spaces shall reinforce the strong visual and physical connection between both. Living spaces shall extend to the back yard terraces, reinforcing this indoor/outdoor relationship. The architectural aesthetic shall inspire a landscape aesthetic that is responsive and complimentary.

Plant selection will utilize a native and locally appropriate palette providing texture, seasonal colour and scale. Hard landscape elements should be consistent in their use of natural materials and reinforce the design language. In addition the landscape should:

- Avoid the traditional suburban landscape of manicured lawns, ornamental plantings and groomed edges with a sensitive, sustainable alternative.
- Define the residential private landscape with the incorporation of stone walls, address panels, privacy screens and paving materials.
- Traditional lawn areas should be minimized and replaced with plantings and ground covers to promote sustainability.
- Consider organic planting patterns reminiscent of the existing vegetation with appropriate groupings of species. Hard landscape in the form of paths or outdoor rooms for seating and gathering should appear to be situated within a natural landscape setting.
- Retain existing mature, healthy trees and unique landscape features if possible.
- Promote resident and visitor safety. Where stairs are required provide appropriate riser/tread ratios, non-slip surfaces and handrails where required.



PRIVATE YARDS

The private open space shall be designed to define the front, side and back yards of each home as integral outdoor rooms within the surrounding landscape context. Existing features should be incorporated into the landscape design where appropriate.

Designs should maximize the use of organic forms and natural patterns.

Elements like stone walls, address panels, privacy screens, paved or gravel outdoor rooms and natural plantings are the defining elements of the residential lots. These elements are to be incorporated in the side and back yards to bring continuity and a unified design. Side yard retaining walls should consider natural stone materials, concrete or geo-modular systems.

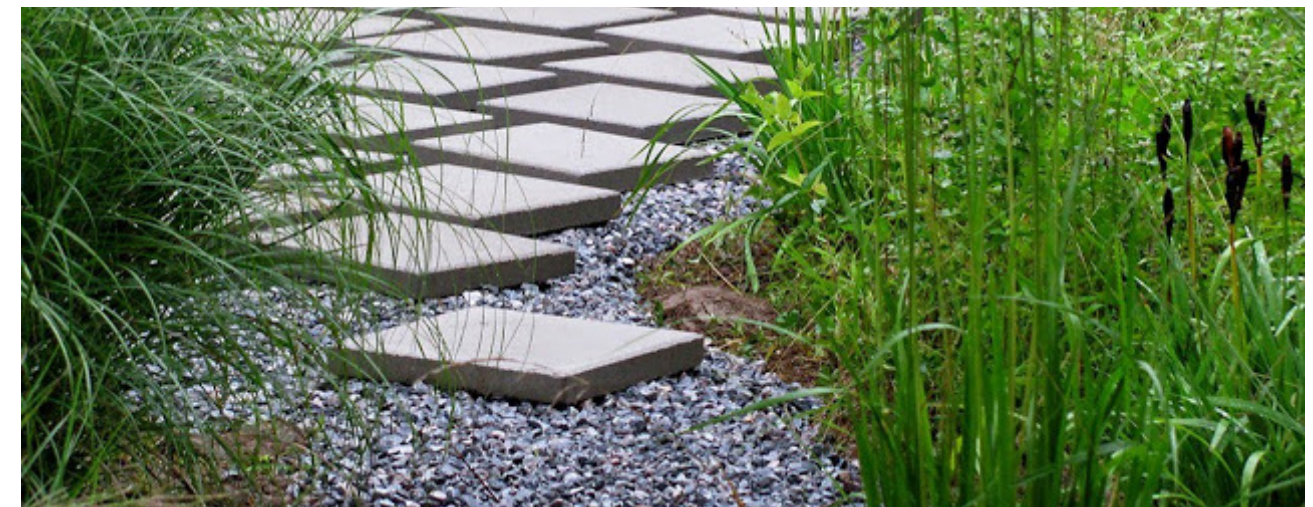
Asphalt paving, landscape timber ties or large block wall systems are prohibited.

Garden Walls

Garden walls are to be a maximum of 1370mm (4.5 ft) in height constructed of natural stone or boardform concrete. Lower walls at a height of 450mm (18 inches) and 500mm in width are encouraged to provide a variety of height and interest. In the back yards, the lower walls can provide seating as well as retaining. They are to be constructed of stacked and reinforced concrete block with a stone facing, or boardform concrete or in the case of the back yard rear lot line dry stack walls can be used.

Gravel

Gravel shall be of a 25mm (1 inch) minus clear crusher run granite. It shall be of a minimum depth of 50mm (2 inches) and defined by pvc edging as per manufacturer's specifications.



Paving

Paving material should be natural, robust, durable, and have a vandal-resistant composition and construction. Paving types will help unify and strengthen the visual quality of the common and private open spaces and provide visual indicators of transitions between the public and private realms.

The use of flagstone, pre-cast concrete pavers, gravel, or a stamped textured concrete pattern in driveways is encouraged.

Decking

Decking materials shall be a green sustainable product such as IPE or a synthetic wood composite in plank form. Colour is to be complimentary to the architectural aesthetic of the home.

Address Panel

The address panels provide the home number. They are to be designed as an independent element placed in conjunction with stone walls in the yard. They shall be constructed of board form concrete, natural local coloured stone or cedar. Colours and textures should be consistent with the colour palette of the home. All fasteners shall be powder coated and/or galvanized metals.

The numbers shall be of a corten or rust resistant metal mounted proud. Landscape lighting shall be incorporated into the wall or screen to light the address panel.

Landscape Lighting

Landscape lighting shall be used for the address panel and is encouraged for highlighting garden features, structures, and stairs. The use of low voltage LED lighting and/or solar units shall be used. Night sky policies should be taken into consideration.

Structures

Gazebos, trellises, screens and gates that relate to and are natural extensions of the home are encouraged. As vine covered landscape structures are effective ways in providing needed shade and reducing peak solar gains, placing them on south and west facing exposures is encouraged. The style, materials and colour of all landscape structures should match or compliment the home.

Privacy Screen/Fencing

Privacy screens shall be an extension of the architectural expression of the home. Privacy screening is permitted within close proximity of the home to screen patios, decks and/or seating areas.

Privacy screens shall not be designed as an impermeable wall. Screening shall be a maximum height of 4.5 ft (1.37 m). Permitted screening materials include stained or finished wood, frosted glass or dark contemporary styled metal. Vinyl or PVC screening is not permitted.



Swimming Pools, Lap-Pools & Hot Tubs

Swimming pools, lap-pools and hot-tubs, shall be visually connected to the home through walls, courtyards and/or landscape structures and plantings. In-ground pools, lap-pools and hot tubs are permitted subject to DRC review and approval, while above-ground pools are prohibited. Colours shall be consistent with the colour palette of the home.

Pools and/or lap-pools must be constructed according to government regulations with a pool barrier and gates. All pool plans submitted for approval must show a room or vault for pool equipment. All designs shall require review and approval of a BC Licenced Geotechnical Engineer and the DRC.



TRANSITION AREAS

The transition areas include the landscape boulevard, side yards between home and the back yard 2:1 slope condition beyond patios to the rear property lines.

Landscape Boulevard

Landscape will need to be carefully incorporated on the residential lots owing to the boulevard use as a service corridor which restricts the planting of trees.

Back Yard Slopes

Low garden walls, privacy screens, gravel and plantings shall be incorporated to provide design integrity with the front yard. Paving of the patios shall incorporate natural stone materials, precast concrete slabs or scored concrete or sustainable wood decking. Additional structures such trellis' and gazebos are encouraged for shade and solar gain reduction.

Steep sloping back yards transition areas shall incorporate native grassland and trees plantings to help retain slopes and integrate with the landscape.

Side Yards

The side yards serve as grade transitional areas. In some cases they incorporate pedestrian stair access from front to back yards. Pedestrian access stairs where required shall be a 0.6m wide stair system. The use of green vegetated retaining systems should be considered to handle the grade change. Shrubs or trees shall be planted in these areas to provide a green screen between units.

Side yard grade transition areas shall be designed with consideration of home window locations to maximize sunlight penetration to the homes. Gravel will be used to provide a drainage area for the residential lots.

Refer to Grade Changes/ Retaining in Private Yards Section for options of grade treatment.

PLANTING

To further protect, enhance and manage the existing environment of the neighbourhood, care should be taken to protect existing, healthy plant material (especially mature trees). Stressed, diseased, or otherwise compromised plant material should be removed or rehabilitated.

Planting Guidelines

All landscaping should retain existing vegetation wherever possible and use native or non-native appropriate hardy plant materials as outlined in the Planting Palette section. The palette emphasizes low-maintenance selections requiring little or no irrigation or fertilization. When possible, all plants should be sourced locally.

Final plant selection should be made in light of regional environmental constraints and recent conditions. As such, alternative species selection may be required to achieve landscape objectives. All plant selections are subject to DRC approval.

Proposed plantings should enhance and frame views to the larger natural landscape. Additionally, plants may be used to visually screen adjacent properties for added privacy and, where required, should consist of a mix of deciduous and evergreen trees.

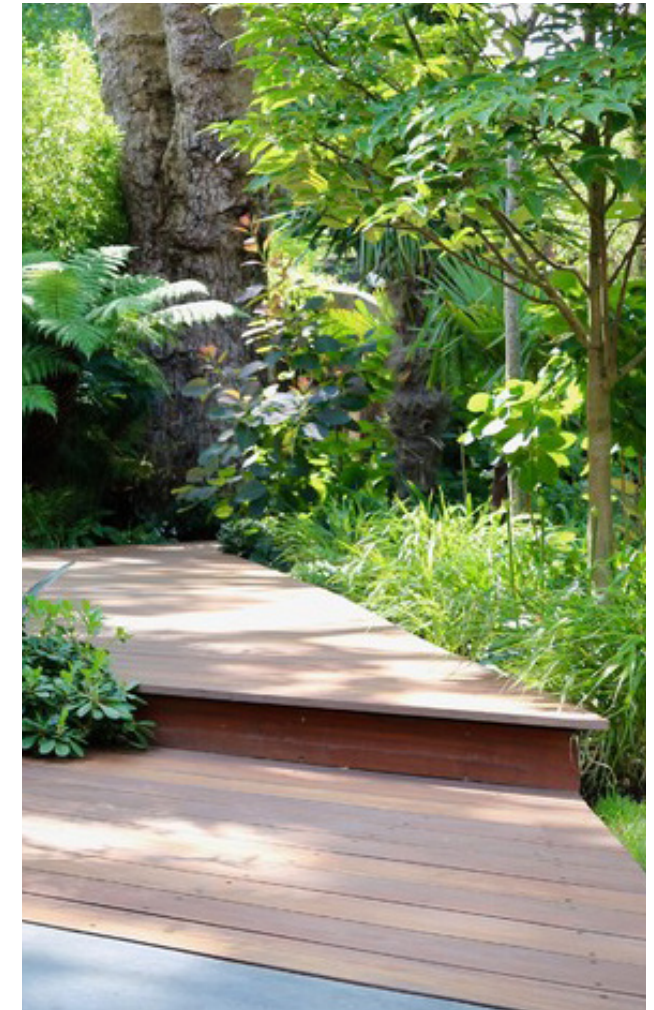
All landscaping materials installed must comply with the following minimum size standards, unless otherwise approved by the DRC:

- **Deciduous trees:** a minimum 5cm calliper and 3.6 m (12 ft.) high;*
- **Evergreen trees:** a minimum 5cm calliper and 3.0 m (10 ft.) high;
- **Shrubs and vines:**
 - A minimum #7 pot or 1 m (40 in.) high for specimen shrubs;
 - A minimum #5 pot for structural ('space defining') shrubs;
 - A minimum #2 pot for mass planted shrubs & vines.

* *Dependent upon plant species and availability*

Special attention should be given to protect trees and shrubs from snow clearing and storage during winter months.

Proposed plant material should comply with local fire code and wildfire covenant requirements with respect to species selection and spacing. All plant material and installation shall comply with the British Columbia Landscape Standard.



Prohibited & Approved Plants

To ensure integrity of natural habitat, plant species shall be controlled and adhered to. A list of recommended plant species, including native or non-native appropriate hardy species are outlined in Planting Palette Section. Other plants may be used at the discretion of the DRC.

Maintenance & Irrigation

Installation of appropriately designed, fully automated, drip irrigation systems, as per the British Columbia Landscape Standard, may be incorporated.

Homeowners shall be responsible for the maintenance of front yards including the landscape boulevard.

Owners must exercise extreme diligence in maintaining Homesites in a neat and presentable fashion, free and clear of litter. Planting areas shall be warranted for one year of growth from installation and shall be healthy and thriving.

Site features and elements, hard surfaces, irrigation and lighting systems shall be functional and operational as designed and kept in a condition that enhances the design and intended use of the site.

The use of compost and extensive mulching shall be employed to conserve moisture and prevent evaporative water loss.

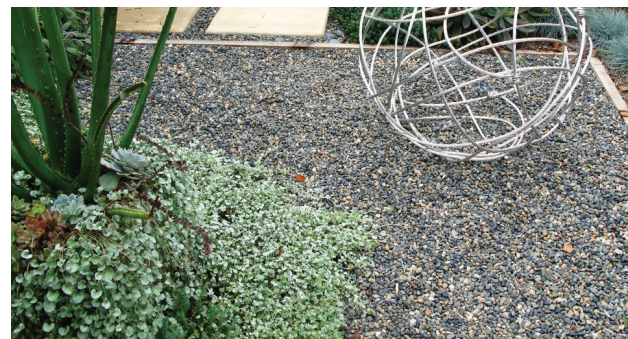
Maintenance operations shall follow ecologically sound practices such as integrated pest management, plant health care, composting, fertilizing and the application of organic mulches.

Maintenance for newly established landscapes shall focus on producing healthy plant growth toward desired mature forms and an increase in size.

SUSTAINABILITY FEATURES

Rain water collection shall be retained on site as much as possible. Reducing off-site drainage will reduce demands on the stormwater management system and will also reduce the irrigation requirements.

Use of swales, permeable material such as gravel and the incorporation of water collection systems such as cisterns or rain barrels will achieve this goal. The use of Flex MSE TM Vegetated Wall Systems, as an alternative to stone faced retaining walls is encouraged. This Geo-modular system is a cost effective green sustainable alternative.



PLANTING PALETTE

The suggested planting palette for the neighbourhood is based on:

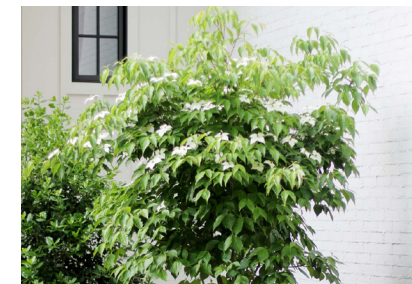
- Retention and reinforcement of the existing ecosystems;
- Introduction of plant species to encourage birds, bees and butterflies to thrive; and
- Planting of native and non-native appropriate shrubs and grasses.

Trees

<i>Acer macrophyllum</i>	Big Leaf Maple	<i>Cornus nuttallii</i>	Pacific Dogwood
<i>Rhamnus purshiana</i>	Cascara	<i>Picea Sitchensis</i>	Sitka Spruce
<i>Pseudotsuga menziesii</i>	Douglas Fir	<i>Acer circinatum</i>	Vine Maple
<i>Salix</i>	Native Willow Species	<i>Thuja plicata</i>	Western Red Cedar

Shrubs/Perennials

<i>Mahonia nervosa</i>	Low or Dull Oregon Grape	<i>Spiraea douglasii</i>	Hardhack
<i>Maianthemum dilatatum</i>	False Lily of the Valley	<i>Philadelphus Lewisii</i>	Mock Orange
<i>Allium cernuum</i>	Nodding Onion	<i>Rosa nutkana</i>	Nootka Rose
<i>Aquilegia formosa</i>	Red Columbine	<i>Symphoricarpos albus</i>	Common Snowberry
<i>Polystichum munitum</i>	Sword Fern	<i>Mahonia aquifolium</i>	Tall Oregon Grape
<i>Achillea millefolium</i>	Yarrow	<i>Holodiscus discolor</i>	Oceanspray
<i>Rosa gymnocarpa</i>	Baldhip Rose	<i>Physocarpus capitatus</i>	Pacific Ninebark
<i>Corylus cornuta</i>	Beaked Hazelnut		



Pacific Dogwood



Vine Maple



Sitka Spruce



Nootka Rose



Yarrow



Tall Oregon Grape



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