



FAWN RUN
AT THE PONDS

DEVELOPMENT GUIDELINES



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INTENT OF DEVELOPMENT GUIDELINES

One of the most important characteristics of Fawn Run at the Ponds community is the design and quality of the homes and surrounding landscapes. Our goal is to maintain the integrity of the community and ensure that the progression of the neighborhood will be in line with its original vision. Quality of design, character and appearance are important to the experience of residents and visitors alike. Excellence in home design, including style continuity and the incorporation of superior landscaping, is important to the aesthetic experience and maintaining high value at Fawn Run at the Ponds.

Fawn Run at the Ponds has therefore mandated the enclosed Development Guidelines in order to assist you to maintain this shared vision in the design of your custom home. These Architectural and Landscape Guidelines are in place to ensure a high standard of development while encouraging creativity.

The developers, contractors, builders and landowners proposing construction at Fawn Run at the Ponds are required to follow the Development Guidelines. A refundable deposit for compliance, in the amount of \$20,000 must be provided to the Developer upon closing of the lot.

All applications are required to comply with these Guidelines, as well as, the applicable City of Kelowna zoning bylaws.

Fawn Run at the Ponds reserves the right to make modifications to the Guidelines on a lot by lot basis. In particular, lots 6-16, and lot 24 in Phase 7 will be subject to Architectural enhancements as landmark lots with rear and/or side yard elevations. The Architectural and Landscape consultants shall have sole discretion on final approval of any plans, details and applications submitted.

Covenants and Right of Ways

Section 219 Wildfire Covenants, Geotechnical Covenants, Statutory Right of Ways, or building site restrictions may apply to specific lots in Fawn Run at the Ponds. Please ensure that you are familiar with any Covenant, Right of Way, or building restrictions, that may apply to specific lots prior to developing house or landscape plans.

ARCHITECTURAL DESIGN REVIEW PROCESS

Architectural plans must be reviewed and approved by the Design Consultant prior to application for a building permit following the process summarized below.

1. Arrange a pre-design meeting to address any site or building style concerns prior to investing time and money in a detailed architectural design (optional).
2. Submit a completed Preliminary Architectural Application Form and architectural plans for review and approval. There are usually changes requested at this stage that will result in modifications to your architectural plans.
3. Once all noted requests have been addressed, submit the revised Final Architectural Plans and completed Final Application Form indicating colour and material choices for review and approval.
4. Receive stamped “approval” plans which can be submitted to the City of Kelowna for building permit application.
5. Prior to commencing construction, the Purchaser is required to notify the developer, in writing, of any deficiencies or damages on the lot, such as concrete curb or sidewalk damage. The deficiencies will be recorded as part of the initial inspection. Repair costs charged to the Purchaser will not include these recorded deficiencies or damages.

PRE-DESIGN MEETING (OPTIONAL)

Prior to applying for approval to design, construct, or alter a building or landscaping, the purchaser and his designer and/or contractor are encouraged to arrange a meeting with the design consultant to review existing site factors including:

- Grade and drainage patterns;
- Unique features of the Lot (e.g. view, corner or sloped lots);
- Lot and building orientation to establish building views, private areas, and sightline setbacks;
- Orientation of morning and afternoon sunshine;
- Driveway approach and sidewalk locations;
- Legal pins and markers;
- Location of utilities, hydrants, water-valves, signs, street lighting electrical, telephone pedestals, etc.

Renderings or draft building “concept” plans may be submitted if you are unsure your plans will fit within the architectural styles and lot layout. Please note these plans are not considered part of the Preliminary Architectural Submission and as such do not require a formal application form.



PRELIMINARY ARCHITECTURAL DESIGN APPROVAL APPLICATION (MANDATORY)

The purchaser shall prepare and submit preliminary design plans for approval prior to commencing working drawings. This submission can be emailed to admin@fawnrun.ca. This submission shall include:

- ◆ Completed “Preliminary Architectural Design Submission Form”. Please email admin@fawnrun.ca for a copy of the submission form.
- ◆ A preliminary site plan (scale: 1/8” = 1’0”) which illustrates the building envelope, footprint, setbacks, roof plan, patios, sidewalks, driveways, pools, accessory buildings, window wells and air conditioning units.
- ◆ Floor plans (scale 1/8” - 1’0”) including basements, patios, decks, and accessory buildings.
- ◆ Plan elevations (scale 1/8” - 1’0”) indicating pitch and height of roof and chimneys.
- ◆ Four sections of the lot (right, left, front and back views) from front to rear yard showing the driveway, Building, finished landscape grade and any retaining walls (minimum scale 1/16” - 1’0”). The section must include grade elevations indicated at: curb (left and right corners as well as centre of driveway), top of each floor including basement, underside of eaves, top of roof ridge, top and toe of slopes or retaining walls as well as the left corner, right corner, center of rear property and centre of each side yard.
- ◆ Such other matters as the Design Consultant may request.

PLEASE NOTE:
Only complete
submissions will be
reviewed.

FINAL SUBMISSION FOR APPROVAL OF DESIGN PLANS (MANDATORY)

Once the Preliminary plans have been reviewed and comments or revision requests noted, the Purchaser shall finalize the design and complete the working drawings and specifications for the building and site. This submission shall include:

- ◆ Completed “Final Architectural Design Submission Form”. Please email admin@fawnrun.ca for a copy of the submission form.
- ◆ A final site plan (scale: 1/8” = 1’0”) which illustrates the building envelope, footprint, setbacks, roof plan, patios, sidewalks, driveways, pools, accessory buildings, window wells and air conditioning units.
- ◆ Floor plans (scale 1/8” – 1’0”) including foundation, basements, patios, decks, accessory buildings, garage and main floor geodetic elevations.
- ◆ Plan elevations (scale 1/8” – 1’0”) indicating pitch and height of roof and chimneys as well as geodetic elevation of roof height.
- ◆ Four sections of the lot (right, left, front and back views) from front to rear yard showing the driveway, Building, finished landscape grade and any retaining walls (minimum scale 1/16” – 1’0”). The section must include grade elevations indicated at: curb (left and right corners as well as centre of driveway), top of each floor including basement, underside of eaves, top of roof ridge, top and toe of slopes or retaining walls as well as the left corner, right corner, center of rear property and centre of each side yard.
- ◆ All exterior materials and colours including roof material and colour.

BUILDING PERMIT APPROVAL APPLICATION

Please Note: Only plans stamped as approved by the Design Consultant will be accepted for building permit at City Hall

CHANGE REQUESTS

Please Note: Once design approval has been granted, any revisions must be submitted in writing for approval to the Architectural Design Consultant. Changes made without approval may void compliance. Please email admin@fawnrun.ca for a copy of the “Architectural Change Request Form”.



LANDSCAPE DESIGN REVIEW (MANDATORY)

A professionally prepared digital landscape plan (hand drawn submission will not be accepted) must be submitted for approval and should be planned and designed to enhance the overall character of neighboring properties. This submission can be emailed to admin@fawnrun.ca. The plan shall include...

Completed Landscape Plan Approval Application: All items noted on this form must be completed and indicated on the Landscape Plan. Please email admin@fawnrun.ca for a copy of the submission form.

Landscape Plan

- ◆ Must demonstrate a design for all areas of the entire lot (front & back yard, both side yards and front boulevard) & slopes.
- ◆ Include a plant legend describing all trees, shrubs, perennials, grasses and sod areas. Legends should include the species/variety (ie. both common and botanical names) of each plant, the quantity to be installed as well as plant sizes.
- ◆ Retaining wall material, height and location.
- ◆ Fencing material, type, height and location.
- ◆ Landscape plans must be drawn to scale to indicate size of planting material at maturity.
- ◆ Landscape drawings must be submitted and approved prior to commencement of landscaping. Once design approval has been granted, any revisions must be submitted in writing for approval to the Landscape Consultant.
- ◆ Where applicable, landscape plans must include the City Boulevard fronting the lot, street trees where required and connection to the lot irrigation system.

CONSTRUCTION/LANDSCAPE TIMELINES

The construction of the home, based on approved drawings, must start within 24 months of completion of lot purchase from the Developer. Once started, construction of the home is to be completed within 12 months of the start time. Landscaping of lot is to be completed within 6 months of completion of the home.

FINAL APPROVAL/COMPLIANCE DEPOSIT REFUND PROCEDURE

Upon completion of construction of the home and all required landscaping, the homeowner will request a final inspection from the architectural and landscape design consultants.

Please email admin@fawnrun.ca to request a copy of the “Compliance Refund Application Form”. Completed forms can be submitted via email to admin@fawnrun.ca.

Once a Compliance Refund Application has been received the design consultant will review the lot within 10 business days. If approval is granted, Fawn Run at the Ponds office will release the compliance deposit within 10 days of receipt of approvals.

PLEASE NOTE:

Final Compliance reviews may not be granted between November 1st and April 1st due to winter conditions.



ARCHITECTURE STYLE

ARTS & CRAFTS STYLE

The Arts and Crafts style homes are craftsmen homes which can include prairie style homes and California bungalows introduced in the 20's and 30's. The predominant features include low pitched roofs with exposed rafters and timber brackets, large wrap-around porches with large columns, irregular windows, large window surrounds, and stained glass ornamentation with artistic trims and mouldings. Finishes include wood siding, rustic stucco or wall shingles with stone detailing.



OKANAGAN MODERN

Okanagan Modern homes are a blend of both Art Modern style and International Style. Art Modern homes have a sleek streamlined appearance reflecting the new technological age introduced in the late 20's, 30's and early 40's.

The style incorporates horizontal orientation with projecting eyebrows and cantilevers. Predominant features include wrap-around windows and cube-like massing with the suggestion of speed or movement. The International style derived from the Bauhaus movement of Europe and promotes the use of metal and glass as seen in vertical oriented building that make up large urban city centers.



ECTURAL

LES

COTTAGE REVIVAL

The Cottage style homes are Tudor revival style homes with a storybook cottage look. Predominant features include Tudor gable treatments with shakes and timber finishes, and asymmetrical design including vertical oriented casement windows, steep roofs interrupted with dormers creating irregular shaped rooms with sloping walls in the upper floors. The style incorporates a prominent chimney feature, detailed porches and stone with wrought iron detailing, similar to the Cotswold region of England.



MEDITERRANEAN STYLE

Originating from the colonial architecture of Spanish America, it regained revival status in the late 1900's during the California boom. Low pitched concrete tile roofs, arched colonnades on wide columns, courtyard entries with ceramic tile accents, and stucco finished, deep recessed pool and window openings with wrought iron detailing, were predominant features. The use of heavy timbers was also used to embellish the exterior with pergola and trellis features, as well as detail blocks found to the underside of eaves.



ARCHITECTURAL GUIDELINES

Site Grading

- ◆ Lot slopes should be absorbed within the building massing such as stepped foundations to minimize the need for grades steeper than 3:1.
- ◆ Individual lot grading (including drainage swales and retaining walls) must be handled within individual lot property lines and must conform to the “City of Kelowna Standards for Lot Grading” and to the accepted lot grading plan for the subdivision.
- ◆ Where retaining walls are required in the front yard, or side and rear yards adjacent to roadways, they are to be constructed using natural stone or stone facing.
- ◆ Side yard retaining walls between lots are generally not permitted, side yard grade transitions should be absorbed within the building mass, such as higher concrete foundation walls, and any opening such as windows or doors should be located either to the rear or front of any side elevation.
- ◆ Main floor elevation at front entry shall not exceed 12” above grade as measured from lot centreline at curb. For all lots exposed concrete foundation walls shall not exceed a height of 8” above level grades and 1’-6” above sloped grades.
- ◆ Any proposed change to the registered lot grading profiles must be approved by the design consultant at the Preliminary Architectural approval stage. Architectural approval submissions must show complete plan elevations as noted on page 6 of the Development Guidelines, and show clearly any proposed change to existing registered lot grades at the noted elevation benchmarks. Any retaining required as a result of lot grade changes are the responsibility of the lot owner who changed the lot grade.

Building Massing

- ◆ The height and siting of a proposed house shall be compatible with the adjacent lots. Projections of buildings and structures, including site grade elevation changes, may be restricted to the extent that they unreasonably impede the view corridor of adjacent lots.
- ◆ The massing of each two-story building must establish a one-story eave line on all street elevations, as well as on all rear elevations on all sites.
- ◆ Full three-story rear elevations are not acceptable.
- ◆ Rear building elevations, or facades of view lots, should be articulated by staggering or offsetting the exterior wall by at least four (4’) feet, a minimum of one time.

Articulation of Exterior Walls

- ◆ The apparent size of exterior wall surfaces visible from off the site shall be minimized through the use of single story elements, step backs, overhangs, and landscaping, and/or other means of horizontal and vertical articulation that break up massive forms.
- ◆ Flat building walls over one story in height and over twenty-five (25') feet in horizontal dimension shall be discouraged to minimize unarticulated wall mass. A two (2') foot projection or recess by minimum of five (5') feet wide must be incorporated.

Streetscape Architecture

- ◆ Special attention to the architectural treatment of the rear and side elevations are required where the dwellings back or side on to public spaces such as roads, lanes, open spaces, walkways and parks. Continue the street front styling around to the rear elevation, especially on homes visible from below. This includes the treatment of roof lines, walls and projections, window placement and a varied use of materials.
- ◆ Buildings on these highly visible lots will have the equivalent of two or more exposed elevations.
- ◆ All street exposed elevations are to have equal treatment in design and materials to the front elevation.
- ◆ The building mass on Corner Lots shall step back from the street with a maximum one-story eave line with the second floor setback from the main floor.
- ◆ Construction of porches and/or trellis, or a significant architectural entry feature is encouraged on all corner lots.

Porches & Decks

- ◆ Balconies or decks cannot extend the full width of the home. Any outdoor supported structures must be limited to two thirds ($2/3$) of the width of the home, and if greater than twenty (20') feet wide, must be stepped back by four (4') feet or more, a minimum of one time.
- ◆ That portion of the front porch below main floor level must, as a minimum, be in patterned, coloured, concrete parging or similar material.
- ◆ All risers and treads shall be concrete or brick veneer
- ◆ Porch floors and decks cannot be finished in wood.
- ◆ Wood stairs are not permitted



Building Materials & Colours

- ◆ The building façade must include a minimum of two cladding materials to provide visual interest, limiting expansive flat wall surfaces.
- ◆ The recommended exterior finishes are treated wood, treated cedar siding, Hardiplank, acrylic stucco, tiling or decorative concrete detailing. Cladding shall maintain a horizontal orientation, or be applied as vertical board and batten.
- ◆ Vinyl or aluminum siding is not acceptable.
- ◆ Brick, or stone veneer or tile elements must be present on each home.
- ◆ Horizontal siding, using treated cedar wood, composite wood or Hardiplank should have corner boards. Corner boards are to be the same colour as the siding unless they are treated as an architectural feature and are wider than 6 inches.
- ◆ Horizontal lap siding must not have a vertical exposure of greater than 8 inches.
- ◆ Roof materials are limited to concrete tile in a slate, shake profile with earth tone shades, or 30 year asphalt shingles in black or charcoal shades or as specified by the reviewing agent. Torch on roofs and metal roofs will be permitted on a case by case basis at the discretion of the design consultant.
- ◆ Fascia height is a minimum of 5 1/2 inches and is to be constructed of smooth wood or rough sawn material, (maybe aluminum covered). Aluminum fascia gutter will be permitted as long as it is mounted to the required fascia material.
- ◆ Eavestroughs are required on every eave of the roof structure that will allow water to fall directly to the ground. Eavestroughs must be of the continuous formed type and downspouts leading from eavestroughs should be positioned so as to maximize drainage while minimizing the impact on exterior aesthetics. Every effort should be made to avoid locating downspouts on the front elevation of the home.
- ◆ Solar panels must follow the roof form and are encouraged to be designed in even rectangular fields.
- ◆ That portion of the front porch below main floor level must, as a minimum, be in patterned, coloured, concrete parging or similar material.

Garages & Driveways

- ◆ All lots shall have, as a minimum, double garages with driveway access from the lane only.
- ◆ All garages, either attached or detached must follow the style of the home and incorporate similar details, design and materials.
- ◆ The exposed walls between the top of the garage doors and the under side of soffits should be kept to a minimum and must not exceed 2'-0" without added detail.
- ◆ Garages with sidewalls facing the street are to include an architectural setback relief in the total length of wall.
- ◆ Windows, decorative features or similar design elements will be required.
- ◆ Carports are not acceptable.
- ◆ Driveway slope must be 2% unless approved by design consultant.
- ◆ Driveways must be at least 36" away from side yard property lines.
- ◆ Driveways are to be constructed using exposed aggregate, decorative concrete and/or brick/stone pavers. Asphalt paving is not acceptable.

Landmark Lots

- ◆ Landmark Lots are defined as sites that are located at intersections, street ends or corners. Buildings on these highly visible lots will have the equivalent of two or more exposed elevations.
- ◆ All street exposed elevations on Landmark Lots are to have equal treatment in design and materials as the front elevation.
- ◆ The building mass on Landmark Lots shall step back from the street with a maximum one-storey eave line with the second floor setback back from the main floor.
- ◆ Construction of porches and or trellises is encouraged on Landmark Lots.



LANDSCAPE GUIDELINES

All landscaping shall be placed and completed within six (6) months of the construction completion date of any home. Exceptions may be granted for delays due to the time of the year and weather. All such requests must be submitted and approved by the Landscape Design Consultant.

All aspects of the landscaping must conform to the design guidelines. Landscape drawings must be submitted and approved prior to commencement of landscaping. Incomplete submissions will be returned without review.

The Landscape Design Consultant shall have the sole discretion of the final approval of any plans, details and applications submitted.

Final inspections may not be granted from November 1st through to April 1st due to the winter season.

Lot Grading & Drainage

- ◆ Consideration must be taken to ensure that all grading between neighbouring lots results in a comfortable transition and should be undertaken with the cooperation of the adjacent property owner(s).
- ◆ Individual lot grading, including drainage swales and retaining walls, must be confined to within individual lot property lines and conform to the 'City of Kelowna Standards For Lot Grading' and to the approved lot grading plan for the subdivision.

Retaining Walls

- ◆ All retaining walls are to be constructed of native or natural stone
- ◆ All retaining walls are to be a maximum height of four (4) feet regardless of an engineer's certificate.
- ◆ When walls are stepped, there shall be a minimum run of two (2) feet between stepped retaining walls.
- ◆ All retaining walls should include backfill fabric and 'Big O' weeping tile drainage.
- ◆ All sideyard landscape planting strips that require placement of plant material are to be setback (2) feet from the property line.
- ◆ Any changes to the registered lot grade that result in the requirement of retaining walls shall be the financial and geotechnical responsibility of the lot owner initiating the grading change. If there is a dispute between adjoining lot owners in determining which party caused the change in grade elevation, an application can be filed with the developer to initiate a new lot survey, with the cost of the survey to be recovered by the developer from the compliance deposit of the owner(s) determined to have created the change in grading.

Hardscape

- ◆ Driveways shall not be placed directly along any property line. There must be a minimum of 36” soft landscape boulevard strip provided between the property line and the driveway and extending to the rear property line or covenant boundary.
- ◆ The Landscape Plan must indicate the placement of all Hardscape areas including retaining walls, pools, pool equipment, ponds/waterfalls/features, patios, decks, screens, pathways, arbors/gazebos, window wells, other structures/features.
- ◆ All structures require approval prior to any construction. A drawing that includes all measurements, as well as materials being used, must be submitted with the Landscape Plan.

Parking

- ◆ Additional parking for vehicles such as RV’s, Boats, trailers, and construction vehicles is not allowed.
- ◆ Where applicable, suite parking must be shown as a dedicated location within the lot and be appropriately screened using landscape elements. This location must be indicated as part of the Architectural plan submission.

Swimming Pools & Spas

- ◆ The design of swimming pools shall provide fencing that is consistent with the City of Kelowna Building Bylaw, as well as, specific fencing allowed for Fawn Run at the Ponds.
- ◆ Consideration should be given to sound levels and appropriate visual screening of operating mechanical equipment which may affect adjacent properties.

Sheds

- ◆ Sheds and outdoor structures are generally prohibited. Shed location must be submitted for consideration on a case by case basis at the discretion of the design consultant, with consideration to view corridors. A permitted detached shed or equipment enclosure must coordinate with the home architecture in style & material.



Fencing

- ◆ Only fencing chosen for Fawn Run at the Ponds will be permitted for use and must be approved by the landscape consultant prior to installation.
- ◆ Maximum height for all fencing is 5'5".
- ◆ No fence is permitted within the front 1/3 portion of any side yard building plane.
- ◆ Allowed fencing for side and rear yards can be either black ornamental iron or black powder coated chain link. If installing chain link fence the perimeter must be screened with greenery (trees, shrubs, and perennials) to disguise its appearance.

Irrigation

- ◆ Irrigation must be installed for the entire lot.

Softscape

- ◆ The uses of plant materials that are native to or suitable for the climate of the Central Okanagan area are strongly encouraged.
- ◆ All trees should not exceed the maximum mature height of 6.0 meters (20 feet). Certain species of trees may be considered on a case by case basis by the design review consultant where there is limited impact on view corridors.
- ◆ All lawn areas must be sod. Note that drought tolerant turf species are encouraged.
- ◆ Artificial turf is not allowed.

Prohibited Plant Material

Trees reaching a mature height over 20 feet are generally prohibited but may be considered on a case by case basis by Fawn Run considering tree location where there is limited impact on view corridors.

- ◆ There are certain plants that may harbour damaging diseases that can be transmitted to commercial orchards and vineyards in the Okanagan. For this reason, the following types of plants are not permitted as a part of planting plans:
 - ◆ All trees of the genus *Malus* (apple or crabapples, including ornamental).
 - ◆ All trees of the genus *Prunus* (flowering cherries and flowering plum).
 - ◆ All plants of the genus *Cydonia* (quince) and *Chaenomeles* (flowering quince)

Hedging

- ◆ Hedging must be maintained to a maximum height of 6 feet.
- ◆ Drought tolerant plant varieties are preferred.

Front Feature

- ◆ Each street front yard requires a front feature (i.e. gate post, light post, pergola or over-sized rock) which is to be located at the street front property line. The front feature is encouraged to be lighted and include the house numbers.

Landscape Lighting

- ◆ Landscape lighting is encouraged but must be low voltage.
- ◆ All landscape lighting should provide 'down lighting' and should be placed with consideration for neighboring properties.

Boulevard

- ◆ Boulevard irrigation is the responsibility of each homeowner. The irrigation design **MUST** provide a connection and water source to the boulevard system.
- ◆ Boulevard landscaping will be completed by the lot owner to the specifications required by the City of Kelowna.

