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Design Guidelines

www.tempusridge.ca

Developer:

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Design Controller:

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Overview

Congratulations on the purchase of a homesite in the Tempus Ridge community. These design guidelines have been prepared to ensure a cohesive and quality subdivision without adding undue cost burdens. A \$25,000.00 security deposit, taken at time of purchase and returned to you (once your home and landscape are completed to the satisfaction of the developer and design controller) to secure these guidelines.

The homes and outbuildings in Tempus Ridge are envisioned to fit west coast contemporary architecture lines and to complement the natural surroundings.

Design + Massing

- ☐ The proposed design is to be within the west coast contemporary style with a goal of the overall streetscape character achieving a balanced harmony of themes, colors and forms to create a unified neighborhood feel.
- ☐ Good design practices to be followed to create a well-balanced, and attractive home.
- ☐ The garage facade is not to be the prominent feature.
- ☐ Exposed beams, posts, and angled columns/braces are to be incorporated to highlight the design elements.
- ☐ Designs must work with topography, and be complementary to the natural slopes.
- ☐ If site alterations are proposed, retaining walls to be natural rock and smooth architectural concrete.
- ☐ Coach homes and detached garages are to match primary residence architecture and finishes.
- ☐ No modular homes.

Exterior Cladding

- ☐ High end materials must be used. (No vinyl siding permitted)
- ☐ More than one material must be used.
- ☐ Stone and brick facing required or architectural concrete must compose a minimum of 15% of the primary street facing elevation.
- ☐ Changing materials on an outside corner is not permitted.

Trims + Fascias

- ☐ Corner trims to be minimal and blend in with the siding material / colour.
- ☐ Window trims to compliment the window frame or siding material

Soffit + Gutters + Fascia Board

- ☐ Wood or cement board soffits that complement the siding materials to be used.
- ☐ Gutters are to blend in with the roofing materials or be hidden.
- ☐ Fascia boards to complement the siding, soffit or roofing materials.
- ☐ Rain water leaders to blend in with the siding colours

Roof

- ☐ Modern / contemporary roof lines to be used. (e.g. low slope, flat, curved, green roof)
- ☐ Large overhangs to be incorporated in the design.
- ☐ Metal roof to be used where torch-on roofing isn't required.

Exterior Lighting

- ☐ Minimize soffit lighting where required to illuminate the exterior and enhance the exterior design.
- ☐ All lighting to be of a modern / contemporary design.
- ☐ Emphasis on soft architectural up lighting that enhances the design.

Timber + Steel

- ☐ Exposed timber or engineered wood beams, posts, or angled columns to be incorporated in the design.
- ☐ Steel or concrete beams / columns to be used where timber is not practical.

Colours

- ☐ Natural earthy colours to be used along with natural materials.
- ☐ Bold colours can be used to emphasize an entrance or architectural feature.

Windows

- ☐ Dark colored vinyl, wood, or aluminum window frames to be used.
- ☐ Large window panes with a minimal / consistent mullion pattern to be used.
- ☐ Window geometry to be consistent.
- ☐ No muntins or busy mullion patterns permitted.
- ☐ No white or light colour window frames permitted.

Landscaping

- ☐ Hardscape to be linear to compliment the contemporary design of the house. (e.g. rectangular paving stone walkways, square corners)
- ☐ Landscaping and hardscaping to be shown/presented on the site plan.
- ☐ Plantings to look natural and there must be a forest setting/tree cluster on the property (either retained or proposed) visible from the road.
- ☐ Landscape lighting to be incorporated in the landscape design. (e.g. stair risers, walkway lighting, tree lighting, driveway lighting)
- ☐ Rock address feature to be created from natural rock locally sourced from the Vedder Mountain site. Concept to be approved by design controller.
- ☐ Entry gates to be approved by the design controller prior to installation.
- ☐ No fences.

Driveways

- ☐ Driveways to be sealed concrete or pavers.
- ☐ For long driveways, asphalt will be permitted at the discretion of the design controller and must transition to concrete or pavers no less than 7.5m from the house.

Approval process

Prior to submitting your plans to the City of Chilliwack for building permits, please submit your plans to the design controller for review. The preliminary submission shall include; Accurate colour rendering, elevations, address feature concept, entry gate concept (if applicable), and completed Schedule D (attached). The Preliminary submission is to be emailed only. The final submission shall include; Accurate colour rendering, two full size and one 11x17 complete sets of drawings indicating finishes proposed, address feature concept, entry gate concept (if applicable), and the completed Schedule D (attached).

Construction Timelines

Construction must commence 1 year from the time the lot is purchased. Any extension to this timeline will be at the discretion of the developer.

Construction Site Appearance

Applicants and builders must keep the lots and abutting streets clean and orderly during construction and marketing. No material or debris shall be stored on property adjacent to a job site. If an individual site is deemed by the developer and the design controller to be unsightly for an extended period of time, written notification shall be provided to the builder and/or homeowner requesting clean up. Barring the cleanup happening in a timely manner the lot owner will be fined \$500/week (deducted from the security deposit) until such time the site is cleaned up.

Builder Qualification

Prior to plans receiving approval from the Design Controller, the licensed Builder/Contractor must have been pre-approved by the developer. This approval by the Developer is in the absolute discretion of the Developer. No owner / builders will be permitted. The purpose, as with the intention of the Design Guidelines, is to enhance the development so neighbouring properties maintain their value.

Liability of the Developer

The Applicant acknowledges that the plan review is provided as a service and the Developer and his Design Review Consultant assume no responsibility for the accuracy of the information provided or any losses or damages resulting from the use thereof.

Nothing herein shall be or be deemed to be construed as an admission of responsibility of liability on the part of the Developer or his Design Review Consultant to or for the benefit of any third party whether an owner of the lands in the area or otherwise, to enforce, oversee, peruse, maintain or otherwise control the activities of the Applicant herein with respect to the use of the lands and enforcing of any conditions herein to be performed by the Applicant shall be at the sole discretion of the Developer as it shall see fit from time to time. No explicit or implied review or approval is given to the drawings other than in the terms identified in the design and building guidelines. Liability on all other matters including but not limited to structural adequacy, soils and foundation conditions and performance, performance standards of materials approved, methods of construction or any building permit review are not the responsibility of the Developer or his Design Review Consultant and the signatory of this document or subsequent purchasers will not hold the Developer or his Design Review Consultant liable for any problems that may arise.

Security Deposit

To ensure the design guidelines including landscaping are adhered to, the Developer will require the Applicant upon transfer of the Lot (Completion Date) or prior to plan approval whichever comes first, pay a \$25,000.00 deposit to DJC Ventures Inc. in trust. The cost of rectifying any damage to streets, curbs, sidewalks or services damaged by the owner/builder or any contractor, or supplier hired by them will also be deducted from the deposit prior to release. In the case of an Applicant purchasing and building on multiple lots the deposit shall be to a maximum of \$30,000.00 which can be rolled over.

The deposit (less \$1,500.00/lot for design control and admin) will be returned to the Applicant without interest provided all requirements of the guidelines have been met. Opinion of completion rests solely with the Developer. The deposit will not be returned if all requirements of the guidelines have not been completed within 12 months of commencement of construction (foundation excavation) and final approval.

Security deposit release

The Applicant must contact the Design Review Consultant to arrange for a final field review. If the Design Review Consultant recommends approval the deposit will be released by the Developer. If deficiencies are noted at the time of the field review the design controller shall forward a list to the Applicant of the outstanding items. The Applicant will then immediately rectify all deficiencies and request a second field review. A fee of \$250.00 for this review and any subsequent field review will be charged and deducted from the security deposit.

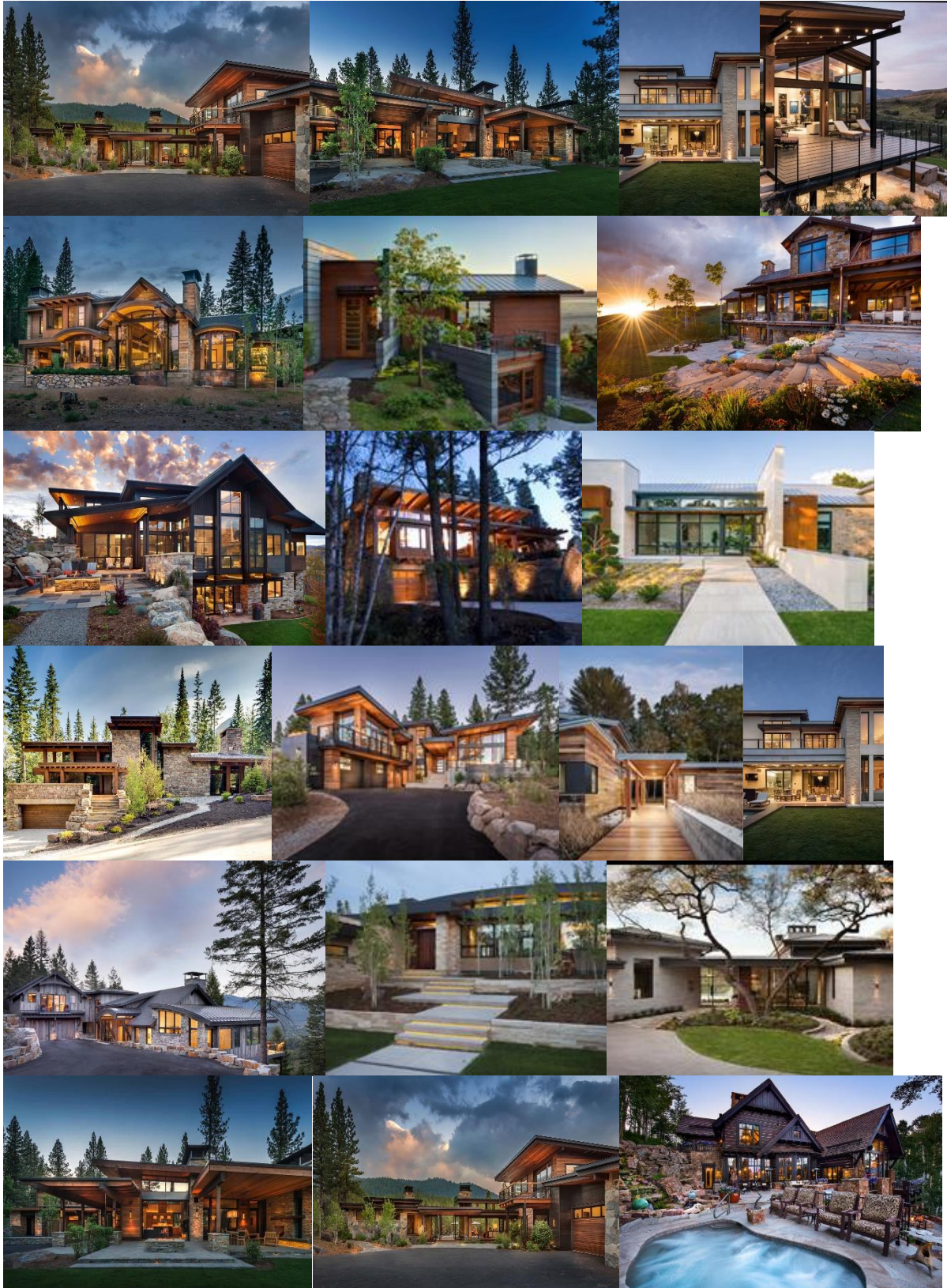
Obligation of Applicant and Developer

The Applicant acknowledges and agrees that in the event that construction of the house on the lot or lots and the landscaping including fencing has not been completed within 12 months following commencement of construction (foundation excavation), the deposit for the lot or lots shall be forfeited by the Applicant to the Developer and in addition the Developer shall be entitled to commence action against the Applicant to recover any costs or expenses incurred by the Developer in excess of the \$25,000.00 per lot causing the lot or lots to be completed in accordance with the guidelines, and the obligations of the Developer to maintain architectural control in respect of the lot or lots shall terminate. The Developer will entertain an extension of the 12-month time limit for the landscaping portion, due to weather.

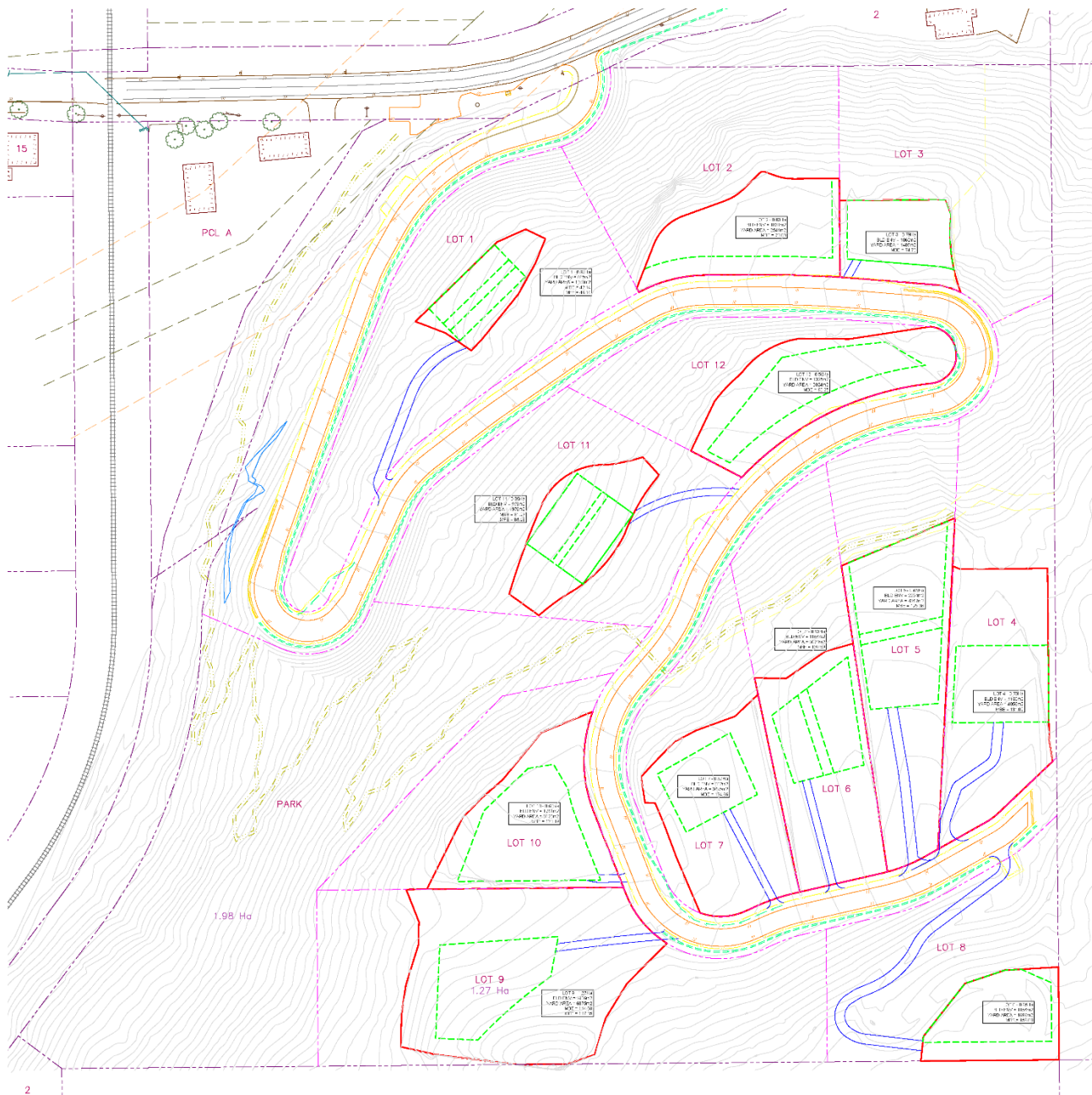
The Applicant acknowledges that upon final acceptance by the Developer of the construction of the home and completion of landscaping including fencing on the lot or lots pursuant to the guidelines and the release of the deposit of such part thereof as is not required by the Developer to complete such construction and landscaping, the obligations of the Developer to maintain architectural control in respect of the lot or lots shall terminate, unless the Applicant applies to the Developer at a future time to do major or minor alterations or additions to existing structures or lands.

The Applicant further acknowledges and agrees that the applicant shall have no right or privilege to enforce the guidelines or to cause the Developer to take any action in respect of enforcement of the guidelines for any other lot or lots within this development.

Schedule A - Photo Examples



Schedule B - Site Plan



Schedule C - Zoning

14.29 CD-29 (COMPREHENSIVE DEVELOPMENT-29) ZONE**(1) DESCRIPTION**

The CD-29 (COMPREHENSIVE DEVELOPMENT-29) ZONE consists of 13.2 hectares of land located on Vedder Mountain Road, where a 13 lot subdivision (including 11 rural residential lots, 1 dedicated public trail network lot and 1 City Water Reservoir lot), in accordance with “Appendix I – Land Use Plan”, has been considered and approved by Council.

(2) PERMITTED USES

(a) The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

(b) ONE FAMILY RESIDENTIAL

- (i) SINGLE FAMILY DETACHED DWELLING
- (ii) MANUFACTURED HOME

(c) ACCESSORY DWELLING UNIT

- (i) SECONDARY SUITE
- (ii) COACH HOUSE
- (iii) GARDEN SUITE (subject to Special Regulation)

(d) BOARDING**(e) RURAL ANCILLARY USES****(f) ACCESSORY HOME OCCUPATION****(3) LOT SIZE**

(a) LOT AREA shall be substantially in accordance with the “Appendix I – Land Use Plan”. ONE FAMILY RESIDENTIAL USE LOTS shall have a minimum area of 0.57ha.

(4) LOT DIMENSIONS (minimum)	Width	Depth
(a) ONE FAMILY RESIDENTIAL	25m	25m

(5) DENSITY (maximum)

(a) Shall not exceed one STRUCTURE for ONE FAMILY RESIDENTIAL USE per LOT.

(6) LOT COVERAGE (maximum)

(a) RURAL ANCILLARY 230m²

(7) FLOOR AREA RATIO (maximum) N/A

Schedule C - Zoning

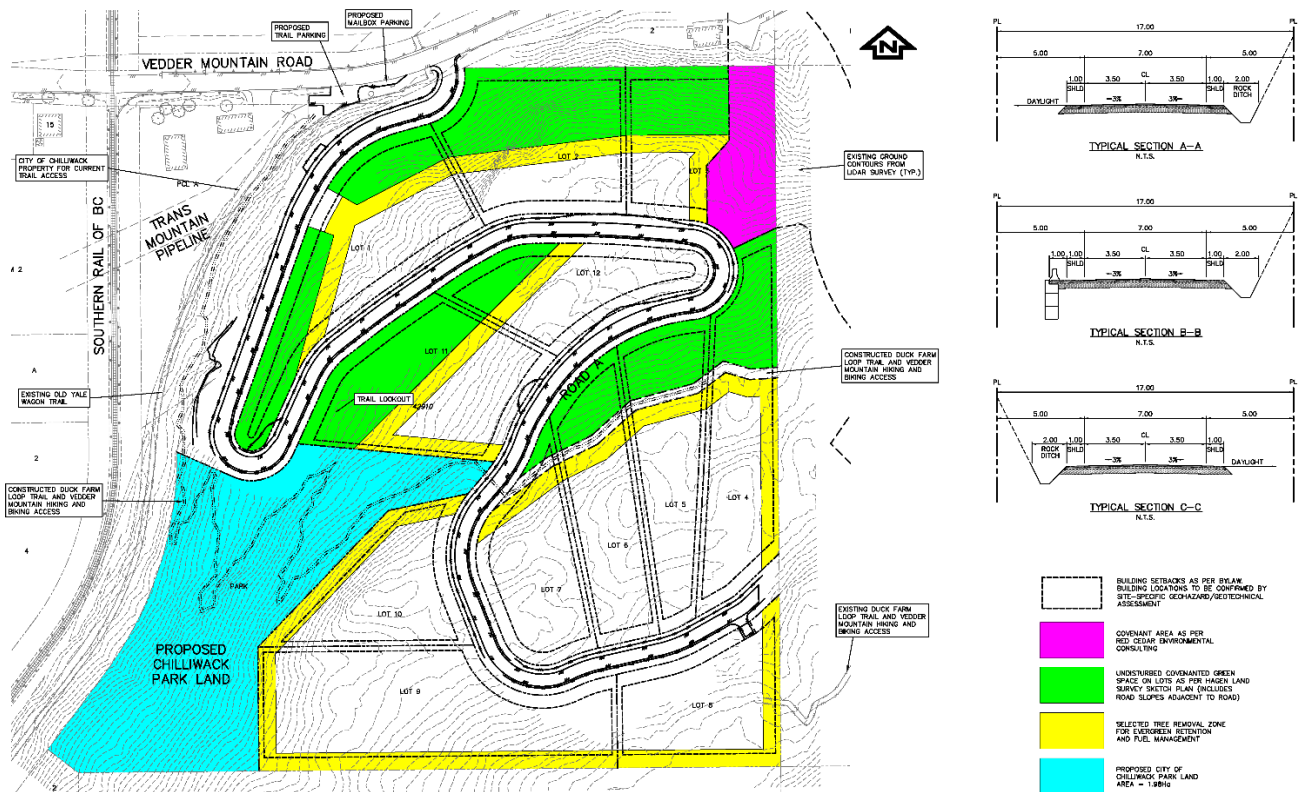
14.29 CD-29 (COMPREHENSIVE DEVELOPMENT-29) ZONE (continued)

- | | | FLL | RLL | ISLL | ESLL |
|------|---|-------|-----|------|------|
| (8) | SETBACKS (minimum distance to) | | | | |
| (a) | RESIDENTIAL | 7.5 | 7.5 | 3.0 | 7.5 |
| (b) | Detached ACCESSORY
DWELLING UNIT | 7.5 | 7.5 | 3.0 | 7.5 |
| (c) | RURAL ANCILLARY | 7.5 | 3.0 | 3.0 | 7.5 |
| (9) | SITING | | | | |
| (a) | N/A | | | | |
| (10) | BUILDING HEIGHT (maximum) | | | | |
| (a) | RESIDENTIAL | 10.0m | | | |
| (b) | Detached ACCESSORY
DWELLING UNIT | 7.5m | | | |
| (c) | RURAL ANCILLARY | 6.0m | | | |
| (11) | OFF-STREET PARKING | | | | |
| (a) | The following minimum number of spaces shall be provided: | | | | |
| (i) | 2 spaces per ONE FAMILY RESIDENTIAL USE | | | | |
| (ii) | 1 unenclosed space per ACCESSORY DWELLING UNIT | | | | |
| (12) | OFF-STREET LOADING | N/A | | | |
| (13) | AMENITY AREA (minimum) | | | | |
| (a) | As a public amenity, approximately 3.78ha of the total development area, as identified within the attached "Appendix I – Land Use Plan", shall be dedicated to the City of Chilliwack as park space. A hiking and mountain biking trail shall be provided by the developer from Vedder Mountain Road through to the existing trail network within the adjacent crown lands to the east. A public parking area at the trail entrance shall also be constructed by the developer. | | | | |
| (14) | FENCING, SCREENING & LANDSCAPING | | | | |
| (a) | Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW. | | | | |
| (15) | SIGNS | | | | |
| (a) | Shall be developed in accordance with the City of Chilliwack Sign Bylaw, in force from time to time | | | | |

Schedule C - Zoning

14.29 CD-29 (COMPREHENSIVE DEVELOPMENT-29) ZONE (continued)**(16) SPECIAL REGULATIONS**

- (a) GARDEN SUITES and COACH HOUSES shall have a maximum GROSS FLOOR AREA of 100m².

Appendix I - Land Use Plan

Schedule D - Colour Template

Lot Number:

Development:

Applicant:

Contact Number:

Roof

Gutters + Downspouts

Stone/Brick

Fascia

Window Frames

Trims

Door Colours

Siding

Garage Door

Soffit

Driveways + Sidewalks

Alternate Cladding



Schedule E – Design Review Submission Checklist

- | | |
|---|--|
| <input type="checkbox"/> Two full-size complete drawings sets | <input type="checkbox"/> Schedule D (colour / material list) |
| <input type="checkbox"/> One 11x17 complete drawing set | <input type="checkbox"/> Gate concept (if applicable) |
| <input type="checkbox"/> Accurate colour rendering | <input type="checkbox"/> Address feature concept |