



BRITISH PACIFIC PROPERTIES LIMITED
AT THE HEART OF THE COMMUNITY
YESTERDAY, TODAY, & TOMORROW

DESIGN GUIDELINES FOR

BRITISH PACIFIC PROPERTIES LIMITED SUBDIVISIONS

GENERAL

**1. GENERAL DESIGN GUIDELINES FOR
BRITISH PACIFIC PROPERTIES LIMITED SUBDIVISIONS**

- 1.1 These ‘General Design Guidelines’ shall be superceded by specific design guidelines registered on title as a part of a Declaration of Building Scheme for particular subdivisions where applicable**
- 1.2 These general design guidelines are intended to encourage design solutions that are compatible with their sites and neighbourhoods and of a high standard of architectural and landscape appearance and finish**

2. BUILDING GUIDELINES

- 2.1 Building siting/side yards/access**
1. Main floor and basement floor footprints shall be contained within the building setbacks.
 2. Second floors are to conform to the building massing guidelines.
 3. The building setbacks establish the maximum extent of the dwelling. Posts supporting roofs, raised decks etc. must also be placed within the building setbacks.
 4. Building forms shall generally be set parallel or complimentary to the property site and front street lines.
 5. Building forms, including swimming pools, shall generally be set sympathetically with the existing grade to avoid/minimize extreme cuts, fills and retaining walls.
 6. Terraces and cantilevered portions of decks if less than three (3) feet above final grade may be permitted outside the building envelope to a maximum intrusion of four (4) feet.
 7. A minimum side yard of 10 feet (3.05 metres) shall be provided.
 8. Front and rear yard setbacks of a minimum 30 feet (9.14 metres) shall be provided. Additional setbacks may be required on lots where extensive front yards are established along a street.
 9. Driveways should not exceed a slope of twenty percent (20%).
 10. Adequate space is recommended in any garage forecourt for suitable vehicle turnaround if the driveway is constricted.
 11. Driveway crossings should not exceed fourteen (14) feet in width at the property line, or if two crossings are proposed, each crossing should be a maximum of twelve (12) feet wide.

2.2 Building Massing

1. Where two or more floors are exposed above grade at any façade, 50% of the top floor is to be set back/modulated at least six (6) feet from the main floor façade below.
2. Limited architectural features such as bay windows, turrets and chimneys may encroach beyond required second (top) floor setbacks if approved.
3. Substantial and attractive porches, covered entrances and similar constructions may be considered as façade setback/modulation components at the discretion of the BPP approving authority.
4. Second floor areas contained within an attic space, including dormers, may generally be considered as complying with the front and rear 50% setback requirement.
5. The height of a storey is the vertical distance measured from finished grade to the underside of the eave or soffit or for upper storeys from finished floor to the underside of the eave or soffit. The maximum height of a storey is fourteen (14) feet exposed exterior walls.
6. Generally, no portion of any exposed exterior wall may be flush to a height exceeding twenty (20) feet measured from the eave to the finished grade directly below. Any portion of wall off-set by less than six (6) feet will be considered as flush.
7. Any portion of exterior wall exceeding fourteen (14) feet in height (measured between the finished grade and the underside of the eave) will be considered as 2 storey.
8. Gable roof ends may be twenty four (24) feet measured to the midpoint of the gable between the highest eave and the roof peak. Gable ends may be twenty (20) feet for one storey exterior walls.
9. Any port cochere covering an entrance should not exceed fourteen (14) feet in height.
10. Roofs covering the second floor shall generally extend a maximum of three (3) feet into the second floor setback.
11. There shall be no visible open space below the lowest floor area.
12. The Company may require modification to any roof height or pitch to preserve existing amenities or lessen the adverse effects of a new building in an existing neighbourhood.
13. Skylights or roof lights should extend no more than twelve (12) inches above the surface of a roof.
14. Mechanical equipment shall be fully enclosed or screened and shall not project more than twelve (12) inches above the surface of a flat roof.
15. Mechanical equipment shall be fully enclosed if incorporated in a pitched roof.

16. Fully enclosed garages are required and must architecturally integrate with the house. Carports are not permitted.
17. Additions to existing buildings may be made horizontally and vertically and where applicable shall follow these guidelines.
18. Where the existing building has a side yard less than the British Pacific Properties Limited's requirement of ten (10) feet, the present dimension may remain but any addition should comply with the applicable setback requirement.
19. Vertical expansions should comply with the aforementioned massing requirements.

2.3 Architectural Guidelines

1. Roof design and massing should provide controlled visual interest.
2. Sloped roofs are encouraged but flat roofs may be used particularly if they benefit views from and/or proximity to neighbouring residences.
3. Parapets are limited to twelve (12) inches in height above the junction of roof and wall.
4. Roof overhangs are encouraged and shall generally be a minimum of three (3) feet for main roof elements.
5. Exterior cladding shall be of high quality materials.
6. Natural materials are encouraged.
7. Roofing materials shall be compatible with the general quality of the neighbourhood and natural surroundings.
8. Predominant exterior colours shall be natural/earth tones, heritage or other muted colours – not including white. All major areas of exterior finish material shall have a maximum light reflection of 75% of titanium white.
9. Accent colours and white may be used for high-lighting special areas as well as trims, doors and similar.
10. A maximum of three car garage/doors shall be permitted on any façade facing a front street.
11. Front street facing three car garage/doors shall be designed to provide variation through setback for a minimum of one door. Setbacks shall be a minimum of three feet. Additional treatment, trellis or other should be provided where possible to modify the visual impact of garage door walls. Glazed doors are encouraged.
12. Sub-grade (buried) garages will be permitted in front yards where:
 1. Such structures/garages are:
 1. For automobile storage only.
 2. Buried into existing slopes and landscaped so as to blend harmoniously into the front yard, streetscape and grades.
 3. Setback a minimum of fifteen (15) feet from the front street property line or for extreme

- circumstances for downhill lots may be setback ten (10) feet if so approved.
2. Garage doors shall:
 1. Be a maximum of twenty (20) ± in accumulated width.
 2. **Not** face directly on the street.
 3. Top surfaces of buried garages shall be fully landscaped.
 13. Sub-grade (buried) garages shall be set back a minimum of ten (10) ft. at side yards – or such other setback as may be established at the time of subdivision by way of building envelope line.
 14. Accessory Buildings:
 1. Are not permitted in front yard or side yard setback areas – except for sub-grade (buried) garages as set out above.
 2. Must be set back a minimum of five (5) feet from the rear property line.
 15. Any and all garbage/waste areas or containers shall be ‘bear proof’ and impenetrable to animal scavengers.

3. LANDSCAPE GUIDELINES

1. General:
 1. Each property is required to be fully landscaped. All landscaping is to be completed as detailed on the approved drawings within eighteen (18) months of the completion of the dwelling.
 2. A landscape plan is to be submitted with the application and shall show grades, retaining walls, paved areas, planted areas, trees and shrubs.
 3. New trees and shrubs shall grow to or be trimmed to a maximum height of twenty five (25) feet.
 4. Landscaped areas shall be properly and positively drained. Irrigation is recommended.
 5. Ancillary structures, fences, swimming pools, tennis courts etc. shall be indicated and detailed in the application. Any items not shown on the application will require a separate application and approval.
 6. Retaining walls in street facing/front yards:
 1. Shall be of visually appropriate residentially compatible materials and scale. Industrial wall materials i.e. Loc-Bloc are not permitted.
 2. Walls of four (4) feet in height and greater should be screened with plant material to a minimum of 50% plant material within one (1) year of landscape work.
 7. Boulevards shall be completed in a manner compatible with the existing streetscape.

2. Soft Landscape:
 1. Tree and plant species will predominantly be locally suitable species.
 2. Hedges may be grown to a maximum height of six (6) feet.
 3. Graded ground to be planted should not exceed a 2:1 slope. (2 horizontal to 1 vertical) 2.5:1 is recommended.
 4. Landscaped areas should be provided with an in-ground controlled irrigation system.
 5. Landscape work shall conform to the standard and practice of the BCNTA/BCSLA.
 6. Rights-of-way on individual lots shall be landscaped in keeping with the Guidelines and District of West Vancouver regulations.
3. Fences:
 1. Fences shall generally be to a maximum of six (6) feet in height and be of wood, metal or masonry material.
 2. Tennis or similar courts and related fences are not permitted in front yards as defined as up to thirty (30) feet from the front property line.
 3. Fences around tennis or similar courts may be black chain-link to a maximum of ten (10) feet in height above the surface of the court and must be sited no closer than five (5) feet to a property line and will be 50% covered by vegetation within one (1) year of construction.
 4. Fences at property lines abutting environmental reserves, creek zones and greenways may be black chain-link to a maximum of six (6) feet in height.
4. Swimming pools may be placed partially in front yards where:
 1. Pool and attendant decks fit naturally into the finished grades.
 2. The pool or attendant decks etc. shall be a minimum of fifteen (15) feet back from the front property line.
 3. No retaining wall shall be more than four (4) feet high.
 4. Pool or deck railings shall be of open metal or transparent material as may be approved.
5. Miscellaneous landscape structures (trellises, arbours, pergolas, etc.):
 1. May be generally located so as to compliment the house design and landscape development.
 2. Shall generally be limited to twelve (12) feet in height and shall not have vertical post elements closer than five (5) feet to side and rear property lines or ten (10) feet to front street property lines.