Jubilee Heights Phase 5 Architectural Guidelines





September 2022 | #139509

IBI Couverdon

Jubilee HEIGHTS by Couverdon

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INTRODUCTION

1.1 Preamble

Jubilee Heights is designed to be a complete community; a residential neighbourhood centered by a mixed use village acting as the social gathering place with abundant exposure to nature and recreational opportunities (walking/biking on planned trails with access to adjacent Beaver Lodge lands). Jubilee Heights will feature an expansive range of housing types (estate lots, traditional lots, duplex, town/row-homes, low-rise apartment) and price points, which will cater to people across a broad range of ages and life-stages (from young families to retirees and grandparents).

The Jubilee Heights neighbourhood has been master-planned as a complete, and sustainable neighborhood that integrates mixed residential and commercial uses with community amenities in a manner which promotes walkability and social connection. Phase 5 will be comprised predominatly of single family lots, with three lots offering the option for a duplex. A conservation lot will also be donated to the City. Lots will be in the range of 6,400 - 8,200 sq ft., with a few select larger lots.

Establishing an appropriate architectural form and character is critical to the success of the Jubilee Heights Neighbourhood. A carefully chosen architectural character can convey a desirable image, differentiate the project from its competitors, and establish a recognizable and coherent statement. In the case of Jubilee Heights, an enduring architectural motif has been selected, one which has a distinct yet timeless quality. The architectural character is based on west coast contemporary design vernacular with elements of the arts and crafts, craftsman, prairie and modern farmhouse styles and is focused on stone, timber and other natural building materials.



1.2 Architectural Guidelines

The Architectural Guidelines established for Jubilee Heights will enhance the design integrity of the development and ensure that each home or business adds value to the community. The Architectural Guidelines have been prepared to promote a level of architectural detail, ensure a pleasing building form, and promote an awareness of environmental sustainability. Homeowners and designers are to use these Architectural Guidelines as a guide when planning their building. Although these Guidelines are specific to single family homes, the general themes will also apply to other forms of residential and commercial developments within the Jubilee Heights community. The Architectural Guidelines include multiple examples which will allow for creativity and create harmony and continuity in building design within the community.

Four distinct architectural styles have been chosen for Jubilee Heights which are as follows:

- Craftsman
- Arts and Crafts
- Prairie
- Modern Farmhouse

Attractive and creative interpretations within these styles are strongly encouraged. Homes designed outside of the preferred styles may be approved based on the merits of the design.

Diversity, originality and individual expression are encouraged, while still maintaining a sense of overall design unity throughout Jubilee Heights.



1.3 City of Campbell River Official Community Plan

The City Campbell River Official Community Plan was adopted on February 21, 2012 under Bylaw 3475, 2012. Appendix C of the City of Campbell River OCP contains the Jubilee Heights Neighbourhood Plan and describes the community concept, planning policies, land use rationale, planning principles, site analysis, and key site features of this master planned community.

Many planning principles are identified in section 4.0 of Appendix C of the City of Campbell River OCP. Some of these principles will be reinforced in these architectural guidelines and are noted below:

- Create a distinct Jubilee Heights Neighbourhood character while maintaining the small town feel of Campbell River.
- Create a safe and affordable community.
- Allow for a diverse mix of housing types and opportunities.
- Provide development that responds to market needs and conditions.
- Promote sustainable practices that reduce negative ecological impacts.

1.4 Sustainability

Sustainable building standards / practices to reduce energy consumption and GHG emissions are strongly encouraged and may include but not limited to the following:

- Proper orientation of windows and openings to maximize energy efficiency.
- Use of passive solar design.
- Use of permeable landscaping surfaces.
- Rainwater capture through rain barrels for irrigation.
- Use of sustainable building products.
- Use of low water consumption plumbing fixtures.
- Integrating low water landscaping design.



ZONING REGULATIONS

All development must comply with the current City of Campbell River Zoning Bylaw and British Columbia Building Code. Construction may only begin upon receipt of a Development and/or Building Permit from The City of Campbell River. Conformity with the Guidelines does not supersede the required City of Campbell River approval process.

2.1 Land Use Requirements

All homes in Jubilee Heights must follow the City of Campbell River Zoning Bylaw regulations including those with respect to setbacks, site coverage, building height, habitable ground floor area and density, as well as the British Columbia Building Code and other applicable regulations. The lands in Jubilee Heights Phase 5 are zoned CD1 Area II and the residential requirements are noted in section 5.41 of the City of Campbell River Zoning Bylaw 3250, 2006.



Source: Summit Signature Homes

02



SITE PLANNING

3.1 Building Placement

All buildings should be compatible with the grading and site topography in order to take full advantage of and maximize the orientation on the lot. Designers are to take into consideration the lot width, length, shape, and topography as homes must respond to these dimensions. (See Grading Marketing Plan, available from the developer)



If a rear detached garage is proposed, it shall be located on the same side of the lot as the front attached garage. The rear garage is to be accessed by a driveway adjacent to the home.

Recreational vehicles including campers, motorhomes, or boats are not to be parked on any lot except when placed or situated behind the front line of the principal building and in an area screened from public view or within wholly-enclosed buildings or garages. Greenhouses / sheds must also be placed in the rear yards only, and screened from public view.

3.2 Lot Grading

Lot grading must follow the prepared subgrade of the land and is to be consistent with the subdivision grading plan. Homeowners should give due consideration to building grades when determining home types in order to ensure that an appropriate home is located on each homesite. Lot slopes should be absorbed within the building massing as much as possible.

The lot grades, as indicated on the Building Grading Plan, create a drainage pattern which must be maintained. Site drainage must be established prior to commencing construction and maintained by the builder throughout the construction period.

Home builders and homeowners are to ensure that all corner and intermediate elevations, as established by the development engineer, be maintained exactly as specified before and after possession. The maximum permitted front, rear or side yard slope is 3H:1V. No construction may commence on the site unless a plot plan has been approved by the Architectural Coordinator.

Individual lot grading (including drainage swales, retaining walls, including the base support) must be completed within individual homesite property lines.

See Appendix E for lot grading example.



Source: Summit Signature Homes

ARCHITECTURAL DESIGN

4.1 Proposed Housing Product

The low density residential neighbourhoods of Jubilee Heights are comprised mainly of single family with some semi-detached homes with a front attached garage. An emphasis will be placed on minimizing the impact of the attached garage by enhancing the front entry of the homes. Garages should be recessed into the home to limit the amount of protrusion beyond the living area of the home or a covered entryway.





Source: Brookfield Residential



Source: Generation Homes - Teasley







Source: Summit Signature Homes



4.2 Architectural Styles

Four distinct architectural styles have been selected for Jubilee Heights which will allow for variety and continuity throughout the community. The salient or defining elements of each particular style are described as follows:

4.2.1 Craftsman

The predominant characteristics of Craftsman homes are moderate pitched roofs, unenclosed eave overhangs, exposed rafter tails, dormers, and chimneys. Decorative beams or braces are commonly used under gables. Porches, whether full or partial width, are supported by large square columns and built with traditional building materials.

Siding and trim colours should complement the materials used on the home. Columns should ground the home and add to the appearance of stability. Columns generally begin at ground level and extend without a break to a level well above the porch floor. Base heights may vary, but the thickness should always be much greater than the pier.

The style of the home should represent its surrounding so massing and materials must be carefully considered. Elements like brackets, blocks, false trusses and exposed rafter tails are encouraged to give the appearance of solidity.

Typical Design Elements:

- A variety of articulation within wall lines
- Cross gable roofs
- Use of stone or brick and natural materials (Shake, siding, clapboard)
- A high level of architectural detailing on doors, windows and gables
- Dormers with either a gable or shed roof
- Multiple window panes
- Beams or triangular knee brackets
- Tapered columns with a supporting larger base
- Window boxes
- Dark rich colours with contrasting trim

4.2.2 Arts and Crafts

Described as an evolution of Tudor design, similar in shape but modern in construction. Key features are a strong primary roof with a clear simple shape that embraces the body of the house, often extending to the top of the main floor. One or two prominent gables facing the street and rear yard. Steep gables with a minimum 8:12 or greater roof pitch.

Typical Design Elements:

- Decorative gables
- Shed and gable dormers
- Shake detailing
- Vertical wood batten boards in gable ends
- Gable brackets
- Flared base masonry/shake columns
- Prominent lintels and sills
- 8” fascia to gables



Source: Summit Signature Homes













4.2.3 Prairie

Prairie dwellings are characterized by a low, grounded built-form, and shallow pitched roofs with wide overhanging eaves. The roof pitch on Prairie homes is typically 4:12 with 24" minimum overhangs.

Wood of various types is the most common exterior surface combined with the use of brick or stone. Board and batten, horizontal siding and paneling are all common wall surfaces. Verandas and porches are major elements in the composition. Breezeways are also a common element, used to connect different portions of the building and provide weather protection.

Windows are typically casement type with substantial wood trim, and grouped together in bands to enhance the ground-oriented built form. Colours vary from the lighter shades of stained or painted wood siding through weathered grays to rich earth tones.

Chimneys are generally wider on these homes and finished in brick or stone. Horizontal lines through the home are emphasized through the use of stone and battens.

Typical Design Elements:

- Larger overhangs
- Shallow pitched roofs
- Horizontal battens
- Use of multiple materials
- Masonry base
- Wide chimneys



4.2.4 Modern Farmhouse

This style has a very clean distinctive look highlighted through the use of contrasting siding and window colours. In this style the siding may be the same colour as the trim and fascia of the home. Steep roof pitches are generally used with portions of the roof covered in standing seam metal.

Feature walls are generally cladded in vertical board and batten where the main body of the home has a horizontal lapped siding. A white or light coloured palette is common in this style, highlighted by contrasting roofing and windows.

Typical Design Elements:

- Mix of asphalt and standing seam metal roofing
- Use of wood elements used for soffits in visible areas
- Use of a stone base and stone clad columns at entry
- Interesting rooflines with a steep pitch in most cases
- Trim around openings may be omitted in certain cases where the windows and doors contrast in colour to the siding
- Distinctive front porch


Source: Summit Signature Homes


Source: Summit Signature Homes




Source: The Creativity Exchange



4.3 Repetition

The four permitted architectural styles will allow enough variety for the consumer to choose the home layout of their choice with different front elevations provided by the builders. Repetition of architectural styles will be limited to ensure variation in streetscapes.

Identical or near identical front elevations may not be repeated more often than every fifth (5th) home on the same side of the street and may not be repeated directly across the street (fig.1). The Architectural Coordinator may relax this condition if the builder can demonstrate that the two elevations in question are located so as not to be visible together from any angle. While similar house plans and elevations are inevitable, it is possible to vary the design by changing exterior elements. If it is felt that the adjacent houses are too similar the Architectural Coordinator will request the applicant to make design changes.

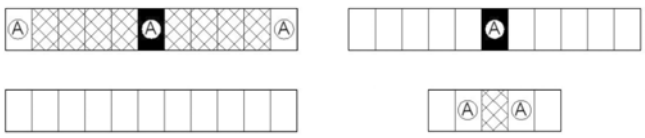


fig 1: Repetition for Front Elevations

To be “different” means that there is a significant change in features, such as roof type, size and location of windows and doors, colours, and finish materials. A change of materials alone and reversing the plan is not sufficient.

Identical exterior colour schemes cannot be repeated more often than every fourth (4th) home on the same side of the street and will not be permitted directly across the street (fig. 2). Approved siding colours are located in **Appendix A**. Siding that is not listed may also be considered upon submitting a colour sample for approval to the Architectural Coordinator.

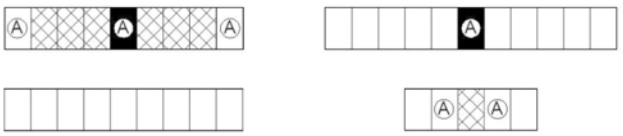


fig 2: Repetition for Colors



4.4 Building Form and Massing

4.4.1 Minimum Square Footage

The minimum square footage required for all homes is as noted below. All homes are to be adequately massed on each lot and are to make use of the width in the building pocket provided. Certain relaxations may be permitted based on the merits of design and massing of the homes. The minimum square footage requirements is for habitable living area only and does not include the attached garage.

Single Family

Two Storey	1,600 ft²
Bungalow	1,200 ft²

Semi Detached

Two Storey	1,300 ft²
Bungalow	1,000 ft²



4.4.2 Improved Entryways

The entryway of the home should be the focal point of the design of the home which will help to detract from the impact of the front attached garage. Homes will require an improved entryway that consists of a covered front porch, covered veranda or covered entryway.

Front porches are encouraged as a means of integrating the home with the streetscape and promoting a pedestrian friendly environment. The use of a porch or veranda will help reduce the projection of the garage. To ensure functionality and correct massing, a minimum depth of 5' is generally required for all porches, verandas and entryways. Screening of the underside of the porch or veranda in an appropriate and complementary material is required so that the underside is not visible. Stone, brick, paneling, board & batten or shake are permitted as skirting. Lattice will not be permitted.



4.4.3 Garages

Homes in Jubilee Heights will require an attached front garage. Side drive garages may be possible in Jubilee Heights based on the size and location of the lot and articulation of the home. The garage should reflect and complement the overall massing and proportion of the home and should not dominate the streetscape.

All homes in Jubilee Heights are to have a double wide garage. The maximum width for a front facing garage will be 24'. Garages that are wider than 24' may be approved with proper articulation and must have a detailed front entrance that compensates for the wider garage. Where a garage has two single wide garage doors there is to be a minimum of 30" between the two doors.

In order to reduce the visual impact of a front drive garage, close attention must be paid to the architectural design of the front elevation and the front entryway. Entryways or porches are to be brought as far forward as possible, without adversely affecting the interior layout of the home. It is encouraged that the distance between the face of the garage door and the front entry porch be kept to a minimum. Garages will only be permitted to project a maximum of 10' past the living area of the home or a covered front porch.



10C Carriage Panel with Stockton glazing panels



128 Ranch Panel with Plain Lite glazing panels



Flush Series with stacked Plain Lite glazing panels

The garage location for each lot will be indicated on the subdivision Marketing Plan, available from the developer.

4.4.4 Garage Doors

The minimum requirement for garage doors in Jubilee Heights will be steel doors with glazing panels. Carriage, Ranch, or Modern Flush profile panels with wood grain in prefinished colours will be preferred. All other house styles require doors to be in either wood grain, or dark charcoal colours. These door options are pre-finished and do not require maintenance. Below are selected approved options. Approved equivalents may be permitted at the discretion of the Architectural Coordinator.

1. Northwest Door – Model 108, 128, 10C

- Brown, Sandstone, Dark Wood and Medium Wood permitted; Bright White permitted only for Modern Farmhouse style. Plain Lite, Stockbridge and Stockton glazing panels only

2. Steel Craft Carriagecraft Series and Flush Series

- Brown, Sandstone, Walnut and Charcoal permitted; White for Modern Farmhouse style only. Plain Lite, Stanton, Regal, Ridgewood, Somerview, Waterton, Stockton, and Stockbridge glazing panels only.

3. Steel Craft Esteem Series may be permitted depending on house style at the discretion of the Architectural Coordinator.

- Black, Cedar, Walnut, Charcoal, Sable Grey permitted. 4 Section - 5 Panel in privacy glazing only

Garage doors are not to exceed 8' in height and 20' in width. The distance from the top of the garage door to the eave is not to exceed 16"'. Homes that exceed this distance will require architectural detailing to offset the amount of siding above the garage door.



Carriagecraft w/ Stockbridge glazing panels



Elite Series Walnut w/ Stockton glazing panels

4.4.5 Living Area Over Garage

Living area over the garage, otherwise known as “bonus rooms”, are encouraged in Jubilee Heights. Bonus rooms must be recessed from the garage face unless the bonus room is designed to look like it is developed in the roof of the garage. Designers will be asked to reduce the visual impact of the bonus room through use of roof lines and battens. Materials that are applied to the front of the bonus room must return along the side wall of the garage to the entry.



4.4.6 Roof Design and Pitch

As the largest single element of a home, roof design is very important to the form and proportion of a home. The roof pitch and overhang should match the chosen architectural style.

- Overhangs on all roof configurations shall be a minimum of 18” inches to a maximum of 36”.

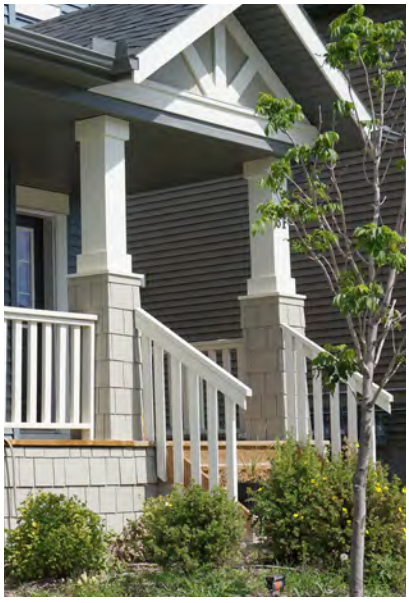


4.4.7 Columns

Columns should have structural integrity and show a rich level of detailing to reflect the selected architectural style of the home. All supporting columns visible from the front or corner side yard are to be a minimum of 8” x 8”.







4.4.8 Exposed Elevations

An exposed elevation is considered any elevation that faces onto a: street, park, green space, open space, pathway, municipal reserve, environmental reserve, amenity space, storm pond, commercial development, and/or apartment/condo building.

Corner Lots

Corner lots that have an exposed side elevation require additional treatment on the street side elevation. Rear elevations on corner lots flanking a street will also require additional treatment such as trim around windows, detailed gables with shadow bands, and roof lines to break up vertical massing, at minimum. Corner lots must be well articulated with various architectural elements appropriate to the selected architectural style.

Design elements that are encouraged for corner lots include: box outs, chimneys to grade, additional windows, detailed trims to match front elevation, shadow bands, belly boards, corner boards, roof lines, gables with secondary materials, and porches or verandas that wrap around from the front of the house.

When a two storey home is proposed on a corner lot, extra attention will have to be paid to the bonus room above the garage. Treatment of the bonus room on the side elevation should be similar to that on the front, including setting the room back, incorporating the main level garage roof with the front porch roof and embellishing with windows and other treatments.



Rear Elevations

Exposed rear elevations will require additional details such as trim around windows, detailed gables with shadow bands, and roof lines to break up vertical massing, at minimum. This requirement may be modified for homes that have a back yard vegetation covenant to screen the views.







4.4.9 Exterior Decks

All homes in Jubilee Heights will require a rear deck or concrete patio. Decks must be shown on the plans and built at the initial time of construction. Decks higher than 4' in height will require supporting columns built out to 8"x8" and properly cladded with smartboard or equivalent. Decks that are lower than 4' in height are to be fully skirted with panelling or equivalent. Lattice will not be permitted as a skirting material. Pressure treated wood posts that are not cladded in an appropriate finish will not be permitted.

Deck designs must take into account privacy issues of neighbouring homes. Decks that impede privacy or are disproportionate to the home will not be permitted. Handrails on decks are encouraged to be of prefinished aluminum or metal construction.





4.4.10 Chimneys

Chimneys must be finished to complement the exterior wall material. On corner lots builders are required to bring the chimneys down to grade. All chimney flues that extend through the roof must be boxed in with the same finish as the main body of the home.









4.4.11 Retaining Walls

Where retaining walls are required, it is recommended that they be constructed using aesthetically pleasing materials such as natural stone or segmented blocks. Wood retaining walls that are fully clad in cedar will be acceptable. Concrete retaining walls may be acceptable pending approval.

All retaining structures must be within property lines. Any retaining walls exceeding 1.50m in height will require a building permit.

4.5 Driveways

All homes in Jubilee Heights will require a driveway constructed of exposed aggregate or stamped concrete at a minimum. It is encouraged that driveways be detailed with borders or inset patterns. Driveways are permitted to be a maximum of 60 percent of the width of lot. Plain broom finished concrete will not be permitted.

Driveway locations in Phase 5 have been set and are noted on the Marketing Plan. Driveways may not be changed or relocated from the location shown. Driveway letdowns have been installed for lots accessed off Beaver Creak Boulevard. For all other lots the distance to the centreline for all driveways is 4.75m from the nearest Property Line, unless otherwise specified on the Marketing Plan.

To assist home builders, the portion of the driveway within the road right-of-way has been fully excavated and reconstructed with compacted pit-run gravel up to finished grade. Irrigation sleeves have also been installed below the driveways for future landscaping.

The following details for driveways are minimum requirements and alternatives:

- Desirable driveway slopes are between 3% and 10%.
- Maximum driveway slope is 15%; minimum is 2%.





Source: ConcreteFX

4.6 Walkways

- Walkways that connect the driveway to the front entry should have a minimum width of 1m and a maximum width of 1.5m
- Walkways are to be exposed aggregate or stamped concrete to match the driveway and are to be constructed concurrent with the driveway.





BUILDING MATERIALS

5.1 Primary Wall Materials

The preferred siding material in Jubilee Heights will be horizontal composite lapped siding such as James Hardie, LP Smartside, or equivalent. Vertical siding, board and batten, smart panel and/or shakes will be permitted as a primary wall material.

Secondary wall materials and colours are strongly encouraged and may consist of horizontal and vertical siding, board and batten, smart panel, and cedar or composite shakes.

Wall colours and materials must compliment the style of the home. Before submitting colours, builders should review adjacent house colours to avoid repetition.

Pre-approved siding colours are listed in **Appendix A**. Colours not listed may also be accepted if a colour sample is submitted for approval.





05

5.2 Masonry

Masonry will be required on homes in Jubilee Heights and is to be used in portions reflecting structural integrity. There will be no minimum amount of stone or brick required but the placement of the material must ground the home and act as a structural element. All stone or brick must wrap at least 24" around all corners where it is used. The following masonry will be approved in Jubilee Heights.

- Brick
- Manufactured or Natural Stone

Manufactured stone in certain profiles will not be permitted such as River Rock and Coastal Ledge. Ledgestone profiles will be preferred however, comparable profiles will be considered. Masonry colours must complement the cladding material and colour.





Chardonnay Pro-Fit Alpine Ledgestone



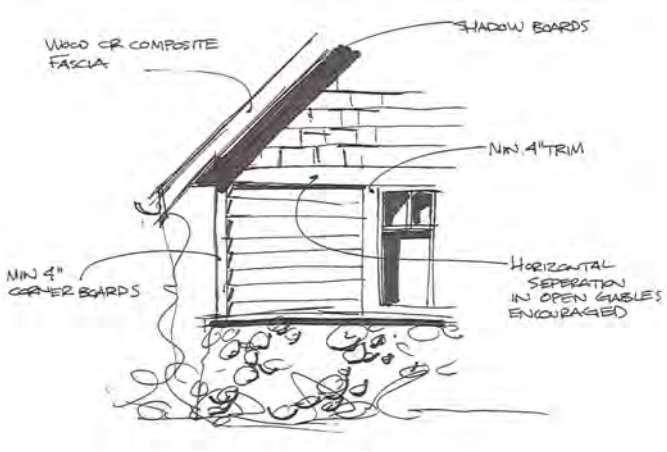
White Oak Splitface Ledger Panels



Aspen County Ledgestone



Black Isle Del Mare Ledgestone





Source: CalAtlantic Homes

5.3 Trim, Fascia and Soffits

Modern trim materials used in a traditional manner will assist homes to appear traditional and timeless. Window trim, if done properly, can make any window look rich and elegant. Designers are asked to put a great deal of effort into the trim detailing on the front elevation or any elevation in a visible location. All trims are to be contrasting in colour compared to the cladding. The trim requirements on the modern farmhouse elevations may be relaxed as long as the widows are in contrast to the siding.

Window trim will be required on front and exposed elevations .

- Trim material is to be a composite material such as Smartboard or Hardie Trim. Aluminum, vinyl and stucco trims will not be permitted.
- Trim must sit proud of the wall material it is designed within.
- Corner boards will be required on all front elevations and exposed elevations. Composite corner boards such as Smartboard or Hardie Trim will be required and must be a minimum of 4”.
- Shadow boards or cornices, if incorporated in the design, should be used in all open gable ends where the wall meets the soffit on all elevations.
- All fascia boards in gable roofs that are visible to a street must be constructed of composite material such as Smartboard or Hardie Trim and is to be a minimum of 8” in height. All other fascia may be aluminum and is to be a minimum of 6” in height. Fascia that is visible from the street but is covered by eavestrough may be aluminium and must be a minimum of 6” in height.
- Soffits shall be constructed of stained wood, prefinished aluminum or composite materials.

5.4 Windows

Window layouts are very important in achieving great design in a chosen architectural style. Windows should be positioned in good proportion and relationship to one another. If fenestration is not setup properly, walls can look scattered and unorganized.

Casement, double-hung, and single-hung are appropriate window types and may be incorporated with non functional windows to create more elaborate window designs. Sliding windows will be acceptable but will still require decorative treatment. Skylights, if used, should match the roofing colour.





5.5 Roofing

The roof material for all homes in Jubilee Heights is to be premium architectural asphalt shingles such as IKO Cambridge, GAF Timberline or, BP Harmony. Composite products such as Gem or Euroshake, and concrete tile in the slate profile with a dark colour will also be permitted. Metal roofing or other equivalents may be approved at the discretion of the Architectural Coordinator. No wood shakes will be allowed.

When asphalt shingles are used, colours should be in the black, brown or gray tones.

Rainwater leaders and soffits shall match or compliment the approved trim colour.

All roof hardware (i.e., vents, stacks, flashing, etc.) must be pre-finished to match the colour of the roofing material. Unfinished galvanized flashing will not be permitted



5.6 Entry Doors

Entry doors must compliment the architectural style of the home and should stand as a primary element of the front elevation. Fibreglass doors and solid wood doors are the preferred option for Jubilee Heights.

- If painted, entry doors should be a deep/contrasting colour to the trim.
- Double front entry doors will be approved at the discretion of the Architectural Coordinator.
- Sliding patio doors are discouraged on front elevations.





5.7 Railings

Railing will be required as per the British Columbia Building Code. Front porches and rear decks should have railings in a style that matches the architectural style of the home. Acceptable railing materials include:

- Aluminum
- Wrought Iron
- Wood (Cedar)

5.8 Front Steps

Front steps, when constructed of concrete, should match the driveway and walkway. Cedar stairs and precast concrete steps will be permitted but must be closed in. Pressure treated wood stairs and decking will not be permitted.



5.9 Exterior Lighting

Pot lights or light fixtures with a contemporary look are encouraged for the garage and front entry. All light fixtures shall complement the architectural style of the home and shall be shielded and oriented to direct all light below the horizon and away from abutting properties.





Source: The Creativity Exchange

5.10 Exterior Colours

The Architectural Coordinator must approve all exterior colour schemes. Colours should complement and enhance the ambiance of the community. Home colour schemes must not be repetitious with adjacent homes. See Section 4.3 Repetition. Builders are to review the colours used on neighbouring homes and avoid repetition. Builders may submit for pre-approved colours on a lot.

Siding colours should suit the architectural style of the home. Pre-approved siding colours for the main body of the home are listed in **Appendix A**. Colours not listed may also be approved.

Each home should have one secondary colour that is complementary to the main body colour of the home. If a secondary color is dark, it may be more liberally used.

Trim colour should contrast the main body colour of the home. Corner boards, shadow boards, columns, wood stair risers, fascia, and soffits should all complement the trim colour. This contrast requirement may be waived in the Modern Farmhouse style.





LANDSCAPE GUIDELINES

6.1 Landscape Design

Landscaping within the front yard (public realm) plays a significant role in creating/defining the visual identity of a neighborhood.

The front yard is defined as the space between the front of the house and boulevard, and extends between each of the side property lines.

All homes in Jubilee Heights will therefore be required to complete front yard landscaping in compliance with the 'Minimum Prescribed Standards' prior to a Compliance Certification being issued.

6.2 Minimum Prescribed Standards – Scope of Work

Work will include all or some of the items listed below:

1. Site preparation, grading and drainage
2. Installation of underground irrigation system
3. Supply and placement of growing medium
4. Planting of Grass, Shrubs and Trees

6.2.1 Site Preparation, Grading and Drainage

- The preparation of the sub grade shall provide a base that will allow the placing of growing medium to the specified depths.
- Debris, roots, branches, stones, building materials, contaminated subsoil, visible weeds and anything else that may interfere with the proper growth and development of the planned finished landscaping shall be removed.
- The growing medium shall be fine graded after placement to final elevations and required contours. Rough spots and low areas shall be eliminated to ensure positive surface drainage.
- The surface shall be finished smooth and uniform, and be firm against deep foot printing, with a fine loose surface texture.



6.2.2 Irrigation Systems

- Supply and install the components required to provide a properly operating irrigation system to cover the applicable front yard landscaping.
- Testing and a written guarantee of the installed system shall be provided to the owner covering workmanship and materials for a minimum of one year from date of Compliance Certification.
- Obtain all permits and licenses applicable to the work to be done.
- Ensure that there is compliance with the relevant codes and regulations both in the design and during installation.

6.2.3 Minimum Growing Medium

Vegetation Type	Minimum Depth of Soil
Sod or Hydroseed Lawns	4”(10 cm)
Mass Planted Shrub Beds	18”(45cm)
Groundcovers	6”(15cm)
Trees and/or Large Shrub Pits	- Depth to conform to the depth of root balls - Width shall be at least twice the width of the root ball - Minimum (30cm) topsoil around entire root ball

Growing Medium Admixtures: Thoroughly mix fish compost or commercial grade manure and fertilizers or other amendment into the growing medium as required to meet the specification for growing medium.

6.2.4 Trees, Plants and Planting

Two landscape design themes have been prepared which homeowners, builders and contractors can use as a guide to ensure compliance with the minimum standards.

An approved list of locally supplied plants and materials is listed in **Appendix B**.

Theme A

Landscaping will consist of a mixture of the following:

- Grass (Sod or Hydroseed Only)

- 1 Tree of 5cm caliper or #15+ pot size

- 8 Large/medium Shrubs of #2-5 pot size

- 11 Small Shrubs/perennials of #1 pot size

- 9 Ground Covers of #1 pot size

Theme B

Landscaping will consist of a mixture of varied plants and trees (no grass)

- 1 Deciduous Tree of 5cm caliper

- 3-5 Narrow coniferous trees at #15+ pot size

- 21 Large/medium Shrubs of #2 pot size

- 39 Small Shrubs/perennials of‘#1 pot size

- 45 Ground Covers of 10cm pot size

Whereas the standards outlined above are minimums, homeowners and builders are responsible for ensuring all exposed areas in the front yard are fully landscaped and are encouraged to exceed the minimum standards.

The sample landscape plans showing compliance with the minimum standards are available in **Appendix C**.

6.3 Fencing

In addition to the requirements noted in the City of Campbell River Land Use Bylaw, the following fencing requirements apply:

Screen fencing may only be located on the side and back yards of the properties. Fencing is required to be constructed of cedar, and must be treated with stain colour 101 “Cedar” by Broda Coatings or equivalent. The screen fencing should be a standard height of 1.8 m.

Fencing must be a solid wood panel (no lattice). Fencing and trellises are not permitted in the front yard.

Fence posts must be 4”x4” brown pressure treated or cedar as a minimum.

6.4 Rock Features

Homebuilders/owners are encouraged to incorporate locally sourced blast-rock boulders into their gardens. The stone boulders should be sourced locally if available.

6.5 Walkway Surfacing

Homebuilders/owners have the option to install custom walkways in a number of colours and textures. A natural colour that is not too dark should be chosen for the walkway. However, dark paving is recommended in the case of natural stone, such as basalt. Red colouring should be avoided. The following optional walkway surfacing materials can be utilized instead of poured concrete:

Stone Pavers

Finishing styles range from highly textured to smooth, and can take the form of uniform rectilinear pavers or irregular flagstone. The natural stone should be locally sourced basalt or shale.

Unit Pavers

A running bond pattern is recommended for all walkways constructed from unit pavers. Unit pavers should be standard concrete, durable HydraPressed concrete, or sustainable permeable pavers.

Pathway Mix

Locally sourced blue chip screening - 9mm minus.

Edging

Edging of the walkway should be a concrete band, metal or UV stable recycled plastic. Wood edging should be avoided.



The Home Depot AIM Cedarworks Wood Panel



6.6 Patio Surfacing

Homebuilders/owners have the option to install patios to enhance outdoor spaces. A natural color is recommended for the patio, and dark paving is only permitted in the case of natural stone, such as basalt.

Exposed Aggregate

The aggregate rock used should have a maximum diameter of 10 mm.

Stone Paving

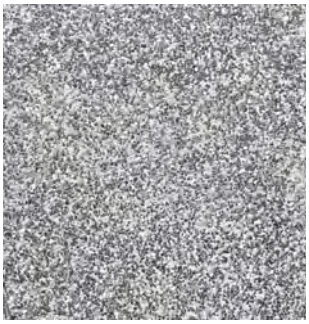
Any stone paved patios should be executed in locally sourced basalt of shale stone. Either rectilinear stone pavers or irregular flagstone may be used.

Unit Pavers

A running bond pattern is recommended for all patios constructed with unit pavers. Unit pavers should be standard concrete, durable HydraPressed concrete, or sustainable permeable pavers.

Edging

Edging of the patio should be a concrete band, metal or UV stable recycled plastic. Wood edging should be avoided.



EXPOSED AGGREGATE



EXPOSED AGGREGATE



STONE PAVER



CONCRETE UNIT PAVER



6.7 Yard and Landscape Features

Jubilee Heights is intended to have a naturalized street character with front yards reserved for landscaping and recreational use.

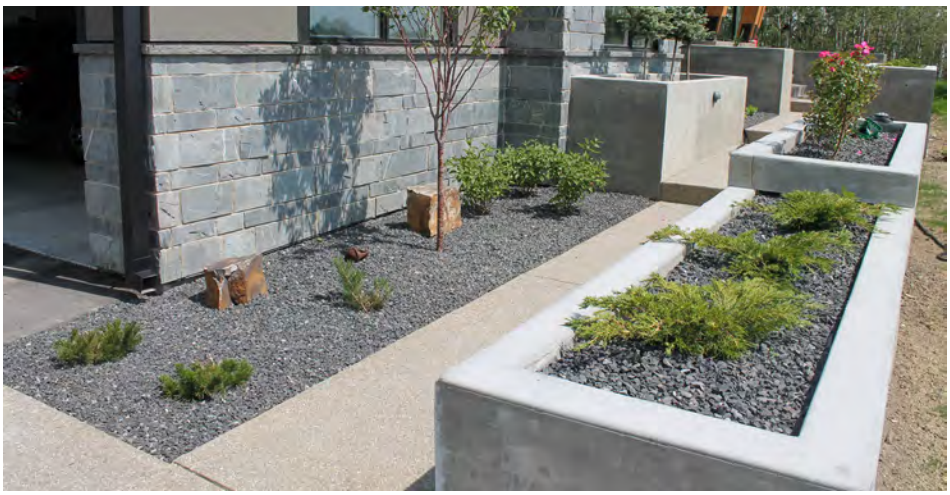
Urban agriculture is permitted in only the side and rear yard of a lot. Raised vegetable beds are to have a maximum height of 0.5m. Structures, such as trellises, shall be limited to the side yard and rear yard.

Features such as mason bee hives and bird feeders that support pollinators and birds are encouraged in all areas of the lot.

House numbers shall be located on the house, and are prohibited on stone fence walls, fencing, or posts. Pads for RVs and boats are prohibited.







APPROVAL PROCESS

7.1 Contractual Context

Landowner compliance with the architectural control approvals (summarized in this section) is a contractual obligation under its Purchase and Sale Agreement (PSA) and a legal obligation under the Building Scheme registered on the title of the lot. The Architectural Guidelines set out criteria which will guide the owner's exercise of, but in no way constrain, its absolute discretion relative to Plan Approval. Please ensure that you are using the version of the Architectural Guidelines referenced in your PSA. It should be noted that Architectural Guidelines and Building Schemes may vary from phase to phase.

7.2 Plan Approval Submission

All information is to be submitted electronically to the www.archcontrol.com website prior to review. Incomplete applications will not be processed. The following items are required for architectural approval.

i Site Plan (1:200 scale) showing the following:

- Setbacks
- Lot coverage
- Easement and utility rights of way
- Property and house corner grades

ii Construction Drawings (1/4"=1'; 3/16"=1') including:

- Floor Plans
- Elevations
- Cross Section

iii Completed exterior colour and material selections

7.3 Compliance Certification

At construction completion, the builder is to provide a copy of the Occupancy Permit for the Lot as evidence of construction completion and to request a final inspection on the archcontrol.com website. Builders are to submit a colour photograph of all four sides of the home as well as the completed landscaping. The Architectural Coordinator will review the photos in conjuction with the Architectural Guidelines, the Building Scheme, and the approved drawings and landscape requirements for the Lot. Compliance certifcation will be granted once all items are acceptable.

Lot owners are requested to submit a complicance deposit to Couverdon in the amount of $15,000 at the time of the closing. The compliance deposit will secure the obligations of the Lot Owner to complete construction of the residence and applicable landscaping in accordance with the Architectural Guidelines and the Building Scheme. If there are issues with compliance, Couverdon may apply some or all of the compliance deposit to address the deficiencies. The compliance deposit will be held in trust by Couverdon and returned upon the release of the compliance certification, provided it has not been used by Couverdon to address compliance deficiencies, and evidence that an occupancy permit has been issued for the Lot.

7.4 Builder Requirements

All homes in Jubilee Heights must be constructed by a Licenced Residential Builder, registered in the Province of BC. Builders must also be affiliated with a New Home Warrenty Program.



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7.5 Process and Timeline

1. Application for House Plan Approval - Following receipt of a complete submission package, applications will be reviewed by the Architectural Co-ordinator and a response provided within 10 business days, as follows:

i. APPROVED - Builder may proceed with submitting application for building permit with City.

ii. APPROVED WITH MARKUPS - Builders to review markups. If accepted, Builder may proceed with submitting application for building permit with City.

iii. REVISIONS REQUIRED - Builders required to revise and resubmit drawings. Within 2 business days the Architectural Coordinator will grant final approval to the plans if all of the required revisions have been made.

2. Application for Compliance Certification - Following receipt of a complete submission package, applications will be reviewed by the Architectural Co-ordinator and an Inspection Report provided within 10 business days, as follows:

i. RELEASED - Building complies with Architectural Guidelines. Compliance Certificate issued.

ii. DEFICIENCIES - Building and/or landscaping does not comply with Architectural Guidelines. Builder required to address deficiencies and apply for re-inspection.

3. **Security Deposit Return** – Once a Compliance Certificate is issued, the Architectural Coordinator will provide a copy to Couverdon, who will arrange for return of the Security Deposit, as per the PSA. Couverdon will return the Security Deposit within 25 business days.

7.6 SCHEDULE OF APPLICABLE FEES

The first Architectural Approval and Pre Approval fee will be paid for by the Developer.

The following are the fees for the processing secondary Architectural Approvals and Change Requests:

Requests:

Secondary Architectural Approval	$550.00
Request for Material or Elevation Change	$150.00
Compliance Certificate Resubmission	$100.00

Fee for Consultation:

Senior Architectural Technologist	$205.00/Hour
Intermediate Architectural Technologist	$100.00/Hour

All fees are subject to applicable taxes and to future changes.





DISCRETION

Notwithstanding anything set out in these guidelines, the Architectural Coordinator (IBI Group) in consultation with the Developer (Couverdon Real Estate) may apply judgments when considering and approving anything regulated or controlled by these guidelines. In so doing, the Architectural Coordinator or their designate may provide waivers of requirements to any matter set out in these guidelines in their sole and absolute unfettered discretion.

8.1 No Right to Enforce

Only the Architectural Coordinator or its designate may enforce the guidelines. No purchaser of a lot in Jubilee Heights may enforce these guidelines.



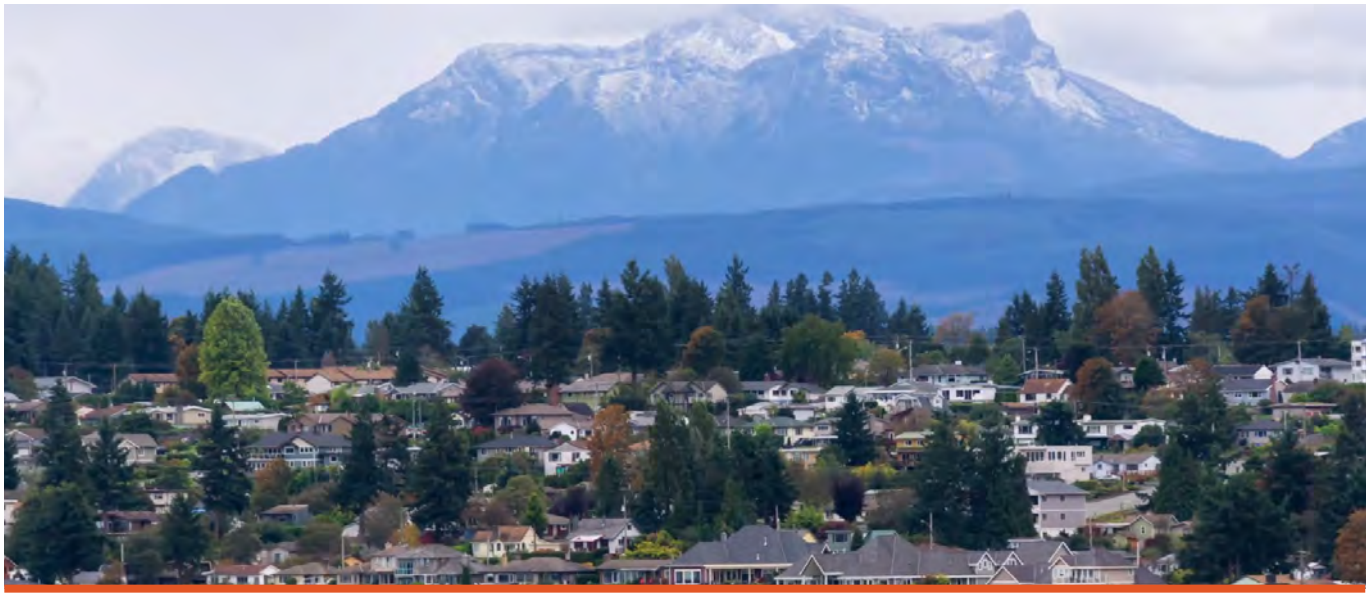
Source: CalAtlantic Homes

8.2 Right to Amend

The Architectural Coordinator or the Developer may amend these guidelines as it sees fit in its sole and absolute unfettered discretion.

8.3 No Trespassing

No person shall infringe upon, excavate, destroy, paint, fill in, cut, remove or tamper with any lot in Jubilee Heights that is not their own. The Architectural Coordinator and/or Developer has full right to take legal action for relief of any violation.



CONTACTS

ARCHITECTURAL COORDINATOR

IBI Group

Tel: 403.270.5600
Fax: 403.270.5610

Website: www.archcontrol.com

DEVELOPER

Couverdon

Attention: Ross McKeever, Director Real Estate Development
201-648 Terminal Ave
Nanaimo, BC V9R 5E2

ross.mckeever@couverdon.com



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APPENDIX A:

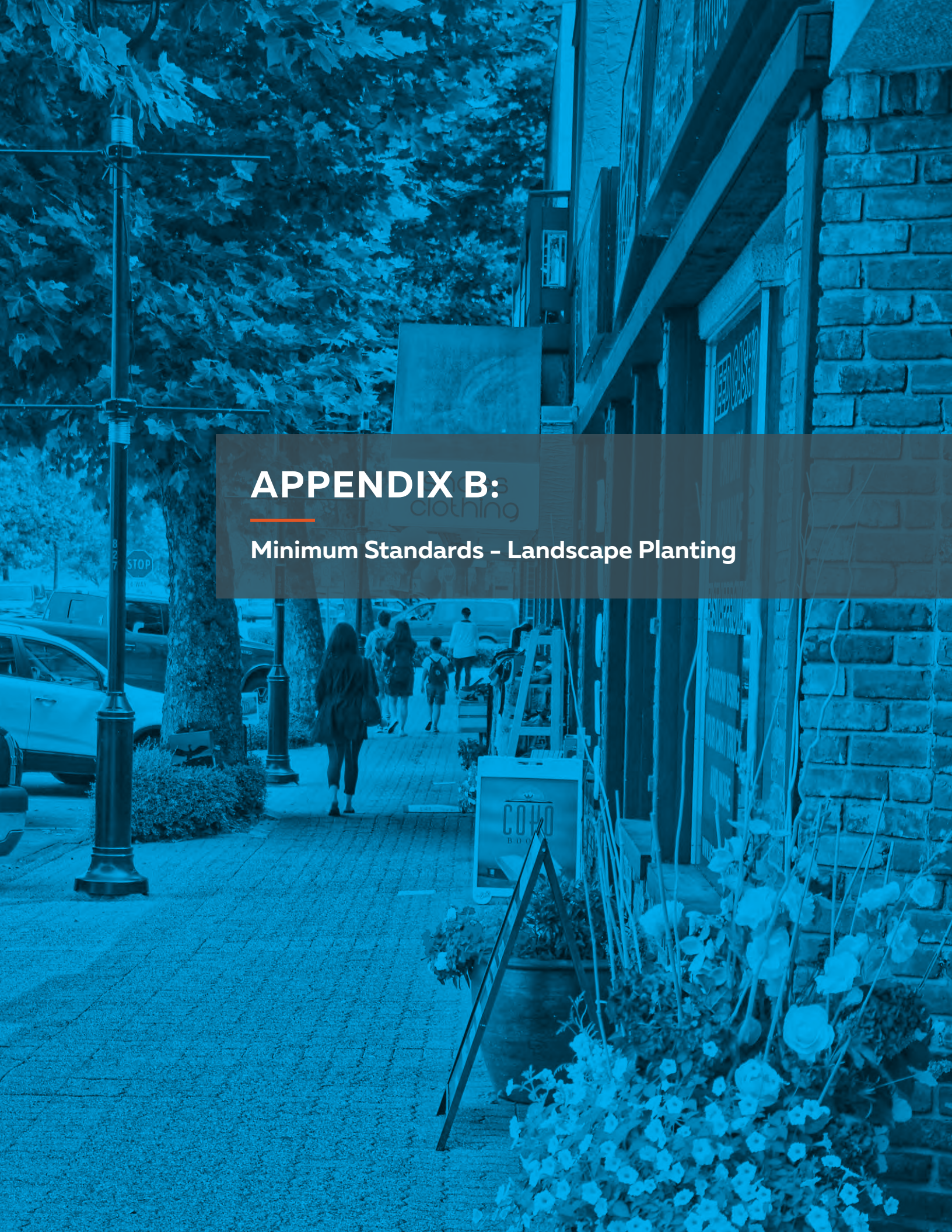
Approved Siding Colours

APPROVED SIDING COLOURS

(Colours not listed may also be approved if a sample is submitted to the Architectural Coordinator)

James Hardie – ColorPlus

- Aged Pewter
- Arctic White
- Autumn Tan
- Boothbay Blue
- Chestnut Brown
- Cobble Stone
- Countrylane Red
- Deep Ocean
- Evening Blue
- Gray Slate
- Heathered Moss
- Iron Grey
- Khaki Brown
- Monterey Taupe
- Mountain Sage
- Night Gray
- Navajo Beige
- Pearl Gray
- Rich Espresso
- Sandstone Beige
- Timber Bark
- Traditional Red
- Woodstock Brown



APPENDIX B:

Minimum Standards – Landscape Planting

Planting Instructions

1. Select trees and plants from the list provided below. The listed plants have been chosen to be deer resistant, low to medium maintenance and non-invasive. Several plant lists are available based on light conditions, and color palette.

2. Plant trees, shrubs, and groundcovers only during periods that are normal for such work as determined by local weather conditions, when seasonal conditions are likely to ensure successful adaptation of plants to their new location.

3. All plant material shall conform to the requirements of the B.C. Landscape Standard.

4. Plants shall be true to name and of height, caliper and container size as shown on the landscape plan plant list, unless prior written approval has been given by the Developer for circumstances such as availability.

5. Where trees are planted in lawn areas, provide a clean cut mulched 3' (90cm) diameter circle centered on the tree.

Trees

DECIDUOUS	
Botanical Name	Common Name
Acer griseum	Paperbark Maple
Acer negundo 'Kelly's Gold'	Kelly's Gold Maple
Acer palmatum 'Burgundy Lace'	Burgundy Lace Japanese Maple
Acer palmatum 'Seiryu'	Seiryu Japanese Maple
Acer platanoides 'Royal Red'	Royal Red Norway Maple
Acer truncatum 'Pacific Sunset'	Pacific Sunset Maple
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
Cornus kousa chinensis 'Milky Way'	Milky Way Chinese Dogwood
Cornus kousa 'Satomi'	Pink Japanese Dogwood
Cornus mas	Cornelian Cherry
Fagus sylvatica 'Dawyck Purple'	Dawyck Purple European Beech
Fraxinus oxycarpa 'Raywood'	Raywood Ash
Magnolia stellata 'Royal Star'	Royal Star Magnolia
Magnolia x 'Galaxy'	Galaxy Magnolia
Prunus serrulata 'Kwanzan'	Kwanzan Flowering Cherry
Prunus x blireiana	Dwarf Pink Flowering Plum
Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear
Sorbus decora	Showy Mt Ash Tree
Sorbus hupehensis 'Pink Pagoda'	Pink Pagoda European Mountain Ash
Stewartia pseudocamellia	Japanese Stewartia
Styrax japonicus	Japanese Snowbell Tree

CONIFER	
Botanical Name	Common Name
Chamaecyparis nootkatensis 'Pendula'	Weeping Nootka Cypress
Chamaecyparis obtusa 'Filicoides'	Fernspray False Cypress
Chamaecyparis obtusa 'Gracilis'	Slender Hinoki False Cypress
Cryptomeria japonica 'Black Dragon'	Black Dragon Japanese Cedar
Cryptomeria japonica 'Cristata'	Coral Leaved Japanese Cedar
Cryptomeria japonica 'Sekkan Sugi'	Golden Japanese Cedar
Picea omorika 'Bruns'	Bruns Serbian Spruce
Picea orientalis 'Aurea'	Golden Oriental Spruce
Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine
Pinus parviflora glauca 'Templehof'	Templehof Japanese White Pine
Tsuga mertensiana	Mountain Hemlock
Tsuga mertensiana 'Glauca'	Blue Mountain Hemlock

SHRUBS

BROADLEAVED EVERGREEN	
Botanical Name	Common Name
Arbutus unedo 'Compacta'	Compact Strawberry Bush
Berberis darwinii	Darwin's Barberry
Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood
Escallonia 'Newport Dwarf'	Newport Dwarf Escallonia
Euonymus fortunei 'Emerald 'n Gold'	Emerald 'N Gold Euonymus
Ilex crenata 'Convexa'	Convexa Japanese Holly
Leucothoe fonanesiana 'Scarletta'	Scarlet Leucothoe
Leucothoe fontanesiana 'Rainbow'	Rainbow Drooping Leucothoe
Lonicera nitida 'Lemon Beauty'	Lemon Beauty Honeysuckle Shrub
Mahonia aquifolium 'Compacta'	Compact Oregon Grape Holly
Mahonia media 'Winter Sun'	Winter Sun Mahonia
Nandina domestica 'Gulf Stream'	Gulf Stream Nandina
Pieris japonica 'Katsura'	Katsura Dwarf Pieris
Pieris japonica 'Little Heath'	Little Heath Pieris
Pieris japonica 'Valley Valentine'	Valley Valentine Pieris
Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel
Viburnum davidii	David Viburnum
Viburnum tinus 'Spring Bouquet'	Spring Bouquet Viburnum

CONIFER	
Botanical Name	Common Name
Abies balsamea nana	Dwarf Nest Balsam Fir
Cedrus deodara 'Feelin Blue'	Feelin Blue Weeping Cedar
Chamaecyparis obtusa 'Nana Gracilis'	Dwarf Hinoki False Cypress
Chamaecyparis pisifera 'Filifera Nana'	Dwarf Thread False Cypress
Chamaecyparis pisifera filifera 'Sungold'	Sungold Thread-Branch Cypress
Cryptomeria japonica 'Gyokurya'	Gyokurya Japanese Cedar
Cryptomeria japonica 'Jindai Sugi'	Dwarf Japanese Cedar
Cryptomeria japonica 'Vilmoriana'	Dwarf Globe Japanese Cedar
Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper
Juniperus procumbens 'Nana'	Dwarf Japanese Garden Juniper
Juniperus squamata 'Blue Star'	Blue Star Juniper
Juniperus squamata 'Holger'	Holger`S Juniper
Picea abies 'Little Gem'	Little Gem Norway Spruce
Picea abies 'Pendula'	Weeping Norway Spruce
Picea pungens 'Iseli Fastigiata'	Iseli Columnar Spruce
Pinus mugo var. pumilio	Dwarf Mugo Pine
Pinus sylvestris 'Waterii'	Waterii Dwarf Pine
Tsuga canadensis 'Cole's Prostrata'	Cole's Prostrata Hemlock

DECIDUOUS	
Botanical Name	Common Name
Abelia x 'Edward Goucher'	Edward Goucher Pink Abelia
Berberis thunbergii 'Cherry Bomb'	Cherry Bomb Japanese Barberry
Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry
Hydrangea macrophylla 'Glowing Embers'	Glowing Embers Hydrangea
Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea
Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla
Potentilla fruticosa 'Pink Beauty'	Pink Beauty Potentilla
Potentilla fruticosa 'Red Ace'	Red Ace Potentilla
Potentilla fruticosa 'Yellow Gem'	Yellow Gem Potentilla
Ribes sanguineum 'King Edward'	King Edward Pink Flowering Currant
Rosa alba 'Meidiland'	White Meidiland Rose
Rosa 'Pink Flower Carpet'	Pink Flower Carpet Rose
Rosa 'Red Flower Carpet'	Red Flower Carpet Rose
Rosa 'Yellow Flower Carpet'	Yellow Flower Carpet Rose
Spiraea japonica 'Goldmound'	Goldmound Spirea
Spiraea japonica 'Limemound'	Limemound Spirea
Spiraea nipponica 'Snowmound'	Snowmound Spirea
Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum

SHADE PLANTS	
Botanical Name	Common Name
Athyrium niponicum 'Pictum'	Japanese Painted Fern
Brunnera macrophylla 'Jack Frost'	Jack Frost Siberian Bugloss
Dicentra spectabilis	Common Bleeding Heart
Dicentra spectabilis 'Alba'	White Bleeding Heart
Epimedium x 'Sulfureum'	Yellow Barrenwort
Geranium sanguineum 'Album'	White Cranesbill
Geranium x 'Johnson's Blue'	Johnson's Blue Cranesbill
Hakonechloa macra	Japanese Forest Grass
Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass
Helleborus argutifolius	Corsican Hellebore
Helleborus 'Royal Heritage'	Royal Heritage Lenten Rose
Ilex crenata 'Beehive'	Beehive Japanese Holly
Lamium maculatum 'Aureum'	Golden Dead Nettle
Lamium maculatum 'Pink Nancy'	Pink Nancy Dead Nettle
Lamium maculatum 'White Nancy'	White Nancy Dead Nettle
Mahonia aquifolium 'Compacta'	Compact Oregon Grape Holly
Mahonia media 'Winter Sun'	Winter Sun Mahonia
Mahonia nervosa	Low Oregon Grape
Pachysandra terminalis	Japanese Spurge
Philadelphus cornarius 'Aureus'	Golden Mock Orange
Pieris japonica 'Little Heath'	Little Heath Pieris
Pieris ryukyuensis ‘Temple Bells	Temple Bells Dwarf Pieris
Pulmonaria longifolia 'Bertram Anderson'	Bertram Anderson Lungwort
Sarcococca hookeriana humilis	Dwarf Himayalayan Sarcococca
Skimmia reevesiana	Reeves Skimmia
Symphoricarpos albus	Native Snowberry
Tiarella cordifolia 'Spring Symphony'	Spring Symphony Foam Flower
Vaccinium ovatum	Evergreen Huckleberry Bush
Vaccinium vitis-idaea 'Koralle'	Koralle Lingonberry
Vinca minor	Periwinkle

SHADE PLANTS	
Botanical Name	Common Name
Mahonia media 'Winter Sun'	Winter Sun Mahonia
Mahonia nervosa	Low Oregon Grape
Pachysandra terminalis	Japanese Spurge
Philadelphus cornarius 'Aureus'	Golden Mock Orange
Pieris japonica 'Little Heath'	Little Heath Pieris
Pieris ryukyuensis ‘Temple Bells	Temple Bells Dwarf Pieris
Pulmonaria longifolia 'Bertram Anderson'	Bertram Anderson Lungwort
Sarcococca hookeriana humilis	Dwarf Himayalayan Sarcococca
Skimmia reevesiana	Reeves Skimmia
Symphoricarpos albus	Native Snowberry
Tiarella cordifolia 'Spring Symphony'	Spring Symphony Foam Flower
Vaccinium ovatum	Evergreen Huckleberry Bush
Vaccinium vitis-idaea 'Koralle'	Koralle Lingonberry
Vinca minor	Periwinkle

Groundcover, Low Shrubs, Ornamental Grasses And Perennials

GROUNDCOVER

The following ground cover are permitted for planting areas and beds:

- Fish & Chips Mulch – 1 ½" minus

- Crushed Bark Mulch - Fir or Hemlock, or combination thereof (3/4" minus)

- Fish Compost, Sea Soil or equivalent.

All covers should have a minimum depth of 2.5-3" (6.5-7.5cm) and kept a minimum of 2" (5cm) below all curbs, driveways and other hard surfaces to prevent spillage from irrigation.

LOW SHRUBS	
Botanical Name	Common Name
Ajuga reptans 'Burgundy Glow'	Burgundy Glow Carpet Bugle
Arctostaphylos uva-ursi	Kinnikinnick
Calluna vulgaris - Mixed varieties	Summer Heather
Cotoneaster dammeri	Bearberry Cotoneaster
Erica carnea - mixed varieties	Winter Heather
Gaultheria procumbens	Creeping Wintergreen
Isotoma fluviatilis	Bluestar Creeper
Lamium maculatum 'White Nancy'	White Nancy Dead Nettle
Mahonia nervosa	Low Oregon Grape
Pachysandra terminalis	Japanese Spurge
Sedum 'Angelina'	Golden Sedum
Sedum spathulifolium 'Capa Blanca'	Silver Leaved Stonecrop
Sedum spurium 'Dragon's Blood'	Red Leaved Stonecrop
Thymus praecox 'Albiflorus'	White Moss Thyme
Thymus praecox 'Purple Carpet'	Purple Carpet Thyme
Vaccinium vitis-idaea	Cowberry - Lingonberry
Veronica whitleyi	Whitley's Speedwell
Vinca minor	Periwinkle

GRASSES	
Botanical Name	Common Name
Carex elata 'Bowles Golden'	Bowles Golden Tufted Sedge
Carex oshimensis 'Evergold'	Evergold Variegated Sedge
Festuca glauca 'Elijah Blue'	Elijah Blue Fescue
Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass
Helictotrichon sempervirens	Blue Oat Grass
Miscanthus sinensis 'Gold Bar'	Gold Bar Maiden Grass
Miscanthus sinensis 'Huron Sunrise'	Huron Sunrise Maiden Grass
Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass

GRASSES	
Botanical Name	Common Name
Panicum virgatum 'Heavy Metal'	Blue Switch Grass
Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass
Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass

PERENNIALS	
Botanical Name	Common Name
Achillea millefolium 'Paprika'	Paprika Common Yarrow
Achillea millefolium 'Summer Pastels'	Summer Pastels Yarrow
Achillea x 'Moonshine'	Fern Leaf Yarrow
Aster novi-belgii 'Professor Kippenburg'	Professor Kippenburg Dwarf Aster
Aster novi-belgii 'White Swan'	White Fall Aster
Bergenia cordifolia 'Bressingham Ruby'	Bressingham Ruby Heartleaf Bergenia
Coreopsis verticillata 'Moonbeam'	Moonbeam Threadleaf Coreopsis
Crocosmia 'Lucifer'	Red Crocosmia / Montbretia
Echinacea purpurea 'Magnus'	Magnus Purple Coneflower
Echinacea purpurea 'White Swan'	White Swan Cone Flower
Echinacea 'Tomato Soup'	Red Echinacea
Euphorbia characias wulfenii	Mediterranean Spurge
Fuchsia 'Riccartonii'	Riccartonii Fuchsia
Geranium sanguineum 'Album'	White Cranesbill
Geranium sanguineum 'Max Frei'	Max Frei Bloody Cranesbill
Geranium 'Victor Reiter'	Victor Reiter Blue Cranesbill
Helenium 'Moerheim Beauty'	Moerheim Beauty Sneezeweed
Lavandula angustifolia 'Hidcote Blue'	Hidcote Blue English Lavender
Leucanthemum x superbum 'Esther Read'	Esther Read Shasta Daisy
Liatris spicata alba	White Gayfeather
Liatris spicata 'Kobold'	Kobold Gayfeather
Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint
Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage
Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan
Salvia nemerosa 'Blue Queen'	Blue Queen Sage
Sedum 'Purple Emperor'	Purple Emperor Stonecrop
Sedum SunSparkler 'Cherry Tart'	Cherry Tart Sunsparkler Sedum
Sedum telephium ruprechtii 'Hab Gray'	Hab Gray Sedum
Sedum x 'Autumn Joy'	Autumn Joy Stonecrop
Veronica spicata 'Royal Candles'	Royal Candles Blue Speedwell



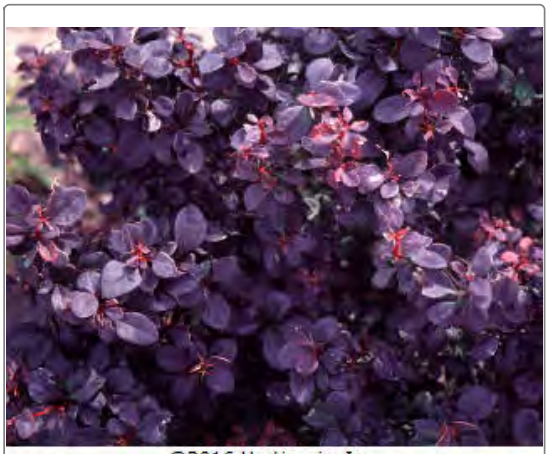
ELIJAH BLUE FESCUE
Festuca glauca 'Elijah Blue'



PAPERBARK MAPLE
Acer griseum



CORSICAN HELLEBORE
Helleborus argutifolius



CONCORDE JAPANESE BARBERRY
Berberis thunbergii ‘Concorde’



SKY PENCIL JAPANESE HOLLY
lex crenata 'Sky Pencil'



DWARF HINOKI FALSE CYPRESS
Chamaecyparis obtusa 'Nana Gracilis'



SHENANDOAH SWITCH GRASS
Panicum virgatum 'Shenandoah'



BLUESTAR CREEPER
Isotoma fluviatilis



BRUNS SERBIAN SPRUCE
Picea omorika 'Bruns'



OREGON GRAPE HOLLY
Mahonia aquifolium



KATSURA DWARF PIERIS
Pieris japonica 'Katsura'



LOW OREGON GRAPE
Mahonia nervosa



NEWPORT DWARF ESCALLONIA
Escallonia 'Newport Dwarf'



MARDI GRAS ABELIA
Abelia x 'Mardi Gras'



DIANA ROSE OF SHARON
Hibiscus syriacus 'Diana'



COLUMNAR COMMON BOXWOOD
Buxus sempervirens ‘Fastigiata’



LITTLE GEM CANDYTUFT
Iberis sempervirens 'Little Gem'



PURPLE WINTER HEATH
Erica carnea -Purple variety



ABBOTSWOOD POTENTILLA
Potentilla fruticosa 'Abbotswood'



HIDCOTE BLUE ENGLISH LAVENDER
Lavandula angustifolia 'Hidcote Blue'



PINK STONECROP
Sedum spurium 'Roseum'



WALKER'S LOW CATMINT
Nepeta x faassenii 'Walker's Low'



AUTUMN JOY STONECROP
Sedum x 'Autumn Joy'



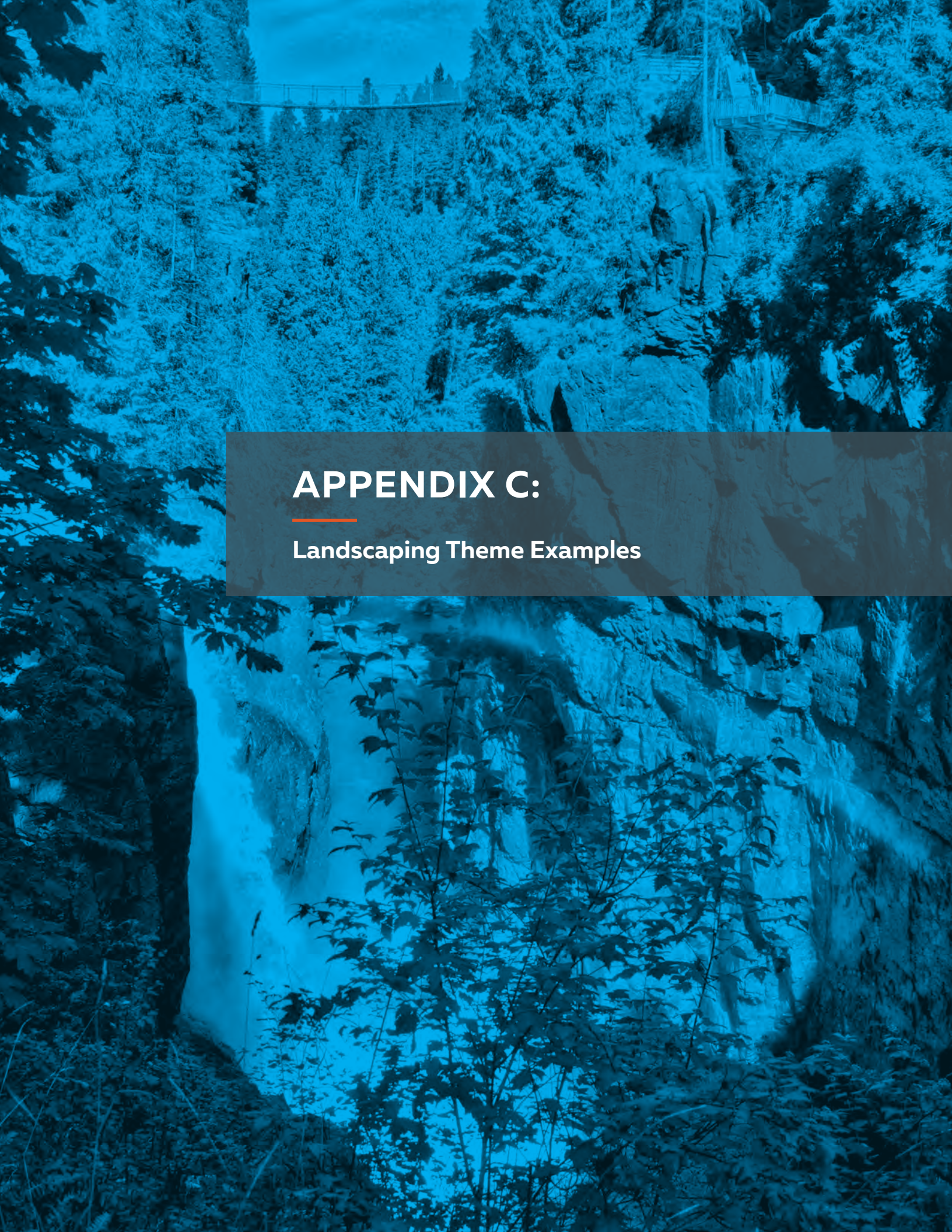
LITTLE SPIRE RUSSIAN SAGE
Perovskia atriplicifolia 'Little Spire'



PINK PAGODA EUROPEAN MOUNTAIN ASH
Sorbus hupehensis 'Pink Pagoda'

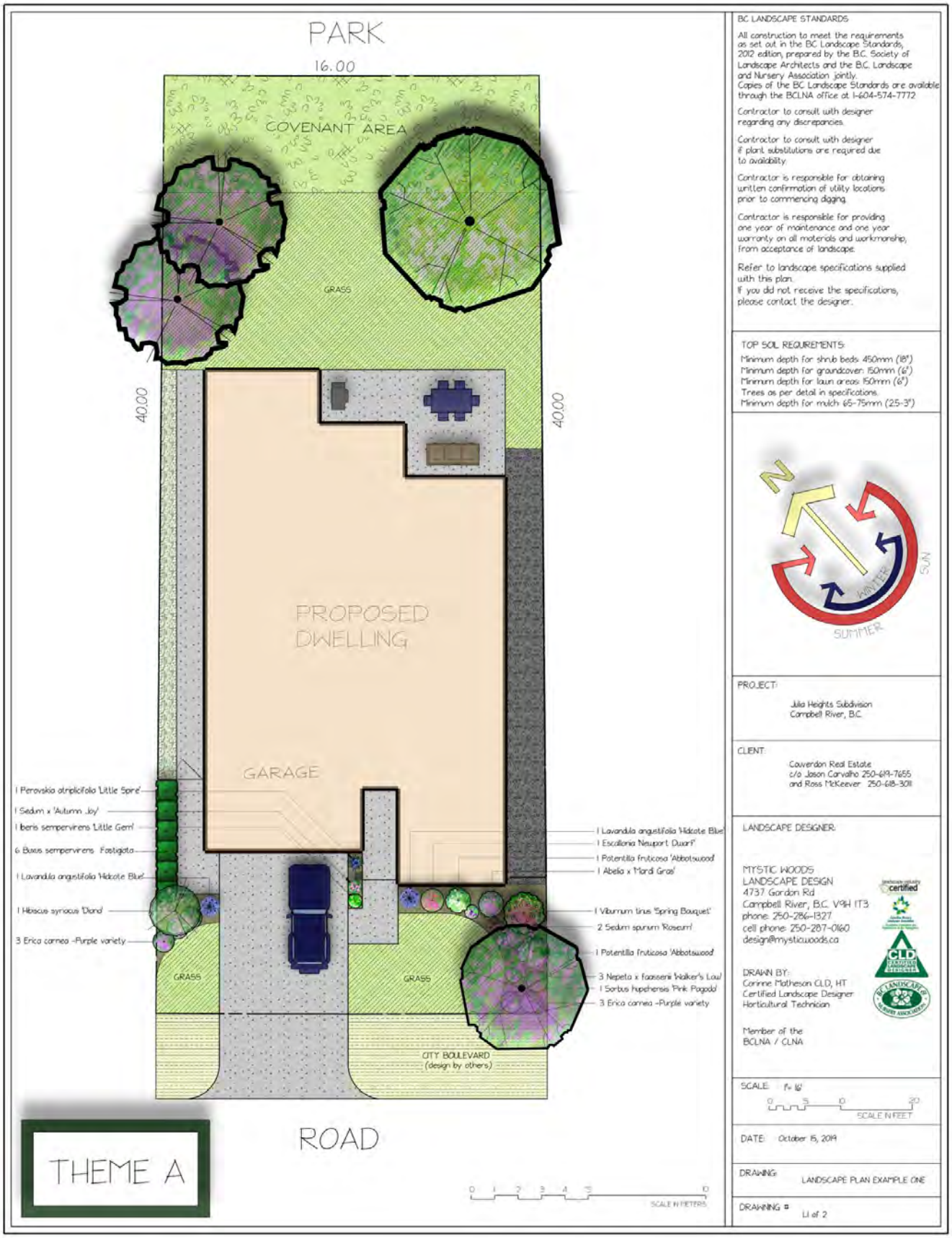


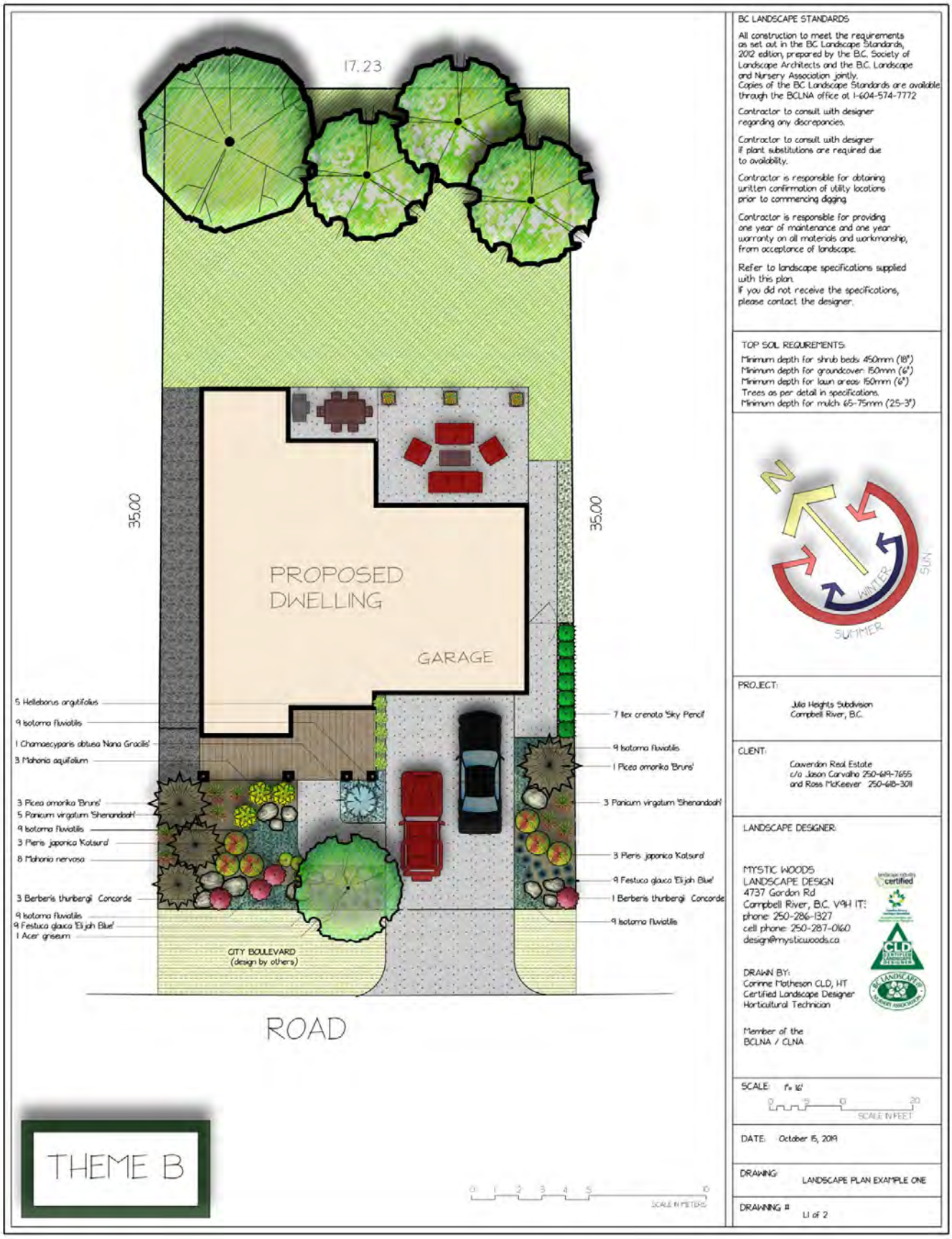
SPRING BOUQUET VIBURNUM
Viburnum tinus 'Spring Bouquet'



APPENDIX C:

Landscaping Theme Examples


PARK
16.00
COVENANT AREA
GRASS
40.00
40.00
PROPOSED DWELLING
GARAGE
1 Perovskia atriplicifolia 'Little Spire'
1 Sedum x 'Autumn Joy'
1 Iberis sempervirens 'Little Gem'
6 Buxus sempervirens 'Fastigiata'
1 Lavandula angustifolia 'Hidcote Blue'
1 Hibiscus syriacus 'Diana'
3 Erica carnea -Purple variety
1 Lavandula angustifolia 'Hidcote Blue'
1 Escallonia 'Newport Dwarf'
1 Potentilla fruticosa 'Abbotswood'
1 Abelia x 'Mardi Gras'
1 Viburnum tinus 'Spring Bouquet'
2 Sedum spurium 'Roseum'
1 Potentilla fruticosa 'Abbotswood'
3 Nepeta x faassenii 'Walker's Low'
1 Sorbus hupehensis 'Pink Pagoda'
3 Erica carnea -Purple variety
GRASS
GRASS
CITY BOULEVARD
(design by others)
ROAD
THEME A
0 1 2 3 4 5 10
SCALE IN METERS
BC LANDSCAPE STANDARDS
All construction to meet the requirements as set out in the BC Landscape Standards, 2012 edition, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape and Nursery Association jointly. Copies of the BC Landscape Standards are available through the BCLNA office at 1-604-574-7772
Contractor to consult with designer regarding any discrepancies.
Contractor to consult with designer if plant substitutions are required due to availability.
Contractor is responsible for obtaining written confirmation of utility locations prior to commencing digging.
Contractor is responsible for providing one year of maintenance and one year warranty on all materials and workmanship, from acceptance of landscape.
Refer to landscape specifications supplied with this plan.
If you did not receive the specifications, please contact the designer.
TOP SOIL REQUIREMENTS:
Minimum depth for shrub beds 450mm (18")
Minimum depth for groundcover 150mm (6")
Minimum depth for lawn areas 150mm (6")
Trees as per detail in specifications.
Minimum depth for mulch 65-75mm (2.5-3")
N
WINTER
SUN
SUMMER
PROJECT:
Jula Heights Subdivision
Campbell River, B.C.
CLIENT:
Cavendon Real Estate
c/o Jason Carvalho 250-619-7655
and Ross McKeever 250-618-3011
LANDSCAPE DESIGNER:
MYSTIC WOODS
LANDSCAPE DESIGN
4737 Gordon Rd
Campbell River, B.C. V9H 1T3
phone: 250-286-1327
cell phone: 250-287-0160
design@mysticwoods.ca
DRAWN BY:
Corinne Matheson CLD, HT
Certified Landscape Designer
Horticultural Technician
Member of the
BCLNA / CLNA
SCALE: 1/8"
0 5 10 20
SCALE IN FEET
DATE: October 15, 2019
DRAWING: LANDSCAPE PLAN EXAMPLE ONE
DRAWING #: L1 of 2



BC LANDSCAPE STANDARDS

All construction to meet the requirements as set out in the BC Landscape Standards, 2012 edition, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape and Nursery Association jointly.
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Refer to landscape specifications supplied with this plan.
If you did not receive the specifications, please contact the designer.

TOP SOIL REQUIREMENTS:

Minimum depth for shrub beds: 450mm (18")
Minimum depth for groundcover: 150mm (6")
Minimum depth for lawn areas: 150mm (6")
Trees as per detail in specifications.
Minimum depth for mulch: 65-75mm (2.5-3")

PROJECT:

Jubilee Heights Subdivision
Campbell River, B.C.

CLIENT:

Cauverdon Real Estate
c/o Jason Carvalho 250-619-7655
and Ross McKeever 250-618-3011

LANDSCAPE DESIGNER:

MYSTIC WOODS
LANDSCAPE DESIGN
4737 Gordon Rd
Campbell River, B.C. V9H 1T1
phone: 250-286-1327
cell phone: 250-287-0160
design@mysticwoods.ca

DRAWN BY:
Corinne Matheson CLD, HT
Certified Landscape Designer
Horticultural Technician

Member of the
BCLNA / CLNA

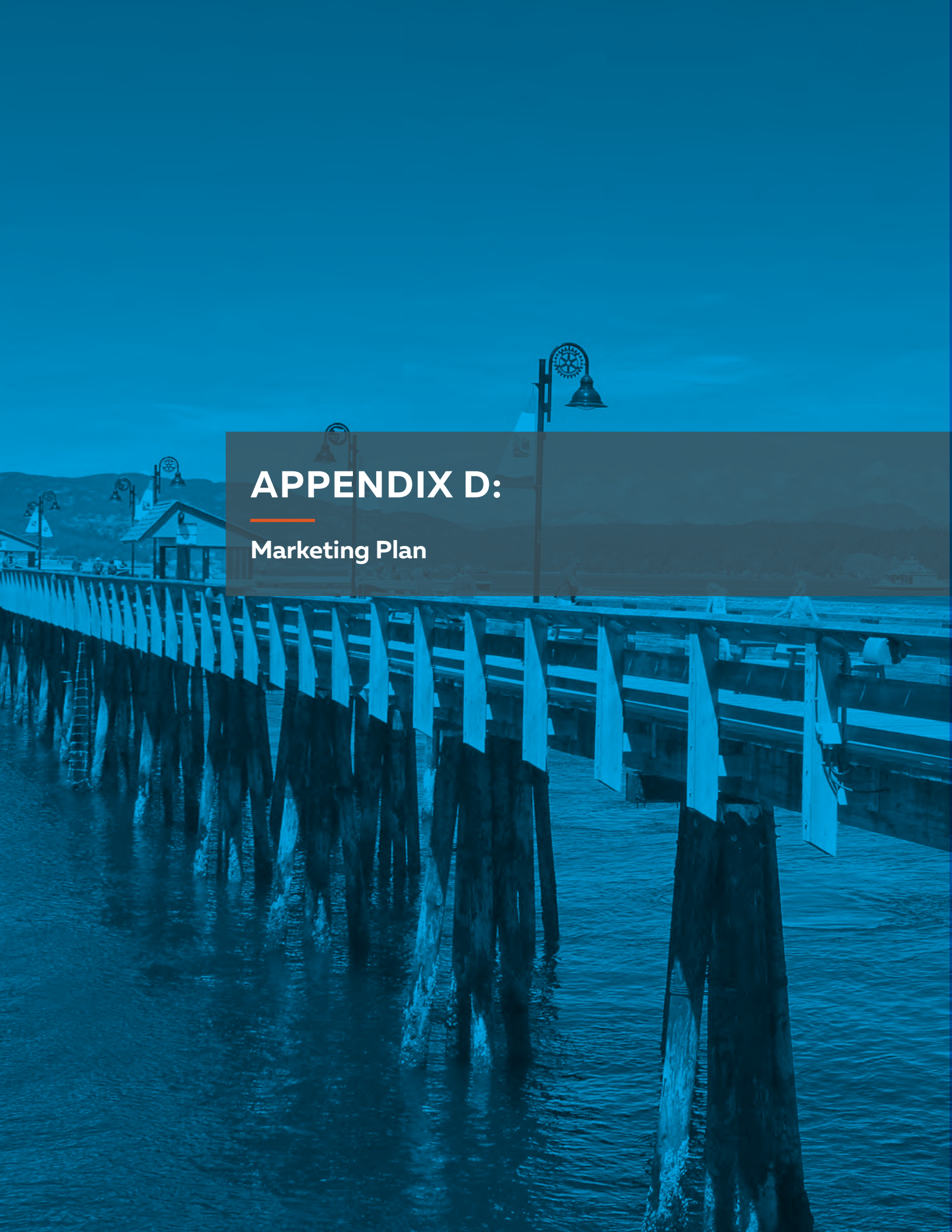
SCALE: 1" = 16'

0 5 10 20
SCALE IN FEET

DATE: October 15, 2019

DRAWING: LANDSCAPE PLAN EXAMPLE ONE

DRAWING #: L1 of 2



APPENDIX D:

Marketing Plan

Jubilee HEIGHTS

Phase 5

- PHASE 5 RESIDENTIAL LOT
- PHASE-4 RESIDENTIAL LOT
- DRIVEWAY (6.00m WIDE)
- FUTURE PHASE
- BOULEVARD
- CITY LOT
- PROPERTY LINE
- STREET LIGHTS
- BOLLARD LIGHT
- BC HYDRO STRUCTURES
- TELUS BOX
- SHAW BOX
- FIRE HYDRANT
- CATCH BASIN
- 5.00m WIDE PARK/TRAIL DEDICATION
- BOULEVARD
- SIDEWALK
- RAMP
- GRAVEL TRAIL
- NATURAL SHRUBS & TREES
- STREET TREES (APPROXIMATE LOCATION & LAYOUT)
- CANADA POST MAILBOX
- Statutory Right of Way



NOTE:
LOTS HOUSE WIDTH:
- ALL LOTS EXCEPT 1 & 35: BASED ON LOT WIDTH AT 4.00m FROM FRONT PROPERTY LINE.

MAXIMUM DEPTH OF CRAWL SPACE: 1.2m (4')
IN-GROUND BASEMENT NOT RECOMMENDED

SINGLE FAMILY DWELLING MINIMUM YARD SET BACK
(CITY OF CAMPBELL RIVER ZONE CD1-AREA 2 MEDIUM DENSITY RESIDENTIAL):
FRONT YARD: 4.0m
REAR YARD: 4.0m
SIDE YARD: 1.5m (ADJOINING LOCAL ROAD: 2.5m)
GENERAL INFORMATION SHOWN. ALL INFORMATION SUBJECT TO CHANGE.
PLAN IS FOR MARKETING PURPOSE ONLY.
PLANS ARE NOT TO BE SCALED & USED FOR ANY OTHER PURPOSES.

1:1250 0 12.5 37.5 62.5m

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3rd Floor
227 11 Avenue SW
Calgary AB T2R 1R9
tel +1 403 270 5600

Couverdon
www.Couverdon.com
www.Jubileeheights.com

HIGHLAND
Engineering Services Ltd.
#104-950 Alder Street, Campbell River, B.C., V9W 2P8
(250) 287-2825
highland@highland-eng.ca
www.highland-eng.ca



APPENDIX E:

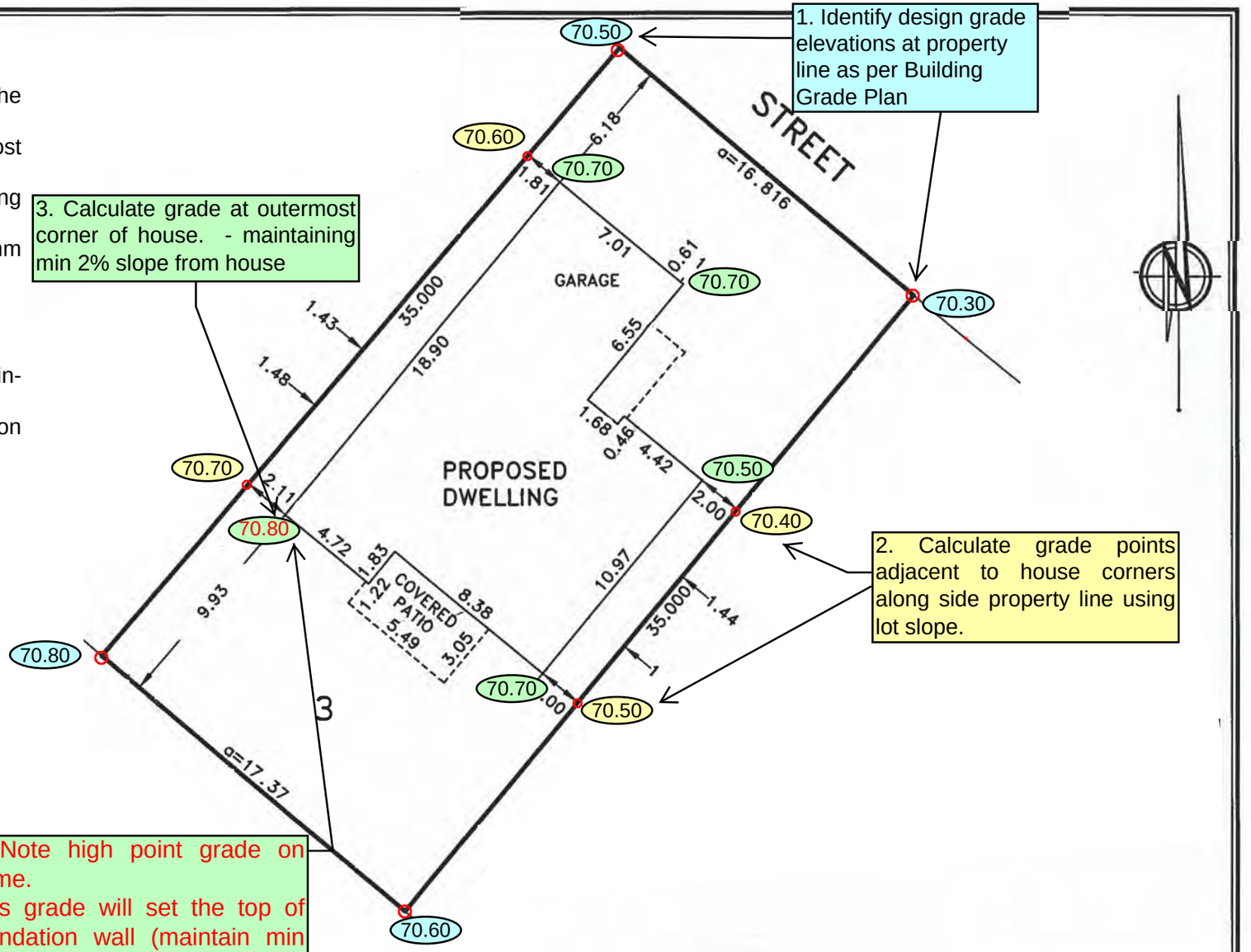
Lot Grading Example

Steps to calculate Top of Foundation Elevation (TFE)

1. Identify elevation at each corner of the lot as identified in the Building Grade Plan (BGP).
2. Calculate grade along side yard perpendicular to outermost corners of house using slope of lot
3. Calculate the grade at the outermost corners of the home using lot the lot slope.
4. Calculate Top of Foundation Elevation (TFE) by adding 150mm (.15m) to the highest outermost corner elevation.

Note:

-Minimum 6" or 150mm of exposed concrete required above finished grade, as shown on the typical foundation cross-section.
- Calculated elevation must exceed the Minimum Top of Foundation Elevation and Minimum Footing Elevation shown on the BGP



Top of Foundation Elevation (TFE) = 70.95

Minimum Top of Foundation Elevation (MTFE) =69.73

Minimum Footing Elevation (M.F.E) = 68.38

Lot Corner Elevation

Calculated Side Yard Elevation

Calculated Corner of House Elevation

Visit jubileeheights.com for more information.

Architectural Guidelines
Prepared for Couverdon By
IBI Group

September 2022