



HIDDEN HILLS



BUILDING AND LANDSCAPING GUIDELINES

OCTOBER 2024



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SECTION A: DESIGN





A.1.1: BUILDING GUIDELINES

The master-planned community of Wilden is the culmination of years of careful thought and planning. Just as you strive to incorporate your dreams into the creation of your new home, the pioneers of Wilden dreamed about creating a high-quality family community. Over the years, times have changed, but our values remain the same. Today, Wilden aims at preserving the amazing landscape that we are so fortunate to be part of, while continuing the development of our beautiful community. It is with this goal of quality and environmental sustainability that these guidelines were developed to establish a cohesive neighborhood character, and to protect and enhance every owner's investment.

These guidelines outline the requirements that Blenk Development Corp. and its nominee, appointee, and the Design Review Consultant ("Wilden"), will expect to see when reviewing your new home and landscaping plans.

While reading these guidelines, please keep the following points in mind: First, it is the responsibility of Wilden to accommodate creativity and individuality of home design while maintaining standards of quality and neighborhood compatibility. In this regard Wilden shall have sole discretion and final authority in determining what is compatible and consistent. Wilden shall not be liable to any owner, and no action shall lie against Wilden by any such owner, for decisions made by Wilden in good faith under these guidelines. Secondly, these guidelines are not intended to take the place of any Provincial or Municipal laws or regulations. Homeowners and their Wilden Select Builders are solely responsible for ensuring conformity with the applicable regulations and any other relevant Provincial and Municipal requirements.

Here are the City of Kelowna bylaws, for your information.

www.kelowna.ca/city-hall/city-government/bylaws-policies/zoning-bylaw

In addition, there is a Building Scheme registered against the title to each lot, which references these guidelines. If there is an inconsistency or contradiction between the guidelines as set out herein and the Building Scheme, the Building Scheme shall govern and take precedence. Finally, these guidelines are subject to change from time to time as determined by Wilden.

A.1.2: SELECT BUILDER PROGRAM

To ensure a consistently high standard of home construction Wilden has established a Select Builder Program. As an owner you are required to engage one of the Select Builders for the complete construction of your home. For greater certainty, you are not permitted to either personally or through the services of a contractor (other than a Select Builder) undertake any aspects of the home construction including but not limited to exterior finish, painting, driveways, retaining walls, walkways and patios.

A list of Select Builders is available from Wilden and on the Wilden website www.wilden.ca

Wilden reserves the right, at its sole discretion, to alter the Select Builder Program at any time including changes to the builders designated under the program.

A.1 Introduction



A.2.1: ENERGY EFFICIENCY AND DECARBONIZATION

To help us ensure the best possible sustainability of our community, please consider incorporating a high standard of energy efficiency measures in the construction of your home. Please follow our research project Wilden Living Lab www.wildenlivinglab.com and talk to your energy advisor about cost effective ways to build to a higher level of energy performance and lower the carbon footprint of your home. Many investments into clean energy and energy conservation will pay back within approximately 10 years.

A.2.2: FIRE SMART GUIDELINES

Wilden as a community has adopted the Fire Smart guidelines to protect our homes and community from wildfires. Wilden exercises much effort to ensure the forest that surrounds Wilden is healthy and Fire Smart.

By acting and creating a Fire Smart property you will dramatically increase the resistance of your home and property to damage caused by wildfire. The best part is it's surprisingly easy to do. The actions recommended in this manual start from the home and progress outward. Changes made to the area closest to your home, and your home itself, have the greatest potential to reduce the risk of wildfire damage. Link to the FireSmart BC Homeowners manual below:

www.homeowners-manual.firesmartbc.ca





Wilden has taken care to retain the essence of the property's natural setting by planning each lot in a way that best retains the lot's natural characteristics. These guidelines are focused on retaining the site's natural character, while providing visual harmony and freedom of choice.

A.3.1: ZONING, RIGHT OF WAYS, COVENANTS AND EASEMENTS

When building in Wilden you and your Wilden Select Builder are solely responsible for ensuring conformity with the applicable City of Kelowna zoning regulations and any other relevant municipal requirements. Certain lots may have Statutory Right of Ways, Covenants or Easements registered on the title. You are solely responsible for becoming familiar with these charges and agree to be bound by and comply with the provisions contained therein.

A.3.2: HOME LOCATION

To minimize the impact of home construction on the natural characteristics of the lot, your home must be located as close to the front of the lot as possible while conforming to the zoning regulations. Wilden may give special consideration to this requirement for irregularly shaped lots.

A.3.3: DRIVEWAY LOCATION

For most lots, the driveway location has been pre-established. Deviations must be approved by Wilden taking into consideration the cut and fill situations, retaining walls, service locations, aesthetics, and the impact on adjacent lots. If your lot does not have a pre-defined driveway location, you will need Wilden's approval for the chosen location. Driveway locations are restricted to fronting and flanking streets only. Where the rear of the lot has street access, no driveways, vehicle access or provision for parking will be allowed from this rear street.

A.3.4: LOT TYPE

Level Lot: A level lot will accommodate a Rancher or 2-Storey home. You have the option for a full in-ground basement or crawl space. Access to the backyard and patio are directly off the main floor.

Walkout Lot: A walkout lot will accommodate a Rancher or 2-Storey home. A full basement is required due to the lot sloping from front to back. Access to the backyard and lower patio are off the basement level. The deck is accessed off the main floor.

Transition Lot: Transition lots are located where lots change from level to upslope or level to walkout. As the owner of a transition lot, you need to be aware of the possible requirement of a retaining wall on the affected lot line.



Upslope Lot: An upslope lot is sloping upwards from front to back. This lot will only accommodate an upslope home plan. Front access is through the lower level, access to the backyard and patio are off the upper floor.

As the owner of an upslope lot, you are encouraged to discuss the various design options for your home with Wilden as early as possible in the review process. Designing an upslope home in compliance with the overall architectural objectives in Wilden and the character of the surrounding neighborhood requires special attention.

A.3.5 CORNER LOT SITES

Corner lot sites are premium lots. As the owner of a corner lot, you are required to give extra attention to:

- The design of all exposed elevations of your home regarding visual variety and consistency of finishes. Two elevations are highly visible, and a rear elevation is also easily observed from the street or lane.
- Your front door being located on the fronting street

A.3.6: LOT GRADING

Lot grading must conform to the approved site grading plan and where possible follow the natural slope of the landform. Subject to the approved site grading plan, lot recontouring will be permitted to control site-specific drainage problems and will be restricted within the defined construction envelope.

Drainage flow patterns should be identified on the proposed site plan to show positive drainage patterns away from structures and adjoining lots. Lot slopes should be integrated within the building massing as much as possible (i.e., stepped foundations and multiple floor levels) to minimize the need for grades steeper than 3:1. Significantly visible rock outcroppings shall be preserved and incorporated into the site plan to

the greatest extent possible. The proposed grading shall create a naturally sloped or terraced effect resulting in varied footprints that conform to the topography and reduce the need for large visible retaining or skirt walls. All grading shall present a finished appearance with rounded slope transitions.

As a Wilden lot owner, it is your and your builder's responsibility to identify the need for retaining walls early in the design process. Details of the proposed walls must be shown on the plans and drawings submitted to Wilden for approval.

Altering the existing grade on your lot makes you solely responsible for any retaining required, including engineering and compliance with municipal requirements.

All retaining wall construction must be contained within the lot lines and constructed in such a way that there is no impact on neighboring lots. All retaining walls must be constructed by your Wilden Select Builder. For more information on retaining walls, please see section A.4.7.

A.3.7: EXCAVATION AND GRADING

The homeowner and Wilden Select Builder should review the registered plan to ensure that any variations do not affect their site plan. Homeowners should review with their Wilden Select Builder noting any unusual siting or grading problems that vary with grading plans. The site inspection should also reference legal, grades, easement, and other engineering plans to ensure that there are no conflicts between driveway/sidewalk locations, hydrants, water-valves, signs, street lighting, electrical, telephone pedestals, etc. Site grading must conform to approved site grading plan.

It is the responsibility of the homeowner or their Wilden Select Builder to determine the bearing capacity of soil on which he intends to build and design the foundation accordingly. Foundation design should minimize excavation and take advantage of natural grades wherever possible.



Owners are required to secure professional soil investigations and foundation design recommendations as necessary for proposed buildings.

A.3.8: TREE PRESERVATION

Existing trees and native growth enhance the individual site and overall characteristics of the neighbourhood. They should be preserved whenever possible. In lot areas specifically protected by easement or covenant, no tree removal of any type is permitted without the approval of the City of Kelowna.

A.3.9: DRAINAGE PROTECTION

Drainage Protection is your responsibility as the lot owner. The design of the drainage system must minimize impact on natural forest cover and neighbouring properties. Drainage must conform to the approved site grading plan.

A.3 Lot Considerations



The Wilden design guidelines ensure visual harmony in every neighbourhood. They are the foundation of Wilden's unique character and high desirability. By creating a multifaceted, picturesque community, the Wilden Design Guidelines help protect your investment, ensuring every home contributes to a highly attractive neighbourhood.

Architectural harmony in Wilden is based on a controlled range of complimentary forms, materials, and colours. The guidelines encourage individuality and expression of personality.

All home plans must be submitted to and approved by Wilden before applying for a building permit. Please make sure to clarify any questions and concerns you have regarding the architecture of your home as early in the review process as possible.

A.4.1: AVOIDING DESIGN REPETITION

A large variety of design expressions, features and colours makes Wilden neighbourhoods unique and interesting. Therefore, the same house plan or even a similar front elevation shall not be repeated within a four-lot radius on either side of the street. While similar house plans and forms may occur along a section of the street in response to similar site conditions, modifications

such as changing the direction of roof slopes, location of windows and doors as well as a distinct colour selection will be required. Houses that directly back onto one another will also be considered in terms of repetition, albeit to a lesser degree.

A.4.2: BUILDING SIZE AND HEIGHT

When planning the size and height of your home, please be conscious of your neighbour's privacy, views, and sunlight access. The height, style, and site of your home must be compatible with the homes on adjacent lots to ensure a gradual transition from one house to the next. Abrupt changes in the heights of eaves and fascias should be avoided from house to house.

There is no predetermined size of home in relation to the lot size, however, homes that are excessively large or small for their sites can detract from the setting and will be discouraged. The minimum habitable floor area is 1,200 square feet for a 1-storey home and 1,600 square feet for a 2-storey home, not including basements. Homes that are less than the minimum floor area may be allowed at the sole discretion of Wilden.

You are allowed to build either a 1 or a 2-storey home on a level, walkout, and some transitional lots in Wilden. Basement entry/upslope style homes are allowed on upslope and some transitional lots only. 2-storey homes must incorporate



the second floor within the roof area that is significantly smaller than the main floor. You will find many examples while browsing our Wilden Select Home Plan Collection. www.wilden.ca/your-new-home-centre/home-plans

The main floor elevation at front entry shall not exceed 2'6" above grade as measured from the centerline of property at top of curb, or back of sidewalk.

A.4.3: ROOF FORM

The roof is the most defining design feature of your home. Pitches, overhangs, and gables express a home's personality. They also determine if the design direction is modern or classic. A wide range of roof slopes and styles are possible in Wilden.

As long as your home design adheres to our design guidelines, you are free to choose a different style than inspired by the Wilden program. Just keep in mind that roofs should be sloped to provide the visual flow with the neighbourhood character. However, non-dominant flat roof areas may be approved.

Wilden encourages the roof design to be consistent with the overall style of the home. In our home design program, we inspire two distinctive design directions. Both have their own requirements when it comes to roof design:

Wilden Farm



- Roof pitch: between 3/12 and 7.5/12

- Street facing gable roof pitch: between 8/12 and 12/12
- Overhangs: a minimum of 36 inches for roof pitches from 3/12 to less than 4/12
- Overhangs: a minimum of 30 inches for roof pitches from 4/12 to 4.5/12
- Overhangs: a minimum of 24 inches for roof pitches from greater than 4.5/12 to 7.5/12
- Overhangs: a minimum of 18 inches for roof pitches from greater than 8/12 to 12/12
- Gable overhangs: a minimum of 16 inches
- Eave fascia: a minimum dimension of 7½ inches wide and 1 inch thick. A "layered" style of gable end fascia (barge board) treatment is encouraged and must be a minimum 9½ inches in overall width

Okanagan Modern



- Roof pitch: between 3/12 and 4.5/12
- Overhangs: a minimum of 36 inches for roof pitches from 3/12 to less than 4/12
- Overhangs: a minimum of 30 inches for roof pitches from 4/12 to 4.5/12
- Eave fascia: a minimum dimension of 7½ inches wide and 1 inch thick. A "layered" style of gable end fascia (barge board) treatment is encouraged and must be a minimum 9½ inches in overall width



A.4.4: GARAGES



Wilden guidelines for garage design aim to make the garage a complimentary but not a dominant part of the house.

The following requirements have been established to achieve this goal:

- The garage shall not extend further than 6 feet in front of the plane of the principle front façade, not including the porch. This applies regardless of the direction the garage door faces.
- Ideally your garage is set back from the principal front façade.
- The garage has a minimum of 2 and maximum of 3 bays.
- The garage door style and colour is in line with the overall architecture and design.
- Garage door glass must be obscure. Glass of a mirror like nature will not be allowed.
- The door height is a minimum of 8 feet and maximum of 9 feet.
- All doors are consistent in height.
- Staggered garage doors are ideal to add dimension to the elevation and lessen the visual impact.

On a case-by-case basis these exemptions may be approved:

- Side entry garages or garages that do not directly face the front street. This could be an option on corner or other irregular lots.

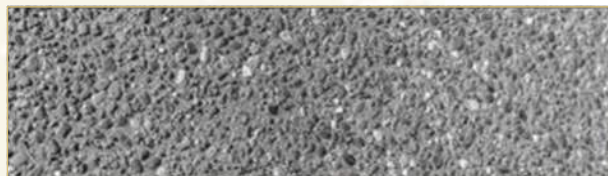
- Detached garages that complement the house.

A.4.5: DRIVEWAYS AND WALKWAYS

The width of the driveway must not exceed either the width of the garage, 45% of the lot width or 7.3m / 24ft at the curb

No additional driveways, parking pads or provisions for parking vehicles of any type are permitted on the lot unless you have a legal suite (see A.4.6: Suite Parking).

Wilden guidelines allow for the following surfaces for driveways, walkways and concrete flatwork that are visible from the front or flanking street:



Exposed Aggregate Concrete



Stamped Concrete



Integrated Colour and/or Brick Pavers

The colours should be compatible with the home's colour scheme or match any dominant stone or brick elements on the home. Driveway banding should be a minimum of 12 inches wide.



A.4.6: SUITE PARKING

Houses that contain a legal secondary suite may be allowed to extend the driveway beyond the width of the garage to allow their tenant to park in the driveway without blocking the garage access. However, this additional driveway width cannot extend to the street. The additional parking area will be kept to the minimum size for 1 vehicle only and must not be in the side yard adjacent to the garage. The suite parking area will require additional landscaping to reduce the visual impact of the additional hard surface. See suite parking illustration below:



Approval for an additional parking space will be at the sole discretion of Wilden, with available space, visual impact and landscaping influences being considered.

A.4.7: RETAINING WALLS

If the construction of your home requires a retaining wall, Wilden asks you to ensure minimal visual impact. Please choose materials that blend with the natural surroundings and complement the character of your house, limit the height, and use opportunities for screening through landscape treatments. If the wall is visible from the front or flanking streets it should not exceed an exposed height of 4 feet. Higher walls will be allowed in areas not visible from any street. If a higher grade is required to be retained, a stepped form is encouraged to reduce the visual mass of the wall. When walls are stepped, the horizontal distance between wall

faces should be adequate to provide for a functional planter.

All retaining wall location, height, materials, quality of workmanship and structural integrity will be reviewed prior to approval by Wilden. Construction of retaining walls must be complete prior to final home and landscape approvals.

Retaining walls must comply with the City of Kelowna Retaining Wall bylaw and regulations:

www.kelowna.ca/sites/files/1/docs/related/retaining_wall_-_bulletin_0.pdf

Recommendations for retaining wall materials as follows:



Natural dry stacked stone walls are encouraged. Irregular dumped rock walls are not allowed.



Coloured concrete block walls are permitted. Non-faced concrete walls are not allowed.

Other wall forms may be considered at the sole discretion of Wilden.

A.4.8: FRONT FAÇADE

The front façade is vital for the first impression of your home and sets the stage for the overall design. Choosing the materials, colours and detailing for the street elevation requires dedication and a keen eye.

A minimum of 3 different wall treatments are required to be incorporated in the front façade including mandatory stone or brick facing. Where stone or brick facing extends to an out-



side corner it must wrap around that corner a minimum of 2 feet along the side of the home. Where the vertical distance from the top of the garage door(s) to the adjacent gutter line projection exceeds 24 inches, some form of architectural feature must be incorporated above the garage door(s).

Your front door is a central design feature of your front elevation, and it needs to be given special attention, that may include transoms and sidelights.

A.4.9: FRONT ENTRIES, PORCHES, AND DECKS

A smooth transition from front yard to front door that integrates with the overall home design will make your home even more inviting.

Approved materials for the front entry surface are exposed aggregate concrete, stamped concrete, concrete with integrated colour and/or brick pavers. Vinyl deck surfacing will not be allowed on front entries.

A.4.10: REAR AND SIDE FAÇADE

Continuation of the architectural style around the house is essential. This includes the treatment of rooflines, walls, stairwells, projections, window placement, and a varied use of materials. Rear decks including railings should be designed to be an integral part of the home.

A.4.11: EXTERIOR MATERIALS AND FINISHES

A minimum of 3 distinctly different wall treatments are to be used on each home. Different wall materials that are similar in appearance and texture will be considered as 1 treatment. The use of natural materials is encouraged.

While over the years home styles have evolved in new directions, it has shown that this attribute adds a Wilden-specific nuance to both classic and modern styles.

The following materials best complement the natural surroundings in Wilden:

Walls: Fibre cement board, fibre cement shingles, board and batten, stone, acrylic stucco, and approved metal siding.

Roofs: 40-year fiberglass shingles with raised ridges and cut and flashed valleys or concrete tile with butt and flashed fascia. All roofing to be charcoal in colour with a profile consistent throughout the entire neighbourhood, as determined by Wilden.

Trim: Trim material should serve as a strong visual element on wall surfaces to provide accentuation and "layering" of the façade materials.

A.4.12: CONCRETE FOUNDATION WALLS

The height of concrete exposed between the finished grade and the wall material must be kept to no more than 8" between finished grade and wall material and no more than 2'6" on stepped side elevations.

Non-faced cast in place concrete stairwells are not allowed. This includes retaining walls that lead down to lower levels (stairwells). Window wells will be considered on a case by case basis.



A.4.13: COLOURS

For all materials, colours that complement the natural setting are encouraged. The most beautiful neighbourhood feel comes from colour variety. Therefore, Wilden will pay extra attention to the colours you choose for your house. Your choice of colours must be included in the approval process.



A.4.14: EXTERIOR ADDRESS NUMBERS

Permanent exterior address numbers must be clearly visible from the front street prior to final home and landscape approvals.

A.4.15: EXTERIOR HOME LIGHTING

To ensure a well-lit front yard and street environment, each home shall have a minimum of 2 exterior lights mounted on the front face of the garage or within the soffit over the garage door(s). Each light fixture shall be a minimum 800 lumens light source hardwired to a photocell and without manual switching capability.

A.4.16: ACCESSORY BUILDINGS

The Wilden guidelines allow one detached single-family home and one accessory building per lot. The accessory building should be consistent with the principle building in design, finishes, quality and colours. No further buildings are allowed on the lot.

Every accessory building, such as a pool house, gazebo, or storage building, is subject to special approval by Wilden. Please submit drawings of your accessory building with your home plan application.

The design of your accessory building should be included in the plans for review before construction. If you would like to add an accessory building to your property after the initial building process, please have it approved by Wilden before construction begins.

A.4.17: FENCING

All fencing shall be a maximum of 4-foot high. Side and backyard fencing must be set back a minimum of 6 feet from the front corner of the home and in no case can extend further than the existing or estimated front corner of the home on the adjacent lot.

Fence materials and types permitted in Wilden are:



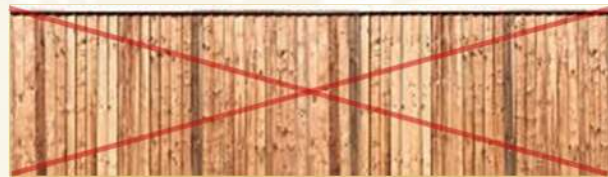
Black Vinyl Chain Link



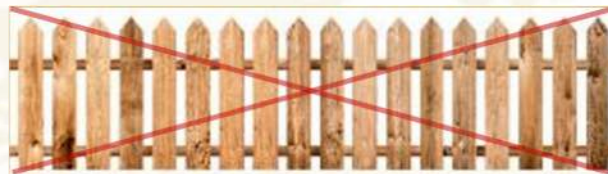
Black Ornamental Iron or Powder Coated

Other fencing types may be considered on an individual and site-specific basis.

Not permitted in Wilden are:



Fences of a Solid Panel Nature



Exposed top Picket Fences

- Fencing of any type within the front yard
- Fencing within areas which are restricted by easement or covenant. For greater certainty, this includes but is not limited to No -Disturbance and Slope Protection covenant areas.

A.4.18: ANTENNAS AND SATELLITE DISHES

Antennas and satellite dishes are allowed up to a diameter of 2.5 feet. Satellite dishes should not be visible from the front or flanking streets.



A.4.19: SOLAR PANELS

Solar panels on your roof are a great way to lower electricity bills and do your part in the transition to clean energy. The panels must be located on the roof and on the same plane as the roof.

A.4.20: RECREATION AND COMMERCIAL VEHICLES

Trucks greater than 1 ton capacity, RVs, trailers, boats, and motorhomes must be stored in an enclosed garage or at a separate location outside of Wilden. These vehicles are not allowed to be openly parked on any lot.

A.4.21: RECREATION, COMMERCIAL AND HVAC EQUIPMENT

Recreational, commercial, pool or HVAC equipment must be located a minimum of 6 feet from the front corners of the home and properly screened so that it is not visible from the front, flanking or rear streets. Consider your neighbours view when you choose the placement of these items.

A.4.22: COMMERCIAL SIGNAGE

Commercial signage is not permitted on buildings or lots in Wilden, except for signage related to real estate sales. One professionally designed real estate sign is allowed per lot or building. The maximum size of the sign is 6 square feet surface area.

A.4.23: GARBAGE, RECYCLING AND YARD WASTE CARTS

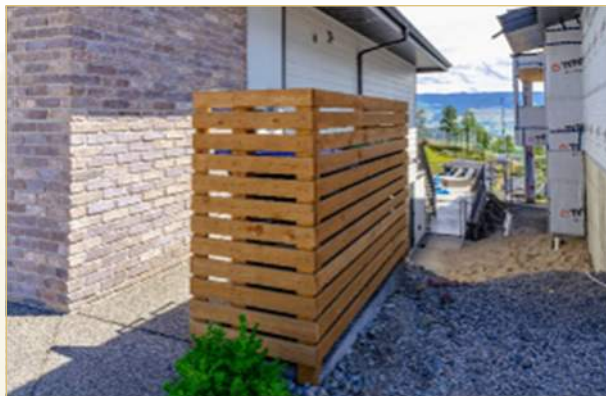
All carts must be stored in your side yard or garage. Any garbage, recycling and yard waste carts which are stored in the front yard must be adequately screened with plants or approved screening.

A.4.24: PRIVACY SCREENING

Screening is permitted for sensitive areas such as hot tubs, pools, pool equipment and patios. It

is not to be used as a fence replacement. Built screens will be approved if they are consistent with the design of the home and include landscape planting to soften the appearance.

The most desirable screenings are plants and landscape elements. Privacy screens can be a maximum 6' tall, must be slotted, and have minimum 1" gaps. A maximum of 24' of privacy screening will be allowed on the property, with not individual span exceeding 16'. Please see following examples of privacy screens:





We know you've chosen Wilden, in part, because of the spectacular natural environment; therefore, we encourage you to protect the natural landscape where possible. To maintain the vegetation character of Wilden, we recommend you include high-quality indigenous and drought tolerant plants specific to the microclimatic conditions.

All areas disturbed during construction must be restored and landscaped with emphasis on the front and visible portions of the side yards. Rear yards are to be landscaped where they are visible from adjacent existing or future roads. Steeply sloping areas are to be naturalized through planting of native species and dry land grasses and maintained by the owner.

Please note: all homes must submit a landscape design for approval prior to installation. (See section B: Review and Approval)

A.5.1: YARD AREAS

The landscaping of your front yard, flanking yard (for corner lots) and the first 6 feet of the side yard measured from the front corner of the house, should be complete within 6 months of finalizing your house construction. This time frame may be extended due to seasonal conditions at Wilden's discretion.

Home owners are responsible for any designat-

ed landscaping area between the property line and the existing road curb or shoulder area.

Front and flanking yard requirements as follows:

- Front yards should blend with the surrounding flora. Please incorporate native plants, rock, grasses, trees, and plants to create an interesting curb appeal to your home.
- The entire front and flanking elevation of the home must incorporate dense shrub planting. Lawn only is not adequate.
- No hedging over 3 feet in height will be permitted ahead of the front plane of the home.
- Landscaping will incorporate, where possible, existing trees and should be considered in conjunction with the design of the site plan and house.
- Street boulevards shall also be incorporated as an integral component of the overall landscape plan.
- All landscaping shall incorporate a timed underground irrigation system.
- Areas adjacent to driveways must include a landscaping buffer.



A.5.2: FRONT YARD TREES

- A minimum of two front yard trees and one street tree are required.
- Front yard trees may be healthy existing trees, or newly planted trees. One tree must be a minimum 7 feet height. The second tree must be a sizeable ornamental or an approved alternative.
- The street tree must be newly planted Autumn-Blaze Maple (*Acer Fremanii*) of minimum 2-inch caliper measured at the 1-foot mark.
- The street tree must be planted as close to the center of the lot as possible and set back approximately 4-6 feet from the street.

A.5.3: GROUND COVERS

Front yards with lawn are to be sodded, not seeded, and artificial turf is not acceptable. All garden beds are to be lined with a quality landscape fabric, and finished with a decorative broken rock mulch. White landscape rock and lava stone are not permitted.

If home owners opt not to include lawn in their front yard, a sufficient amount secondary ground cover must be included with the decorative rock to enhance the landscape. Acceptable secondary ground covers are cobble/river rock, and large feature rocks. Bark mulch will also be considered in small planting pockets, but not in mass areas and must be 1.5m from the home. Example of lawn free landscaping with decorative rock and secondary ground covers:



Examples of acceptable ground covers as follows:



Lawn



Decorative Rock Mulch (broken)



Cobble / River Rock



Large Feature Rocks



Bark Mulch

A.5.4: LANDSCAPING CONSIDERATIONS

Consider the following when planning your landscape design:

Hierarchy: Planting should include a variety of heights; low ground cover, low and medium height shrubs, and trees.

Variety: There must be a minimum of 3 different varieties of plants used within your landscaping design not including the required trees. Utilize



broadleaf, and deciduous plants. Consider form, size, flower, fruit, and foliage for achieving variety. Avoid planting species that are attractive to deer.

Theme: Although variety is desirable, repetitions of elements will set a theme and help to unify the design. Repeat common plants or forms in various locations.

Massing: Groupings of plants are preferable to scattered specimens. The best impact is achieved where masses of the same species are used.

Ornaments: prefabricated garden ornaments such as wishing wells, animals, gnomes, etc., are not permitted in the front or flanking yards. Rock or stone is a desirable embellishment when used in masses.

Local Suitability: Plants chosen should reflect specific conditions of topography, soils, light, and moisture particular to Wilden. Plant selections should consider local native plant material and drought tolerant plant material.

Example Landscaping plan shown in Appendix B

A.5.5: ENVIRONMENTAL CONSIDERATIONS

In consideration of environmental impacts and water conservation, lawn in the front yard is no longer a Wilden requirement. Typically, small lawns in front yards provide necessary greenery, but there are other beneficial ways to design greenspaces. Our native plants list shows an array of living ground covers that can be an alternative to lawns.

Creating plant diversity will provide value for pollinator habitat and improves carbon dioxide absorption.

Avoid the use of herbicides and chemical fertilizers. They disrupt the soil ecosystems, inhibit natural nutrient cycling processes, and contaminate

water. The City of Kelowna and Wilden also strongly discourage the use of chemical fertilizers, pesticides, and herbicides to protect highly vulnerable aquifers.

For minimum disruption of our local ecosystem, plant areas with native Okanagan wildflowers, bunch grasses, and ground covers. Please see our native plant list in Appendix A for suggestions.

A.5.6: WATER USAGE

To be mindful of water usage, all yard areas are to be irrigated by a timed underground irrigation system. Wilden encourages you to consider the environmental and economic benefits of incorporating the recommendations of the City of Kelowna's Landscape & Irrigation Guide to Water Efficiency in their landscape design and installation.

www.kelowna.ca/sites/files/1/docs/city-services/2010-05-03_landscape-irrigation-guide-web_brochure.pdf

A.5.7: FIRE SMART GUIDELINES

The Fire Smart BC Landscaping Guide is meant to help British Columbians make informed choices about how to manage their lawns and gardens to increase resilience to wildfire on their properties. Wilden encourages all their homeowners to be aware of and diligent about the Fire Smart guidelines. We also encourage you to speak with your landscaper about fire smart opportunities for your home & landscaping.

www.firesmartbc.ca/wp-content/uploads/2021/04/FireSmartBC_LandscapingGuide_Web_v2.pdf



SECTION B: REVIEW & APPROVAL





Before you start the architectural design process with your home designer, we recommend meeting with the Wilden sales team, who will answer all the questions you have regarding our guidelines. Lot specifics, opportunities and possible constraints will be addressed.

When your new home design has been completed, your chosen Wilden Select Home Builder will assemble and submit a package based on the building guidelines.

B.1.1: PRELIMINARY HOME APPROVAL APPLICATION REQUIREMENTS

Preliminary approval of a proposed design is highly encouraged but not required. Wilden will make every attempt to reply to a preliminary submission within 10 business days.

Preliminary approvals require a PDF with a minimum of:

- Floor plans with basic dimensions
- All four elevations, (3d model is optional)
- A site plan with basic dimensions

B.1.2: FINAL HOME APPROVAL APPLICATION REQUIREMENTS

Final approval applications must include a full set of construction drawings in pdf form at a scale of 1/4"=1' on 24" X 36" paper which includes:

- Floor plans for all levels
- Elevations for all sides of the house
- Cross sections
- Site cross sections on lots with slope
- Roof plan showing roof pitch and overhangs dimensions
- Front elevation or perspective sketch(es) indicating the architectural character of the house
- Garage floor and first floor elevations

- Elevations of roof peaks
- Proposed lot site plan and cross sections containing:
- Property lines, statutory rights-of-ways, easements, and covenants (such as no-disturb areas)
- Proposed location of the house
- Existing and proposed ground elevations at all main house corners and proposed floor levels
- Driveway location with slope calculations
- Retaining walls, accessory buildings, structures, fences, pools, solar panels, etc.
- Existing surveyed ground and proposed finished grades
- Curb lines, property lines, statutory rights-of-ways, easements, and covenants (such as no-disturb areas)
- Indicate drainage management facilities

B.1.3: EXTERIOR FINISH APPLICATION REQUIREMENTS

A separate application for your exterior colour and finishes will be submitted through your Wilden Select Builder to Wilden for approval and must include a completed Colour Approval Application that includes all exterior wall materials, stairwell facings, trim, exterior doors, garage doors and roof material.

The Colour Approval Application may be submitted at the time of full design submission or up to 30 days after receiving approval. Approvals granted without the colour sample panel will be contingent on the subsequent approval of the colour panel.

A jpeg of the colours and finishes is helpful but not required.

All colours referenced on the application must be specific with manufacturer and colour reference numbers.



B.2.1: LANDSCAPE APPLICATION REQUIREMENTS

A detailed landscape plan must be submitted as a PDF to landscaping@wilden.ca and must include the following:

- Neighbourhood, address, and lot number
- Drawing scale
- Layout of all plantings, lawn, and ground covers
- A list of quantities and sizes of proposed plant materials
- Locations and materials of all hard elements such as buildings, driveway, patios, paths, decks, accessory structures, retaining walls, fences, HVAC equipment etc.
- A detail/photo of any proposed privacy screening, fences, and wall types/products
- Other such information and material that Wilden may deem necessary to address the specific conditions of the lot in question. For example, a set of photos of the site and adjacent lots/homes

Upon receipt of your application, a representative from Wilden may arrange a meeting with you to review the proposal and identify deficiencies to be addressed in the formal submission .

Please note, Wilden may charge a fee for excessive resubmissions.

Example landscaping plan shown in Appendix B.

B.2 Landscape Design Approval



B.3.1: FINAL APPROVAL

Wilden will notify you of the approval or rejection of your house and landscaping plans within 15 working days. If changes are necessary, Wilden will communicate these to you and ask you to submit new plans. After the final plans are received, Wilden will decide within another 15 working days.

If you do not receive notice within 15 working days of the receipt by Wilden of the plans or drawings, Wilden shall be deemed not to have approved such plans and drawings. It is hereby expressly declared that:

- Wilden may arbitrarily withhold approval if said plans and specifications are not drawn and stated in strict accordance with these guidelines.
- Wilden, acting reasonably, may withhold approval if said plans and specifications are not drawn and stated in accordance with such other controls.
- The refusal or failure of Wilden acting in accordance with the terms of this declaration shall not be actionable by any person under any circumstances, it being the sole discretion of Wilden to grant or withhold said approval subject only to the provisions herein stated.
- Final inspections will be completed by the builder.
- A re-approval process fee may apply to incomplete submissions.



B.4.1: HOME INSPECTION REQUESTS

Requests for home inspections are to be made by the Select Builder to Wilden immediately upon completion of home construction. Failure to comply with the plans and other information as submitted and approved will result in the loss of the compliance deposit, without prejudice or any other remedies which may be available to Wilden. At the discretion of Wilden, homeowners may be required to pay a fee to Wilden for re-inspection of deficient items identified in the initial inspection.

B.4.2: LANDSCAPING INSPECTION REQUESTS

Homeowners will have a period of 6 months from the date of completed home construction to request inspection of the completed landscape works, weather permitting.

Requests for landscape inspections are to be made by the Select Builder or homeowner to Wilden at landscaping@wilden.ca immediately upon completion of the works.

Before requesting an inspection, make sure the following have been completed and meets the guidelines:

- Exterior elevations and final exterior paint
- Driveways and walkways
- Permanent house numbers installed
- Exterior home lighting and working photocell installed
- HVAC / Pool equipment adequately screened if in view from front of house (See Section A.4.19 for reference)
- Garbage cans adequately screened if in view from front of house (See Section A.4.21 for reference)
- Street cleaned of all landscaping debris/materials
- Lot grading and retaining walls
- Landscaping

B.4 Inspection Requests



B.5.1: COMPLIANCE DEPOSIT RELEASE

The compliance deposit will be released upon completion of the home and landscaping construction and successful inspections by a Wilden representative. No inspection performed by Wilden is in any way a structural inspection nor is it in lieu of inspections required by the City of Kelowna. Furthermore, failure by Wilden to identify infractions of these guidelines does not, in any way, relieve the homeowner or Select Builder from their obligation to abide by the guidelines and the restrictions herein contained.

Wilden will retain the compliance deposit for any of the following infractions:

- Violation of the guidelines and approvals
- Changes to the approved design plans made without the approval of Wilden
- Damage to surface improvements, civil works, legal pins, and utilities
- Failure to clean up site
- Unauthorized dumping
- Failure to remove excavation material spilled on roads, sidewalks, or neighbouring lots
- Disturbed within a no-disturb-covenant

Application in writing to Wilden for return of the compliance deposit may only be requested upon completion of all home and landscape construction. There will be no interest paid on this compliance deposit.

B.5 Compliance Deposit Release



SECTION C: CONSTRUCTION



C.1.1: CONSTRUCTION TIMELINE

Homeowners will have 2 years from the date of lot sale to begin house construction.

Homeowners will have a period of 18 months from the start of home construction to request the final inspection of the completed home.

Wilden will conduct an inspection of the civil works adjacent to the lot (sidewalks, curbs, streetlights, service boxes, parking pads, etc.) after home construction. If damage to the civil works is identified and, in the opinion of Wilden, the damage is a result of home or landscaping construction, Wilden will hold the homeowner responsible for such damage and retain the compliance deposit until such time as the damage is corrected. The owner is responsible for ensuring the damage is corrected in a timely manner and to the satisfaction of Wilden. Should the owner fail in this responsibility, Wilden reserves the right to proceed with correcting the damage and deducting the actual cost of this work from the compliance deposit.

C.1.2: LOT CONDITIONS

Lots may have been optioned for a specific Owner prior to the registration of the legal survey. The Owner or his contractors should compare the approved tentative plan with the registered plan to ensure that any variations do not affect their site plan.

The Owner should first visit the site to note unusual siting or grading problems that vary with grading plans. The site inspection should also reference legal, grades, easement and other engineering plans to ensure that there are no conflicts between driveway/sidewalk locations, hydrants, water-valves, signs, street lighting, electrical, telephone pedestals, etc.

C.1.3: CITY REQUIREMENTS

The City of Kelowna has a set of requirements for homeowners and builders to follow before, during and after home construction when utilizing City infrastructure. These guidelines must also be followed when building at Wilden. Please refer to the City's [Guidelines for Preserving City Works](#)

C.1 Construction Considerations



The cooperation of every owner and Wilden Select Builder is required to provide a well-planned and attractive neighbourhood that minimizes disruption and nuisance during construction to existing homeowners and the surrounding neighbours.

Hours of construction for all exterior work shall be as allowed under the City of Kelowna bylaws. Construction vehicles are to respect the use and regulations of the City of Kelowna regarding truck routes and times. On-site activity shall be free of all obscenities or indecent behaviour. All homeowners or their Wilden Select Builder will be responsible and liable for the conduct and behaviour of their agents, representatives, builders, contractors, and subcontractors while on the premises of the development.

C.2.1: VEHICLES & DRIVING

- Driving of any vehicle or construction equipment at excessive speed or in an unsafe manner is prohibited.
- Changing oil on any vehicle or equipment on site or at any other location within the development is prohibited.
- Construction access will be over an approved driveway for the lot unless Wilden approves alternative access. In no event shall more than 1 construction access be permitted onto any lot.

C.2.2: EQUIPMENT & MATERIALS

- Concrete suppliers, plasterers, painters, or any other subcontractors must not clean their equipment or waste materials at a location other than on the homeowner's lot.
- No materials or equipment shall be stored on adjacent properties prior to and without the permission of the owner of that property.
- If consent is given for materials or equipment to be stored on adjacent properties, the homeowner or their Select Builder is

responsible for clean-up and reinstating the property to its original condition immediately following the removal of these materials or equipment.

- No materials or equipment shall be stored on roads or sidewalks where they result in inconvenience or pose a safety hazard to the public.
- Appropriate waste bins must be provided on the building site to adequately contain waste material during construction. Containers shall not be permitted on the street or adjoining property unless with written authorization from Wilden.
- A clean work site must be maintained and waste materials and litter on each site must be controlled to avoid dispersal by wind. If proper clean up does not occur Wilden will remove the debris and charge the homeowner for the cost of the removal.

C.2.3: SITE CONDUCT

- Pets, are discouraged. If brought into the development by construction personnel, they shall be always bound by leash and under control.
- Dust and noise shall be kept to a minimum, including loud music from the construction site.
- Contractors shall take measures to ensure that no damage occurs to neighbouring properties over the course of construction.
- Where adjacent homes are substantially complete, protective fencing (i.e., snow fence) shall be erected and maintained along the entire common property line(s) over the course of construction to ensure delineation and protection of these neighbouring homes and landscaping.
- Construction signage (temporary) shall be limited to 1 Select Builder sign and 1 Wilden marketing sign. Each sign shall be of no greater than 6 square feet of surface



area and be located within the construction envelope. All signage shall be removed upon completion of construction. No other trade, supplier or commercial advertising signage will be permitted.

- Measures must be in place to manage stormwater runoff and protect neighbouring properties from erosion and flooding.

construction guidelines, improper behavior or unlawful actions as determined by Wilden, Wilden reserves the right to refuse to permit the responsible builder, subcontractor, or its employees to continue to work on the premises of the development and to take such action as may be permitted by law.

C.2.4: CONTRACTOR COOPERATION

The cooperation of all contractors and subtrades is requested to minimize damage to curb boxes, water valves, pedestals (power and phone), streetlights, gas lines, hydrants, streets, sidewalks, manholes, curbs, and other structures. To protect utilities on and around the site, the following measures should be undertaken:

- Place a minimum of 16 inches of sand or excavation material on curb and sidewalk to create a crossing ramp for heavy equipment such as excavators and concrete trucks.
- Prior to the start of construction, adequately mark and/or place and maintain protective fencing around any utilities susceptible to damage over the course of construction
- Brief subtrades, delivery people and all others on the importance of being careful around utility installations
- Remove any plant material not previously approved for removal by Wilden.
- Utilizing or removing any rocks, plant material, topsoil, or similar items from other properties within the development including other construction sites.

Should damage occur to services adjacent to any specific lot, charges for repair may be deducted from the compliance deposit.

In the case of a serious infractions of the con-

C.3 Construction Etiquette



APPENDICES



Native plant list

Wilden suggests using some of the plants listed in your landscape plan. These plants are native to the Wilden area and will add to the natural beauty of our surroundings.

Canopy Trees

- Douglas fir
- Western red cedar
- Ponderosa pine
- Paper birch
- Trembling aspen
- Western larch

Sub-canopy Trees

- Rocky Mountain juniper
- Douglas Maple
- Saskatoon
- Blue Elderberry
- Water birch
- Black hawthorn
- Choke cherry
- Smooth sumac
- Western mountain-ash
- Bebb's willow
- Red-osier dogwood
- Twinberry

Native Okanagan hedgerows and privacy screening

Evergreen

- Rocky Mountain juniper
- Douglas fir
- Oregon grape
- Western red cedar

Deciduous

- Saskatoon
- Water birch
- Mackenzie willow
- Prickly rose
- Pussy willow
- Soopalalie
- Hazelnut
- Choke cherry
- Red-osier dogwood

- Mock orange
- Redsetem ceanothus
- Oceanspray
- Nootka wild rose

Native Okanagan small garden shrubs

Evergreen

- Common juniper
- Oregon grape
- Snowbrush
- Antelope brush
- Kinnickinnick

Deciduous

- Snowberry
- Prickly rose
- Wild asparagus
- Bir-leaved spirea
- Mock orange
- Soopalalie
- Wax current
- Pussy Willow
- Thimbleberry
- Rabbitbrush

Wildflowers

- Arrowleaf balsamroot
- Shrubby penstemon
- Blanketflower
- Yarrow
- Showy fleabane
- Showy milkweed
- Pussytoes
- Wooly groundsel
- Northern bedstraw
- Hear-leaved arnica
- Star-flowered false Solomon's seal
- Old man's whiskers
- Chocolate lily, mariposa lily, yellowbells
- Wild strawberry
- Field mint
- Pearly everlasting
- Showy aster
- Golden aster
- Round-leaved alumroot
- Yellow penstemon

Appendix A: Native Plant List



- Fireweed

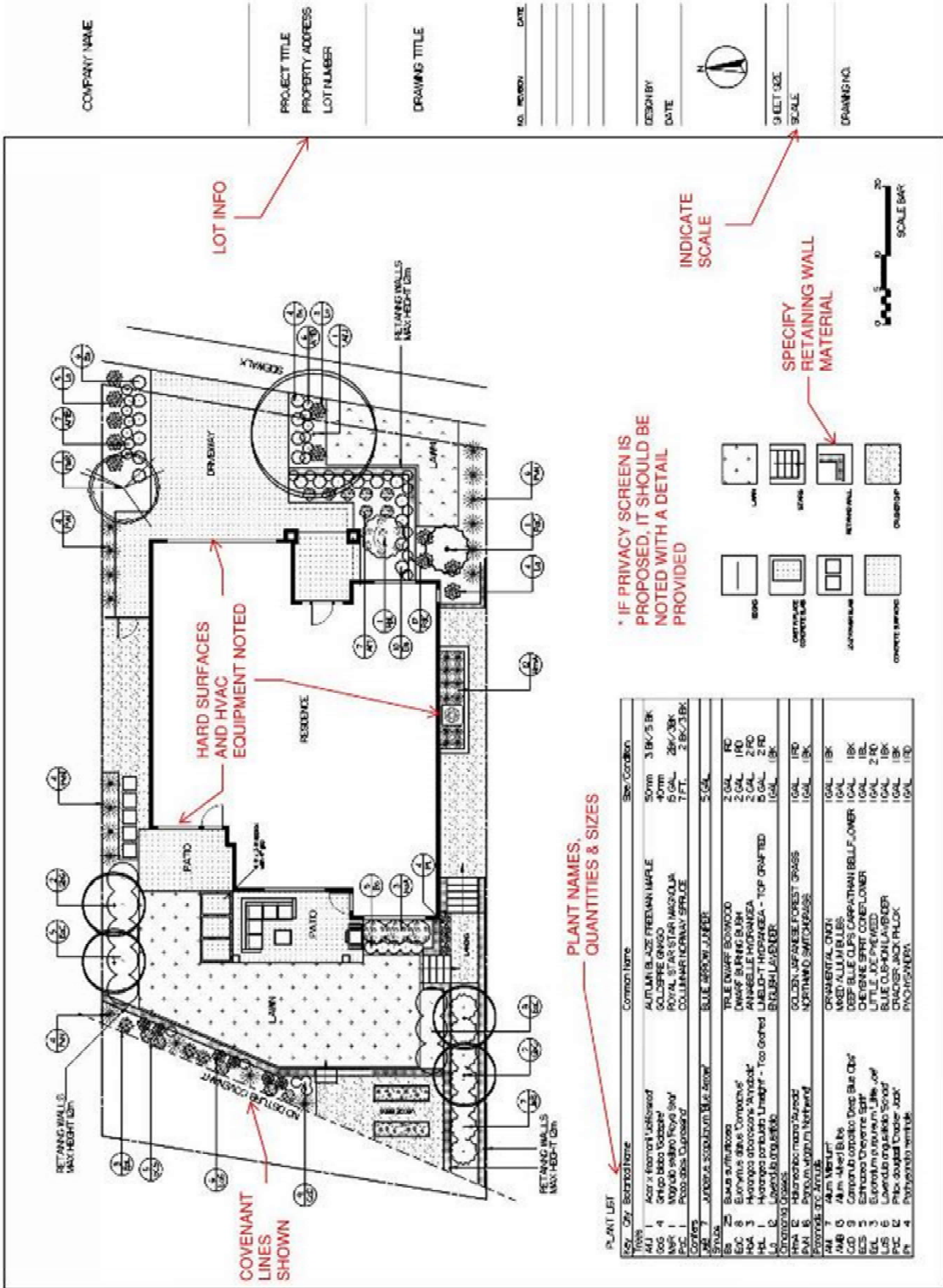
Bunchgrass

- Giant wildrye
- Bluebunch wheatgrass
- Rough fescue
- Junegrass
- Idaho fescue
- Sandberg's bluegrass
- Porcupine grass
- Needle-and-thread grass

Soft ground covers

- Yarrow
- Pussytoes
- Wild strawberries
- Old man whiskers
- Wolly groundsel
- Round-leaved alumroot
- Pinegrass
- Sandberg's bluegrass
- Junegrass
- Sedum stenoptalum
- Selaginella and hair-cap moss
- Heart leaved arnica
- Star-flowered fals solomon's seal
- Northern bedstraw
- Blanketflower

Appendix A: Native Plant List

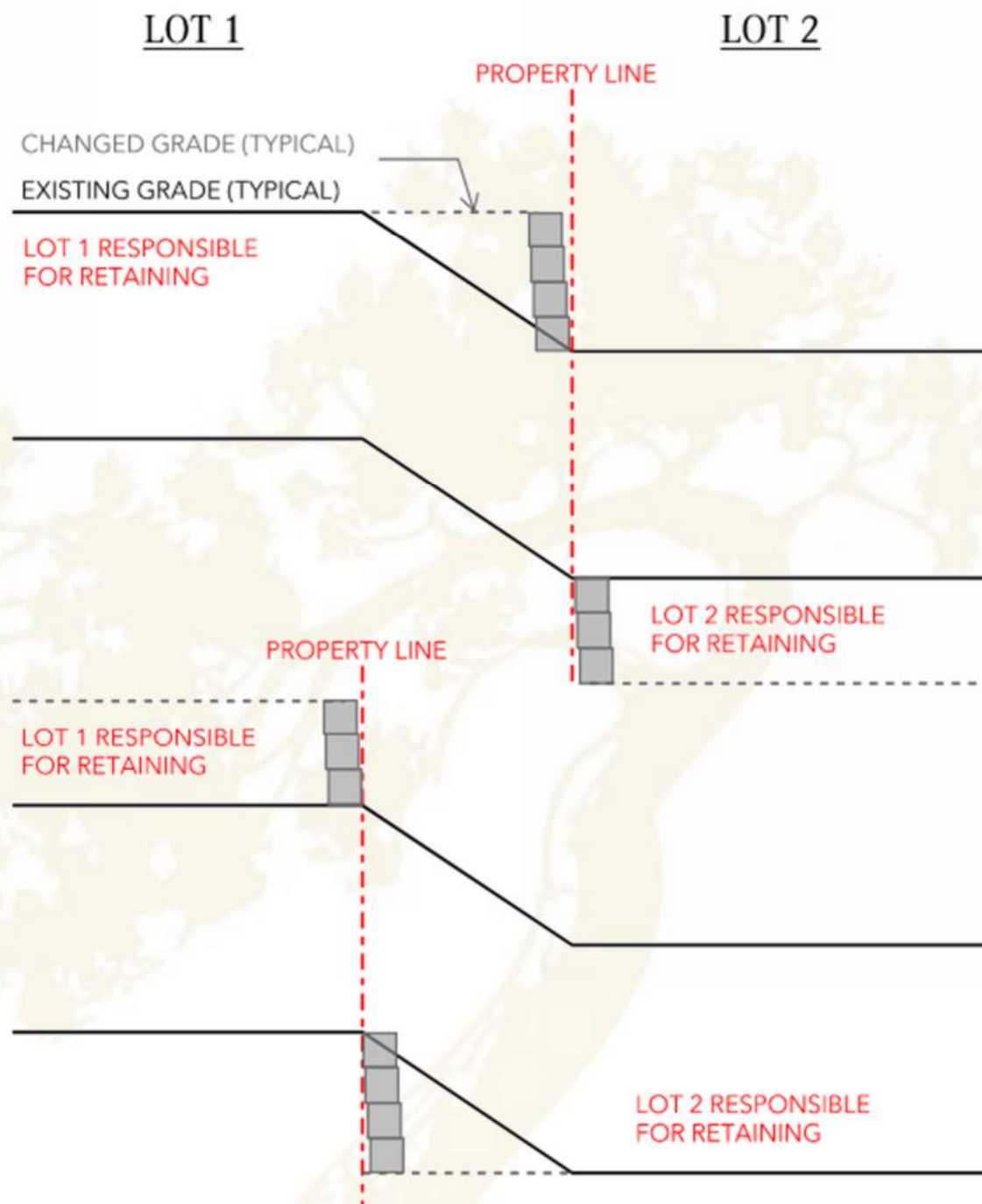


Appendix B: Landscape Plan



Single-Tiered Walls

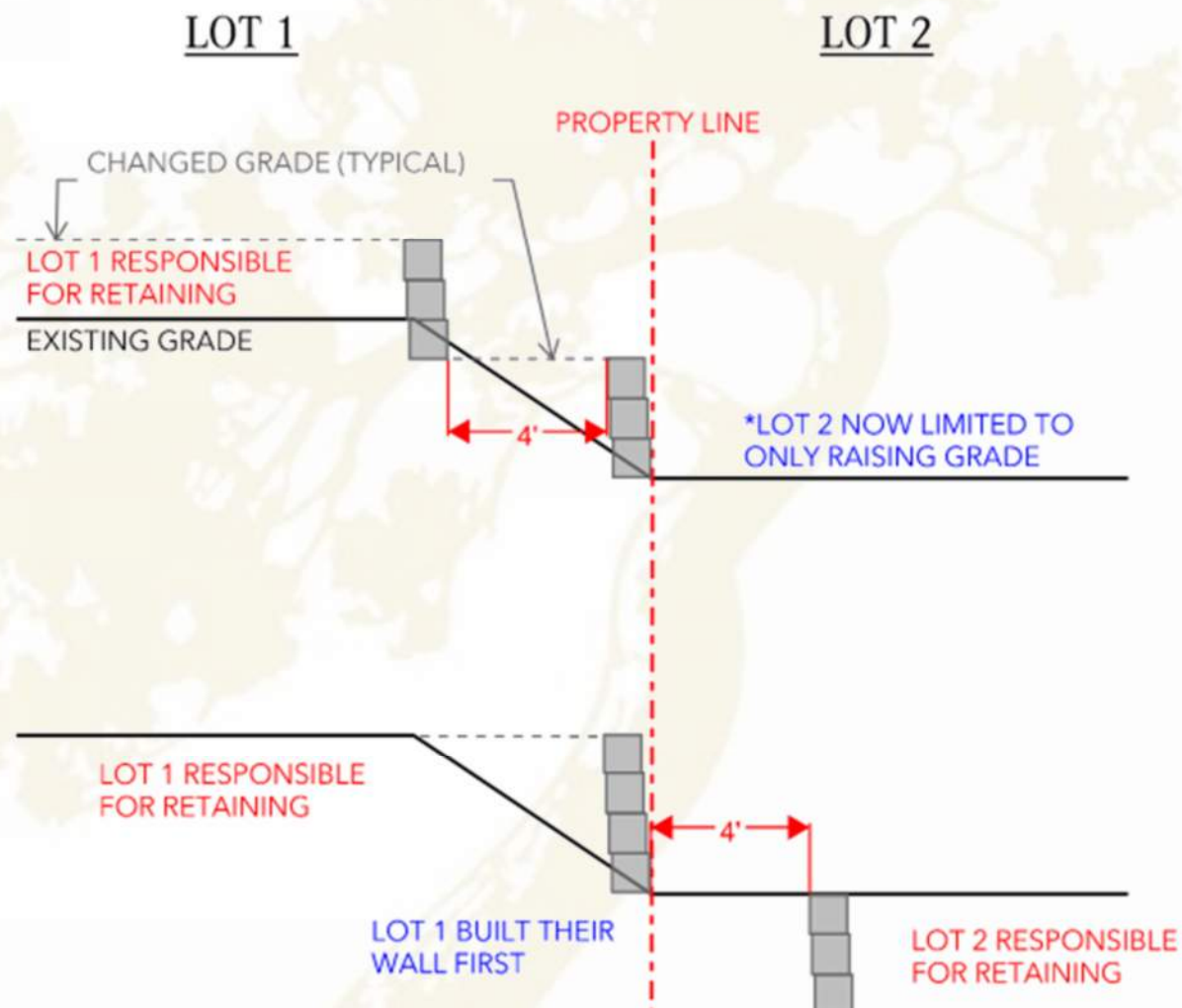
- The property changing grade is responsible for retaining that change





Two -Tiered Walls

- There are some cases where two-tiered retaining walls may be required.
 - When one lot changes their grade
 - When both lots change grade
 - Next to transition lots
- There can only be a maximum of two (2) tiered walls, each a maximum of 4ft. tall, with a 4ft. level horizontal separation between walls (as per City of Kelowna Bylaw).
- Home owners should submit their designs early in the process and include retaining wall locations. If both lots know they are changing grade, or need a two-tiered wall, we encourage neighbourly compromise by building the wall 2 feet off the property line.
- If one lot owner builds a wall along the property line first, the other lot owner will have to offset their wall 4ft.





Two -Tiered Walls continued....

