

## **BARA COVENANT MANAGEMENT COMMITTEE (CMC) ARCHITECTURE GUIDELINES**

**May 2009**

### **General**

Construction in Broadmead was guided by building schemes developed by Broadmead Farms Ltd. The underlying principle of the building schemes was that homes would be custom designed, environmentally sensitive and built under tightly controlled circumstances.

The intent of the restrictive covenants as they apply to architecture is that all improvements and alterations, including principal dwellings, outbuildings, fences and landscaping are to be controlled. The covenants apply to a wide range of architecture issues, including but not limited to:

- 1) renovations to or replacement of building exteriors including roofing;
- 2) alterations or additions to existing buildings;
- 3) exterior colour changes;
- 4) fences or screens; and
- 5) accessory structures such as gazebos and garden sheds.

Careful coordination is required with zoning bylaws, which normally govern siting, height and setbacks. Covenant-related issues will deal primarily with design, materials and colours.

All construction, alterations and improvements must complement the neighbourhood as a whole and conform to the architecture and landscape of adjacent or nearby lots.

### **Application of the Covenants**

The covenants as they apply to architecture include the following general restrictions:

- 1) no application or permit for any improvement or addition should be made to the District of Saanich until plans have been submitted to and approved by the CMC (regardless of the order, approval from both BARA and Saanich is required); and
- 2) commencement of any improvement must begin within one year after the date of receipt of approval by the CMC and be completed within a specified period.

The CMC reviews plans to determine how the proposed changes will blend with the surrounding architecture/landscape and advises the applicant as to whether any revisions to the plans are required. These guidelines form the basis on which such decisions are made.

No formal arrangement exists to coordinate CMC approval on architecture matters and the issuance of a building permit by the District of Saanich. The committee must work closely with Saanich, including a review of building permits issued, on an informal basis to alleviate potential conflicts.

## **Renovations, Alterations or Additions**

The following general guidelines apply:

- 1) Height restrictions. Building grades and levels must not be permitted to disrupt an established streetscape. Height is primarily a zoning bylaw issue and must be coordinated closely with the District of Saanich.
- 2) Privacy. Windows, decks and patios which look out onto adjacent homes may require screens either in the form of architectural detailing or landscaping.
- 3) Exterior themes and styles. Careful consideration must be given to conformity so that home improvements blend with the surrounding architecture and landscape, and do not disrupt established streetscapes. Sharp contrasts in styles, colours and materials must be avoided. The exterior design and finish should complement the existing character the area by using similar building materials and roof lines.

## **Exterior Colours**

The CMC does not maintain a palette of acceptable colours per se. The guiding principle is that the colour should blend with the surrounding architecture, including neighbouring homes, and the natural landscape.

A range of pastel colours is acceptable, with preference in most neighbourhoods given to earth tones, greys, and various shades of brown. All colours should be muted and sharp contrasts avoided.

Samples of acceptable and unacceptable colours are provided at Appendix 1.

## Roofing materials

Under the original Broadmead design standards only cedar shake roofs were permitted. This was amended in 1999, following consultation with community residents, and since that time a number of roofing products have been acceptable.

The core requirement is that the roofs have a muted colour compatible with the surrounding architecture and landscape, and have the general appearance of cedar shingles or shakes.

Homeowners planning to have new roofing installed are required to conform to published Broadmead roofing standards, which are available on the BARA web site and through other sources such as *The Bugle*. If the roofing material does not conform to the published standards specific approval from the CMC is necessary.

Published Broadmead roofing standards permit the use of cedar shingles/shakes or the following materials:

- 1) high quality, fiberglass mat or laminated shingles with a high degree of physical and visual profile with cedar-like colors (brown or grey are preferred);
- 2) light concrete tiles that have the general appearance of shingles or shakes; or
- 3) metal panels that have the general appearance of cedar shingles or shakes (metal roofing constructed of flat panels that do not have the appropriate visual profile are not permitted).

These products can cost as much as cedar but are more durable, so the annualized cost of the roof is less than if cedar were used.

In general, weathered wood colors are preferred. There are other natural wood-like colours that may be appropriate to particular home designs or landscape settings, and these will be open to consideration. A visual profile produced by dark-coloured shadow zones on the shingle and some small colour variations creating an impression of a cedar-like texture from the street are desirable.

The minimum for a high quality, fiberglass mat or laminated shingle is the 30-year warranty shingle with a minimum thickness of 3.2 mm. Three-tab designs or tar and gravel sheets are not acceptable.

The CMC does not recommend products based on any criteria other than the aesthetic appropriateness of the product. It is the homeowner's responsibility to ensure that the selected product conforms to building codes and other required standards and is compatible with the original structural design.

## **Fencing**

In general, fences are not encouraged in Broadmead, as a 'natural look' is generally preferred. However, backyard fences separating properties are usually acceptable. The CMC will assess compatibility and cohesiveness with the surrounding landscape and neighbourhood in reviewing fencing plans.

Fences constructed with solid wood, with wood lattice at the top, are preferred although other materials and designs may be approved on a case-by-case basis. Chain link fences are not normally approved and will be limited to those few circumstances where other options would not be suitable.

All fences and screens must conform to applicable municipal bylaws regarding height and placement.

## **Accessory Structures**

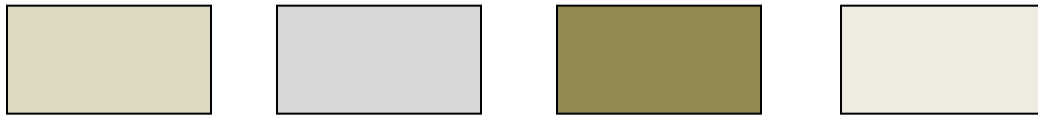
Accessory structures such as gazebos and garden sheds are permissible providing that their design and appearance conforms to the architecture of the main buildings and are compatible with the surrounding landscape.

A Saanich building permit is required for all buildings of more than 10 sq. meters in floor area.

Prefabricated metal sheds commonly sold at hardware suppliers are not acceptable unless they are sited in an approved area screened from external view.

## Appendix 1 – Exterior Colour Samples

### SAMPLES ACCEPTABLE EXTERIOR COLOURS



### SAMPLES UNACCEPTABLE EXTERIOR COLOURS



#### Notes:

- 1) These are samples only and do not represent the complete range of either acceptable or unacceptable colours.
- 2) These computer-generated samples do not precisely depict colour tones, and the colour output will vary among computer displays and printers. The samples are provided only as a general guide to acceptable and unacceptable colours, and each request for an exterior colour change will be considered on its own merit.