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8.6 NEIGHBOURHOOD ATTACHED RESIDENTIAL DEVELOPMENT PERMIT AREA

8.6.1 Boundaries

This development Permit Area, which applies to lands designated as Neighbourhood Attached Residential in Schedule A of this Area Plan, is designated under Sections 919.1 (1)(e) of the Local Government Act, for the establishment of objectives and the provision for the form and character of intensive residential development, to promote water conservation and to promote the reduction of greenhouse gas emissions.

8.6.2 Objectives

- A) To ensure that the form and character of new developments achieves high standards of livability and respects the form, scale and massing of existing adjacent development.
- B) To retain the character and respect the context of the existing neighbourhood while positively integrating with the streetscape.



- B) To ensure that new development respects the existing topography of the site and is sensitive to impacts on neighbouring properties.
- C) To ensure that parking and other servicing functions are accommodated onsite in an attractive manner.
- D) To encourage landscaping and surface materials that improve the streetscape and reduce impervious surfaces, while preserving existing trees, where feasible.
- E) To retain and enhance neighbourhood safety.



8.6.3 Guidelines to Achieve Objectives

A. NEIGHBOURHOOD CHARACTER

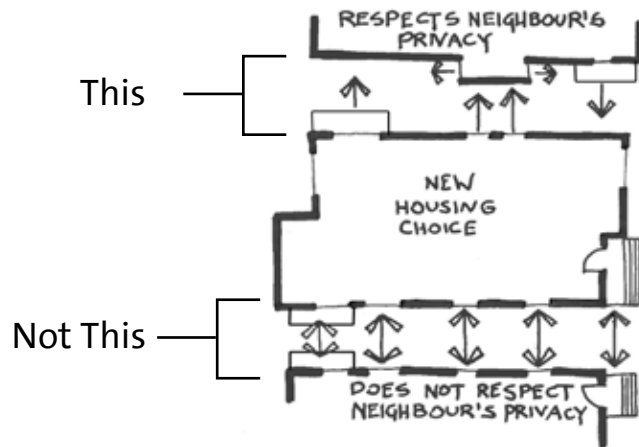
To retain and enhance the character and to respect the context of the neighbourhood, consider the following:

- 1) Design and orient any residential units at the front of the lot to address the street so that it appears as a 'single-family' house with a clearly identifiable front entrance. On a corner or double-fronting site orient the building(s) to both streets.

Clearly identifiable entrances can be provided in a number of different ways



- 2) Encourage new dwellings to minimize overlook and visual intrusion to neighbouring properties and between units within the site.



- 3) Design the roof to minimize the overall building mass, incorporating a sloped roof forms and/or articulation and variation of the eaves.

Second story incorporated into roof to reduce impact

Two-storey element set-back



Single storey section is prominent

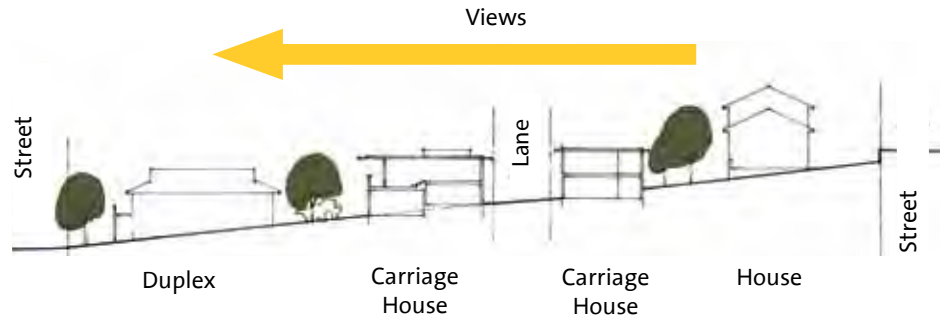
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- 4) Encourage the detailing and materials used on the principal façade to continue around the side elevation to the nearest architectural break or projection or for two meters, which ever is less.
- 5) Ensure that all principal and accessory buildings are designed to the same architectural style. They should reflect similar design elements, including character, cladding materials and colours.
- 6) Encourage the use of high-quality exterior cladding material such as wood, stone or brick, or acceptable alternative, on all street-facing façades.

B. NEIGHBOURHOOD CONTEXT - SLOPE AND VIEWS

To achieve the objective of respecting the neighbourhood context, consider the following:

- 1) Buildings should be stepped on sloping sites to reduce the height and massing of the development and reduce the need for retaining walls wherever possible.



- 2) Design yards to be gently graded wherever possible. Avoid retaining walls and elevated or depressed front yards with entrances well above or well below street level.



Amended January 24, 2011 - Bylaw 4169, 2010
Amended July 27, 2009 - Bylaw 4032, 2009
Original Adoption March 4, 2002



C. PARKING AND SERVICING

To ensure that parking and other utility functions are accommodated on site in an attractive manner, consider the following:

- 1) Accommodate garbage and recycling storage in one, screened location on the site that is accessible to all units and for collection is designed as an integral part of the development.
- 2) Where a functioning lane exists, provide vehicle access for all new units from the lane and locate parking in the rear of the property.
- 3) Where there is no lane, design vehicle access from the street in a way that minimizes the width of the driveway. On a corner site without lane access, design the driveway to access the rear yard from the flanking street.
- 4) When a garage is designed to be incorporated into one of the principal buildings, it should be placed in a position that minimizes its impact on the street-facing elevation(s) and be a subordinate part of the building. If placed at the front of the building, encourage it to be recessed behind the front elevation.
- 5) Design the placement of all utilities, HVAC (heating, ventilation, air conditioning) equipment, meters and other machinery to ensure that they are not visible from the street or that they are appropriately screened.

D. LANDSCAPING

To achieve high-quality landscaping and minimize hard surface treatments, consider the following:

- 1) Design any large expanses of paved surfaces, such as driveways, patios or parking areas, using pervious surface materials.
- 2) Landscape all open spaces with a variety of trees, shrubs, flower beds and/or other acceptable planting materials in a professionally coordinated manner to support good landscaping practice. Native and drought tolerant plants are encouraged.
- 3) Encourage buildings to be sited and designed to retain existing mature trees.

E. SAFETY AND SECURITY

To achieve improved safety and increase the feeling of security in housing choice developments, consider the following:

- 1) Encourage visibility from the rear yard to the lane by using a combination of enclosed and unenclosed parking.
- 2) Provide usable semi-private outdoor space, such as porches, patios and/or balconies.
- 3) Provide windows on the lane façade of a lane-facing dwelling to provide opportunities for visual surveillance.
- 4) Development design should follow Crime Prevention Through Environmental Design (CPTED) standards and practices.