11.10.4 | Guidelines Applicable to Residential Development

11.10.4.1 General Guidelines for all Residential Development

Neighbourliness

32. Building and site architecture should be highly articulated and detailed in rooflines, facades, ground floor, and site elements. Coordinate materials, forms, and design character between buildings and site elements like screens, fences, signage, and lighting to be complementary with adjacent uses.

Relationship to the Street, Public Realm and Pedestrian Orientation

33. Orient buildings and pedestrian entries to face winding, narrow streets.
34. Multi-unit housing developments should be designed to ensure ample open space and pedestrian pathway systems that connect to create continuity in a trail system.
35. Bends or angles in building plan form are encouraged to break up long facades and to form courtyards or plaza spaces between buildings.

Outdoor Space and Amenities

36. Residential units of all housing types are strongly encouraged to have direct access to usable outdoor amenity space. This may include a combination of private and semi-private spaces such as a patio, porch, balcony, deck, or similar feature of sufficient size and dimensions to be usable, attractive and comfortable.
37. Incorporating common outdoor space and amenities, such as children's play areas, shared gardens, or BBQ areas, is encouraged for multi-unit housing.

Landscaping and screening

38. Landscaping should screen off-street parking and service areas and generally enhance the appearance of the development.

39. Native vegetation and drought tolerant species should be incorporated into the landscaping.

40. Pedestrian routes to and from parking areas should be accentuated by landscaping and provide visual relief form large expanses of paving.

41. Refuse storage areas shall be screened and fully enclosed with fencing or landscaping, a minimum of 2 metres in height, or fully concealed within a building. Written confirmation from the waste disposal provider may be required to demonstrate that feasibility of access to the refuse storage area.

42. At the site periphery, provide native wooded buffers, or manicured streetscape, trees, and articulated perimeter screening rather than blank fences or hedges.

Parking, Loading and Access

43. Multi-unit housing developments should be designed to facilitate recycling collection and composting, and include bicycle storage facilities.

44. Under-building parking shall be required for three- to four-storey apartments or seniors housing located within walking distance (300 metres) of established commercial services in the Village Primary Commercial Core, and strongly encouraged for two-storey buildings.

45. District energy or heating systems are encouraged where viable.

Lighting

46. Excluding entrance lighting, exterior building lighting should generally be concealed in soffits of other similar architectural features.

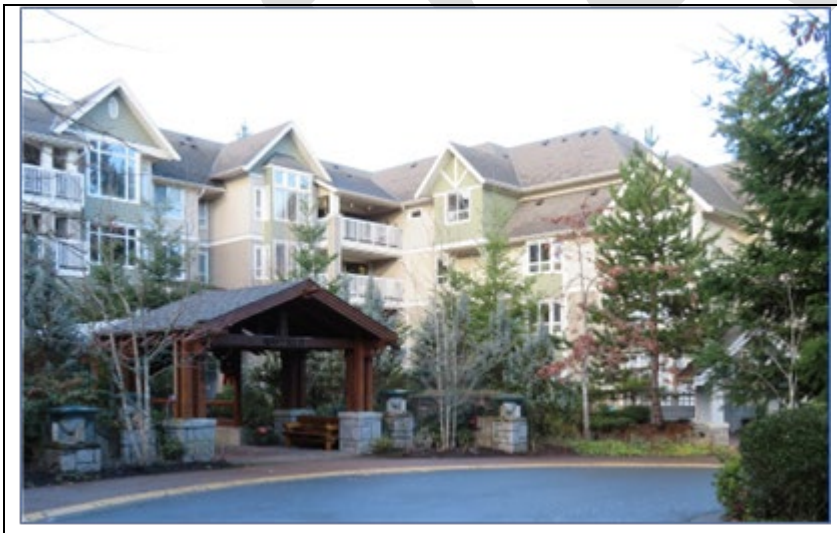
47. Freestanding lamp poles and luminaries should be complementary to those used on adjacent sites or in the surrounding neighbourhood.

48. Luminaries shall generally use a full cut-off louvre design that prevents light spill onto adjacent properties or public spaces.

Provide wooded backdrop and winding narrow streets.

Provide well-designed and detailed streetscape where wooded buffers are not present.

Avoid unarticulated streetscape that turns its back on the street.



Building articulation includes sloped and complex roof lines; steps in building height (e.g., three-storeys to four-storeys); turns in building plan to form courtyards or plazas; articulated facades (many ins and outs) including gables, bay, or box windows, recesses, and balconies; and ground floor articulation coordinated with building design including porches, screens, gates, entrance features, signage, and lighting.

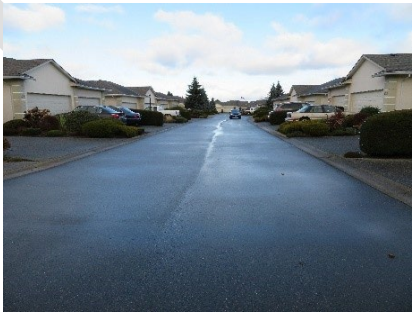
Where buildings include garages, ensure it is the residence and landscape that dominates the streetscape, rather than the garage door.

Avoid large double garage doors, using one (or two separated) single doors.

Orient the garage door perpendicular to the street where possible.

Avoid boxy, unarticulated buildings without varied roof or facades

Avoid wide garage doors and driveways that dominate the area of a parcel that faces the street



Avoid long straight streets, excess pavement, regimented buildings

11.10.4.2 Housing Typology Specific Guidelines

Townhouses and Rowhouses

49. Townhouse forms of development should be sited and oriented with the longer face of the building parallel to the street.

50. Where a townhouse or attached residential development is adjacent to a single-unit residential building, a sensitive transition through height, massing, and setbacks is required.

51. Each unit in a multi-unit residential development should have a clearly identified primary entrance, including lighting and address signs, and private outdoor space.

52. Incorporating low fences and hedges, patios, landscaped front yards, and front porches to define and create an identity for each unit is encouraged.

53. Articulations in facades and roof forms that break up building mass and emphasize individual units is encouraged.

54. Significant changes in elevation between the street level and primary entrances should be avoided. Where a change in elevation is unavoidable, landscaping elements should ensure a gradual transition in elevation without hard edges at the street edge.

55. Vehicle access, parking and circulation should be integrated sensitively so it is not the dominant aspect of the development and integrates play features and other design elements that support flexible uses for driveways and parking areas.

56. Site, orient and design corner town houses with principal façades and individual unit entries facing and accessed from both fronting streets.

57. Sufficient building separation should be provided between buildings on the same site to maximize daylight and minimize shadowing and overlook. Consider increased setbacks on the north side of sites to reduce shadowing impacts on adjacent properties.

58. Consider varying garage and parking orientations to avoid drive aisles dominated entirely by garage doors. A mix of entries, patios, windows and landscape create a more livable and inviting space.

59. Consider lower height and massing of buildings located to the rear of a site, compared to the front, where this would mitigate impacts on neighbouring properties.

60. Buildings which do not front onto the public street should be sited to provide sufficient separation from shared property lines and adjacent development in order to reduce overlook and shading, protect privacy for residents and neighbours, and provide space for landscaping.

61. Dwelling units located in the interior of a site should have rear yard and side yard setbacks sufficient to support landscaping and sensitive transitions to adjacent existing development and open spaces.

Duplexes and Small Apartments (2-4 units)

62. Principle entrances to a residence should be clearly defined using lighting, colour, paved texture, landscaping, and enhanced architectural features, such as porches, patios, canopies, or recessed entryways.
63. Side by side duplexes should be staggered or provide alternative articulation to differentiate units.
64. For stacked duplex units, the staircase to the upper unit should be embedded within the building.
65. Building design including placement of windows, balconies, and doors should ensure visual privacy between residences on the same site and neighbouring properties.
66. Maximize front yard landscaping incorporating shrubs and at least one small to medium canopy tree to soften front entry staircases along with parking areas and access.
67. Shared parking areas for a duplex located on a fronting street should contain a dividing landscape buffer between unit parking stalls. Large common driveway aprons in a front setback should be avoided.
68. Parking areas for small apartments shall be located in the side or rear yard.