

## 8. Development Permit Area Guidelines

Bylaw 8597

### 8.8 Multiple Residential Form and Character

#### Exemptions

8.8.1 A multiple residential form & character development permit is not required for the following development:

Bylaw 8896

- a) subdivision;
- b) temporary buildings and structures in accordance with Section 5 of this Bylaw, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit;
- c) construction of, addition to, or alteration of a building or structure by the City, the federal or provincial governments, or their agents for construction or maintenance of works;
- d) construction of, addition to, or alteration of a building or structure involving only: interior renovation; repair or maintenance; façade improvement to an area less than 20% of the existing façade; an addition to a principal building less than 100 m<sup>2</sup>; and construction of an accessory building; or
- e) replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location.

Bylaw 8256

#### Guidelines

8.8.2 Row housing shall not contain more than 16 units in one building. Smaller clusters that take advantage of views and natural vegetation are preferred. Design should relate to nearby public spaces such as adjacent greenbelts, landscape features, parks and highways.

8.8.3 Row house buildings should not have a continuous façade of more than four units unless setbacks in facades of at least 0.75 m are provided.

8.8.4 Apartments and row housing should be designed with varied and interesting facades, including a variety of rooflines, roof cover over entry points, balconies, and porches.

8.8.5 Dwellings should be designed to maximize year round exposure to the sun, with special consideration given to sun angles during winter. Buildings should be designed to minimize the casting of shadows on nearby dwellings.

8.8.6 Buildings fronting highways should have front doors oriented to the highway and be finished with high quality materials.

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8.8.7 Safety and security should be considered in site design and layout. Design should respond positively to CPTED (Crime Prevention Through Environmental Design) principles of territoriality and defensible space, hierarchy of space, natural surveillance, access control, and image and maintenance as well as addressing the components of movement predictors, entrapment areas, activity generators, crime facilitators, hot spots and crime corridors, areas of conflict, edge effects, and displacement effects.

8.8.8 The form and character of new development should respect the form and character of existing development in the area around the development site.

8.8.9 Roof top mechanical equipment is to be screened.

- 8.8.10 Natural environmental features on the site shall be protected. Emphasis will be placed on retention of native and mature trees. Where disturbed by construction, areas should be rehabilitated to a level acceptable to the City.
- 8.8.11 Dwellings fronting on a highway should have screened outdoor areas to provide privacy to residents.
- 8.8.12 All areas not covered by buildings, structures and parking shall be fully landscaped.
- 8.8.13 Garbage and recycling containers should be effectively screened behind a sight-obscuring fence on a minimum of three sides.
- 8.8.14 Noise attenuation should ensure the livability of the residential development along arterials and highways.
- 8.8.15 Landscaping materials should be chosen to provide colour in the winter. A suggested planting ratio is 60% coniferous and 40% deciduous.
- 8.8.16 In areas that have risk of bears, landscaping should be designed and selected to minimize conflict between bears and people.
- Bylaw 8256 8.8.17 For development with a residential density of 124 dwellings/ha or less, the usable open space shall be provided at a minimum rate of 10.0 m<sup>2</sup> per studio dwelling, 20.0 m<sup>2</sup> per 1 bedroom dwelling, 40.0 m<sup>2</sup> per 2 bedroom dwelling, and 50.0 m<sup>2</sup> per dwelling with 3 or more bedrooms.
- 8.8.18 For development with a residential density of 125 dwellings/ha. or greater, usable open space shall be provided at a minimum of 20% of the site area. A maximum of 25% of the required outdoor recreation space may be provided on the roof of a principle building.
- 8.8.19 Recreation and play areas should be sited away from highways and driveways, with consideration to sunlight exposure.
- 8.8.20 Private outdoor areas should have surveillance opportunity from windows of the adjacent dwelling.
- 8.8.21 Parking should be screened from first floor windows of dwellings.
- 8.8.22 Landscaping strips at least 1.5 m wide, except along lanes, should surround parking.
- 8.8.23 Below grade parking should be well lit and secured.
- 8.8.24 All visitor parking is to be easily accessible to the access points of the corresponding development and/or buildings.
- 8.8.25 In developments that have a reasonable expectation of needing more parking for the disabled than required by Section 7.1.29, additional parking shall be required to suit the circumstances.
- 8.8.26 A snow management plan should be provided for any development of six or more dwellings.
- Bylaw 8256 8.8.27 Lighting for parking areas should generally be at pedestrian level so as to deter vandalism. Area lighting should be designed to minimize glare over adjacent properties, and should not it impact the effectiveness of any traffic safety device.

**Additional Guidelines for Multiple Residential Development in the University Heights Neighbourhood Plan Area**

- 8.8.28 Multiple residential development should include a variety of housing forms. Large concentrations of a single housing form in one location is not supported; integration with the overall neighbourhood is preferred.
- 8.8.29 Transitional development should be used to bridge areas of low density (single detached dwellings and duplexes) and areas of high densities (townhouses, apartments, row housing). This can be achieved through

**Bylaw 8947**

- means such as stepped building heights, or low density, ground-oriented housing located to the periphery of a higher density developments.
- 8.8.30 Two-unit housing is supported where the number of buildings is limited and in a dispersed manner.
- 8.8.31 Two-unit housing is to be designed asymmetrically (i.e. non-mirror images).
- Additional Guidelines for Manufactured Home Parks**
- 8.8.32 In the case of Manufactured Home Parks, all the guidelines above shall apply except those that refer to building character.
- 8.8.33 The design of the overall Manufactured Home Park shall be based on a comprehensive concept that provides: the layout for the manufactured home spaces; internal landscaping and perimeter buffering; identifies the location and screening of parking areas; location and design of recreation areas; internal vehicular roadways; and pedestrian connectivity between all the manufactured home park uses.
- 8.8.34 Consideration of landscaping within the manufactured home space is encouraged.