

## Development Permit Area No. 9 – Multi-family Development

### Application checklist for compliance with design guidelines

Guideline	Not Applicable	Non-Compliant	Partial Compliance	Substantial Compliance
<i>Character of Buildings</i>				
All buildings and structures and additions thereto shall be architecturally coordinated and should be planned in a comprehensive manner giving consideration to efficiency of circulation, relationship between buildings, visual impact and design compatibility with surrounding development.				✓
Planning of all buildings subject to this Development Permit shall be made with due consideration to the relationship between building height, site coverage, yard setbacks, architectural style and landscape character, in relation to surrounding properties, streets and other features..				✓
Buildings shall be designed with wall, roof and ground plane materials that are durable, authentic and of a high quality.				✓
Buildings of two or more storeys in height should express the individuality of units through vertical expression of façades				✓
Main entrances to multi-family residential buildings should be clearly identified in the streetscape. Entrance definition may be achieved by canopies, gateways, landscaping, lighting, or special paving or entry walkways.				✓
Where the development faces the street, regardless of form or density, ground floor units should have individual front doors that access directly and are visible from the street. On elevations visible from the street, large expanses of blank wall should be avoided.				✓

Guideline	Not Applicable	Non-Compliant	Partial Compliance	Substantial Compliance
Ground floor units located at or near grade on streets and public pathways should be raised a minimum of 0.6 metres (2 feet) to aid in the provision of privacy of the dwelling units.		✓ - secured gate entries, landscape screening proposed for privacy		
The presence of garage doors along roadways should be minimized. Where the siting of garage doors along a roadway can not be avoided the garage door should be recessed a minimum of 0.6 metres (2 feet) behind the main building façade. Garage entries should be considered as part of the overall design program and should include some glazing.				✓
<i>Siting and Access</i>				
Buildings should not back onto public roads. Any fencing along public roads must provide for direct pedestrian access to the residential units.				✓
Articulation of the building façades through the use of variable setbacks is required for all front elevations regardless of the form, and all rear and side elevations for attached multi-family development.				✓
Roadways should provide efficient circulation, encourage appropriate speed through physical design, and the pedestrian realm should be clearly defined and acknowledged through the use of alternative materials and enhanced physical design.				✓
Parking is to be accommodated with garages/carports and driveways or discrete parking areas. Where visitor parking or common parking areas are required pursuant to Zoning Bylaw No. 2505, 2011 several small sites rather than a few large sites should be used wherever possible.				✓
Buildings may require articulation to reduce opportunities for households to overlook each other's private areas.				✓
Variation in unit size, design and siting within groupings of units should be provided.			✓ - all same size but only 4 units	

Guideline	Not Applicable	Non-Compliant	Partial Compliance	Substantial Compliance
Public Spaces should be designed to receive sunlight all year.				✓
In order to ensure that a maximum number of units have been provided with good sun exposure all three storey and four storey proposals will be required to provide an analysis of the effects of solar orientation at the following times: Summer solstice: at 8am; noon; and 4pm Equinoxes: at 8am; noon; and 4pm Winter solstice: at 8am; noon; and 4pm. Two storey proposals may be requested to provide this analysis if overshadowing on adjacent land uses is suspected.				✓
<i>Landscaping and Recreation Spaces</i>				
Parking areas visible from the streets and adjacent to residential buildings should be screened by substantial landscaping. Inter-planting of parking areas with trees is required at a minimum spacing of one tree per five parking stalls.				✓
Landscaping beds located next to parking stalls shall be designed to avoid impacts on plant material from the door swing or foot traffic associated with exiting or entering a vehicle, providing a hard surfaced "staging area" of not less than 0.8 metres within the landscape bed and adjacent to the parking stall.				✓
Retention of mature trees for integration into the overall landscaping theme is encouraged.				✓
Native trees and plants should be used for landscaping, where ever possible.				✓
Exterior illumination shall be provided as a means to provide aesthetic accent and to enhance personal safety through natural surveillance in low light conditions. Illumination should be designed to avoid light spill on adjacent properties.	✓			

Guideline	Not Applicable	Non-Compliant	Partial Compliance	Substantial Compliance
Neighbourhood Park recreation space should be available within a ten minute walking distance, or approximately 0.6 kilometres of a development. Development proposals outside of this 10 minute walking distance will need to provide recreation space for pre-school aged children.				✓
The recreation space should be located: in areas where can be overlooked by dwelling units or communal adult activity areas; next to pedestrian routes to facilitate casual supervision; at or near the same level as the home unit; and must: include seating for adults; be protected from vehicle access; and include one play structure. For attached multi-family development, the minimum distance between any area of blacktop or other hard surface meant for vehicle parking or circulation and any project property line where shared parking is not planned, shall be 1.5 metres (5 feet) in order to provide for plant screening on the property lines. Only road or driveway crossings will be permitted to interrupt this setback.	✓			
No front property line fencing along Harris Road will be permitted.	✓			
Individual residential unit driveway access will not be permitted off Harris Road. Only common driveway access to projects comprising of at least 12 units will be permitted.	✓			
Direct vehicle access should be encouraged to one side of the residential unit only. Where additional vehicle access is provided to the rear side of any townhouse unit, such access should be no closer that 6 metres (20 feet) to any building face or closer than 3 metres (10 feet) to any privacy area or patio.				✓
All applications should include an inventory of existing trees on the site that includes type, location, approximate caliper and heights.				✓
A tree/landscape screen is to be provided along the railway.	✓			