

## 8. Development Permit Area Guidelines

### 8.7 Intensive Residential

#### Exemptions

- 8.7.1 An intensive residential development permit is not required for the following development:
- subdivision;
  - temporary buildings and structures in accordance with Section 5 of this Bylaw, construction trailers, temporary hoarding or scaffolding, and buildings and structures permitted by a Temporary Use Permit;
  - addition to or alteration of a building or structure;
  - construction of an accessory building; or
  - 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.

#### Guidelines

##### Building Character and Design

- 8.7.2 Front doors are encouraged to be placed to one side of the front façade with clear visibility from the street and direct access from the public sidewalk.
- 8.7.3 Outdoor living space should be created through features such as verandas, porches, balconies.
- 8.7.4 Private outdoor spaces should be accommodated on-site that has direct connection to the dwelling.
- 8.7.5 Verandas should:
- Not be token or indented on the front façade;
  - Display ornamentation that is consistent with the style of the remainder of the structure to create a unified design; and
  - Be open other than a parapet wall or balustrade, although temporary storm windows or screens are permitted for seasonal use.
- 8.7.6 The following building features are encouraged:
- Verandas;
  - Dormers;
  - Gables;
  - Varied roof designs (pitched roofs, turrets and towers);
  - Window types (picture, bay, eyebrow, oxeve);
  - Columns; and
  - Garage doors.
- 8.7.7 Where visible from the highway, the treatment of the front façade should wrap around the sides of the dwelling.
- 8.7.8 Dwellings on corner lots should apply an equal quality of treatment to each façade fronting the highway.
- 8.7.9 The massing of the second storey should be softened and proportionally smaller than the first storey by incorporating character elements such as dormers, eaves brackets, varied rooflines, gables, hip and dormers.
- 8.7.10 Skylights and similar features should be utilized to maximize interior sunlight.

8.7.11 Locate windows to maximize light penetration to the house interior while mitigating overlook into adjacent residential uses.

Exterior Materials

8.7.12 Building materials and colours should have high quality architectural design and detailing (i.e. vinyl siding would only be permitted if finished with wood or other high quality detailing).

8.7.13 The following exterior materials are recommended for use:

- a) Natural or Engineered Wood;
- b) Brick or Brick Veneer;
- c) Natural Stone or Stone Veneer;
- d) Manufactured Stone Veneer;
- e) Fiber-Cement Siding;
- f) Wood Shakes or Engineered Wood Shakes;
- g) Engineered Wood Trim;
- h) Shingles;
- i) Thin weather board, or product with a similar finish;
- j) Aluminum Composite (ACM) Panels;
- k) Extruded aluminum wood grain siding and soffit (i.e. Long Board or AL13 v-line); and
- l) Premium Grade Vinyl, if substantially accented with materials identified in a) to k).

8.7.14 Vinyl siding and rough stucco are discouraged for use as exterior materials. Rough stucco and vinyl siding should only be used as an accent or partial finish occupying a maximum of 15% of the total façade area on any exterior wall.

8.7.15 The appearance of building materials should be true to their nature and should not mimic materials (i.e. shingles that resemble bricks, etc.).

8.7.16 Exterior materials should offer texture to the building façade to avoid monotonous surfaces

8.7.17 A combination of both materials and colours should be used to emphasize prominent features, such as window trim, soffits and gables.

Parking and Access

8.7.18 Pedestrian access for all areas of the site should be designed to accommodate varied mobility.

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8.7.19 Access for vehicles should be provided from the rear lane. Access from the fronting street may be considered on lots wider than 9.0 m if the garage door or carport is setback from the main building façade and has a width that is less than 50% of the building façade. Access considerations are subject to review and approval by the Authorized person.

Neighbourhood Context

8.7.20 Dwellings should respect and compliment the surrounding streetscape, including roof design, elevation of entryway, exterior materials, building massing, and the proportion, size arrangement and detailing of windows.

8.7.21 Similar dwelling types should be limited to six adjacent properties, and provide variations in the character and design of the proposed housing. The repetition of the same architectural appearance, building form and elevations should be avoided.

### Landscaping and Screening

- 8.7.22 Landscaping should:
- a) Delineate the line between private property and public boulevard;
  - b) Provide a buffer between residential and non-residential land uses;
  - c) Create interesting views and focal points into and out of the site;
  - d) Focus on retaining healthy mature trees where possible; and
  - e) Retain existing significant vegetation through flexible and innovative design.

- 8.7.23 Fencing should:
- a) Provide definition between property lines; and
  - b) Not be fully opaque along the front property line (e.g. picket fences are encouraged).

### **Additional Guidelines for Secondary Dwellings**

- 8.7.24 Consider roof designs and features that complement the character of the principal dwelling, including pitched roofs, turrets and towers.

### Exterior Materials

- 8.7.25 Secondary Dwellings should use exterior materials, colours and design to complement, but not replicate, the character of the principal dwelling.

### Site Design

- 8.7.26 Secondary Dwellings should be incidental to the size and massing of the principal dwelling.
- 8.7.27 Secondary Dwellings design features should:
- a) Respect the height and setback of neighboring properties;
  - b) Recognize the unique character of the neighbourhood; and
  - c) Consider privacy through building orientation and screening.

### Site Accessibility

- 8.7.28 New entrances to the secondary dwelling must be easily accessible and, where possible, should be visible from the primary street frontage.
- 8.7.29 It is recommended that there is a lighted path to the Secondary Dwelling from the primary street frontage. Affects of light spillage should be considered for adjacent residential uses.
- 8.7.30 Secondary Dwellings should have an individual address or a unit identity number clearly visible from the street and be illuminated at night.