

# Multi-Family

## Development Permit Guidelines

### Form, Character & Performance

**Sustainable OCP Bylaw 3475, 2012**

*This handout is for general guidance purposes only. It does not replace any bylaws or other legislation. For complete details please refer to the Official Community Plan Bylaw 3475, 2012, Part V: Development Permit Areas.*

**As part of your Development Permit application you will need to consider the following:**

- **General Multi-Family, Commercial and Industrial Form, Character & Performance Development Permit Guidelines**
- **Specific Development Permit Area Guidelines**
- **For complete explanation of this section please refer to Chapter 17, Sustainable OCP Bylaw 3475, 2012.**

#### Multi-Family Development Permit Guidelines

#### ADDITIONAL ARCHITECTURAL GUIDELINES

- a) Build semi-private or private amenity spaces such as porches or stoops at the front entrance for all ground and street-oriented housing; apartments, attached housing and detached housing.

#### ADDITIONAL SITING, MASSING & ORIENTATION GUIDELINES

- a) Cluster development on the site such that there are varying numbers of units per townhouse block where townhouse blocks form three or more attached units.
- b) Ensure articulation of building faces with features such as balconies, porticoes, bay windows, and changes in setback at upper storeys.
- c) For small lot buildings, ensure designs achieve harmony among single-family homes in a neighbourhood by providing:
  - A balance of visual continuity with distinctive elements.
  - Enhanced visual interest, without juxtaposition in any one unit of more than one design theme.
- d) Ensure a minimum area of private outdoor space per unit which is not less than 3 metres in width and not less than 10 m<sup>2</sup> in area. Notwithstanding this guideline, not less than 5% of a lot, in a ground-oriented development, shall be developed as useable open space.



- e) All dwelling units should be designed to maximize privacy, day lighting, ventilation, security and safety.
- f) New housing projects are encouraged to provide adequate indoor or outdoor common amenity areas and/or facilities targeted to the intended occupants, including play areas, meeting rooms, storage facilities, etc.
- g) Single aspect dwellings (dwelling units with exterior access on one side only) will face a good view, good sun, or ideally both, and are more suitable in developments with wide lot frontage and internal floor plans that allow adequate penetration of daylight.
- h) Corner and dual aspect units (units with exterior access on two sides) are strongly encouraged to facilitate maximum daylight access and natural ventilation.

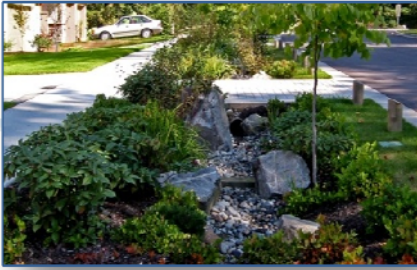
#### **Additional Circulation, Access & Parking Guidelines**

- a) Where ever possible, create rear access for vehicles and leave front access for pedestrians only.
- b) Ensure that on-site roadways provide safe and convenient access for emergency vehicles, moving vans and service vehicles.
- c) Garage and ancillary units accessed via rear lanes, alley ways or mews are encouraged.
- d) Shared or side-by-side driveways are encouraged.
- e) Where possible, use high quality, permeable paving materials, or wheel strips for driveways on the site.

#### **ADDITIONAL LANDSCAPING GUIDELINES**

- a) Landscaping should be provided to improve the general aesthetic character of development projects, and that maximizes privacy for residential units. Use of naturescape principles in landscape plans is encouraged. All landscaping shall be completed prior to the issuance of final approval of building permits, except where adequate security is offered in-lieu by applicants due to seasonal considerations.
- b) Exterior private-use areas should be screened from common-use areas, adjacent dwellings, pedestrian circulation, vehicular access or parking areas.

***Please contact Land Use Services Department staff for further discussion.***



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## Form, Character & Performance

# CHECK LIST

Sustainable OCP Bylaw 3475, 2012

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**As part of your Development Permit application you will need to consider the following:**

- **General Multi-Family, Commercial and Industrial Form, Character & Performance Development Permit Guidelines**
- **Specific Development Permit Area Guidelines**
- **For complete explanation of this section please refer to Chapter 17, Sustainable OCP Bylaw 3475, 2012.**

### Multi-Family Development Permit Guidelines

	Comply	Does not Comply
<b>Architectural</b>		
1) Build semi-private or private amenity spaces such as porches or stoops at the front entrance for all ground and street-oriented housing; apartments, attached housing and detached housing.		
<b>Siting, Massing &amp; Orientation Guidelines</b>		
a) Cluster development on the site such that there are varying numbers of units per townhouse block where townhouse blocks form three or more attached units.		
b) Ensure articulation of building faces with features such as balconies, porticoes, bay windows, and changes in setback at upper storeys.		



	Comply	Does not Comply
<p>c) For small lot buildings, ensure designs achieve harmony among single-family homes in a neighbourhood by providing:</p> <ul style="list-style-type: none"> <li>• A balance of visual continuity with distinctive elements.</li> <li>• Enhanced visual interest, without juxtaposition in any one unit of more than one design theme.</li> </ul>		
<p>d) Ensure a minimum area of private outdoor space per unit which is not less than 3 metres in width and not less than 10 m<sup>2</sup> in area. Notwithstanding this guideline, not less than 5% of a lot, in a ground-oriented development, shall be developed as useable open space.</p>		
<p>e) All dwelling units should be designed to maximize privacy, day lighting, ventilation, security and safety.</p>		
<p>f) New housing projects are encouraged to provide adequate indoor or outdoor common amenity areas and/or facilities targeted to the intended occupants, including play areas, meeting rooms, storage facilities, etc.</p>		
<p>g) Single aspect dwellings (dwelling units with exterior access on one side only) will face a good view, good sun, or ideally both, and are more suitable in developments with wide lot frontage and internal floor plans that allow adequate penetration of daylight.</p>		
<p>h) Corner and dual aspect units (units with exterior access on two sides) are strongly encouraged to facilitate maximum daylight access and natural ventilation.</p>		
<b>Circulation, Access &amp; Parking Guidelines</b>		
<p>a) Where ever possible, create rear access for vehicles and leave front access for pedestrians only.</p>		



	Comply	Does not Comply
b) Ensure that on-site roadways provide safe and convenient access for emergency vehicles, moving vans and service vehicles.		
c) Garage and ancillary units accessed via rear lanes, alley ways or mews are encouraged.		
d) Shared or side-by-side driveways are encouraged		
e) Where possible, use high quality, permeable paving materials, or wheel strips for driveways on the site		
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b) Exterior private-use areas should be screened from common-use areas, adjacent dwellings, pedestrian circulation, vehicular access or parking areas.		