



# Central Saanich

## Infill Housing Design Guidelines



## **11.10 Intensive Residential Development Permit Area**

### **11.10.1 Designation**

Pursuant to Sections 488 of the Local Government Act, all lands contained within the Urban Settlement Area as identified on Schedule A are designated as an Intensive Residential Development Permit Area for the following purposes:

- a) 488 (a) Protection of the natural environment, its ecosystems and biological diversity,
- b) 488 (e) Form and character intensive residential development,
- c) 488 (h) Objectives to promote energy conservation,
- d) 488 (i) Objectives to promote water conservation, and
- e) 488 (j) Objectives to promote the reduction of greenhouse gas emissions.

### **11.10.2 Purpose and Applicability**

The purpose of the Intensive Residential Development Permit Area and associated guidelines is to encourage high quality design and sensitive integration of residential development occurring within neighbourhoods.

Prior to undertaking any land alterations, construction of or alterations to a building or structure, or the subdivision of land, the following types of development within the Urban Settlement Area shall require an Intensive Residential Development Permit, unless otherwise exempt:

- a) Subdivisions creating any panhandle,
- b) Subdivisions creating small lots 500 m<sup>2</sup> or less in area, or narrow lots with a lot frontage of 15 m or less, as measured at the front property line,
- c) Development or redevelopment of existing small lots 500 m<sup>2</sup> or less in area,
- d) Development or redevelopment of existing lots with lot frontage of 15 m or less, as measured at the front property line,
- e) Development or redevelopment of existing panhandle lots,
- f) Construction of or alterations to detached accessory dwellings,
- g) Construction of or alterations to duplexes,
- h) Development of a pocket neighbourhood (small homes clustered around shared amenities), or
- i) Construction of small scale multi-family developments containing up to 8 dwelling units (townhouse or apartment).

### **11.10.3 Justification**

The District has adopted policies that encourage new residential growth to occur as infill and densification within the Urban Settlement Area in order to providing housing opportunities to meet future growth demands, protect agricultural and rural lands, and to ensure maximum efficiency of municipal infrastructure. As much of new development is occurring in the form of infill development within existing neighbourhoods, these guidelines are intended to shape infill housing so that it is compatible with the surrounding neighbourhood and to encourage high quality design and innovation.

These guidelines are intended to build onto the OCP Fundamental Principles (section 1.2), particularly to: Maintain Rural Character; Provide a Range of Housing Opportunities; Create Walkable Neighbourhoods; Address the Causes and Impacts of Climate Change; Protect and Enhance the Environment, Biodiversity and Natural Ecosystems; and to Protect Water Quantity and Quality.

In addition to those noted above, the guidelines are built on the additional Fundamental Principles for infill development:

- a) **Be a Good Neighbour:** new developments should contribute positively to the community and be sensitive to the surrounding neighbourhood by incorporating design considerations that minimize shadowing and privacy impacts, provide adequate on-site parking, and respect the neighbourhood character and pattern of development.
- b) **Increase Housing Diversity:** infill developments are an opportunity to provide a wider range of housing types to suit a broader range of household needs throughout the community. In addition to housing choice, infill developments provide a unique opportunity to encourage housing that supports: residents wishing to downsize while remaining within the community, multi-generational living to improve family support options, and housing design that address unique physical needs and accessibility challenges.
- c) **Develop Great Neighbourhood Streets:** new developments should contribute to improving the public realm by improving the sidewalk network and connectivity in the neighbourhoods, considering the impact of driveways and parked cars on the streetscape, retaining healthy trees, and finding opportunities to provide new landscaping.
- d) **Foster High Quality Design:** high quality design enables change and growth in a positive way. Site and building design for new developments should incorporate high quality architectural detailing and landscape treatments that result in a high level of livability, enhances the relationship between public and private spaces, and fosters vibrant, human-scale neighbourhoods accessible to all residents.
- e) **Incorporate Sustainability:** new developments should respond to increasing expectations to address climate change through adaptation and mitigation measures. Climate action measures should focus on reducing carbon emissions through energy efficient design and technologies, providing electric outlets for electric vehicles and ebikes, providing secure and convenient bike storage, encouraging alternative transportation options, and protecting and enhancing the urban forest.

#### 11.10.4 Development Permit Exemptions

The following types of development are exempt from requiring a development permit pursuant to this section. Despite these exemptions, owners must meet any other applicable local, provincial or federal requirements, including other applicable development permit areas (eg. Marine Shoreline):

- a) Residential development located outside of the Urban Settlement Area.
- b) The construction of residential dwellings on lots greater than 500 m<sup>2</sup> in area and with a lot frontage greater than 15 m, as measured at the front property line.
- c) The redevelopment of an existing lot with a frontage of less than 15 m where that lot is located on a cul-de-sac or no-through road.
- d) The addition of a secondary suite within an existing home.
- e) The demolition of existing buildings or structures.
- f) Internal alterations to an existing building.
- g) External alterations to an existing building or site that are so minor in nature they are considered inconsequential to the form and character of the development, or are considered below the scope or objectives of the applicable guidelines.
- h) The placement of impermanent structures, such as benches, lawn furniture and landscaping ornaments.
- i) The construction of an accessory structure less than 10 m<sup>2</sup> in area, subject to it being sited in accordance with required setbacks and no trees are impacted.
- j) The placement of tent structures or temporary storage containers for the purpose of storing materials, goods, vehicles, or other belongings is exempt, provided that:
  - The structure complies with setbacks,

- The structure does not remain in place for more than 14 days,
  - The structure does not occupy a required parking space,
  - The structure is not placed within the root zone of a protected tree.
- k) The construction and maintenance of fencing, landscaping and garden areas.
- l) The alteration of landscaping in the rear or side yards, excluding the removal of trees and increasing the amount of impervious surfacing.

### 11.10.5 Guidelines

Developments requiring a permit under this section must address both the General Infill guidelines in section 11.10.6, as well as, those guidelines in subsequent sections specific to the housing typology noted below:

- a) General Infill Guidelines
- b) Detached Accessory Dwellings (cottages, carriage houses or tiny homes)
- c) Small Lots (lots 500m<sup>2</sup> in area or less, or with a lot frontage of 15 m or less)
- d) Panhandle Lots
- e) Pocket Neighbourhoods (small homes clustered around shared amenities)
- f) Duplex and Small Scale Multi-family (buildings that present like a single family home)
- g) Townhouse or Attached Residential (up to 8 units)

Note: these guidelines promote innovation and design excellence and not a specific architectural "style".

All graphics in this document are provided for illustrative purposes only to reflect the guideline objectives.

### 11.10.6 General Infill Guidelines

The nature of infill housing requires an awareness and respect for the existing neighbourhood context to reduce the impact of new development and increase neighbourhood acceptance. Neighbourhood context should consider both immediately adjacent properties, as well as, the broader neighbourhood at the block level. Each site will have its own challenges and require unique, innovative design solutions that are sensitive to the site context and to mitigate potential impacts to neighbours.

#### 11.10.6.1 Form and Character

Site and Neighbourhood Context

- a) New developments should be designed to integrate with the existing neighbourhood with respect to building height, massing, and prevalent roof forms. To prevent new buildings from being disruptive to the neighbourhood, reduced floor areas may be needed to achieve a building mass more appropriate as an infill development.
- b) Established neighbourhood patterns of development should be considered. Sensitive and



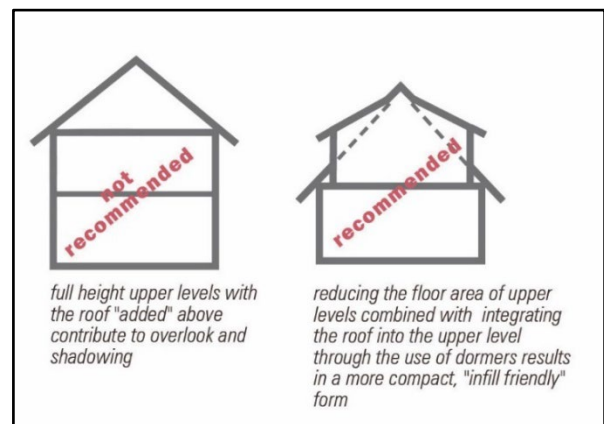
gradual changes to neighbourhood character are expected as infill development occurs over time, however they should integrate into rather than overwhelm the neighbourhood. Sudden or

abrupt changes to building patterns and massing should be avoided.

- c) Reduced front yard building setbacks may be considered when they include a well-designed front yard that is focused on people, includes high quality landscaping, is not dominated by vehicle parking, and is not overly disruptive to the streetscape pattern.
- d) Building and site profiles should follow the natural topography as much as possible, and maintaining existing grades at property lines is strongly encouraged. Where retaining walls are required, their height should be minimized by terracing and placement of large retaining walls along property lines should be avoided.

#### Architecture and Site Design

- e) Building elevations adjacent to streets should incorporate varied architectural elements and articulations to provide interest, such as including a mix of exterior materials, window trim, porches, bay windows, and high quality textured cladding materials. Incorporating natural building materials, such as stone, timber, and natural wood elements into the exterior materials is encouraged. Exterior materials should be durable and long-lasting materials to extend the project's lifespan. Large areas of vinyl siding or stucco are discouraged.
- f) Pedestrian entrances should be emphasized as the principal entry with garage entries receded behind the front building face, or oriented toward a side yard where feasible. A primary building entrance should include weather protection and be clearly visible and directly accessible by a pedestrian walkway providing direct access from the street. On corner sites, a secondary entrance on the flanking street is encouraged.
- g) Exterior materials and building treatments used to enhance front building facades should similarly be applied to side walls on corner lots; with mid-block properties these treatments should be extended around the corners where side walls are visible from the street. Blank walls should be avoided, including side or rear elevations that would be visible from adjacent streets.
- h) Where two storey dwellings are proposed, integrating the second storey into the roof form is encouraged. Roof decks designed for active living should be avoided, except where they are demonstrated to have minimal impact to neighbours through careful placement and design.
- i) Downcast pedestrian-scale lighting that does not spill over into neighbouring properties should be provided along walkways and near primary and secondary building entrances.
- j) Colour schemes incorporating natural tones with accent colours compatible with the neighbourhood are encouraged. Vibrant colours should be limited to accent features or used cautiously in small amounts.





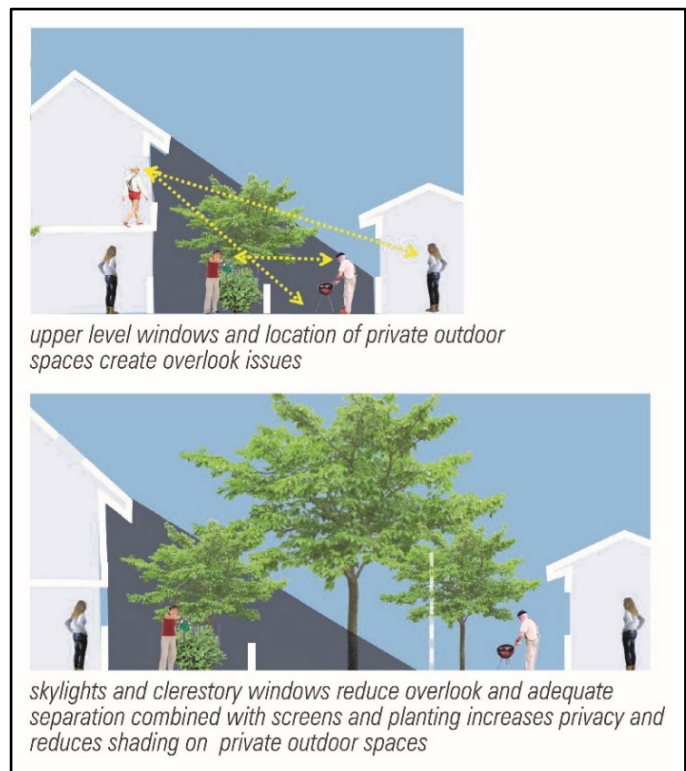
- k) The siting of above ground utilities, mechanical equipment, and service areas, including waste and recycling or storage areas, should be to the side or rear of buildings whenever possible. Separated service areas should be screened from public view with high quality, durable materials. Noise producing mechanical equipment should be located a minimum of 3 m from property lines to avoid disturbance to neighbouring properties, with consideration of acoustic screening.
- l) Site and building design should incorporate Crime Prevention Through Environmental Design (CPTED) principles and Accessible Design standards to ensure new developments provide safe housing suitable for a wide range of ages and abilities.
- m) For properties that include buildings of heritage value (eg: listed in the Heritage Inventory or having Heritage Designation), or are in close proximity to a heritage property, designs that facilitate heritage conservation are encouraged and designs should be complementary to the heritage features.
- n) For properties within the Moodyville Area, new development should maintain architectural themes, mass, height and scale which are in harmony with the history and quality of the area.

#### 11.10.6.2 Overlook and Privacy

Overlook is the ability to see directly into neighbouring indoor and outdoor spaces, while privacy is the ability to control visual and physical access. Overlook and privacy are important issues to consider with infill housing where indoor and outdoor living spaces are closer together.

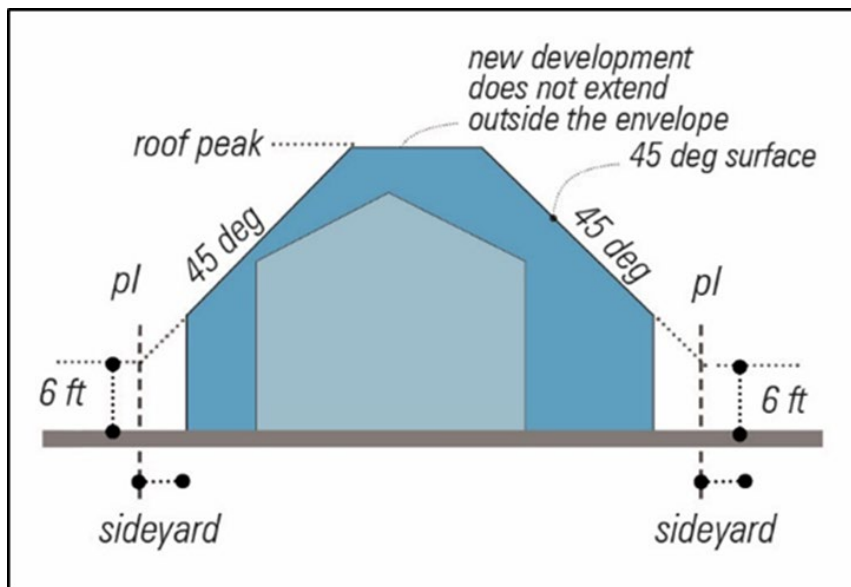
Strategies to reduce overlook and increase privacy are expected to be integrated into all infill typologies.

- a) Providing adequate setbacks and building separations, stepping back of upper storeys, and locating balconies or decks to avoid overlook and impacting privacy should be considered.
- b) Existing vegetation that provides effective screening should be retained and enhanced whenever possible.
- c) Window placement and orientation should be designed to avoid overlook and impacting privacy. Consideration of skylights, clerestory/piano windows, floor level windows and obscure glazing is encouraged. Window openings on side walls should be planned to avoid aligning with windows of adjacent homes.
- d) Upper level decks, balconies, and exterior stairs should be oriented to avoid overlook and incorporate privacy screening.
- e) The use of screens, fences, trees and landscape treatments should be utilized to optimize private open space.



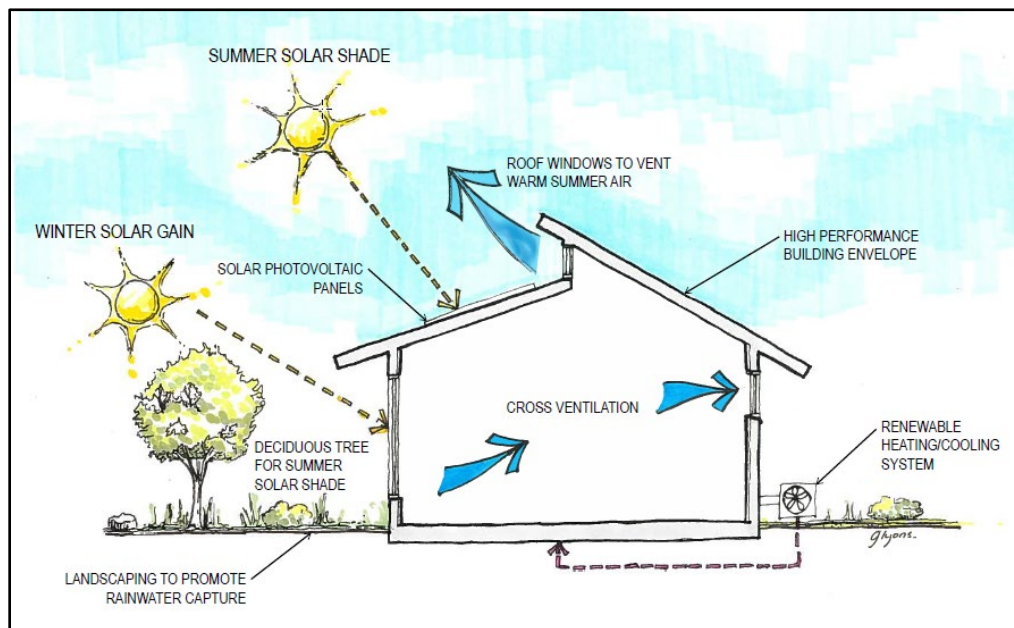
### 11.10.6.3 Shadowing and Daylight

- a) New developments within existing neighbourhoods require design strategies to avoid shading and/or reducing daylight on neighbours. Providing shadow studies and solar path analysis for proposed buildings is recommended to determine potential impacts.
- b) The height and location of infill dwellings should minimize shading and overlook onto adjacent private outdoor spaces.
- c) Adequate separation between buildings designed to optimize sun penetration are key strategies. Buildings should remain within a vertical building envelope created by extending up 1.8 m (~ 6ft) at the side property lines, sloping inward at 45 degree and extending up to the maximum roof peak height.



#### 11.10.6.4 Climate Action and Sustainability

- a) New developments should focus on Low Impact Development (LID)<sup>1</sup> landscape design to reduce the volume of stormwater directed into the municipal system and amount of pollutants entering the watershed by increasing permeability and opportunities for stormwater retention and infiltration.
- b) The amount of impervious surfacing should be minimized and sustainable storm water practices that reduce the speed of run-off, keep storm water clean, and allow for gradual infiltration into the ground are encouraged.
- c) New developments should exceed the minimum requirements of the BC Building Code with respect to energy efficiency. Certification through third-party environmental performance standards is encouraged, such as Passive House, Built Green, or LEED.
- d) Passive solar design to allow solar gain in the winter and shading in the summer are highly encouraged, including the placement of deciduous trees on the south and west sides of the building and having deep south-facing roof overhangs.



<sup>1</sup> Low Impact Development, also known as green infrastructure, is a method of managing stormwater as close to the source as possible by mimicking the natural water cycle. The focus is on capturing and storing rain where it falls, filtering it through the soil, and /or recharging groundwater, or more simply, to slow it down, keep it clean and soak it up.



- e) New developments should include an electric outlet suitable for electric vehicle charging<sup>2</sup> for each unit, and provide secure, convenient bike storage areas with electric outlets for ebike charging.



- f) Sites should be designed to retain and enhance street trees. Street trees are particularly important as they provide a buffer between pedestrians and traffic, absorb and infiltrate rainwater runoff, thereby protecting the watershed, and provide wildlife habitat. Trees also play a role in climate action by sequestering carbon, buffering storm events, and providing shade and reducing the urban heat island effect.
- g) The use of green technologies is encouraged, including incorporating roof top solar panels into the roof design. Constructing new dwellings as Solar Ready<sup>3</sup> for the future installation solar systems is encouraged.
- h) Measures to retain mature trees and find opportunities for additional planting for larger tree species are strongly encouraged.



*street trees  
are the  
neighbourhood's  
lungs, removing  
"tons" of carbon  
dioxide from the  
atmosphere*

*shade from  
street trees  
reduces the  
heat island  
effect*

- i) Recognizing the embedded energy in existing buildings, where a development site contains existing dwellings or structures that have not reached the end of their life expectancy, consideration should be given to retaining them on-site, or options to relocate them off-site or have their materials be salvaged and repurposed are encouraged.

<sup>2</sup> Electric Vehicle charging outlets shall be constructed with a dedicated 240-Volt line, capable of 50 Amps, have a NEMA (6-50) socket, and be located to serve a vehicle parked inside or outside of the garage where applicable.

<sup>3</sup> Solar Ready is a number of design considerations and modifications incorporated at the time of construction that enable significant cost savings for future homeowners to install solar systems (photovoltaic or hot water systems).

#### 11.10.6.5 Landscape Design

Mature trees and landscaping is one of the defining characteristics of Central Saanich neighbourhoods. Incorporating a balance of hard and soft landscape elements is encouraged to optimize year round use of outdoor spaces, provide wildlife habitat, manage rainwater and ensure new development provides ongoing opportunities to maintain a healthy urban forest.

- a) New developments should strive to improve landscaping that enhances the public realm and pedestrian friendly elements that define a street edge are encouraged, such as low fences, gates, hedges and other landscaping.
- b) New development should strive to increase the number of trees on a site. Site and building design should strive to retain healthy, mature trees and significant vegetation whenever possible. Where tree removal is required, they should be replaced on-site whenever possible.
- c) Planting and landscape elements, such as screens, should be utilized to define and create private outdoor spaces. A minimum of 15 m<sup>2</sup> (160 ft<sup>2</sup>) of private outdoor space for each dwelling unit is recommended.
- d) Landscaping plans should minimize the amount of impervious surfacing and incorporate drought resistant and climate adaptive plants to reduce the need for irrigation.



Landscaping plans should ensure that there is adequate soil volumes, conflict with underground infrastructure is avoided, and selecting the right tree species for the right place.

- e) Property line and privacy fencing should be considered as part of the landscaping plan. Consultation with neighbouring residents should occur to ensure they support any proposed fencing that would have an impact.
- f) Incorporating vegetable garden beds and edible landscaping as part of landscape design is encouraged.





#### 11.10.6.6 Streetscape and Parking

One of the challenges with infill development is accommodating a gradual increase in traffic, parking, bikes and pedestrians on the streets. Street trees and boulevard landscaping provide a buffer between pedestrians and traffic, as well as create an interesting pedestrian environment.

Strategies to support the development of walkable streets, including opportunities for landscaping and trees along public streets and on private property, and to reduce the visual impact of parked cars.

- a) New developments should minimize the number and widths of driveways to reduce impact on the pedestrian environment.



- b) Vehicle access and parking should not dominate the site, shared driveways and parking areas with integrated landscaping are strongly encouraged.
- c) Parking pads, carports, or pergolas with landscaping rather than garages are encouraged to optimize open space, reduce building mass, and reduce shade and shadowing.
- d) Garage doors visible from the street should include glazing, design features, and materials/colours to soften the impact of garage doors oriented toward the street.
- e) A sensitive reduction in front setbacks can be supported as a strategy to provide a more engaging streetscape, improve community safety by having more 'eyes on the street', and to allow for a sensitive transition from a suburban pattern of development to more urban.
- f) Front yards should be designed for active living and incorporating front porches or verandas is encouraged.
- g) Where garages are proposed, single car garages are preferred. Garage entries should be receded behind the front building face and incorporate architectural detailing to avoid an auto-centric streetscape. Where variances to front yard setbacks are supported for the building, a minimum setback of 6 m for garages should be maintained to allow for one outdoor parking space without encroaching into the public right-of-way.
- h) Driveways on corner lots should be sited as far away from the intersection as possible.



## GUIDELINES FOR SPECIFIC BUILDING TYPOLOGIES

### 11.10.7 Detached Accessory Dwellings

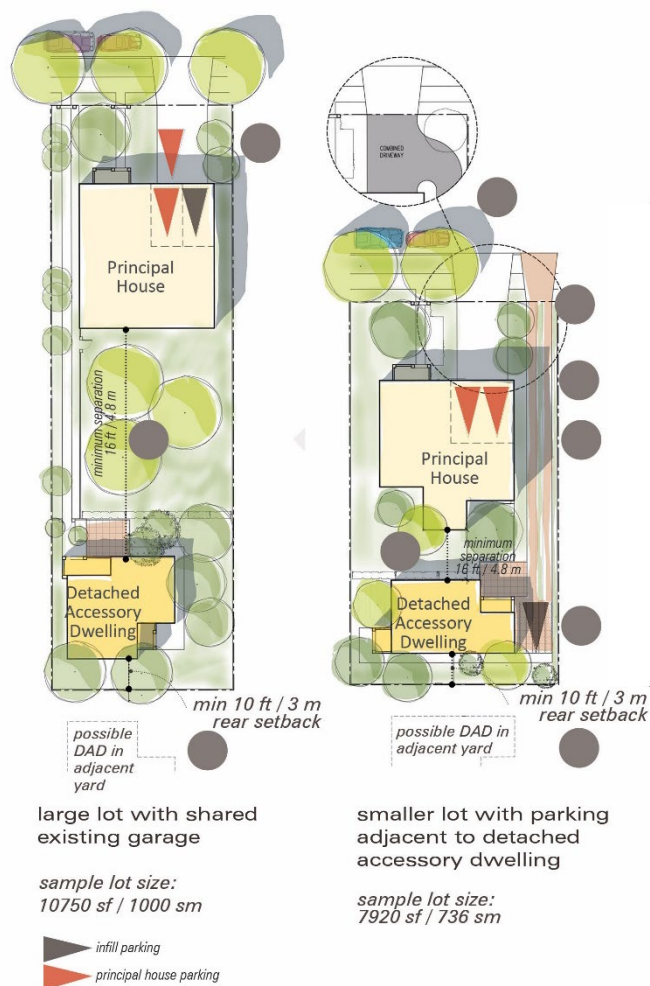
In addition to the guidelines contained in section 11.10.6, detached accessory dwelling units are also subject to the guidelines below. Detached accessory dwelling units, typically located in rear yards, can be a suitable alternative to a secondary suite within the principal dwelling. Detached accessory dwellings can increase the availability of ground oriented dwellings in existing neighbourhoods and they must remain as a rental unit, accessory to a principal residence; they cannot be subdivided or converted to a strata title property.

**Cottages** are one storey detached accessory dwellings that are incidental, subordinate, and exclusively devoted to the principal residential use.

**Carriage Houses** are two storey detached accessory dwellings that are incidental, subordinate, and exclusively devoted to the principal residential use.

**Tiny Homes** are one storey detached accessory dwellings designed to be capable of being transported and relocated to different sites, which may or may not be constructed with wheels that are incidental, subordinate, and exclusively devoted to the principal residential use.

- Accessory dwellings should be designed to clearly indicate they are smaller and accessory to a larger, more prominent principal dwelling with respect to height, massing, and siting. Exterior materials and design should be complementary to the principle dwelling.
- Having a single driveway for both the principal dwelling and accessory dwelling is strongly encouraged. Parking for an accessory dwelling unit should be located behind the front wall of the principal dwelling.
- Pedestrian access to the accessory dwelling should be clearly located at the front lot line and incorporate permeable surfacing and downcast lighting.
- A minimum building separation between the principle dwelling and accessory dwelling of 4.8 m (~16 ft) (including attached raised decks) is encouraged.
- A minimum 3 m (~ 10ft) setback to the rear property line is recommended for single level detached accessory dwellings. Increasing this setback should be considered where topography may increase overlook, or where the rear yard is designed for outdoor living space.
- Outdoor living areas should be oriented toward the interior of the lot rather than adjacent properties where possible.
- Given their limited floor area, site and design considerations for tiny homes should include accessory structures, such as attached decks or storage sheds to improve livability, skirting to present as a permanent residential building, and vehicle access for future relocation.
- Carriage houses within the Urban Settlement Area are discouraged.





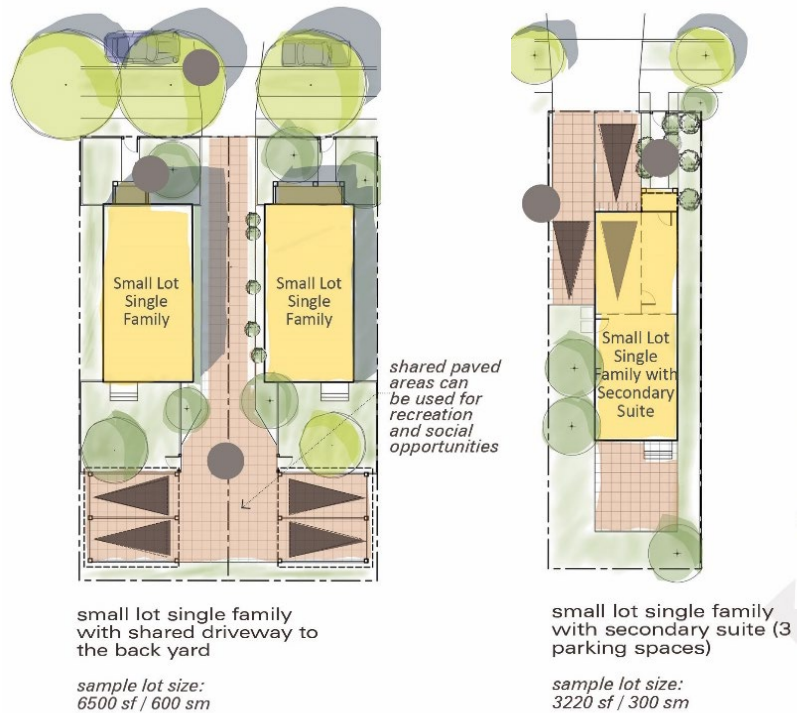
## 11.10.8 Small Lots

In addition to the guidelines contained in section 11.10.6, development of small or narrow lots are also subject to the guidelines below. Small lot development includes both small lots (area) and narrow lots (width) created for single family residential use on a more compact lot. Small lots are typically smaller than surrounding properties and are particularly suitable for more compact homes. New developments that are sensitively done on small lots can represent a minor increase in density without changing the overall neighbourhood character.

The narrow frontages associated with this typology can result in a more challenging building envelope and result in front elevations dominated by garage doors. It is important to ensure the pedestrian entrances are highly visible and contribute to the identity of the home. Design elements including roof overhangs, porches, raised stoops, using prominent colors and mix of exterior materials to emphasize the front entry.

**Small Lots** are any residential property with an area of 500 m<sup>2</sup> or less in area or with a lot frontage of 15 m or less as measured at the front property line.

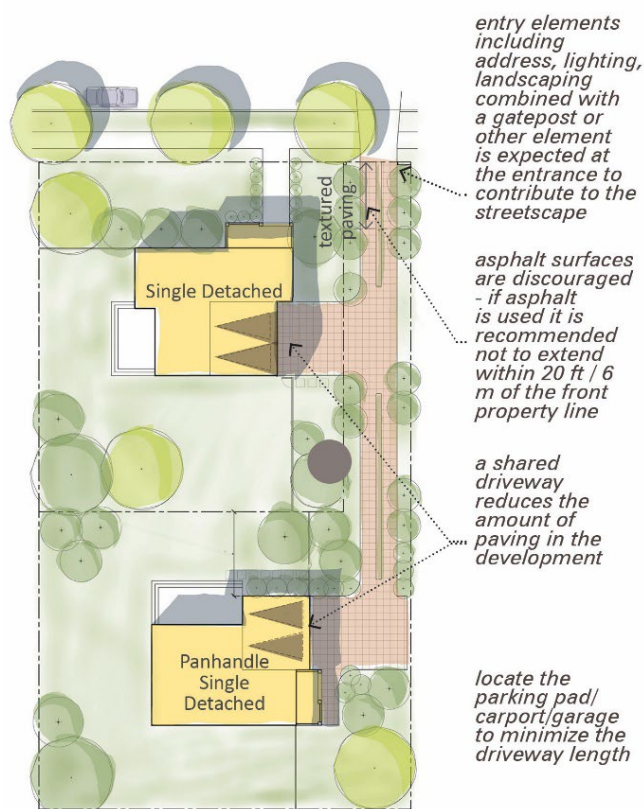
- a) Smaller, compact homes are strongly encouraged for small lot developments. Where two storeys are proposed, consideration of incorporating the second level into the roof form and/or stepping back the upper storey is strongly encouraged to mitigate impacts to neighbouring properties.
- b) As small lots need to be created by subdivision, compatibility with, and/or improvements to the existing dwellings should be considered to improve integration into the neighbourhood.
- c) Having a shared driveway between neighbouring lots is encouraged. A reciprocal access agreement would be recommended as part of the subdivision process.
- d) Where multiple small lots are proposed, variations in setbacks, exterior materials and colour schemes are encouraged to avoid a repetitive streetscape.
- e) Building massing on small or narrow lots should include building articulations, upper level step-backs, and architectural detailing along the building length to avoid creating long expanses of side walls fronting neighbours.



### 11.10.9 Panhandle Lots

In addition to the guidelines contained in section 11.10.6, development of panhandle lots are also subject to the guidelines below. Panhandle lots are those properties that include a narrow strip of land to provide access from the road, where most of the property is located to the rear of a traditional, street fronting property. Panhandle lots are unique opportunities for infill on large, deep properties. These guidelines address the challenge of having limited street frontage and siting additional dwellings in closer proximity to the private rear yards of neighbouring lots than a traditional subdivision.

- a) Driveway entrances should contribute to the streetscape by including design features such as entrance posts, decorative lighting, address sign posts, and attractive landscaping.
- b) Driveway design elements should be focused on the area within 6 m (~20 ft) of the street with consideration of textured, permeable surfacing. Landscaping should extend along the length of the driveway, to provide a green "screen" along the property line where possible.
- c) A minimum width of 4.5 m for the access strip is recommended, this may need to be wider where topography or length of the access strip presents more challenges.
- d) Shared driveways are encouraged where possible, as well as orienting parking/garages of the street fronting property towards the driveway to create a more pedestrian friendly streetscape and reduce the amount of hard surfacing associated with this type of development. A reciprocal access agreement would be recommended as part of the subdivision process,
- e) Building heights should be minimized by having single storey dwellings, or limiting second storeys within the roof form. Variances to setbacks should be avoided, except where they are proposed to retain existing trees or other natural features.



single family panhandle lot with shared driveway

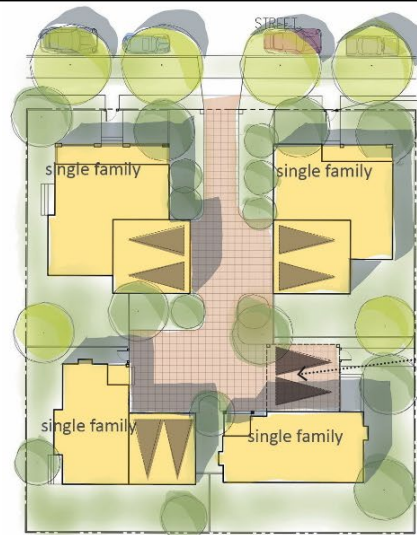
sample lot size:  
21300 sf / 1980 sm

### 11.10.10 Pocket Neighbourhoods

In addition to the guidelines contained in section 11.10.6, pocket neighbourhood developments are also subject to the guidelines below. Pocket neighbourhoods build on the concept of clustering buildings on a site physically by incorporating an intentional design approach that fosters social interaction and creates a strong sense of neighbourliness. Pocket neighbourhoods typically cluster housing around an open space, either a central driveway or a green space, which is designed to create a communal neighbourhood. Wherever possible, creating a functional greenspace at the centre of the cluster is recommended to increase livability, opportunities to grow food and for residents to socialize.

Where a central greenspace is not possible, it is highly encouraged to treat the central driveway as a landscape amenity/ outdoor play and gathering space where people are prioritized and the speed of vehicles is greatly reduced. Textured, permeable paving with opportunities for landscaping to screen parking areas is recommended.

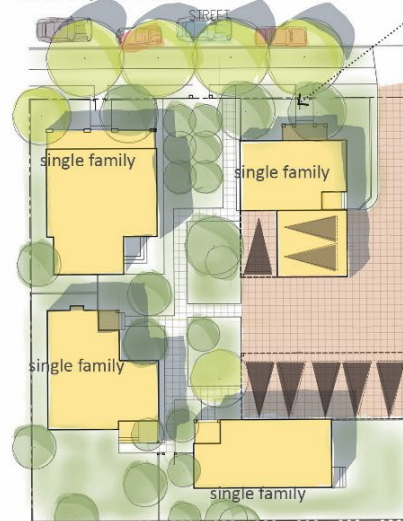
- Garages are discouraged. Carports, parking pads, or shared parking areas are encouraged.
- Pocket Neighbourhood houses should address the central, common space as a common "front yard" framing this shared space with entrances/porches/verandas etc. to provide an active edge for socializing and to provide passive surveillance.
- Units facing the street should include a pedestrian entrance oriented to the street and incorporate low fences/hedges/gardens/ gates to contribute to the neighbourhood streetscape.
- To enhance the communal objective, common buildings providing shared amenities such as garden sheds, storage rooms, laundry rooms, BBQ areas, and gathering areas are encouraged.
- Pocket neighbourhoods should strive to provide smaller dwelling units, include shared elements, and consider design elements that focus on a specific type of resident or common interest, such as seniors, single parents, artists, or persons with physical or mental challenges.



housing clustered around a central driveway with 8 parking spaces

sample lot size:  
13800 sf / 1280 sm

carports reduce the building mass, shadowing and impact of blank garage doors - they can also be used as covered outdoor extensions of private space



housing clustered around a central open space with 8 parking spaces

sample lot size:  
14860 sf / 1360 sm

incorporating a "gateway" at the sidewalk allows the cluster to have a presence and address on the street

locating the driveway along the edge of the property provides access to parking in close proximity to each unit entry



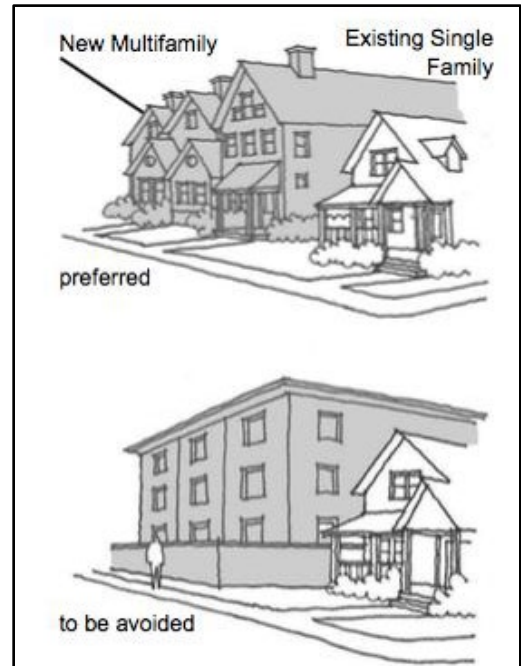
### 11.10.11 Duplex and Small Scale Multi-Unit (buildings that present like a single family home)

**NOTE:** These guidelines apply to multi-unit buildings up to and including 8 units. Development proposals with more than 8 units are subject to the Residential Multi-Family and Commercial / Mixed-use, or Brentwood Bay Village and Moodyville Commercial/Mixed Use Development Permit Areas.

In addition to the guidelines contained in section 11.10.6, duplex and small scale multi-family developments are also subject to the guidelines below.

Duplex and Small Scale Multi-Unit Infill developments are a flexible typology with many options for combining individual units typically within one building. In neighbourhoods with larger homes, multi-unit infill developments can be designed in a form similar to a large, single family house with the potential for a variety of ground oriented units, or be created through the conversion of an existing single family building into multiple units.

- a) Preferably, both units in a duplex have their primary entrance oriented toward the street.
- b) Side by side duplexes should not have identical, symmetrical appearances. Variations that are compatible between units is encouraged through the use of exterior materials, roof forms, articulations in the building face, and other architectural features.
- c) Duplexes on corner lots are encouraged to have a primary entrance oriented toward both streets. Front-to-back or up-and-down duplexes are preferred for narrow lots.
- d) Where proposals involve converting an existing home to a duplex by an addition, the additional unit must be designed as an integral part of the existing building with the shared wall between habitable areas in the dwelling units. High quality design and innovation is encouraged to ensure the additional unit is compatible with and complementary to the existing home.
- e) Small scale multi-unit developments should present as a single family dwelling. Unit entrances may include a common entry point, individual ground-oriented entrances, or a combination of both.

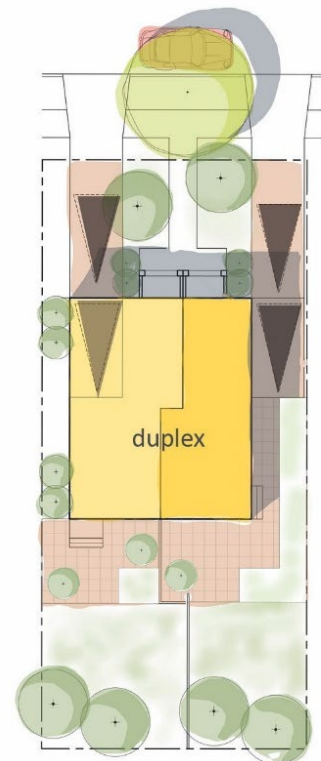


*this duplex development is similar in form to a single family house - sharing a driveway allows more space in the front yard for landscaping and street trees*





- f) Where an existing home is contained on the lot, conversion into a multi-unit building is supportable when:
- The property is identified as having heritage value (ie: listed in the Heritage Inventory or having Heritage Designation) and heritage buildings or structures would be retained, or
  - The home is a larger, character home that would be improved as part of the proposal, and
  - There is sufficient area to provide on-site parking, and
  - That landscaping improvements would provide private outdoor area, and
  - It can be sensitively integrated into the neighbourhood through good site design.
  - Incorporating common outdoor space, such as children's play areas, vegetable gardens, or BBQ areas, is encouraged.
  - A mix of unit types is encouraged to increase housing choice within the development. A variety of compact, more affordable units are encouraged.



side by side duplex  
with individual front  
driveways

sample lot size:  
470 sf / 5090 sm

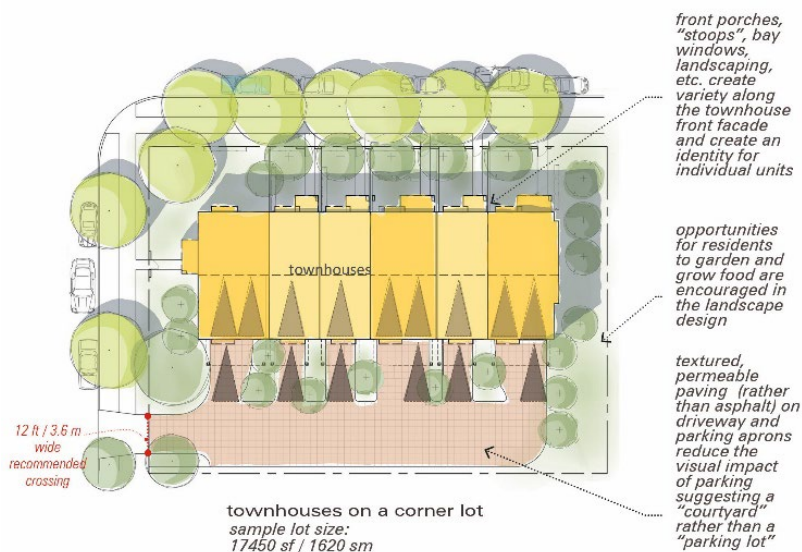
### 11.10.12. Townhouse (up to 8 units)

**NOTE:** These guidelines apply to townhouse or attached residential developments containing a minimum of 3 units, and up to and including 8 dwelling units. Development proposals with more than 8 units are subject to the Residential Multi-Family and Commercial / Mixed-use or Brentwood Bay Village and Moodyville Commercial/Mixed Use Development Permit Areas.

In addition to the guidelines contained in section 11.10.6, townhouse developments are also subject to the guidelines below.

Townhouse, or attached residential developments, are dwelling units with shared party walls with each unit having its own ground oriented entrance. Townhouse developments can be designed in different configurations and may involve more than one building. Townhouses can provide a housing option for those wanting to downsize from a single family lot, provide an alternative option for young families, and those seeking a form of development that encourages social interaction with neighbours. Block ends or large corner lots are particularly conducive

to sensitive integration of attached residential developments into existing neighbourhoods. This form of infill requires a careful approach to parking and driveways so that vehicle usage does not dominate the site or detract from other outdoor amenities.



- Where a townhouse or attached residential development is adjacent to single family residential, a sensitive transition through height, massing, and setbacks is required.
- Units combined in a row or townhouse configuration should be designed parallel to the street with unit entrances oriented toward, and directly accessible from the street. Where a building is proposed perpendicular to the street, the end unit should be oriented toward and interact with the street.
- Each unit should have a clearly identified primary entrance, including lighting and address signs, and private outdoor space.
- Incorporating low fences and hedges, patios, landscaped front yards, and front porches to define and create an identity for each unit is encouraged.
- Articulations in facades and roof forms that break up building mass and emphasize individual units is encouraged.
- A mix of unit types is encouraged to increase housing choice within the development.
- Incorporating common outdoor space, such as children's play areas, vegetable gardens, or BBQ areas, is encouraged.
- 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.

