

## BL2550 8.8 Old Orchard and Area Development Permit Area

### 1. Category

The Old Orchard and Area Development Permit Area is designated pursuant to Sections:

9.19.1(a) of the *Local Government Act* for the protections of the natural environment, its ecosystems and biological diversity;

9.19.2(b) of the *Local Government Act* for the protection of development from hazardous conditions;

9.19.1(e) of the *Local Government Act* for the form and character of intensive residential development.

9.19.1(f) of the *Local Government Act* for the form and character of commercial, industrial or multi-family residential development.

### 2. Justification

This development permit area designation is intended to regulate the visual impact of new developments and significant renovations to ensure that redevelopment of this neighbourhood respects historic patterns of development and contributes positively to the heritage character and strong sense of neighbourhood.

### 3. Guidelines

These guidelines are intended to encourage architects and designers to work creatively in formulating residential proposals which will reflect the strong local identity of the local neighbourhood.

Some areas of the neighbourhood are in transition or have a large component of older housing stock; proposed designs will be evaluated in the context of the range of high-quality designs found in the area, rather than exclusively in the immediate vicinity of the property.

Development permits will be considered in accordance with the Old Orchard Local Area Plan Design Guidelines and the following guidelines:

#### A. *Form and Character*

1. The Orientation, scale, form, height and materials proposed for a building or structure must reflect the heritage theme characteristics outlined for the Old Orchard and area.
2. Roofs should have articulated lines and designed to reduce the bulk of a residence on upper floors. Roofs with slopes greater than 6:12 are preferred.
3. The principal entrance to a residence should be at the front of the house and be defined by porches, dormers, port cochere, canopies or be recessed.
4. Design components that can make up the required architecture components includes consideration of multiple gables, dormers, bay windows, decorative shingles, wood trim, porches and verandas.
5. Exterior finishes should be durable and have a common theme. Materials including wood, fibre cement siding, brick or stone masonry and limited amounts of stucco are appropriate. Stucco should be limited to no more than 60 percent of exterior cladding. Vinyl and metal siding are not permitted.
6. The design and finishing around windows and exterior doors should visually enrich the building elevation. Windows and doors should be articulated with trim.

Nail-on metal windows set flush with adjacent cladding (such as stucco) without trim or adequate equivalent detailing is strongly discouraged. Generally, treatment around all windows and doors should be of a consistent and coordinated design.

7. Buildings should reflect the preferred heritage character by:
  - Respecting the rhythm and scale of the existing streetscape.
  - Visually breaking the larger massing into smaller individual components.
  - Articulate the front facades to create, a sense of scale, neighbourliness, and architectural interest.
8. Stepped or alternating massing should be considered in order to avoid a box like appearance.
9. Building design including the placement of windows, balconies and doors shall ensure visual privacy between residences.

*B. Siting, Landscaping and Screening*

10. A landscaping plan, drawn to scale and showing the type, size and location of proposed landscaping, shall be submitted as part of the Development Permit application and the landscaping shall be completed within 1 year of occupancy of the residence.
11. The maintenance and planting of fruit and nut trees are encouraged to reflect the neighbourhood's heritage as much of the area was an orchard prior to becoming a residential subdivision.
12. Landscaping and screening elements should incorporate water conserving landscape principles.
13. Residential dwelling units shall be situated to ensure the privacy of residences and adjoining properties and to retain existing significant trees when feasible.
14. Consideration shall be given to shared driveways and pedestrian access to the street from each residence.
15. The City will require the following minimum depth of topsoil or amended organic soils on all landscaped areas of a property:
  - Shrubs – 450 mm
  - Groundcover & grass – 300 mm
  - Trees – 300 mm around and below the root ball

*C. Parking and Garages*

16. All properties which abut a lane should access the property from the lane and all parking should be in the rear yard.
17. On all properties that do not abut a lane, access should be provided from the street via a driveway beside the principal building. Garages are encouraged to be located beside or to the rear of units, and should be recessed behind the front façade.

18. To reduce the amount of impervious surfaces on a lot, driveways and parking areas are encouraged to be surfaced with a permeable paving material such as grassed cellular paving, porous pavers, or a comparable alternative satisfactory to the City.
19. Garages incorporated into the building structure should not be placed at the front of the building and should not project beyond the front elevation. Garage doors should incorporate windows.
20. For corner sites with no lane access, garages are encouraged to be in the rear yard with access via a driveway from the flanking street subject to the approval of the city Engineer. Garage entrances are encouraged to be faced away from the street where possible.
21. Detached parking garages located near the rear property line are encouraged to allow for permeable surfaces and landscape areas in rear yards.
22. The area between a parking space or driveway and the property line shall be fully landscaped.
23. Parking and driveways shall not occupy more than 50% of the front yard area.

*D. Natural Environment and Hazardous Conditions*

24. Buildings and structures must be located on the portions of the site that are not environmentally sensitive.
25. The City may require that works be constructed to protect vegetation where there is a desire to preserve significant or landmark trees or where concern may be created by the development of the land.
26. In order to provide for the protection of and access to natural features and to promote pedestrian rather than vehicular access in as many areas as possible, public trails must be continued, created and secured. The City may require or accept the grant of public trails as a condition of subdivision or development permit.
27. In areas where slopes are in excess of 30 percent, the City may require that tree preservation areas be established to control erosion and/or protect banks.
28. In order to ensure adequate protection from erosion, soil instability the City may regulate all land clearing, land grading, irrigation works, landscaping, and may require hazard lands to remain free of development.

*E. Duplex*

Duplexes are to follow the guidelines outlined above in addition to the following guidelines:

29. A duplex development should fit into the immediate surroundings of its location and not appear visually out of character to the adjacent homes. To minimize the impact of a duplex avoid wide, flat faces that dominate the street by articulating and staggering front facades to create depth and architectural interest.
30. To promote variety in design, duplex developments with front to back configurations or up and down layouts should be considered as an alternative to the common side by side duplex development.
31. Duplexes should relate to the façade characteristics of single family homes.

32. Varying the layout and staggering duplex units is encouraged to create architectural diversity.
33. On corner lots, all street facing elevations should have an equal level of quality of design and detailing. It is encouraged that an entrance to one unit is from the primary street and the entrance to the second unit on the flanking street.
34. To reduce the amount of impervious surfaces on a lot, driveways should be minimized in width and shared between units wherever possible.

*F. Multi Residential, Commercial and Industrial*

Multi residential, commercial and industrial buildings are to follow the guidelines outlined above, and other applicable Development Permit Area Guidelines, in addition to the following guidelines:

35. Multi residential, commercial, and industrial buildings in this neighbourhood must complement the residential heritage character of the area that is reflected in the traditional elements of the predominant architectural styles found in the character residences of the Old Orchard and Area.
36. Variety, continuity, and pedestrian interest should be expressed in the design of buildings, especially at the ground level. Monolithic structures and long expanses of straight walls must be avoided. The use of dormers, bay windows, balconies and other forms of building articulation are encouraged.
37. Multi residential, commercial and industrial buildings must be designed in context with surrounding low density residential buildings. Massing should step down as the building nears street frontages and adjacent properties.
38. Windows which are divided into smaller paned sections by wood or metal muntins or transoms are supported. Large expanses of glass are not encouraged.
39. Signage shall be consistent and enhance the neighbourhood's heritage character.
40. Mechanical equipment shall be appropriately screened and buffered to reduce any negative visual and acoustical impacts.