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Multifamily Residential Development Permit Guidelines

Area

Multifamily Residential development within the Urban Development Boundary is subject to these Form and Character Development Permit Guidelines.

Justification

The urban area of the city is becoming more densely developed and multifamily development is becoming increasingly prevalent. It is important that the form and character of this new development enhance the livability of neighbourhoods and includes sensitive consideration for streets, public spaces and adjacent properties.

Objectives

Bylaw No. 2721-2018

The following guidelines are intended to encourage the construction of well designed, attractive and livable residential streets. New Multifamily Residential development should seek to enhance the public realm and contribute to neighbourhoods where residents of all ages feel safe. Crime Prevention Through Environmental Design (CPTED) principles have been incorporated directly into many of these guidelines, but does not preclude additional specific CPTED analysis as required.

Exemptions

Bylaw No. 2721-2018

1. Subdivision
2. Interior Renovations
3. Façade renovations limited to repainting or recladding without changing the roofline, footprint or number of openings into the building
4. Signage copy change
5. Minor landscaping improvements that do not reduce or remove amenity space
6. Building additions to a maximum of $50m^2$
7. Emergency circumstances to remove any immediate danger
8. Buildings that have been destroyed by fire and/or natural disaster less than 75%, as determined by the building inspector provided the building massing, siting and general appearance are as prior to destruction and the use conforms to the City's *Zoning Bylaw, 2014*
9. Unless otherwise stated in a Neighbourhood Plan

Guidelines

The following guidelines may be applied when setting Development Permit conditions.

SITE CONTEXT

To guide the design of development sites that fit within the broader context of neighbourhoods and are compatible with adjacent properties.

MF1 Neighbourhood Connectivity

Design the site to enhance the pedestrian, bicycle and vehicle connections in the area.

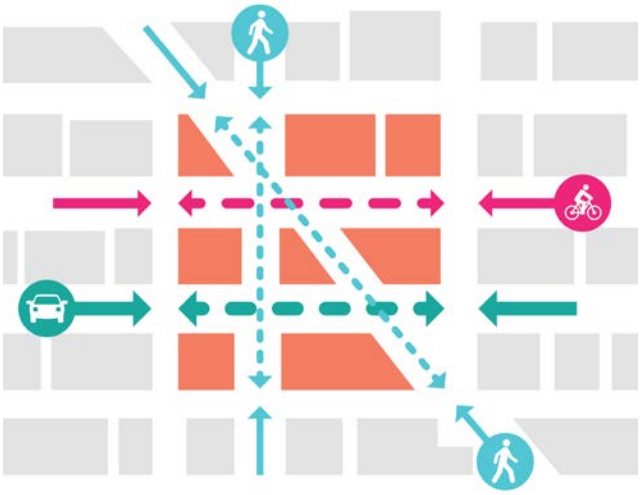

Figure MF1: Neighbourhood Connectivity

MF2 Neighbourhood Compatibility

Design multifamily residential development to be compatible, in terms of scale and design, with adjacent development and future land uses.

MF3 Landscape Integration

Site and design development to integrate with existing significant natural features, topography and vegetation.

MF4 Climate and Comfort

Maximize the benefits of sun exposure to private and public open spaces, nearby buildings and dwelling units.

SITE PLANNING

To guide the design of development sites with efficient circulation, safety and positive interfaces with public streets.

MF5 Passive Solar Design

Lay out subdivisions and development sites to optimize solar gain for each building.

MF6 Defined Streetscape

Site buildings so they front and frame public streets, with a minimum setback of 1.5 metres and a maximum setback of 5.0 metres. For corner sites, site buildings to front both streets.

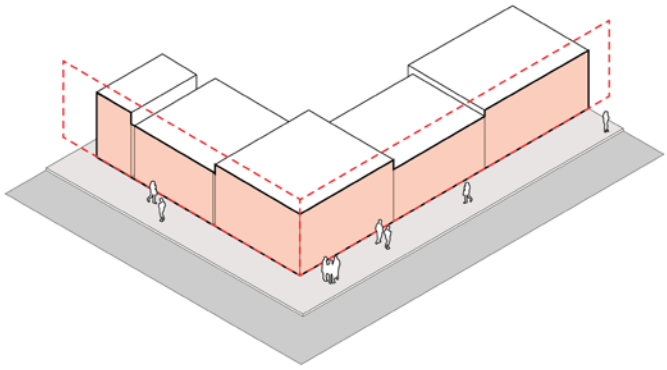

Figure MF6: Defined Streetscape

MF7 Hierarchy of Spaces

Define the spaces that are public from those that are private with landscape elements (e.g. grade change, short fences, low lying shrubs, etc.).

MF8 Public Overlook

Bylaw No. 2721-2018

Ensure housing units overlook public spaces and connections such as trails, park land, or strata roads to ensure they have views over activity areas.

MF9 Walking Connections

Connect main entrances and unit entrances to public sidewalks, trails, parking areas and adjacent residential and commercial sites (existing and future) with pathway a minimum of 2.0 metres in width.

MF10 Access to Transit Stops

Design buildings to provide direct access and clear sightlines to bus stops.

MF11 Public and Private Amenity Spaces

Bylaw No. 2721-2018

Integrate usable, public and private open spaces, including squares, parks and roof-top gardens. Locate them in highly visible areas, overlooked by housing units.

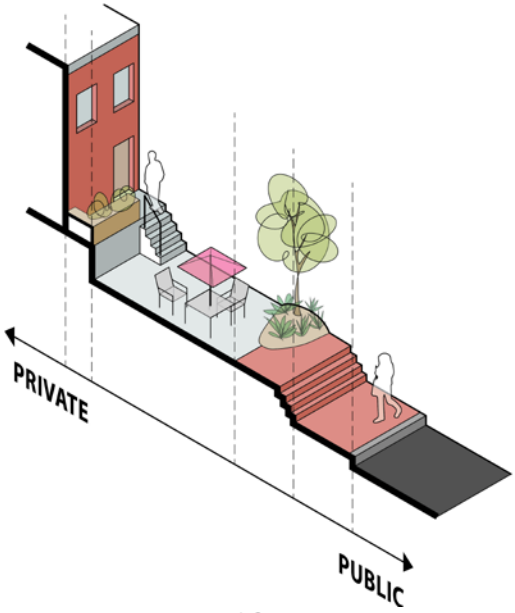

Figure MF7: Hierarchy of Spaces

MF12 Site Grading

Work with existing topography and step buildings along the length of a sloping street. When retaining walls are required, limit them to a height of 1.2 metres and, terrace and landscape them.

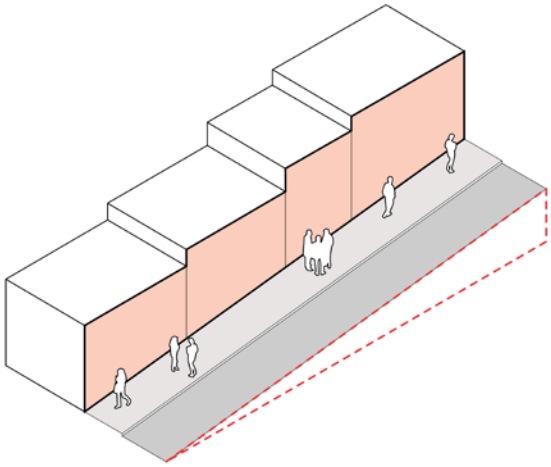

Figure MF12: Site Grading

MF13 Parking Location and Design

Locate parking underneath, behind or beside buildings. Limit the length of a parking lot to 25 metres along public streets (including the vehicle access point), except on primary streets where surface parking must be underneath or behind buildings, and not beside buildings. Visually de-emphasize and screen parking lots with landscaping. Break up large parking lots into smaller clustered ones.

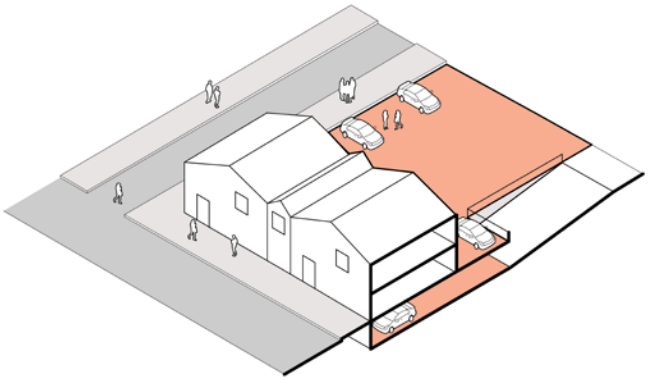

Figure MF13: Parking Location and Design

MF14 Shared Parking and Access

Reduce the amount of curb-cuts with shared parking facilities and shared access points.

MF15 Underground Parking

Avoid designing underground parking that exceeds grade level height. Where underground parking structures must be partially above grade, ensure they do not exceed 1.0 metres from the ground. Use attractive, high quality materials on the exposed structure and/or screen with landscaping.

MF16 Storage, Garbage and Recycling

Locate storage, garbage, composting and recycling areas behind buildings and not between any building and abutting streets. Permanently screen these areas with attractive, high quality materials and architectural treatments that complement the building(s).

BUILDING DESIGN

To guide the design of buildings that are people focused, attractive and functional with the streets on which they front.

MF17 Building Entrances

Locate main entrances adjacent to the public street on which a building is facing. Design entrances to be easily identifiable and architecturally distinct.

MF18 Corner Sites

Design a building at the corner of two streets to front both streets. Strongly mass the building at its corner to exhibit a visually prominent, landmark architecture.

Figure MF19: Architectural Interest

MF19 Architectural Interest

Vary building materials, colours, rooflines and other architectural elements. Establish a rhythm to the streetscape by integrating vertical elements and breaks in the façade of a building. Large expanses of singular materials, such as vinyl siding and stucco, and blank walls are not permitted.

MF20 Ground Oriented Units

Incorporate ground oriented units into residential buildings located along public streets. Design each unit with an individual front door accessible from the street and elevated at least 0.5 metres from the public right-of-way grade for privacy where existing grades permit.

MF21 Scale Transition

Incorporate complementary building forms and transitional heights to harmonize with the height and scale of adjacent buildings, especially when next to lower density residential land use designations.

MF22 Grade Transition

On sloping sites, step ground floor slabs to ensure the building and roofline follow the slope of the site.

MF23 Accessibility

Design buildings to address the functional needs of persons with disabilities including those who are mobility, visually and hearing impaired, and/or have reduced strength or dexterity.

MF24 Weather Protection

Include weather protection at main entrances.

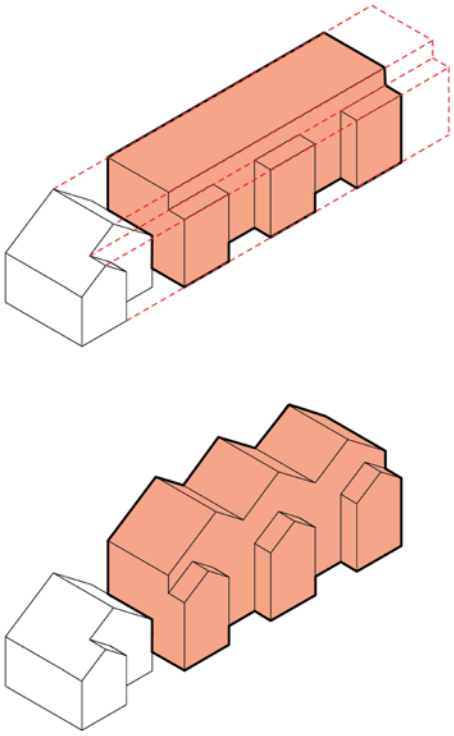

Figure MF21: Scale Transition

MF25 Visual Privacy

Offset window placement between buildings facing each other to maintain privacy in residential units.

MF26 Noise Attenuation

When located adjacent to highways, railways, truck routes or other major noise sources, use noise attenuation measures to comply with the Sound Transmission Classification (STC) recommendations outlined by the Canada Mortgage and Housing Corporation (CMHC).

MF27 Integrated Signage

Design signage to be architecturally consistent with associated buildings. Single or double pole mounted signs and backlit box signs are not permitted.

TOWNHOUSES

To guide the particular design requirements for attractive townhouse development.

MF28 Building Length

Design townhouse buildings not to exceed 40 metres in length.

MF29 Wrapped Street Corner

On corner lots, wrap townhouses around the corner to face both streets.

MF30 Visitor Parking

For townhouse developments that aren't facing public streets, locate visitor parking in small clusters throughout, with one cluster sited near community mailboxes. For townhouse developments facing public streets, site visitor parking on-street and/or behind townhouse buildings.

MF31 Individualization

Repeat and vary design elements, alternating them for adjacent units within a building cluster.

MF32 Deemphasized Garages

Recess garages into the building to deemphasize their prominence.

MF33 Community Mailboxes

Locate community mailboxes in an accessible central location within a townhouse development and integrate them with the development's design.

APARTMENTS

To guide the particular design requirements for attractive multistorey apartment development.

MF34 Tower and Podium Configuration

Design highrise buildings in a tower and podium configuration. Determine the height of the podium by reflecting adjacent buildings to create a coherent streetwall. Midrise and highrise towers that are not adjacent to a public street can be developed without podium buildings.

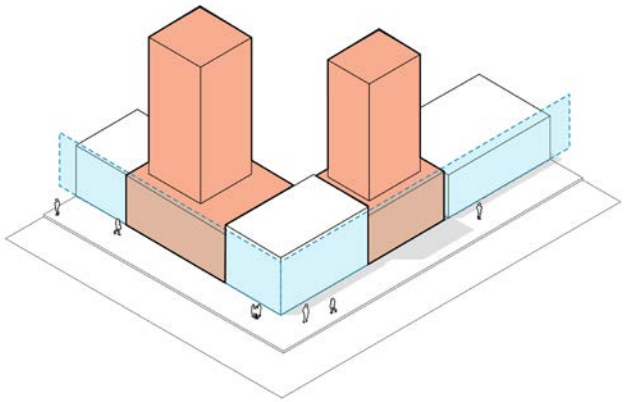

Figure MF34: Tower and Podium Configuration
Figure MF37: Views and Shadows

MF35 Building Length

Design apartment buildings not to exceed 90 metres in length.

MF36 Architectural Interest

Minimize the bulk of midrise and highrise buildings with articulation, terracing, and variation of floor plans and façades. Connect architectural elements across the vertical length of the building from top to bottom, including the podium.

MF37 Views and Shadows

Design highrise buildings as slim, elegant point towers, and separate them to minimize view blockage and shadowing effects at street level. Vary height, rooflines, and massing to reduce shade on neighbouring buildings and optimize sun exposure for heat gain and daylight.

MF38 Passive Solar Design

Orient buildings toward the south, with the long axis running east/west to encourage passive solar design. A southern building orientation is ideally achieved on south facing lots with minimal obstructions that can block solar access, as determined through a sun/shade analysis.

MF39 Short Term Bike Parking

Bylaw No. 2721-2018

Provide bike racks near a building entrance, in a highly visible location.

MF40 Long Term Bike Parking

Provide secured and weather protected bike parking in the form of a cage or locked room where bicycles can be fastened to a rack.

MF41 Rooftop Design and Accessibility

In a highrise and podium configuration, landscape podium rooftops and make them accessible to tenants/residents as usable common/private outdoor space. Screen or enclose mechanical equipment and appurtenances on midrise and highrise roof tops.

LANDSCAPE

To guide the design of landscaping for a development's natural beauty, legibility, and ecological sustainability.

MF42 Visual Interest

Define pedestrian areas and screen unsightly areas such as parking lots, blank walls, loading bays and storage areas with the use of landscaping elements.

MF43 Public Realm

Design the spaces between buildings and street curbs as safe, convenient and interesting people places. Enliven the public realm with attractive amenities such as seating, plantings, transit shelters, public art and water features.

MF44 Climate and Comfort

Strategically plant trees, shrubs and other vegetation to protect from high winds and excessive heat.

MF45 Tree Retention

Preserve mature trees and significant specimens and integrate them with new landscaping and buildings.

MF46 Tree Canopies

Where sightlines are required, use trees that allow for a canopy at least 2.0 metres in height.

MF47 Tall Hedges

Avoid using tall, visually concealing hedges along public sidewalks and streets.

MF48 Native Species

Where appropriate, use native and drought tolerant plant and tree species.

MF49 Fence Height and Design

Bylaw No. 2721-2018

Keep fences below 1.5 metres along public streets and public pedestrian walkways. Use wrought iron or other similar high quality materials, which provide adequate visibility. Chainlink fences are not permitted along public streets.

MF50 Stormwater Infiltration

Incorporate bio-swales and rain gardens into landscaped areas. Consider the use of permeable pavement for parking lots and other paved surfaces.

LIGHTING

To guide the design of lighting for the protection of neighbourhoods from light pollution and for a development's security.

MF51 Light Pollution

Avoid light pollution by directing lighting downwards and using full cut off fixtures with horizontally aligned flush mounted (nonprotruding) lens.

MF52 Pole Mounted Lighting Height

Place lighting fixtures no higher than 6.0 metres from the ground.

MF53 Pole Mounted Lighting Orientation

Direct lighting fixtures on the perimeter of a site 45 degrees downwards away from adjacent rural or residential properties with a side-to-side horizontal aiming tolerance of no more than 22.5 degrees. Lighting fixtures located inside the perimeter may be directed at a 90 degree angle from the pole.

MF54 Uplighting

Use uplighting sparingly and only for accenting architectural elements or landscape features.

MF55 Sensor Activated Lighting

Use sensor activated lighting for security lighting.

MF56 Even Wash

Create an even wash of light across surfaces desired to be lit only when they are not adjacent to rural and residential uses.

MF57 Nighttime Use

Do not light areas not intended for nighttime use. Focus lighting on popular pathways that provide key connections between destinations that people desire to use at night.

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