

# Official Community Plan

## DPA No. 6 Multi-Family Residential

### Area

All land designated Multi-Unit Residential on "Development Permit Areas Map (Schedule "H") are part of DPA No. 6

### Designation

Development Permit Area No. 6 is designated for the purpose of:

- Section 488 (1) (f)- Establishment of objectives for the form and character of multi-family residential development.  
*Note: For DPA justification and exemptions please refer to the Official Community Plan, page 92.*

**If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.**

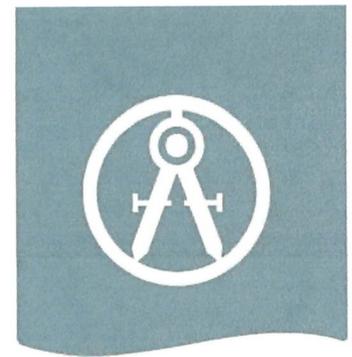
### Section A

Application No.	Project Address	Applicant Name
DP	884 Lampson St development	Lida Construction

### Section B

No.	Guideline-	Comments
1	The size and siting of buildings that abut existing single- and two-unit and townhouse dwellings should reflect the size and scale of adjacent development and complement the surrounding uses. To achieve this, height and setback restrictions may be imposed as a condition of the development permit.	No variances are being requested to the setbacks. The building has been stepped back on three sides to reduce the massing and the landscape plan has provided screening.
2	New buildings should be designed and sited to minimize visual intrusion on to the privacy of surrounding homes and minimize the casting of shadows on to the private outdoor space of adjacent residential units.	See included shadow study. There are no homes to the west across Tillicum and the building is sited to provide larger setbacks from the homes to the east. The upper storeys are stepped back and landscaped screening is provided to reduce overlook and shadowing, and to provide privacy to neighbouring homes.
3	High-density multi-unit residential buildings or mixed commercial/residential buildings in commercial areas should be designed so that the upper storeys are stepped back from the building footprint, with lower building heights along the street front to address human scale, public space, and maximum light penetration at street level.	The building steps back multiple times and uses an architectural expression to break up the massing and provide a pedestrian scale at street level.

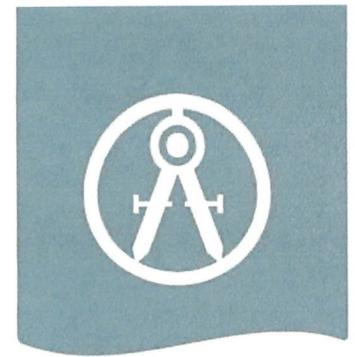




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4	Landscaping should emphasize the creation of an attractive streetscape, as well as provide privacy between individual buildings and dwellings, screen parking areas and break up large expanses of paving.	The underground structure has been set back along Tillicum to allow deeper soil along to support larger trees and layered planting along the streetscape. The 9 spaces of surface parking have been set back from Lampson & the property to the North of it to allow for landscaped screening
5	Surface parking areas in developments less than five storeys in height, will be situated away from the street and screened by berms, landscaping or solid fencing or a combination of these three.	NA
6	Underground parking should be encouraged for any multi-unit residential buildings exceeding four storeys.	The majority of the parking is located underground.
7	The retention of public view corridors, particularly views to the water, should be encouraged wherever possible	NA
8	To preserve view corridors and complement natural topography, stepped-down building designs are encouraged for sloping sites.	The bulding height has been decreased at the lower side of the building.
9	Retention and protection of trees and the natural habitat is encouraged wherever possible.	The landscape plan provides a variety of native trees and shrubs as replacments for those being removed.
10	Townhouses will be designed such that the habitable space of one dwelling unit abuts the habitable space of another unit and the common wall overlap between adjoining dwellings shall be at least 50 percent.	NA
11	Site lighting should provide personal safety for residents and visitors and be of the type that reduces glare and does not cause the spillover of light on to adjacent residential sites.	Schematic pathway lighting has been shown on the landscape plan which takes into account safety, reduced glare, and spillover.
12	Avoid excessively long blank walls adjacent to public streets.	The building form and architectural expression have been designed to avoid long, blank walls.

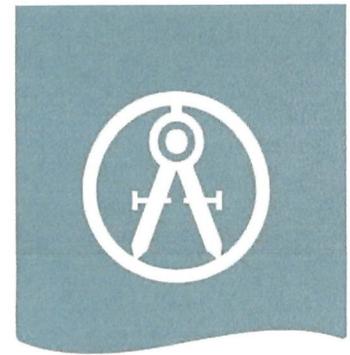




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13	Use architectural emphasis to define street corners.	NA
14	Provide for building occupants to overlook public streets, parks, walkways and spaces, considering security and privacy of residents.	Overlook of common areas & public spaces as well as other CPTED practices have been designed for to enhance the security & privacy of residents.
15	Provide for slightly raised entrances to ground floor residences along with private yards that are accessible from the fronting street or lane to encourage community interaction	The ground floor units along Tillicum have private patios and direct access to the road, and have been raised slightly from the adjacent grade where possible.
16	Use of indigenous and adaptive plant species is encouraged.	A variety of native & adaptive plant and tree species have been selected.
17	All exterior lighting should avoid excessive stray light pollution and should meet International Dark-Sky standards.	See Landscape plans for examples of how the project will meet International Dark-Sky Association standards.
18	Wherever possible, outdoor storage and parking areas should be screened from view.	The 9 spaces of surface parking have been set back from Lampson & the property to the North of it to allow for landscaped screening.





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19	<p>Avoid expansive blank walls (over 5 m in length) and retaining walls adjacent to public streets. When blank walls and retaining walls are unavoidable, use an appropriate design treatment, such as the following:</p> <ul style="list-style-type: none"> <li>• Install a vertical trellis in front of the wall with climbing vines or other plant material.</li> <li>• Set the wall back slightly to provide room for evergreens and conifers to provide year-round screening.</li> <li>• Provide art (a mosaic, mural, relief, etc.) over a substantial portion of the wall surface.</li> <li>• Employ quality materials of different textures and colours to make the wall more interesting visually.</li> <li>• Provide special lighting, canopies, awnings, horizontal trellises or other human-scale features that break up the size of the blank wall surface and add visual interest.</li> <li>• Incorporate walls into a patio or sidewalk café space.</li> <li>• Terrace (step down) retaining walls.</li> </ul>	N/A
20	<p>Exposed stairway and hallways on the exterior street facing portion of the building are discouraged.</p>	N/A

