900 Esquimalt Rd / 900 Carlton Tce Development Permit Areas Analysis

The following are applicable guidelines from each of the relevant Development Permit Areas within the OCP:

Development Permit Area No. 1: Natural Environment

Staff comments: Addressing the natural environment in a disturbed, urban redevelopment site primarily means the provision of landscaping consistent with the OCP's policies, including the protection of birds with bird-safe design principles. Staff believes that the landscaping addresses the OCP's policies sufficiently. Bird-safe design is specifically critical in such a building; while not explicitly addressed in architectural or landscape design drawings, mentioned in the applicant's DPA review is the provision of bird-friendly plants, bird houses on the podium and glass treatments to avoid bird collision.

18.5.3 Biodiversity Landscaping features that will protect, restore and enhance biodiversity. Where feasible:

1. *New landscaping shall consist predominantly of native plant and tree species. Plants that are native to the Coastal Douglas-fir bio geoclimatic zone are preferred in landscape treatments as they provide habitat for threatened indigenous flora and fauna. Drought tolerant plants native to western North America, that are known to be non-invasive, are a good alternative choice for landscaped areas.*

2. *In residential locations plan for 'nature out front'; for new landscaping in front and exterior side yards use a variety of site-appropriate, native species; thereby contributing positively to pedestrian friendly urban streets, future greenways and habitat enhanced corridors.*

3. *Choose trees and plants for site conditions; consider shade, sunlight, heat, wind-exposure, sea spray tolerance, and year-round moisture requirements in their placement.*

4. *Consider the habitat and food needs of birds, pollinators, and humans in tree and plant species selection and placement; native plantings and food gardens complement each other.*

5. *Encourage native plant and food gardens to spill from private land into boulevards.*

6. *Avoid monoculture plantings, especially expanses of turf grass outside of playing field sites.*

7. *Snags, logs, driftwood and rock cairns may be used as interesting landscaping features that also provide habitat for native flora and fauna.*

8. *Avoid using fast-growing non-native plants to cover and retain soils as they may become invasive and a constraint to the establishment of other plants.*

9. *Locate civil servicing pipes/lines under driveways or other paved areas to minimize tree root damage. (Note that the majority of trees have their roots in the top 0.6 m of the soil).*

10. *Design retaining wall spacing and landscape planting areas of sufficient width and depth to support plantings (eg. provide larger spaces for trees).*

11. *Support the daylighting of portions of the stormwater system for enhanced habitat.*

12. *Aim to meet the Canadian Landscape Standards in all landscaping installations.*

18.5.4 Natural Environment

Measures to protect, restore and enhance the natural environment (limit noise, light and air pollution). Where it is reasonable:

1. *Strategically locate leafy trees/ hedges and water features to mask urban noises such as traffic, garbage collection and delivery locations. Consider that leafy rough barked trees, vine covered walls and natural ground cover materials (mulch, soil) will help dampen urban noise.*

2. *Use International Dark-Sky Association approved lighting fixtures in outdoor locations. Outdoor lighting shall be no brighter than necessary, be fully shielded (directed downward and designed to serve pedestrian needs), have minimal blue light emissions and only be on when needed. Avoid vanity lighting, and lighting directed into the night sky and trees tops.*

3. *Light spillage on to waterways is strongly discouraged.*

4. *Place trees and vegetation near sources of air pollution including busy roadways, to assist in reduction of air pollution through the collection of particulate matter on leaves and needles, and absorption of toxic gases, including but not limited to: ozone, nitrogen dioxide, sulfur dioxide, carbon monoxide, carbon dioxide, cadmium, chromium, nickel and lead.*

18.5.5 Drainage and Erosion

Measures to control drainage and shoreline erosion. Where it is reasonable:

1. *Preserve, restore and enhance treed areas. Trees are the most effective form of absorbent landscaping due to their extensive root zones and their ability to both absorb water from the soil and intercept precipitation on leaves, needles and branches. Consider that native conifers are well adapted to local wet winters.*

2. *Consider using shared private/ public rain gardens. Direct a portion of stormwater to adjacent public open spaces, when deemed appropriate by the Director of Engineering and Public Works.*

3. *Maximize the ratio of planted and pervious surfaces to unplanted surfaces, and design paved areas to direct water towards vegetated areas, to help reduce surface run off. Where paved surfaces are needed, intersperse with drought resistant vegetation and trees, to help absorb stormwater, provide shade and reduce the local heat island effect.*

4. *Use porous surfaces to enhance stormwater infiltration, permeable paving is preferable for all open air parking areas. Ensure installation methods contribute to sustained permeability and retention of stormwater on the site.*

5. *Choose absorbent landscaping materials; leaf mulches, wood chips and good quality top soil, over gravel, pavers and concrete. Provide mulch of organic, locally derived materials; leaf mulch from local tree leaves is most desirable.*

6. *Incorporation of rain gardens, bio-swales, rain barrels, and even small depressions (puddles) into landscaping will help reduce surges of stormwater entering local waterways.*

7. *Planting densities should ensure that vegetated areas will have near 100% plant coverage after two full growing seasons.*

18.5.7 Native Bird Biodiversity

Measures to protect, restore and enhance native bird biodiversity. Where it is reasonable:

1. *Protect and enhance habitat features like mature trees, shrub clusters, native fruit bearing shrubs, fresh water ponds and ephemeral damp areas (puddles).*

2. *Encourage increased front yard habitat along quieter streets to reduce bird vehicle conflicts and enhance the pedestrian experience through native plantings.*

3. *Sustain a mix of habitat types; including forest, shrub-land, meadow, riparian wetland and coastal shoreline ecosystems in landscaping.*

4. *Incorporate a vertical vegetation structure [vertical habitat] including layers of ground cover, shrub, understorey and canopy in landscape design.*

5. *Choose a range of native plant species and sizes; a mix of coniferous and deciduous trees will enhance bird species diversity.*

6. *Incorporate architectural features that limit collisions between birds and windows including patterned, frosted or tinted glass, exterior louvers, blinds, sun shades and canopies.*

7. *Cap and screen all ventilation pipes and grates, avoid openings greater than 2.0 x 2.0 cm.*

Development Permit Area No. 4: Commercial

Staff Comments: The proposal adds significant high-quality commercial space to the Head/Esquimalt/Carlton block, adding street presence and public spaces to what is now less inviting of a place to interact with retail and restaurant uses. While staff had initially been opposed to the second-storey vehicle parking and its associated impact on the façade and potential eyes on the street, it does have the benefit of adding parking, adding potential future flex space, and reducing the expensive and greenhouse gas-intensive additional concrete underground parking areas they would require.

1. *Facades should be appropriate to a pedestrian-oriented shopping area with windows facing the street and doors opening on to the street rather than on to a courtyard or laneway.*

2. *Ornamental lighting that not only highlights the building but also increases the amount of light falling on to pedestrian areas should be used wherever possible. However, lighting should not create unnecessary glare or shine directly into neighbouring residential properties.*

3. *Buildings should be designed and sited to minimize the creation of shadows on public spaces.*

4. *Where possible, weather protection (i.e. awnings and canopies) should be provided above all pedestrian walkways including walkways to on-site parking areas.*

5. *Off-street parking areas should be located either at the rear of commercial buildings or underground. Surface parking should be screened with landscaping. Large parking areas should contain additional islands of landscaping.*

6. *The design of new commercial buildings, including areas used for parking, should incorporate Crime Prevention Through Environmental Design (CPTED) principles.*

7. *Buildings may be located at the front property line in order to create a pedestrian-oriented environment, except where vehicle visibility is affected and on those streets where setbacks are required for wider sidewalks, boulevard trees, bus stops and street furniture.*

8. *Landscape screening and fencing should be located around outdoor storage areas and garbage and recycling receptacles.*

9. *Retention and protection of trees and the natural habitat is encouraged wherever possible.*

10. *Where new development is to occur within Esquimalt's commercial core, that development should add to the pedestrian appeal and overall appearance of the street through features such as easily accessible entrances, street furniture and public art, landscaping and attractive exterior finishing materials.*

Development Permit Area No. 7: Energy Conservation & Greenhouse Gas

Staff comments: Generally speaking, such building form and design is much more energy efficient per unit than lower-density development. Staff agrees with the assessments provided in the applicant's DPA analysis; the building will be built to zero carbon step code and significantly complies with the policies within the OCP. The building is proposed to be built at Step Code 2.

24.5.1 Siting of buildings and structures

Where it is feasible:

1. *Orient buildings to take advantage of site-specific climate conditions, in terms of solar access and wind flow; design massing and solar orientation for optimum passive performance.*

2. *Build new developments compactly, considering the solar penetration and passive performance provided for neighbouring sites, and avoid shading adjacent to usable outdoor open spaces.*

3. *In commercial, residential or commercial mixed-use designated areas with taller developments, vary building heights to strategically reduce the shading on to adjacent buildings.*

4. *Provide space for pleasant pedestrian pathways between buildings.*

5. *Strategically site buildings to sustain and increase the community's urban forest tree canopy cover.*

6. *Provide space for significant landscaping including varying heights of trees, shrubs and ground covers.*

7. *Provide intuitive pedestrian access to storefronts and businesses with site connectivity to nearby amenities and services to help promote walking and the use of other active transportation modes.*

8. *Provide usable outdoor amenities such as seating, food gardens, mini-libraries, and play spaces in semi-public areas to enhance the experience of walking and recreating in the neighbourhood.*

9. *In residential neighbourhoods, provide space for larger trees and a second row of street trees as this will enhance the pedestrian experience by lowering wind velocity at street level, reducing excessive heating at ground level and absorbing vehicle and other urban noises.*

24.5.2 Form and exterior design of buildings and structures.

Where it is feasible:

1. *Orient larger roof surfaces to the south for potential use of solar panels or photo-voltaic roofing.*

2. *Use roof designs that reduce heat transfer into neighbouring buildings, helping reduce the local heat island effect and the need for cooling of buildings in warmer months.*

3. *Place more windows on the south side of buildings to increase solar gain, and fewer/ smaller windows on the north side to minimize heat loss.*

4. *Use roof over-hangs, fixed-fins or other solar shading devices on south and west facing windows to reduce peak summer heat gain while enabling sunlight penetration in winter months.*

5. *Install adjustable overhangs above windows that can help control the amount of sun exposure in warmer months thereby reducing need for cooling.*

6. *Provide building occupants with control of ventilation; i.e. windows that open.*

7. *Skylights are discouraged as they decrease insulating values and can interfere with solar panel installation.*

8. *Add rooftop patios and gardens, particularly food producing gardens, as they can contribute to local resilience, livability, and reduction in greenhouse gas production by reducing food transportation costs.*

9. *Install greenhouses for growing food on rooftops where neighbourhood privacy and light intrusion concerns are mitigated.*

10. *Avoid heavily tinted windows or reflective glass which will diminish the natural daylighting of interior spaces, thereby requiring increased energy requirements for interior lighting.*

24.5.3 Landscaping

Where it is feasible:

1. *Develop a front yard landscape design that is natural and delightful so residents do not need to leave the neighbourhood to experience nature.*

2. *Choose open space and landscaping over dedicating space to the parking and manoeuvring of private motor vehicles.*

3. *Conserve native trees, shrubs and soils, thereby saving the cost of importing materials and preserving already sequestered carbon dioxide.*

4. *Use deciduous trees for landscaping along southern exposures, as they provide shade in the summer and allow more sunlight through in the winter.*

5. *Strategically place taller trees and vegetation on the south and west sides of buildings where there is more direct sun exposure.*

6. *Strategically place coniferous trees such that they can buffer winter winds.*

7. *As context and space allow, plant trees that will attain a greater mature size, for greater carbon storage; removal of healthy trees is discouraged as the loss of the ecosystem services provided by larger trees will take many years to recover.*

8. *Plant trees with a larger canopy cover along roadways and sidewalks, thereby providing shading of paved areas, lowering the heating of paved surfaces and reducing the wind velocities in these pedestrian areas.*

9. *Plant shorter and sturdier vegetation closer to buildings and other structures, and taller vegetation further away to avoid potential damage from strong winds blowing vegetation against buildings.*

10. *For commercial areas, strategically increase green space between buildings, allowing room for landscaped pathways to improve the pedestrian experience, promote walking, and provide for improved light penetration on to sidewalks.*

11. *For parking areas and along boulevard/ sidewalk edges; plant trees to provide shade, store carbon and reduce the heat island effect.*

24.5.4 Machinery, equipment and systems external to buildings and other structures.

Where it is feasible:

1. *For external lighting:*

    - *Choose efficient low-energy and long life technologies;*
    - *Design lighting to reinforce and compliment existing street lighting;*
    - *Use motion-sensitive or solar-powered lights whenever possible;*
    - *Layer lighting for varying outdoor needs; and*
    - *Provide lighting systems that are easily controlled by building occupants.*

2. *Use heat pumps, solar panels, green (living) roofing or an innovative system to improve a building's energy performance.*

3. *Use durable, vandalism and graffiti resistant materials where neighbourhood surveillance may be limited.*

4. *Design for on-site heat recovery and re-use of water.*

5. *In commercial and industrial areas: design bicycle parking facilities to be inviting for cyclists. Locate bike racks near the main building entrance, with adequate lighting and weather protection.*

6. *In commercial areas, provide fast charge electric vehicle charging stations near locations that have quick customer turnover, and ensure the station is easily accessible, well lit, and visible from the public street.*

7. *Provide car sharing facilities that are well lit, available for residents, and easily accessed from the public street.*

24.5.5 Special Features

Where it is feasible:

1. *Select building materials that have been shown to have a high level of durability for the use intended.*

2. *Use wood for construction as a means to sequester carbon dioxide - North American grown and sustainably harvested wood is preferable for building construction.*

3. *Select local and regionally manufactured building products whenever possible to reduce transportation energy costs.*

4. *Reuse of existing buildings and building materials is encouraged.*

5. *Choose materials that have a high likelihood of reuse or recycling at end of life.*

Development Permit Area No. 8: Water Conservation

Staff comments: Staff believes that the building will significantly comply with the policies within the OCP. The provision of green roofs over a significant portion of the building will go to reducing stormwater runoff. A passive rainwater garden is provided in the dog park in the rear. Staff agrees with the detailed assessment provided by the applicant.

25.5.1 Building and Landscape Design

Where it is feasible:

1. *Reduce the burden on built stormwater infrastructure by designing on-site retention systems to retain the first three centimetres (1.25") of stormwater on site, per precipitation event.*

2. *Provide space for absorbent landscaping, including significantly sized trees on the site and by not allowing underground parking structures to extend beyond building walls.*

3. *Incorporate rainwater collection systems into roof design; consider using living roofs and walls as part of a rainwater collection system.*

4. *Incorporate rain gardens into landscaping and direct rainwater towards vegetated areas.*

5. *Intersperse paved surfaces with drought resistant vegetation that will provide shade on those surfaces and design the paved surfaces to drain into the vegetation.*

6. *Design landscaping with more planted and pervious surfaces than solid surfaces.*

7. *Direct stormwater towards adjacent public spaces, with rain gardens/ bioswales located on public property where it would benefit both the new development and the municipality and where it is deemed appropriate by municipal staff.*

25.5.2 Landscaping – Select Plantings for Site and Local Conditions

Where it is feasible:

1. *Retain existing native trees vegetation, and soil on site.*

2. *Plant species native to the Coastal Douglas-fir bio geoclimatic zone, as they are most suited to our climate and require little additional irrigation once established.*

3. *Consider shade, sunlight, heat, wind-exposure and sea spray, as well as water needs in the selection and placement of plant species.*

4. *Group plants with similar water needs into hydro-zones.*

25.5.3 Landscaping – Retaining Stormwater on Site (absorbent landscaping)

Where it is feasible:

1. *Preserve and restore treed areas. Trees are the most effective form of absorbent landscaping due to their extensive root zones and their ability to both absorb water from the soil and intercept precipitation on leaves, needles and branches. Consider that native conifers are well adapted to local wet winters.*

2. *Use pervious landscaping materials to enhance stormwater infiltration; permeable paving is preferable for surface parking areas.*

3. *Avoid disturbing, compacting and removing areas of natural soil, as these are naturally absorbent areas.*

4. *Locate civil servicing lines along driveways and other paved areas, to lessen the disturbance of natural soils and loss of their natural absorption qualities.*

5. *Use good quality top soil and compost for the finish grading of disturbed areas to contribute to the water holding capacity of newly landscaped areas.*

6. *Choose bark mulches or woodchips for walking paths for enhanced absorption.*

7. *Plant at densities that will ensure vegetated areas have 100% plant canopy coverage after two full growing seasons. Consider that understory native plants are adapted to local climates, absorb seasonal soil moisture and reduce compaction due to foot traffic.*

25.5.4 Landscaping - Water Features and Irrigation Systems

Where it is feasible:

1. *Use automated high efficiency irrigation systems where irrigation is required.*

2. *Incorporate stormwater retention features into irrigation system design.*

3. *Use recirculated water systems for water features such as pools and fountains.*

4. *Install plantings and irrigation systems to the Canadian Landscape Standard.*

Development Permit Area No. 11: West Bay

Staff Comments: At the edge of the West Bay Development Permit Area, the application nevertheless aligns itself with many (but not necessarily all) of the following DPA guidelines. Both the DPA guidelines and the proposal envision the creation of a quality, engaging streetscape, addressing human scale interaction at street level, and sharing the principles of quality urban design.

Commercial and Mixed-Use Buildings

1. *Locate publicly oriented active uses at grade and at or near the sidewalk edge.*

2. *Incorporate transparent shop-front windows, frequent entrances, weather protection and pedestrian oriented signage into ground floor facades.*

3. *A signage and lighting program for any commercial development should be designed as a totality with signs, lighting, and weather protection architecturally integrated from the outset.*

4. *Provide pedestrian access to storefronts and businesses from the adjacent public street and orient upper storey windows and balconies to overlook adjoining public open spaces.*

5. *On corner sites, develop street-facing façades for both streets. Design front elevations with pronounced entrances oriented to the corner and/or primary streets.*

6. *Avoid locating off-street surface or structured parking adjacent to active public streets and open spaces. Locate off-street parking behind or underneath buildings. Laminate or wrap any above ground structured parking with active (residential or commercial) uses to buffer structured parking from public open spaces.*

7. *Achieve a minimum glazing area of 75% for frontages at grade along all commercial streets. Clear site lines from inside buildings to open public spaces should allow for casual surveillance of the street and sidewalk, and store interiors should be visible from the street.*

8. *Incorporate frequent entrances into commercial frontages facing public streets with a desired maximum spacing of 10 m.*

9. *Recessed entrances to buildings from the sidewalk or property line are encouraged in order to provide for door swings, to protect the entrance from rain or snow, and to emphasize building entrances.*

10. *Incorporate plantings, attractive lighting, signage, paving details, furnishings, street trees and other landscape details to create a comfortable, attractive, unique and well defined public realm.*

11. *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:*

    - *Install a vertical trellis in front of the wall with climbing vines or other plant material.*
    - *Set the wall back slightly to provide room for evergreens and conifers to provide year-round screening.*
    - *Provide art (a mosaic, mural, relief, etc.) over a substantial portion of the wall surface.*
    - *Employ quality materials of different textures and colours to make the wall more interesting visually.*
    - *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.*
    - *Incorporate walls into a patio or sidewalk café space.*
    - *Terrace (step down) retaining walls.*

Residential Buildings

1. *Site and orient multi-plex, townhouse and apartment buildings to overlook public streets, parks, walkways and communal spaces, while ensuring the security and privacy of residents.*

2. *Locate off-street surface parking behind or underneath buildings. Off-street surface parking located between the front of the building and the public sidewalk or adjacent to other public open spaces is strongly discouraged and should be avoided. When parking is accessed from the fronting public street, recess parking garages and entrances from the front face of buildings.*

3. *Apartment lobbies and main building entries should be clearly visible from the fronting street with direct sight lines into them. Where possible, apartment lobbies should have multiple access points to enhance building access and connectivity with adjacent open spaces.*

Visual and Physical Connections to the Harbour

1. *Physical and visual connections to landmark buildings, landscape features, the harbour, seascape, and other surrounding natural features are important components of West Bay's character and identity and therefore should be preserved and enhanced.*

2. *New development and landscaping should frame rather than block public views of parks and open spaces, natural features, prominent buildings, public art and the harbour.*

3. *Locate and design buildings to preserve public street-end views (and where possible private views) to the harbour.*

4. *Mark/celebrate corners and street-end views through building and open space design.*

5. *Water access and views to the West Bay harbourfront and upland neighbourhood from the water are equally important elements of West Bay's identity. Therefore future development must consider visual and physical connections to the neighbourhood from the water in considering future development.*

Neighbourliness

Buildings should respect adjacent properties by siting and designing new development to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings, and by ensuring buildings are sited to compliment the type, scale and use of adjacent buildings.

1. *New projects should provide a sensitive transition to nearby, less intensive zones or areas with different uses. Projects on zone edges should be developed in a manner that creates a step in actual or perceived height, bulk and scale between the anticipated development potential of adjacent zones.*

2. *Buildings and groups of buildings should step down to be similar in height to adjacent buildings. This allows for an effective transition in scale and adequate sunlight penetration into open spaces and adjacent properties.*

3. *In a mixed use project adjacent to a less intensive zone, the more compatible use and building type should be sited near the zone edge.*

4. *Face similar uses across the street and at compatible scales; avoid building scale differences of more than 2 storeys across streets.*

5. *Locate development to minimize view impacts on existing and planned future development.*

6. *Buildings should be positioned and scaled to minimize the impact of shadows on adjacent open spaces, buildings, and within the project.*

7. *Locate open space (plazas, parks, patios, cafes, etc.) south of permanently shading structures.*

8. *Locating off-street surface parking in front of buildings, at prominent corners or intersections, immediately adjacent to public sidewalks and open spaces, and other public oriented active open spaces is strongly discouraged and should be avoided.*

9. *Minimize impacts from sloping sites on neighbouring development. Examples of treatments to minimize impacts include using terraced retaining walls of natural materials, or stepping a building to respond to the slope.*

10. *Views from upper stories of new buildings should minimize overlook into adjacent private yards, especially in less intensive areas. Following are some strategies which can be used to achieve this guideline:*

    - *Increase building separation so that the face of the building and hence the windows are setback farther from the property line.*
    - *Take advantage of site design that reduces impacts by using, for example, an adjacent ground floor area for an entry court.*
    - *Stagger windows to not align with adjacent, facing windows.*
    - *Primary windows into habitable spaces should not face interior side-yards.*

Architectural Concept: Achieving a Human Scale

General Guidelines

1. *The design of new buildings and renovated existing buildings should express a unified architectural concept that incorporates both variation and consistency in façade treatments (for example, by articulating façades into a series of intervals).*

2. *Design buildings to express their internal function and use.*

3. *Incorporate into building façades a range of architectural features and design details that are rich and varied to create visual interest when approached by pedestrians. Examples of architectural features include:*

    - *Building height, massing, articulation and modulation;*
    - *Bay windows and balconies;*
    - *Corner features accent, such as turrets or cupolas;*
    - *Decorative rooflines and cornices;*
    - *Building entries; or*
    - *Canopies and overhangs.*

    Examples of architectural details include:

    - *Treatment of masonry (ceramic tile, paving stones, brick patterns, etc.);*
    - *Treatment of siding (for example, the use of score lines, textures, and different materials or patterning to distinguish between different floors);*

- *Articulation of columns and pilasters;*
- *Ornament or integrated artwork;*
- *Integrated architectural lighting;*
- *Detailed grilles and railings;*
- *Substantial trim details and moldings; or*
- *Trellises and arbors.*

4. *Locate and design entrances to create building identity and to distinguish between individual commercial and residential ground floor units. Use a high level of architectural detail and, where appropriate, landscape treatment to emphasize primary entrances and to provide "punctuation" in the overall streetscape treatment.*

5. *Design balconies as integral parts of buildings and to maximize daylight access into dwellings through the use of glazed or narrow metal spindle guardrails.*

6. *Clearly distinguish the roofline from the walls of buildings (for example, through the use of a cornice, overhang, or decorative motif).*

7. *Windows can be used to reinforce the human scale of architecture by incorporating individual windows in upper storeys that:*

    - *Are vertically proportioned and approximately the size and proportion of a traditional window;*
    - *Include substantial trim or molding;*
    - *Are separated from adjacent windows by a vertical element;*
    - *Are made up of small panes of glass; or*
    - *Are separated with moldings or jambs but grouped together to form larger areas of glazing.*

8. *The use of figured or frosted glass or tinted glazing is discouraged for windows facing the street except for compatible use of stained glass or where figured or frosted glass comprises a maximum 20% of the glazing. This creates a welcoming, visually interesting and transparent street frontage.*

9. *In general, new buildings should incorporate natural building materials into façades to avoid a "thin veneer" look and feel, and combined with more modern treatments, such as glass, concrete,and steel.*

10. *Vinyl siding, large expanses of stucco, swirl type stucco, and vinyl for window frames are generally discouraged.*

Green Healthy Buildings and Open Spaces

1. *Building design and site planning should reduce the overall "ecological footprint" (energy use, waste, and pollution) of new development while also maximizing livability.*

This can be achieved by maximizing passive lighting, heating and cooling, providing usable outdoor amenity spaces and being responsive to the existing ecosystems and natural context.

2. *Design residential buildings to receive daylight and natural ventilation from at least two sides of the building, or from one side and a roof. Where possible, dwellings should have a choice of aspect: front and back, or on two sides (for corner units).*

3. *New buildings should not block significant views or solar access to adjacent buildings and open spaces.*

4. *Incorporate courtyards, greenways, gardens and other common areas as defining elements of projects.*

5. *Where at-grade space is limited, rooftop patios, gardens and courtyards are encouraged.*

6. *Retention and infiltration best management practices for rainwater should be used as appropriate.*

7. *Residential buildings should incorporate direct access to a usable private outdoor space such as a patio, balcony, or upper level terrace.*