



Official Community Plan

DPA No. 3: Enhanced Design Control Residential

Area

All lands zoned for two-unit dwellings or zoned as Comprehensive Development Districts for residential developments only are designated as part of Development Permit Area No. 3- Enhanced Design Control- Residential as shown on "Development Permit Areas Map" (Schedule "H") of this Plan.

Designation

Development Permit Area No. 3 is designated for the purpose of establishing objectives for:

- Section 488 (1) (e)- establishment of objectives for the form and character of intensive residential development.
.Note: For DPA justification and exemptions please refer to the Official Community Plan, page 84.

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	1189 HIGHROCK PLACE	SILVIA BONET

Section B

No.	Guideline	Comments (Please complete with NA where not applicable)
20.5	Guideline- Duplex Housing	
1	The fronts of the buildings should be designed to create the appearance of smaller structures either by staggering the dwelling units or visually breaking up the façade with architectural detailing while still maintaining a complementary streetscape.	N/A
2	Innovative and creative site-specific two-unit dwellings are encouraged where usable open space is maintained either on the ground (yard) or as rooftop gardens. Setbacks to the street may be reduced to maximize property use.	N/A



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3	Front to back duplexes are generally discouraged unless they can be designed to eliminate negative impacts to the immediate neighbours such as shading of gardens, overlook of outdoor amenity areas and violation of privacy.	N/A
4	Side by side, up and down, or staggered unit configurations are preferred as these result in a greater number of units facing the street, less disruption of privacy, and a more equitable division of outdoor amenity areas between the two dwelling units.	N/A
5	The use of exterior building materials similar to those used in older residential neighbourhoods (i.e. combinations of wood, brick, stucco, and stone) is encouraged.	N/A
6	Rooflines of new development should relate in height, shape and pitch to existing residential buildings in the immediate area. For corner sites, the building design should avoid having large unbroken sloped roof areas facing the street.	N/A
7	To create interest in the façade of the buildings facing the street, the incorporation of architectural elements such as bay windows, covered porches, verandas and prominent front doors is encouraged.	N/A
8	Buildings should be designed to minimize visual intrusion on to the privacy of surrounding homes. Some overlook of adjoining yards and neighbouring decks may be unavoidable; however, additional privacy should be achieved by inseting balconies, decks and patios into the building or by screening them with latticework or landscaping. Windows should be spaced so that they do not align directly with those of other buildings.	N/A
9	The height and massing of new two-unit dwellings should be designed to minimize the casting of shadows on to the private outdoor space of adjacent residential dwellings	N/A



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10	A landscaping plan showing ground cover areas, planting beds, shrubbery and trees (both existing and proposed) is required. Landscaping should add to the aesthetic appeal of the streetscape as well as provide privacy between dwelling units.	N/A
11	The provision of private open space should be part of an overall site development and landscape plan and should take into consideration general site circulation patterns (including parking), existing landscape features, sun access, privacy and usability.	N/A
12	Retention and protection of trees and the natural habitat is encouraged where possible.	N/A
13	Parking areas, garages and driveways should appear as a minor component of the site when viewed from the street. The building of curving access roads and driveways helps to avoid views from the street of large expanses of paving. The use of shared driveways is encouraged.	N/A
14	The use of permeable and decorative surfacing materials, such as brick, concrete pavers, textured concrete, coloured paving or grasscrete is encouraged in place of solid expanses of asphalt or concrete.	N/A
15	Where possible, hydro meters should not be placed on the front façade of a building and, if placed in a manner which is visible from the street, will be appropriately screened by the owner in a manner consistent with BC Hydro requirements.	N/A
16	Where an existing single-unit dwelling is being converted to a two-unit dwelling both the original structure and the addition shall be in complementary architectural style and constructed of complementary exterior finishes including roofing material, window treatments, exterior finishes, door styles and trims.	N/A



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17	Roof styles and pitches of the original and new portions of the building must be complimentary.	N/A
18	For new or converted two unit dwellings, garages and parking areas are encouraged to be located in the rear yard. Shared driveways are preferred to access the rear yard.	N/A
19	Where two single lane driveways serve a two unit lot, landscaping features are encouraged between the driveways.	N/A

20.6	Guideline- Single-unit Infill Housing	
20.6.1	Relationship to Existing Houses	
1	Where an existing single-unit residence is to be retained and a second residence placed on the parcel, the existing dwelling is to be upgraded and made to be complementary with the new construction. The intent of this guideline is not to encourage the replication or imitation of surrounding buildings but rather the design of structures that complement the streetscape.	THE PROPOSED DETACHED ACCESSORY DWELLING UNIT IS SITED IN THE REAR YARD WITH NO DIRECT SITE LINES FROM NEIGHBOURING PROPERTIES.
2	Where two or more new separate dwellings are situated on a parcel or within a comprehensive development zone, the buildings shall be designed as part of a comprehensive scheme with all buildings being finished in complementary materials and incorporating complimentary architectural details. The intent of this guideline is not to encourage the replication or imitation of surrounding buildings but rather the design of structures that complement the streetscape.	EXISTING HOUSE TO REMAIN. NEW CONSTRUCTION TO BE COMPLIMENTARY OF EXISTING HOUSE.



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3	Where new infill single houses are proposed, the design of the new houses should be complementary in scale, size, exterior finishes, rooflines, and colours to the predominant styles of housing in the neighbourhood. It is important to ensure that the new construction fits with the overall scale and character of existing houses. The intent of this guideline is not to encourage the replication or imitation of surrounding buildings but rather the design of structures that complement the streetscape.	N/A
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20.6.2	Massing	
1	New structures should be designed so that the overall massing is in keeping with other single-unit residences in the immediate area. New structures for lots other than corner or double frontage lots should be limited to one and one half storeys.	N/A
2	New structures, which are two storeys in height, should be designed so that the second storey is partially concealed within the slope of the roof to minimize the height of the building. The use of dormers set into the roof is preferred to a flat roof or a peaked roof set over the second storey.	N/A - DETACHED ACCESSORY DWELLING UNIT IS 1 STORY TALL.

20.6.3	Privacy/Screening/Shadowing	
1	Proposed infill dwellings should have only a minimal impact on adjacent homes and be separated from neighbouring residences by vegetation, screening, natural elevation differences, or a combination of these features.	EXISTING FENCES AND TREES SCREENS NEIGHBOURING PROPERTIES.
2	Windows, decks and patios should be located so as to minimize intrusion on to the privacy of adjacent properties.	MAJORITY OF NEW WINDOWS FACE PRIMARY RESIDENCE.



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3	Infill dwellings should be sited to minimize the casting of shadows on to the private outdoor space of adjacent residential dwellings.	N/A
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20.6.4	Landscaping	
1	Proposals for single-unit infill housing must include a landscape plan showing hard landscaping (i.e., parking areas, fences, and patios) as well as lawns, trees, shrubs, planting areas and proposed plant species.	SITE IS FULLY LANDSCAPED WITH A MATURE AND ESTABLISHED GARDEN.
2	Retention and protection of trees and the natural habitat is encouraged wherever possible.	1 EXISTING TREE TO BE REMOVED FROM THE EXISTING MATURE AND ESTABLISHED LANDSCAPING.

20.6.5	Private Open/Yard Space	
1	Any proposal for single-unit infill housing should provide for usable, private outdoor areas for each dwelling, at grade.	THE DETACHED ACCESSORY DWELLING UNIT HAS A PRIVATE 5.86 m2 PATION AND A 20.0 m2 YARD SPACE.