

AGENDA

PUBLIC HEARING

**Tuesday, July 22, 2014
7:00 p.m.**

**Council Chamber, Municipal Hall
355 West Queens Road,
North Vancouver, BC**

Council Members:

Mayor Richard Walton
Councillor Roger Bassam
Councillor Robin Hicks
Councillor Mike Little
Councillor Doug MacKay-Dunn
Councillor Lisa Muri
Councillor Alan Nixon



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PUBLIC HEARING

**7:00 p.m.
Tuesday, July 22, 2014
Municipal Hall, Council Chambers
355 West Queens Road, North Vancouver**

1. OPENING BY THE MAYOR

2. INTRODUCTION OF BYLAWS BY CLERK

2.1. The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8027, 2014 (Amendment 10)

Purpose of Bylaw:

The bylaw proposes for an amendment to Schedule B of the Official Community Plan to add new multi-family design guidelines.

2.2. The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8072, 2014 (Amendment 13)

Purpose of Bylaw:

The bylaw proposes for an amendment to the Official Community Plan to remove the old, outdated design guidelines for Edgemont.

3. PRESENTATIONS BY STAFF

Presentations: Ross Taylor, Community Planner
Karen Rendek, Policy Planner

4. REPRESENTATIONS FROM THE PUBLIC

5. QUESTIONS FROM COUNCIL

6. COUNCIL RESOLUTION

Recommendation:

THAT the July 22, 2014 Public Hearing be closed;

THAT "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8027, 2014 (Amendment 10)" be returned to Council for further consideration;

AND THAT "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8072, 2014 (Amendment 13)" be returned to Council for further consideration.

7. CLOSING

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The Corporation of the District of North Vancouver

Bylaw 8027

A bylaw to amend The District of North Vancouver Official Community Plan Bylaw 7900, 2011

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as “The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8027, 2014 (Amendment 10)”.

2. Amendments

The following amendments are made to the “District of North Vancouver Official Community Plan Bylaw 7900, 2011”:

- a) The “Plan Organization and Structure” section of the “Introduction” is amended by deleting the two paragraphs relating to Schedule B and replacing them with the following:

“Schedule B - contains the Development Permit Areas (DPAs), which provide statements that apply to all new development that takes place within a delineated DPA. Schedule B includes four categories of DPA, which are: (1) protection of the natural environment; (2) hazardous conditions; (3) form and character of development and (4) energy and water conservation and reduction of greenhouse gases. Each individual development permit area poses unique challenges and issues and therefore has statements of context, objectives and specific development guidelines that apply within that DPA only”.
- b) “Part Five: Form and Character of Commercial Industrial and Multi-Family Development” in the “Table of Contents” of Schedule B is amended by inserting the new heading “Multi-Family Housing” between “Commercial and Mixed Use Buildings” and “Ground-Oriented Housing.”
- c) The title page for “Part 5: Form and Character of Commercial, Industrial, and Multi-Family Development” of Schedule B is amended by inserting the new heading “Guidelines for Multi-Family Housing” between “Guidelines for Commercial and Mixed Use Buildings” and “Guidelines for Ground-Oriented Housing” and re-lettering accordingly “A” through “E”.

- d) The sections “A. Guidelines For Commercial and Mixed-Use Buildings”, “B. Guidelines For Ground-Oriented Housing”, and “C. Guidelines For Industrial and Business Park Development” of “Part Five: Form and Character of Commercial, Industrial and Multi-Family Development” in Schedule B are deleted in their entirety and replaced with the new sections “A. Guidelines For Commercial and Mixed-Use Buildings”, “B. Guidelines For Multi-Family Housing”, “C. Guidelines For Ground-Oriented Housing”, and “D. Guidelines For Industrial and Business Park Development” as contained in schedule 1 attached to this bylaw. The current “D. Guidelines for Town and Village Centres” is re-lettered as “E. Guidelines for Town and Village Centres”.

READ a first time June 23rd, 2014 by a majority of all Council members

PUBLIC HEARING held on

READ a second time

READ a third time

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule 1 to Bylaw 8027



A Guidelines for Commercial and Mixed-Use Buildings

Shopping streets tend to be the focal point of the community...
(and) new *development* should seek to enhance and
animate the public realm.

1. Public Realm and Streetscape Elements

Discussion:

Most medium and higher density residential, commercial or mixed-use buildings are located in highly visible and active locations such as shopping streets within the Town or Village Centres or along major thoroughfares. Shopping streets tend to be the focal point of the community, places where neighbours meet, and as such there needs to be a variety of places available to sit and chat. Opportunities to meet and socialize exist in both the public realm, for example seating areas or benches, and on private property with courts and plazas. These public and quasi-public spaces provide opportunities for merchandise display, cafe seating areas, landscaping, informal gathering, public art, and access to premises, and should be designed to be accessible and comfortable to all users.

New *development* should seek to enhance and animate the public realm. Buildings should be oriented to and relate to the street grid. Where a *development* includes multiple buildings, they should be grouped in such a way as to form usable open spaces for the enjoyment of residents and visitors.

Streets that are well defined or “enclosed” by street trees and building façades are more interesting and comfortable for pedestrians than those that are not. Heights of buildings and their setbacks from the property line should be considered in relation to the width of the street and the distance to the building face directly across the street.

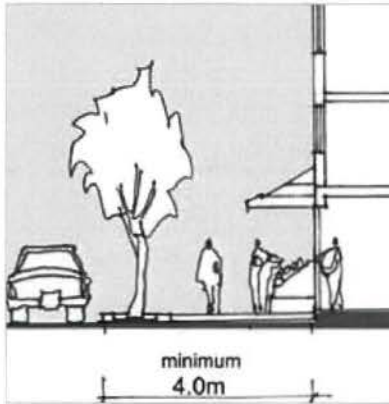


Figure 7



Figure 8



Figure 9

A1.7: Commercial Setback: On both front and flanking streets a 4 metre minimum distance from the curb face to the building façade, which may be a combination of public and private property, is encouraged for commercial and commercial/mixed-use *developments* to accommodate sidewalks, street furniture and utilities (see Figure 7).

A1.8: Enclosure: In order to define and enclose the road space, a strong streetwall is encouraged with a 2 or 3 storey massing at the street side(s) of the building, depending on the desired character of the area, and a step back at the third or fourth floor (see Figures 8 and 9).

A1.9: Unique Building Identity: On shopping streets, the building format should reflect a 10 metre storefront pattern. Building façades should be designed with variations in materials, colour, fenestration and roof forms to express individual storefront or dwelling unit identity (see Figure 10).

A1.10: Breaks in Streetwall: Buildings exceeding 45 metres in length should provide a significant break in the street façade to diminish the visual impact of excessive length (see Figure 11 and A1.5).

A1.11: Storefronts: In order to enliven shopping street environments, larger outlets should be lined at the sidewalk by smaller outlets with their own entries and identity. A rhythm of storefronts from 5 to 10 metres is most appropriate (see Figure 12).

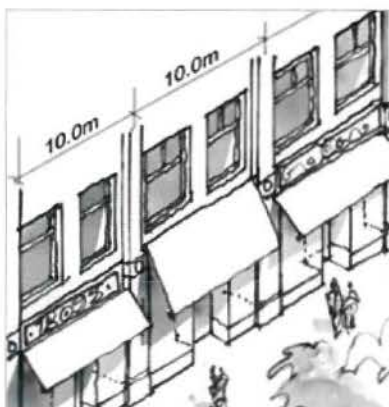


Figure 10

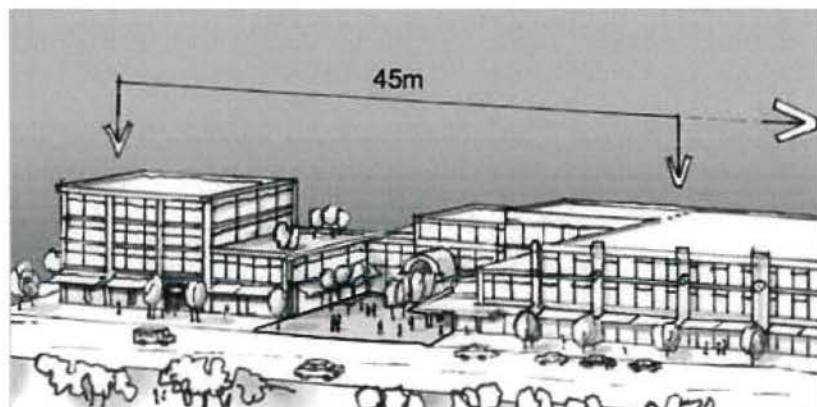


Figure 11

Traditional shopping streets are characterized by closely-spaced small shops whereas contemporary retail practice often includes larger formats with only one entrance and blank walls. This has a deadening effect on the public realm. Building façades should be designed in ways that express individual storefront identity. Street trees and planting also improve the character, aesthetics and enjoyment of the pedestrian, bicycle and vehicular realms of the streetscape.

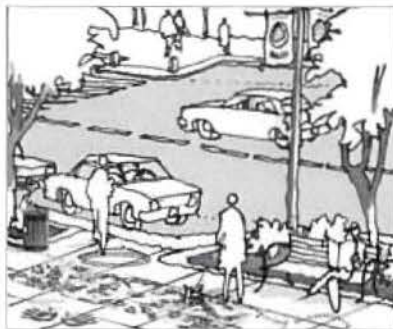


Figure 1

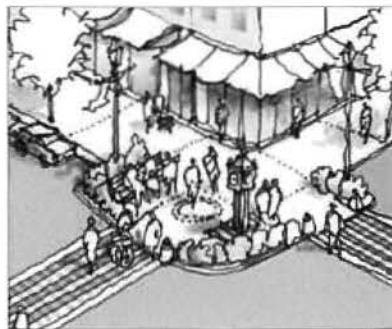


Figure 2

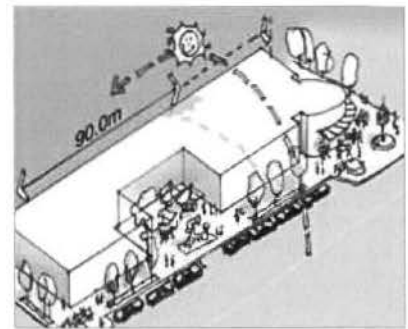


Figure 3

A1.1 Unified Streetscape: Within a given area, a unified streetscape concept for building sites, public open spaces, landscaping elements and universally accessible street furniture (benches, bike racks etc.) should be achieved (see Figure 1).

A1.2: Accessible Pedestrian Routes: Ensure pedestrian routes are smooth, level and clear of encumbrances to ensure direct passage for those with visual impairments or who require mobility aids.

A1.3: Corner Treatment: On shopping streets corner bulges or plazas should be considered at the crossroads of important streets depending on location of adjacent bus stops and type of pedestrian crossing (see Figure 2).

A1.4: Designing for Transit Ridership: Where a bus stop is located adjacent to a building that has a lobby, the lobby should be designed to provide direct sight lines to enhance the safety and comfort of transit riders. When appropriate, developers should consider designer the bus shelter so that it is coordinated with the building design or by providing awnings or canopies that are of sufficient height and width to directly shelter transit riders.

A1.5: Midblock Plazas: Where a *development* frontage exceeds 90 metres and there is sun exposure, provision of plazas or courts preferably in a central location is encouraged (see Figures 3 and 4 and A1.10).

A1.6: Corner Storefronts: On corner sites, commercial storefront entries should “turn the corner” to address the adjacent street in a pedestrian-friendly way. Both frontages should be designed as building “fronts” and the buildings should address the corner with strong massing (see Figures 5 and 6).



Figure 4

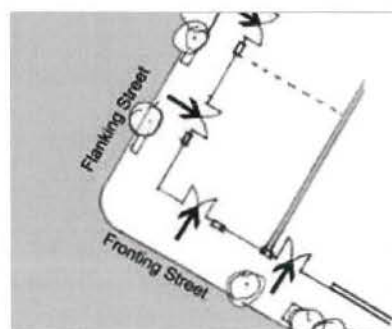


Figure 5



Figure 6

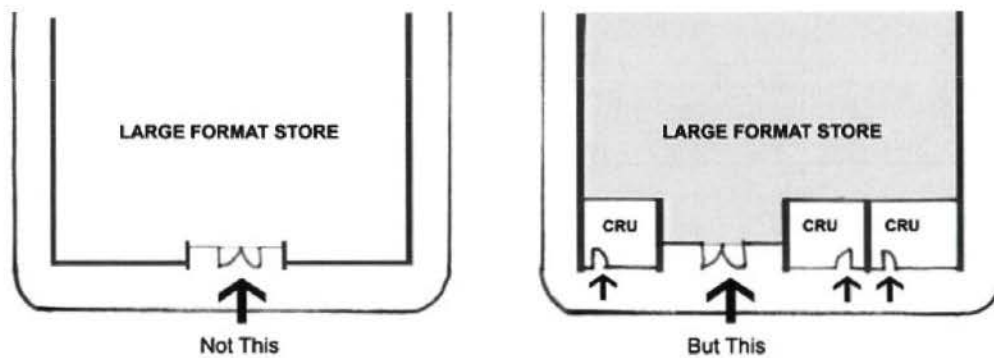


Figure 12

2. Site Planning Elements

Discussion:

Site planning includes pedestrian and vehicle access; landscaping and open space provision; services and utilities; and parking and loading. Good site planning is essential to the optimal functioning of a *development* and needs to coordinate with public realm objectives and building design. Good site planning also takes advantage of unique natural features, topography and adjacencies to provide opportunities for useable open space, play and urban agriculture.

Outdoor spaces which are defined by trees and landscaping of private and common open space are essential for residential livability and should be provided in all residential and mixed-use *developments*. Landscaping also provides a means of transitioning from private property to the public realm and to neighbouring properties and, if coordinated, provides design continuity within a given local area. Finally, trees and landscaping provide aesthetic, environmental and health benefits, frame outdoor spaces, soften the appearance of paved areas and help to integrate buildings with their setting.

Vehicle parking and loading areas should look and feel subordinate to the intended use of a property and should be designed to have limited impact on neighbouring *development* and the local streetscape. Primary vehicular access to property should be from the rear lane or, where no lane exists, from flanking streets. Vehicle access from the front street is strongly discouraged. Generally, parking should be underground but where surface parking is unavoidable it should be designed as a court at the rear of the property, with suitable paving, tree planting and landscape treatment. Pedestrian access from parking areas to building entrances or lobbies should be safe, accessible, convenient and as direct as possible.



Figure 13

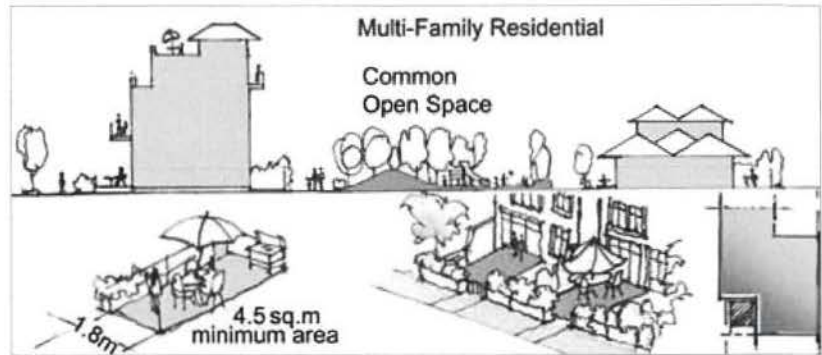


Figure 14

A2.1: Sustainable Landscape Design: Sustainable landscape design should incorporate best practices for tree planting, rainwater management, pedestrian way-finding and lighting, accessibility and feature native and drought tolerant species to provide environmental, health benefits and visual and sensory interest through the seasons. Sustainable landscape design should be coordinated with building design, site servicing, utility placement and neighbourhood objectives such as streetscape improvements (see Figure 13).

A2.2: Semi-Private Space: A minimum of 4.5 square metres of useable, accessible private or semi-private outdoor space accessed directly from the dwelling unit should be provided for each dwelling unit. This may take the form of patios, balconies or rooftop decks (see Figure 14).

A2.3: Common Open Space: Common open space should be conveniently accessible to residents; have sun exposure; wind protection; landscaping; play opportunities; and be visible from dwelling units (see Figures 14, 15 and 16).

A2.4: Pedestrian Pathways and Wheelchair Access: Pedestrian pathways should be direct, accessible, barrier-free and safely routed from parking areas to storefronts and building lobbies. These routes should have a minimum clear width of 2 metres and be at or near the centre of the building (see Figures 17, 18, 19 and 20).

A2.5: Parking Structure Entrances: Driveway access across sidewalks on shopping streets is not permitted where access from a lane or flanking street is possible. Vehicular entrances to parking structures and loading areas should be unobtrusive, architecturally integrated and screened from view from nearby properties and sidewalks with landscaping, trellises or through other means (see Figure 21).

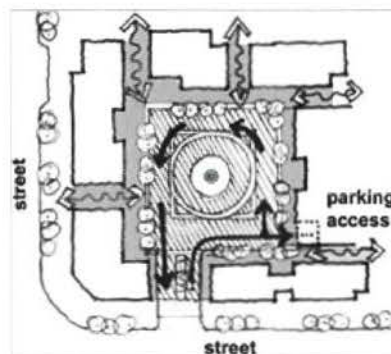


Figure 15

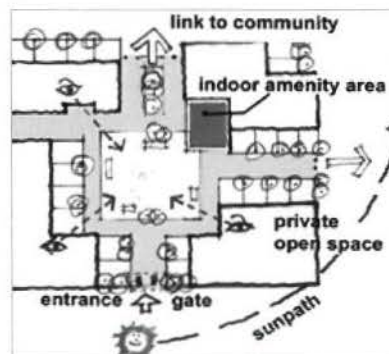


Figure 16

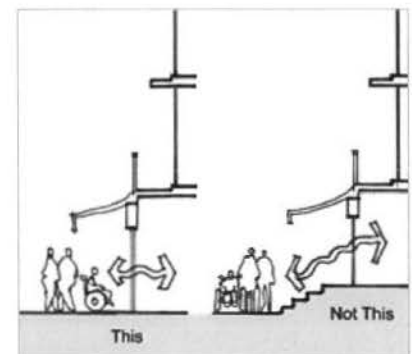


Figure 17

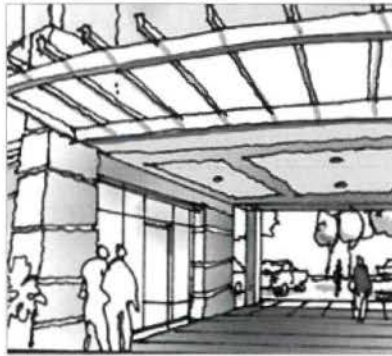


Figure 18

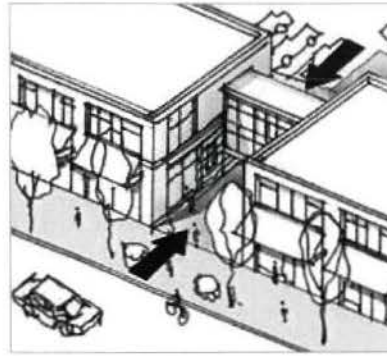


Figure 19

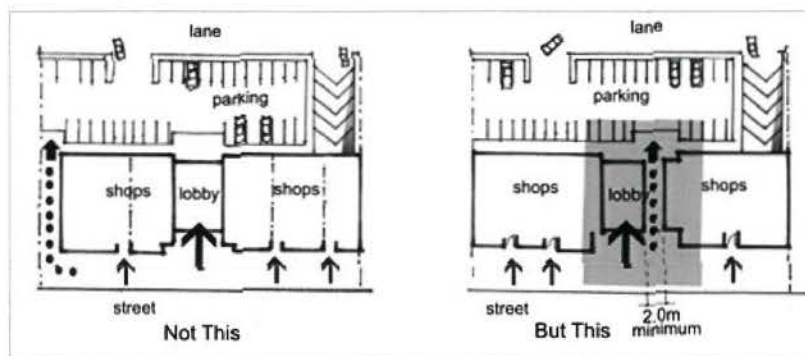


Figure 20

A2.6: Partially Above Grade Parking Structures: If parking structures must be partially above grade, exposed walls should be faced with attractive and durable materials and/or screened with planting, but in no case should more than 1 metre of a parking structure wall be exposed (see Figure 22).

A2.7: Surface Parking: Surface parking, where permitted, should be screened from view from adjacent properties, public areas and streets with trees, landscaping and architectural elements designed as integral parts of buildings such as overhangs, trellises and planters (see Figure 23).

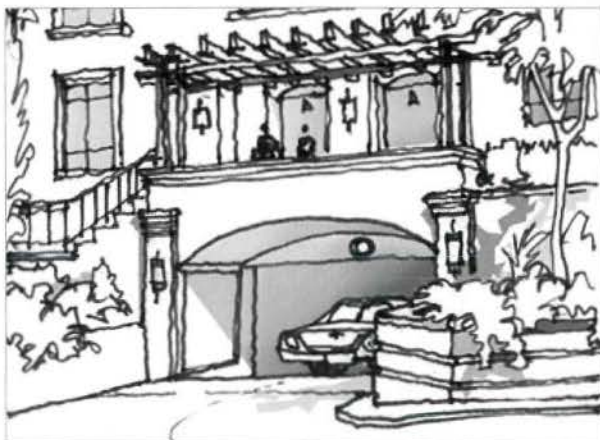


Figure 21

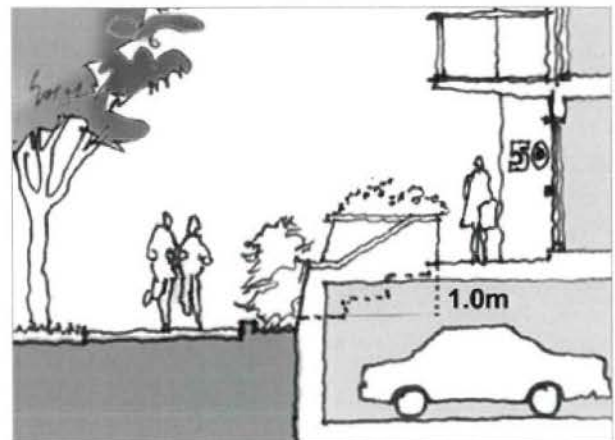


Figure 22

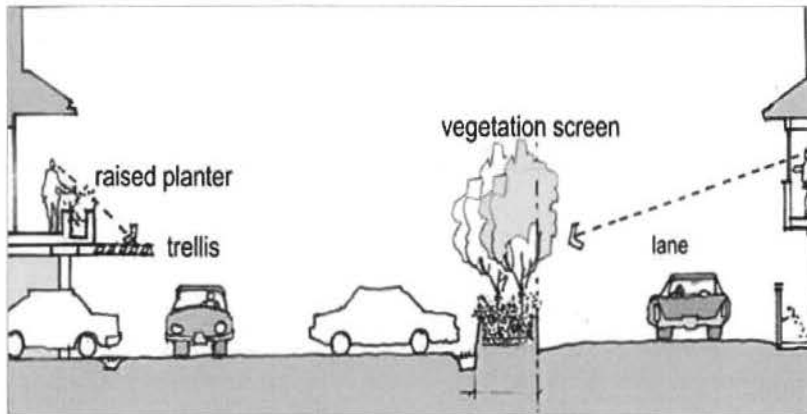


Figure 23



Figure 24

A2.8: Oil and Grit Separators: Oil and grit separators are required in all parking and loading areas and should be located so as not to interfere with pedestrian pathways and wheelchair access.

A2.9: Utility and Service installations: Utility installations, communication equipment, and garbage and recycling facilities should be sited so as to be accessible to service vehicles but not interfere with pedestrian access and screened from view to be as unobtrusive as possible (see Figure 24). Garbage and recycling facilities should be sited to permit use by all residents.

3. Building Form and Architectural Elements

Discussion:

New *development* in the *District* will typically be *infill development*, where acknowledgement of local scale and context is important. New *development* is likely to be more dense than earlier *development* because of changing economic conditions. Where this is the case, new *development* should acknowledge the existing fabric of the area, especially adjacent buildings and buildings across the street, and reflect long-term objectives for the area. At the same time, some variety between buildings in terms of their architectural styling and the palette of materials, textures and colours is encouraged to contribute interest and avoid monotony or repetitive building design, especially for redevelopment along major corridors.

Fenestration (windows and other openings) is a primary element of architectural expression and character. Fenestration also allows natural daylight to penetrate and is a critical consideration in heat loss and gain. Transparency provided by building fenestration is essential to animate shopping streets and to provide surveillance (eyes on the street). Blank walls are strongly discouraged on both fronting and flanking street elevations.

Weather protection provides pedestrian comfort on shopping streets. Structural canopies, fabric awnings and building extensions that are either too shallow or too high off the ground should be avoided. In addition, means of weather protection are important elements in the exterior “face” and streetscape character of buildings, and so should be fully integrated into the overall architectural expression of the building, rather than appearing simply “tacked on”.

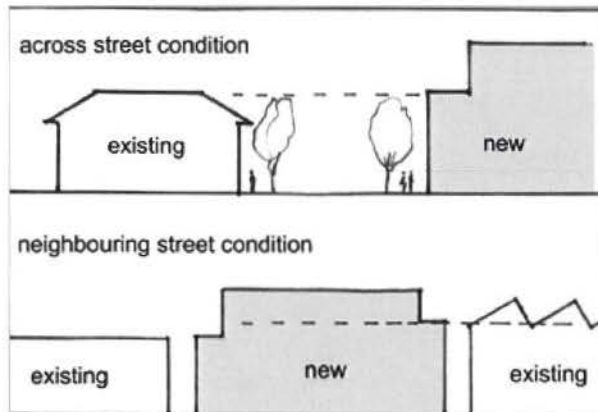


Figure 25

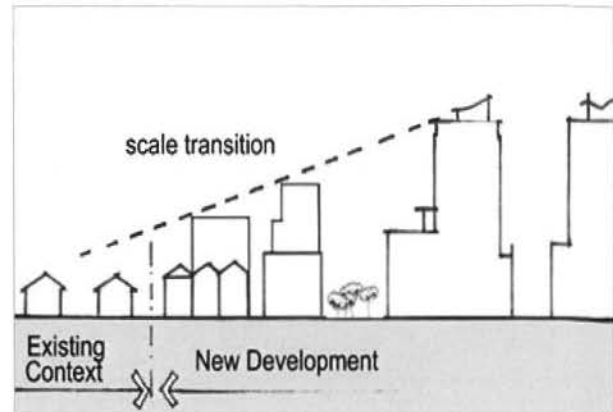


Figure 26

Outdoor and building lighting is essential for wayfinding and for safety and security at night. But lighting can also be a source of irritation if it is intrusive or stark. Hence it is imperative that all sources of outdoor lighting be considered and planned in advance, at the time of development permit application.

In order to avoid appearing as an afterthought, balconies should be designed as integral parts of buildings. The most successful way to achieve integration is when balconies are partly recessed into the building façades. Enclosed balconies should be avoided, as these limit views and daylight access and increase the visual bulk of buildings.

Roofs are character-defining elements of buildings. Whether roofs are steeply or gently pitched or flat makes a difference to the sense of “fit” in the immediate context and to their impact on views. Elevator penthouses and mechanical equipment on roofs can be highly visible from nearby residences and should be designed carefully.

Visual and acoustical privacy and access to natural light and air are essential elements of livability. This is particularly true in multi-family and mixed-use *developments* where window exposure may be limited. The design of ground-oriented multi-family *development* should include consideration of privacy both within the *development*, and for adjacent dwelling units.

A3.1: Variation in Building Design: There should be subtle design variation between neighbouring buildings to avoid a repetitive appearance.

A3.2: Scale: New and taller *development* should relate and harmonize with the height and scale of neighbouring buildings by incorporating transitional setbacks, building forms and heights (see Figures 25 and 26).

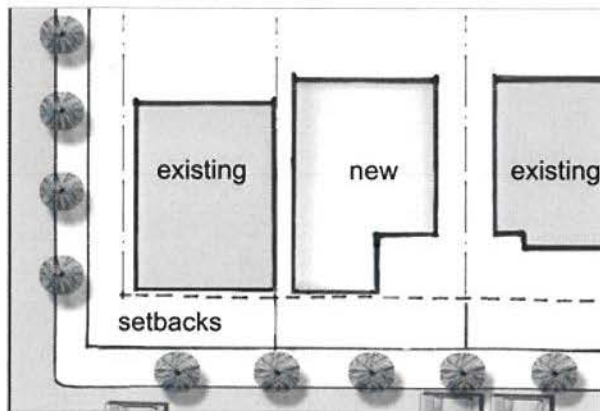


Figure 27

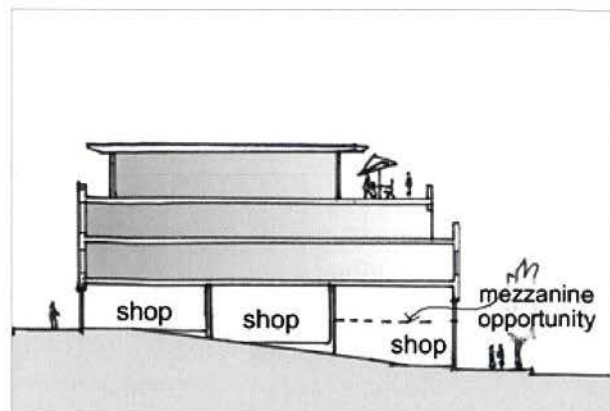


Figure 28

A3.3: Setbacks: Front setbacks should relate to, and harmonize with (but not necessarily equal), setbacks of existing adjacent *development* (see Figure 27).

A3.4: Level Transition from Sidewalk: On sloping sites, ground floor slabs should be stepped so that there is a level transition between the sidewalk and the building lobby or storefront entry. Similarly, rooflines should follow the slope of the site (see Figure 28).

A3.5: Minimize Blank Façades: The width of blank walls should generally be limited to a maximum of 10% of the linear dimension of a building façade facing a street (see Figure 29).

A3.6: Endwalls: Exposed endwalls of buildings should be designed and finished to be aesthetically pleasing. Material and texture choices, art, mosaics and green walls are encouraged for this purpose (see Figure 30).

A3.7: Building Materials and Transitions: Building and structures should be faced with substantial and durable materials such as masonry, stone, ceramic tile, fibre-cement siding, metal and wood. Changes of exterior materials, colours and textures should occur at interior corners and offsets, not in the same horizontal or vertical plane. Detailing should be ample to avoid a “wallpaper” look (see Figures 31 and 32).

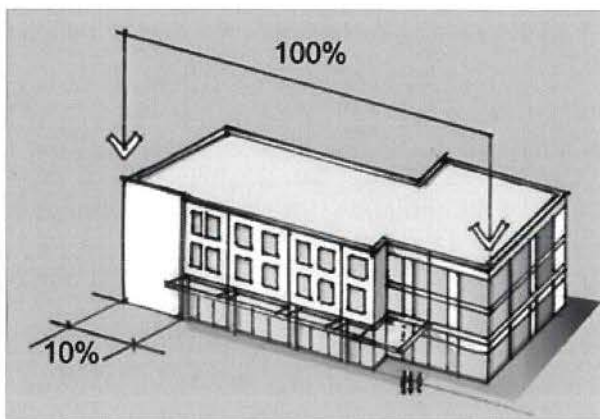


Figure 29

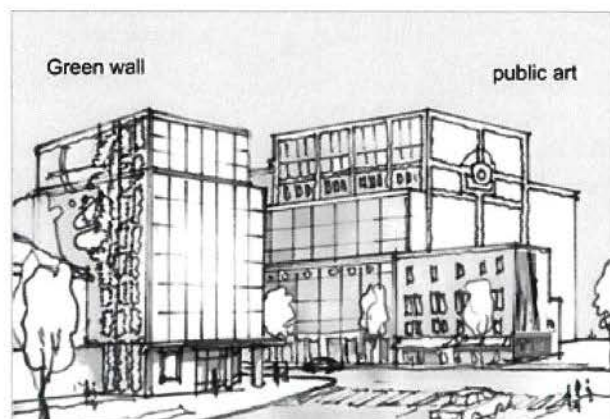


Figure 30

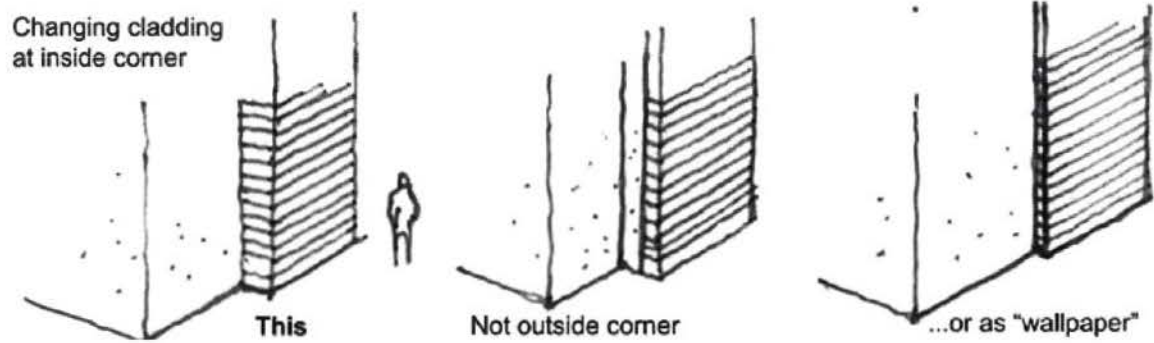


Figure 31

A3.8: Colours and Finishes: Bright and jarring colours and heavy swirling texture stucco patterns are discouraged.

A3.9: Transparent Fronts: Viewing into storefronts and lobbies is encouraged, and should not be obscured by reflective glazing, or window signs (see Figure 33).

A3.10: Solar Orientation: Building massing, windows and openings should capitalize on the solar orientation of the building (see Figure 34).

A3.11: Balconies: Balconies facing streets should be recessed into the main building façade. Guardrails should be transparent to maximize exposure to sunlight for each unit (see Figure 34).



Figure 32

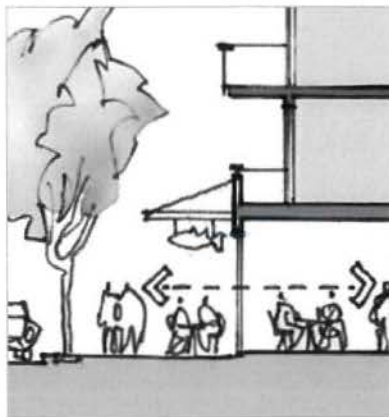


Figure 33

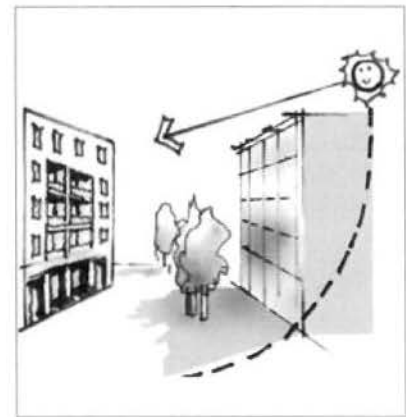


Figure 34

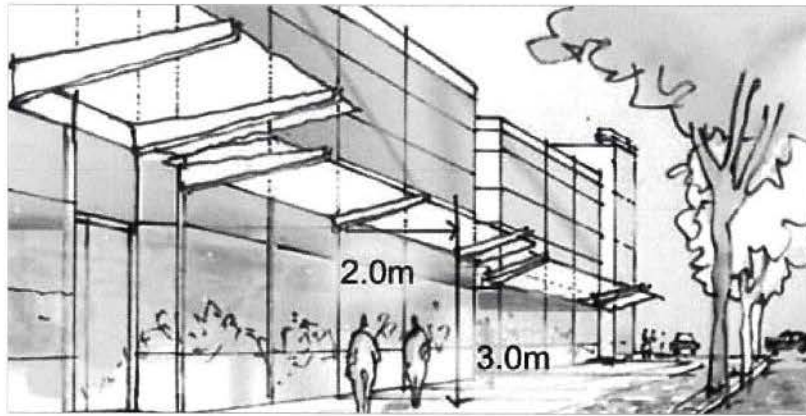


Figure 35

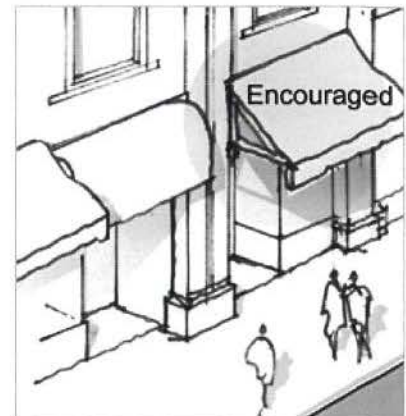


Figure 36

A3.12: Weather Protection: Commercial and mixed-use buildings should provide weather protection along the entire street frontage and particularly in the vicinity of a transit stop (see Figure 35).

A3.13: Canopies and Awnings: Use of transparent, structural canopies or three or four-point fabric awnings is recommended. Canopies and awnings should have a minimum horizontal projection of 2 metres and vertical clearance over the sidewalk should not exceed 3 metres (see Figures 35 and 36).

A3.14: Integration of Awning and Canopy Design: Canopies and awnings should be architecturally integrated with the structure and fenestration of buildings and structures (see Figure 36).

A3.15: Minimum Awning Clearance: On sloping sidewalks, canopies or awnings should not be continuously horizontal. Instead, they should follow the contours of the land while maintaining a minimum clearance (see Figure 37).

A3.16: Signage and Lighting: Signage and lighting should be fully considered and integrated with the building design (see Figure 38).

A3.17: Rooftop Equipment: The size, placement and treatment of rooftop mechanical equipment and the installation of telecommunication facilities should be fully considered and integrated design elements of a building. They should be located and screened to minimize their visual impact and reduce impacts on views from surrounding properties (see Figure 39).

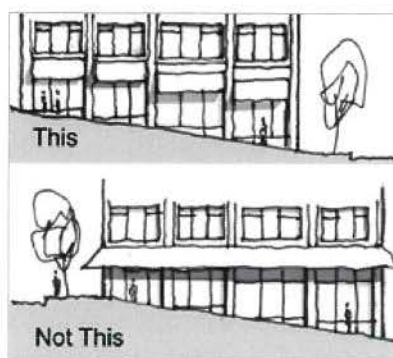


Figure 37

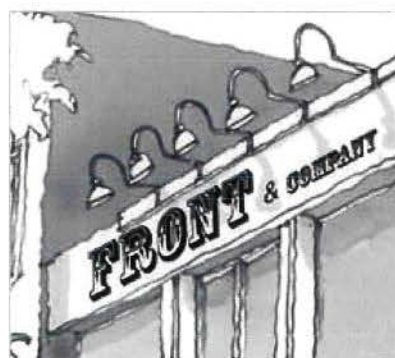


Figure 38

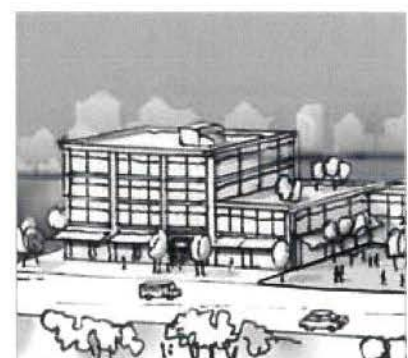


Figure 39

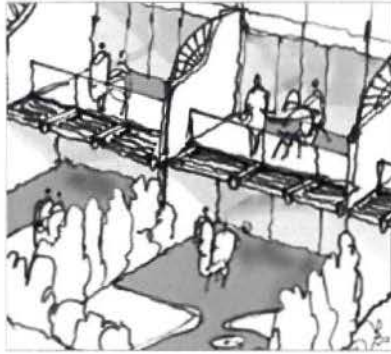


Figure 40

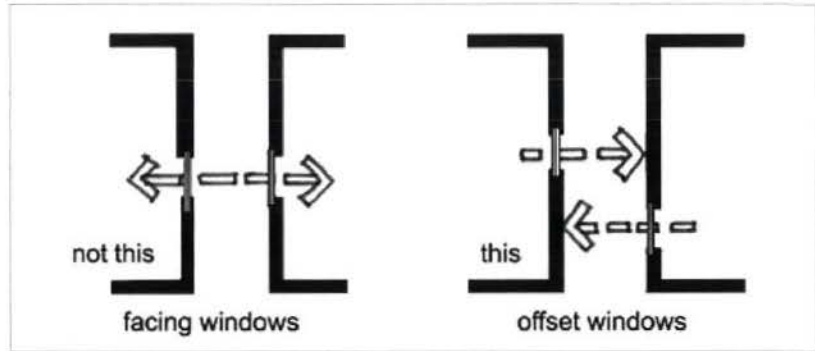


Figure 41

A3.18: Height of Elevator Penthouses and Roof Access Stairs: Elevator penthouses, roof decks and roof access stairs should be kept as low as possible in height and be sited to minimize overlook and view impacts.

A3.19: Noise Levels: Building designs should demonstrate that the A-weighted 24-hour equivalent LEQ sound level (the average sound level over the period of the measurement) in those portions of the dwelling listed below do not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. Example techniques include use of triple glazing, improved insulation etc.

PORTION OF DWELLING UNIT	NOISE LEVEL (DECIBELS)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

A3.20: Window Placement: Windows should be offset to protect privacy. Spatial arrangements and other techniques, such as screening between adjoining balconies or private outdoor spaces, is encouraged. In courtyard developments, the distance between facing windows should be no less than 9 metres (see Figures 40 and 41).

A3.21: Layered Landscaping: Layered landscaping treatments and slightly elevated overlook of the public realm are encouraged to improve residential livability. However, changes in elevation should not exceed 1.5 metres (see Figure 42).

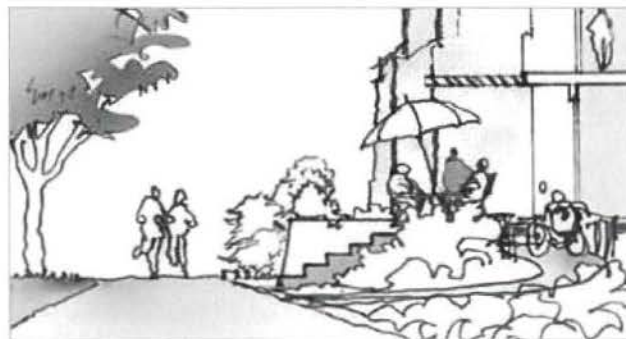


Figure 42



B Guidelines for Multi-Family Housing

Discussion:

This section provides design guidelines for low-rise, mid-rise and high-rise multi-family residential buildings. The intent is to ensure that all new development enhances the community through design that is neighbourly, is in context with the surrounding area, enhances the public realm and provides appropriate on-site amenities for residents.

For the purposes of this document low-rise is defined as six or fewer storeys; mid-rise as under twelve storeys and high-rise as twelve or more storeys. The first three sections of the guidelines apply to all forms of multi-family development while the last section is pertinent to mid-rise and high-rise buildings only.

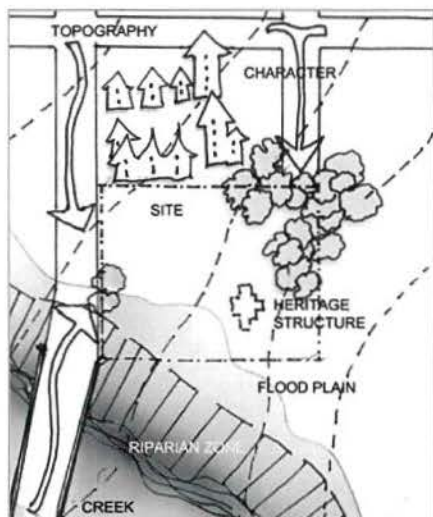


Figure 43

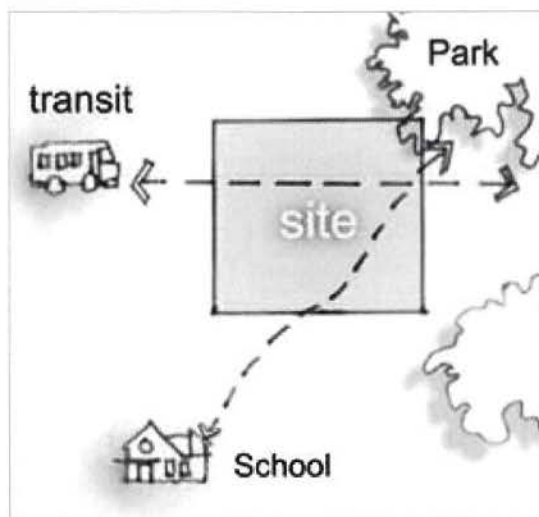


Figure 44

1. SITE PLANNING

B1.1: Context: New development should fit the neighbourhood context. Consideration should be given to the local topography, vegetation and environmental features and to the established character of the built form including heritage buildings and local choices of colours, architectural styling and building materials (see Figure 43).

B1.2: Connectivity: The siting of new development should take into consideration how to enhance the pedestrian, bicycle and vehicle connections in the area, particularly those that lead to key destinations (see Figure 44).

B1.3: Solar Orientation: When siting development, careful consideration should be given to maximizing the benefits of sunshine exposure to public open spaces, and to minimizing the impacts of shading on adjacent properties (see Figure 45). To this end, applications should be accompanied by a shadow analysis that illustrates the impacts on March 21st, June 21st, and September 21st (spring and fall equinox and summer solstice) at 10 am, 12 noon, 2pm and 6pm (see Figure 45). (For high rises, also see related guideline B 4.4 Solar Orientation.)

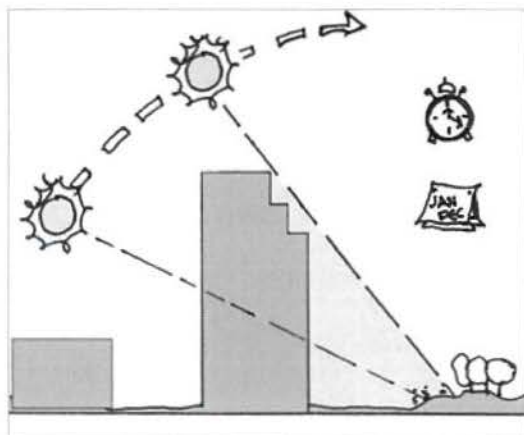


Figure 45

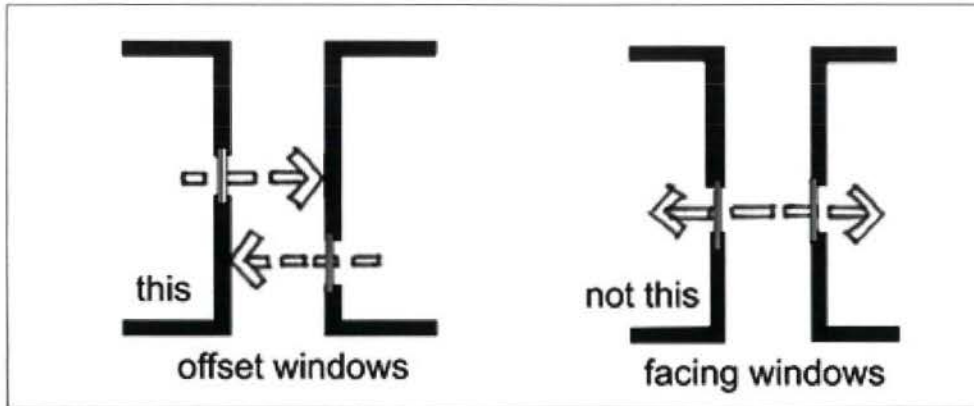


Figure 46

B1.4: Building Separation and Overlook: In order to maintain privacy between residential units, window placement in buildings within 9 metres (30 feet) of each other, or in courtyards, should be offset, not directly facing (see Figure 46).

B1.5: Hierarchy of Public and Private Space: In considering the connections through a development site, the adjacencies to public spaces and public streets, the project must define those spaces that are entirely public, and those which are semi-private and private, and design them accordingly.

B1.6: Common Outdoor Space: Residential developments should consider providing communal outdoor space that is conveniently accessible and in a visible, sunny location with suitable wind protection (see figure 47).

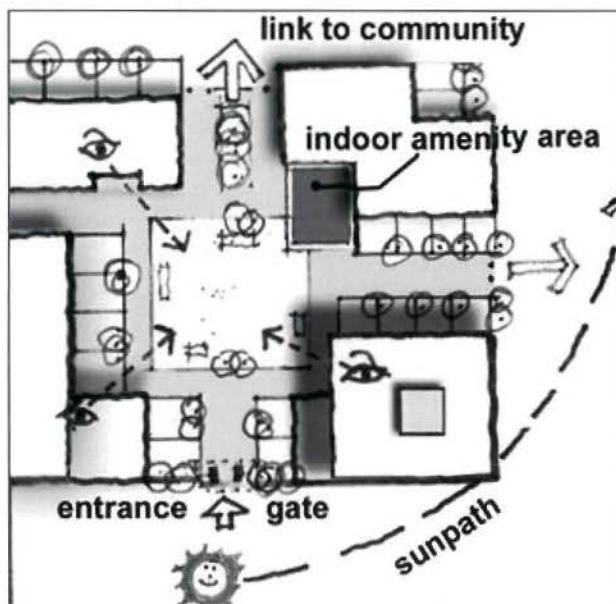


Figure 47

Larger residential projects should also consider providing:

- play structures;
- garden plots;
- dog walk areas; and
- social gathering areas.

B2.4: Accessible Pedestrian Routes: Pedestrian routes should be smooth, level and clear of encumbrances to ensure direct passage for those with visual impairments or who require mobility aids.

B2.5: Sustainable Landscape Design: Landscape design should be coordinated with building design, site servicing, utility placement and neighbourhood streetscape objectives and should incorporate:

- rainwater management;
- pedestrian way-finding and lighting;
- accessibility design features;
- the right space for the right tree;
- the use of appropriate native species;
- the consideration of species that do not require irrigation after they are established;
- species that provide visual and sensory interest throughout the seasons; and
- consideration of long term maintenance.

B2.6: Building Setback to the Street: To ensure there is sufficient room for a pleasant streetscape building facades should be setback a minimum distance of 4 metres (13 feet) from the ultimate curb face. The setback may be a combination of public and private property, and should be deep enough to accommodate a sidewalk, street trees, street furniture, utilities and semi-private outdoor space. To ensure buildings relate to the street and help “frame” the street buildings should be set back no more than 10 metres (33 feet) from the curb, with the expectation that there is approximately 4 metres from curb edge to property line and up to 6 metres to accommodate front patios and stoops in front of the main building face (see Figure 52).

B2.7: Integrated Streetscape and Parkade: Where an underground parkade will be close to street trees, it should be either stepped back or stepped down, to ensure the street trees and boulevard landscaping have sufficient growing medium to thrive (see figure 53).

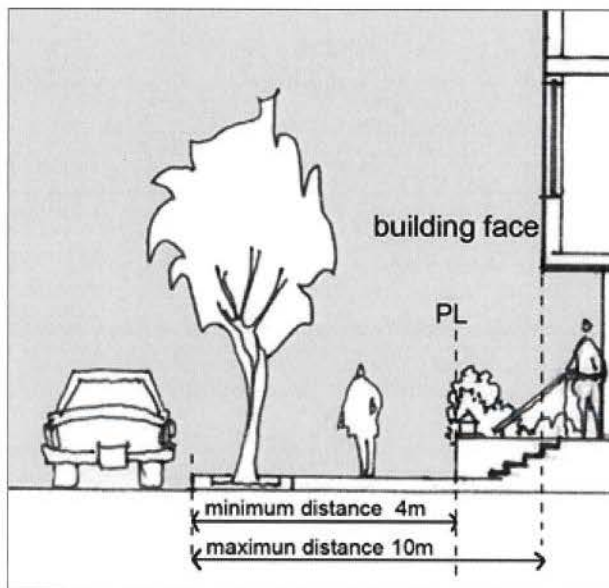


Figure 52

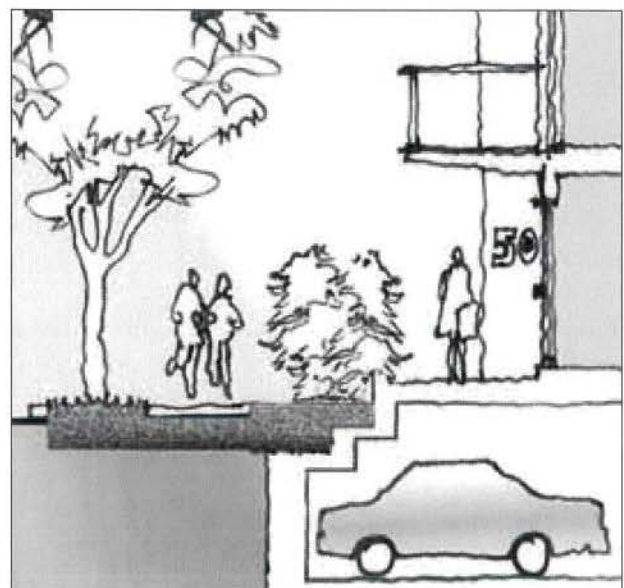


Figure 53

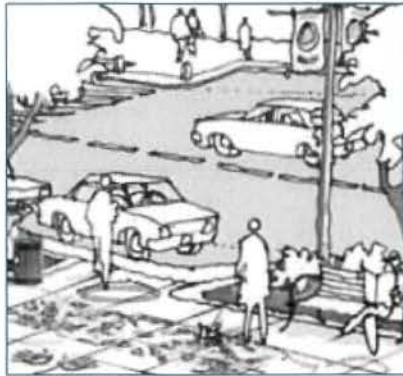


Figure 48



Figure 49

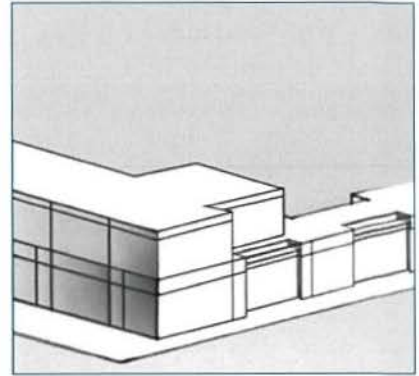


Figure 50

2. Public Realm and Streetscape Elements

B2.1 Unified Streetscape: Within a neighbourhood, a unified streetscape concept for public open spaces, landscaping elements and street furniture (benches, bike racks etc.) should be achieved in order to complement and enhance the neighbourhood's character (see Figure 48).

B2.2: Corner Sites: On corner sites, both frontages should be designed to face the street and the building should address the corner with strong massing (see Figure 49).

Where two intersecting streets have different architectural character (building heights, setbacks and key architectural elements) the building on the corner should make an effort to address both situations as it turns the corner (see Figure 50).

B2.3: Maximum Building Width: In order to create an interesting streetscape without overly wide buildings, large sites should be broken into multiple buildings with the following maximum building widths:

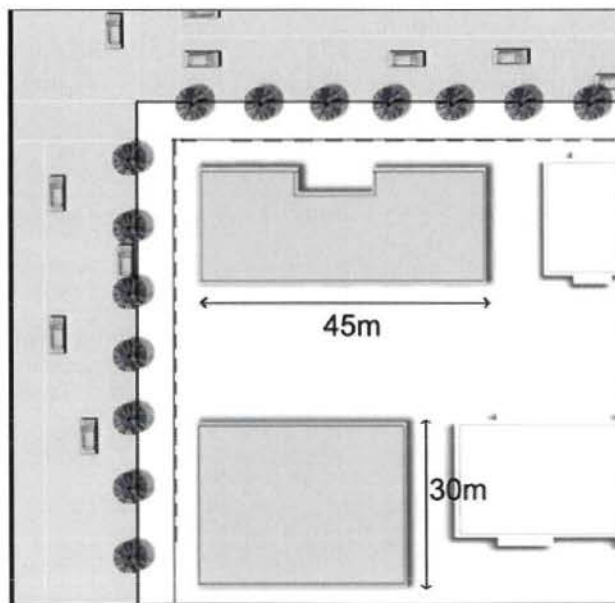


Figure 51

Low and Mid-Rise Buildings - should not exceed 45 m in length or width;

High-Rise Buildings - should not exceed 30 m in length or width.

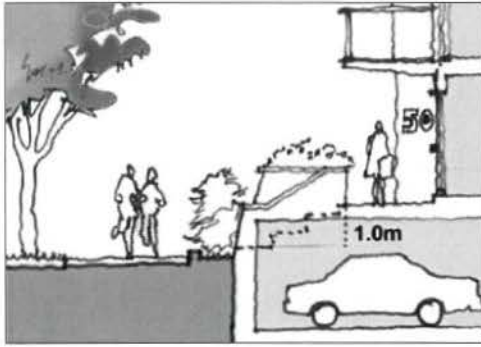


Figure 54

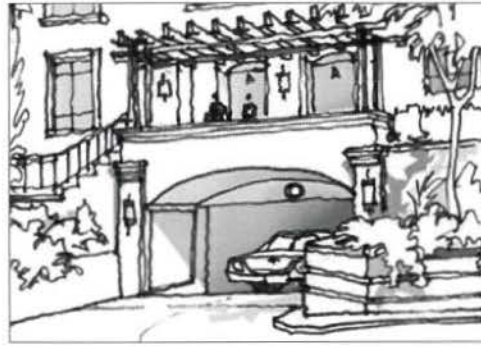


Figure 55

B2.8: Partially Above Grade Parking Structures: If parking structures must be partially above grade, exposed walls should be faced with attractive and durable materials and/ or screened with planting. Parkades should not be more than 1 metre (3 feet) above grade (see Figure 54).

B2.9: Parking Structure Entrances: Vehicular entrances to parking structures should be unobtrusive, architecturally integrated and screened from view with landscaping, trellises or through other means (see Figure 55).

B2.10: Designing for Transit Ridership: Where there is an adjacent bus stop, lobbies should be designed to provide direct access and clear sight lines to enhance the safety and comfort of transit riders.

Where appropriate, developers should consider designing the bus shelter so that it is coordinated with the building design or by providing awnings or canopies that are of sufficient height and width to directly shelter transit riders.

3. Building Form And Architectural Elements

B3.1: Variation in Building Design: There should be subtle design variation between neighbouring buildings to avoid repetition while maintaining a harmony to the streetscape.

B3.2: Scale: New development should relate to, and harmonize with, the height and scale of neighbouring buildings by incorporating complementary building forms and transitional heights (see Figures 56 & 57).

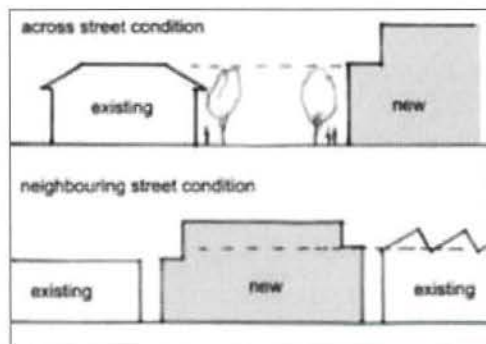


Figure 56

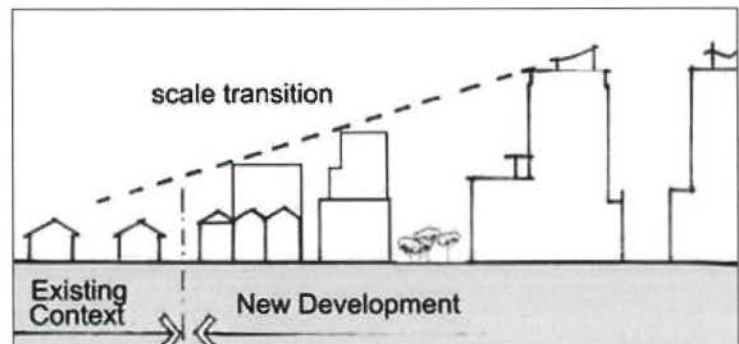


Figure 57

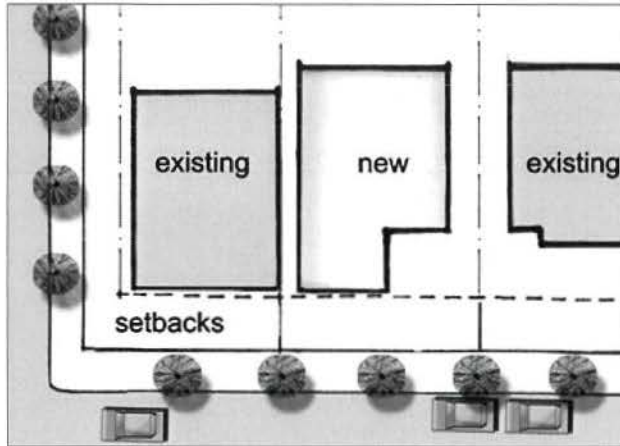


Figure 58

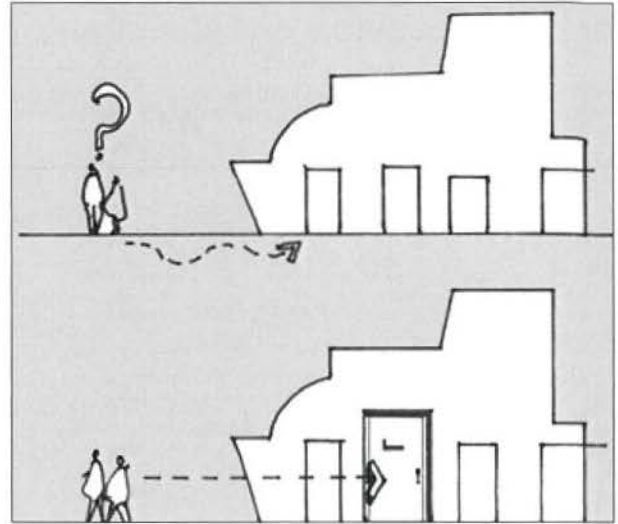


Figure 59

B3.5: Setbacks: Street-front setbacks should relate to, and harmonize with (but not necessarily equal), setbacks of existing adjacent development (see Figure 58).

B3.3: Legibility: Design of new development should ensure the identity, function and access to the building is easily understood (see Figure 59).

B3.4: Unit Identity and Relationship to the Street: Buildings should be designed to provide a rhythm to the street frontage. Ground level units are encouraged to have front doors on the street, and designs that celebrate the unit identity. To add to the “eyes on the street” unit layouts that provide living space that overlooks the street are encouraged (see Figure 60).

B3.6: Stepping down a slope: On sloping sites, building roof lines should step down the slope in keeping with the topography (see Figure 61).



Figure 60

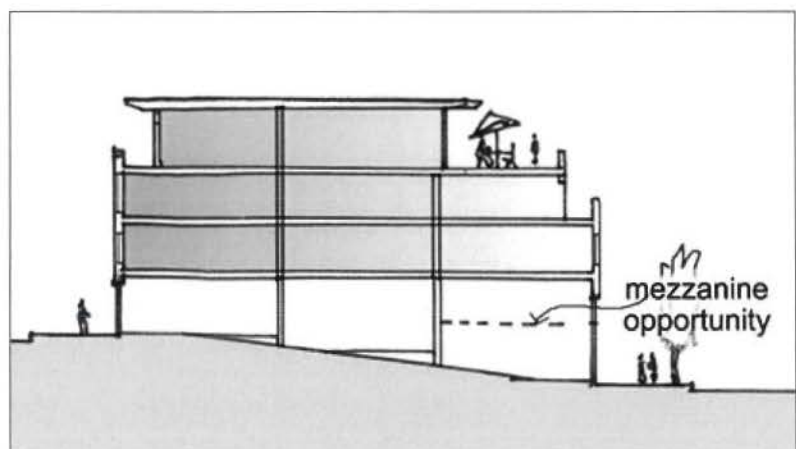


Figure 61

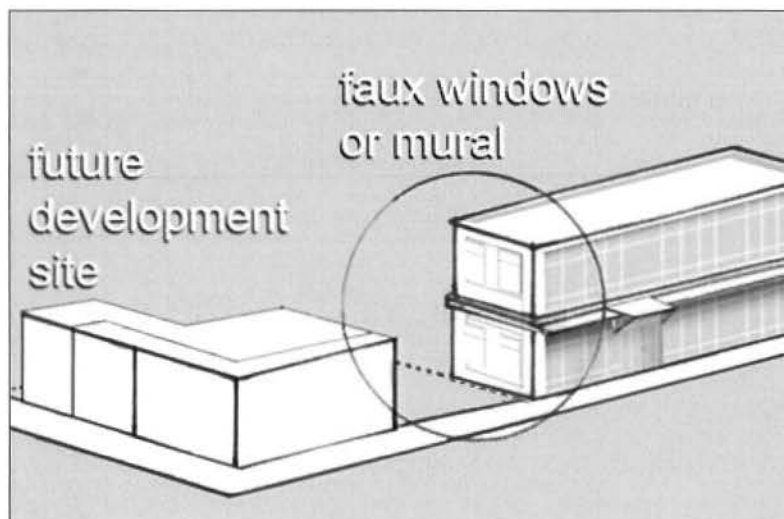


Figure 62

B3.7: Endwalls: Where there is an exposed end-wall, it should be designed and finished to be aesthetically pleasing. Material and texture choices, art, mosaics and green walls are encouraged for this purpose and key architectural elements like cornices, or colour bands should extend around the corner of the building onto the blank face of the wall (see Figure 62).

B3.8: Building Materials and Transitions: Building and structures should be faced with substantial and durable materials such as masonry, stone, ceramic tile, fibre-cement siding, metal and wood. Changes of exterior materials, colours and textures should occur at interior corners and offsets, not in the same horizontal or vertical plane. Detailing should be ample to avoid a “wallpaper” look (see Figure 63).

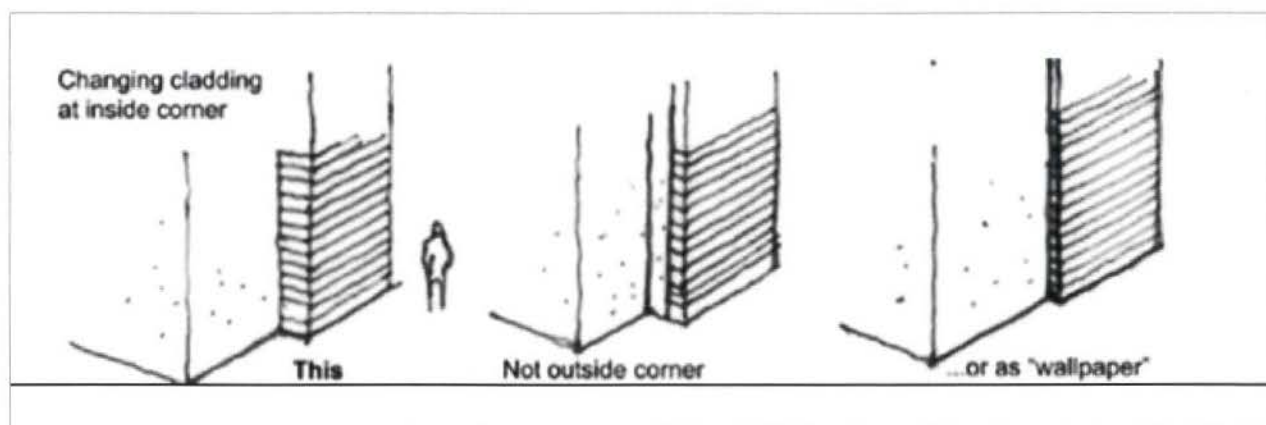


Figure 63



Figure 64



Figure 65

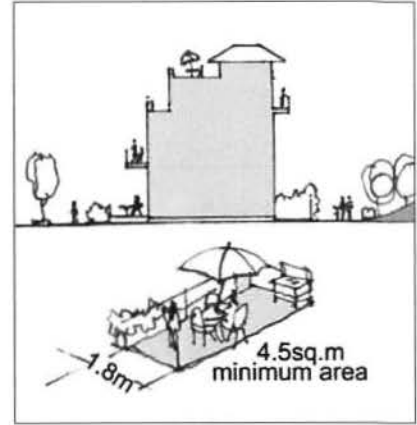


Figure 66

B3.9: Transparent Fronts: Viewing into and out of lobbies is encouraged, especially where lobbies overlook passenger drop off areas or bus stops (see Figure 64).

B3.10: Weather Protection: Weather protection that is architecturally integrated with the building design should be provided at the front doors and lobby entrances (See also B2.10, Designing for Transit Ridership).

B3.11: Lighting: Lighting should be fully considered and integrated with the building design.

B3.12: Signage on a Residential Building: Where live/work units or home based businesses are anticipated, the potential for signage should be considered and integrated with the building design in a manner that does not diminish the residential character of the building (see Figure 65).

B3.13: Adaptable Design: All new development should follow the District's adaptable design standards for designing buildings and units to ensure a supply of adaptable and accessible units is developed.

B3.14: Private Outdoor Space: Private or semi-private outdoor space should be provided for each dwelling unit in the form of patios, balconies or rooftop decks that allow for outdoor seating. The minimum dimensions should be 1.8 m x 2.5 m with a minimum area of 4.5 m² (48 sq. ft) (see Figure 66).

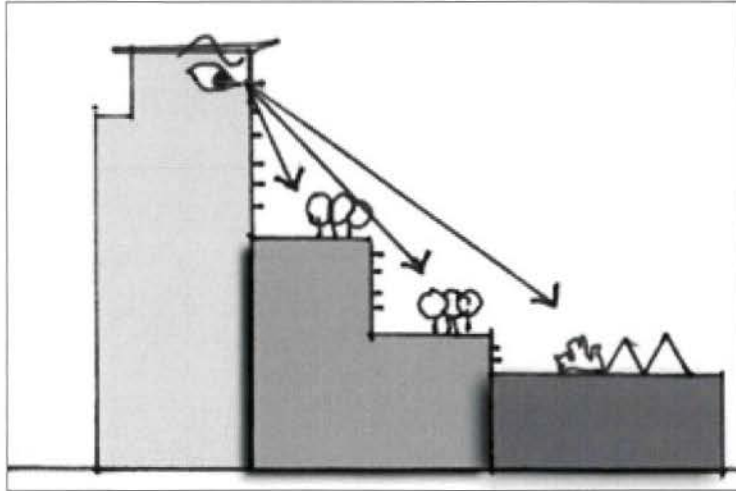


Figure 71

B3.19: Rooftops: Recognizing that rooftops are often visible, mechanical and utility equipment should be screened and integrated into the design and opportunities for roof top gardens should be explored (see Figure 71).

B3.20: Height of Elevator Penthouses and Roof Access Stairs: Elevator penthouses, roof decks and roof access stairs should be kept as low as possible in height and be sited to minimize overlook and view impacts.

B3.21: Noise Levels: Building designs should demonstrate that the A-weighted 24-hour equivalent LEQ sound level (the average sound level over the period of the measurement) in those portions of the dwelling listed below do not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. Example techniques include the use of triple glazing, or improved insulation.

PORTION OF DWELLING UNIT	NOISE LEVEL (DECIBELS)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

B3.22: Rainwater Run-off: In accordance with the Development Services Bylaw and environmental requirements, oil and grit separators are required in all parking and loading areas and should be located so as not to interfere with pedestrian pathways and wheelchair access.

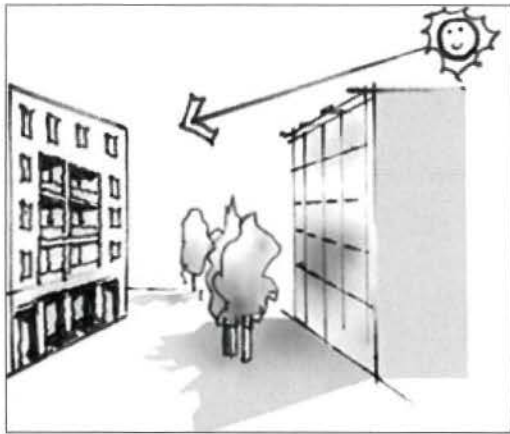


Figure 67

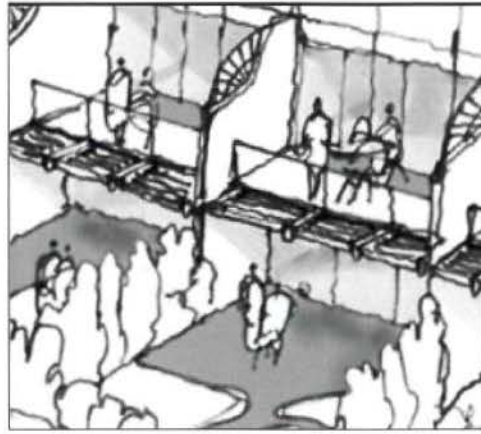


Figure 68

B3.15: Balconies: Balconies facing streets should be recessed into the main building façade. Guardrails should be transparent to maximize exposure to sunlight for each unit (see Figure 67).

B3.16: Privacy of New Units: New development should recognize the contribution to livability that privacy provides, and design windows, patios and balconies accordingly (see Figure 68).

B3.17: Layered Landscaping: Layered landscaping treatments and slightly elevated overlook of the public realm are encouraged to improve residential livability. However, changes in elevation should not exceed 1.5 metres (see Figure 69).

B3.18: Surface Parking: Surface parking, where permitted, should be screened from view with trees, landscaping and architectural elements such as overhangs, trellises and planters (see Figure 70).

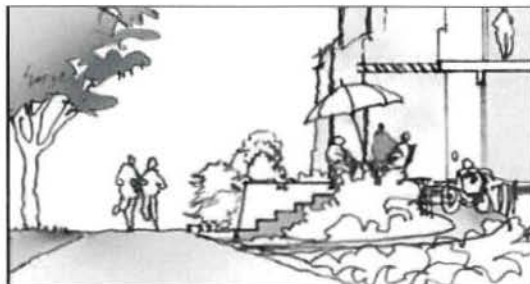


Figure 69

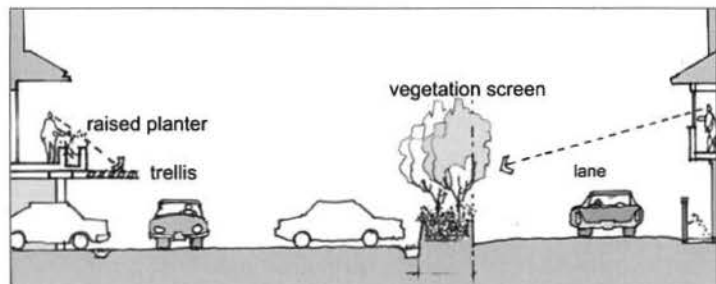


Figure 70

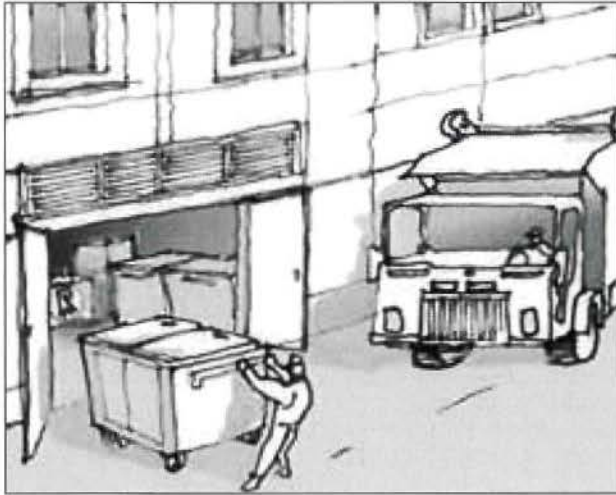


Figure 72

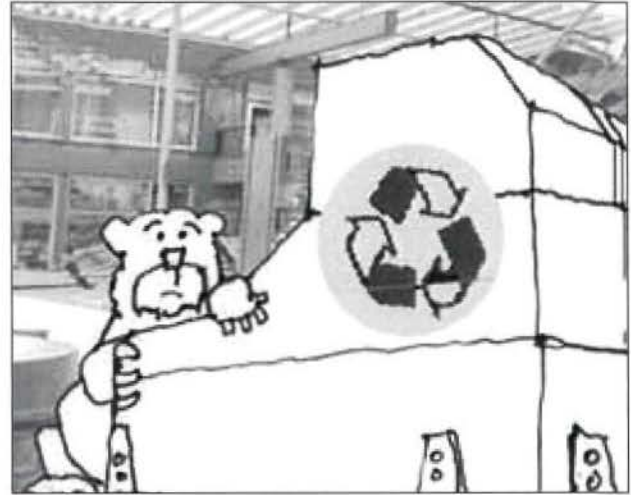


Figure 73

B3.23: Utility and Service installations: New development should be designed to carefully integrate utility installations, communication equipment and garbage, compost and recycling areas into the overall design of the project. These services should:

- be as unobtrusive as possible;
- be easy and safe for residents to use;
- be easy to service;
- be easy to keep clean;
- be animal proof; and
- be situated to minimize their impacts on neighbours. (see Figure 72 & 73).

4. Mid and High Rise Residential Tower Guidelines

In addition to the preceding general residential guidelines that apply to all residential development, tower elements including mid rise towers (6-12 storeys in height) and high rise towers (12 storeys and taller) should also comply with the following guidelines:

B4.1 Minimum Lot Frontage: It is recommended that development sites for towers have a minimum frontage of 60 metres (200 feet).

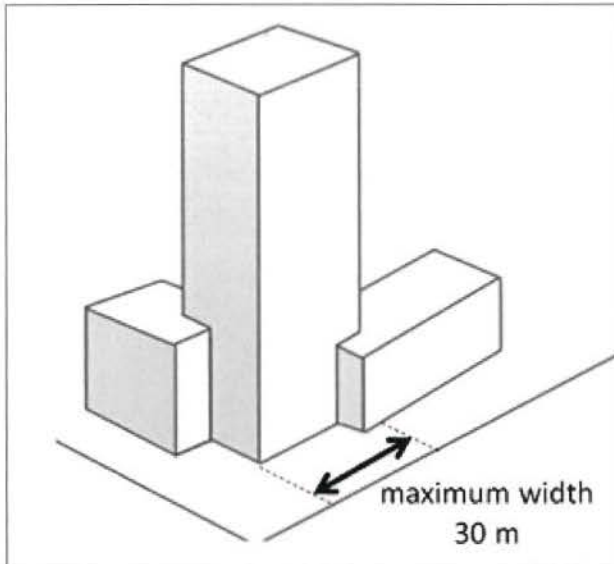


Figure 74

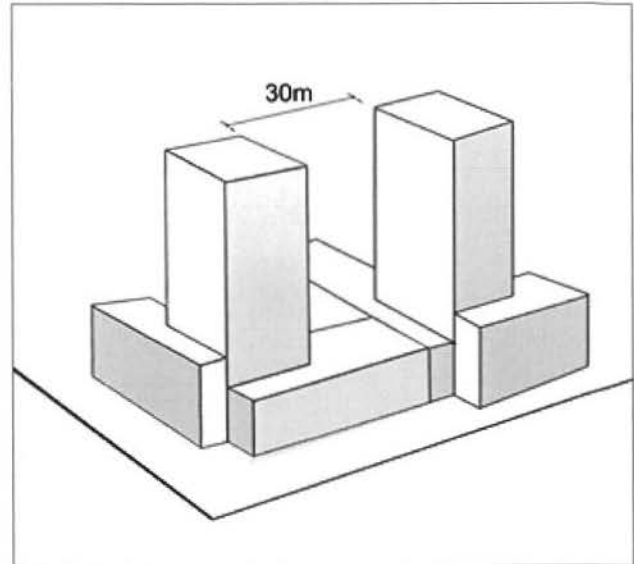


Figure 75

B4.2 Maximum Building Frontage: Further to section B2.3 Maximum Building Width, mid and high rise buildings should not have tower frontages in excess of 30 metres (98.5 feet) (see Figure 74).

B4.3 Building Separation: In order to minimize overlook between residential units, there should be a minimum separation between high rise buildings of at least 30 metres (98.5 feet) (see Figure 75).

B4.4: Solar Orientation: Further to section B1.3 Solar Orientation, which also highlights the need to maximize the benefits of sunshine and minimize the impacts of overshadowing, where towers are proposed that have a long side, that long side is encouraged to have a north-south orientation to reduce the impacts of shading on adjacent areas (See Figure 76).

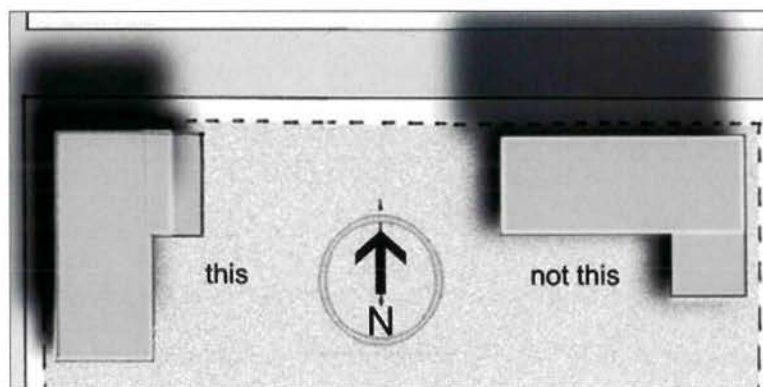


Figure 76

It is also important for towers to reduce the potential for heat gain on southern and western exposures to both ensure units are liveable and reduce energy consumption. This may result in southern and western elevations having different but complementary treatments that may include: reduced glazing, larger balconies, louvers, and cross ventilation.

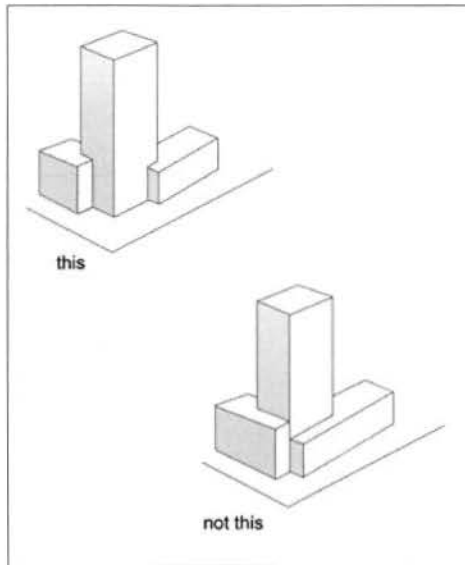


Figure 77

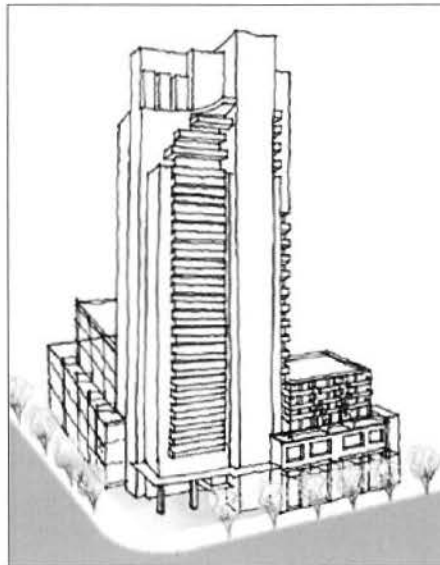


Figure 78

B4.5: Maximum Building Footprint: In order to ensure towers have a slim appearance, the total building footprint for a tower should not exceed 800 square metres (8,600 square feet).

B4.6: Articulation of the Floor-plate/Building Footprint: In addition to B4.5 above, where any portion of a tower footprint exceeds 25 metres x 25 metres (80 x 80 feet), the overall footprint should be articulated, or stepped (see Figure 79).

B4.7: Vertical Elements: Architectural elements should connect across the vertical length of the building from top to bottom and towers should connect to the ground plane, and not be completely hidden behind low rise, or town house units (see Figure 77).

B4.8: High Rise – Corner Treatment: Where high rise towers are located at the corner, deeper setbacks from the sidewalk should be considered (see Figure 78).

B4.9: Articulation of the Building: Sculptural elements, banding, building articulation, use of materials and stepping back of portions of the building should be considered to lessen the appearance of bulk and add visual interest. (See Figure 79)

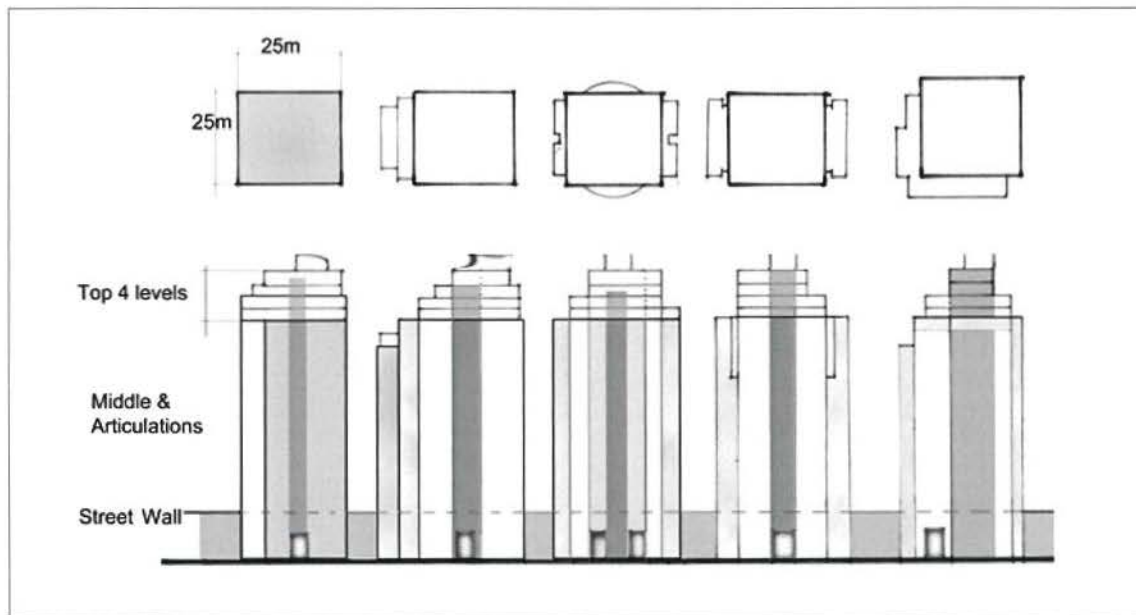


Figure 79

B4.10: Sculpting the Top of the Tower: To ensure buildings have a slim appearance at the skyline, consideration should be given to stepping back the size of the floor-plate of the top 4 stories, so that the upper most storey has a maximum size of 600 square metres (6,460 square feet) (see Figure 79).

B4.11: Balconies: While the inclusion of balconies in high rise development is both desirable and required, it is important that balconies are not so large that they significantly add bulk to the look of the building, and therefore it is recommended that in total balconies do not exceed 10% of the building's footprint.

Consideration of inseting the balconies to offset their bulk and ensure they are well integrated into the building is encouraged (see Figure 80).

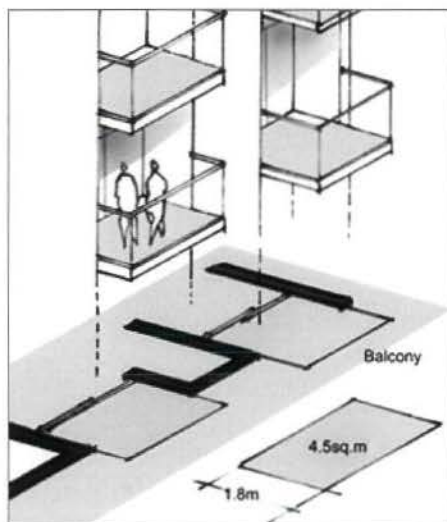


Figure 80



C Guidelines for Ground-Oriented Housing

“The built-form of ground-oriented multi-family *development* should be integrated with existing neighbourhoods.”

1. Public Realm, Streetscape Elements and Neighbourhood Fit

Discussion:

The built-form of ground-oriented multi-family *development* should be integrated with existing neighbourhoods, while enhancing architectural variety. *Development* should reflect the streetscape character of the neighbourhood in which it is located, or in the case of larger *developments*, it should create its own successful streetscape character.

Ground-oriented housing should be designed so that it complements the neighbourhood character, with minimum impact on adjacent properties. *Development* will often occur incrementally as pre-existing lots on record are assembled and consolidated. Accordingly, the design must carefully consider both the existing and future relationships to surrounding properties.



Figure 81

C1.1: Height and Massing: The height and massing of buildings should be in keeping with a single family dwelling or townhouse height, which is typically less than 12 metres. Architectural treatments that reduce apparent building height such as the use of trim, colour accents, secondary roof elements, building recesses and stepped building forms are encouraged (see Figure 81).

C1.2: Roof Treatment: The gable orientation and roof pitch should be sympathetic to the design of neighbouring buildings and help to maximize the space and light between buildings (see Figure 81).

C1.3: Street Orientation: Units are encouraged to be oriented towards, and have a visual connection to the street (see Figure 82).

C1.4: Corner Lots: Buildings on corner lots should “wrap the corner” providing an opportunity to have units facing both streets (see Figures 83).

C1.5: Minimum Frontage: Generally, *development* parcels should have a minimum frontage of 20 metres.

C1.6: Setbacks: The front yard setback should relate to, or appropriately transition from, the established pattern in the area.



Figure 82

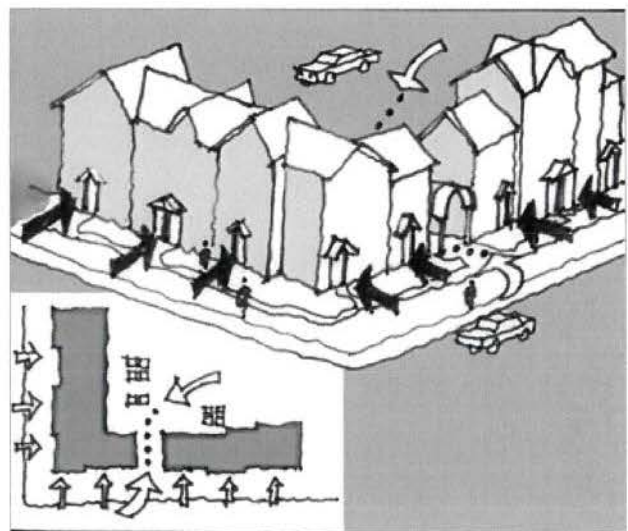


Figure 83

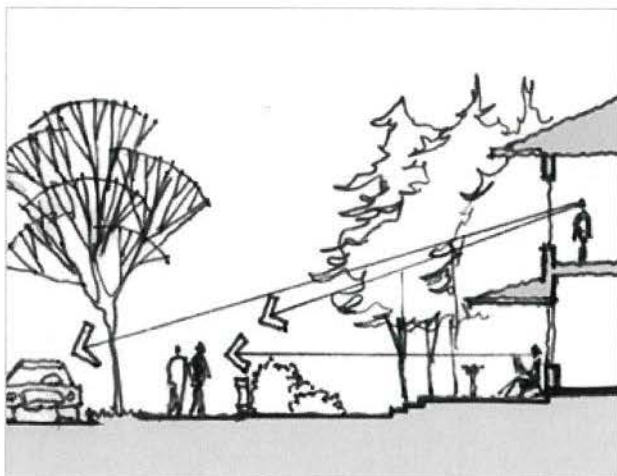


Figure 84

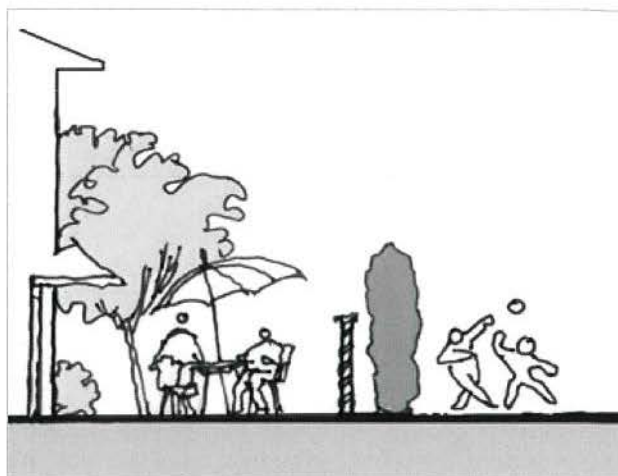


Figure 85

2. Site Planning and Landscaping

Discussion:

Good site planning and landscaping contribute to neighbourhood character and aesthetics, resident livability and environmental sustainability. In principle, site planning should strive to minimize building coverage, preserve natural features and minimize rainwater run-off. Mature trees shade and cool homes in the summer and absorb carbon dioxide and trap dust particles. Trees and other landscaping provide habitat, aid with energy conservation and absorb rain water, reducing stormwater run-off into creeks. Landscape plans should complement the building design and harmonize with the local setting and be prepared by a BC Registered Landscape Architect.

C2.1: Tree Retention: Healthy mature trees and natural features should be retained where possible.

C2.2: Sustainable Landscape Design: Sustainable landscape design should incorporate best practices for tree planting, rainwater management, accessibility and feature native and drought tolerant species. Sustainable landscape design should also be coordinated with building design, site servicing and utility placement.

C2.3: Street Interface: Landscaping and fencing should be kept low and open in the front yard to foster a strong relationship to the street and maintain visibility through to the front of the building (see Figure 84).

C2.4: Privacy: Incorporate planting and fencing to maximize privacy between dwelling units and neighbouring sites (see Figure 85).

C2.5: Shared Outdoor Space: Units should be clustered to create interesting shared outdoor spaces as well as usable and accessible private outdoor spaces. Encourage/integrate informal gathering, play and urban gardening opportunities (see Figure 86).

C2.6: Private Outdoor Space: At least 9 square metres of usable private outdoor space should be provided for all units (see Figure 87).

C2.7: Outward Facing Aspect: Units should be oriented such that windows from the principle living space of each unit are separated by a minimum of 9 metres from those of any other unit (see Figure 88)

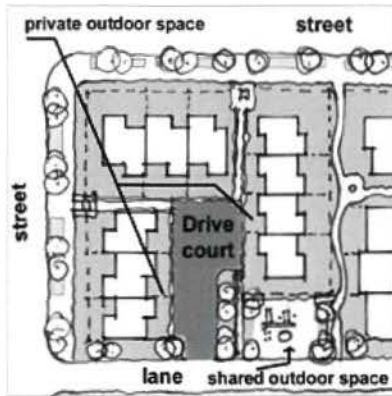


Figure 86

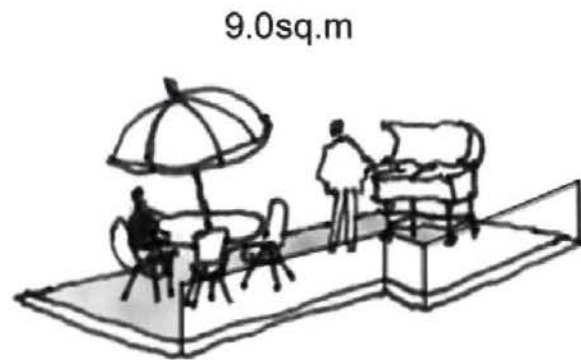


Figure 87

C2.8: Rear Yard Setbacks: Rear yard setbacks should be at least 6 metres, with some variation so that a visual wall is not created along the rear property line.

C2.9: Side Yard Setbacks: Side yard setbacks should be a minimum of 1.2 metres, and up to 3 metres when facing a side street or a single family home.

C2.10: Pedestrian Access: The main pedestrian access route should be from the street rather than the lane or parking area.

C2.11: Parking: Parking spaces should be located off a private driveway, and should not be visible from the street (see Figure 89) .

C2.12: Parking access: When parking is accessed from the front street the number of driveways should be kept to a minimum (see Figure 89).

C2.13: Shared Driveways: Where adjacent to another potential redevelopment site, the driveway should be designed so that it could in future be shared with the adjacent property (see Figure 89).

C2.14: Oil and Grit Separators: Oil and grit separators are required in all parking areas.

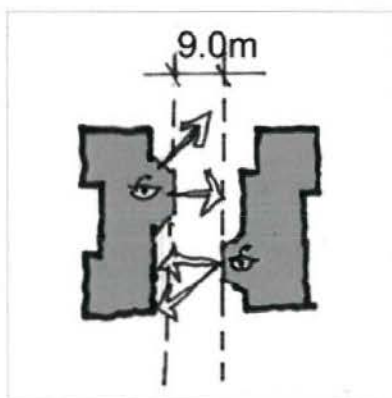


Figure 88

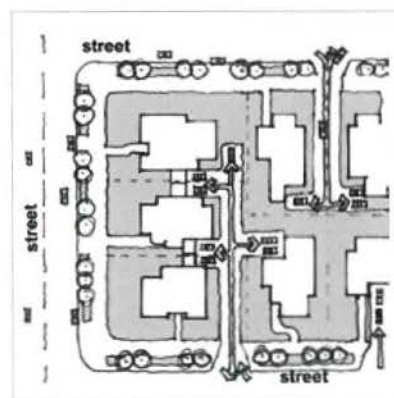


Figure 89

3. Architectural Character

Discussion:

The built form and character of new ground-oriented multi-family *development* should be consistent with and in harmony with the general rhythm, scale and height of the existing buildings in the neighbourhood. Ground-oriented housing is usually located in or adjacent to single family neighbourhoods. Building design therefore should generally have a single family character and incorporate west coast references while responding to local conditions such as topography, vegetation and heritage resources.

Consideration should be given to unit identity, roofscape, and other architectural elements, including fenestration, materials, and colour. Dormers and similar roof projections should read as subordinate or secondary architectural elements.

Ground-oriented housing should be designed in consideration of the needs of all residents regardless of their state of health, mobility or disabilities. Units should incorporate basic features that allow the units to be adapted to accommodate special needs without expensive retrofitting.

C3.1: Massing: The front façade of buildings should be broken up and portions stepped back to reduce the impression of bulk (see Figure 90).

C3.2: Variations in Design: Subtle design variations should be incorporated between neighbouring buildings to avoid a repetitive appearance.

C3.3: Cladding: Buildings should be clad primarily in natural materials although stucco accents may be used as a subordinate finish.

C3.4: Varied Rooflines: Varied roof lines with overhangs are encouraged.

C3.5: Roofing Materials: Laminated asphalt shingles or fire retardant treated cedar shakes are recommended as roofing materials. Tile roofing is discouraged.



Figure 90



Figure 91

C3.6: Noise Levels: Designs should demonstrate that the noise levels (A-weighted 24-hour equivalent LEQ sound level (the average sound level over the period of the measurement) in those portions of the dwelling listed below should not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. Examples include use of triple glazing, improved insulation etc.

PORTION OF DWELLING UNIT	NOISE LEVEL (DECIBELS)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

C3.7: Heating and Ventilation Systems: Ventilation, heating and cooling systems should be designed and insulated to minimize noise and located to be visually unobtrusive to neighbouring *developments*.

C3.8: Accessible Entrance: A level, no step entrance should be provided to each dwelling. If not possible, then platform areas should be provided at the top and bottom of ramps to facilitate the turning of wheelchairs, strollers and other mobility devices (see Figure 91).

C3.9: Weather Protection: A canopy should be provided over the front entrance.

C3.10: Front Door Width: The front door opening should be no less than 0.9 metre in width.

C3.11: Accessible Doorbell: The front doorbell should be no higher than 1 metre above the entry way

C3.12: Legible Address: The address should be indicated in easy-to-read, 10 centimetre or taller numbers, shown in a clearly contrasting colour.



D Guidelines for Industrial and Business Park Development

“The intent of these guidelines is to encourage employment opportunities through provision of well-designed, attractive, high-quality *development*.”

Discussion:

The intent of these guidelines for industrial and business park *development* is to encourage employment opportunities through provision of well-designed, attractive, high-quality *development* that is visually integrated with surrounding land uses and minimizes negative environmental impacts.

These guidelines apply to *development* on properties zoned for business park, mixed commercial/industrial, light industrial, and heavy or port industrial related uses. These design guidelines apply in addition to the general or *District-wide* design principles and guidelines.

1. Building Siting and Relationship to Street:

D1.1: Dorner Sites: Higher-visibility corner sites should be accentuated with building elevations that relate to both street frontages (see Figure 92).

D1.2: Building Entrances: Primary building entrances, offices, reception, sales and showroom space should face the street, be easily identifiable and be directly accessible to pedestrians, not separated by parking.

D1.3: Individualization: Individual tenancies should be differentiated by varying colours, materials and finishes and by projecting or recessing entrances from the main building façade (see Figure 93).



Figure 92



Figure 93

2. Architectural Character:

D2.1: Differentiate Building facades: Landscaping, including tree planting and/or living walls should be used to break up or soften building façades (see Figure 93).

D2.2: Weather Protection: Weather protection should be provided at all pedestrian entrances to buildings (see Figure 94).

D2.3: Blank Walls: Blank walls should be avoided and long building walls differentiated by using a variety of materials, textures, colours, window treatments and roof forms.

D2.4: Relationship: The scale, height and massing of new buildings should consider relationships to adjacent buildings (see Figure 95).

D2.5: Decorative Lighting: Up-lighting of trees or backlighting of walls to highlight tree silhouettes is encouraged to enhance the appearance of solid walls.

D2.6: Signage: Signage, landscaping and lighting should be fully considered and integrated with the building design (see Figure 96).

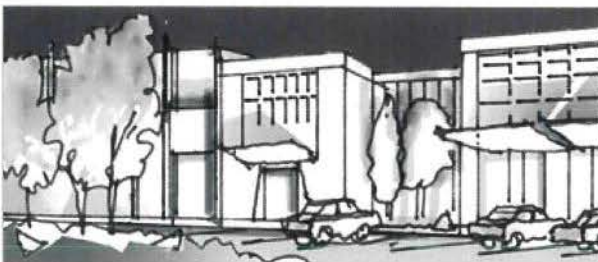


Figure 94

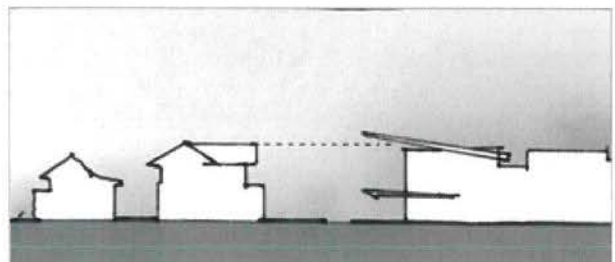


Figure 95

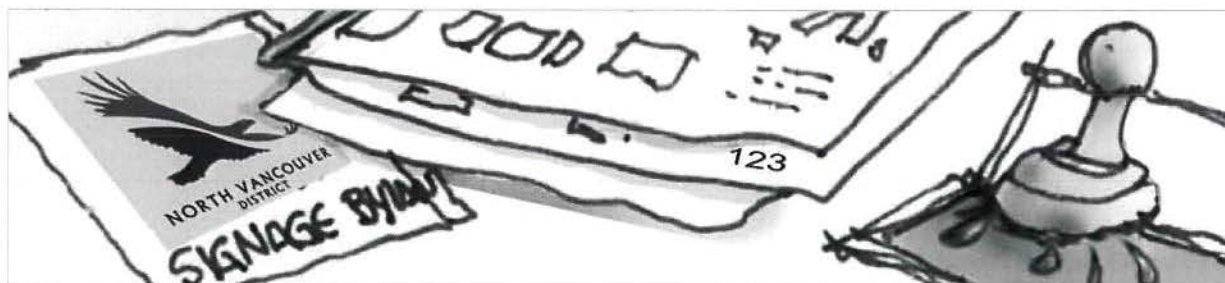


Figure 96

3. Pedestrian and Vehicle Circulation:

D3.1: Vehicular Access: Primary vehicle access points to business parks or large multi-tenancy sites should be clearly identifiable and delineated with way-finding signage, decorative or textured paving treatment and landscaping (see Figure 97).

D3.2: Donnections: Well defined, accessible, barrier-free and safe pedestrian connections should be provided from the street and parking areas to the main building entrances and to nearby trail systems where appropriate (see Figure 98).

D3.3: Way-finding Signage: On large multi-tenant sites way-finding signage should be provided.

D3.4: Pedestrian Pathways in Parking Areas: Within parking areas, pedestrian routes should be clearly identified, barrier-free and differentiated through techniques such as the use of decorative paving materials, paving patterns and landscaping (see Figure 98).

D3.5: Pathway Lighting: Pedestrian paths should be lit with low landscape lighting or bollard type fixtures.

D3.6: Loading and Delivery: Loading and delivery areas, and access to them, should be separated as much as possible from parking areas, especially visitor parking.



Figure 97

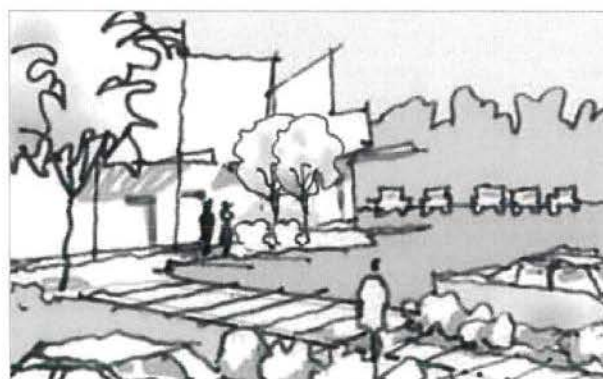


Figure 98

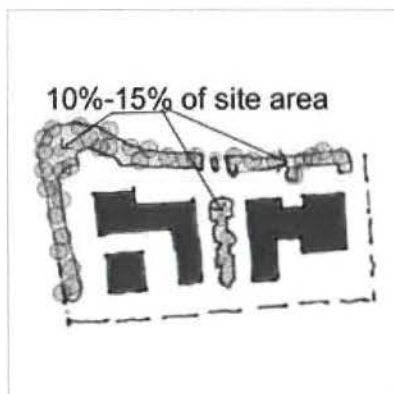


Figure 99

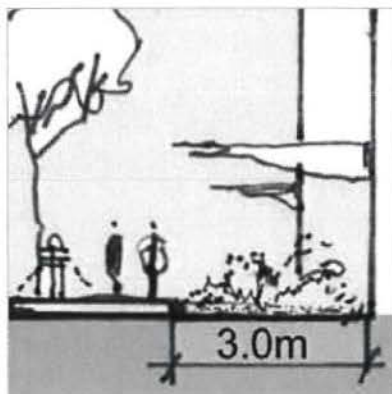


Figure 100

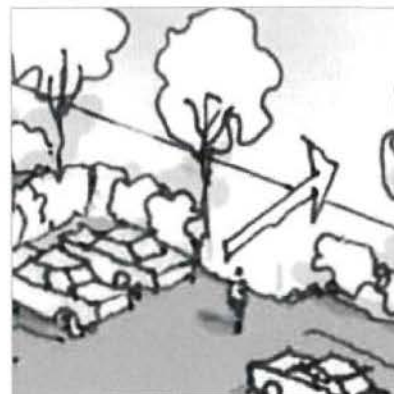


Figure 101

4. Landscaping:

D4.1: Requirements: For large multi-tenant sites, 10 - 15% of the site area should be landscaped (see Figure 99).

D4.2: Integrated Plan: The landscaping plan for a site should follow an overall concept that links site components together and compensates for run-off associated with extensive paved areas through provision of rain gardens or other techniques.

D4.3: Outdoor Seating: Wherever possible, site planning should include accessible outdoor seating areas for use by employees.

D4.4: Native Species: Native and drought-tolerant species should be a focus of the landscape plan.

D4.5: Landscaping Strip: Where possible, there should be a landscaping strip of a minimum 3 metres in width along all property lines abutting streets (see Figure 100).

D4.6: Site Definition: Landscaping should be used to accent site entry points, define pedestrian corridors, frame circulation aisles and break up long rows of parking into small pockets of ten or fewer spaces (see Figure 101).

D4.7: Unused Areas: All boulevards and areas not built upon or used for parking, loading, storage or maneuvering aisles should be landscaped including trees where feasible (Figure 102).

D4.8: Screen Parking: Landscaping should be used to screen parking lots; outdoor storage (where permitted); garbage and recycling areas; and utility boxes (see Figure 103).

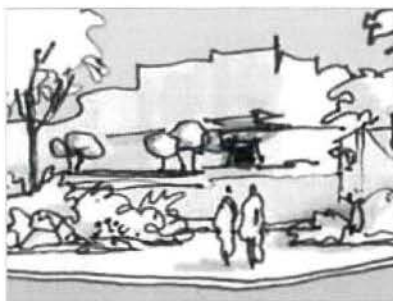


Figure 102

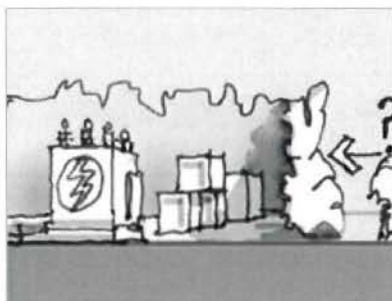


Figure 103

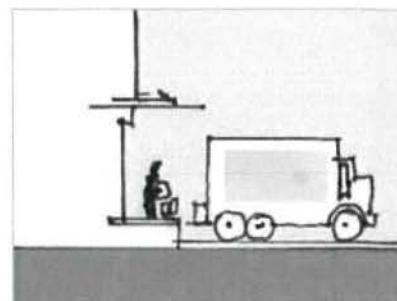


Figure 104

5. Parking and Loading Areas:

D5.1: Location: The majority of parking spaces should be located at the rear or side of buildings.

D5.2: Loading Areas: Loading areas should be located at the rear or interior of a site (see Figures 104 and 105).

D5.3: Lighting: Free-standing lighting within parking areas should avoid glare to minimize impacts on neighbouring properties.

D5.4: Oil and Grit Separators: Oil and grit separators are required in all parking and loading areas.

6. Fencing and Screening:

D6.1: Storage: Outdoor storage, where permitted must be screened with fencing and landscaping (see Figure 106).

D6.2: Utility and Service Installations: Utilities and service installations such as electrical transformers, gas metres, electrical and communication services should be located so as to be accessible to service vehicles but not interfere with pedestrian access and screened to minimize visibility (see Figure 103).

D6.3: Rooftop Mechanical Equipment: Rooftop mechanical equipment and telecommunication facilities should be hidden from public view with screening designed as an integral component of a building's architecture using materials compatible in quality and colour with building façades.

D6.4: Solid Waste and Recycling Containers: Solid waste and recycling containers, when located outside of buildings, should be sited in completely enclosed bear-proof structures (see Figure 107).

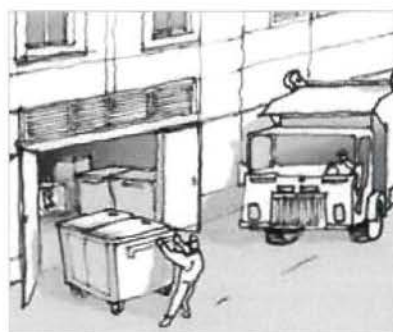


Figure 105

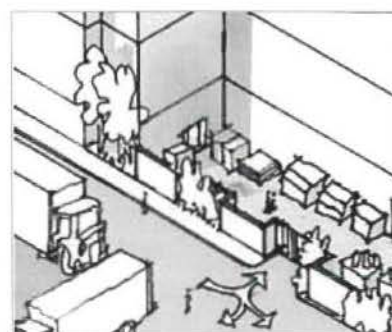


Figure 106

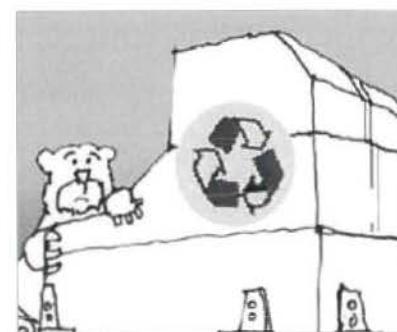


Figure 106

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The Corporation of the District of North Vancouver

Bylaw 8072

A bylaw to amend the District of North Vancouver Official Community Plan Bylaw 7900,
2011
(Edgemont Text Amendment)

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as “The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8072, 2014 (Amendment 13)”.

2. Amendments

The following amendments are made to the “District of North Vancouver Official Community Plan Bylaw 7900, 2011”:

- a) The title page for section D “Guidelines for Town and Village Centres” in “Part 5: Form and Character of Commercial, Industrial, and Multi-Family Development” of Schedule B is amended by deleting the heading “Edgemont Village Centre” in its entirety; and,
- b) Section D “Guidelines for Town and Village Centres” is further amended by deleting section 4.3.3 “Upper Capilano Local Planning Area”, Figure 1 “Edgemont Village Development Permit Area” and Figure 2 “Maximum Building Height”.

READ a first time June 23rd, 2014 by a majority of all Council members

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>JUNE 23. 14</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

Dept. Manager

GM/ Director

CAO

The District of North Vancouver REPORT TO COUNCIL

June 9, 2014
File: 6480.30/006.002

AUTHOR: Ross Taylor, Community Planner

SUBJECT: Design Guidelines for Multi-Family Housing

RECOMMENDATION:

THAT bylaw 8027, which amends Part Five of Schedule B of the Official Community Plan to add the new section, Guidelines for Multi-Family Housing, be given first reading;

THAT bylaw 8027 be referred to a public hearing.

THAT pursuant to Section 879 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaw 8027; and

THAT in accordance with Section 882 of the Local Government Act, Council has considered Bylaw 8027 in conjunction with its Financial and applicable Waste Management Plans;

REASON FOR REPORT:

To obtain Council's authorization to proceed to Public Hearing with an amendment to Schedule B of the District Official Community Plan to add new multi-family design guidelines.

SUMMARY:

The proposed Guidelines for Multi-Family Housing will fill an existing gap in the District-wide Form and Character Guidelines in Official Community Plan Schedule B. These form and character guidelines for mid and high-rise multi-family residential buildings have been prepared and consulted on as part of the implementation of the OCP.

The Guidelines for Multi-Family Housing are an important addition to Schedule B of the OCP and may apply to current development applications. Staff recommend the guidelines, which are an amending bylaw to the OCP, be given first reading and referred to a public hearing.

BACKGROUND:

The proposed Guidelines for Multi-Family Housing were discussed at the January 13, 2014 Committee of the Whole meeting. Councillors' comments on the guidelines were generally supportive. Consultation has also occurred with the Advisory Design Panel and through centres planning.

EXISTING POLICY:

OCP Schedule B, Part Five contains form and character design guidelines for commercial and mixed use buildings, ground-oriented housing, and industrial and business park development.

ANALYSIS:

The form and character design guidelines in the OCP, Schedule B (Development Permit Areas), Part Five (Form and Character of Commercial, Industrial and Multi-Family Development) are organized according to the form of development and its typical building type. There are guidelines for: A) Commercial and Mixed Use Buildings, B) Ground-Oriented Housing, and C) Industrial and Business Park Development. The proposed new Guidelines for Multi-Family Housing are for mid and high-rise residential buildings. They fill a gap in the above continuum with design guidelines for apartment buildings not having commercial use at grade level.

It is logical to insert the new guidelines between A) Commercial and Mixed Use Buildings and B) Ground-Oriented Housing, which necessitates re-numbering Part Five of Schedule B of the OCP as illustrated below.

Existing OCP, Schedule B, Part Five Table of Contents	Proposed OCP, Schedule B, Part Five Updated Table of Contents
A. Guidelines for Commercial and Mixed Use Buildings	A. Guidelines for Commercial and Mixed Use Buildings
B. Guidelines for Ground-Oriented Housing	B. Guidelines for Multi-Family Housing (NEW)
C. Guidelines for Industrial and Business Park Development	C. Guidelines for Ground-Oriented Housing
D. Guidelines for Town and Village Centres	D. Guidelines for Industrial and Business Park Development
	E. Guidelines for Town and Village Centres

The updated Part Five of Schedule B also includes minor changes to renumber figures and polices in Sections A, C and D. Bylaw 8027 (attached) therefore contains updated sections A through D (Schedule 1). With Council approval, the new guidelines will be incorporated into OCP Schedule B through an amending bylaw, which requires a public hearing.

Timing/Approval Process:

The guidelines are an important addition to Schedule B in the OCP and may apply to current development applications. First reading of an amending bylaw during a June regular Council meeting will enable the scheduling of a public hearing prior to the Fall of 2014.

Concurrence:

The Guidelines for Multi-Family Housing were reviewed by an interdepartmental staff team and the Advisory Design Panel in the spring of 2013 and have been revised accordingly.

Financial Impacts:

There are no financial implications to the District associated with this initiative.

Liability/Risk:

The design guidelines are generally consistent with the OCP and there is no discernable risk or liability to the District.

Social Policy Implications:

The Guidelines for Multi-Family Housing promote sound urban design and healthy built environments that promote active living, social inclusion and social well-being.

Environmental Impact:

The Guidelines for Multi-Family Housing will be applied in conjunction with other development permit area categories including Protection of the Environment, Protection of Development from Hazardous Conditions as well as Energy and Water Conservation and GHG Emission Reduction, where applicable.

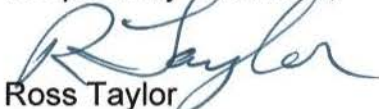
Public Input:

A full public process was undertaken prior to adoption of the new Schedule B (bylaw 7394) in 2012. The required public hearing for bylaw 8027 will provide an additional opportunity for public input.

Conclusion:

The Guidelines for Multi-Family Housing address an existing gap in the continuum of form and character design guidelines contained in OCP Schedule B. Staff recommend the guidelines now be moved forward through an OCP amending bylaw so they may form part of the OCP and guide development applications for mid and high rise multi-family projects.

Respectfully submitted,



Ross Taylor
Community Planner

Attachments:

A. Bylaw 8027

REVIEWED WITH:

☐ Sustainable Community Dev. _____
☐ Development Services _____
☐ Utilities _____
☐ Engineering Operations _____
☐ Parks & Environment _____
☐ Economic Development _____
☐ Human resources _____

☐ Clerk's Office _____
☐ Communications _____
☐ Finance _____
☐ Fire Services _____
☐ ITS _____
☐ Solicitor _____
☐ GIS _____

External Agencies:

☐ Library Board _____
☐ NS Health _____
☐ RCMP _____
☐ Recreation Com. _____
☐ Museum & Arch. _____
☐ Other: _____

The Corporation of the District of North Vancouver

Bylaw 8027

A bylaw to amend The District of North Vancouver Official Community Plan Bylaw 7900, 2011

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8027, 2014 (Amendment 10)".

2. Amendments

The following amendments are made to the "District of North Vancouver Official Community Plan Bylaw 7900, 2011":

- a) The "Plan Organization and Structure" section of the "Introduction" is amended by deleting the two paragraphs relating to Schedule B and replacing them with the following:

"Schedule B - contains the Development Permit Areas (DPAs), which provide statements that apply to all new development that takes place within a delineated DPA. Schedule B includes four categories of DPA, which are: (1) protection of the natural environment; (2) hazardous conditions; (3) form and character of development and (4) energy and water conservation and reduction of greenhouse gases. Each individual development permit area poses unique challenges and issues and therefore has statements of context, objectives and specific development guidelines that apply within that DPA only".
- b) "Part Five: Form and Character of Commercial Industrial and Multi-Family Development" in the "Table of Contents" of Schedule B is amended by inserting the new heading "Multi-Family Housing" between "Commercial and Mixed Use Buildings" and "Ground-Oriented Housing."
- c) The title page for "Part 5: Form and Character of Commercial, Industrial, and Multi-Family Development" of Schedule B is amended by inserting the new heading "Guidelines for Multi-Family Housing" between "Guidelines for Commercial and Mixed Use Buildings" and "Guidelines for Ground-Oriented Housing" and re-lettering accordingly "A" through "E".

- d) The sections "A. Guidelines For Commercial and Mixed-Use Buildings", "B. Guidelines For Ground-Oriented Housing", and "C. Guidelines For Industrial and Business Park Development" of "Part Five: Form and Character of Commercial, Industrial and Multi-Family Development" in Schedule B are deleted in their entirety and replaced with the new sections "A. Guidelines For Commercial and Mixed-Use Buildings", "B. Guidelines For Multi-Family Housing", "C. Guidelines For Ground-Oriented Housing", and "D. Guidelines For Industrial and Business Park Development" as contained in schedule 1 attached to this bylaw. The current "D. Guidelines for Town and Village Centres" is re-lettered as "E. Guidelines for Town and Village Centres".

READ a first time this the

PUBLIC HEARING held on this the

READ a second time this the

READ a third time this the

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule 1 to Bylaw 8027



A Guidelines for Commercial and Mixed-Use Buildings

Shopping streets tend to be the focal point of the community...
(and) new *development* should seek to enhance and
animate the public realm.

1. Public Realm and Streetscape Elements

Discussion:

Most medium and higher density residential, commercial or mixed-use buildings are located in highly visible and active locations such as shopping streets within the Town or Village Centres or along major thoroughfares. Shopping streets tend to be the focal point of the community, places where neighbours meet, and as such there needs to be a variety of places available to sit and chat. Opportunities to meet and socialize exist in both the public realm, for example seating areas or benches, and on private property with courts and plazas. These public and quasi-public spaces provide opportunities for merchandise display, cafe seating areas, landscaping, informal gathering, public art, and access to premises, and should be designed to be accessible and comfortable to all users.

New *development* should seek to enhance and animate the public realm. Buildings should be oriented to and relate to the street grid. Where a *development* includes multiple buildings, they should be grouped in such a way as to form usable open spaces for the enjoyment of residents and visitors.

Streets that are well defined or “enclosed” by street trees and building façades are more interesting and comfortable for pedestrians than those that are not. Heights of buildings and their setbacks from the property line should be considered in relation to the width of the street and the distance to the building face directly across the street.

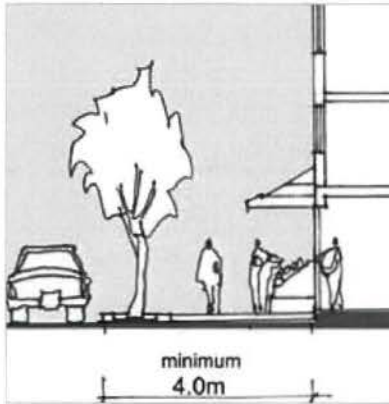


Figure 7



Figure 8



Figure 9

A1.7: Commercial Setback: On both front and flanking streets a 4 metre minimum distance from the curb face to the building façade, which may be a combination of public and private property, is encouraged for commercial and commercial/mixed-use *developments* to accommodate sidewalks, street furniture and utilities (see Figure 7).

A1.8: Enclosure: In order to define and enclose the road space, a strong streetwall is encouraged with a 2 or 3 storey massing at the street side(s) of the building, depending on the desired character of the area, and a step back at the third or fourth floor (see Figures 8 and 9).

A1.9: Unique Building Identity: On shopping streets, the building format should reflect a 10 metre storefront pattern. Building façades should be designed with variations in materials, colour, fenestration and roof forms to express individual storefront or dwelling unit identity (see Figure 10).

A1.10: Breaks in Streetwall: Buildings exceeding 45 metres in length should provide a significant break in the street façade to diminish the visual impact of excessive length (see Figure 11 and A1.5).

A1.11: Storefronts: In order to enliven shopping street environments, larger outlets should be lined at the sidewalk by smaller outlets with their own entries and identity. A rhythm of storefronts from 5 to 10 metres is most appropriate (see Figure 12).

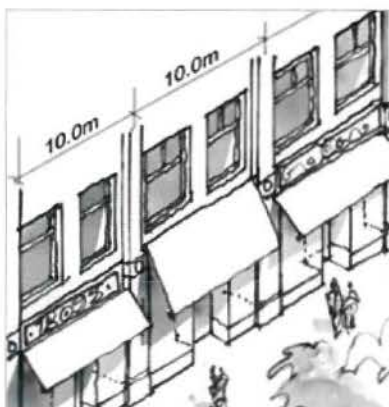


Figure 10

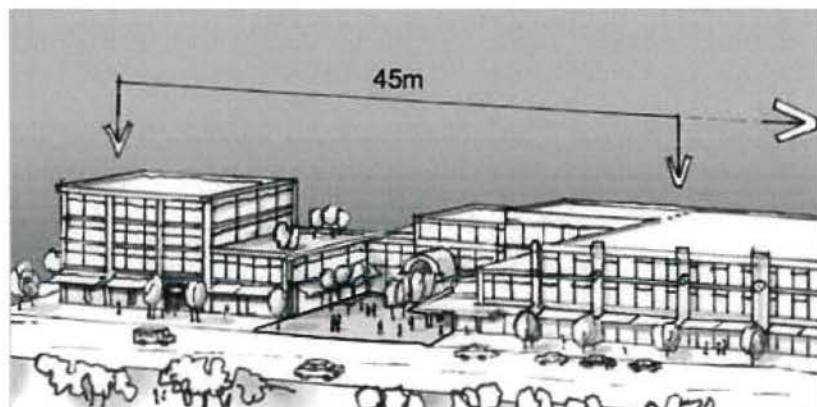


Figure 11

Traditional shopping streets are characterized by closely-spaced small shops whereas contemporary retail practice often includes larger formats with only one entrance and blank walls. This has a deadening effect on the public realm. Building façades should be designed in ways that express individual storefront identity. Street trees and planting also improve the character, aesthetics and enjoyment of the pedestrian, bicycle and vehicular realms of the streetscape.

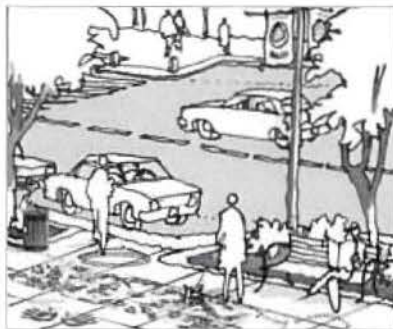


Figure 1

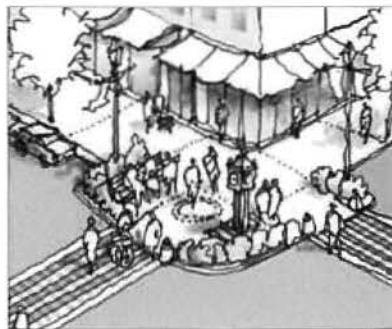


Figure 2

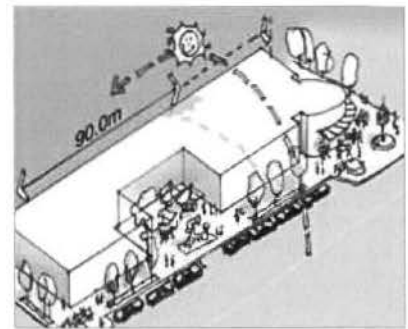


Figure 3

A1.1 Unified Streetscape: Within a given area, a unified streetscape concept for building sites, public open spaces, landscaping elements and universally accessible street furniture (benches, bike racks etc.) should be achieved (see Figure 1).

A1.2: Accessible Pedestrian Routes: Ensure pedestrian routes are smooth, level and clear of encumbrances to ensure direct passage for those with visual impairments or who require mobility aids.

A1.3: Corner Treatment: On shopping streets corner bulges or plazas should be considered at the crossroads of important streets depending on location of adjacent bus stops and type of pedestrian crossing (see Figure 2).

A1.4: Designing for Transit Ridership: Where a bus stop is located adjacent to a building that has a lobby, the lobby should be designed to provide direct sight lines to enhance the safety and comfort of transit riders. When appropriate, developers should consider designer the bus shelter so that it is coordinated with the building design or by providing awnings or canopies that are of sufficient height and width to directly shelter transit riders.

A1.5: Midblock Plazas: Where a *development* frontage exceeds 90 metres and there is sun exposure, provision of plazas or courts preferably in a central location is encouraged (see Figures 3 and 4 and A1.10).

A1.6: Corner Storefronts: On corner sites, commercial storefront entries should “turn the corner” to address the adjacent street in a pedestrian-friendly way. Both frontages should be designed as building “fronts” and the buildings should address the corner with strong massing (see Figures 5 and 6).



Figure 4

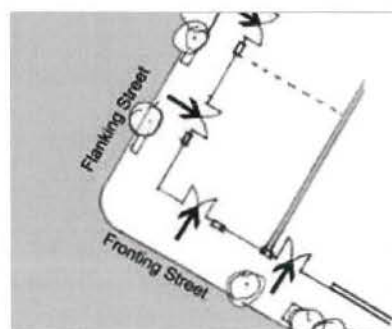


Figure 5



Figure 6

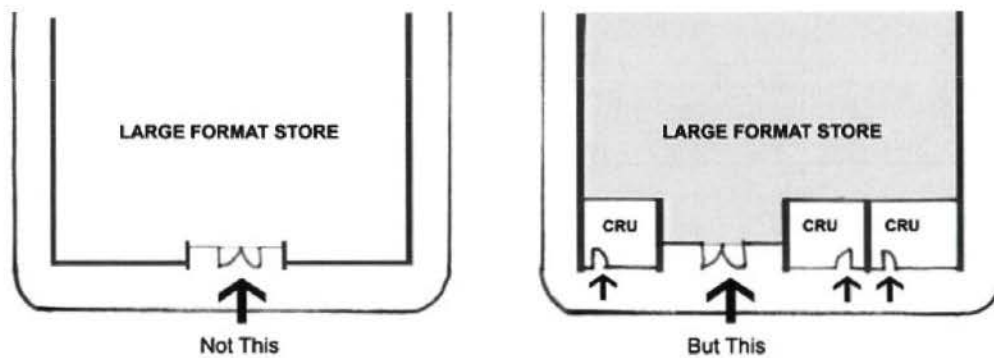


Figure 12

2. Site Planning Elements

Discussion:

Site planning includes pedestrian and vehicle access; landscaping and open space provision; services and utilities; and parking and loading. Good site planning is essential to the optimal functioning of a *development* and needs to coordinate with public realm objectives and building design. Good site planning also takes advantage of unique natural features, topography and adjacencies to provide opportunities for useable open space, play and urban agriculture.

Outdoor spaces which are defined by trees and landscaping of private and common open space are essential for residential livability and should be provided in all residential and mixed-use *developments*. Landscaping also provides a means of transitioning from private property to the public realm and to neighbouring properties and, if coordinated, provides design continuity within a given local area. Finally, trees and landscaping provide aesthetic, environmental and health benefits, frame outdoor spaces, soften the appearance of paved areas and help to integrate buildings with their setting.

Vehicle parking and loading areas should look and feel subordinate to the intended use of a property and should be designed to have limited impact on neighbouring *development* and the local streetscape. Primary vehicular access to property should be from the rear lane or, where no lane exists, from flanking streets. Vehicle access from the front street is strongly discouraged. Generally, parking should be underground but where surface parking is unavoidable it should be designed as a court at the rear of the property, with suitable paving, tree planting and landscape treatment. Pedestrian access from parking areas to building entrances or lobbies should be safe, accessible, convenient and as direct as possible.



Figure 13

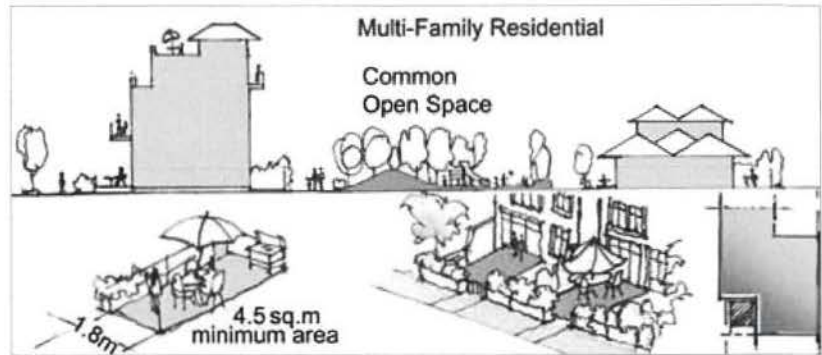


Figure 14

A2.1: Sustainable Landscape Design: Sustainable landscape design should incorporate best practices for tree planting, rainwater management, pedestrian way-finding and lighting, accessibility and feature native and drought tolerant species to provide environmental, health benefits and visual and sensory interest through the seasons. Sustainable landscape design should be coordinated with building design, site servicing, utility placement and neighbourhood objectives such as streetscape improvements (see Figure 13).

A2.2: Semi-Private Space: A minimum of 4.5 square metres of useable, accessible private or semi-private outdoor space accessed directly from the dwelling unit should be provided for each dwelling unit. This may take the form of patios, balconies or rooftop decks (see Figure 14).

A2.3: Common Open Space: Common open space should be conveniently accessible to residents; have sun exposure; wind protection; landscaping; play opportunities; and be visible from dwelling units (see Figures 14, 15 and 16).

A2.4: Pedestrian Pathways and Wheelchair Access: Pedestrian pathways should be direct, accessible, barrier-free and safely routed from parking areas to storefronts and building lobbies. These routes should have a minimum clear width of 2 metres and be at or near the centre of the building (see Figures 17, 18, 19 and 20).

A2.5: Parking Structure Entrances: Driveway access across sidewalks on shopping streets is not permitted where access from a lane or flanking street is possible. Vehicular entrances to parking structures and loading areas should be unobtrusive, architecturally integrated and screened from view from nearby properties and sidewalks with landscaping, trellises or through other means (see Figure 21).

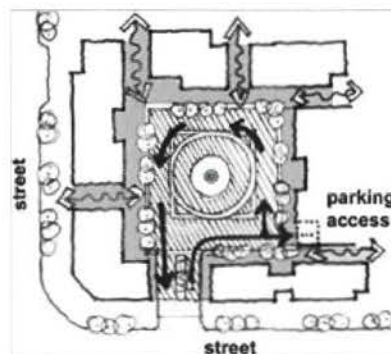


Figure 15

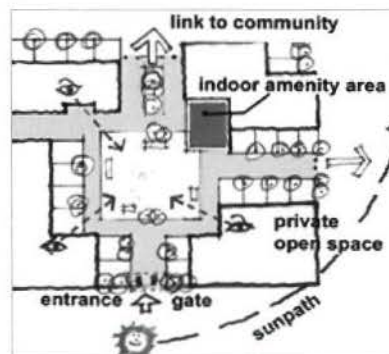


Figure 16

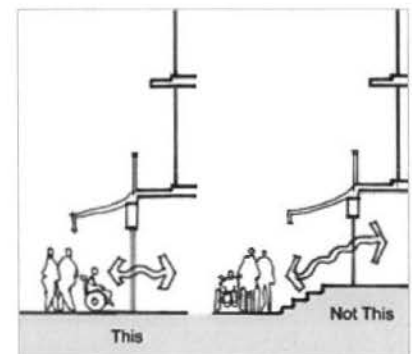


Figure 17

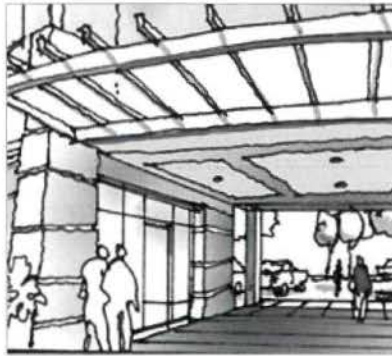


Figure 18

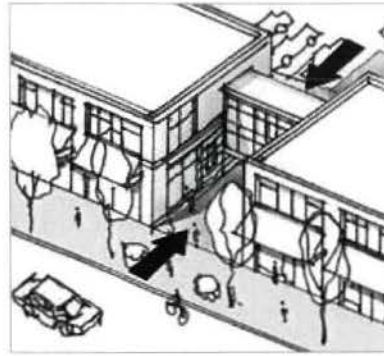


Figure 19

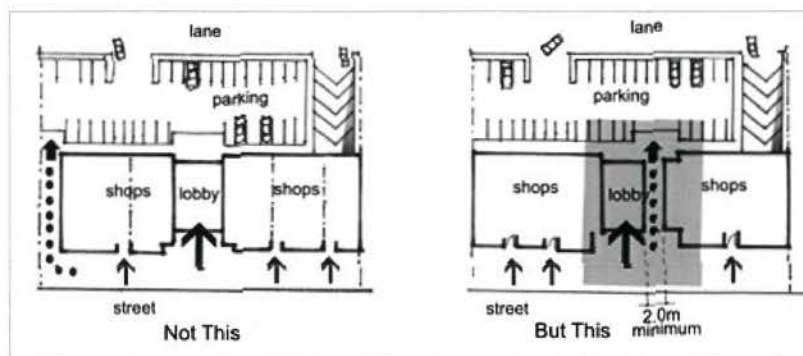


Figure 20

A2.6: Partially Above Grade Parking Structures: If parking structures must be partially above grade, exposed walls should be faced with attractive and durable materials and/or screened with planting, but in no case should more than 1 metre of a parking structure wall be exposed (see Figure 22).

A2.7: Surface Parking: Surface parking, where permitted, should be screened from view from adjacent properties, public areas and streets with trees, landscaping and architectural elements designed as integral parts of buildings such as overhangs, trellises and planters (see Figure 23).

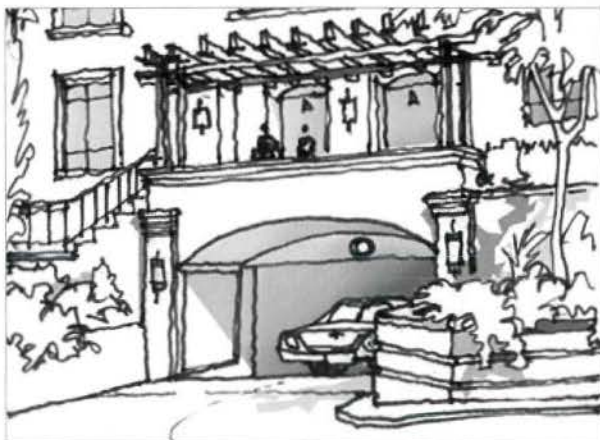


Figure 21

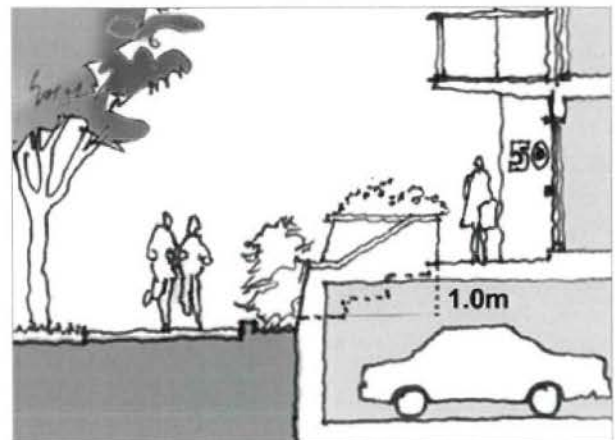


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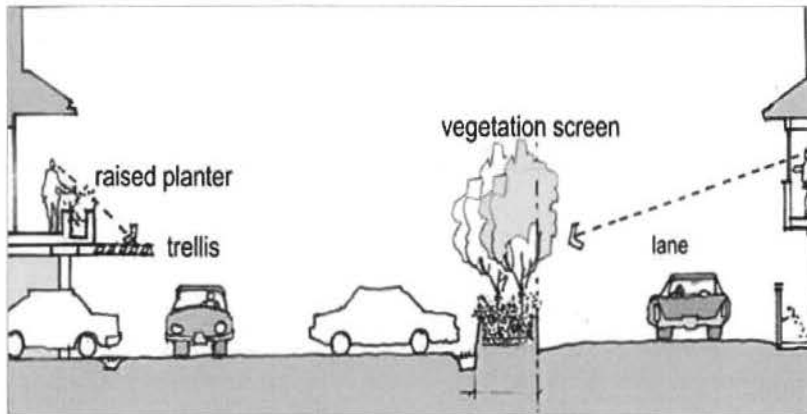


Figure 23



Figure 24

A2.8: Oil and Grit Separators: Oil and grit separators are required in all parking and loading areas and should be located so as not to interfere with pedestrian pathways and wheelchair access.

A2.9: Utility and Service installations: Utility installations, communication equipment, and garbage and recycling facilities should be sited so as to be accessible to service vehicles but not interfere with pedestrian access and screened from view to be as unobtrusive as possible (see Figure 24). Garbage and recycling facilities should be sited to permit use by all residents.

3. Building Form and Architectural Elements

Discussion:

New *development* in the *District* will typically be *infill development*, where acknowledgement of local scale and context is important. New *development* is likely to be more dense than earlier *development* because of changing economic conditions. Where this is the case, new *development* should acknowledge the existing fabric of the area, especially adjacent buildings and buildings across the street, and reflect long-term objectives for the area. At the same time, some variety between buildings in terms of their architectural styling and the palette of materials, textures and colours is encouraged to contribute interest and avoid monotony or repetitive building design, especially for redevelopment along major corridors.

Fenestration (windows and other openings) is a primary element of architectural expression and character. Fenestration also allows natural daylight to penetrate and is a critical consideration in heat loss and gain. Transparency provided by building fenestration is essential to animate shopping streets and to provide surveillance (eyes on the street). Blank walls are strongly discouraged on both fronting and flanking street elevations.

Weather protection provides pedestrian comfort on shopping streets. Structural canopies, fabric awnings and building extensions that are either too shallow or too high off the ground should be avoided. In addition, means of weather protection are important elements in the exterior “face” and streetscape character of buildings, and so should be fully integrated into the overall architectural expression of the building, rather than appearing simply “tacked on”.

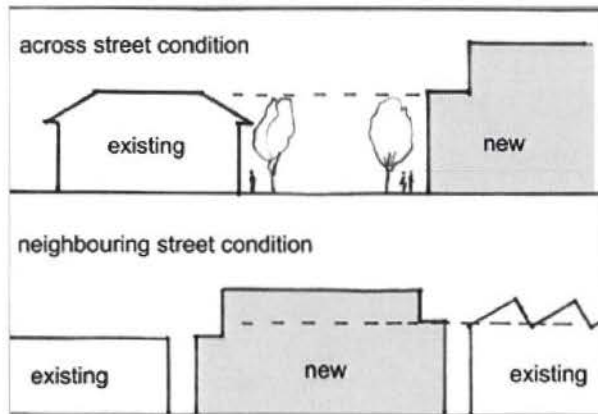


Figure 25

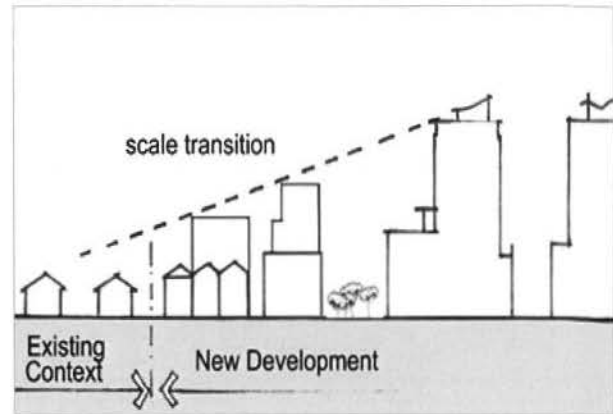


Figure 26

Outdoor and building lighting is essential for wayfinding and for safety and security at night. But lighting can also be a source of irritation if it is intrusive or stark. Hence it is imperative that all sources of outdoor lighting be considered and planned in advance, at the time of development permit application.

In order to avoid appearing as an afterthought, balconies should be designed as integral parts of buildings. The most successful way to achieve integration is when balconies are partly recessed into the building façades. Enclosed balconies should be avoided, as these limit views and daylight access and increase the visual bulk of buildings.

Roofs are character-defining elements of buildings. Whether roofs are steeply or gently pitched or flat makes a difference to the sense of “fit” in the immediate context and to their impact on views. Elevator penthouses and mechanical equipment on roofs can be highly visible from nearby residences and should be designed carefully.

Visual and acoustical privacy and access to natural light and air are essential elements of livability. This is particularly true in multi-family and mixed-use *developments* where window exposure may be limited. The design of ground-oriented multi-family *development* should include consideration of privacy both within the *development*, and for adjacent dwelling units.

A3.1: Variation in Building Design: There should be subtle design variation between neighbouring buildings to avoid a repetitive appearance.

A3.2: Scale: New and taller *development* should relate and harmonize with the height and scale of neighbouring buildings by incorporating transitional setbacks, building forms and heights (see Figures 25 and 26).

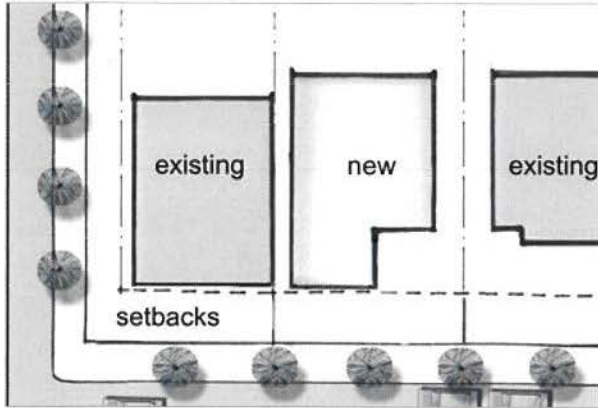


Figure 27

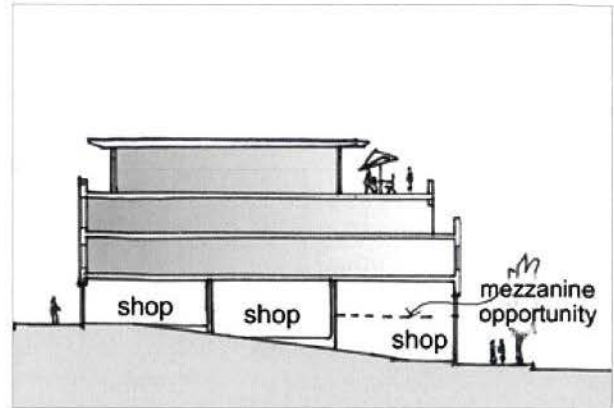


Figure 28

A3.3: Setbacks: Front setbacks should relate to, and harmonize with (but not necessarily equal), setbacks of existing adjacent *development* (see Figure 27).

A3.4: Level Transition from Sidewalk: On sloping sites, ground floor slabs should be stepped so that there is a level transition between the sidewalk and the building lobby or storefront entry. Similarly, rooflines should follow the slope of the site (see Figure 28).

A3.5: Minimize Blank Façades: The width of blank walls should generally be limited to a maximum of 10% of the linear dimension of a building façade facing a street (see Figure 29).

A3.6: Endwalls: Exposed endwalls of buildings should be designed and finished to be aesthetically pleasing. Material and texture choices, art, mosaics and green walls are encouraged for this purpose (see Figure 30).

A3.7: Building Materials and Transitions: Building and structures should be faced with substantial and durable materials such as masonry, stone, ceramic tile, fibre-cement siding, metal and wood. Changes of exterior materials, colours and textures should occur at interior corners and offsets, not in the same horizontal or vertical plane. Detailing should be ample to avoid a “wallpaper” look (see Figures 31 and 32).

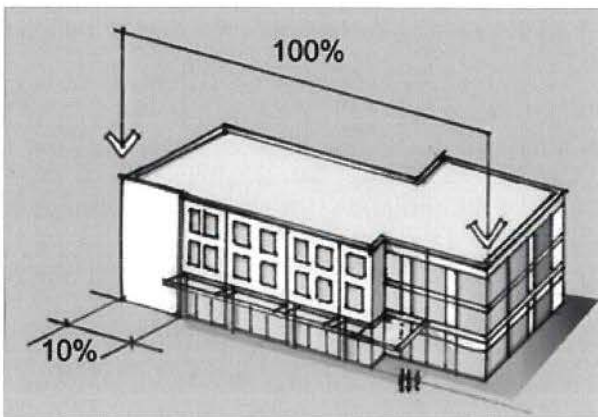


Figure 29

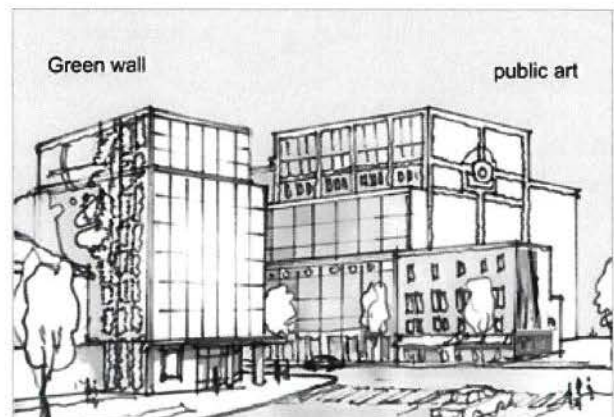


Figure 30

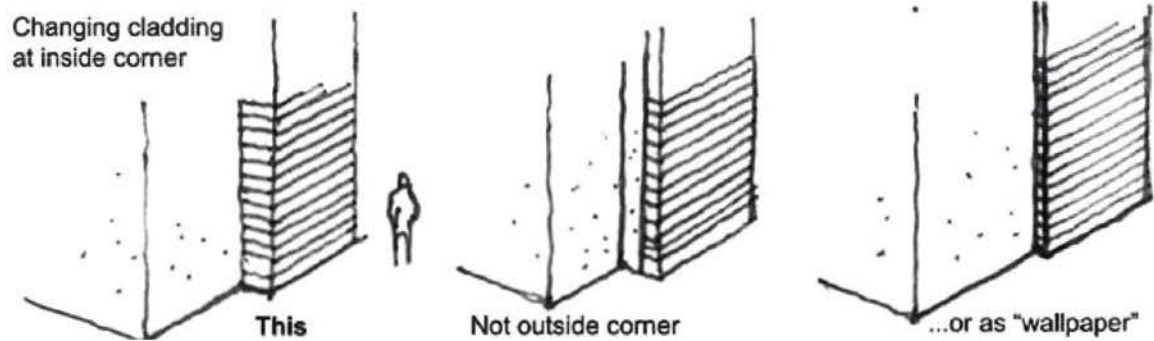


Figure 31

A3.8: Colours and Finishes: Bright and jarring colours and heavy swirling texture stucco patterns are discouraged.

A3.9: Transparent Fronts: Viewing into storefronts and lobbies is encouraged, and should not be obscured by reflective glazing, or window signs (see Figure 33).

A3.10: Solar Orientation: Building massing, windows and openings should capitalize on the solar orientation of the building (see Figure 34).

A3.11: Balconies: Balconies facing streets should be recessed into the main building façade. Guardrails should be transparent to maximize exposure to sunlight for each unit (see Figure 34).



Figure 32

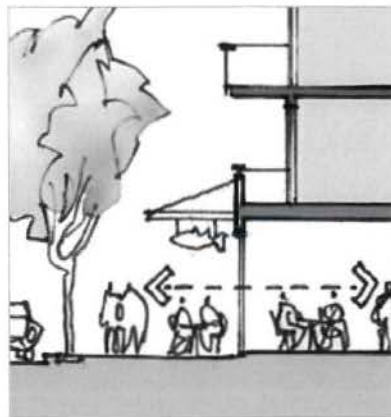


Figure 33

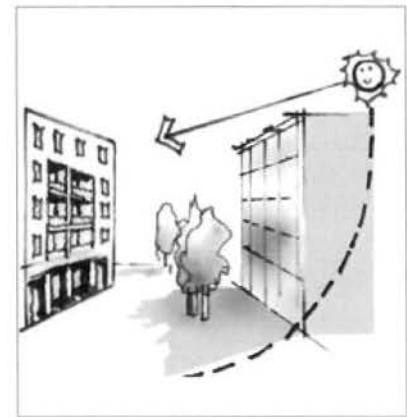


Figure 34

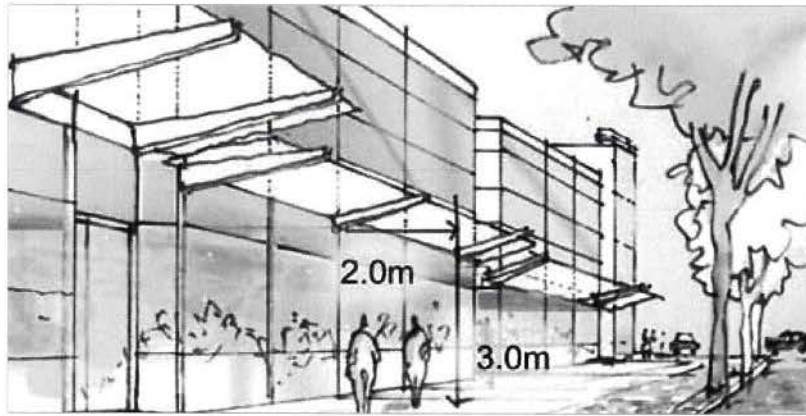


Figure 35

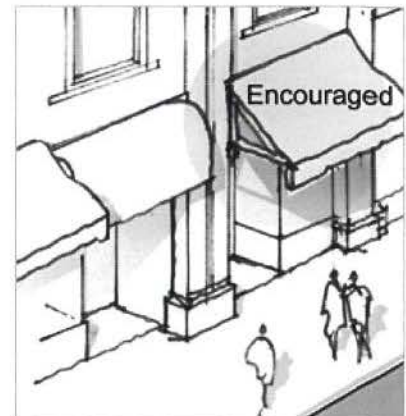


Figure 36

A3.12: Weather Protection: Commercial and mixed-use buildings should provide weather protection along the entire street frontage and particularly in the vicinity of a transit stop (see Figure 35).

A3.13: Canopies and Awnings: Use of transparent, structural canopies or three or four-point fabric awnings is recommended. Canopies and awnings should have a minimum horizontal projection of 2 metres and vertical clearance over the sidewalk should not exceed 3 metres (see Figures 35 and 36).

A3.14: Integration of Awning and Canopy Design: Canopies and awnings should be architecturally integrated with the structure and fenestration of buildings and structures (see Figure 36).

A3.15: Minimum Awning Clearance: On sloping sidewalks, canopies or awnings should not be continuously horizontal. Instead, they should follow the contours of the land while maintaining a minimum clearance (see Figure 37).

A3.16: Signage and Lighting: Signage and lighting should be fully considered and integrated with the building design (see Figure 38).

A3.17: Rooftop Equipment: The size, placement and treatment of rooftop mechanical equipment and the installation of telecommunication facilities should be fully considered and integrated design elements of a building. They should be located and screened to minimize their visual impact and reduce impacts on views from surrounding properties (see Figure 39).

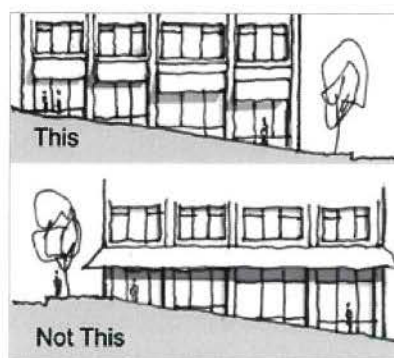


Figure 37

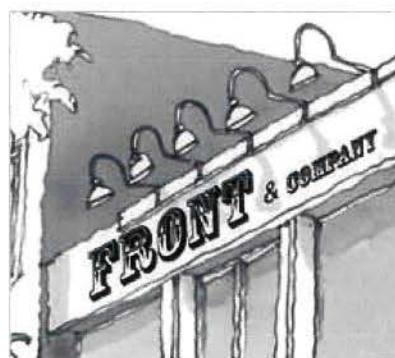


Figure 38

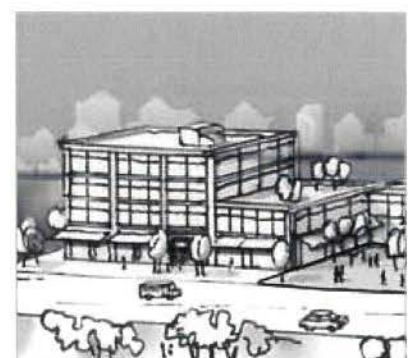


Figure 39

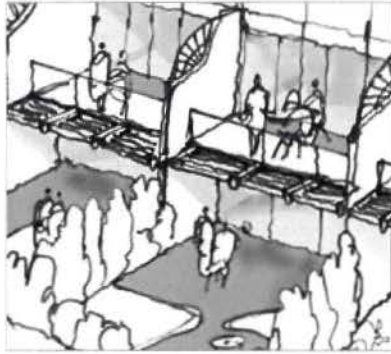


Figure 40

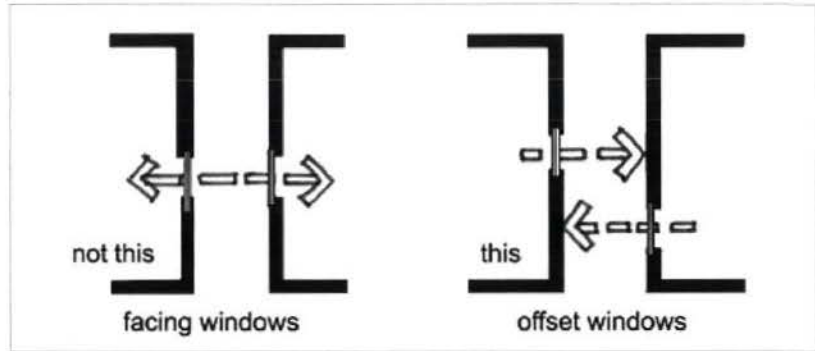


Figure 41

A3.18: Height of Elevator Penthouses and Roof Access Stairs: Elevator penthouses, roof decks and roof access stairs should be kept as low as possible in height and be sited to minimize overlook and view impacts.

A3.19: Noise Levels: Building designs should demonstrate that the A-weighted 24-hour equivalent LEQ sound level (the average sound level over the period of the measurement) in those portions of the dwelling listed below do not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. Example techniques include use of triple glazing, improved insulation etc.

PORTION OF DWELLING UNIT	NOISE LEVEL (DECIBELS)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

A3.20: Window Placement: Windows should be offset to protect privacy. Spatial arrangements and other techniques, such as screening between adjoining balconies or private outdoor spaces, is encouraged. In courtyard developments, the distance between facing windows should be no less than 9 metres (see Figures 40 and 41).

A3.21: Layered Landscaping: Layered landscaping treatments and slightly elevated overlook of the public realm are encouraged to improve residential livability. However, changes in elevation should not exceed 1.5 metres (see Figure 42).



Figure 42

B Guidelines for Multi-Family Housing



Discussion:

This section provides design guidelines for low-rise, mid-rise and high-rise multi-family residential buildings. The intent is to ensure that all new development enhances the community through design that is neighbourly, is in context with the surrounding area, enhances the public realm and provides appropriate on-site amenities for residents.

For the purposes of this document low-rise is defined as six or fewer storeys; mid-rise as under twelve storeys and high-rise as twelve or more storeys. The first three sections of the guidelines apply to all forms of multi-family development while the last section is pertinent to mid-rise and high-rise buildings only.

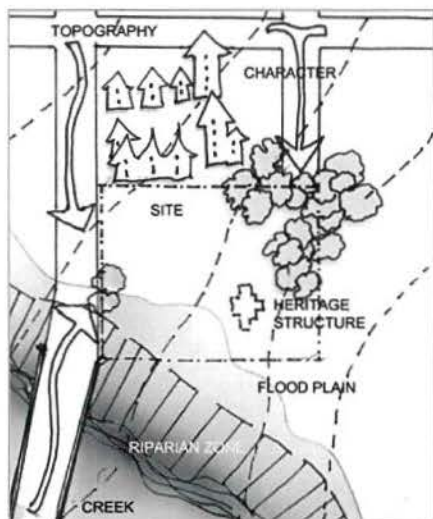


Figure 43

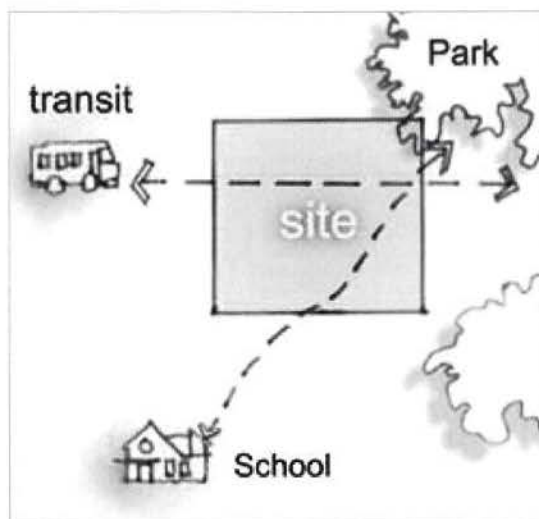


Figure 44

1. SITE PLANNING

B1.1: Context: New development should fit the neighbourhood context. Consideration should be given to the local topography, vegetation and environmental features and to the established character of the built form including heritage buildings and local choices of colours, architectural styling and building materials (see Figure 43).

B1.2: Connectivity: The siting of new development should take into consideration how to enhance the pedestrian, bicycle and vehicle connections in the area, particularly those that lead to key destinations (see Figure 44).

B1.3: Solar Orientation: When siting development, careful consideration should be given to maximizing the benefits of sunshine exposure to public open spaces, and to minimizing the impacts of shading on adjacent properties (see Figure 45). To this end, applications should be accompanied by a shadow analysis that illustrates the impacts on March 21st, June 21st, and September 21st (spring and fall equinox and summer solstice) at 10 am, 12 noon, 2pm and 6pm (see Figure 45). (For high rises, also see related guideline B 4.4 Solar Orientation.)

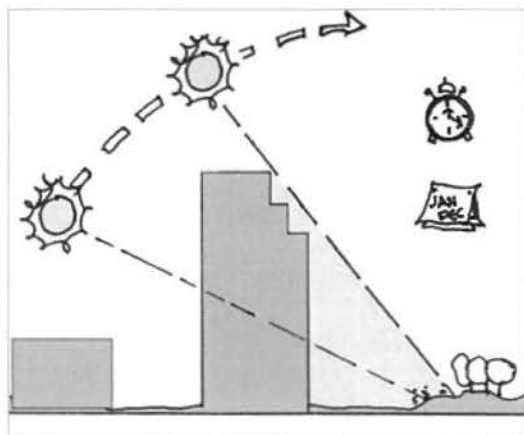


Figure 45

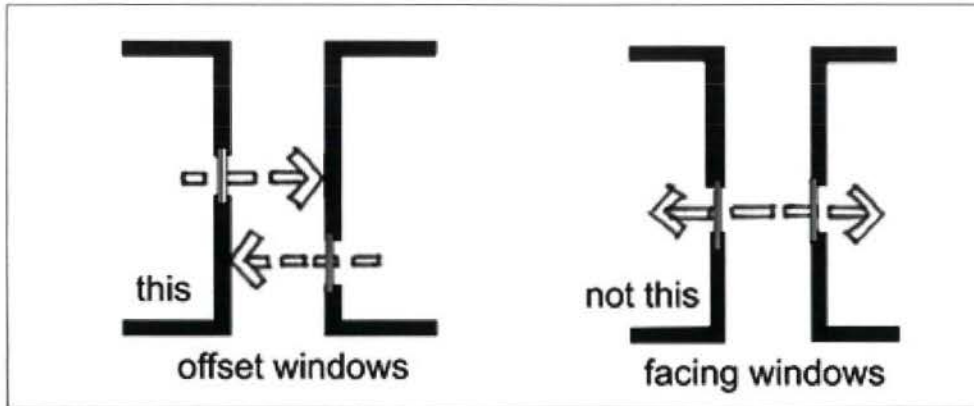


Figure 46

B1.4: Building Separation and Overlook: In order to maintain privacy between residential units, window placement in buildings within 9 metres (30 feet) of each other, or in courtyards, should be offset, not directly facing (see Figure 46).

B1.5: Hierarchy of Public and Private Space: In considering the connections through a development site, the adjacencies to public spaces and public streets, the project must define those spaces that are entirely public, and those which are semi-private and private, and design them accordingly.

B1.6: Common Outdoor Space: Residential developments should consider providing communal outdoor space that is conveniently accessible and in a visible, sunny location with suitable wind protection (see figure 47).

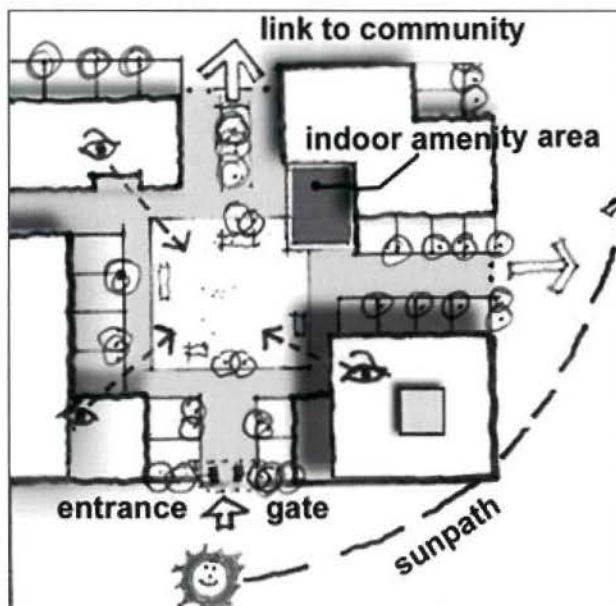


Figure 47

Larger residential projects should also consider providing:

- play structures;
- garden plots;
- dog walk areas; and
- social gathering areas.

B2.4: Accessible Pedestrian Routes: Pedestrian routes should be smooth, level and clear of encumbrances to ensure direct passage for those with visual impairments or who require mobility aids.

B2.5: Sustainable Landscape Design: Landscape design should be coordinated with building design, site servicing, utility placement and neighbourhood streetscape objectives and should incorporate:

- rainwater management;
- pedestrian way-finding and lighting;
- accessibility design features;
- the right space for the right tree;
- the use of appropriate native species;
- the consideration of species that do not require irrigation after they are established;
- species that provide visual and sensory interest throughout the seasons; and
- consideration of long term maintenance.

B2.6: Building Setback to the Street: To ensure there is sufficient room for a pleasant streetscape building facades should be setback a minimum distance of 4 metres (13 feet) from the ultimate curb face. The setback may be a combination of public and private property, and should be deep enough to accommodate a sidewalk, street trees, street furniture, utilities and semi-private outdoor space. To ensure buildings relate to the street and help “frame” the street buildings should be set back no more than 10 metres (33 feet) from the curb, with the expectation that there is approximately 4 metres from curb edge to property line and up to 6 metres to accommodate front patios and stoops in front of the main building face (see Figure 52).

B2.7: Integrated Streetscape and Parkade: Where an underground parkade will be close to street trees, it should be either stepped back or stepped down, to ensure the street trees and boulevard landscaping have sufficient growing medium to thrive (see figure 53).

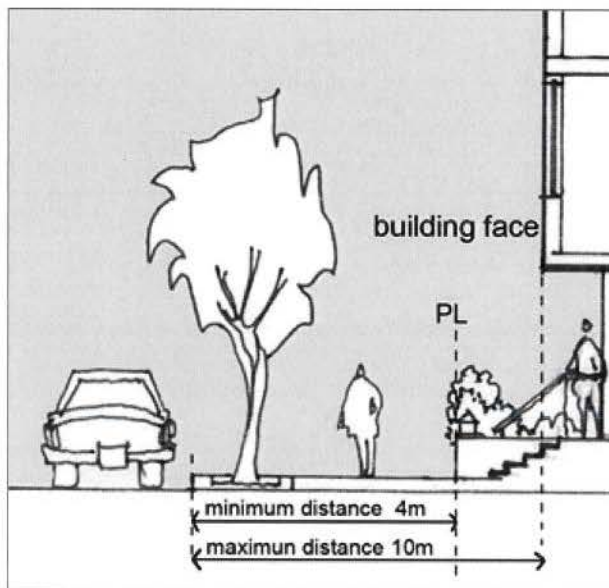


Figure 52

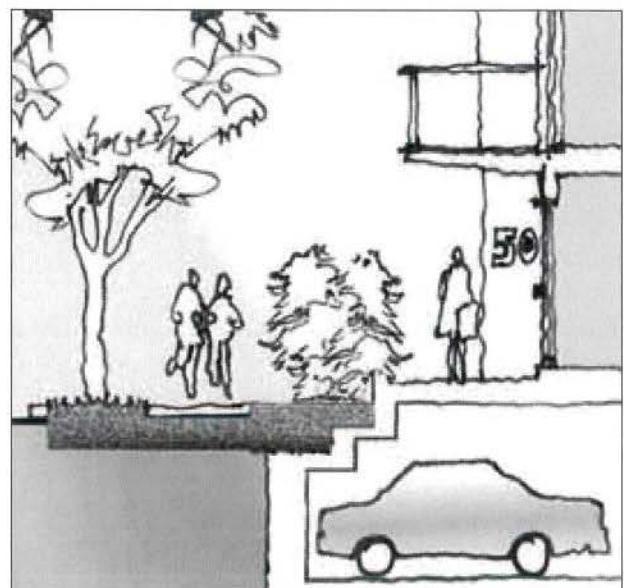


Figure 53

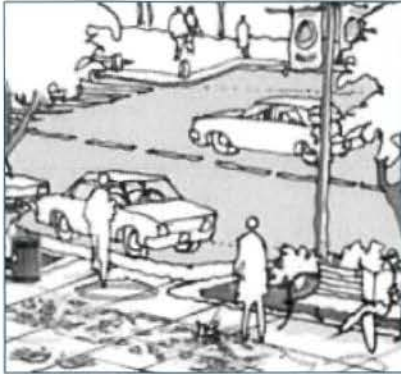


Figure 48



Figure 49

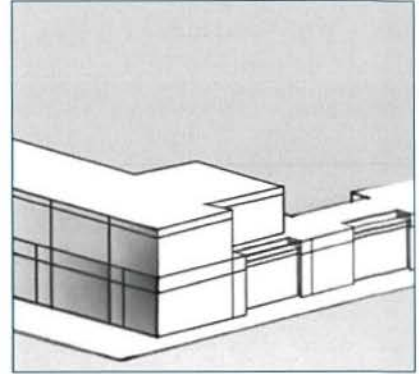


Figure 50

2. Public Realm and Streetscape Elements

B2.1 Unified Streetscape: Within a neighbourhood, a unified streetscape concept for public open spaces, landscaping elements and street furniture (benches, bike racks etc.) should be achieved in order to complement and enhance the neighbourhood's character (see Figure 48).

B2.2: Corner Sites: On corner sites, both frontages should be designed to face the street and the building should address the corner with strong massing (see Figure 49).

Where two intersecting streets have different architectural character (building heights, setbacks and key architectural elements) the building on the corner should make an effort to address both situations as it turns the corner (see Figure 50).

B2.3: Maximum Building Width: In order to create an interesting streetscape without overly wide buildings, large sites should be broken into multiple buildings with the following maximum building widths:

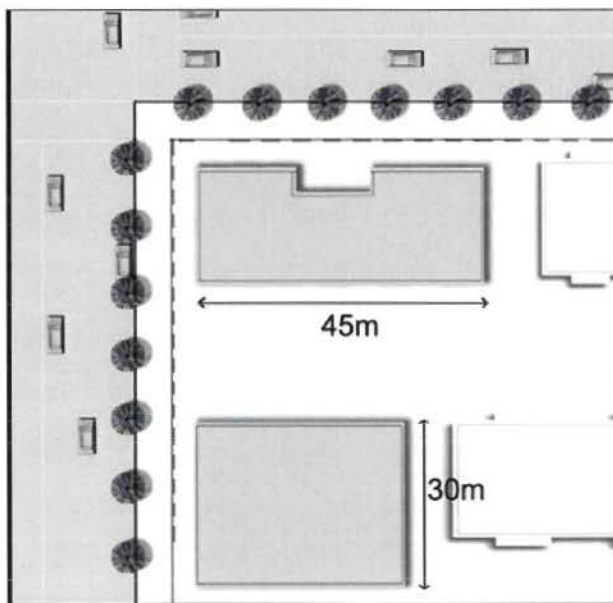


Figure 51

Low and Mid-Rise Buildings - should not exceed 45 m in length or width;

High-Rise Buildings - should not exceed 30 m in length or width.

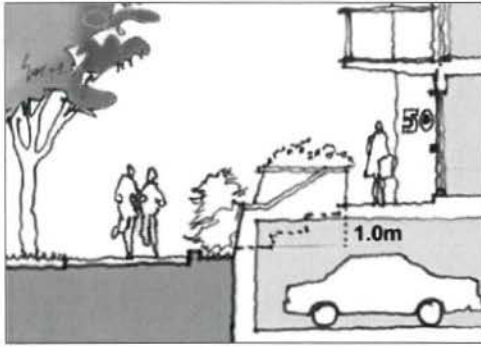


Figure 54

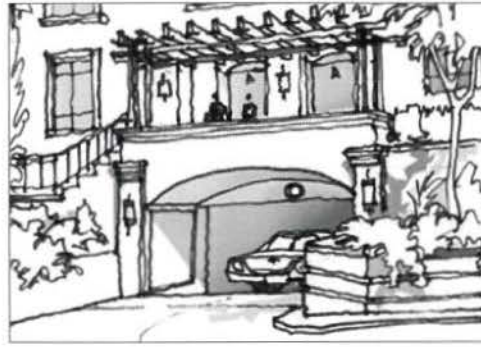


Figure 55

B2.8: Partially Above Grade Parking Structures: If parking structures must be partially above grade, exposed walls should be faced with attractive and durable materials and/ or screened with planting. Parkades should not be more than 1 metre (3 feet) above grade (see Figure 54).

B2.9: Parking Structure Entrances: Vehicular entrances to parking structures should be unobtrusive, architecturally integrated and screened from view with landscaping, trellises or through other means (see Figure 55).

B2.10: Designing for Transit Ridership: Where there is an adjacent bus stop, lobbies should be designed to provide direct access and clear sight lines to enhance the safety and comfort of transit riders.

Where appropriate, developers should consider designing the bus shelter so that it is coordinated with the building design or by providing awnings or canopies that are of sufficient height and width to directly shelter transit riders.

3. Building Form And Architectural Elements

B3.1: Variation in Building Design: There should be subtle design variation between neighbouring buildings to avoid repetition while maintaining a harmony to the streetscape.

B3.2: Scale: New development should relate to, and harmonize with, the height and scale of neighbouring buildings by incorporating complementary building forms and transitional heights (see Figures 56 & 57).

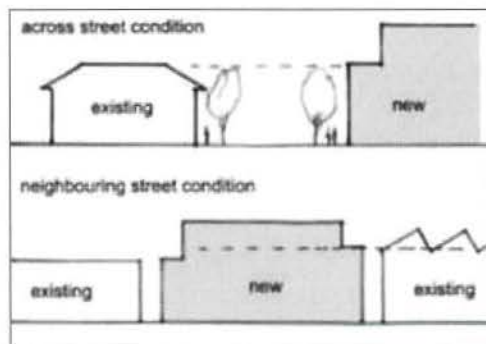


Figure 56

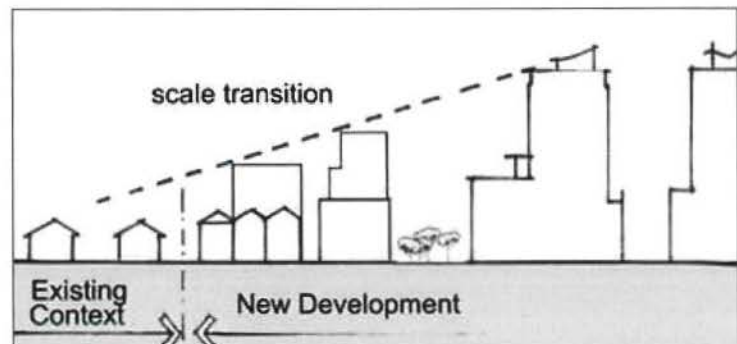


Figure 57

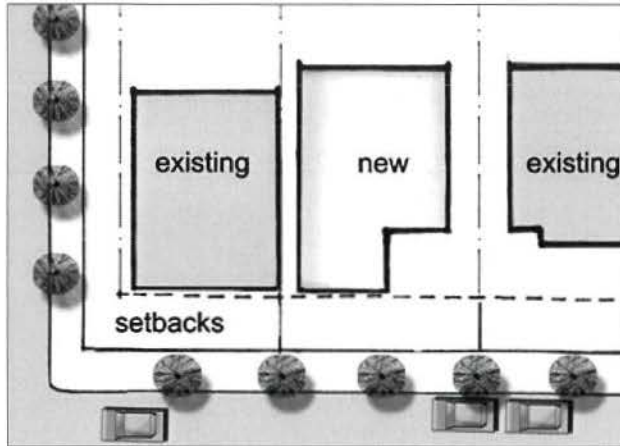


Figure 58

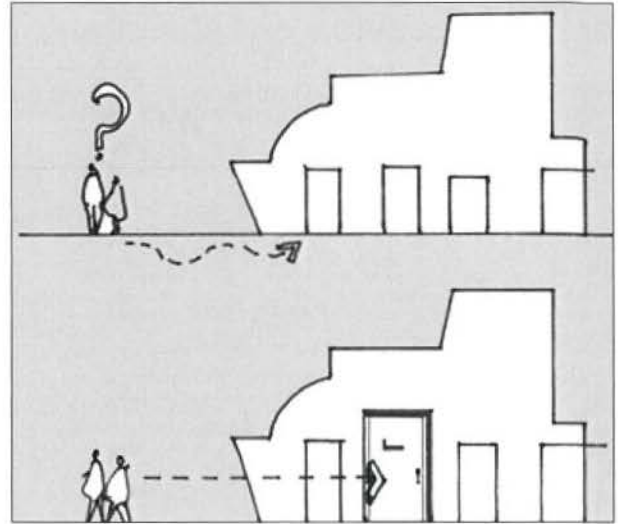


Figure 59

B3.5: Setbacks: Street-front setbacks should relate to, and harmonize with (but not necessarily equal), setbacks of existing adjacent development (see Figure 58).

B3.3: Legibility: Design of new development should ensure the identity, function and access to the building is easily understood (see Figure 59).

B3.4: Unit Identity and Relationship to the Street: Buildings should be designed to provide a rhythm to the street frontage. Ground level units are encouraged to have front doors on the street, and designs that celebrate the unit identity. To add to the “eyes on the street” unit layouts that provide living space that overlooks the street are encouraged (see Figure 60).

B3.6: Stepping down a slope: On sloping sites, building roof lines should step down the slope in keeping with the topography (see Figure 61).



Figure 60

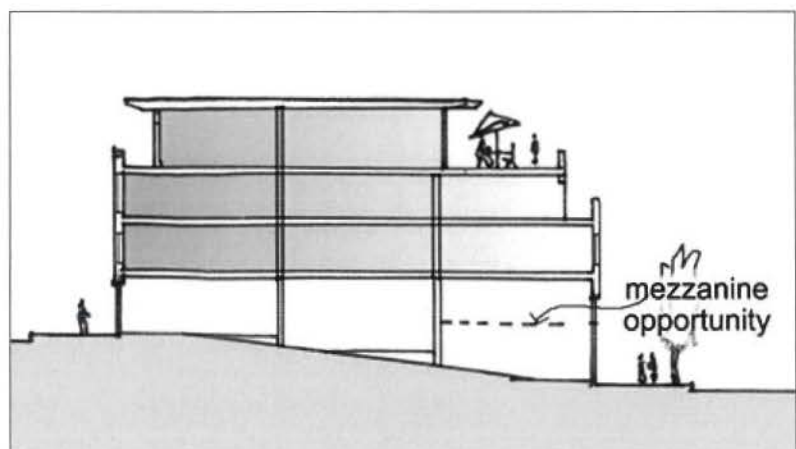


Figure 61

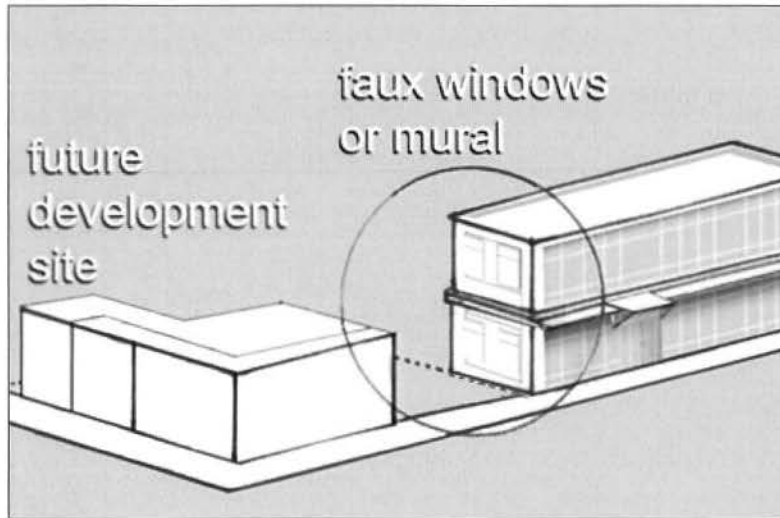


Figure 62

B3.7: Endwalls: Where there is an exposed end-wall, it should be designed and finished to be aesthetically pleasing. Material and texture choices, art, mosaics and green walls are encouraged for this purpose and key architectural elements like cornices, or colour bands should extend around the corner of the building onto the blank face of the wall (see Figure 62).

B3.8: Building Materials and Transitions: Building and structures should be faced with substantial and durable materials such as masonry, stone, ceramic tile, fibre-cement siding, metal and wood. Changes of exterior materials, colours and textures should occur at interior corners and offsets, not in the same horizontal or vertical plane. Detailing should be ample to avoid a “wallpaper” look (see Figure 63).

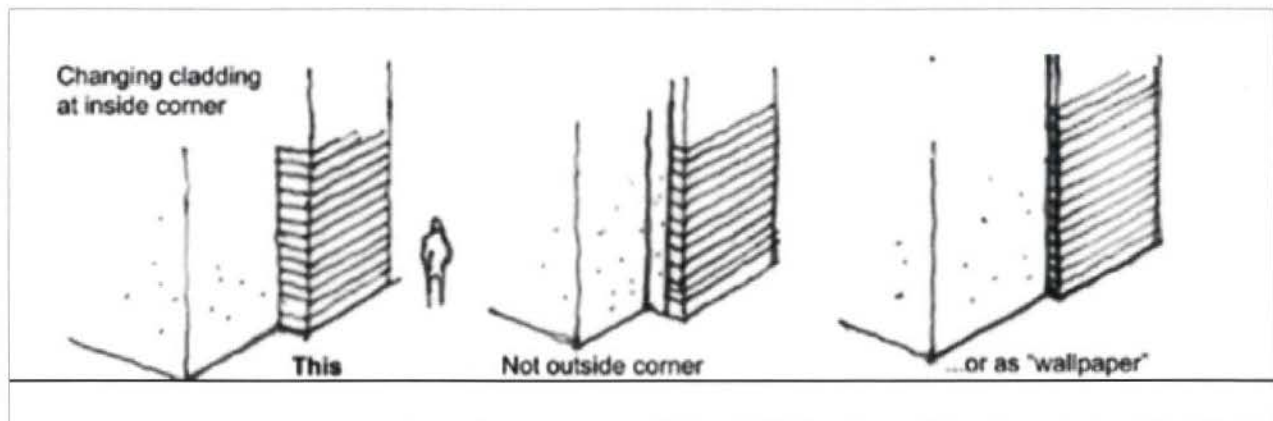


Figure 63



Figure 64



Figure 65

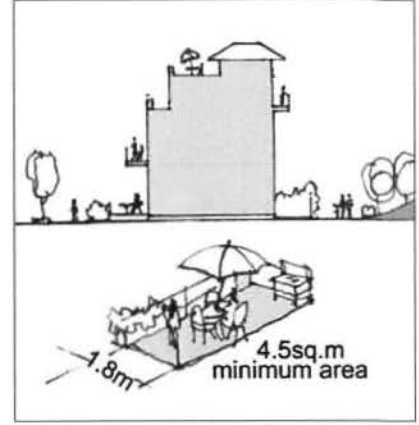


Figure 66

B3.9: Transparent Fronts: Viewing into and out of lobbies is encouraged, especially where lobbies overlook passenger drop off areas or bus stops (see Figure 64).

B3.10: Weather Protection: Weather protection that is architecturally integrated with the building design should be provided at the front doors and lobby entrances (See also B2.10, Designing for Transit Ridership).

B3.11: Lighting: Lighting should be fully considered and integrated with the building design.

B3.12: Signage on a Residential Building: Where live/work units or home based businesses are anticipated, the potential for signage should be considered and integrated with the building design in a manner that does not diminish the residential character of the building (see Figure 65).

B3.13: Adaptable Design: All new development should follow the District's adaptable design standards for designing buildings and units to ensure a supply of adaptable and accessible units is developed.

B3.14: Private Outdoor Space: Private or semi-private outdoor space should be provided for each dwelling unit in the form of patios, balconies or rooftop decks that allow for outdoor seating. The minimum dimensions should be 1.8 m x 2.5 m with a minimum area of 4.5 m² (48 sq. ft) (see Figure 66).

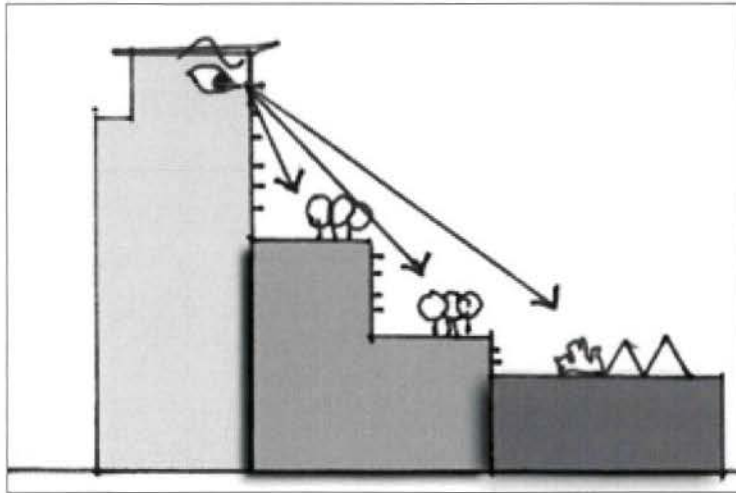


Figure 71

B3.19: Rooftops: Recognizing that rooftops are often visible, mechanical and utility equipment should be screened and integrated into the design and opportunities for roof top gardens should be explored (see Figure 71).

B3.20: Height of Elevator Penthouses and Roof Access Stairs: Elevator penthouses, roof decks and roof access stairs should be kept as low as possible in height and be sited to minimize overlook and view impacts.

B3.21: Noise Levels: Building designs should demonstrate that the A-weighted 24-hour equivalent LEQ sound level (the average sound level over the period of the measurement) in those portions of the dwelling listed below do not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. Example techniques include the use of triple glazing, or improved insulation.

PORTION OF DWELLING UNIT	NOISE LEVEL (DECIBELS)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

B3.22: Rainwater Run-off: In accordance with the Development Services Bylaw and environmental requirements, oil and grit separators are required in all parking and loading areas and should be located so as not to interfere with pedestrian pathways and wheelchair access.

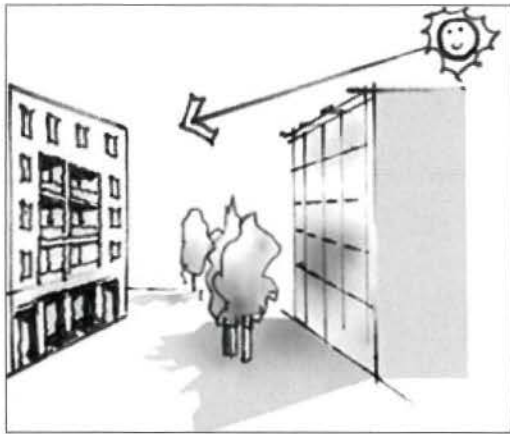


Figure 67

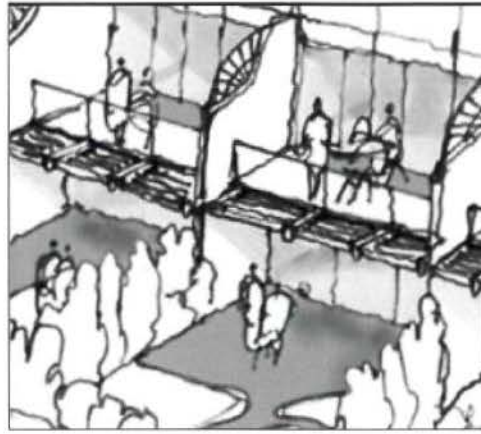


Figure 68

B3.15: Balconies: Balconies facing streets should be recessed into the main building façade. Guardrails should be transparent to maximize exposure to sunlight for each unit (see Figure 67).

B3.16: Privacy of New Units: New development should recognize the contribution to livability that privacy provides, and design windows, patios and balconies accordingly (see Figure 68).

B3.17: Layered Landscaping: Layered landscaping treatments and slightly elevated overlook of the public realm are encouraged to improve residential livability. However, changes in elevation should not exceed 1.5 metres (see Figure 69).

B3.18: Surface Parking: Surface parking, where permitted, should be screened from view with trees, landscaping and architectural elements such as overhangs, trellises and planters (see Figure 70).

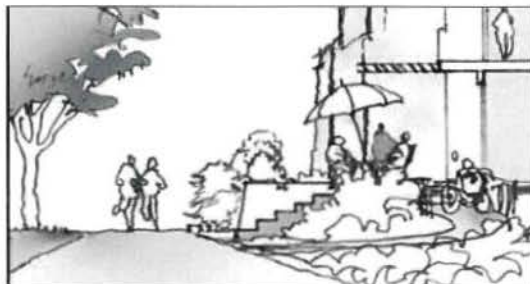


Figure 69

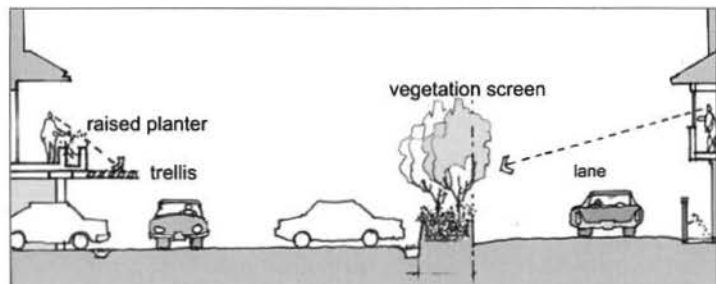


Figure 70

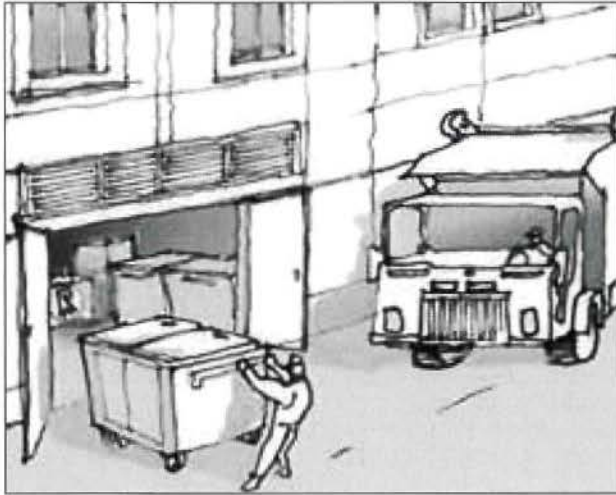


Figure 72

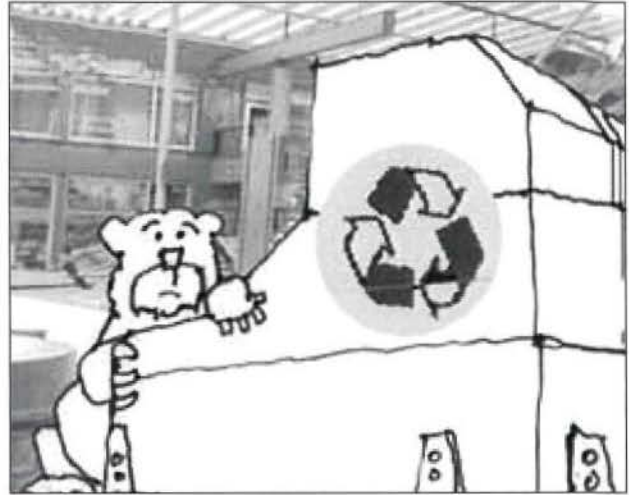


Figure 73

B3.23: Utility and Service installations: New development should be designed to carefully integrate utility installations, communication equipment and garbage, compost and recycling areas into the overall design of the project. These services should:

- be as unobtrusive as possible;
- be easy and safe for residents to use;
- be easy to service;
- be easy to keep clean;
- be animal proof; and
- be situated to minimize their impacts on neighbours. (see Figure 72 & 73).

4. Mid and High Rise Residential Tower Guidelines

In addition to the preceding general residential guidelines that apply to all residential development, tower elements including mid rise towers (6-12 storeys in height) and high rise towers (12 storeys and taller) should also comply with the following guidelines:

B4.1 Minimum Lot Frontage: It is recommended that development sites for towers have a minimum frontage of 60 metres (200 feet).

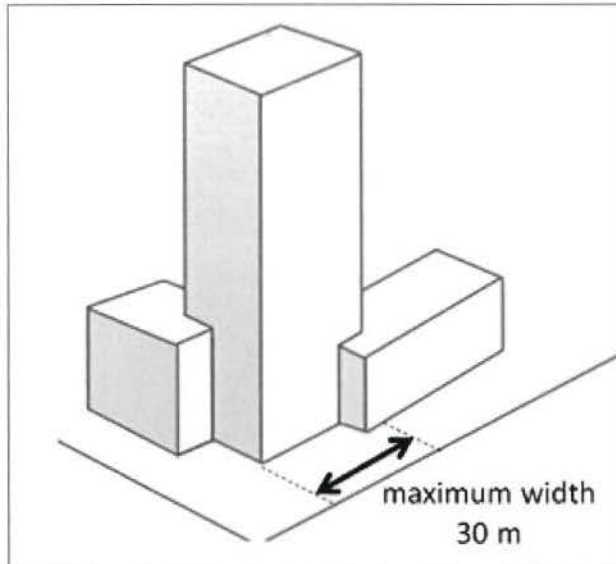


Figure 74

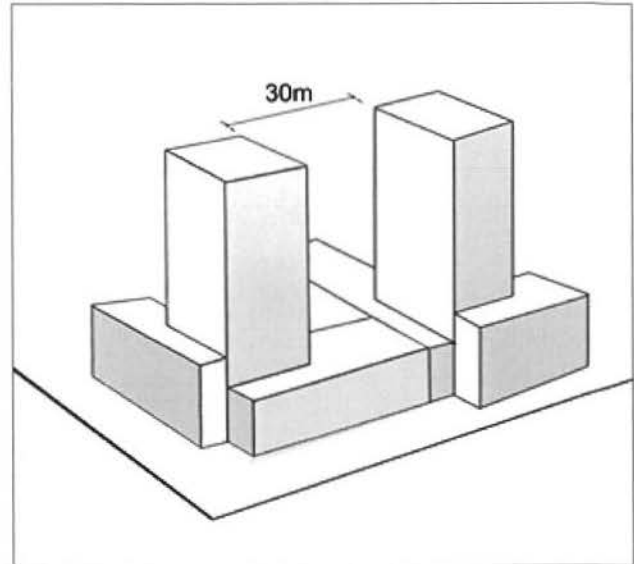


Figure 75

B4.2 Maximum Building Frontage: Further to section B2.3 Maximum Building Width, mid and high rise buildings should not have tower frontages in excess of 30 metres (98.5 feet) (see Figure 74).

B4.3 Building Separation: In order to minimize overlook between residential units, there should be a minimum separation between high rise buildings of at least 30 metres (98.5 feet) (see Figure 75).

B4.4: Solar Orientation: Further to section B1.3 Solar Orientation, which also highlights the need to maximize the benefits of sunshine and minimize the impacts of overshadowing, where towers are proposed that have a long side, that long side is encouraged to have a north-south orientation to reduce the impacts of shading on adjacent areas (See Figure 76).

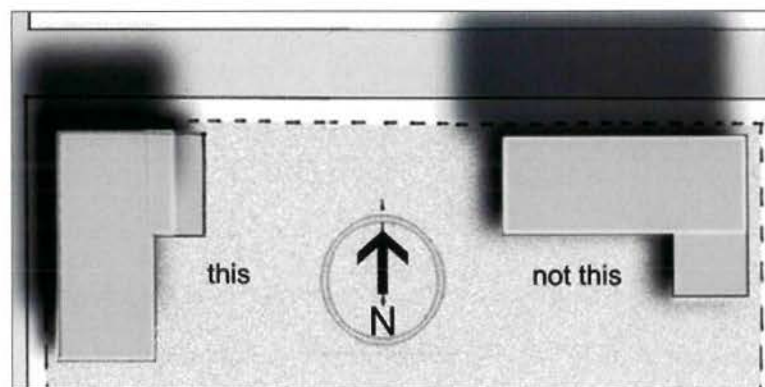


Figure 76

It is also important for towers to reduce the potential for heat gain on southern and western exposures to both ensure units are liveable and reduce energy consumption. This may result in southern and western elevations having different but complementary treatments that may include: reduced glazing, larger balconies, louvers, and cross ventilation.

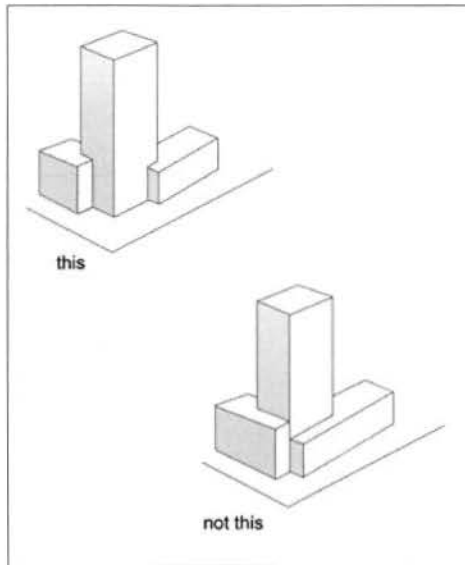


Figure 77

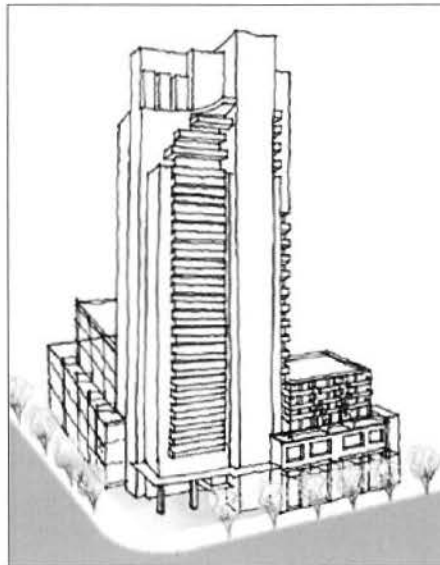


Figure 78

B4.5: Maximum Building Footprint: In order to ensure towers have a slim appearance, the total building footprint for a tower should not exceed 800 square metres (8,600 square feet).

B4.6: Articulation of the Floor-plate/Building Footprint: In addition to B4.5 above, where any portion of a tower footprint exceeds 25 metres x 25 metres (80 x 80 feet), the overall footprint should be articulated, or stepped (see Figure 79).

B4.7: Vertical Elements: Architectural elements should connect across the vertical length of the building from top to bottom and towers should connect to the ground plane, and not be completely hidden behind low rise, or town house units (see Figure 77).

B4.8: High Rise – Corner Treatment: Where high rise towers are located at the corner, deeper setbacks from the sidewalk should be considered (see Figure 78).

B4.9: Articulation of the Building: Sculptural elements, banding, building articulation, use of materials and stepping back of portions of the building should be considered to lessen the appearance of bulk and add visual interest. (See Figure 79)

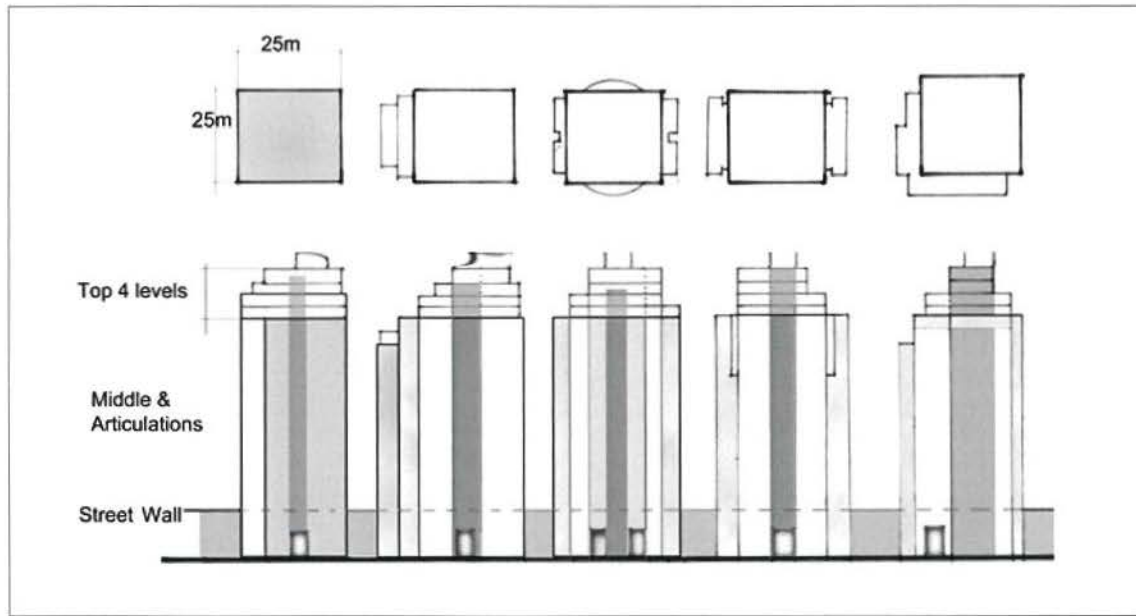


Figure 79

B4.10: Sculpting the Top of the Tower: To ensure buildings have a slim appearance at the skyline, consideration should be given to stepping back the size of the floor-plate of the top 4 stories, so that the upper most storey has a maximum size of 600 square metres (6,460 square feet) (see Figure 79).

B4.11: Balconies: While the inclusion of balconies in high rise development is both desirable and required, it is important that balconies are not so large that they significantly add bulk to the look of the building, and therefore it is recommended that in total balconies do not exceed 10% of the building's footprint.

Consideration of inseting the balconies to offset their bulk and ensure they are well integrated into the building is encouraged (see Figure 80).

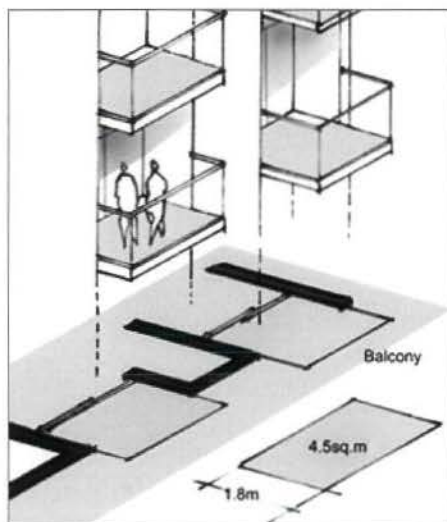


Figure 80



C Guidelines for Ground-Oriented Housing

“The built-form of ground-oriented multi-family *development* should be integrated with existing neighbourhoods.”

1. Public Realm, Streetscape Elements and Neighbourhood Fit

Discussion:

The built-form of ground-oriented multi-family *development* should be integrated with existing neighbourhoods, while enhancing architectural variety. *Development* should reflect the streetscape character of the neighbourhood in which it is located, or in the case of larger *developments*, it should create its own successful streetscape character.

Ground-oriented housing should be designed so that it complements the neighbourhood character, with minimum impact on adjacent properties. *Development* will often occur incrementally as pre-existing lots on record are assembled and consolidated. Accordingly, the design must carefully consider both the existing and future relationships to surrounding properties.



Figure 81

C1.1: Height and Massing: The height and massing of buildings should be in keeping with a single family dwelling or townhouse height, which is typically less than 12 metres. Architectural treatments that reduce apparent building height such as the use of trim, colour accents, secondary roof elements, building recesses and stepped building forms are encouraged (see Figure 81).

C1.2: Roof Treatment: The gable orientation and roof pitch should be sympathetic to the design of neighbouring buildings and help to maximize the space and light between buildings (see Figure 81).

C1.3: Street Orientation: Units are encouraged to be oriented towards, and have a visual connection to the street (see Figure 82).

C1.4: Corner Lots: Buildings on corner lots should “wrap the corner” providing an opportunity to have units facing both streets (see Figures 83).

C1.5: Minimum Frontage: Generally, *development* parcels should have a minimum frontage of 20 metres.

C1.6: Setbacks: The front yard setback should relate to, or appropriately transition from, the established pattern in the area.



Figure 82

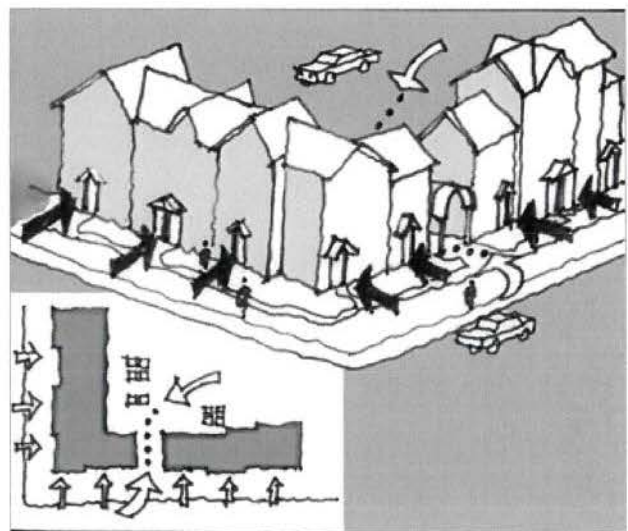


Figure 83

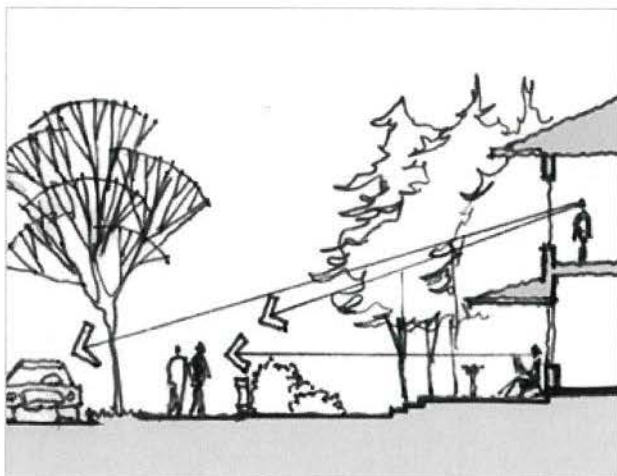


Figure 84

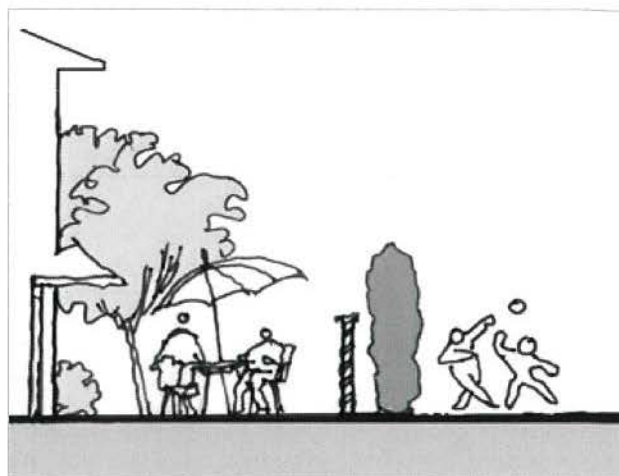


Figure 85

2. Site Planning and Landscaping

Discussion:

Good site planning and landscaping contribute to neighbourhood character and aesthetics, resident livability and environmental sustainability. In principle, site planning should strive to minimize building coverage, preserve natural features and minimize rainwater run-off. Mature trees shade and cool homes in the summer and absorb carbon dioxide and trap dust particles. Trees and other landscaping provide habitat, aid with energy conservation and absorb rain water, reducing stormwater run-off into creeks. Landscape plans should complement the building design and harmonize with the local setting and be prepared by a BC Registered Landscape Architect.

C2.1: Tree Retention: Healthy mature trees and natural features should be retained where possible.

C2.2: Sustainable Landscape Design: Sustainable landscape design should incorporate best practices for tree planting, rainwater management, accessibility and feature native and drought tolerant species. Sustainable landscape design should also be coordinated with building design, site servicing and utility placement.

C2.3: Street Interface: Landscaping and fencing should be kept low and open in the front yard to foster a strong relationship to the street and maintain visibility through to the front of the building (see Figure 84).

C2.4: Privacy: Incorporate planting and fencing to maximize privacy between dwelling units and neighbouring sites (see Figure 85).

C2.5: Shared Outdoor Space: Units should be clustered to create interesting shared outdoor spaces as well as usable and accessible private outdoor spaces. Encourage/integrate informal gathering, play and urban gardening opportunities (see Figure 86).

C2.6: Private Outdoor Space: At least 9 square metres of usable private outdoor space should be provided for all units (see Figure 87).

C2.7: Outward Facing Aspect: Units should be oriented such that windows from the principle living space of each unit are separated by a minimum of 9 metres from those of any other unit (see Figure 88)

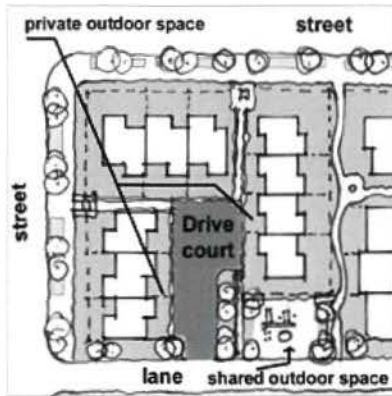


Figure 86

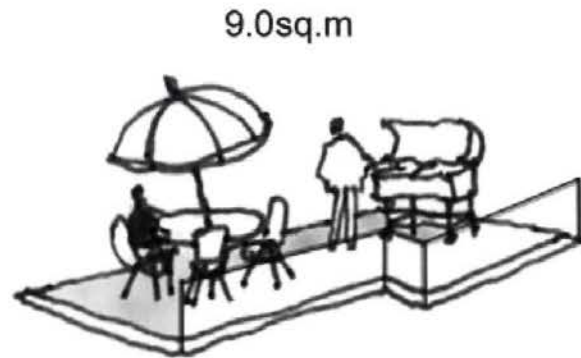


Figure 87

C2.8: Rear Yard Setbacks: Rear yard setbacks should be at least 6 metres, with some variation so that a visual wall is not created along the rear property line.

C2.9: Side Yard Setbacks: Side yard setbacks should be a minimum of 1.2 metres, and up to 3 metres when facing a side street or a single family home.

C2.10: Pedestrian Access: The main pedestrian access route should be from the street rather than the lane or parking area.

C2.11: Parking: Parking spaces should be located off a private driveway, and should not be visible from the street (see Figure 89) .

C2.12: Parking access: When parking is accessed from the front street the number of driveways should be kept to a minimum (see Figure 89).

C2.13: Shared Driveways: Where adjacent to another potential redevelopment site, the driveway should be designed so that it could in future be shared with the adjacent property (see Figure 89).

C2.14: Oil and Grit Separators: Oil and grit separators are required in all parking areas.

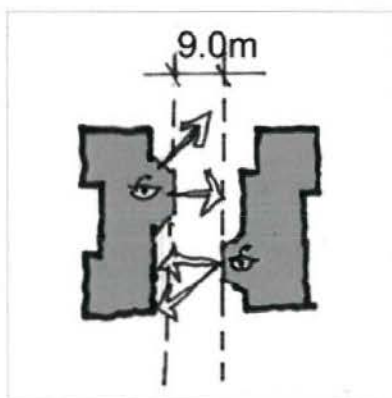


Figure 88

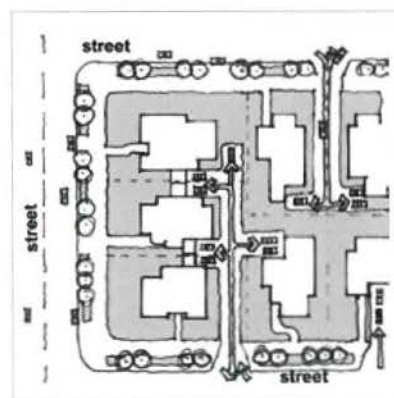


Figure 89

3. Architectural Character

Discussion:

The built form and character of new ground-oriented multi-family *development* should be consistent with and in harmony with the general rhythm, scale and height of the existing buildings in the neighbourhood. Ground-oriented housing is usually located in or adjacent to single family neighbourhoods. Building design therefore should generally have a single family character and incorporate west coast references while responding to local conditions such as topography, vegetation and heritage resources.

Consideration should be given to unit identity, roofscape, and other architectural elements, including fenestration, materials, and colour. Dormers and similar roof projections should read as subordinate or secondary architectural elements.

Ground-oriented housing should be designed in consideration of the needs of all residents regardless of their state of health, mobility or disabilities. Units should incorporate basic features that allow the units to be adapted to accommodate special needs without expensive retrofitting.

C3.1: Massing: The front façade of buildings should be broken up and portions stepped back to reduce the impression of bulk (see Figure 90).

C3.2: Variations in Design: Subtle design variations should be incorporated between neighbouring buildings to avoid a repetitive appearance.

C3.3: Cladding: Buildings should be clad primarily in natural materials although stucco accents may be used as a subordinate finish.

C3.4: Varied Rooflines: Varied roof lines with overhangs are encouraged.

C3.5: Roofing Materials: Laminated asphalt shingles or fire retardant treated cedar shakes are recommended as roofing materials. Tile roofing is discouraged.



Figure 90

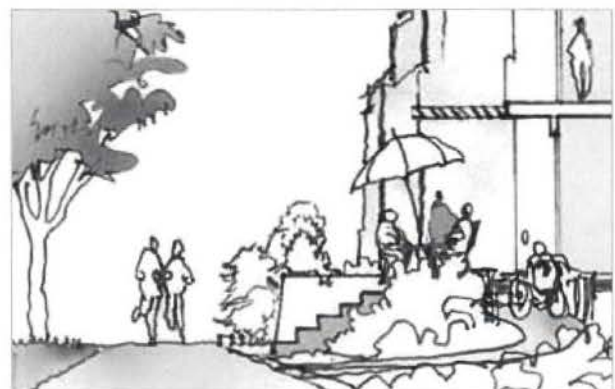


Figure 91

C3.6: Noise Levels: Designs should demonstrate that the noise levels (A-weighted 24-hour equivalent LEQ sound level (the average sound level over the period of the measurement) in those portions of the dwelling listed below should not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. Examples include use of triple glazing, improved insulation etc.

PORTION OF DWELLING UNIT	NOISE LEVEL (DECIBELS)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

C3.7: Heating and Ventilation Systems: Ventilation, heating and cooling systems should be designed and insulated to minimize noise and located to be visually unobtrusive to neighbouring *developments*.

C3.8: Accessible Entrance: A level, no step entrance should be provided to each dwelling. If not possible, then platform areas should be provided at the top and bottom of ramps to facilitate the turning of wheelchairs, strollers and other mobility devices (see Figure 91).

C3.9: Weather Protection: A canopy should be provided over the front entrance.

C3.10: Front Door Width: The front door opening should be no less than 0.9 metre in width.

C3.11: Accessible Doorbell: The front doorbell should be no higher than 1 metre above the entry way

C3.12: Legible Address: The address should be indicated in easy-to-read, 10 centimetre or taller numbers, shown in a clearly contrasting colour.



D Guidelines for Industrial and Business Park Development

“The intent of these guidelines is to encourage employment opportunities through provision of well-designed, attractive, high-quality *development*.”

Discussion:

The intent of these guidelines for industrial and business park *development* is to encourage employment opportunities through provision of well-designed, attractive, high-quality *development* that is visually integrated with surrounding land uses and minimizes negative environmental impacts.

These guidelines apply to *development* on properties zoned for business park, mixed commercial/industrial, light industrial, and heavy or port industrial related uses. These design guidelines apply in addition to the general or *District-wide* design principles and guidelines.

1. Building Siting and Relationship to Street:

D1.1: Dorner Sites: Higher-visibility corner sites should be accentuated with building elevations that relate to both street frontages (see Figure 92).

D1.2: Building Entrances: Primary building entrances, offices, reception, sales and showroom space should face the street, be easily identifiable and be directly accessible to pedestrians, not separated by parking.

D1.3: Individualization: Individual tenancies should be differentiated by varying colours, materials and finishes and by projecting or recessing entrances from the main building façade (see Figure 93).



Figure 92



Figure 93

2. Architectural Character:

D2.1: Differentiate Building facades: Landscaping, including tree planting and/or living walls should be used to break up or soften building façades (see Figure 93).

D2.2: Weather Protection: Weather protection should be provided at all pedestrian entrances to buildings (see Figure 94).

D2.3: Blank Walls: Blank walls should be avoided and long building walls differentiated by using a variety of materials, textures, colours, window treatments and roof forms.

D2.4: Relationship: The scale, height and massing of new buildings should consider relationships to adjacent buildings (see Figure 95).

D2.5: Decorative Lighting: Up-lighting of trees or backlighting of walls to highlight tree silhouettes is encouraged to enhance the appearance of solid walls.

D2.6: Signage: Signage, landscaping and lighting should be fully considered and integrated with the building design (see Figure 96).

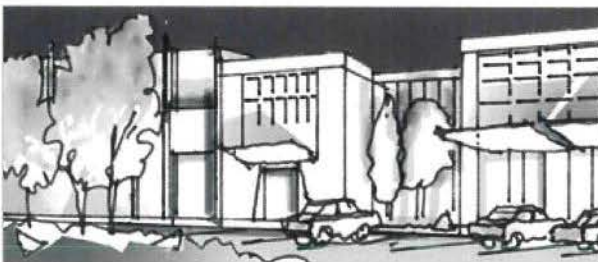


Figure 94

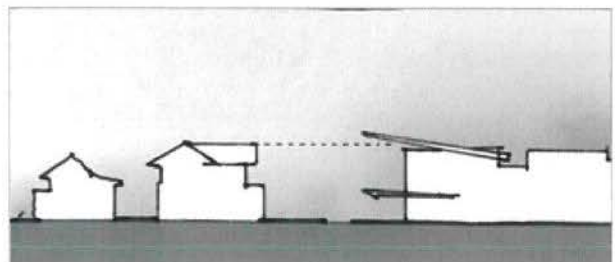


Figure 95

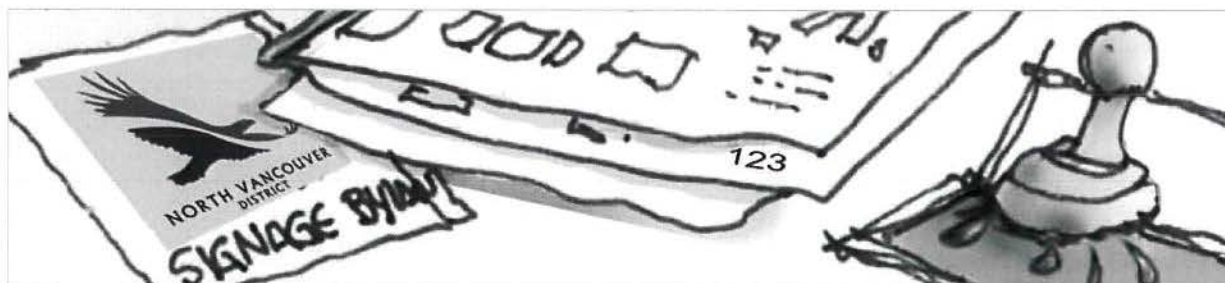


Figure 96

3. Pedestrian and Vehicle Circulation:

D3.1: Vehicular Access: Primary vehicle access points to business parks or large multi-tenancy sites should be clearly identifiable and delineated with way-finding signage, decorative or textured paving treatment and landscaping (see Figure 97).

D3.2: Donnections: Well defined, accessible, barrier-free and safe pedestrian connections should be provided from the street and parking areas to the main building entrances and to nearby trail systems where appropriate (see Figure 98).

D3.3: Way-finding Signage: On large multi-tenant sites way-finding signage should be provided.

D3.4: Pedestrian Pathways in Parking Areas: Within parking areas, pedestrian routes should be clearly identified, barrier-free and differentiated through techniques such as the use of decorative paving materials, paving patterns and landscaping (see Figure 98).

D3.5: Pathway Lighting: Pedestrian paths should be lit with low landscape lighting or bollard type fixtures.

D3.6: Loading and Delivery: Loading and delivery areas, and access to them, should be separated as much as possible from parking areas, especially visitor parking.



Figure 97



Figure 98

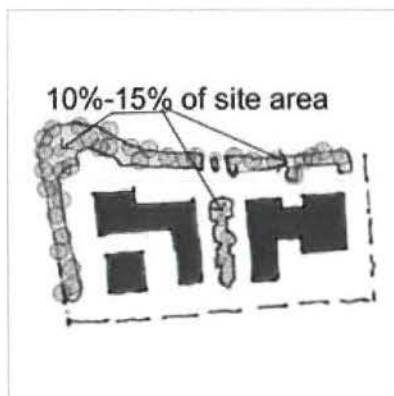


Figure 99

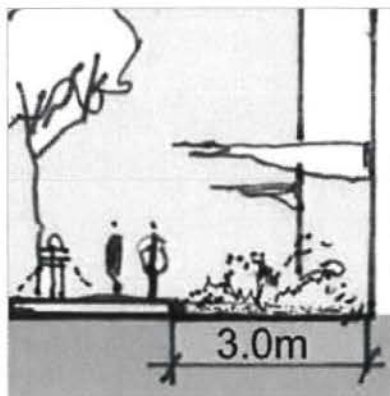


Figure 100

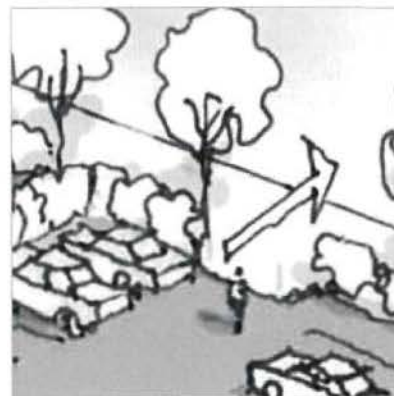


Figure 101

4. Landscaping:

D4.1: Requirements: For large multi-tenant sites, 10 - 15% of the site area should be landscaped (see Figure 99).

D4.2: Integrated Plan: The landscaping plan for a site should follow an overall concept that links site components together and compensates for run-off associated with extensive paved areas through provision of rain gardens or other techniques.

D4.3: Outdoor Seating: Wherever possible, site planning should include accessible outdoor seating areas for use by employees.

D4.4: Native Species: Native and drought-tolerant species should be a focus of the landscape plan.

D4.5: Landscaping Strip: Where possible, there should be a landscaping strip of a minimum 3 metres in width along all property lines abutting streets (see Figure 100).

D4.6: Site Definition: Landscaping should be used to accent site entry points, define pedestrian corridors, frame circulation aisles and break up long rows of parking into small pockets of ten or fewer spaces (see Figure 101).

D4.7: Unused Areas: All boulevards and areas not built upon or used for parking, loading, storage or maneuvering aisles should be landscaped including trees where feasible (Figure 102).

D4.8: Screen Parking: Landscaping should be used to screen parking lots; outdoor storage (where permitted); garbage and recycling areas; and utility boxes (see Figure 103).

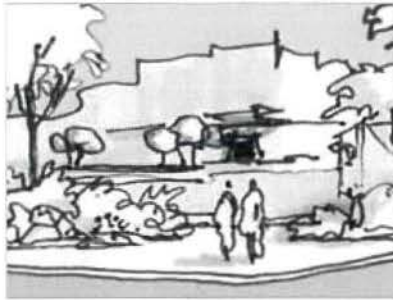


Figure 102

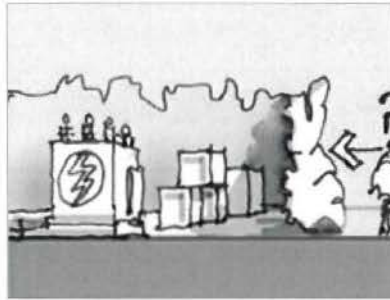


Figure 103

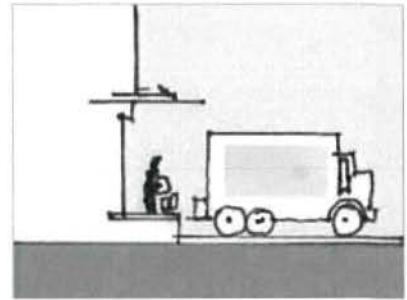


Figure 104

5. Parking and Loading Areas:

D5.1: Location: The majority of parking spaces should be located at the rear or side of buildings.

D5.2: Loading Areas: Loading areas should be located at the rear or interior of a site (see Figures 104 and 105).

D5.3: Lighting: Free-standing lighting within parking areas should avoid glare to minimize impacts on neighbouring properties.

D5.4: Oil and Grit Separators: Oil and grit separators are required in all parking and loading areas.

6. Fencing and Screening:

D6.1: Storage: Outdoor storage, where permitted must be screened with fencing and landscaping (see Figure 106).

D6.2: Utility and Service Installations: Utilities and service installations such as electrical transformers, gas metres, electrical and communication services should be located so as to be accessible to service vehicles but not interfere with pedestrian access and screened to minimize visibility (see Figure 103).

D6.3: Rooftop Mechanical Equipment: Rooftop mechanical equipment and telecommunication facilities should be hidden from public view with screening designed as an integral component of a building's architecture using materials compatible in quality and colour with building façades.

D6.4: Solid Waste and Recycling Containers: Solid waste and recycling containers, when located outside of buildings, should be sited in completely enclosed bear-proof structures (see Figure 107).

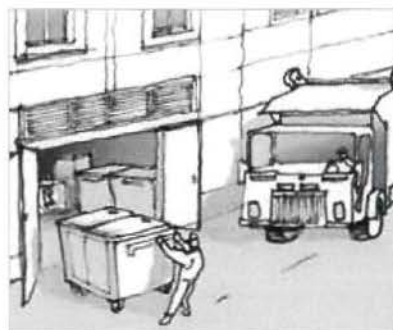


Figure 105

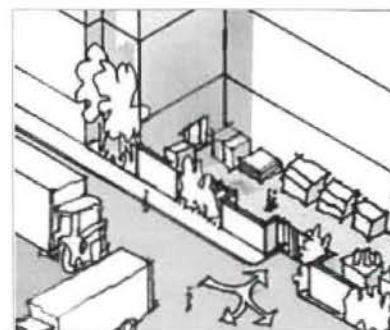


Figure 106

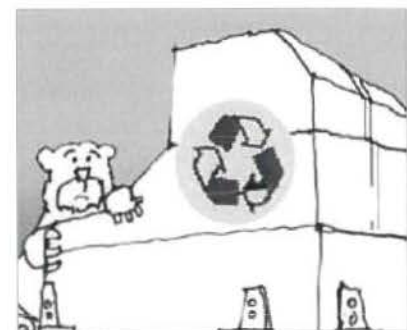


Figure 106

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>JUNE 23.14</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

Dept. Manager	GM/ Director	CAO
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The District of North Vancouver REPORT TO COUNCIL

June 2, 2014
File: 6480.30/006.002

AUTHOR: Karen Rendek, Policy Planner, MCIP, RPP

SUBJECT: Form and Character Guidelines - Edgemont Village Centre

RECOMMENDATION:

THAT the District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8072, 2014 (Amendment 13) is given FIRST reading;

AND THAT the District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8072, 2014 (Amendment 13) is referred to Public Hearing;

AND THAT pursuant to Section 879 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaw 8072;

AND THAT in accordance with Section 882 of the Local Government Act, Council has considered Bylaw 8072 in conjunction with its Financial and applicable Waste Management Plans.

REASON FOR REPORT:

With Council's recent approval of the updated Edgemont Village Centre Plan and Design Guidelines, there is a need to amend the Official Community Plan (OCP) to remove the old, outdated design guidelines for Edgemont.

SUMMARY:

With Council approval of the updated Edgemont Village Centre Plan and Design Guidelines (the Plan Refresh) on April 7, 2014, the Edgemont Village design guidelines currently in the OCP have been rendered obsolete and should be deleted. It is recommended that Bylaw 8072 to amend the OCP to make this change now be introduced to Council and referred to a public hearing.

BACKGROUND:

A collaborative review to update the 1999 design guidelines and plan for Edgemont Village was undertaken from February 2013 to February 2014, with Council approving the updated Edgemont Village Centre Plan and Design Guidelines on April 7, 2014 (available at: <http://identity.dnv.org/article.asp?c=1168>).

The Upper Capilano Local Plan, 1999 was rescinded upon adoption of the new District-wide Official Community Plan, Bylaw 7900, 2011 but continued to be used as a reference document pending completion of the updated Edgemont Village Centre Plan. Schedule B (Part 5, Section D) of the OCP retained the form and character design guidelines of the Upper Capilano Local Plan until such time as a more detailed Village Centre Implementation plan was completed.

With Council's recent approval of the Edgemont Village Centre Plan and Design Guidelines, staff are now proceeding with a necessary housekeeping amendment to the OCP to remove the outdated design guidelines for Edgemont in Schedule B (Part 5, Section D).

EXISTING POLICY:

The updated Edgemont Village Centre Plan and Design Guidelines approved by Council on April 7, 2014 is the current implementation policy for this village centre.

Timing/Approval Process:

With Council's recent approval of the Edgemont Village Centre Plan Refresh, it is timely to update the OCP to remove outdated design guidelines. First reading of the amending bylaw at this time enables a public hearing prior to the Fall of 2014.

Public Input:

The updated Edgemont Village Centre Plan and Design Guidelines, 2014 is the result of a robust year-long community engagement process. Overall, ten public events, with over 625 participants, over 390 submitted surveys, and the formation of a volunteer citizen and stakeholder advisory Working Group have informed the final document.

Conclusion:

Deletion of the outdated Edgemont design guidelines in the OCP will eliminate potential conflicts or confusion with the new Edgemont Village Centre Plan and Design Guidelines that was approved by Council on April 7, 2014.

Respectfully submitted,


Karen Rendek, MCIP, RPP
Policy Planner**REVIEWED WITH:**

- ☐ Sustainable Community Dev. _____
- ☐ Development Services _____
- ☐ Utilities _____
- ☐ Engineering Operations _____
- ☐ Parks & Environment _____
- ☐ Economic Development _____
- ☐ Human resources _____

- ☐ Clerk's Office _____
- ☐ Communications _____
- ☐ Finance _____
- ☐ Fire Services _____
- ☐ ITS _____
- ☐ Solicitor _____
- ☐ GIS _____

External Agencies:

- ☐ Library Board _____
- ☐ NS Health _____
- ☐ RCMP _____
- ☐ Recreation Com. _____
- ☐ Museum & Arch. _____
- ☐ Other: _____

The Corporation of the District of North Vancouver

Bylaw 8072

A bylaw to amend the District of North Vancouver Official Community Plan Bylaw 7900,
2011
(Edgemont Text Amendment)

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as “The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8072, 2014 (Amendment 13)”.

2. Amendments

The following amendments are made to the “District of North Vancouver Official Community Plan Bylaw 7900, 2011”:

- a) The title page for section D “Guidelines for Town and Village Centres” in “Part 5: Form and Character of Commercial, Industrial, and Multi-Family Development” of Schedule B is amended by deleting the heading “Edgemont Village Centre” in its entirety; and,
- b) Section D “Guidelines for Town and Village Centres” is further amended by deleting section 4.3.3 “Upper Capilano Local Planning Area”, Figure 1 “Edgemont Village Development Permit Area” and Figure 2 “Maximum Building Height”.

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk



PUBLIC HEARING

Tuesday, July 22 at 7pm

District Hall
355 West Queens Rd

2995 Royal Avenue

What: Public Hearing to allow for the subdivision of the property at 2995 Royal Avenue.

What changes? This proposal requires an amendment to the Zoning Bylaw.

Who can I speak to? Kathleen Larsen, Community Planner, at 604-990-2387 or klarsen@dnv.org.

Design Guidelines for Multi-Family Housing

What: Public Hearing for an amendment to Schedule B of the Official Community Plan to add new multi-family design guidelines.

What changes? This proposal requires an amendment to the Official Community Plan. These District-wide form and character guidelines apply to mid and high-rise multi-family residential buildings.

Who can I speak to? Ross Taylor, Community Planner, at 604-990-2387 or rtaylor@dnv.org.

Form & Character Guidelines Edgemont Village Centre

What: Public Hearing for an amendment to the Official Community Plan to remove the old, outdated design guidelines for Edgemont.

What changes? This proposal requires an amendment to the Official Community Plan.

Who can I speak to? Karen Rendek, Community Planner, at 604-990-2387 or krendek@dnv.org.

When can I speak? We welcome your input **Tuesday, July 22, 2014 at 7 pm**. You can speak in person by signing up at the Hearing or you can provide a written submission to the Municipal Clerk at input@dnv.org or by mail before the conclusion of the Hearing.

Need more info? The bylaw, Council resolution, staff report, and other relevant background material are available for review at the Municipal Clerk's Office or online at dnv.org/public_hearing. Office hours are Monday to Friday 8 am to 4:30 pm.



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