

MULTI-FAMILY HOUSING DESIGN GUIDELINES

Council Committee of the Whole
Jan 13, 2014

Presentation Outline

- ◎ Overview of design guidelines for:
 - › Multi-family housing (District-wide)
 - › Lower Lynn Town Centre
- ◎ Council feedback and discussion

Guidelines for Multi-family Housing



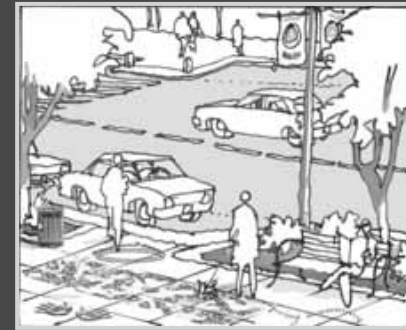
NEW



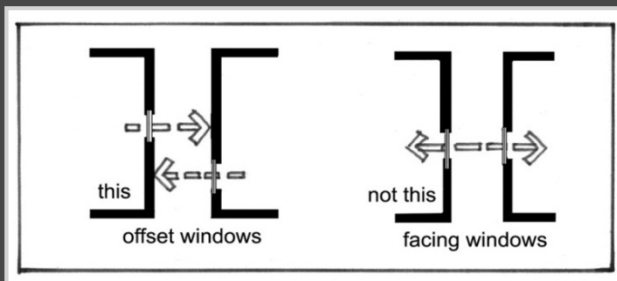
- To be housed in Schedule B (Development Permit Areas), Part 5 (Form and Character)
- Addresses gap in existing Form and Character Design Guidelines
- Applies District-wide to all new low, mid, and high-rise residential development

Builds on the existing Commercial and Mixed Use Design Guidelines

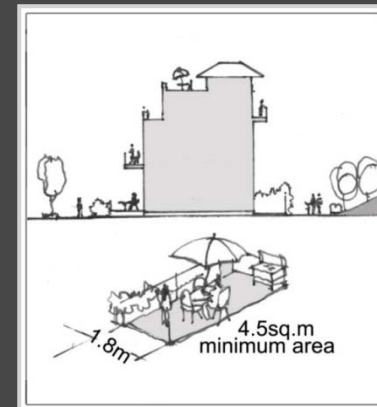
- Many urban design principles that apply to mixed use buildings apply to residential-only buildings as well.
- Some images and guidelines are the same throughout the OCP Form and character design guidelines.



Unified Streetscape



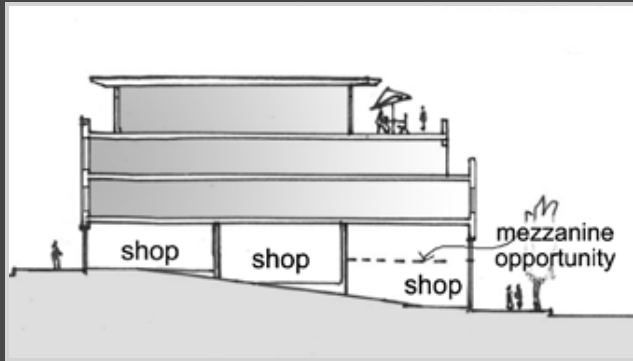
Window Placement for privacy



Private Outdoor Space

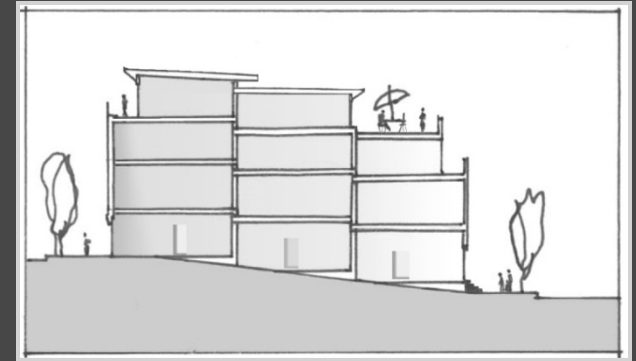
Some guidelines and images are similar but modified to reflect residential-only character

Mixed Use



Stepping down the slope

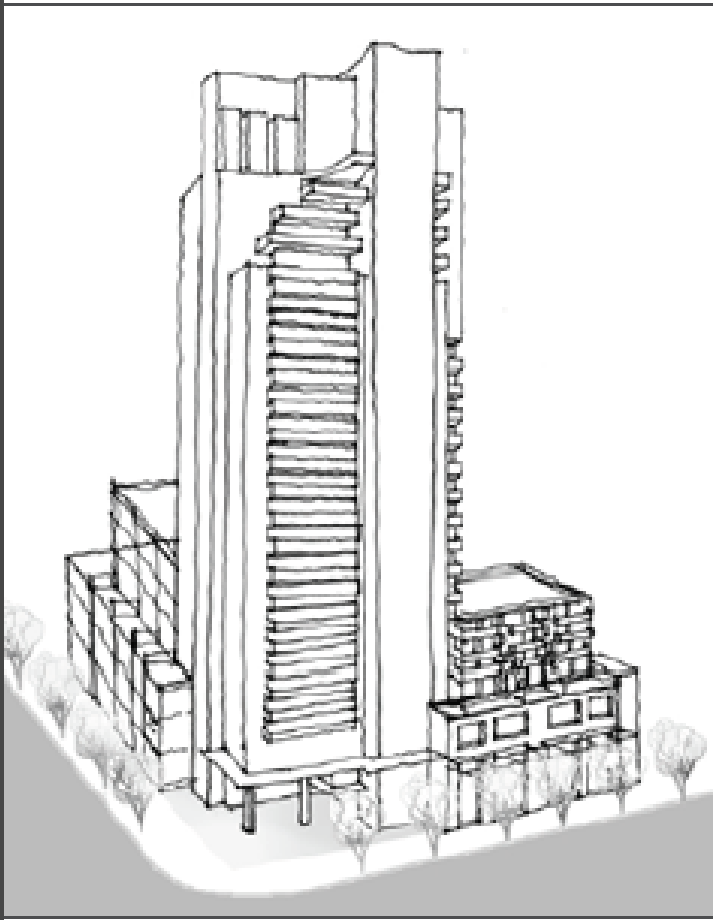
Multi-Family



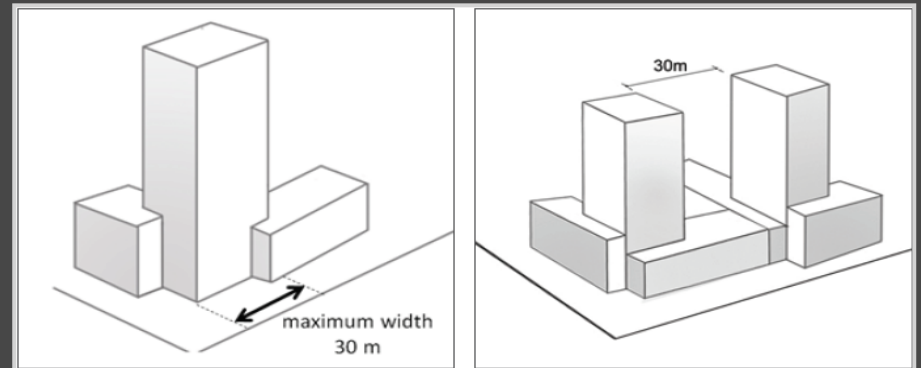
Unit identity



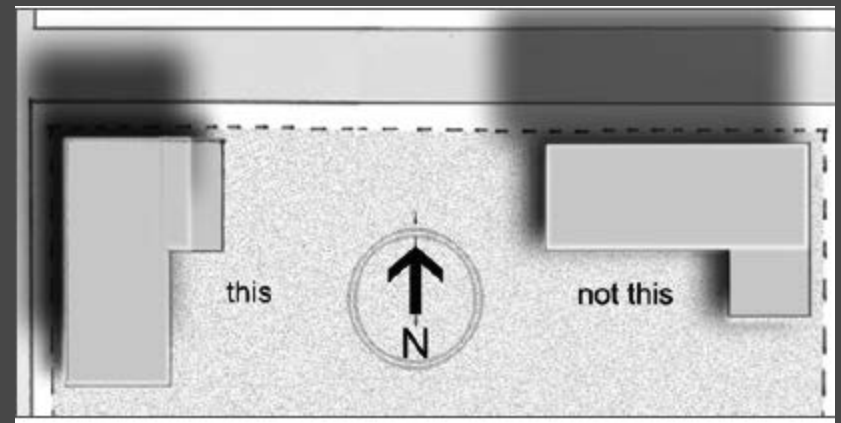
Tower guidelines have been added



Corner Treatment



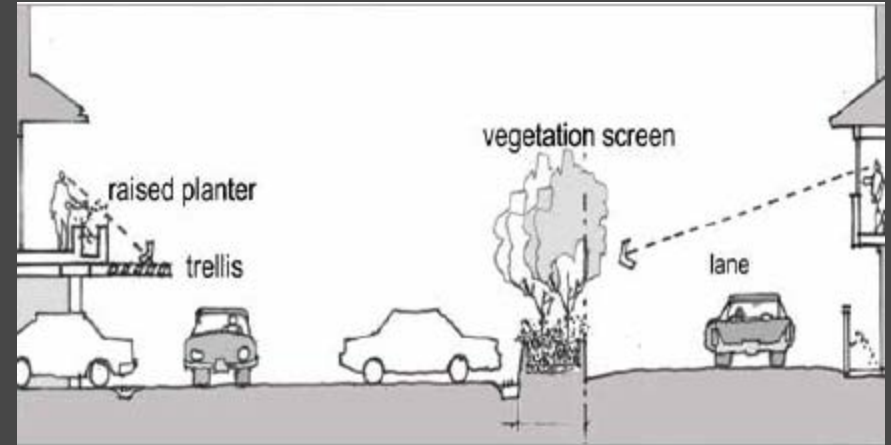
Building Separation



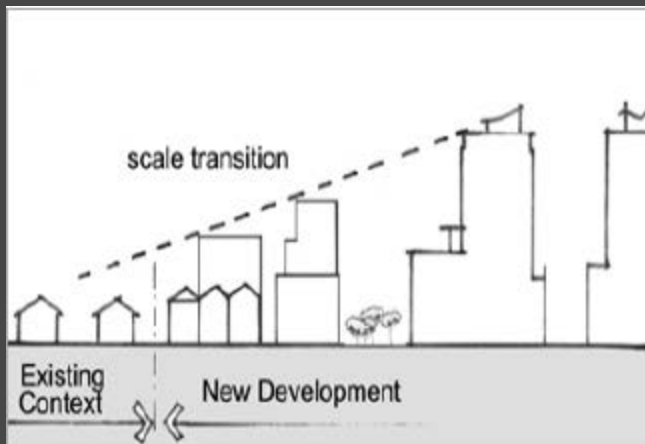
Solar Orientation

Clearer images proposed for Mixed-use Design Guidelines

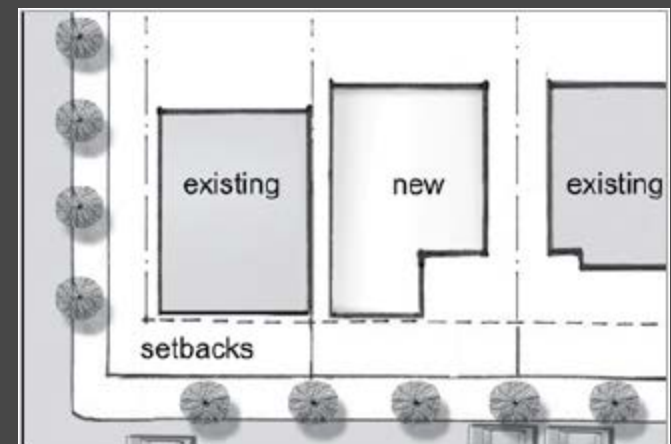
- Experience in applying the existing design guidelines has resulted in new/enhanced diagrams and labelling for the Multi-Family Design Guidelines.
- These updated or enhanced diagrams are proposed to be inserted in the Mixed Use Design Guidelines.



Screened Surface Parking



Height Transition



Building Setbacks

Approval Process

- Council Committee of the Whole feedback – Jan 13, 2014
- First reading of OCP bylaw amendment and referral to public hearing – early Feb 2014
- Public hearing – late Feb 2014
- 2nd, 3rd reading and adoption – early March 2014

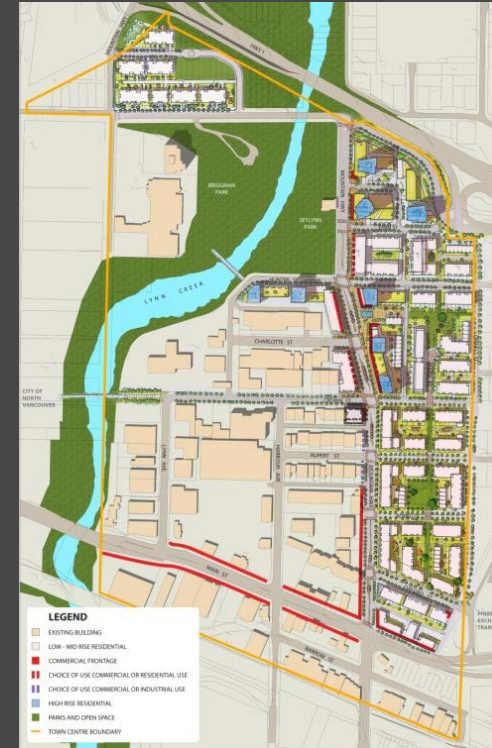
Questions?

Staff report RECOMMENDATION:

THAT the Committee of the Whole recommends Council:

- i. Direct staff to prepare the bylaw for OCP Design Guidelines for Multi-Family Housing for Council's consideration

Lower Lynn Town Centre Design Guidelines



- Built form and streetscape design
- Applies only to Lower Lynn Town Centre
- Achieves a distinct Lower Lynn identity
- Supplements LLTC Implementation Plan
- LLTC Concept Plan forms the foundation for the LLTC Design Guidelines
- To be used with the OCP Form and Character Design Guidelines

Inspiration for the Lower Lynn Town Centre Design Guidelines

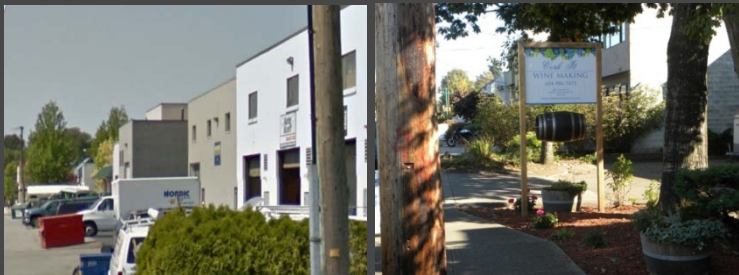
Lynn Creek, parks, trails, mature trees and mountain views...



Community history, culture and public art...



Businesses, industry, retail opportunities, transportation...



Design principles for the Lower Lynn Town Centre

Celebrate connection to natural elements and design for climate and geography



Design principles for the Lower Lynn Town Centre

Celebrate connection to natural elements and design for climate and geography



Create engaging public realm and gathering spaces



Design principles for the Lower Lynn Town Centre

Celebrate connection to natural elements and design for climate and geography



Create engaging public realm and gathering spaces



Promote integration and connectivity between different built forms and land uses through thoughtful interface design



Distinct identity and character for LLTC

Contemporary, functional
design, simple geometries

Predominantly flat or
floating roofs



Distinct identity and character for LLTC

Contemporary, functional
design, simple geometries

Predominantly flat or
floating roofs



Modular variation in building
height and setback

Distinct identity and character for LLTC

Contemporary, functional design, simple geometries

Predominantly flat or floating roofs



Modular variation in building height and setback

Range of building materials – rough stone, steel, glass, wood, some bold accents



Distinct identity and character for LLTC

Contemporary, functional design, simple geometries

Predominantly flat or floating roofs



Modular variation in building height and setback

Range of building materials – rough stone, steel, glass, wood, some bold accents



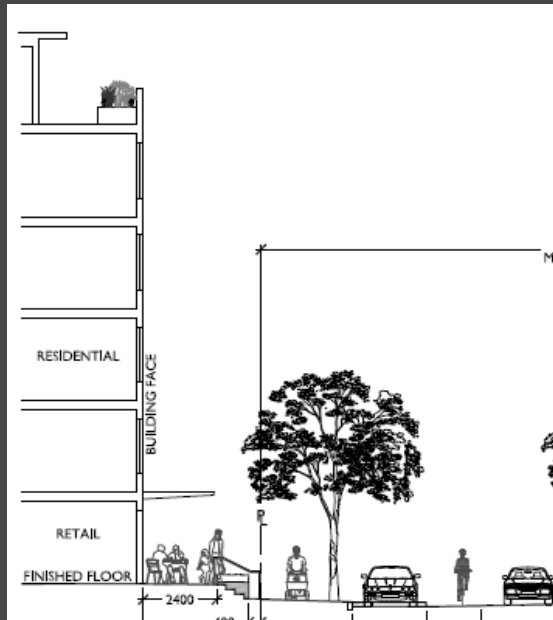
Sustainable BMPs – energy efficiency, rainwater management, green buildings, active living

Design guidelines recognize 3 distinct neighbourhoods in LLTC

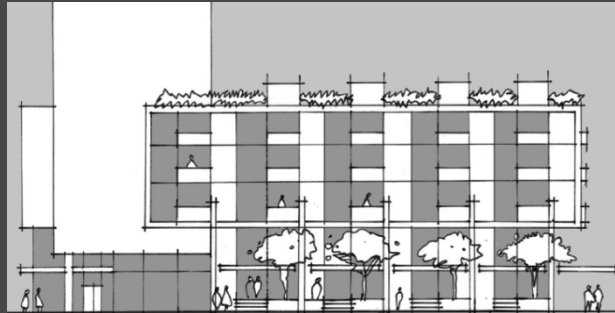
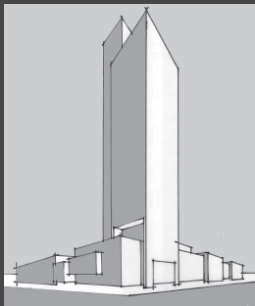


Mixed use Town Centre areas

Street section and streetscape

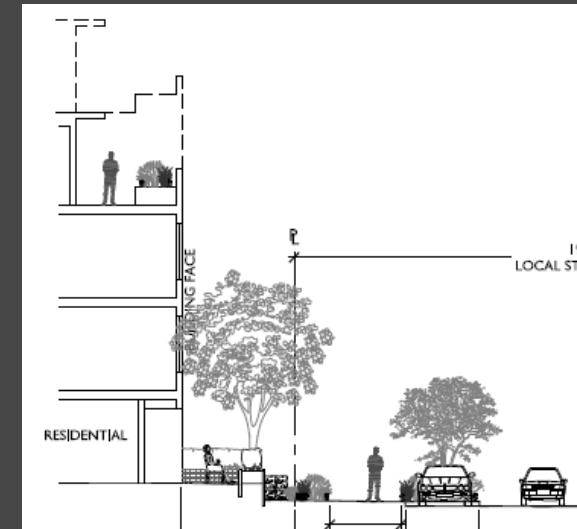


Built form design guidelines

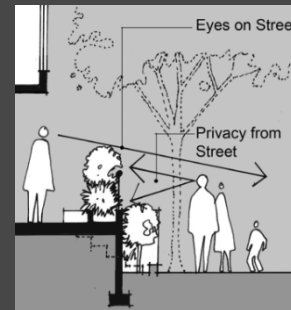


Medium and low density residential areas

Street section and streetscape

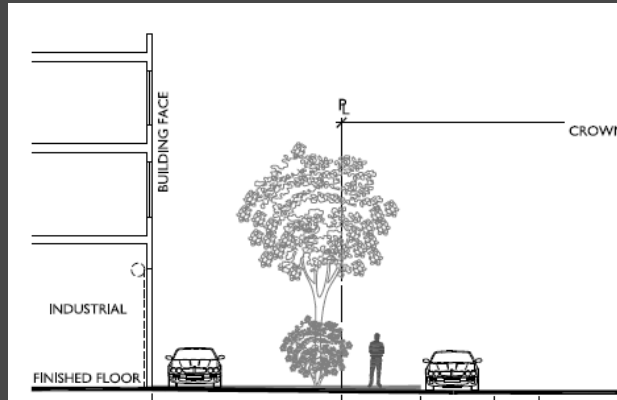


Built form design guidelines

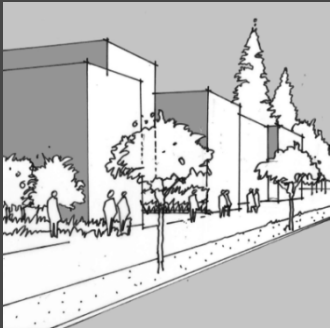


Industrial and Commercial areas

Street section and streetscape



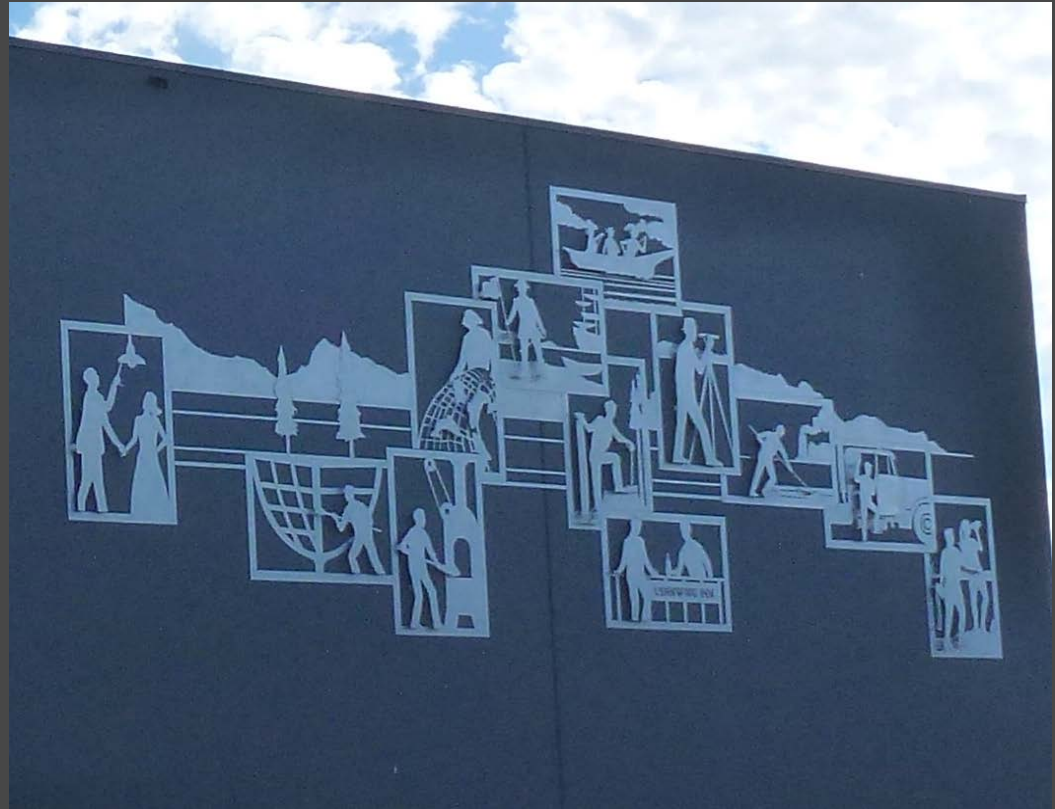
Built form design guidelines



Approval Process

- Council Committee of the Whole feedback – Jan 13, 2014
- Stakeholder and public open house – mid Feb 2014
- Submit to Council for consideration of approval by resolution – mid to late Feb 2014
- Append to the Lower Lynn Town Centre Implementation Plan

Questions?



Staff report RECOMMENDATION:

THAT the Committee of the Whole recommends Council:

Direct staff to consult on the draft Lower Lynn Town Centre Design Guidelines prior to Council's consideration of their approval.

Staff report recommendation:

THAT the Committee of the Whole recommends Council:

- i. Direct staff to prepare the bylaw for OCP Design Guidelines for Multi-Family Housing for Council's consideration; and
- ii. Direct staff to consult on the draft Lower Lynn Town Centre Design Guidelines prior to Council's consideration of their approval.