**Intensive Residential Development Permit Area**

**PURPOSE**

The purpose of this Development Permit Area (DPA) is to establish objectives and provide guidelines for the form and character of intensive residential development in the city. These guidelines ensure that residential infill development occurs in a manner that is sensitive to the existing built form by encouraging new development to consider local characteristics and incorporate high-quality design into the siting configuration, landscaping treatments, and overall building aesthetics.

**AREA**

The Intensive Residential Development Permit Area applies to all intensive residential development within the city. Where the Intensive Residential Development Permit Area overlaps with other DPAs, all applicable guidelines will be considered.

For the purpose of this DPA, an Intensive Residential Development Permit shall be required prior to the issuance of a Building Permit for any of the following:

- property containing a carriage or garden suite
- small-lot residential development, which includes the following:
  - a lot with an overall area of less than 370 m²
  - a single-family lot with less than 9 m in lot frontage, which includes panhandle lots
- a lot that has an overall area of less than 464 m² and that contains a single-family dwelling with secondary suite
- a lot that has an overall area of less than 557 m² and/or less than 18 m in lot frontage and that contains a two-family dwelling (duplex)
- property containing an existing single-family dwelling that is being converted into a two-family dwelling (duplex)

**EXEMPTIONS**

A Development Permit will not be required for the following:

- minor exterior alterations that do not require a Building Permit to carriage and garden suites and small lot residential development
- minor exterior alterations that do not require a Building Permit on legal, non-conforming lots where the footprint of the building is not increased by more than 10 percent of the existing footprint
- construction of an accessory building

**OBJECTIVES**

The Intensive Residential Development Permit Area Guidelines promote quality development that:

- achieves a high degree of residential livability and occupant safety
- considers site-specific characteristics and encourages compatibility with existing dwellings in terms of setbacks, landscaping, massing, and detail
- preserves and enhances the scale and character of individual neighbourhoods and streetscapes through sensitive integration
- provides a form of sustainable housing using existing service infrastructure
- provides a mix of housing forms, homeownership opportunities, and quality rental housing

*The following guidelines are applicable to all Intensive Residential Development Permits. Where applicable, additional guidelines specific to carriage and garden suites and small-lot residential development are identified in the sidebar.*
GUIDELINES

1. SITE DESIGN

Effective site design considers a development’s contextual relationship with adjacent buildings, streets, open spaces, and amenities.

a. Buildings should include features such as porches, balconies, verandas, and/or covered entryways to animate the street.

b. Buildings should be designed to work with the natural topography of the site. Wherever possible, the first floor of a building should be set into the existing grade, and retaining walls, if necessary, should be kept low and terraced.

c. Direct pedestrian connections to the street should be provided.

2. BUILT FORM

Massing and Scale

Building mass refers to volume, while scale considers a building's dimensions in relation to people and the surrounding environmental context (e.g. adjacent buildings and open space).

a. Buildings must be designed to fit into the immediate surroundings and not appear out of scale or character to the adjacent homes. Building mass and scale should complement the rhythm of adjacent buildings and the overall neighbourhood pattern.

Additional Guidelines

Site Design

Carriage and Garden Suites

i. The entrance to a garden or carriage suite must be easily accessible from the street and should be oriented towards the nearest street frontage.

ii. Where a suite is sited adjacent to a street, the suite should be architecturally treated to appear to front the street, and garage doors should not be oriented towards the street.

Small-lot Residential Development

iii. To promote the interaction of residential development with the street, small front yards are desirable. Minimum and maximum front yard setbacks should be determined based on a review of the setbacks of adjacent properties and should reflect the general character of the neighbourhood.

iv. Total lot coverage should be limited to 30 percent. Accessory buildings should have a small footprint with a maximum area of 25 m².

Duplex Additions

v. The proposed half-duplex should be sited in a way that considers the front yard setbacks of the existing dwelling unit.
b. Upper storeys should be smaller in mass than lower storeys to reduce the appearance of a box. The upper floor area should be no more than 80 percent of the first floor area. The reduction in mass should be accommodated through articulation and modulation.

**Height and Roof Design**

c. To mitigate impact on adjacent residences, building height should be limited to a single storey except where the predominant building form is two storeys.

d. Where two-storey buildings are considered appropriate, building height should be mitigated by incorporating the second storey into the truss system.

e. Variation in the character of rooflines, such as steep roof pitches, gables, hips, and dormers, is encouraged.

f. Shadow and privacy impacts on adjacent properties should be reduced through setbacks and stepping the building away from neighbouring residential properties.

**Detail, Material, and Colour**

g. Building form and character should complement the established neighbourhood.

h. Materials and colours should be used to emphasize prominent features, and the incorporation of two or more building materials is required. Durable textured building materials, such as cultured stone, brick, and/or shakes, should be applied to no less than 20 percent of public facing façades.

i. A building’s colour palette should complement the site’s surrounding context and the community’s natural setting. Accent colours may be used to highlight architectural features, such as window trim, soffits, and gables.

j. For buildings sited on corner lots, treatment to each façade fronting the street should be incorporated to create visual interest.

---

**Additional Guidelines**

**Built Form**

**Carriage and Garden Suites**

i. The principal building should appear to be the predominant dwelling.

ii. Single storey garden suites are encouraged as a primary building form. Carriage suites and garden suites with crawl spaces may be considered in areas affected by floodplain, on sloping lots where the building can work with the topography and in other areas based on a site-specific evaluation of the characteristics of the surrounding neighbourhood.

iii. Full basements are strongly discouraged, but may be considered for garden suites on corner lots only, provided the total habitable space of the suite does not exceed 80 m² and access to the basement is provided exclusively through the primary entrance. Non-habitable crawlspaces may be provided where ceiling height does not exceed 1.8 m.

iv. Cladding, roofing materials, and colour should reflect the character of the principal dwelling unit and should be built using similar architectural features.

**Small-lot Residential Development and Duplex Additions**

v. Duplexes on corner lots should face both streets and provide an entrance to one unit from the primary street, with the entrance to the second unit from the flanking street.

vi. On double-fronting lots, a front-to-back duplex configuration is encouraged, with entrances to the units from each street.
k. Roofing materials should complement the overall building design and be consistent with adjacent properties.

l. Accessory building roofing should reflect the general character of the principal building.

m. Windows shall:
   • be emphasized through the use of colour, exterior casings, and trim or similar architectural features and complement the building design
   • be oriented towards the primary street frontage to allow the natural observation of the street and, where possible, located on all façades and levels
   • consider the privacy of existing adjacent dwellings
   • reduce the impact of large, blank walls and may include dormer or bay-style windows

n. Skylights, glass blocks, and similar features should be used to provide daylight and preserve privacy.

o. Visual impact on the streetscape should be minimized through the use of windows and side-facing garages.

3. PARKING AND CIRCULATION

a. Parking should be accessed from a rear lane where the neighbourhood generally does not have access from the street.

b. The maximum driveway width for single-family dwellings and half-duplexes accessed from the street should be 6 m.

c. Street-fronting garages should be recessed behind the front façade of the principal dwelling unit and should not be the dominant housing feature visible from the street.

4. LANDSCAPING

a. Landscaping is encouraged as a means of defining private outdoor space from public areas.
b. Areas not containing parking or driveways shall be landscaped, with the emphasis placed on areas fronting the public realm.

c. Landscaping should be used to reduce the appearance of blank wall surfaces.

d. Shrubs and other dense vegetation should be strategically located around parking areas to provide screening and reduce the amount of light pollution.

e. Buildings should be sited to retain mature vegetation.

f. Fencing materials should complement building design and materials. Where chain-link fences are provided, fencing, posts, and all hardware should be black vinyl.

g. A minimum of 40 percent front yard landscaping in terms of both area and frontage is required.

5. AMENITY AREAS

a. Dwelling units should have access to outside recreational space. This can be provided in the form of a deck, dedicated yard, garden, or similar feature.

b. Landscaping should be used to define outdoor amenity space of separate dwelling units.

6. SAFETY FEATURES

a. Address numbers shall be posted on the building near the primary entrance, in a colour contrasting with the building, and either illuminated in periods of darkness or reflective for easy visibility at night. When building addresses are not visible from the street frontage, directional address signs are required.

Additional Guidelines

Amenity Areas

Carriage and Garden Suites

i. The amenity space should be no smaller than 10 m².

ii. Decks should face the lane, street, or the shared yard between the principal dwelling and the garden or carriage suite. Balconies overlooking adjacent properties will not be permitted. Privacy screens shall be used to mitigate impacts on adjacent properties.

Duplex Additions

iii. Each half of a duplex should have its own front and rear yard as a usable amenity area for residents.

Safety Features

Carriage and Garden Suites

i. Suites must be connected to a dedicated public road by an unobstructed, hard-surfaced path at least 1 m wide, with lighting that does not spill over onto neighbouring properties.

Example of high-visibility addressing with contrasting colours and lighting installed for illumination