**Moodyville Development Permit Design Guidelines Form** **Month XX**, 2022

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| File Number:  Site Address:  Applicant:  Project Description: | For City staff to fill out  x  x  x |

The following form must be completed for all Moodyville Development Permit Applications. Please submit a brief response to every individual guideline with reference to relevant drawings and locations on drawings where relevant. Indicate how the proposal meets each guideline. If a guideline is not met, explain why and how the impacts of the non-compliance are mitigated, or why the guideline is not applicable to the proposal.

More information and context regarding the guidelines and application process can be found in the [Moodyville Development Permit Area Guidelines](https://www.cnv.org/-/media/city-of-north-vancouver/documents/official-community-plan/moodyville-development-guidelines.pdf).

**Review instructions: All City reviewers are to review guidelines corresponding to their code: Planning (PL), Urban Design (UD) Landscape (LA), and Development Services (DS).**

| **Guideline** | **Applicant response** | **Compliance** | **City Comment** | **City review** |
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| **3 Energy Conservation** | | | | | |
| 3.1 ENHANCED ENERGY STANDARD | | | | | |
| **Guideline 3.1.1** Building designs are encouraged to communicate leading energy conservation principles through a diverse range of architectural responses. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| 3.2 RENEWABLE ENERGY GENERATION | | | | | |
| **Guideline 3.2.1** Consider integrating solar energy systems into the architectural design to provide opportunities for renewable generation upon building construction or in the future. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |

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| **4 Water Conservation** | | | | | |
| 4.1 PERMEABILITY | | | | | |
| **Guideline 4.1.4** Consider active and/or passive green roofs to reduce the impact of increased building lot coverage on stormwater runoff and urban heat island effect. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | LA | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| 4.2 RAINWATER RETENTION | | | | | |
| **Guideline 4.2.1** In order to reduce peak stormwater runoff and to conserve water required for landscaping, roof drainage should be designed to:  (a) provide a minimum 500 liters (132.1 gallons) for every 350 square metres (3,767.4 square feet) roof area for rainwater storage in barrels or cisterns that allow water to be drawn for landscaping purposes; or  (b) collect and detain rainwater in accordance with LEED® Gold stormwater design provisions. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | DS | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **5 Reduction of Greenhouse Gas Emissions** | | | | | |
| 5.1 VEHICLE CHARGING | | | | | |
| **Guideline 5.1.1** Vehicle charging infrastructure should be provided as follows:  (a) 20% of all parking spaces should include an electrical outlet, a receptacle or electric vehicle supply equipment where applicable, and should be supplied by a branch circuit rated not less than 40 A at the nominal voltage of 208 V or 240 V as applicable; and  (b) adequate space in the electrical room or electrical vault to support future electric vehicle charging for the remaining parking spaces. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **6 Site Planning** | | | | | |
| 6.1 BUILDING FORMS | | | | | |
| **Guideline 6.1.1** Most building forms, notwithstanding Apartment Use buildings, should have a courtyard separating a building fronting the street and a building fronting the lane. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |

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| 6.2 ORIENTATION | | | | | |
| **Guideline 6.2.1** Buildings should support a high-quality pedestrian realm along all frontages including lanes with individual unit entries and private and semi-private outdoor spaces. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 6.2.2** Designs should prioritize frontages, from highest to lowest, in the following order:  (a) public greenway (Spirit Trail, St. David's Avenue and Queensbury Avenue);  (b) fronting street;  (c) flanking street;  (d) lane;  Except that the entrance of a common lobby for an Apartment Use building should be clearly visible from the fronting street. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 6.2.3** Due to their proximity to Mixed Use designated lands, and in order to strengthen a transit corridor, the following frontages are identified for application of live-work provisions in accordance with these guidelines:  (a) East 3rd Street: RM-2, Medium Density Apartment Residential 2 Zone, between St. Patrick’s Avenue and Ridgeway Avenue. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 6.2.4** Special attention is required for back-to-back Townhouse arrangements to ensure dwelling units that front solely into the courtyard have strong unit identity and clear access from the street. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |

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| 6.3 SPECIAL CONDITIONS | | | | | |
| **Guideline 6.3.1** Due to their proximity to Mixed Use designated lands, and in order to strengthen a transit corridor, the following frontages are identified for application of live-work provisions in accordance with these guidelines:  (a) East 3rd Street: RM-2, Medium Density Apartment Residential 2 Zone, between St. Patrick’s Avenue and Ridgeway Avenue. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 6.3.2** Dwelling units should respond to existing and planned public greenways in the same manner as a fronting street, including:  (a) emphasis on openness and sightlines; minimization of blank end walls;  (b) reduction in the height of accessory structures such as fences to 1.2 metres (3.9 feet); and landscaping comprised of ground-oriented vegetation and high-branched trees; with similar active frontages facing Moodyville Park |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 6.3.3** Inclusion of on-site buildings scheduled on the City's Heritage Register and of other heritage character buildings is encouraged. If buildings are incompatible with development on site, the transfer of structures to other sites or commemoration—while not preferred—may be considered. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| 6.4 COURTYARD | | | | | |
| **Guideline 6.4.1** The long side of the courtyard should be parallel to the Front Lot line, but may vary where:  (a) the priority frontage is a flanking public greenway in accordance with Guideline 6.2.2;  (b) the open end of the courtyard facing the fronting street is partially enclosed through reduced  (c) building separation, architectural massing and/or open space design;  (d) a range of building orientations and/or building types are expressed on the site; or  (e) the building orientation is a response to specific site conditions or context. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 6.4.2** Minimum courtyard width should be in accordance with Guideline 7.5.2. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD,PL | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 6.4.3** Buildings sited along the lane should:  (a) be visible from the street in accordance with Guideline 7.5.1; and  (b) have lane-facing front door entries for floors within 1.6 metres (5.2 feet) of finish grade, where possible. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD,PL | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| 6.5 BUILDING SCALE | | | | | |
| **Guideline 6.5.1** Massing and materiality should:  (a) reflect a pedestrian scale;  (b) present buildings as assemblies of ground-oriented dwelling units;  (c) express an incremental rhythm across the facade with entries spaced no more than 7 metres (23 feet) apart, where possible; and  (d) communicate varied and incremental development for lots larger than 2,600 square metres (27,986 square feet). |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 6.5.2** Roofs, balconies and projections should:  (a) be architecturally integrated;  (b) respond to topography with the roof line stepping down with the slope of the street;  (c) avoid substantially increasing the apparent scale of the building; and  (d) avoid substantially increasing overshadowing of the sidewalk or public greenway. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |

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| 6.6 GRADE | | | | | |
| **Guideline 6.6.1** Buildings and structures should follow the existing grade in order to minimize retaining wall and exposed parkade faces over:  (a) 1 metre (3.3 foot) height within 6 metres (19.7 feet) of any property line; and  (b) 1.5 metre (4.9 foot) height elsewhere on the lot; with stepped and landscaped structures used to minimize the visual impact when grades require higher structures. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 6.6.2** Stairs within the minimum setback:  (a) should be perpendicular from the Front Lot Line when the difference between the height of the stairs or landing and the finish grade at the Front Lot Line is less than 1.2 metres (3.9 feet);  (b) should meet finish grade a minimum distance of 1.8 metres (6 feet) from the Front or Exterior  (c) Side Lot Line, and in no instance should the furthest edge of a landing be less than 0.6 metres (2 feet) from a public greenway, street or lane; and  (d) may be parallel to the Exterior Side Lot Line to take advantage of the predominant slope and to minimize the number of required stairs. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 6.6.3** Habitable basement or cellar rooms should:  (a) be not more than 1.8 metres (5.9 feet) beneath the adjacent finish grade; and  (b) have a ceiling height greater than 2.4 metres (7.9 feet). |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 6.6.4** In support of a live-work character, the difference between the finish floor of the first storey along live-work frontages identified in Guideline 6.3.1 and the finish grade at the Front Lot Line should be not more than 0.6 metres (2 feet). |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 6.6.5** One-storey Townhouse units accessible from finish grade are encouraged to meet Level 2 of the Adaptable Design Guidelines in accordance with Section 423 of the City's Zoning Bylaw. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **7 Building Envelope** | | | | | |
| 7.1 SETBACK | | | | | |
| **Guideline 7.1.1** In order to increase articulation of the facade, a minimum of:  (a) 30% of the area of the Building Face of live-work frontages identified in Guideline 6.3.1 along the Front Lot Line; and  (b) 60% of the area of the Building Face along all other lot lines; should be set back at least 0.6 metres (2 feet) further than the minimum setback from the lot line permitted by the Zoning Bylaw. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 7.1.2** Notwithstanding Guideline 7.1.1, no additional setback than the minimum permitted by the Zoning Bylaw is expected for setbacks from the following lot lines:  (a) Interior Side Lot Line; and  (b) Rear Lot Line in the RG-3 Ground-Oriented Residential 3 Zone along East 3rd Street in response to the increased minimum setback in the Zoning Bylaw. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 7.1.3** In order to reduce visual and overshadowing impacts of the building height on the street or lane, any upper storey should be set back from the Building Face a minimum of:  (a) 2.2 metres (7.2 feet) for any upper storey fronting the lane and within 3.4 metres (11.2 feet) of the maximum allowed height in the RG-3 Ground-Oriented Residential 3 Zone north of East 3rd Street, in response to lower density residential use on the opposing side of the lane; and  (b) 1.5 metres (4.9 feet) for any upper storey within 5.5 metres (18 feet) of the maximum allowed height in the zone for all other buildings. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 7.1.4** Notwithstanding Guideline 7.1.3, one projection of no more than 3 metres (9.8 feet) width per dwelling unit is allowed for stairway access to the upper storey as required by grades. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD, PL | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| Guideline 7.1.5 Notwithstanding Guideline 7.1.3, no additional upper storey setback is expected for buildings fronting East 3rd Street in the RG-3 Ground-Oriented Residential 3 Zone in response to the streetwall height on the opposing side of the street. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 7.1.6** In order to present no more than four storeys height on a street frontage, a building should:  (a) follow the grade along the flanking street, where possible;  (b) where a four-storey, Apartment Use building is over a basement, the upper storey facing the Exterior Side Lot Line should be set back a minimum of 1.5 metres (4.9 feet) from the building face below; and  (c) where a four-storey, Townhouse Use building is over a basement, the visual impact of the upper storey should be reduced through increased setback and/or materiality. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 7.1.7** Notwithstanding Guideline 7.1.6, a building on a lot with a Front Lot Line common to the north side of East 3rd Street between St. Patrick's Avenue and St. David's Avenue may present as more than four storeys height on its downslope frontage as a transitional response to the Lonsdale Regional Town Centre. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD, PL | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 7.1.8** In order to provide an appropriate transitional response to existing buildings, buildings should be set back an additional 1.2 metres (3.9 feet) from the shared Interior Lot Line for any portion of the building within 7.6 metres (24.9 feet) of the Front Lot Line as exists prior to the adoption of Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8464 when:  (a) the front face of the building on the adjacent lot is greater than 5.5 metres (18.0 feet) and less than 9.5 metres (31.2 feet) from the Front Lot Line and less than 2.4 metres (7.9 feet) from the shared Interior Side Lot Line; or  (b) the building on the adjacent lot is scheduled on the City's 2013 Heritage Register;  except when the lot has a frontage of less than 16 metres (52.5 feet) and/or a Front Lot Line common to East 3rd Street.  except when the lot has a frontage of less than 16 metres (52.5 feet) and/or a Front Lot Line common to East 3rd Street. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 7.1.9** Windows of habitable rooms should be set back a minimum of 1.5 metres (4.9 feet) from a parking space parallel to the lane with special attention to the lane interface. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| 7.2 LENGTH | | | | | |
| **Guideline 7.2.1** In order to achieve a desirable streetscape and to communicate a pedestrian scale, the maximum building length (i.e. distance parallel to the fronting street) should be:  (a) 92 metres (301.8 feet) for Apartment Use;  (b) 46 metres (150.9 feet) for Rowhouse Use considered the sum of the frontage of all buildings on adjoining lots without a building separation of at least 3 metres (9.8 feet); and  (c) 46 metres (150.9 feet) for all other Uses including Townhouse Use. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 7.2.2** Any increase in the building length specified in Guideline 7.2.1 should:  (a) be in response to specific site conditions or context;  (b) result in a proportional increase in building separation along the frontage and/or increase in  (c) building setback from a side lot line on either side of the building;  (d) be visually mitigated with variation in the setback from the Front Lot Line, materiality and/  (e) or facade elements; and  (f) be limited when the building length is along a public greenway. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 7.2.3** Any building over 61 metres (200.1 feet) length should have a courtyard that meets the following minimum standards:  (a) 7.3 metre (24.0 foot) length of the building frontage that includes the midpoint of the building frontage;  (b) 3.7 metre (12.1 foot) depth from the Building Face;  (c) building program variation to emphasize this separation through the location of lobby, common amenity areas and/or active design elements; and  (d) design variation to emphasize this separation through changes in setback from the Front Lot Line, materiality and facade elements. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 7.2.4** Notwithstanding Guideline 7.2.3, any upper storey within 5.5 metres (18 feet) of the maximum allowed height in the zone and aligned with the midpoint courtyard frontage should be set back a minimum:  (a) 1 metre (3.3 feet) from the Building Face along the midpoint courtyard; and  (b) 1 metre (3.3 feet) from the rear Building Face. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |

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| 7.3 DEPTH | | | | | |
| **Guideline 7.3.1** In order to minimize overshadowing, limit view impacts and promote privacy between adjoining properties, the building depth (i.e. distance perpendicular to the fronting sheet) should be no greater than:  (a) 25 metres (82 feet) for Apartment Use; and  (b) 15 metres (49.2 feet) for all other Uses. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 7.3.2** Any building depth greater than that specified in Guideline 7.3.1 should be a response to specific site conditions or context, and/or should result from a mix of residential use types, with the Building Face demonstrating:  (a) varied materiality and/or facade elements;  (b) front door entrances if along a public greenway or street; and  (c) where the building depth is over 18 metres (59.1 feet), a change in setback from the Interior Side Lot Line. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| 7.4 HEIGHT | | | | | |
| **Guideline 7.4.1** The top 3 metres (9.8 feet) of the building envelope is limited to roof structures and the following elements architecturally integrated into the building form:  (a) height exceptions in accordance with the Zoning Bylaw;  (b) rooftop hatches and rooftop terrace railings no higher than required by the British Columbia Building Code and set back a minimum 1 metre (3.3 feet) from the parapet in order to reduce overlook concerns; and  (c) exterior stairs and landings providing access to the rooftop located in accordance with minimum required setbacks. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 7.4.2** Due to the lowered permitted building envelope in the Zoning Bylaw for the RG-3 Ground-Oriented Residential 3 Zone north of East 3rd Street, for buildings between the Mid Lot Line and the lane:  (a) Guideline 7.4.1 does not apply; and  (b) rooftop hatches and terraces within 3.4 metres (11.2 feet) of the maximum allowed height are not permitted. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 7.4.4** The maximum floor-to-floor height is 3.2 metres (10.5 feet). This height may be exceeded to the maximum permitted in the Zoning Bylaw for:  (a) common lobby and amenity space for Apartment Use; and  (b) no greater than 5% of Gross Floor Area for all residential uses. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 7.4.5** Notwithstanding Guideline 7.4.4, the first floor of live-work frontages identified in Guideline 6.3.1 should have a minimum floor-to-floor height of 3.4 metres (11.2 feet) and a maximum floor-to-floor height of 4 metres (13.1 feet). |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 7.4.6** In order to allow buildings to respond to cross-slope grades, or those running parallel to the Front Lot Line, notwithstanding Guideline 7.4.1**,** the upper storey may project into the top 3 metres (9.8 feet) of the building envelope with:  (a) the projection should be minimized; and  (b) a similar proportion of the upper storey should be lower than the maximum unrestricted height as above the maximum unrestricted height; |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 7.4.7** In order to allow buildings to respond to steep slopes running perpendicular to the Front Lot Line, notwithstanding Guideline 7.4.1, the upper storey may project into the top 3 metres (9.8 feet) of the building envelope impacted by the slope where the average building grade along the Mid Lot Line is at least:  (a) 5 metres (16.4 feet) higher than the Front Lot Line, the upper storey may project into the envelope closest to the Front Lot Line; and  (b) 5 metres (16.4 feet) higher than the Rear Lot Line, the upper storey may project into the envelope closest to the Rear Lot Line. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 7.4.8** In order to be minimize overshadowing, limit view impacts and promote privacy between adjoining properties, stair enclosures and/or elevators with rooftop landings should be architecturally integrated into the building form and should be:  (a) limited to common access for Apartment Use when within the top 3 metres of the building envelope in accordance with Guideline 7.4.1 and set back a minimum of 3 metres (9.8 feet) from the parapet; and  (b) considered a storey for all other Uses. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| 7.5 SEPARATION | | | | | |
| **Guideline 7.5.1** The minimum building separation between building ends on a lot (i.e. distance separating buildings as viewed from the fronting street) should be not less than:  (a) 6 metres (19.7 feet) where buildings are located between the Front Lot Line and the Mid Lot Line; and  (b) 3 metres (9.8 feet) where buildings are located elsewhere on the lot. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 7.5.2** The minimum building separation between Building Faces on a lot (i.e. distance separating buildings across courtyards) should be not less than:  (a) 9.8 metres (32.2 feet) above the 2nd storey; and  (b) 7.4 metres (24.3 feet) for the 1st and 2nd storey where the reduced building separation is in the form of a projection of the southerly building in order to not reduce solar access within the courtyard;  with the base of the 1st storey considered the landscaped roof of an enclosed parkade or the surface of the exterior courtyard driveway. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 7.5.3** Notwithstanding Guideline 7.5.2, one projection of no more than 3 metres (9.8 feet) width per dwelling unit is allowed for stairway access to the upper storey as required by grades. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 7.5.4** The minimum building separation may be reduced:  (a) to respond to specific site conditions or context with a proportional increase in building separation for the remainder of the impacted Building Faces;  (b) between building ends by providing more frequent building separations and/or more generous setbacks from side lot lines, the sum of which meets or exceeds the sum of the minimum distances otherwise required; and  (c) on corner lots to partially enclose the courtyard and to provide a more continuous building frontage along the flanking street;  with specific attention to minimize overshadowing, limit view impacts and promote privacy between adjoining properties, and at no time should the minimum building separation be less than 3 metres (9.8 feet). |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 7.5.5** Allowed projections, designed to minimize overshadowing and view impacts, may extend into minimum building separation no greater than:  (a) 1 metre (3.3 feet) for eaves and other architectural features;  (b) 1.2 metres (3.9 feet) for balconies on the northerly side of courtyards to partially cover an exterior courtyard driveway in order to not reduce solar access within the courtyard; and  (c) 0.3 metres (1 foot) for all other balconies. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **8 Building Design** | | | | | |
| 8.1 DESIGN VARIATION | | | | | |
| **Guideline 8.1.1** The architectural design of buildings should:  (a) create visual interest through variations in height, depth and massing;  (b) demonstrate individuality while contributing to a harmonious streetscape;  (c) present contemporary facades that are free of visual clutter;  (d) use material or colours to create purposeful accents; and  (e) avoid ornate and traditional design elements such as trim associated with single-family housing. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 8.1.2** Townhouse units should demonstrate subtle design variations to strengthen unit identity and support a pedestrian scale on the street. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 8.1.3** In accordance with Guideline 5.2.3, development of properties listed on the Heritage Register should:  (a) respect the architectural integrity of the registered building;  (b) design new construction to be complementary, but distinct; and  (c) be encouraged to legally protect the registered building, in concert with the development permit application and with the benefit of the Amenity Share exemption in Section 418 of the Zoning Bylaw. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD,PL | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| 8.2 MATERIALITY | | | | | |
| **Guideline 8.2.1** In accordance with Guideline 6.2.1, facades fronting greenways or lanes should be of similarly high quality as those fronting streets. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 8.2.2** Materials should:  (a) be substantial and durable while expressing warmth and interest, including non-pressure treated wood, metal, rough stone, rock dash stucco and architectural concrete;  (b) reinforce form by emphasizing entrances and be purposeful in the expression of the relative visual weight between lower and upper storeys;  (c) create visual interest through a varied palette and purposeful application that communicates depth along the facade, emphasizes unit identity and/or articulates building separations;  (d) avoid imitative or faux applications to represent building elements; and  (e) anticipate and incorporate the impacts of weather, with exterior use of wood applied in weather protected areas such as soffits and entries. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 8.2.3** In accordance with Guideline 6.6.1, exposed concrete and foundations should be minimized. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 8.2.4** Material transitions should occur at an inside corner rather than on the same plane. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 8.2.5** The first floor of live-work frontages identified in Guideline 6.3.1 should be distinguished by materials or finish, including a higher proportion of windows than the overall facade. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| 8.3 ENTRANCES | | | | | |
| **Guideline 8.3.1** In accordance with Guideline 6.1.2, Townhouse dwelling units and ground floor Apartment Use dwelling units, where possible, should each have an individual exterior entrance that:  (a) is visible from—and with a pedestrian path to—a public greenway, street or lane;  (b) may be accessed directly from the courtyard for upper storey dwelling units;  (c) may be defined through grade separation, but entrances more than 1 metre (3.3 feet) lower than the adjoining finished grade are discouraged; and  (d) is universally accessible from the sidewalk, where possible. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 8.3.2** The semi-public use of common building lobbies for Apartment Use should be highlighted by:  (a) varied depth from the adjoining building facade facing the street;  (b) signage, weather protection and lighting;  (c) a minimum ceiling height of 3.3 metres (10.8 feet); and  (d) convenient universal access from the sidewalk integrated into the landscape design. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 8.3.3** Apartment Use buildings should, where possible, have:  (a) natural light and ventilation in corridors;  (b) corridor length limited by placement of vertical circulation; and  (c) stairs and access designed in accordance to the City’s Active Design Guidelines. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 8.3.4** Lock-off units may have entrances on an elevation not oriented toward the street or lane if clear wayfinding is provided. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 8.3.5** Ground-floor units that comprise live-work frontages identified in Guideline 6.3.1 should have:  (a) direct access from the fronting street;  (b) signage that is architecturally integrated, reflective of the residential character of the neighbourhood and in accordance with the City's Sign Bylaw. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| 8.4 WINDOWS | | | | | |
| **Guideline 8.4.1** Windows, skylights and overhangs should respond to solar orientation with the southern Building Face designed with high window-wall ratios and appropriate overhangs to control seasonal solar gain. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 8.4.2** In order to support access to light and ventilation, building layouts are encouraged to have:  (a) where Apartment Use, more than four corner units per floor;  (b) where Townhouse Use, dwelling units with windows on a minimum of two exterior walls with different exposures, or a maximum unit depth of 11 metres (36.1 feet);  (c) vertical orientation of windows; and  (d) openable windows designed to facilitate air flow to habitable rooms. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 8.4.2** may be waived if in conflict with design requirements to meet the Passive House standard. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 8.4.3** In order to support privacy:  (a) direct alignment of windows within 6 metres (19.7 feet) of different dwelling units should be avoided;  (b) exterior stairs accessing upper level dwelling units should be located close to entry doors;and  (c) private and semi-private outdoor spaces should be located outside of ground-level windows under the same tenure, where possible. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 8.4.4** Common amenity areas should overlook an adjoining public greenway, street or lane. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| 8.5 BALCONIES | | | | | |
| **Guideline 8.5.1** Entry porches, balconies, patios and stairs and stair landings should be partially recessed into the building massing, where possible. Guideline 8.5.1 may be waived if in conflict with design requirements to meet the Passive House standard. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 8.5.2** The minimum average outdoor space per dwelling unit, inclusive of roof terraces and patios, should be not less than:  (a) 10 square metres (107.6 square feet) for Townhouse use; and  (b) 5 square metres (53.8 square feet) for all other uses; with one or more private outdoor spaces with a dimension of at least 1.8 metres (5.9 feet) accessible to each dwelling unit. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 8.5.3** The total area of all balconies and porches, exclusive of rooftop terraces, should not exceed 10% of the gross floor area. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 8.5.4** Guardrail materiality should maximize light for dwelling units with the exception of balconies:  (a) less than 3 metres (9.8 feet) above finish grade; and  (b) on live-work frontages identified in Guideline 6.3.1; which should be designed to increase privacy. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **9 Open Space and Access** | | | | | |
| 9.1 INTERFACE | | | | | |
| **Guideline 9.1.1** A 1.8 metre (5.9 foot) landscaped area should adjoin the street with limited hardscape, such as paths, stairways, retaining walls, decks and porches. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD, LA | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 9.1.2** Notwithstanding Guideline 9.1.1, live-work frontages identified in Guideline 6.3.1 should provide landscape and hardscape adjacent to the street that:  (a) reflects the more commercial character of these blocks;  (b) allows a clear path from ground floor entries to the sidewalk; and  (c) incorporates purposeful planting areas. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 9.1.3** The remaining Front and Exterior Side Lot setback outside the landscaped area in Guideline 9.1.1 may include:  (a) ground-level decks and porches no greater than 1 metre (3.3 feet) above or beneath the public sidewalk, where possible; and  (b) stairways accessing dwelling entrances; with specific attention to limiting the length of the frontage interrupted by structures. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 9.1.4** A 1.6 metre (5.2 foot) landscaped area should adjoin the lane with structures including decks, porches and retaining walls up to 1 metre (3.3 foot) height set back a minimum of 0.3 metres (1 foot) from the Rear Lot Line. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 9.1.5** Fences within required Front, Rear or Exterior Side Lot setback should be:  (a) visually open;  (b) no greater than 1.2 metre (3.9 foot) height, where possible; and  (c) when upslope from the street or lane defining the setback, the maximum fence height should be measured from the lowest finish grade within 0.5 metres (1.6 feet), where possible. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 9.1.6** Notwithstanding Guideline 9.1.5, fences located elsewhere on the lot should be:  (a) integrated with landscaping through use of trellises and planted screens, where possible;  (b) designed to reduce the impact of surface parking, driveways and exterior courtyard driveways on neighbouring lots;  (c) no greater than 1.8 metre (6 foot) height. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD, LA | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |

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| 9.2 OPEN SPACE | | | | | |
| **Guideline 9.2.1** Apartment Use buildings on lots larger than 2,600 square metres (27,986 square feet) should include common outdoor space with:  (a) active street and lane frontages;  (b) shared children's play space; and  (c) shared gardening areas with ancillary storage and utilities; designed in accordance with the City's Active Design Guidelines. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 9.2.2** Apartment Use buildings and other uses on lots larger than 2,600 square metres (27,986 square feet) should consider:  (a) bench seating and visitor bicycle racks near the building or courtyard entrances that exceed Zoning Bylaw minimum requirements; and  (b) opportunities for on-site public art. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 9.2.3** Provision of public mid-block pedestrian connections is encouraged. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| 9.3 LANDSCAPING | | | | | |
| **Guideline 9.3.1** Prominent existing trees and landscape features should be removed only due to the following conditions:  (a) conflict with utilities and services;  (b) inability to be reasonably accommodated within the building envelope; or  (c) confirmation of disease provided by a certified arborist; and, if trees must be removed, designs should include landscaping that will replace the urban forest over time. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | LA | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 9.3.2** All on-site trees and landscape features to be retained should be guarded with industry standard tree-protection fencing through land clearing, demolition and construction phases. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | LA | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 9.3.3** Planting for on-site landscaping should be selected for qualities beyond aesthetic, including:  (a) low water demand and drought tolerance;  (b) edible fruit and food producing;  (c) low maintenance, perennial and durable groundcover and low shrubbery;  (d) native and regionally adaptive;  (e) a diversity of coniferous and deciduous trees and other plantings; and  (f) distinct and placemaking characteristics. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | LA | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 9.3.3** Planting for on-site landscaping should be selected for qualities beyond aesthetic, including:  (a) low water demand and drought tolerance;  (b) edible fruit and food producing;  (c) low maintenance, perennial and durable groundcover and low shrubbery;  (d) native and regionally adaptive;  (e) a diversity of coniferous and deciduous trees and other plantings; and  (f) distinct and placemaking characteristics. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | LA | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 9.3.4** With the exception of high-branched trees, plant material should reach a maximum height of:  (a) 0.8 metres (2.6 feet) within a 1.5 metre (5 foot) setback; and  (b) 1.2 metres (3.9 feet) within a 3.5 metre (11.5 foot); setback; from a Front, Rear or Exterior Side Lot Line. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | LA | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 9.3.5** On-site trees planted 1 metre (3.3 feet) from the Front Lot Line are encouraged with the installation of a rigid root barrier:  (a) 2 metres (6 feet) long and centred on the tree; and  (b) 0.5 metres (1.6 feet) deep. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | LA | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 9.3.6** Landscaping should soften the appearance of retaining walls and exposed parkades, including:  (a) planters integrated into guardrails or other structures on the top of walls allowing plants to overhang;  (b) active green walls; and  (c) stepped planters with shrubbery or climbing vines growing from the base; with installation of an appropriate irrigation system. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | LA | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| 9.4 SAFETY | | | | | |
| **Guideline 9.4.1** Building and site design should enhance passive surveillance in accordance with Crime Prevention Through Environmental Design (CPTED) principles including:  (a) Entrances, windows and landscaping designed to encourage visibility and overlook of sidewalks, greenways and other public spaces; and  (b) Ground-oriented lighting for access pathways and building entrances. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 9.4.2** In order to facilitate emergency response the following should be provided:  (a) minimum building separation of 2.4 metres (8 feet) including any structures or projections;  (b) a clear path of at least 2.0 metres (6.6 feet) width;  (c) ground-oriented lighting; and  (d) any additional requirements that may apply to lots without lane access. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| 9.5 VEHICLE PARKING | | | | | |
| **Guideline 9.5.1** Vehicle parking should be provided in an enclosed parkade structure with landscaping above, except for developments with a density less than or equal to:  (a) 0.75 FSR; or  (b) 1.00 FSR and an average building grade along the Rear Lot Line of at least 1.8 metres (5.9 feet) higher than the average building grade along the Front Lot Line;  which may provide parking access by means of an exterior courtyard driveway. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 9.5.2** Surface parking spaces and maneuvering aisle should be set back from an Exterior Side Lot Line a minimum of 1 metre (3.3 feet) with specific attention to the landscaped transition. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 9.5.3** Street and lane frontages should be characterized by residential use with parking located behind in accordance with Guideline 6.1.1. Where possible, the maximum uninterrupted distance of a parkade with an exposed height greater than 1 metre (3.3 feet) above finished grade should be:  (a) 9 metres (29.5 feet) along a lane; and  (b) 7 metres (23 feet) along a flanking street. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL, UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 9.5.4** In order to minimize disruption to lane-oriented residential use, parking entrances should:  (a) integrate vehicle access into the overall site and building design;  (b) narrow driveway to no greater than 7 metres (23 feet);  (c) orient access ramps to be perpendicular to the lane, where possible;  (d) maximize distance from street intersections and in no instance should this distance be less than 4.6 metres (15 feet); and  (e) locate ramps straddling the Interior Lot Line with registered easements to allow shared access, where possible. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 9.5.5** Individual garages accessed from the lane should:  (a) have a maximum width of 3.3 metres (10.8 feet);  (b) incorporate stair landings or other residential use into the Building Face, and minimize the garage door presence; and  (c) in total comprise no more than 70% of the Rear Lot Line. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 9.5.6** A maximum provision of 1.5 parking spaces per dwelling unit, including visitor parking, is encouraged. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 9.5.7** All parking spaces that utilize a public lane as a maneuvering aisle should have signage posted to indicate the use of the parking space. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | PL | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| 9.6 SERVICE INFRASTRUCTURE | | | | | |
| **Guideline 9.6.1** Accessory structures should be screened and integrated with the building and landscape design, including:  (a) mechanical, utility, mail and communications infrastructure;  (b) garbage, recycling and composting;  (c) bicycle parking; and  (d) rainwater retention, greenhouses and gardening sheds. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |
| **Guideline 9.6.2** Access to garbage, recycling and other building services should be principally designed to facilitate pedestrian rather than vehicle-oriented use. |  | Complies  N/A  Proposed alternative  *Note: Provide written justification for any alternatives proposed to the relevant guidelines.* | UD | Complies / supported Proposed alternative  Does not Comply/ Proposed alternative not supported  N/A |