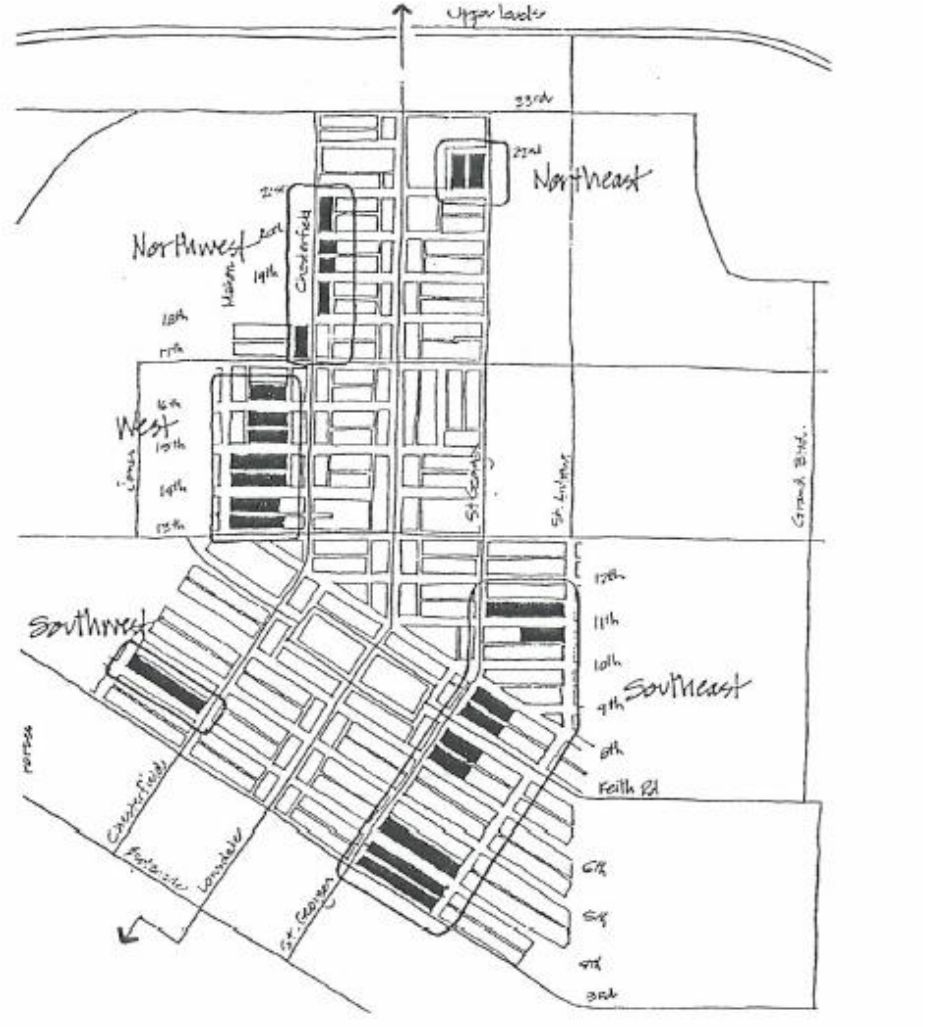
CITY OF NORTH VANCOUVER

GARDEN APARTMENT GUIDELINES

LONSDALE AREA



Revised: May 4, 2009

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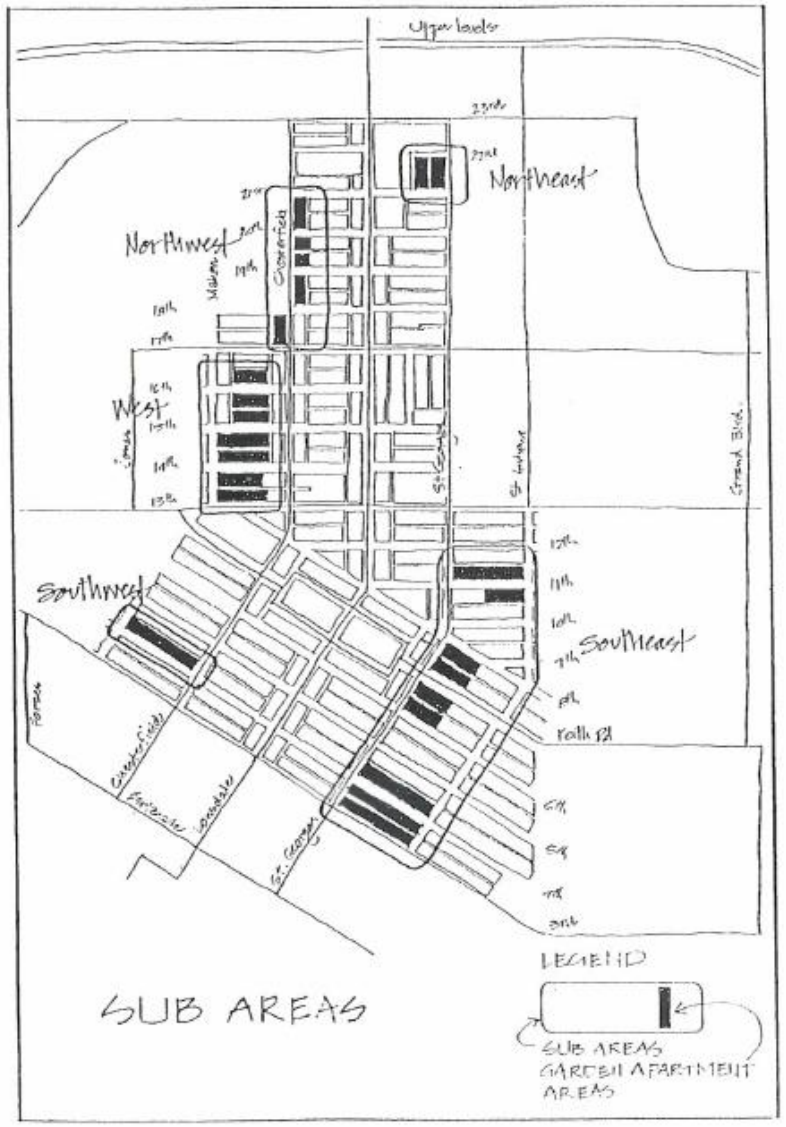


Application and Intent

These guidelines apply to all new multi-family developments within the areas designated for garden apartments in the Official Community Plan outside of the Hamilton-Fell area.

The intent is to provide a framework of guidelines that promote variety with continuity, neighbourliness to the surroundings, and livability within garden apartment developments.

Guidelines are minimums, and in some cases the developer may be required to provide more than the minimum in order to meet the stated intents.

In some instances, conditions may prevent full compliance with all guidelines. Good design is always encouraged, and individual architects have both the freedom and the obligation to make appropriate use of these guidelines to achieve a development which contributes to the building of the community.

Study Sub-Areas

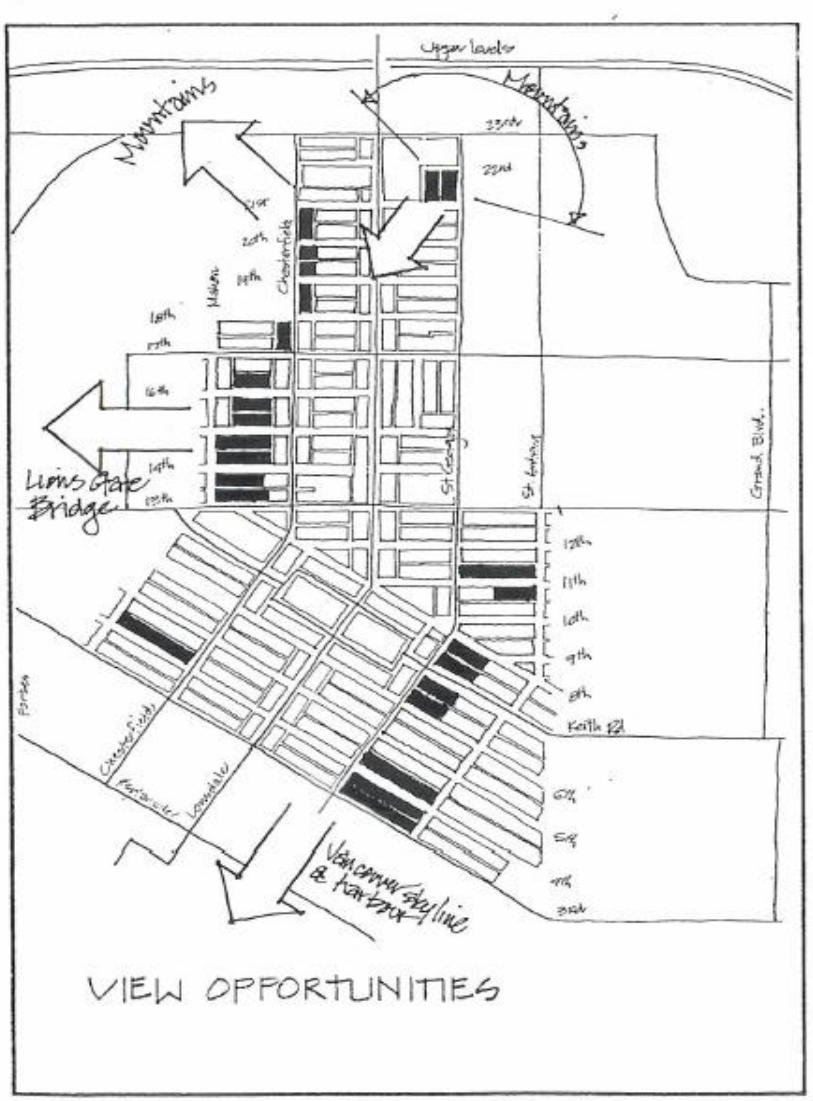
The garden apartment areas of the City are primarily located one or two blocks east and west of Lonsdale, forming a transitional density and building type between higher density developments closer to Lonsdale and lower density areas further away. The areas are not evenly distributed along Chesterfield or St. Georges, but tend to cluster in sub-areas, as indicated on the map

View Sensitive Areas

Some areas of the City are subject to view preservation guidelines in the form of reduced height and increased front lot line setback and lot coverage. These special guidelines apply only to the following blocks:

200 block East 4th Street - south side
200 Block East 5th and 6th Street- north and south side
200 block East 11th Street - south side
200 block West 15th Street - south side

I. GENERAL GUIDELINES



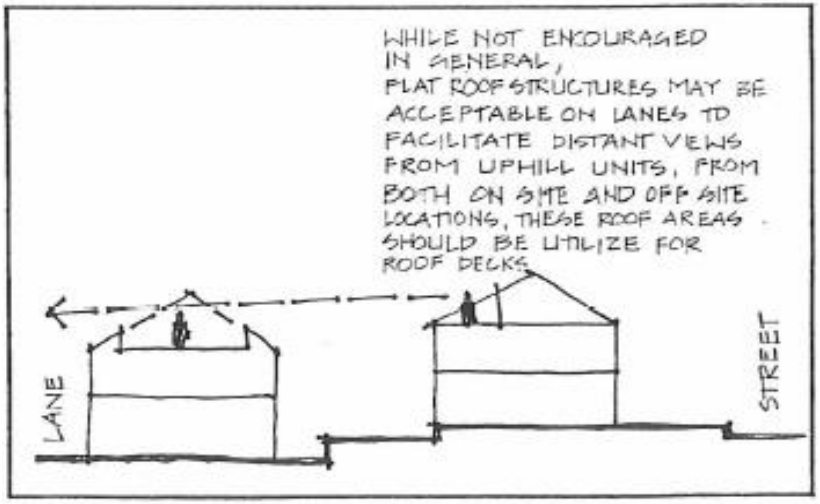
1.1 Topography and View Consideration

The City of North Vancouver's topography consists primarily of southwest facing slopes. South of 8th Avenue the street grid changes to correspond to the steeper slopes found in the areas closer to Burrard Inlet. It is these steeper slopes which afford less obstructed distant views to Vancouver's downtown skyline and Burrard Inlet, the most valued of the many kinds of views available from most locations within the study area.

Locations within the higher but flatter plateau of the Central and Upper Lonsdale areas also afford dramatic views of the skyline, when not obstructed by intervening structures. These areas also tend to have desirable views to the west toward the Lions Gate Bridge and English Bay, and northerly towards the North Shore mountains.

New Garden Apartment Developments should recognize view opportunities and utilize the architectural responses necessary to achieve them.

New developments should pay particular attention to how the siting, form, massing and height of a proposed development relates to adjacent redeveloped properties.



1.2 Solar Orientation

The design of new residential projects should consider the effects of climate and solar orientation. Exposure to direct sunlight for primary living areas within the new project and for existing adjacent residences and private outdoor spaces, will affect the location and height of buildings, their relationships to open spaces, the orientation to streets, and the type of landscaping.

Projects should be oriented so that a majority of primary living spaces receive direct sunlight for the daylight hours. In new developments buildings should be positioned and scaled to minimize the impact of shadows on adjacent redeveloped properties and within the project. Landscaping and building architecture should be designed to provide penetration of sunlight in the winter.

Primary window orientation:

To ensure adequate light, where possible units should be oriented with primary window openings facing to the south and west and/or east. Units with a north primary orientation should be balanced with a second aspect oriented toward a sunny orientation.

Solar access of existing residences:

New buildings should not be located in positions that will result in substantial shading of existing adjacent private open spaces that presently have substantial sun exposure enjoyed by the occupants. This guideline is intentionally flexible to discourage shading of adjacent redeveloped properties while retaining for the review process a decision based on the circumstances of each case.

Solar access of adjacent units:

Within a development, buildings should not be located in positions that will result in substantial shading of the private open space of adjacent units in the project. This guideline is intentionally flexible to discourage shading of adjacent units in the project while retaining for the review process a decision based on the circumstances of each project.

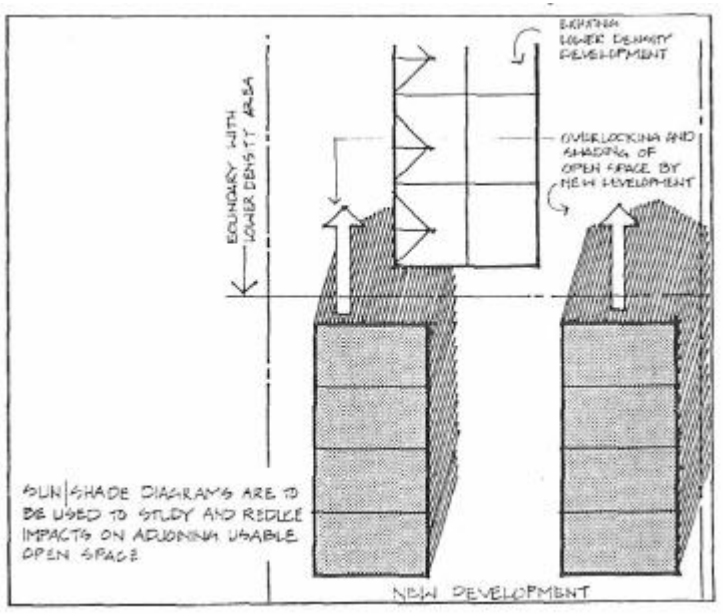
Sun / shade diagrams:

In order to evaluate overshadowing and usefulness of open spaces, applications for new garden apartment developments should include sun/shade diagrams of the subject development and the surrounding properties at the following times:

Summer solstice: 8 am., 12 noon, **4 p.m**.

Equinoxes: 8 am., 12 noon, **4 p.m.**

Winter solstice: 9 am., 12 noon, **3** p.m.



1.3 Housing Affordability: Lock-Off Units & Interior Finishing

Lock-Off Units

See Section V

Interior Finishing

The grade and quality of interior finishings can affect the price of a housing unit and thereby affect the affordability of the housing.

Developments should consider offering a more modest interior finishing option(s) package to prospective buyers, alongside other options.

More modest interior finishing options would be incorporated into the applicant's Housing Affordability Statement.

1.4 Green Buildings

Developments should consider using green building principles and practices. See the CNV Sustainability Guidelines.

1.5 Frontage

The predominant lot width of 50 feet, in conjunction with the existing individual houses, creates an incremental rhythm and clear individual unit identity resulting in a characteristic visual pattern to the street. New development with a frontage greater than one lot or 50 feet can create a large frontage which disrupts the existing, street pattern and can result in a development which is out of scale with the surrounding buildings.

New development should:

a) Create an incremental rhythm by visually breaking the larger massing into smaller individual components to express strong unit identity and to relate to the characteristic frontage of the area.

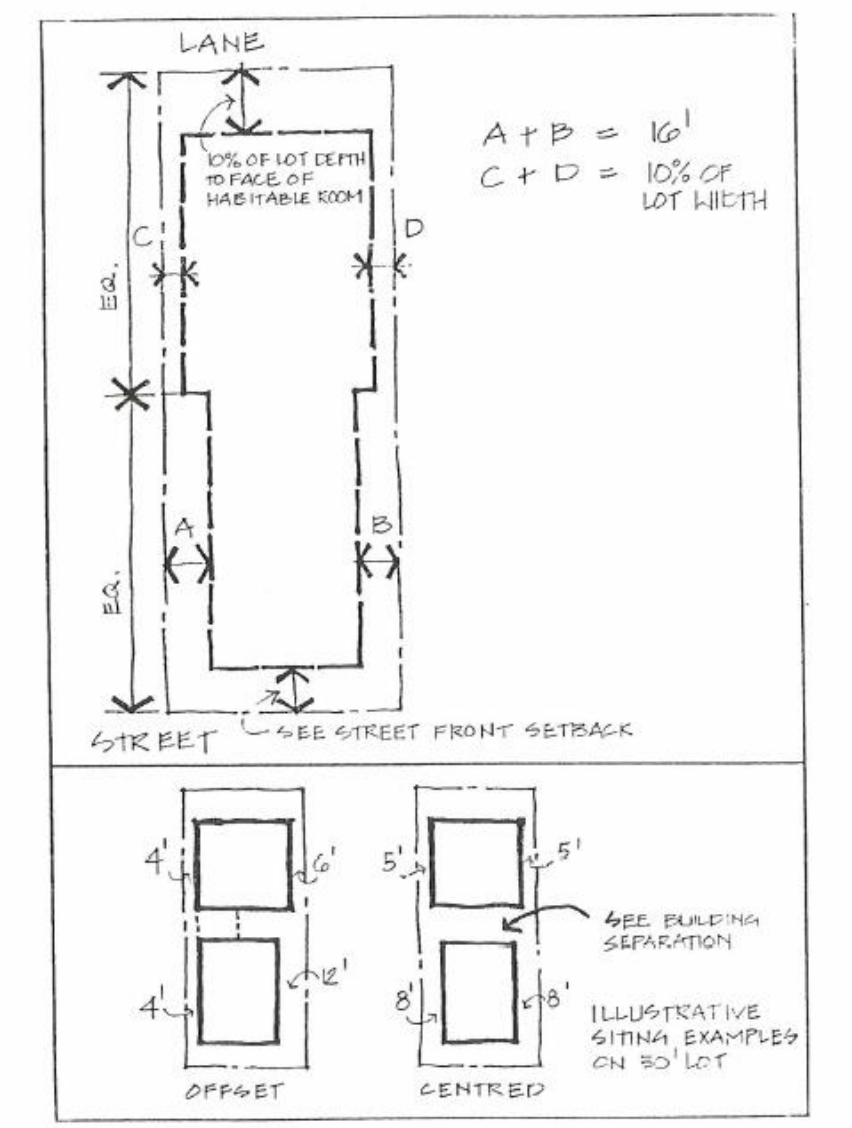
b) Avoid a long continuous facade frontage and respect the rhythm of the existing streetscape.

1.6 Density, Floor Space Ratio and Coverage

The chart below summarizes the density and coverage provisions of the guidelines. These density values represented suggested maximum levels which are intended as a guideline only. Variations may be supported if the applicant can demonstrate an acceptable design and contextual planning solution.
Applications for triplex development are discouraged on lots of less than 6,000 square feet (557.42 m2).

	Below 6,000 square feet	*Below 7,500 square feet*	*7,500-12,000 square feet*	*Over 12,000 square feet*
FSR Allowed	0.70	0.70	0.80	1.0
UPA	-	-	27	30+
Rec. Maximum Number of Units	2	3	-	-
Coverage	40%	*40%	45%	50%

* Lot coverage is 45% in view sensitive areas



1.7 Setbacks

Front Setback:

There shall be a standard front yard setback of 10 feet to structure, except in the northeast sub-area and in view sensitive areas*, where a **15** foot setback shall be observed.

Limited projection into the required front yard may be permitted for steps to entries, covered porches and similar unenclosed elements.

Side Setback:

The required side setbacks are as follows (see diagram):

Front 50% of site: A + B = 16 ft.(4.88m)

Rear 50% of site: *C* + D = 10% of site width

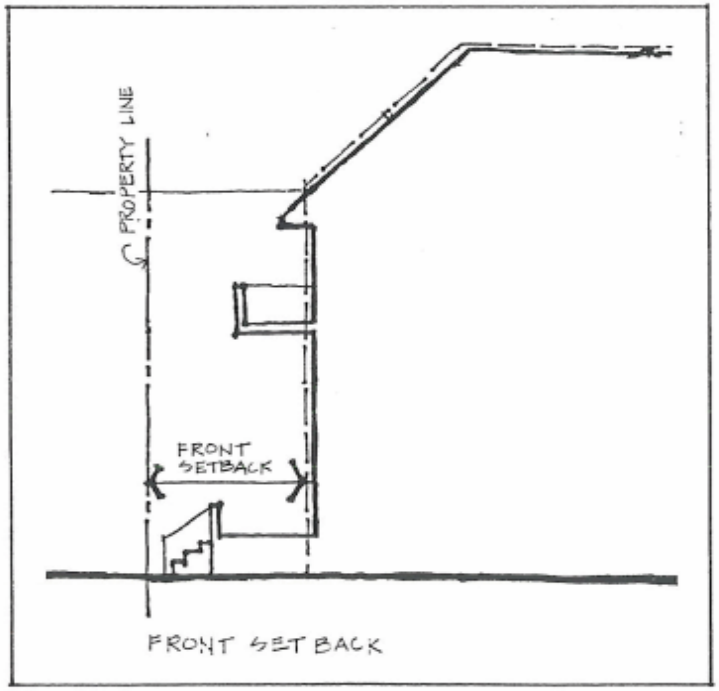
with a minimum of 4 ft (1.22m) if less than 2 storeys.

10% of lot width or 5 foot minimum from each side in view sensitive areas*.

The minimum setback to any side of a building is 4 feet (1.22 m). Roof overhangs, fireplaces, and bay windows with a clearance of **8** feet (2.44m) from the ground, may project into the required side setback a maximum of 18 inches (0.46m).

(**See 3.2**, **Building Separations**, for separations between buildings on the same site).

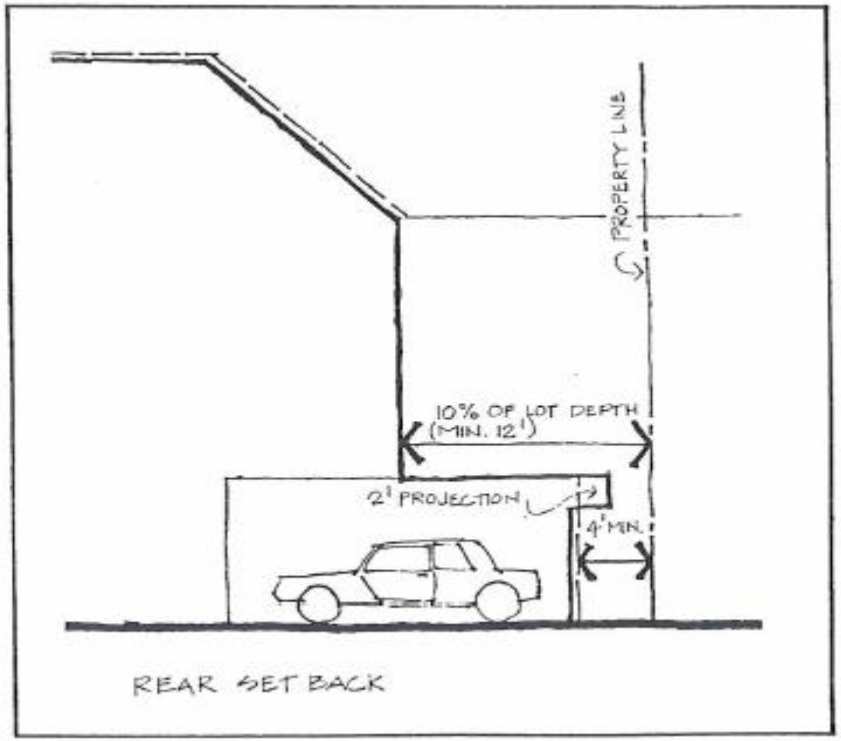
*See page 1 for locations.

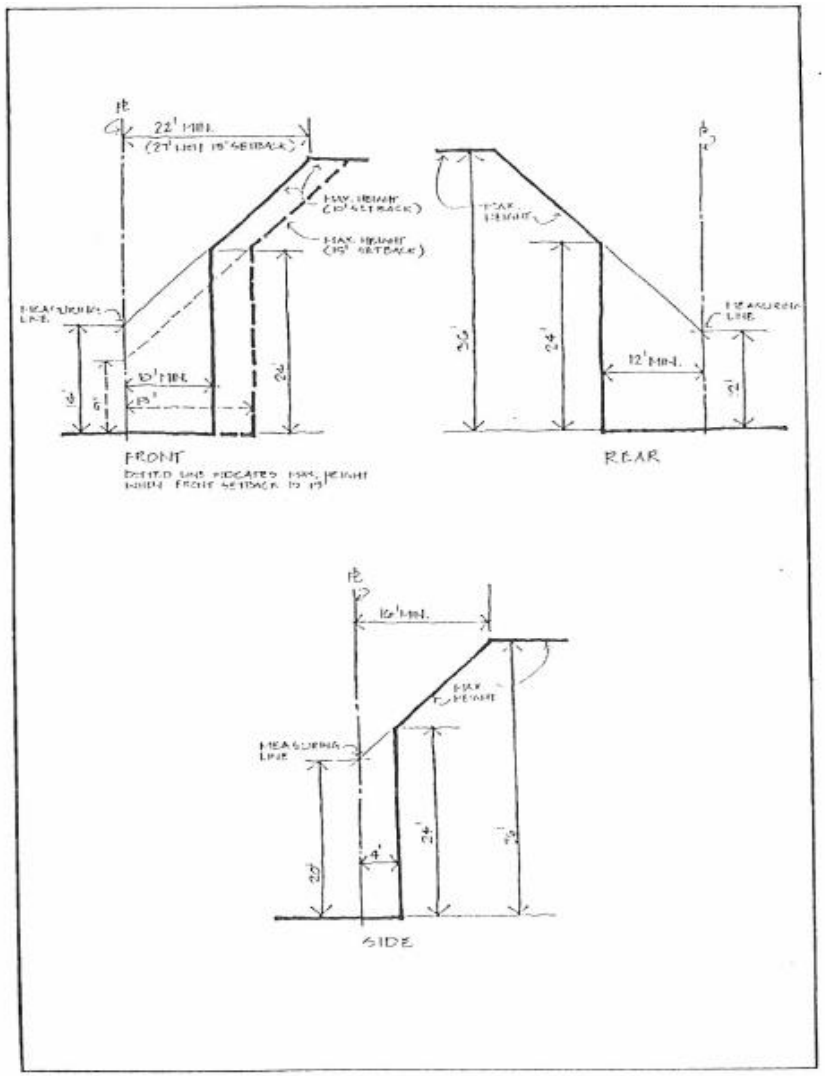


Rear Setback:

The minimum rear setback to the face of a wall with habitable rooms shall be 10% of the depth of the lot, but not less than 12 feet (3.66m).

The minimum rear setback to an ancillary structure or garage shall be 4 feet (1.22m). Overhangs and decks may project within this setback to a maximum of 2 feet (61 cm).





1.8 Height

New development should:

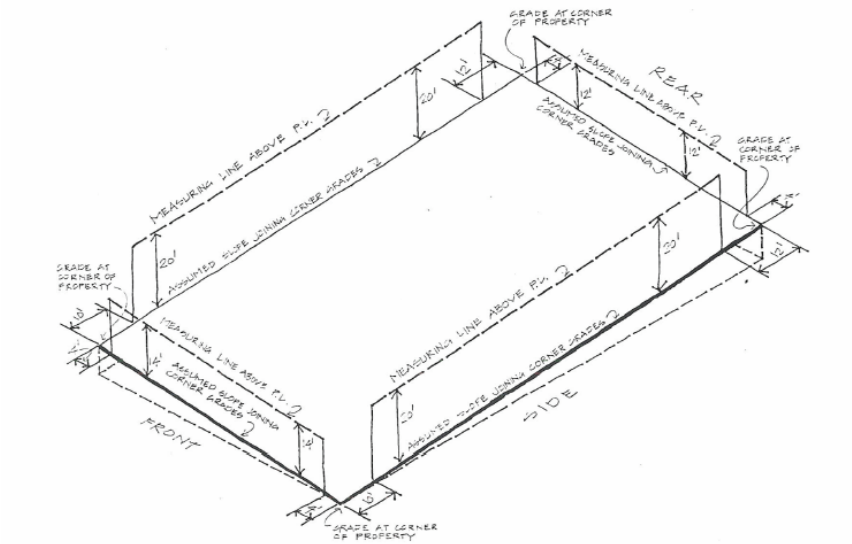
a) Create visual interest by providing variations in its height and massing.
b) Respect the scale and height of adjacent houses through sensitive design.
c) Minimize the impact of its larger scale when located adjacent to lower density residential areas.

Front and rear:

No part of a building shall exceed a height of 24 feet (6.1 m) measured at the front or rear minimum setback line, such height limitation increasing at an angle of 45 to the horizontal, to reach a maximum height limit of 36 feet (10.97m).

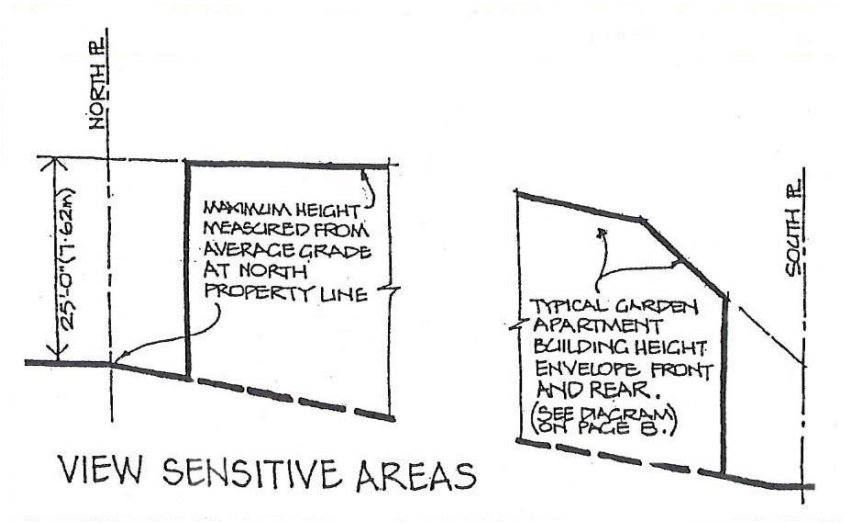
Sides:

No part of a building shall exceed a height of 24 feet (6.1m) measured at the minimum side setback line, such height increasing at angle of 45% to the horizontal, to reach a maximum height limit of 36 feet (10.97m)



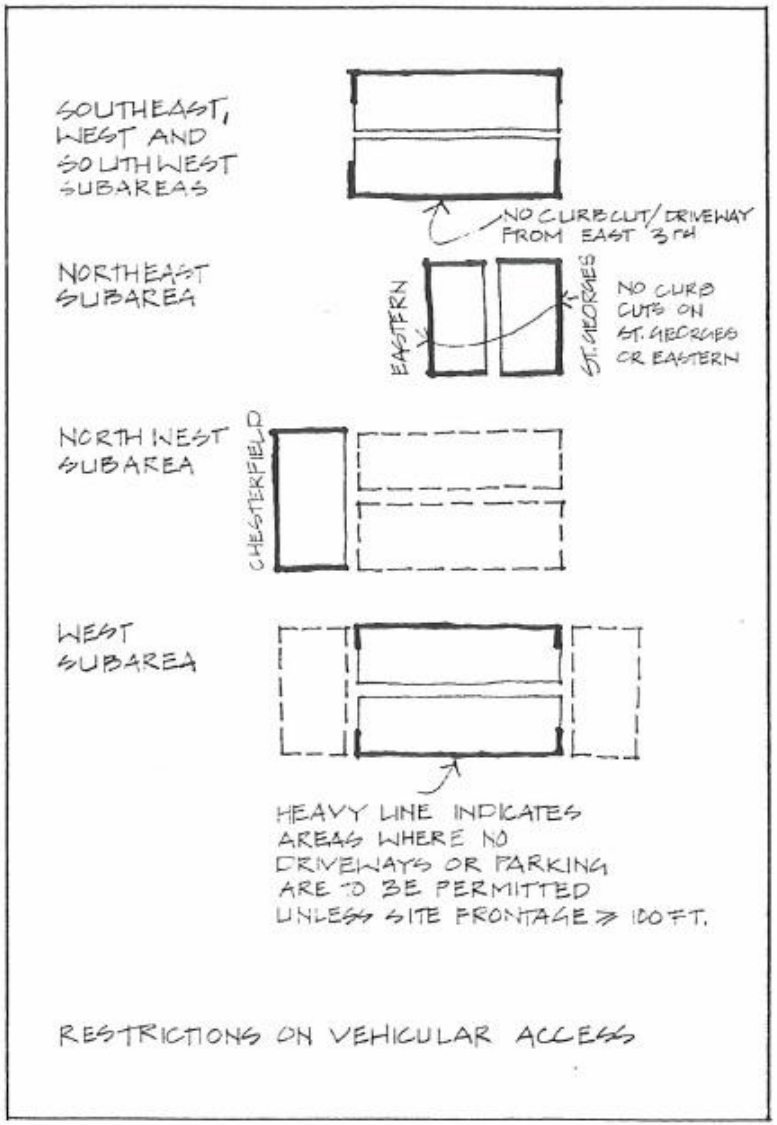
Measurement:

For the purpose of these guidelines, height shall be calculated from the building grades at all corners of the site, as established by the City Engineer. Grades along boundaries shall be considered an even slope joining the building grades. The accompanying diagrams project the 45' angle to the property lines and show dimensions accordingly. The resultant maximum height limit is a warped plane following approximately the existing levels of the site.



View Sensitive Areas

The maximum height in these areas shall be 25 feet (7.62m) above the average grade of the north property line, to the highest point of the structure. However, certain roof elements and stair enclosures may be permitted to penetrate this ceiling, provided that they can be shown to be integral part of the architectural design, and assist in integrating the project into the site context. Proposals must be accompanied by sufficient information (cross sections and identification of view corridors), to allow objective evaluation by the approval agencies. The height above the south property line shall be as in other areas, but in no case shall it exceed the 25 foot (7.62m) maximum height above the north property line.



1.9 Parking

The handling of off-street parking is one of the most important site planning and design issues facing the "fit" of garden apartment developments within their surroundings. The basic criteria concerning driveways and garages are that they should have minimum impact on the pedestrian character of the street, and they should not raise the first floor of units facing the street above three feet above the nearby sidewalk's grade. Also, common driveway access should be used rather than individual driveways wherever possible.

A recent trend in garden apartment developments in the City of North Vancouver has been to surface-level individual garages.

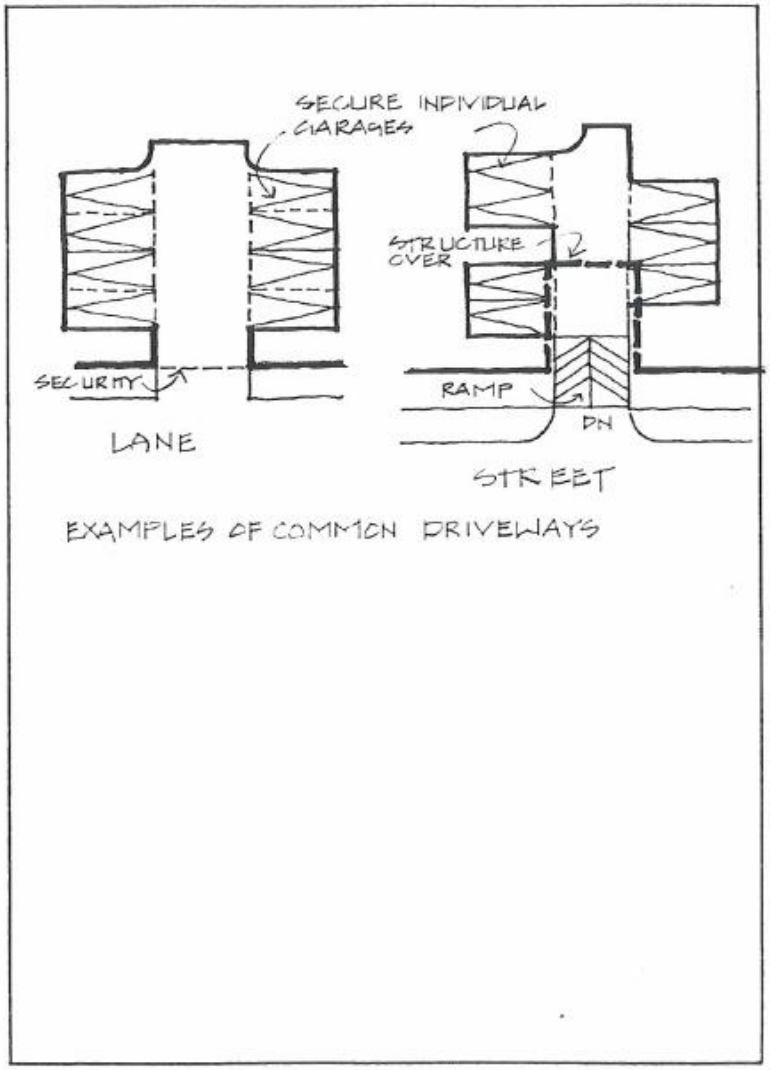
Some of the problems associated with this trend include:

- A proliferation of driveways across sidewalks.
- Less visual space between buildings (increased real site coverage).
- Raising of the first floor of the unit a full storey off grade, resulting in taller buildings.

The intent of these guidelines is to reduce such impacts. There are a number of blocks within the study area where topographic or traffic conditions preclude vehicular access directly from streets. These blocks include:

200 block East 3rd
200 block West 4th
2100 block St. George's Avenue

Furthermore, driveways from the street are not permitted where lane access exists, as per the Parking Bylaw.



Driveways and Garages:

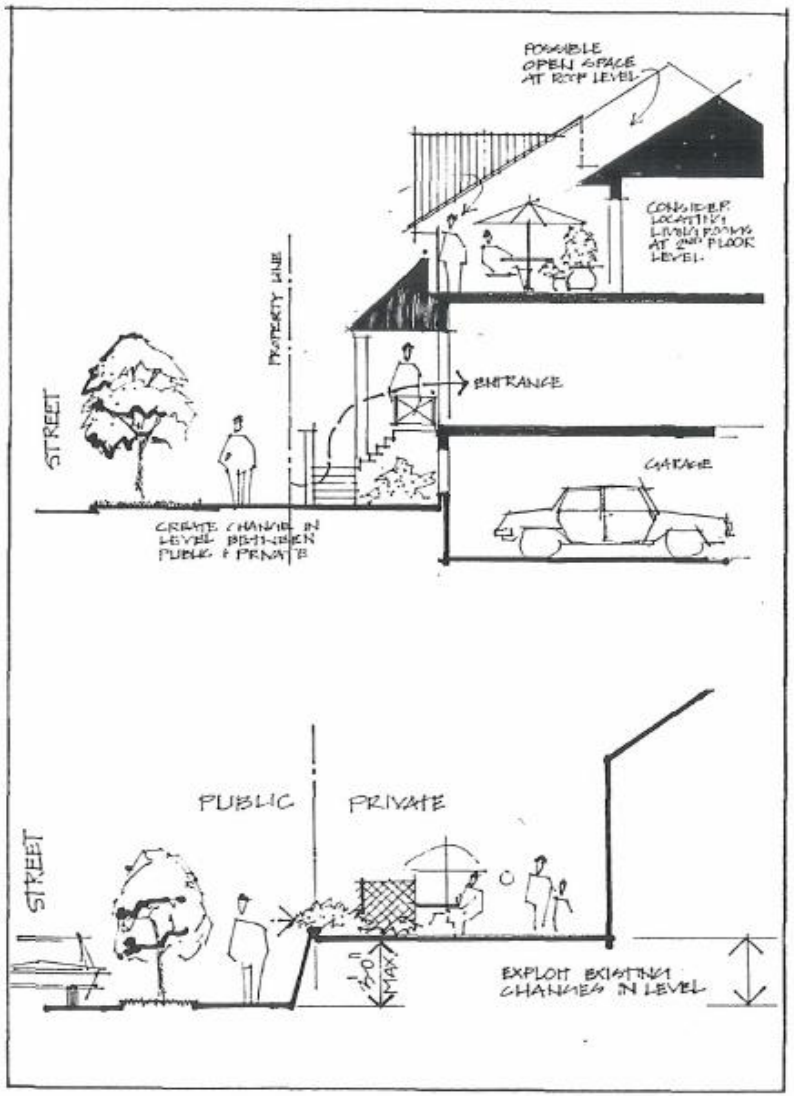
In areas other than the above, the guideline concerning parking is that unless the subject site has a frontage of 100 feet or more, there should be no curbcuts for driveways from fronting streets. Access from a common drive to individual garages may be permitted if the top of the garage level is no more than 3 feet above finished grade.

(Also refer to 2.4, Comer Sites and 2.6, Treatment of Lanes.)

The zoning by-law requires:

1.5 off-street parking spaces per dwelling, and
1 additional space for every18 feet of lost curb space.

II. Relationship to Surroundings

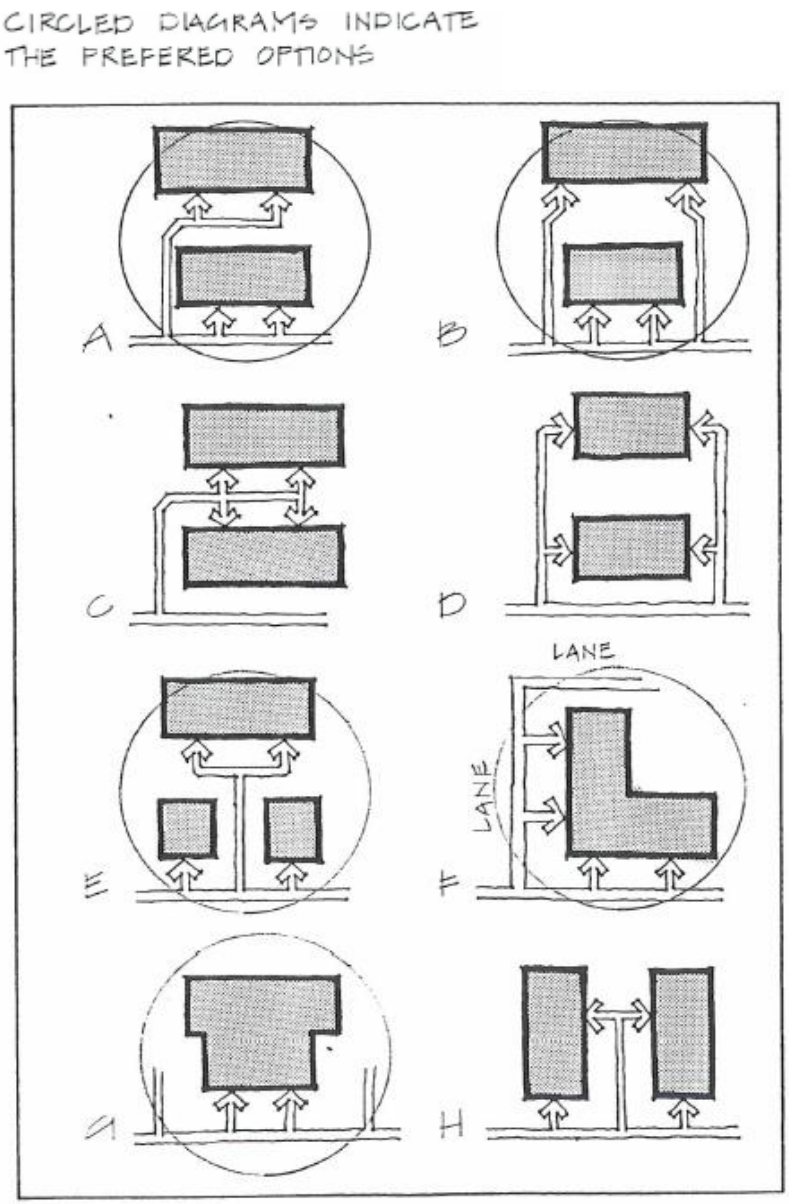


2.1 Modification of the Ground Plane

Since most of the sites in the study area are sloping, manipulation of the ground plane through grading is required. Grading for new developments should not adversely affect adjacent existing development. It should be compatible to the maximum degree possible with the existing grades at the property line, and should avoid high (over 4 feet) retaining walls at or near the property lines. Proper grading should provide for the disposal of run-off water and ensure the privacy of existing adjacent new or redeveloped sites. The Engineering Department will provide servicing and building grade information to property owners.

Existing features used in slope retention, such as stone retaining walls, should be preserved or replaced on the site wherever possible. New slopes should be replanted by the developer consistent with these guidelines and in conformance with the City's applicable regulations.

2.2 Orientation to the Street



One of the most important characteristics shared by the older homes and more compatible garden apartment developments in North Vancouver is their relationship to the street. Homes typically orient towards the street situating important elements such as the front door, gables, large windows, porches and verandas in this direction.

When fronting one street, new development should:

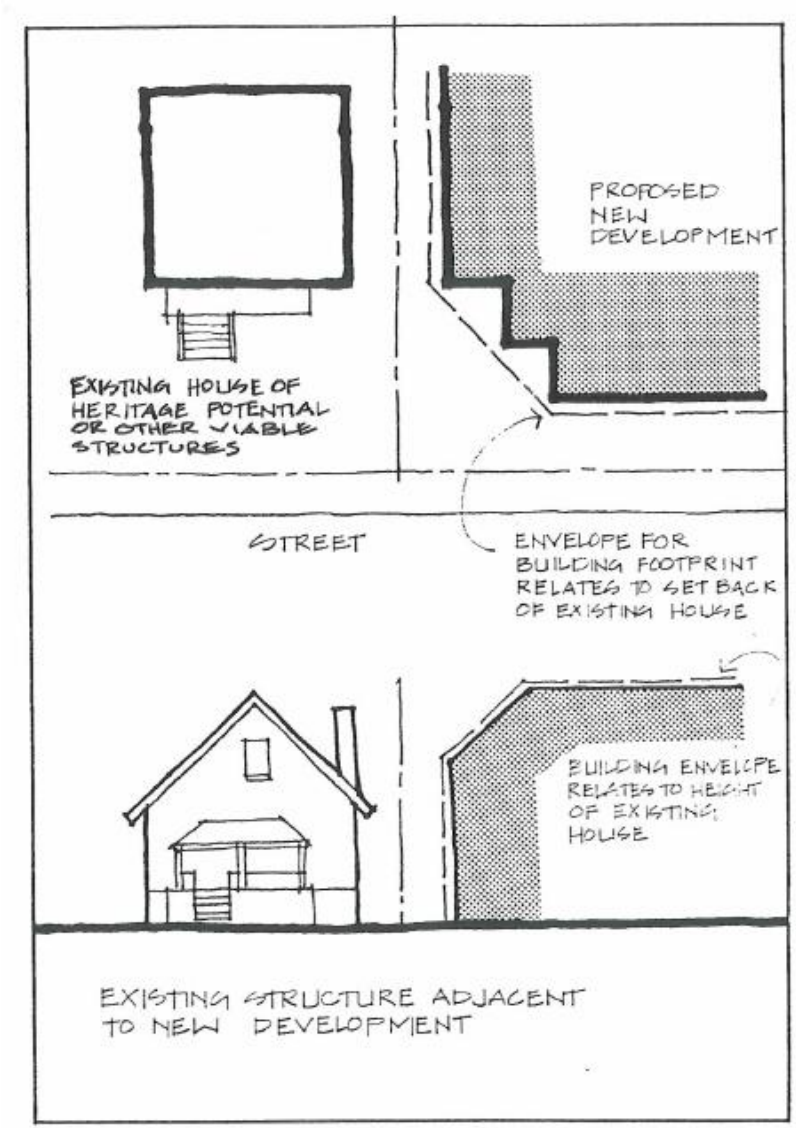
1. Orient structures toward the street;
2. Locate entry doors facing the street;
3. Incorporate a covered porch or veranda to the street entrance of a unit.

When located on corner site, new development should:

4. Orient structures on corner lots towards both streets - "turn the comer";
5. Orient entries for some units to the second street.

Diagrams A - D are examples of current practice for developments on interior lots. Visibility of and pedestrian access to rear units from the street is often unsatisfactorily handled.

Diagrams E - H show possible alternatives using separated, back-to-back and lane-oriented units. (**See Section 1.5, for Coverage.**)



2.3 Relationship to Potential Heritage Structures

There are few existing houses with potential heritage merit within the garden apartment areas of the City. Thus the character that evolves from the design and development of garden apartment projects is one that will result more from other factors than through reference to existing local historical models or neighbourhood context.

Where existing structures of heritage significance do occur, there is nonetheless a case where efforts should be made to encourage their retention through infill, conversions, additions and sensitive redevelopment. Bonuses and relaxations may be considered to further a goal of retention of heritage structures with economic feasibility. In extreme instances where the location of the structure on the site impedes infill and addition, the possibility of relocating the structure on the site could be investigated.

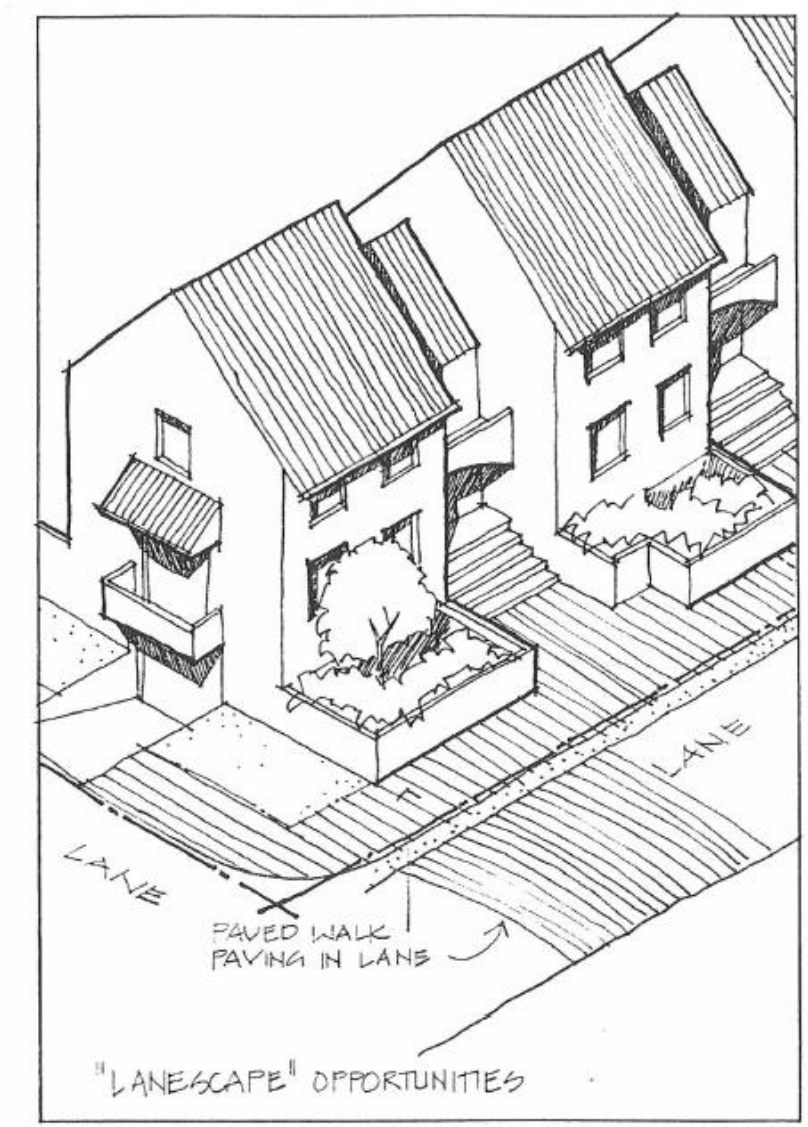
The kinds of encouraged siting and design responses include: transitional setbacks and height, use of compatible roof forms, materials, detailing and colour.

Developers should contact the Development and Licensing Services Department for clarification of whether an existing building is an important heritage resource.

2.4 Relationship to Existing Viable Structures

In a number of Garden Apartment designated areas, there exists relatively recent viable homes which by their size, quality and value make redevelopment unfeasible.

Some of the principles which apply to the relationship of new development with potential heritage structures should also be followed in these situations. This concern responding to established setbacks and heights, as well as privacy, overshadowing and overlooking.



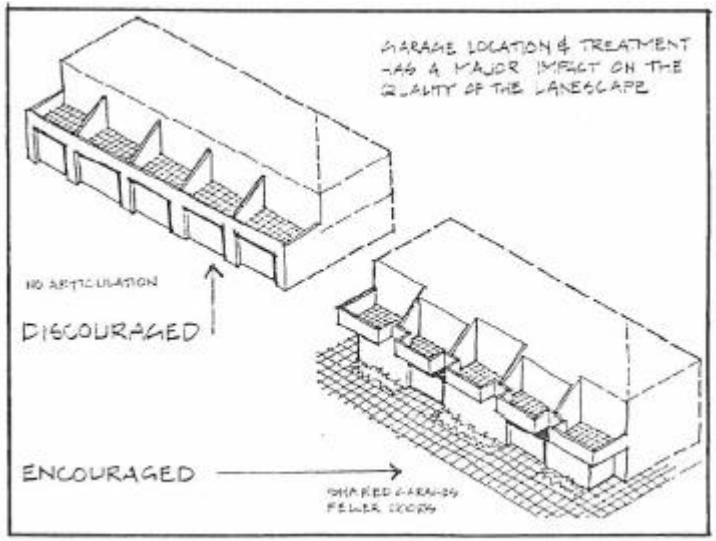
2.5 Treatment of the Lane: The "Lanescape"

The lane itself is an under-appreciated open space resource. In addition to the functions of service and vehicular access, there is an opportunity to improve the visual quality of the "lanescape" through decorative paving, landscaping and improved design of garages and pedestrian paths to the development.

Some sites are located at the intersection of two lanes. These sites offer a special opportunity to orient units with their front doors facing one of the lanes.

Almost all sites within the garden apartment areas are served by lanes. Except where a minimum lot width of 100 feet is observed, it is a requirement of these guidelines that the primary means of access for off-street parking be from the lane side (**See 1.8, Parking**).

These guidelines require developments to improve the quality of lanescape through such design devices as paving and landscaping.



III Internal Organization

3.1 Building Security

The following are part of the criteria used by the Advisory Design Panel in the review of residential development applications:

All building design and sire planning should be analyzed from the point of view of building security and inhabitants' safety. Building designs maximizing resident surveillance and minimizing potential trespassing are high recommended.

Design features to consider include:

1 Building entries should be prominent, visible from the fronting street and from adjacent dwelling units.

2 Canopies over and gating of walkways provide physical or symbolic barriers which tend to discourage trespassing.

3 Emphasis should be placed on proper lighting at all entrances, walkways and landscaped areas.

4 Consider key controlled entrances to apartment buildings or parking garages.

5 Cluster dwelling units in such a way to create neighbour-to-neighbour surveillance.

6 Considerations should be given to the provision of access of wheelchair users, baby buggies and shopping carts.

7 Consideration should be given to the provision of weather protection at the entrances and exits of dwelling units.

In addition to the foregoing, the Advisory Design Panel recommends that:

1 The entrances to the parking garage should be located in areas visible from habitable room windows and natural lighting should be considered.

2 A security gating system is encouraged and should be located to provide unobstructed access to guest parking areas.

3 Entrance driveways should have unobstructed views of pedestrians and vehicles where such driveways intersect a street or a lane.

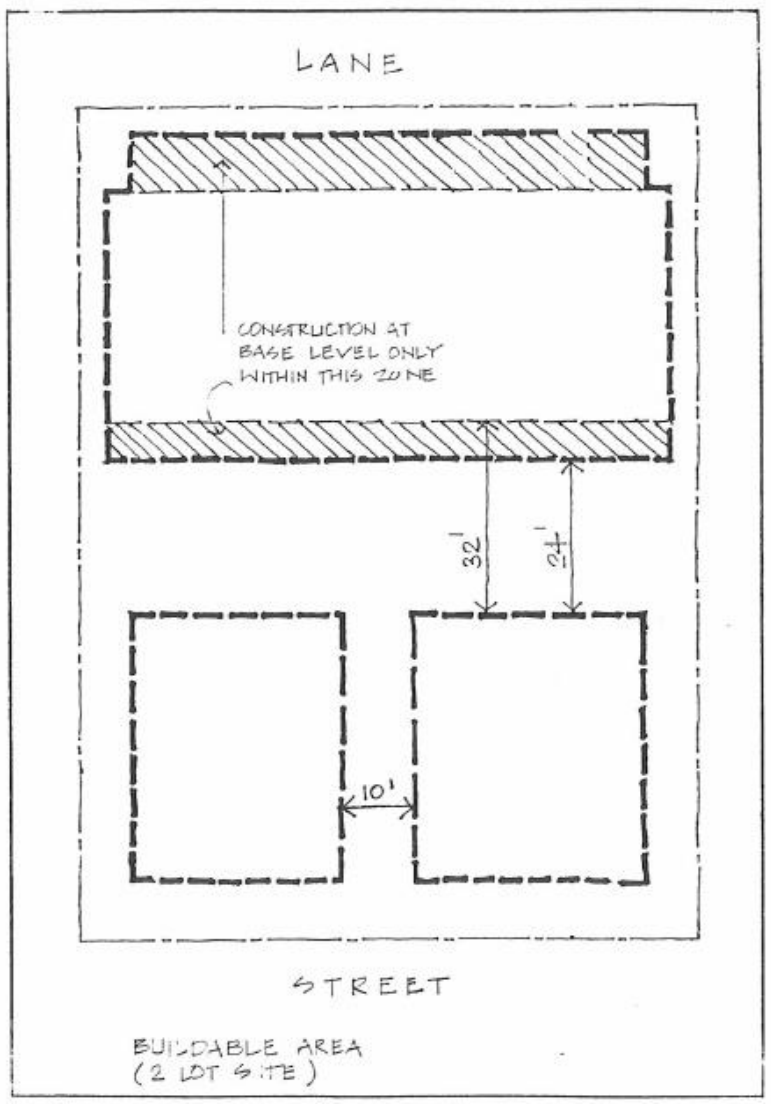
4 A driveway ramp having a slope greater than 5% (1:20) should have a ten foot flat surface before it cuts the roadway in order to improve sight line.

5 Where surface parking is provided, it should be located in an area which is observable by residents.

6 Underground and surface parking areas should be well lit. Please refer to the Guidelines prepared by C.M.H.C. in their Parking Areas Advisory document.

7 In exposed parking areas, lighting should be handled carefully so that it does not adversely impact adjacent residents.

8 Consideration should be given to providing direct access from the parking area to each individual dwelling unit for convenience and safety.



3.2 Building Separations

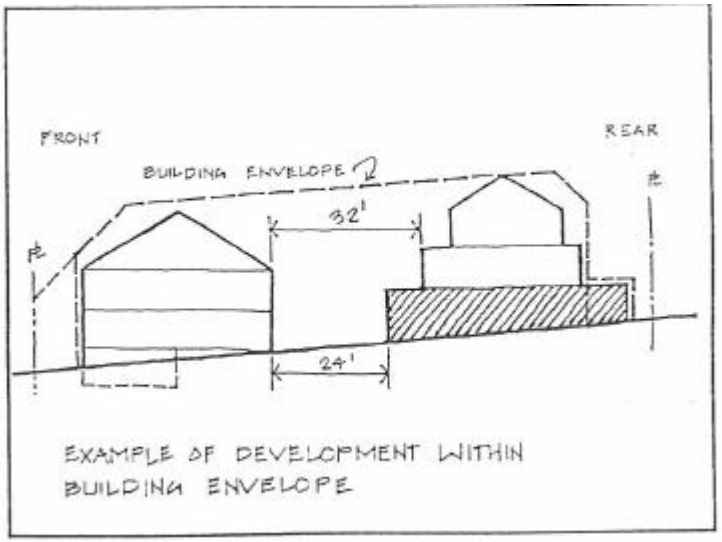
The minimum separations between building faces on the same site containing dwelling units are as follows:

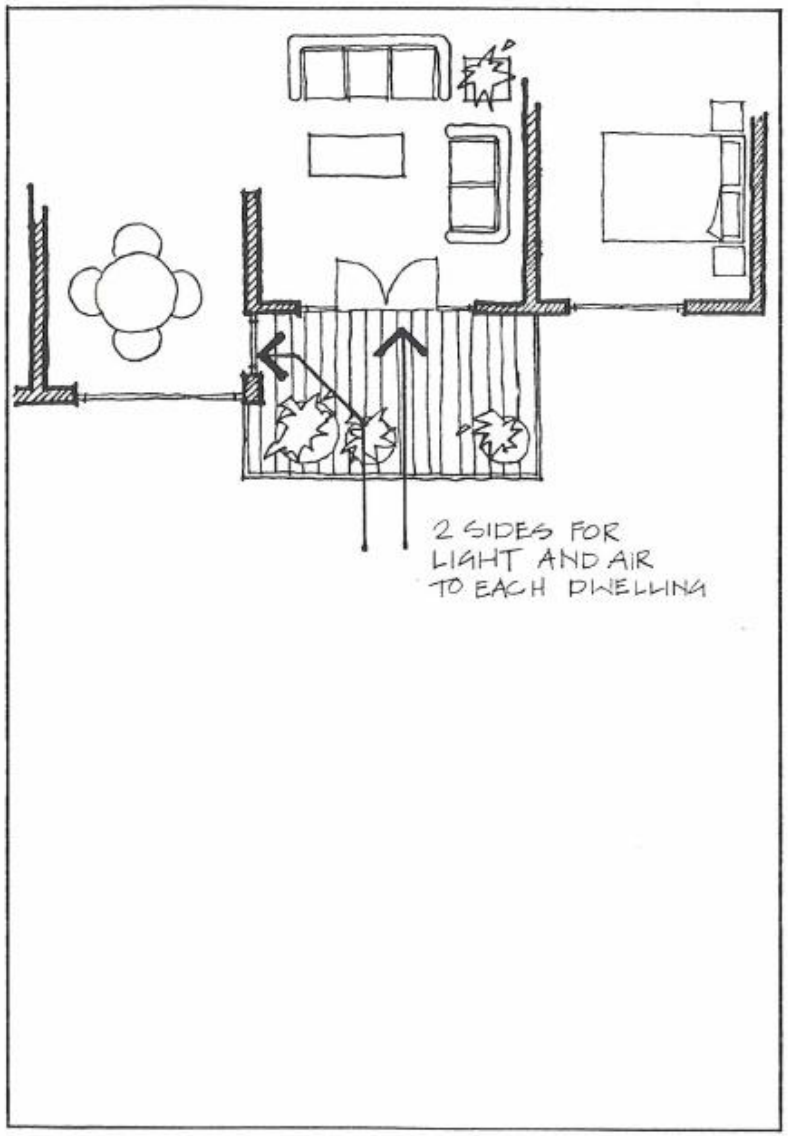
front to front	32 feet
front to rear	32 feet *
rear to rear	20 feet
front to side	20 feet
side to side	10 feet

* May be reduced to 24 feet at the base level only. See diagram below.

These dimensions may be reduced if facing walls have no openable windows. (National Building Code provisions regarding separations between buildings and limiting distances are to be respected in all developments.)

The diagrams show the minimum separations between buildings. Refer to 1.5, Density, for coverage limitations that also apply. Also **see 1.6, Setbacks**.





3.3 Individual Dwellings

The layout and interior planning of individual dwelling units is a very important aspect of the liveability of a multiple family development. New developments should provide each individual dwelling with such features as:

1 A clearly identifiable door on the street and individual (not shared) entrances;

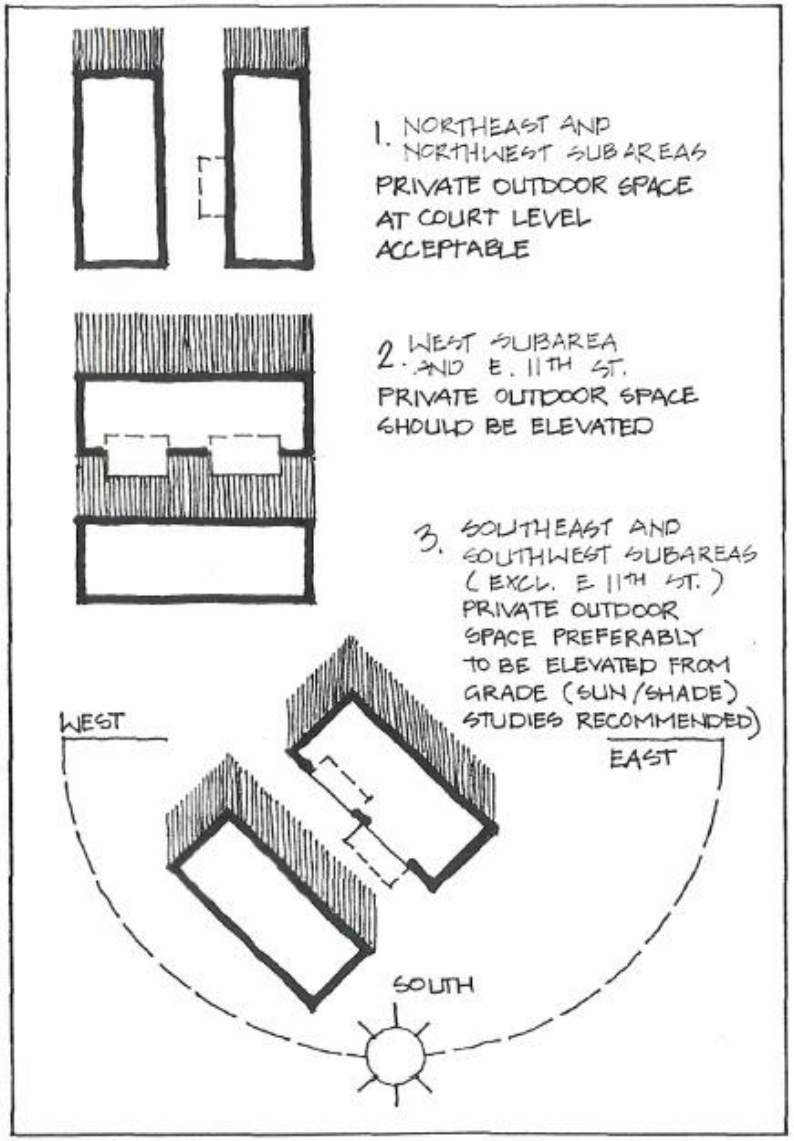
2 An unambiguous distinction between private and public open space;

3 Direct access from each unit to a yard or roof terrace for usable private open space. Failing this, a large balcony for each unit should be provided. This open space should be screened to provide privacy from neighbours;

4 A variety of views, ensuring that distant and close-up views of outdoor spaces are provided wherever possible;

5 Adequate storage space for each unit, either within the unit or otherwise in a manner that provides security;

6 Laundry facilities within each unit or in a common laundry room of adequate size.



3.4 Open Space

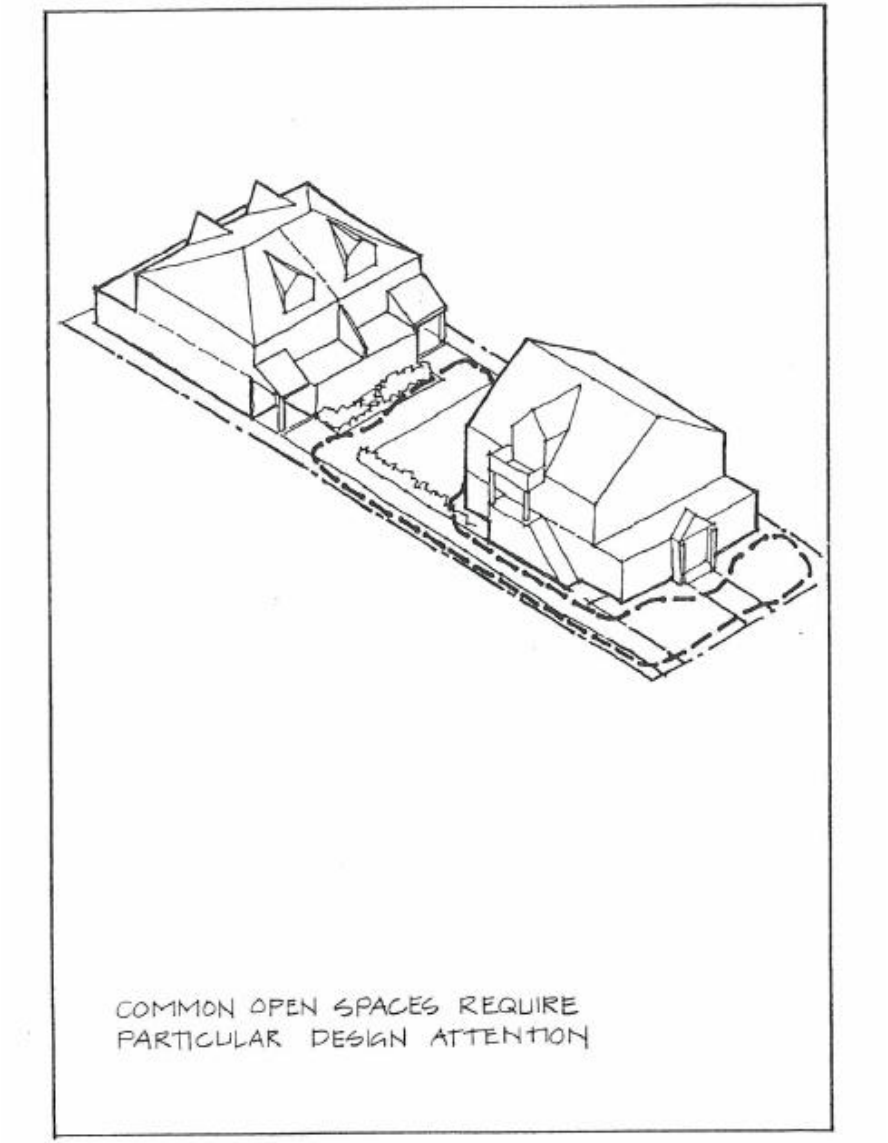
Private Open Space:

These guidelines recommend that the emphasis should be on usable open space within garden apartment developments, directly accessible from within a unit. The guideline for private open space is:

> The minimum required area for private open space should be 200 square feet At least 50% of the required area must be in one location, and have a minimum dimension of 8 feet.
>
> The primary private open space should be located on the sunny side of the building, either to the south or to the west, and may be located at any level of the building, including the roof.

These guidelines discourage the location of private open space at grade on the front (street) side of a building, due to potential conflict with the public nature of the street space.

Where it is necessary to use part of the front yard as private open space, a transition zone should be created which gives back to the street at least part of the front setback. This public zone should be treated simply, preferably with lawn. Screening for patios should be provided by fences which allow some visual penetration, and in such a manner so as to assure an optimum degree of visual and acoustical privacy from other units and adjacent developments.



Common Open Space:

Design and locate open spaces, such as courts, gardens and large landscaped areas, to work as part of a comprehensive system of spaces in the development.

Design common open spaces to provide for maximum use by all residents in a development.

In designing open spaces, especially courts, consider the following:

1 Orientation: Orient to sunlight and provide good physical and visual access to the sidewalk.

2 Dimensions: Design as adequate for seating, planting, etc. but not so large as to appear barren and uninviting

3 Seating: Provide comfortable height and depth, and appropriate arrangement.

4 Pavement: Use nonglare, nonslip, and safe surface materials.

5 Trees and planting: Consider provision for shade and sun. Use to create space and define human scale. Provide protection from wind.

6 Barrier free: Provide accessible areas for handicapped.

7 Amenities: Use pedestrian scaled lighting and other features.

8 Physical access: Insure ready physical as well as visual access with special attention to elevation difference, and

9 Enclosure: Use landscaping or structure to provide a sense of enclosure.

Also **refer to *3.5,* Children's Play Space, and *3.6,* Landscaping and Amenity Areas**.

3.5 Children's Play Space

The Social Planner of the City of North Vancouver reviews plans for proposed multi-family developments with densities of 16 units per acre or more. This includes developments within the garden apartment designation. The following are the recommended social planning criteria for multi-family developments intended for families with children.

Children's Play Space Needs:

Play is of vital importance to children's social and physical well-being, as it is the means by which children learn about the world. Children tend to play everywhere, on the sidewalk, at the doorstep or along the street. They will be attracted to safe interior play areas only if these are more interesting than the roads or parking areas.

A factor which influences the need for play areas is mobility. Generally lower income and/or single parent families have recreational needs that must be met within the development or neighbourhood because of reduced mobility. The need for play areas also varies according to the age of the children and the projects should be designed with these different needs in mind. Younger children tend to play closer to home and multiple family developments should give particular attention to them. In higher density developments, school age children should be served by amenities in the surrounding neighbourhood.

General criteria:

1. Safety is the most important issue to parents. Play areas should be located within visual or vocal supervision of family units.
2. Play areas should be differentiated in terms of age of the users. Providing space for preschoolers is critical and this space should be distinct from an area for older children or they will dominate.
3. Play spaces should be designed to avoid excessive noise and nuisance for surrounding units. Locating play spaces near common areas such as laundromats is suggested.
4. Depending on the number and ages of children, income, and size and shape of the site, several smaller play spaces may be more appropriate than one larger space.

Criteria for Preschoolers:

Infants and toddlers *(0* to 2 1/2 years) need a safe space right outside the door to play under the supervision of the parent. There is also a need for places, outdoors and in, where the parent and child can go to meet others and relieve the isolation of being home all day.

Preschoolers, aged 2 1/2 to 5 years, are very active and tend to play in groups of two to three. These small groups need spaces of their own and the number of these spaces depends on the number of families in the development. The play spaces should include seating areas for parents and all play equipment should be in scale with the preschooler.

1. These play areas should be located:
   a) within easy walking distance, i.e. 100 yards from the dwelling unit;
   b) at or near the same level :as the home unit;
   c) in spaces which facilitate casual supervision, e.g. overlooked by homes, adjacent to adult activity areas, or next to pedestrian routes.

2. Preschool play areas should be provided equal to a minimum area of 25 square feet per bedroom, excluding the master bedroom for family developments (two bedrooms or more) over 20 units. In developments with more than 10 but less than 20 units, the space required for preschool play need not be developed initially, but should be available for conversion when and if demand dictates. Interim landscaping should be installed that is easily replaced or adapted for play at such time.

   In larger developments several play areas are preferable to one larger space. No play space should be less than 500 square feet and ideally should be 1,000 to 3,000 square feet.

3. Outside preschool play areas at grade should have a minimum of two hours of sunlight per day between the hours of 10:00 a.m. and 5:00 p.m. in the period between the spring and fall equinoxes. Areas located in galleries or corridors should attempt to provide similar sun and daylight exposure.

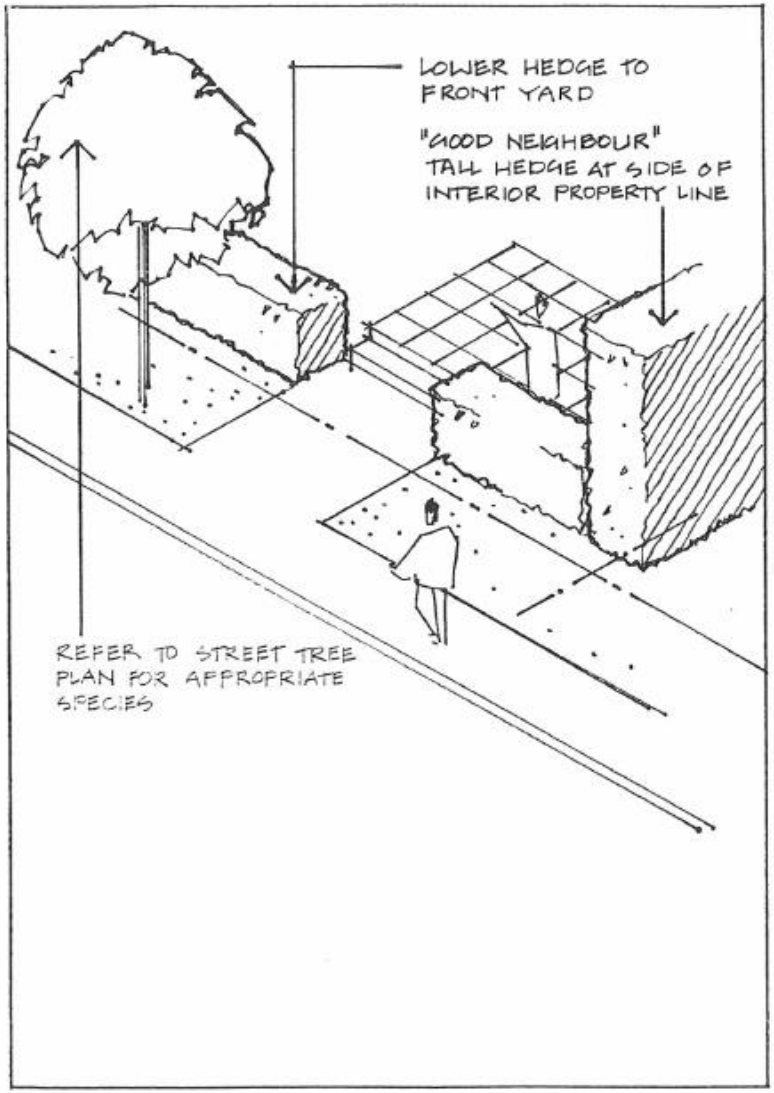
4. Preschool play areas should be separated from any vehicular traffic. The recommended distance is no less than 30 feet (9 metres) or adequate buffering by fence, etc.

5. Spaces where small children live and play must have clear boundaries so both parent and child have common reference points to limit the child's range of movement.

5. Consideration should be given to children's use of tricycles and other wheeled toys. Providing paved paths may reduce the use of unsafe parking areas and streets. The R.C.M.P. strongly recommend that physical bakers be placed between play areas and driveways and streets, in order to clearly separate and protect such areas from those intended for vehicular use.

Criteria for school aged children (5 to 13 years):

1. Play space for these children should be accommodated onsite whenever possible and within the guideline of 25 square feet per bedroom, excluding the master bedroom. The following criteria should also apply:
2. School-age play space should be within walking distance of the home, i.e. not farther than 350 yards (300 metres).
3. The minimum unit of outdoor school-age play space should be 900 square feet. If possible, 600 square feet should be covered play space. If both preschool and school-age play spaces were to be provided on site, a minimum of 25 square feet per bedroom, excluding the master bedroom, should be provided.
4. Required play areas can include flanking paths, galleries or other circulation spaces suitable for play, providing these do not exceed 15% of the minimum area to be provided.
5. Where traffic uses adjoin, design should discourage children from running into such traffic areas.
6. From a safety perspective, if there are trees in the surrounding area, they should provide open and visible spaces.



3.6 Landscaping and Amenity Areas

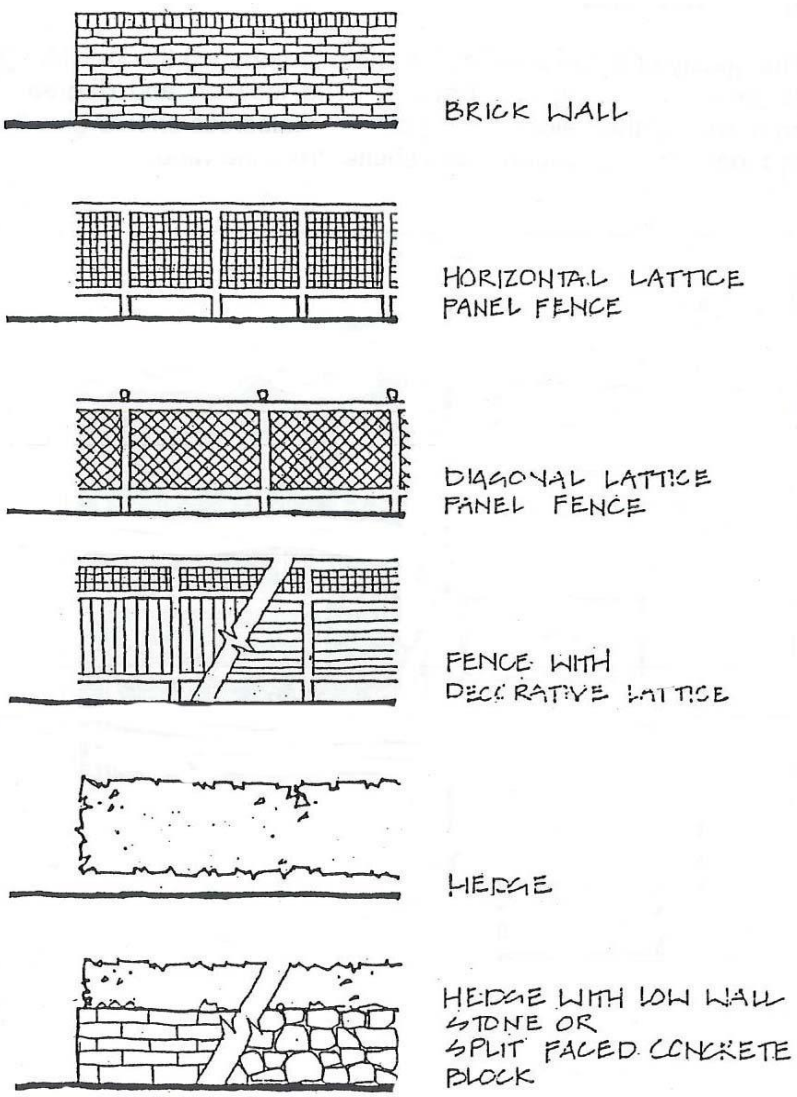
The Advisory Design Panel recommends the following for landscaping and amenity areas:

1. Existing prominent landscape features such as mature trees and hedges should be retained wherever possible.
2. Tall, columnar evergreen trees at building entrances and along walkways are discouraged because they provide places of concealment. Should evergreens be existing or particularly desirable for other reasons, consideration should be given to trimming their lower limbs.
3. All landscaped areas and walkways should be well lit for both safety and security.
4. Screen private yards with open rather than solid fences.
5. Boulevard trees shall comply with the Street Tree Plan for the City of North Vancouver.

In addition, these guidelines recommend that:

Deciduous trees, especially flowering fruit trees, are encouraged within courts and other amenity areas. Lawn planted to the sidewalk can visually extend the sense of front yard of the development.

Developments should avoid uncharacteristic materials, such as bark mulch, gravel, river rock and low maintenance ground cover. The number of different types of plant materials should be minimized.



Fences and Hedges:

Elements used for creating privacy and screening between different activity areas should work harmoniously with adjacent building materials, as well as the overall streetscape character.

Fences visible from a street should be “good neighbour” or solid fences, but rather open ones to permit surveillance from nearby units and sidewalks. These should be treated as an integral part of the architecture of the development. The materials, colours and detailing should draw from the buildings they surround or adjoin.

Certain landscape materials, especially broadleaf evergreens, provide excellent hedges or screening materials. The heights of such hedges are dependent upon their location on the site and their intended function. As with fences, hedges or other screens visible from a street should not be solid, unless below eye level. Hedges located at interior side property lines may be taller. Proper maintenance of hedges as well as other landscape materials is important.

Tall columnar evergreen trees at building entrances and along walkways are discouraged because they provide places of concealment. Should evergreens be existing or particularly desirable for other reasons consideration should be given to trimming their lower limbs.

IV. Building Guidelines

4.1 Building Articulation

The articulation of building facades and the massing of buildings lends them richness and scale. Separations, changes in plane, and the inclusion of elements such as bay windows, dormers, porches and cross gables help mitigate the visual quality of long buildings with flat, plantar walls or roofs of excessive length. Secondary hipped or gabled roofs covering the entire mass of a building are preferable to either flat roofs or mansard roofs or segments of pitched roofs applied to the building's edge.

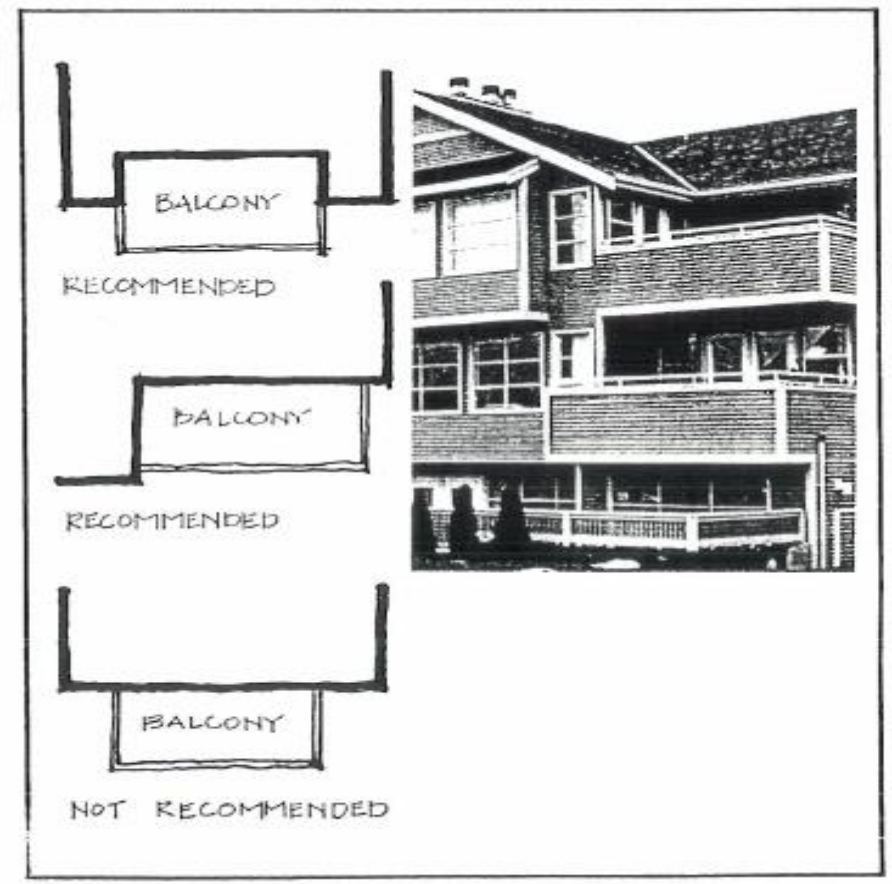
Roof pitches should be:

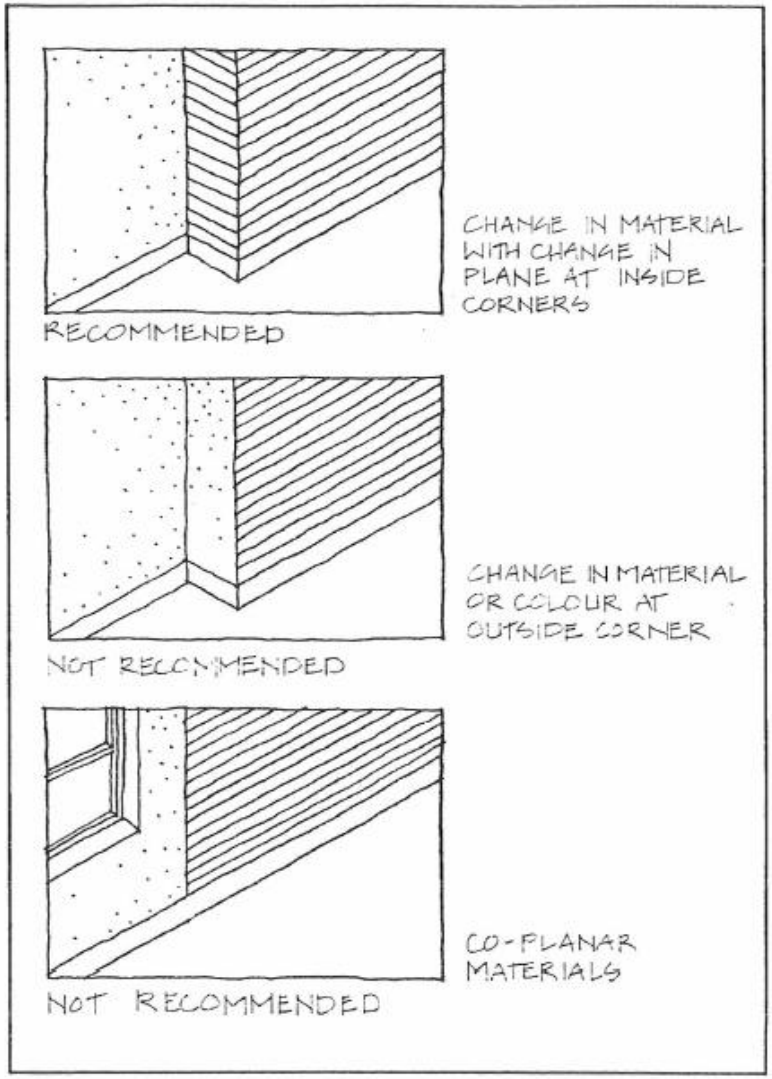
a) 6 in 12 minimum.
b) 12 in 12 maximum.

For developments incorporating roof decks, the stairway enclosures leading to the roof must be contained within the height envelope described in 1.6, Height.

4.2 Balconies

The quality of outdoor space can help to enhance the individual's sense of well-being and privacy. The location and degree of enclosure of the balcony is important. Balconies should give the occupant privacy, security and shelter from the wind.





4.3 Materials and Colour

Development should generally employ traditional materials. Arbitrary mixing of materials is to be avoided. The “layering” of materials is a traditional and logical way of expressing the base, the “piano nobile” and the cap of a house and is encouraged. Materials should not change at outside comers of buildings.

The predominant exterior material in the area is horizontal wood siding in shiplap or clapboard. Wood shingle siding is also encountered. Trowelled stucco with a uniform texture is a material employed as a background field for robust detailing. Roofs are wood shingles or shakes or asphalt shingles. A strong base, frequently of masonry construction, supporting a wood-sided main body and a roof/attic level with distinctive dormers, is frequently encountered.

The appearance and use of materials should be a logical expression of the construction methods employed. Veneer finishes and imitation materials applied in a decorative manner are to be avoided. Attention to detailing, especially at features, openings and at corners, is very important.

The use of colour contributes greatly to the sense of fit of a building within its neighbourhood. Generally, successful colour schemes are ones that use two or three harmonious colours: a predominant body colour, a second colour for larger architectural elements (such as doors), and a third for trim and decoration. The colour of the roof material is an important component of the building’s overall colour scheme.

Exterior colour schemes should be compatible with those of new or redeveloped developments on the same side of the street.

V. Lock-Off Units

5.1 Housing Affordability: Lock-Off Units

Lock-Off Units:

"Lock-off" units are a form of more affordable rental housing that is attached to a main housing unit in multi-family housing. The "lock-off" units are attached through a lockable door. These units are self-contained bedrooms with a full bath, a kitchenette and a direct exterior access. Lock-off units provide a rental housing type that may be appropriate for a range of residents, from students, to seniors as well as service industry workers, including those that work along the Lonsdale corridor.

Lock-off units could contribute to the diversity of the population, one of the key aspects of social sustainability.

These studio units could be considered flexible housing. As the family's needs change, the "lock-off" unit could be rented out legally or the unit could be unlocked and serve as an additional bedroom.

With these accessory rental units being legal, they may be considered as mortgage helpers, making the main unit more affordable. The prerequisite for renting the lock-off unit would be that the main unit be owner occupied.

A 250 sq ft (23.2 m2) to 300 sq ft (27.9 m2) size is recommended for the "lock-off" units. **See Sample Lock-Off Unit Layouts** on page 29.

A density bonus is suggested for developments that implement "lock-off" units at a sliding scale as noted in the below chart. Density bonusing applies to properties in the Level 4 in the OCP.

Density Bonus:

A density bonus is suggested for developments that do implement "lock-off" units at a sliding scale as noted in the below chart. A density bonus and the number of lock-off units will be subject to the appropriateness of the design and planning solutions.

Garden Apartment Development Guidelines- Level 4:

Square Feet	Below 6,000	Below 7,500	7,500-12,000	Over 12,000
FSR Allowed	0.70	0.70	0.80	1.0
UPA	-	-	27	30+
Rec. max. number of units	2	3	-	-
Coverage	40%	40%	45%	50%
Density Bonus for Lock-Off units	0.05	0.10	0.10	0.10
Number of Lock-Off units per project	1	2	3-4	5+

Parking:

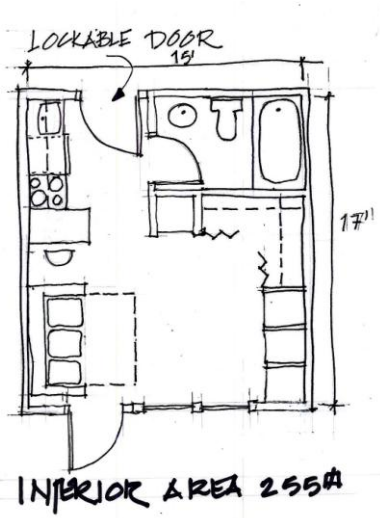
The parking requirements for lock-off units for 2416, 2400, 2370, 2360, 2340, 2324 Western Avenue and for 140, 142, 148, 152, 156, 164, 168, 194 West 23rd Street may be waived.

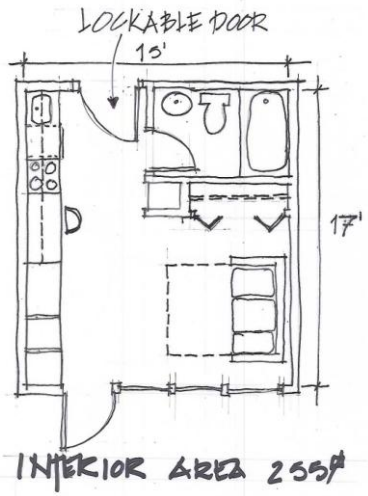
The parking requirements for all other proposed lock-off units for OCP Level 4 properties may be waived on a case by case basis.

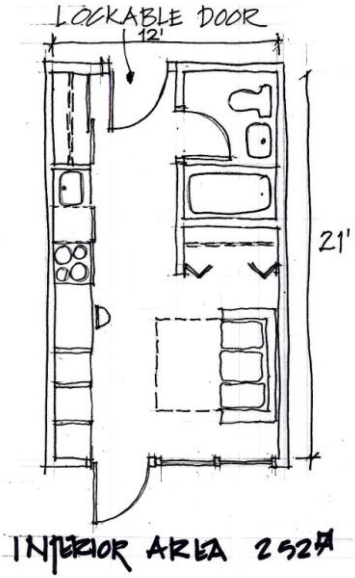
Sample Lock-Off Unit Layouts:

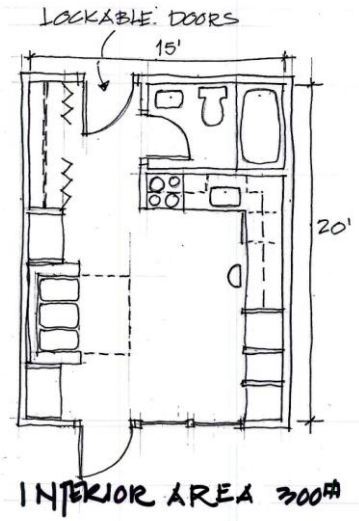
The sample lock-off unit layouts on the following page are configured as design idea generators. The actual layout will be greatly influenced by the overall design and layout of the project. The number of windows and window placement will also depend on the overall design.

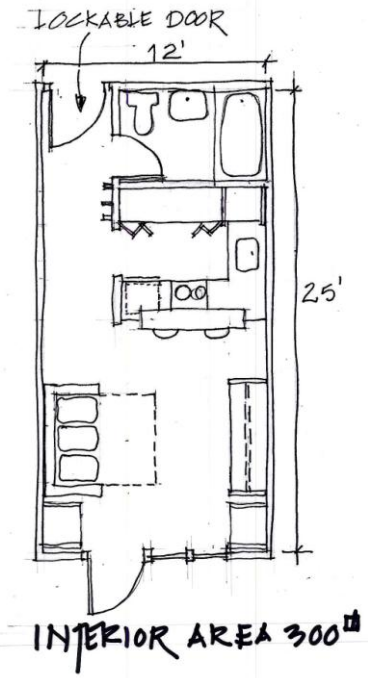
The main issues will be providing overall light access, at grade exterior access and design innovation integrating lock-off units with the main units in the housing development itself.

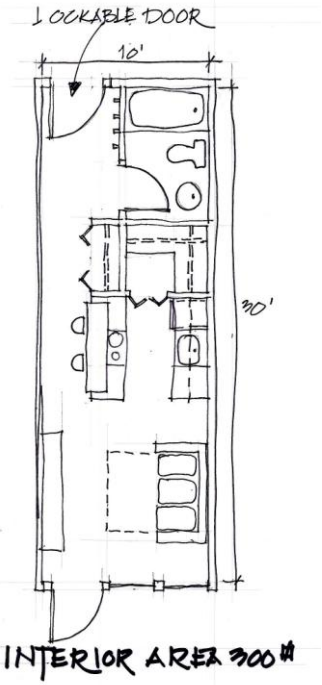












Sample Lock-Off Units. The layout & window locations of the lock-units will depend on the development's overall design.