



6.11 DEVELOPMENT PERMIT AREA NO. 11 - INFILL HOUSING

The area shown on Schedule 12A is designated as Development Permit Area No. 11 under Sections 919.1 of the Local Government Act for the establishment of objectives and the provision of guidelines for the form and character of Intensive Residential Development.

Objectives

- The objectives of this development permit area are:
- To create opportunities for higher density single family housing including infill small lots, panhandle lots, duplexes and carriage houses;
- To ensure that infill housing is compatible with existing residential areas in building massing, style, character, open space and streetscape.

General Requirements

All development applications must include a comprehensive development design package and a statement of intent that demonstrates how the proposed development meets the requirements outlined in the Development Permit Guidelines. The design package should include the standard Development Application drawings required by the City and a landscape plan.

Infill Small Lots, Panhandle Lots and Duplexes

Development Permits issued for this development permit area shall be in accordance with the following guidelines.

Siting and Housing Design

- The siting and design of new developments should take into consideration the privacy of neighbouring properties and their sunlight exposure. To reduce overshadowing of neighbouring properties, the small lot house can be stepped back in design with single storey portions closer to the property line and two-storey portions confined to the central part of the plan;
- Housing design of new developments should reflect the character of the neighbouring properties including massing, shape, scale, colours, and finishes;



- The design of corner infill development should correspond to a dual frontage by giving equal architectural treatment to both elevations. These elevations are required to have additional detailing such as bay windows, projections, ornamentations and roof treatments;
- Roofs should be compatible with the existing neighborhood and should create visual interest. Pitched roofs are encouraged;
- The front setback of new development should respect the established pattern in the neighbourhood;
- Existing view corridors should be maintained as much as possible. The view impacts of new housing on existing neighborhoods should be minimized through careful building design, tree retention and addition of suitable landscaping.

Driveways and Garages

- Driveways on corner lots should be located as far as possible from the intersection;
- Long concrete driveways and garages should not dominate the view from the public street. Shared driveway access is encouraged where possible. Paving such as gravel, interlocking pavers or reinforced paving/grass are required to increase on-site water retention;
- Stand alone garages should be designed in the same style as the principal building including roof slopes, building materials and colours.

Landscaping

- New infill developments should retain mature trees where possible. Any mature tree that is removed to accommodate a new house should be replaced;
- In the front yard, new small lot housing should provide soft landscaping to delineate the public from private space;
- Natural hedge landscaping between the houses should be used instead of standard fencing.



Carriage Houses

The following guidelines will be considered together with other guidelines for this Development Permit Area:

- A carriage house can be in the form of a stand-alone accessory building or a dwelling unit located above the garage. In both instances, a carriage house will be located at the back of the property;



- The exterior design of a carriage house including materials, colours and window styles should complement those of the principal house;
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- The height of a carriage house shall not exceed the height of the principal building;
- If the dwelling unit is located above the garage, accessory stairs shall be in the interior of the building;
- Carriage houses shall be placed on the property in a way that maximizes the amount of open space on the property;
- Car access to the carriage house must be on the owner's property or via an easement. Where the property has a lane access, car access to the carriage house shall be off the lane;
- Vehicle access is limited to only one driveway access per site if it does not back onto the lane or other street;
- Driveways shall be made of permeable materials or wheel strips. Large concrete areas are not permitted;
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Crime Prevention Through Environmental Design (CEPTED)

- The application of CEPTED principles for the building design, lighting, landscaping and other elements are encouraged.

DEVELOPMENT PERMIT AREA EXEMPTIONS

A development permit shall not be required for:

- Construction undertaken within the exterior walls of a principal building or structure.
- Renovations to the exterior of a building including repainting or refinishing of a building, roof repair, repair or replacement of windows and doors provided that their location is not altered;
- Site improvements such as addition of landscaping, walkways, bikeways, and permeable paving;
- Subdivision applications