

Green Space, Open Space and Public Park Targets	• 30% total green space, open space, and public parks (target 22% public parks). Green space and open space may include existing trees, street trees, onsite landscaping, dining areas and plazas, privately managed green space, walkways and greenways, buffering, rainwater management areas and bioswales. • Forest buffers (existing trees or planted) shall be managed to be taller than the building rooflines.
Parking	• Appropriate onsite parking standards must be established to help ensure that the new road network is not dominated by or cluttered with on-street parking



Figure 49: High quality streetscapes fronting two-storey buildings with a mix of single-unit and multi-unit interiors are envisioned for the Village South Neighbourhood.

11.1.4 | Village West Special Plan Area

1. Single-unit housing-, multi-unit housing, small-scale seniors supportive housing, and park/open space land uses will be allowed in the Village West SPA.
2. The District encourages proposals for development in this area with uses and densities that strengthen the vitality of the Village, provide housing for families and for seniors, improve pedestrian mobility, and enhance the viability of public transit and other services. Density averaging and clustering are permitted.
3. The District encourages the development of small tracts of highly varied housing types in a one- to two-storey format – including provisions for starter, family, and active senior-oriented homes.
4. A continuous surface stream and riparian corridor, including both wildlife trees and existing or planted native trees and plantings shall maintain the surface watercourse on the site. As a non-fish-bearing headwater stream with many dead trees due to past beaver activity and invasive species, it is recognized that habitat restoration and renewal designed by qualified professionals may be needed to create a stream corridor that is both good habitat and aesthetically acceptable, subject to District DPA conditions and senior government approvals.
5. A continuous publicly accessible trail corridor shall be provided from Peterson Road to Seaview School, generally following the stream corridor and local streets to provide a safe route to school as an alternative to Lantzville Road.
6. The interface along Peterson Road shall retain a semi-rural character dominated by a native plant buffer and stream corridor, interrupted only by trails and entrance driveways.
7. The interface along Lantzville Road shall retain a semi-rural character dominated by single-unit housing in a variety of parcel sizes, with most existing trees retained.
8. Retention of heritage rural elements is encouraged.
9. Interface along Lynn Drive shall be single-unit housing.
10. Park space dedication shall consider expansion / improvement of the existing park-lot at Stevens Place.
11. An integrated storm water management plan for the site will be developed to address storm water flow mitigation, treatment, and infiltration on-site.



Figure 50: Village West would be lower density than other Village areas, including plans for a "safe route" for walking / bicycling to school, as an alternate to Lantzville Road



Figure 51: Integrating ponds, wetlands, and stream corridors into site plans is important (note: the building example shown is three-storeys, which is higher than allowed in the Village West SPA)

Village West SPA Land Use Summary	
Anticipated Number of New Housing Units	• 75-100 • This range is not intended to replace the rezoning and site design process. Following the site design process, if the proposed number of new housing units falls outside this range, a clear and strong rationale must be provided to the District to justify the difference and will be subject to further public engagement.
Supported Land Uses	• Seniors supportive housing, apartment, rowhouse and townhouse, two-unit housingduplex, single-unit housinghouse (including building stratas, e.g. pocket neighbourhoods), secondary suites, carriage houses, home businesses, parks, open space, and recreation.
Housing Mix	• The special planning area must not be dominated by a single housing type. A clear diversity of housing types and tenures across the housing spectrum must be provided with special consideration given to buffering and transitioning to adjoining established residential neighbourhoods.
Supported Building Height	• 2 storeys
Required Elements of New Development	• Abundant green space and open space • Walking and cycling connections throughout the development • Innovative site and building design • Provision of a range of housing forms and tenures
Green Space, Open Space and Public Park Targets	• 20% public parks and wetlands • Additional semi-private space which is encouraged to include ponds, wetlands, and semi-private courtyards.
Parking	• Appropriate onsite parking standards must be established to help ensure that the new road network is not dominated by or cluttered with on-street parking

11.1.5 | Upper Lantzville Ware Road Special Plan Area

1. Single-unit housing, multi-unit housing, small-scale seniors supportive housing, and park/open space land uses will be allowed in the Upper Lantzville Ware Road SPA.
2. The District encourages proposals for development in this area with uses and densities that are dominated by larger single-unit housing parcels as buffers to adjacent neighbourhoods, provide a variety of single-unit and some multi-unit housing for families and seniors, include linked open space and trails systems, improve pedestrian and bicycle mobility, and enhance the viability of public transit and other services. Density averaging and clustering are permitted.
3. The District encourages the development of small tracts of highly varied housing types in a one- to two-storey format – including provisions for starter, family, and active senior-oriented homes.
4. A continuous surface stream, protected ravine, and riparian corridor, including both wildlife trees and existing or planted native trees and plantings, shall maintain the surface watercourses on the site, including Bloods Creek and its tributaries.
5. A continuous publicly accessible trail corridor shall be provided at the outside of the Bloods Creek riparian corridor, with consideration of how to extend the trail to connect to Aspengrove School, the E&N Trail, and future trails across the Island Highway, creating a neighbourhood trail loop system.
6. Forested buffers shall be maintained at the intersection of Ware Road and Clark Drive. An “Upper Lantzville” community welcome sign is encouraged for Ware Road and the Island Highway.
7. Park space dedication shall consider provision of a relatively level park site of sufficient size to accommodate a softball / soccer playing field. Sufficient local park and trail space shall be provided within both the Clark Drive and Ronald Road sub-areas for neighbourhood use.
8. Clark Drive shall extend in a circuitous and slow-speed alignment to provide alternate vehicle, emergency, and pedestrian access from Aulds Road to Ware Road. A transportation and traffic study shall address road alignment, travel lane width, and traffic calming requirements to avoid speeding and short-cutting between Aulds Road and Ware Road.
9. An integrated storm water management plan for the site will be developed to address storm water flow mitigation, treatment, and infiltration on-site.

10. The Upper Lantzville Ware Road Special Area Plan is in Appendix 1 of the OCP. As properties within the special planning area are brought forward to the Municipality for consideration of rezoning, the policies specific to development of those properties will be added to the Special Area Plan through an amendment to the OCP. [BL224]

Upper Lantzville Ware Road SPA Land Use Summary	
Anticipated Number of New Housing Units	• 130-195 • This range is not intended to replace the rezoning and site design process. Following the site design process, if the proposed number of new housing units falls outside this range, a clear and strong rationale must be provided to the District to justify the difference and will be subject to further public engagement.
Supported Land Uses	• Seniors supportive housing, apartment, rowhouse and townhouse, two-unit housingduplex, single-unit housinghouses (including building stratas, e.g. pocket neighbourhoods), secondary suites, carriage houses, home businesses, parks, open space, and recreation.
Housing Mix	• The SPA may be primarily single-unit housing but should include an area for multi-unit housing.
Supported Building Height	• 2 storeys plus allowance for slope
Required Elements of New Development	• Abundant green space and open space • Walking and cycling connections throughout the development • Innovative site and building design • Provision of a range of housing forms and tenures
Green Space, Open Space and Public Park Targets	• 30% public parks and dedicated riparian areas. • Additional semi-private space which is encouraged to include ponds, wetlands, and semi-private courtyards.
Parking	• Appropriate onsite parking standards must be established to help ensure that the new road network is not dominated by or cluttered with on-street parking

11.1.6 | Upper Lantzville Superior Road Special Plan Area

1. Single-unit housing, two-unit housing, rowhouses, townhouses, small-scale seniors supportive housing, and park/open space land uses will be allowed in the Upper Lantzville Superior Road SPA.
2. The District encourages proposals for development in this area with uses and densities that are dominated by larger single-unit housing parcels as buffers to adjacent neighbourhoods, provide a variety of single-unit and some multi-unit housing for families and seniors, include linked open space and trails systems, improve pedestrian and bicycle mobility, and enhance the viability of public transit and other services. Density averaging and clustering are permitted.
3. The District encourages the development of small tracts of highly varied housing types in a one- to two-storey format – including provisions for starter, family, and active senior-oriented homes.
4. A continuous surface stream, protected ravine, and riparian corridor, including both wildlife trees and existing or planted native trees and plantings, shall maintain the surface watercourses on the site, including Knarston Creek and its tributaries.
5. Forested buffers shall be created and maintained in a continuous network to provide forested backdrops to “semi-rural” neighbourhood clusters. The distance between forested buffers shall vary, but as a guideline should not exceed 250 metres.



Figure 52: Upper Lantzville Superior Road area development will need to integrate with the semi-rural character of the existing neighbourhood.

6. A continuous publicly accessible trail corridor shall be provided at the outside of the Knarston Creek riparian corridor and shall extend through the network of forested buffers to connect to Superior Road, the E&N Trail, and future trails across the Island Highway, creating a neighbourhood trail loop system.
7. Forested buffers shall be maintained at the intersection of Island Highway, the E&N Railway corridor, and Superior Road. An "Upper Lantzville" community welcome sign is encouraged for Superior Road and the Island Highway.
8. Park space dedication shall consider provision of a relatively level park site of sufficient size to accommodate neighbourhood gatherings in a "semi-rural" setting.
9. A transportation and traffic study shall address the Superior Road / Island Highway intersection, along with road alignment, travel lane width, and traffic calming requirements accessing the site to avoid speeding and minimize traffic impacts on Superior Road in the Agricultural Land Reserve and adjacent neighbourhoods.
10. An integrated storm water management plan for the site will be developed to address storm water flow mitigation, treatment, and infiltration on-site.

Upper Lantzville Superior Road SPA Land Use Summary	
Anticipated Number of New Housing Units	• 135-203 • This range is not intended to replace the rezoning and site design process. Following the site design process, if the proposed number of new housing units falls outside this range, a clear and strong rationale must be provided to the District to justify the difference and will be subject to further public engagement.
Supported Land Uses	• Seniors supportive housing, <u>apartment</u>, rowhouse and townhouse, two-unit housing<u>duplex</u>, single-unit housing<u>house</u> (including building stratas, e.g. pocket neighbourhoods), secondary suites, carriage houses, home businesses, parks, open space, and recreation.
Housing Mix	• The SPA may be include primarily single-unit housing but should include an area for multi-unit housing<u>a mix of housing types.</u>
Supported Building Height	• 2 storeys plus allowance for slope
Required Elements of New Development	• Abundant green space and open space • Walking and cycling connections throughout the development • Innovative site and building design • Provision of a range of housing forms and tenures
Green Space, Open Space and Public Park Targets	• 20% public parks and dedicated riparian areas. • Additional semi-private space which is encouraged to include ponds, wetlands, and semi-private courtyards.
Parking	• Appropriate onsite parking standards must be established to help ensure that the new road network is not dominated by or cluttered with on-street parking

11.1.7 | Lantzville East Special Plan Area

1. Single-unit housing, multi-unit housing (townhouse, rowhouse, apartment), seniors supportive housing, places of worship, child care, professional office / service (e.g. veterinary clinic), and park/open space land uses will be allowed in the Lantzville East SPA.
2. The District encourages the development of small tracts of highly varied housing types dominated by one- to two-storey format – including provisions for starter, family, and active senior and community care oriented homes and institutions nestled into and protecting buffers of existing woods. Density averaging and clustering are permitted.
3. A continuous wooded buffer, with trees exceeding the height of proposed buildings, shall be maintained along the northern boundary of the SPA. In combination with the existing District lane right of way in the area, the minimum width of forest buffer shall be 20 m in general, and 30 m where buildings are three storeys.
4. Forested buffers shall also be established and maintained in a continuous network along the north side of Lantzville Road and at property lines to provide forested backdrops to neighbourhood clusters. The distance between north-south oriented forested buffers shall vary, but as a guideline should not exceed 250 metres.



Figure 53: Retention of existing woods as buffers to adjacent neighbourhoods will be important in Lantzville East.

5. A continuous publicly accessible trail corridor shall be provided to extend through the network of forested buffers to connect to Lantzville Road and to Schook Road, creating a neighbourhood trail loop system.
6. Native trees shall be retained or replanted along the south side of Lantzville Road to provide a “park-like” setting when viewed from the Island Highway. Noise attenuation berms may be considered in cooperation with the Province between Highway 19 and Lantzville Road.
7. A “Lantzville” community welcome sign is encouraged for Lantzville Road at Schook Road.
8. Park space dedication shall consider provision of a relatively level park site of sufficient size to accommodate senior / family / child neighbourhood gatherings in a “semi-rural” setting.
9. Frontage improvements along Lantzville Road shall accommodate cyclists, pedestrians, and seniors, and have a semi-rural character.
10. An integrated storm water management plan for the site will be developed to address storm water flow mitigation, treatment, and infiltration on-site.

Lantzville East SPA Land Use Summary	
Anticipated Number of New Housing Units	• 30-72, plus seniors supportive housing • This range is not intended to replace the rezoning and site design process. Following the site design process, if the proposed number of new housing units falls outside this range, a clear and strong rationale must be provided to the District to justify the difference and will be subject to further public engagement.
Supported Land Uses	• Seniors supportive housing, apartment, rowhouse and townhouse, two-unit housingduplex, single-unit housinghouse (including building stratas, e.g. pocket neighbourhoods), secondary suites, home businesses, parks, open space, recreation, places of worship, child care, and professional offices / services.
Housing Mix	• A clear diversity of housing types and tenures across the housing spectrum must be provided with special consideration given to buffering and transitioning to adjoining established residential neighbourhoods.
Supported Building Height	• 2 storeys plus without underground parking • 3 storeys with underground parking, stepped façade and highly articulated roof design.
Required Elements of New Development	• Abundant green space and open space • Walking and cycling connections throughout the development • Innovative site and building design • Provision of a range of housing forms and tenures
Green Space, Open Space and Public Park Targets	• 30% public parks and dedicated riparian areas. • Additional semi-private space which is encouraged to include ponds, wetlands, and semi-private courtyards.
Parking	• Appropriate onsite parking standards must be established to help ensure that the new road network is not dominated by or cluttered with on-street parking

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Special Area Plan Policies	
11.1.1	General
11.1.2	Land Use
11.1.3	Transportation
11.1.4	Utilities
11.1.5	Environmental
11.1.6	Historic
11.1.7	Recreation
11.1.8	Community Development
11.1.9	Public Safety
11.1.10	Other

11.1.8 | Foothills Comprehensive Development Plan Area

The Foothills Comprehensive Development Plan Area ([FCDPA](#)) is established policy in the Official Community Plan and is under implementation.

1. Permitted uses within the FCDPA include residential, neighbourhood retail, parks, recreation, utilities, places of worship, schools, and fire halls.
2. The ~~Foothills CDP~~[FCDPA](#) may include one neighbourhood commercial site. This use should have a focus on providing a retail “convenience” service to reduce the use of motor vehicles. Additional civic uses such as a secondary fire hall, local park, or other features to provide a neighbourhood atmosphere for families such as a place of worship, community hall, or playground should be associated with this site.
3. The ~~Foothills CDP~~[FCDPA](#) Area will have a maximum gross density of 1.0 unit per hectare. The total number of residential units in the Foothills Estates may be up to a maximum of 730.
4. Density transfer will be permitted in this area at a ratio of ~~1.0~~ unit for each ~~for each~~ 1 hectare dedicated as Public Park. The 5% dedication required under the *Local Government Act* may be included as part of the parkland resulting from density transfer. The target area for parkland resulting from density transfer is 365 hectares or 50% of the site area.
5. Development areas and park areas within the FCDPA will conform to the concept illustrated on Map 8 in this Plan.
6. In subdivision applications, an area of proposed parkland equivalent in area to the area of proposed residential development shall be included in the subdivision or shall be secured through other means for public ownership and use.
7. The District recommends that an ecosystem-based, site-adaptive planning approach be used in developing the site plan for the FCDPA.
8. The District encourages a range of lot sizes and house sizes, within a rural setting and with a predominantly rural character.
9. The proposed 365-hectare park area will prioritize environmentally sensitive areas, wildlife corridors, high recreational values, views, and interconnectivity to the developed portion of Lantzville and the Regional District of Nanaimo trail network.
10. Traffic impacts on developed areas of Lantzville and adjacent Electoral Area D must be minimized. A detailed traffic and transit study, and detailed road network plan, including

public parking areas, prepared by a qualified professional, must be completed to the satisfaction of the District of Lantzville.

11. A detailed parks plan and trail network outlining construction techniques must be completed to the satisfaction of the District. Proposed improvements to proposed municipal parks or open space will be completed prior to acceptance of those lands.
12. A detailed infrastructure plan must be completed outlining water service, sanitary sewer service, roads, and storm water management including a description of the standards used for infrastructure design.
13. Connections between water and sewer infrastructure in the Foothills Estates area and infrastructure in the rest of Lantzville will be encouraged where economies of scale and security of the service will result.
14. A site restoration and rehabilitation plan to address erosion risk, surface water quality and quantity, and riparian areas must be completed and a schedule developed to carry out the plan. The landowner may be required to register a covenant against the property, post a bond, or provide other guarantees that the plan will be implemented.
15. No subdivision will be approved or parkland accepted unless remediation work has been either completed or otherwise guaranteed in the area of application.
16. Wildlife impacts will be assessed and risks associated with large animals such as bears will be identified with recommended mitigation measures.

11.10 | DPA 8 – Village Form and Character

11.10.1 | Category

Pursuant to Section 488 (1) (d), (e), (f), (h), (i), and (j) of the *Local Government Act*, all land identified below and as shown on Map 3 and 11 is designated a Development Permit Area, including:

- All land within the Village, including the Village Primary Commercial Core, Village South and Village West areas, as shown on Map 4.
- All intensive residential, multi-unit housing, commercial, or mixed-use lands within the District.
- All lands within the Special Plan Areas shown on Map 4, until such time as a Special Plan is adopted as a supplement to the OCP, in which case the DPA VIII Design Guidelines may be adjusted in accordance with the applicable Special Plan, which may identify areas where DPA VIII would continue to apply, and other areas where DPA VIII does not apply (e.g., single-unit land uses with separate building schemes).
- DPA VIII design guidelines do not apply to the Lantzville Industrial Park, which is administered under DPA IX – Lantzville Industrial Land Form and Character.

11.10.2 | Justification

Goal 3 in this Plan is to strengthen the Village Primary Commercial Core and Goal 4 is to Provide Housing Choices. It is the objective of the designation DPA V to provide guidelines for the form and character of mixed-use, commercial, multi-unit housing, and intensive residential development, as well as any revitalization of the Village Primary Commercial Core which may include seniors residences. The District wishes to ensure that the Village develops as the central focal point in the community; that adequate pedestrian / bicycle paths are built and integrated into the surrounding neighbourhoods; and that the visual appearance of the area is kept at a “village” scale, including compatible architecture and landscaping. This DPA would also apply to any uses of these types that may occur in other Special Plan Areas, excepting guidelines that [be are](#) specific to locations in the Village.

Goal 1 of this Plan is to protect the natural environment. Greenhouse gas (GHG) reduction targets are also included in this Plan. Additional objectives of this DPA are therefore to promote

energy conservation, water conservation, and the reduction of GHG emissions. Appropriate site planning, form, exterior design, and features can have a significant effect on water and energy use and GHG emissions.



Figure 61: Guidelines promote high quality infill development on vacant or underutilized areas.

11.10.3 | Guidelines Applicable to All Development

1. A development permit will be required for any subdivision, land clearing, grading, or development, redevelopment, or construction of any building or structure within the Village Form and Character DPA.
2. A development permit will not be required for interior alterations to buildings or for removal of one tree per parcel in any calendar year period.
3. The development permit application must include architectural, landscape architectural, and site plans showing, at a minimum, the following:
 - the location, design, architectural elevations, and visual character of all buildings and structures, including signage;
 - the location of roads, vehicular access, and parking areas;
 - the location of pedestrian and bicycle linkages to adjacent neighbourhoods;
 - the location of off-street parking and any related landscaping and screening;
 - the location of outside refuse containers and any related landscape buffer or fencing and plantings;
 - a landscape site plan showing all pedestrian plazas, walks, amenity areas, site furniture, ornamental lighting, public art, walls, steps or changes in grade, street trees, and plantings to create a welcoming landscape and pedestrian environment; and
 - the location, size, and species of retained vegetation, and the location, size, and quantity of proposed vegetation and tree cover.

Neighbourliness

4. The scale, form, and character of new development will enhance and be compatible with the existing character of surrounding properties.
5. Development will respect the tranquility, privacy, and access to sunlight of nearby properties.
6. Ocean views at the intersection of Dickinson and Lantzville Roads, and Tweedhope and Lantzville Roads, will be protected, through sensitive and proper massing, setbacks, and heights of buildings at street ends.

7. All development will incorporate Crime Prevention Through Environment Design (CPTED) principles to ensure that public safety and crime prevention are considered in the physical layout and architectural design. In particular:
- Adequate pedestrian-level lighting should be provided for sidewalks, pathways, and parking areas to promote safe evening access;
 - Buildings should be designed and sited to facilitate a high degree of visual surveillance of adjacent streets and outdoor common areas from unit windows;
 - Exterior unit entrances/exits should be designed and sited to allow a high degree of visual surveillance from unit windows, adjacent streets, and internal roads; and
 - The location of habitable rooms with windows that face streets, sidewalks, and associated open space should be sited to promote informal surveillance through a high degree of visual oversight.

Relationship to the Street, Public Realm and Pedestrian Orientation

8. All site plan layouts will accommodate pedestrians and provide accessible routes for wheelchairs:
- Primary pedestrian routes must be smooth, level, and clear of encumbrances to ensure direct passage for those with visual impairments, pushing strollers, or who require mobility aids.
 - Ramps shall be provided for wheelchair and scooter access to buildings.
9. All development will integrate pedestrian / bicycling paths into the site plans, providing linkages with adjacent neighbourhoods.

Landscaping and Screening

10. Design should account for solar exposure to public and private spaces.
11. Development projects should retain as much of the natural vegetation on site as possible. Where it is necessary to remove significant plant material in order to develop a property, replacement plantings should be provided of a sufficient number, size, type, and maturity to offset its removal.

12. Impervious surfaces should be minimized. Paved surfaces should be limited to pedestrian gathering places and the minimum requirements for parking and loading spaces and maneuvering aisles. Where paving is necessary, the use of porous paving materials (e.g., permeable pavers or wheel strips) and/or light-coloured reflective paving materials is encouraged.
13. Outdoor mechanical and electrical equipment, including heat pumps, will be screened from the view of onsite building windows, balconies, decks, adjacent streets, adjacent properties, and other prominent public viewpoints.
14. Surface parking will be screened with landscape or hardscape materials. Wherever practical, surface parking areas should be softened with the planting of trees throughout the areas to visually break-up the parking area and reduce localized heat build-up.
15. Outside refuse containers will be located to the rear of buildings where feasible and should be suitably landscaped with a solid landscape buffer including a combination of fencing and plantings.
16. Drought-resistant, edible, and native planting species are encouraged. Invasive species will not be planted.
17. Green roofs and rooftop gardens are encouraged to reduce runoff and energy consumption.
18. Sufficient topsoil should be retained or added to promote well-rooted landscaping that requires less irrigation and stays green longer during drought conditions.
19. Rainwater harvesting for indoor non-potable use and/or outdoor irrigation use, is encouraged.
20. Vegetated channels such as bioswales are encouraged to capture, store, and slowly release rainwater in place of concrete storm channels and drains.

Parking, Loading and Access

21. New public roads, private driveways, and their access to existing public roads will be sited to avoid environmentally sensitive areas.
22. Underground parking is encouraged.
23. On site surface water retention and absorption is required for outside parking through the use of porous materials, water retention and infiltration areas, or other means that meet District development standards.

24. Structured (in-building) parking is permitted but it must incorporate well-designed architectural elements or storefronts on facades that face the street or other buildings.
25. Provision for public transit service, including bus stops and pull-outs, will be included with development plans where appropriate.

Lighting

26. All exterior building, exterior corridor, and site lighting fixtures (including those in parking areas, but excluding dwelling unit balcony and patio lighting) should:
 - produce illumination levels in accordance with current engineering practices and standards;
 - minimize illumination of adjacent properties;
 - consist of full cut off / flat lens pole lighting or fully shielded wall lighting; and
 - be arranged so rays of light are directed upon the parking, walking, loading, or corridor areas and not upon adjacent land or streets.
27. Solar powered lighting is encouraged.

Green Buildings

28. Achieving energy use and greenhouse gas emission benchmarks through the use of architecture, design, and construction materials based on Leadership in Energy and Environmental Design (LEED), Built Green™, Passive House principles and standards, or other recognized systems, is encouraged.
29. Buildings and exterior elements such as windows should be sited, designed, and landscaped to take advantage of passive solar exposure in wintertime and reduce sun penetration in summer.
30. Incorporation of solar panels as a supplementary or alternative energy and geothermal heating are encouraged.
31. The use of on-site renewable energy generation systems to supply electricity, heating, and cooling energy to buildings and other structures, water pumps, sewage pumps, and/or charging stations for electric vehicles is strongly encouraged.

11.10.4 | Guidelines Applicable to Residential Development

32. Limited areas of three- to four-storey apartments or seniors housing shall be located within walking distance (300 metres) of established commercial services in the Village Primary Commercial Core. Under-building parking shall be required for three- to four-storey buildings, and strongly encouraged for two-storey buildings. All other multi-unit housing should be a mix of one- and two-storey heights.
33. Orient buildings and pedestrian entries to face winding, narrow streets.
34. At the site periphery, provide native wooded buffers, or manicured streetscape, trees, and articulated perimeter screening rather than blank fences or hedges.
35. Multi-unit housing developments will be designed in such a way as to ensure ample open space and pedestrian pathway systems that connect to create continuity in a trail system. Shared amenities such as courtyards and community gardens are strongly encouraged.
36. Bends or angles in building plan form are encouraged to break up long facades and to form courtyards or plaza spaces between buildings.
37. Building and site architecture should be highly articulated and detailed in rooflines, facades, ground floor, and site elements. Coordinate materials, forms, and design character between buildings and site elements like screens, fences, signage, and lighting to be complementary with adjacent uses.
38. Multi-unit housing developments will be designed in such a way as to facilitate recycling collection and composting, and shall include bicycle storage facilities.
39. District energy or heating systems are encouraged where viable.



Provide wooded backdrop and winding narrow streets.



Provide well-designed and detailed streetscape where wooded buffers are not present.



Avoid unarticulated streetscape that turns its back on the street.

Attachment 4 - Village Form and Character guidelines



Building articulation includes sloped and complex roof lines; steps in building height (e.g., three-storeys to four-storeys); turns in building plan to form courtyards or plazas; articulated facades (many ins and outs) including gables, bay, or box windows, recesses, and balconies; and ground floor articulation coordinated with building design including porches, screens, gates, entrance features, signage, and lighting.



Where buildings include garages, ensure it is the residence and landscape that dominates the streetscape, rather than the garage door.

Avoid large double garage doors, using one (or two separated) single doors.

Orient the garage door perpendicular to the street where possible.



Avoid boxy, unarticulated buildings without varied roof or facades



Avoid wide garage doors and driveways that dominate



Avoid long straight streets, excess pavement, regimented buildings