16.9 Intensive Residential Development Permit Area No. 8

Note: This DPA replaces the former DPAs No. 8,9,10, and 11 which were originally found in the Upper Gibsons Neighbourhood Plan and the Gospel Rock Neighbourhood Plan. It also includes new design guidelines for Garden Suites.

Purpose

The Intensive Residential Development Permit Area is designated under Section 919.1(1)(e) of the Local Government Act for the purpose of establishing objectives for the form and character of intensive residential development.

Area

The Intensive Residential Development Permit Area is shown as Development Permit Area No. 8 on Schedule E.

Justification

The Gibsons Official Community Plan is founded upon the Smart Plan philosophy. The residential objectives of the OCP include "recognize the varied housing needs and preferences within the community, and allow for a mix of housing types suitable for the changing population" and "ensure the most effective use of Gibsons' limited land base by supporting higher densities in appropriate locations."

The Upper Gibsons Neighbourhood Plan and the Gospel Rock Neighbourhood Plan encourage housing that is accessible to a broad cross-section of society, and is adaptable to the changing demographics and lifestyles of the Town's residents. Intensive residential development will assist in providing the community with a variety of housing options.

"Intensive residential" development includes the following types of development:

- *"Cluster Development", subdivision and / or construction of residential development in areas where the Zoning Bylaw (in the RCL zone and possible future other zones) allows for multiple dwelling units in a single-detached form on larger lots (typically 1000 m^2 and up).*
- *"Small Lot Development" (referenced as "Cottage Residential" in the neighbourhood plans), subdivisions that create residential lots that are smaller than 500 m^2 (for example in the Zoning Bylaw's RC, R-3 and R-5 zones or possible future other zone).*
- *"Garden Suites", construction of detached dwelling units in conjunction with a principle residential building, allowed in areas outlined in the Zoning Bylaw (in the RLL, RCL, R-1, R-2 and R-3 zones, and possible future other zones).*

The objectives of this Development Permit Area designation are to:

- *Ensure that intensive residential development fits with the character of the Town and its neighbourhoods.*
- *Provide for high quality, liveable forms of housing and provide residents with high quality affordable housing options.*

Application

A Development Permit for "Intensive Residential" development will be required for the following anywhere with DPA No. 8:

- *Subdivision and construction of "Cluster Residential" development*

- *Subdivision for "Small Lot Development" and "Cottage Residential" including development of a set of guidelines applicable to future construction of buildings within the subdivision*
- *Construction of "Garden Suites"*

Development permit applications will be evaluated considering the degree to which an application is in accordance with the following guidelines:

Guidelines

Guidelines for subdivision including cluster lots and / or small lots

- *Building lots and streets / lanes should be subdivided so as to retain existing trees, vegetation, and other important natural features.*
- *The subdivision design should consider the effects of climate and solar orientation of building envelopes to maximize energy efficiency and solar access.*
- *All lots should have direct access to the larger pedestrian circulation system via park corridors, pathways, and/or sidewalks.*
- *The use of cul-de-sacs should be avoided.*
- *For cluster lots access from both a street and a lane is required, and vehicular access from the street is generally not permitted.*
- *Retain the existing natural landscape to the extent possible, especially where it can function as a buffer between adjacent properties. Retain a minimum 30% of tree cover in the subdivision area where possible. Design the subdivision to minimize unnecessary grading especially in areas of mature trees.*
- *Development should provide a variety of housing types and sizes to address the needs of seniors, young families, and empty nesters.*

For subdivisions in the Upper Gibsons Neighbourhood Area:

- *Street and yard trees are encouraged wherever possible and should be appropriately sourced to ensure design consistency and be regularly spaced to provide adequate shade in summer and solar gain in winter. Species shall be selected that are non-intrusive and damaging to adjacent pavements and underground servicing.*
- *Prior to land clearing, a tree survey is to be conducted by the developer to inventory the size and type of all trees 300 mm in diameter and larger. Such inventory and a tree retention plan is to be submitted to the Town as part of the development application.*
- *Retain all trees 300 mm or larger in caliper, where an arborist certifies that the trees are likely to survive construction of civil works and changes to the drainage patterns, otherwise provide compensation planting at a rate of 2:1 with trees minimum 50 mm in calliper of an approved species.*
- *In re-vegetation areas, low water demand trees, shrubs, and garden beds are encouraged over sod.*
- *As part of the development application design drawing set, a geotechnical report, prepared by a registered professional, shall be provided to the Town indicating the pre-development thickness of topsoil and the elevation of the underlying confining layer across the site. The results of this investigation are to be incorporated into the proposed lot grading and site restoration design, demonstrating that the minimum topsoil thickness is being provided in the design.*

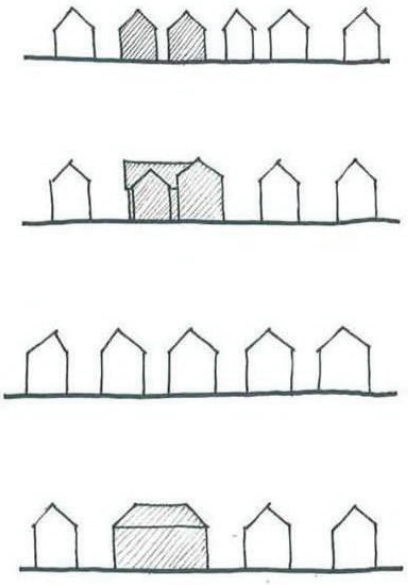
Guidelines for construction on cluster lots

General Form and Character

- *Development should promote a small town character by encouraging architecture, landscape design and environmental settings that respect the surrounding context.*
- *Local and natural building materials such as timber and stone should be used in combination with limited amounts of glass, concrete or metal.*
- *The use of natural colours is encouraged, and the use of a variety of complementary colours as accents is also encouraged to promote visual interest.*
- *Vary unit designs, materials and/or colours to distinguish individual dwelling units in the development. No two adjacent dwellings should be alike.*
- *Multiple dwelling units should be built on each cluster lot. These may take the form of principal dwellings with additional dwelling units such as secondary suites, and Garden Suites; duplexes, triplexes, or fourplexes; or some combination of these forms.*
- *If the maximum density is not achieved, buildings should be sited to allow for the future development of additional dwelling units such that a density of approximately 16 units per acre could be achieved over the long term. The proponent must submit a conceptual plan showing how multiple dwelling units could be accommodated on each lot. The conceptual plan should show future servicing and access plans.*
- *Reflect an environmentally-friendly ("green") image through the design and exterior features of the development. This image may be achieved in such ways as:*
    - *sites and roadways sited to retain existing trees, vegetation, and other important natural features*
    - *incorporation of visible "green" landscaping features such as rain gardens and infiltration trenches*
    - *incorporation of visible "green" building features and materials such as skylights, rain barrels, local wood and stone, green walls and roofs, rain gardens, solar panels, recycled exterior materials, exterior elements for window shading*
- *Design lighting to minimize light spill, glare and sky glow by using non-glare full cutoff fixtures.*

Building Massing and Street Rhythm

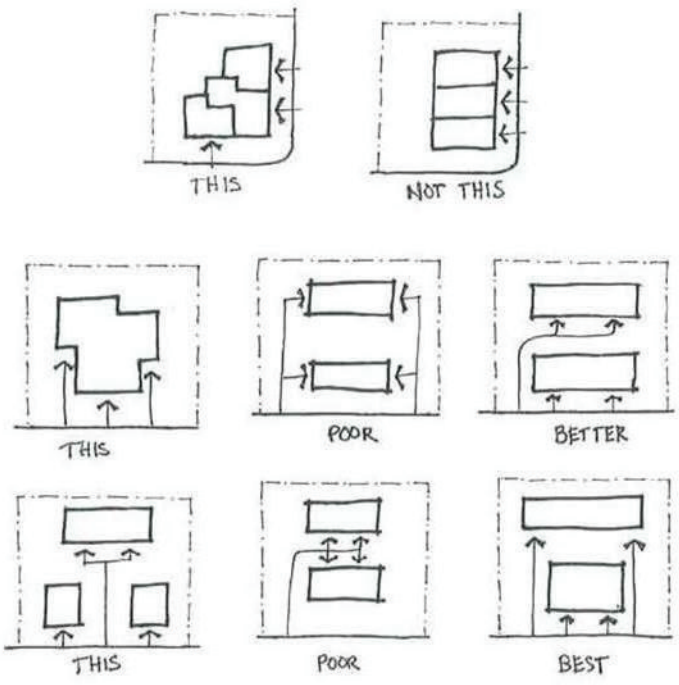
To achieve harmonious integration with surroundings, development should be sensitive to the scale, mass, and form of adjacent buildings.



- *Vary the exterior design of buildings facing a street or lane from those of similar buildings across the street and on adjacent properties, so that front elevation designs have significant variations in the disposition and articulation of design features.*
- *Mirroring nearby front elevation design alone is not an adequate variation.*

Relationship to the Street

- *The principal building should be oriented to the street and should be designed to encourage natural surveillance of the street; on corner lots, orientation should be towards both streets.*
- *A covered porch or veranda at the street entrance of the unit is encouraged.*
- *Residential buildings positioned at the rear of the property should have a clear and obvious approach from the street or lane.*
- *Avoid long continuous façade frontage and respect the rhythm of the existing streetscape.*
- *Developments should create an incremental rhythm complementary to nearby residential areas by visually breaking massing of larger buildings into smaller individual components to express strong unit identity and to relate to the characteristic frontage of buildings in the area, as shown below.*
- *Secondary buildings should complement the scale, mass, built form and character of the principal building.*
- *Buildings containing more than 4 units should generally be avoided, taking the form of two or more separate buildings where more than 4 units are proposed.*
- *Use separations, transitions, changes in plan and the inclusion of elements such as bay windows, dormers, porches and cross gables to help mitigate the visual quality of long buildings.*
- *Roof pitches of at least 6 in 12 are encouraged.*
- *Provide a clearly identifiable door onto the street and public open spaces.*

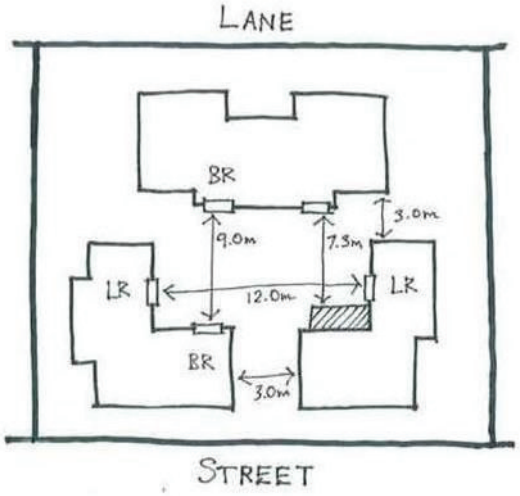


Relationship to the Lane

- *Provide a clearly identifiable "front" door onto the lane for dwelling units adjacent to the lane at the rear of the parcel.*
- *A "transparent" interface between the lot and the lane is encouraged, and may be achieved through a balcony or windows over-looking the lane, a porch next to the lane, or other similar means.*
- *Areas of the lot adjacent to the lane that are not required for access to parking should be landscaped. The inclusion of trees in these areas is encouraged where practical.*
- *Consider the use of low (less than 1.2 m) fencing and screening along the lane, to encourage interaction between the lane and nearby semi-private open space.*

Relationship Between Buildings

- *Provide a clear distinction between private and public open space.*
- *Dwelling units should be arranged on site to facilitate social interaction, build a sense of community, and create neighbour-to-neighbour surveillance. This can be accomplished as shown below, by:*
    - *ensuring various building entrances face each other and/or open on to open spaces common to all units*
    - *providing for surveillance of open spaces common to all units from active living areas within each unit*
    - *and/or providing patios, porches, or verandas adjacent to common areas*
- *Minimize the potential for overlook to neighbouring windows and private spaces.*
- *Minimum building separations between units on the same site are preferred, as follows and as shown below:*
    - *between side walls of buildings containing a small amount of window area: 3 m*
    - *between portions of walls containing windows looking onto active indoor living spaces such as living and dining rooms and kitchens: 12 m*
    - *between portions of walls containing windows into other habitable rooms: 9 m*
    - *preferred distances in cases (2) and (3) are reduced to 7.3 m to portions of walls containing non-habitable space*



Solar Orientation

- *Building orientation and massing should ensure that a majority of primary living spaces receive direct sunlight for the daylight hours at equinox.*
- *Where possible, buildings should not be located in positions that will result in substantial shading of the private open space of adjacent units.*

Other

- *Carefully provide for areas for garbage and recycling collection and storage, taking into account visual screening and security from animal scavengers.*
- *Provide a yard or roof terrace for each unit to create usable private open space, in a highly accessible location. Failing this, a large balcony for each unit should be provided. This open space should be partially screened to provide privacy from neighbours.*
- *Provide a variety of views, ensuring that distant and close-up views of outdoor spaces are provided wherever possible.*

Parking and Access

- *A walking path providing direct access to the principal dwelling unit should be clearly visible from the street.*
- *All buildings should be sited to provide for safe fire access to all units.*
- *All parking spaces should access the site via a single, shared driveway and/or directly from a public lane.*
- *Parking pads and garages should be located to the rear or side of the dwelling unit(s) wherever possible, and always where there is access from a rear lane.*
- *Vehicular access from the street is strongly discouraged unless a property is not served by a lane or is subject to prohibitively steep grades.*

Screening and Landscaping

- *A landscape plan is required that includes the following:*
    - *location, type and size (canopy diameter and trunk diameter at breast height) of all existing trees on the lot and within 5 metres of the lot boundary*
    - *a lot grading plan*
    - *trees that are proposed for retention or removal*
    - *the location, size and species of replacement trees*
    - *proposed garden beds, sodded areas, gravel areas, patios, pathways, driveways, fences, trellises and any other proposed landscape features*
    - *the location, area and percentage of lot area covered by impermeable surfaces*
- *Retain the existing natural landscape to the extent possible, especially where it can function as a buffer between adjacent properties. Trees in open spaces are encouraged wherever possible, and should be appropriately sourced and spaced to ensure consistency between building features, yard landscaping, and street trees and street furniture. Species should be selected that are non-intrusive, native compatible and minimize damage to adjacent pavements and underground servicing.*
- *Plant deciduous trees and shrubs to shade buildings in summer yet allow for solar gain in the winter.*
- *Avoid the use of fencing or continuous buffers of vegetation higher than 1.2 m fronting the primary dwelling unit.*
- *Provide a landscape screen for garages and parking pads that are visible from the street.*

- *Consider providing dedicated areas and small shared facilities for children, particularly in developments comprising of more than 4 units. Where provided, these should be visible from active living areas in housing units.*

Guidelines for future construction in small lot (cottage) subdivisions

Before subdivision or re-zoning for the purposes of small lot or cottage subdivision is approved, developers will be required to provide a set of guidelines that will be included in the Development Permit in order to provide guidance for the future construction of all residential buildings on small lots. The guidelines shall address the following:

General Form and Character

- *Development should fit with the small town character of Gibsons by demonstrating architecture, landscape design and site design that respects the surrounding context.*
- *Local and natural building materials such as timber and stone are preferred for external cladding. Glass, metal and concrete may be used in smaller quantities. The use of vinyl and other plastic siding is discouraged.*
- *Reflect an environmentally friendly ("green") image through the design and exterior features of the development. This image may be achieved in such ways as:*
    - *buildings and driveways should be sited to retain existing trees, vegetation, and other important natural features where possible*
    - *incorporation of visible "green" landscaping features such as rain gardens and infiltration trenches*
    - *incorporation of visible "green" building features and materials such as skylights, rain barrels, local wood and stone, green walls and roofs, rain gardens, solar panels, recycled exterior materials, exterior elements for window shading*
    - *incorporation of permeable pavement or wheel strips for parking spaces to reduce the visual and environmental impact of driveways*
- *Vary unit designs, materials and/or colours to distinguish individual dwelling units in the development. No two adjacent dwellings should be alike.*
- *The use of natural colours is encouraged, and the use of a variety of complementary colours as accents is also encouraged to promote visual interest.*
- *Design lighting to minimize light spill, glare and sky glow by using non-glare full cutoff fixtures.*

Building Massing and Street Rhythm

To achieve harmonious integration with surroundings, development should be sensitive to the scale, mass, and form of adjacent buildings.

- *Vary the exterior design of buildings facing a street or lane from those of similar buildings across the street and on adjacent properties so that front elevation designs have significant variations in the disposition and articulation of design features.*
- *Mirroring nearby front elevation design alone is not an adequate variation.*

Relationship to the Street

- *Buildings should be oriented to the street and should be designed to encourage natural surveillance of the street; on corner lots, orientation should be towards both streets.*
- *A covered porch or veranda at the street entrance of the unit is encouraged.*

- *Roof pitches of at least 6 in 12 are encouraged.*
- *Provide a clearly identifiable door onto the street and public open spaces.*

Solar Orientation

- *Building orientation and massing should ensure that a majority of primary living spaces receive direct sunlight for the daylight hours at equinox.*
- *Where possible, buildings should not be located in positions that will result in substantial shading of the private open space of adjacent units.*

Guidelines for construction of Garden Suites

General Form and Character

- *Development should fit with the small town character of Gibsons by demonstrating architecture, landscape design and site design that respects the surrounding context.*
- *Local and natural building materials such as timber and stone are preferred. The use of vinyl siding is discouraged.*
- *The use of natural colours is encouraged, and the use of a variety of complementary colours as accents is also encouraged to promote visual interest.*
- *Vary materials and/or colours to distinguish individual dwelling units on the property to reflect an environmentally friendly ("green") image through the design and exterior features of the development. This image may be achieved in such ways as:*
    - *buildings and driveways should be sited to retain existing trees, vegetation, and other important natural features where possible*
    - *incorporation of visible "green" landscaping features such as rain gardens and infiltration trenches*
    - *incorporation of visible "green" building features and materials such as skylights, rain barrels, local wood and stone, green walls and roofs, rain gardens, solar panels, recycled exterior materials, exterior elements for window shading*
    - *incorporation of permeable pavement or wheel strips for parking spaces to reduce the visual and environmental impact of driveways*
- *Design lighting to minimize light spill, glare and sky glow by using non-glare full cutoff fixtures.*

Building Massing and Street Rhythm

- *To achieve harmonious integration with surroundings, Garden Suites should be sensitive to scale, mass and form of adjacent buildings.*
- *Garden Suites should be smaller than and complement the scale, mass, built form and character of the principle dwelling unit as well as the neighbourhood.*
- *Roof ridges should be orientated roughly in the same direction as the slope allowing for overlook and views from uphill properties should be taken into consideration.*

Relationship to the Street or Lane

- *Garden Suites positioned at the rear of the property should have a clear and obvious approach from the street or lane.*
- *Provide a clearly identifiable door to the street or lane and public open space.*

Relationship Between Buildings

- *Garden Suites should be screened from the principle building to create privacy between the two buildings.*
- *Windows and balconies should be placed to reduce overlook.*

Solar Orientation

- *Building orientation and massing should ensure that a majority of primary living space receives direct sunlight and therefore is positioned to face towards the South, East or West.*
- *Garden Suites should be positioned and scaled to minimize the impact of shadows on adjacent developed properties.*

Parking and Access

- *All buildings should be sited to provide for safe fire access to all dwellings on site from the front yard of the lot.*
- *Parking should not dominate the proposed Garden Suite.*
- *If the parking space for the Garden Suite is not enclosed in the building, permeable pavement or wheel strips should be used, to minimize additional impermeable surfaces.*

Screening and Landscaping

- *Retain the existing landscaping to the extent possible, especially where it can function as a buffer between adjacent properties.*
- *A usable private open space should be provided for the Garden Suite, either at grade or on a balcony. If on a balcony, this open space should be no less than 5ft deep and no less than 50 ft^2. If at grade, the open space should be no less than 100 ft^2.*
- *Vehicle access should be screened from the view of neighbouring properties.*
- *A landscaping plan is required showing how the site is landscaped and screened with the goal of ensuring privacy for the Garden Suite and adjacent properties.*

Other

- *The location of extra garbage and recycling should be taken into consideration, and should be sited away from the primary entrance of both the principle building and the Garden Suite, and should be screened from public views.*