

16.8 Live / Work Development Permit Area No. 7

Purpose

The Live/Work Development Permit Area is designated under Section 919.1(1)(f) of the *Local Government Act* for the purpose of establishing objectives for the form and character of commercial, industrial or multi-unit residential development.

Area

The Live/Work Development Permit Area is shown as Development Permit Area No. 7 on Schedule E.

Justification

One of the objectives of the OCP is to encourage housing that is accessible to a cross-section of society, and is adaptable to the changing demographics and life-styles of the Town's residents. The Live/Work land use designation is an innovative land use concept that incorporates housing quarters with small business units.

The objective of this designation is to ensure that Live/Work development respects the existing form and character of the Town, is compatible with adjacent land uses, and provides residents with high-quality housing in combination with commercial space.

Guidelines

Development permits issued in DPA No. 7 shall be in accordance with the following guidelines:

- *Form & Character Development should promote a small town character by encouraging architecture, landscape design and environmental settings that respect the surrounding context.*
- *To achieve harmonious integration with surroundings, development should be sensitive to the scale, mass, and form of adjacent buildings.*
- *Local and natural building materials such as timber and stone, or alternatively metal siding or concrete, or a mix of these preferred materials, should be used. The use of natural colours is also encouraged.*
- *A variety of building materials and colours should be used to promote visual variety.*
- *Buildings should be oriented to maximize solar exposure while minimizing shadow impacts on adjacent buildings and common areas.*
- *Development should make use of green infrastructure such as green building materials, thermal insulation, and green roofs, where possible.*
- *Design lighting to minimize light spill, glare and sky glow by using non-glare full cutoff fixtures.*

Screening and Landscaping

The following guidelines respecting screening and landscaping shall apply:

- *Buildings and roadways should be sited to retain existing trees, vegetation, and other important natural features to reinforce a "green" image and provide a natural and visual amenity.*
- *If land that is designated for green space has been previously cleared, this land should be replanted with native trees and shrubs to provide a continuous buffer against adjacent properties.*
- *A minimum 30% tree cover on each lot should be retained where possible.*

- *Street and yard trees are encouraged wherever possible and should be appropriately sourced to ensure design consistency and regularly spaced to provide adequate shade in summer and solar gain in winter. Species should be selected that are non-intrusive and damaging to adjacent pavements and underground servicing.*
- *The use of solid fencing or continuous buffers of vegetation fronting the primary dwelling unit should be avoided.*
- *Landscaping should be provided for garages and parking pads that are visible from the street.*

Parking and Access

The following guidelines respecting parking and access shall apply:

- *A walking path providing direct access to the building should be clearly visible from the street.*
- *All lots should have direct access to the larger pedestrian circulation system via park corridors, pathways, and/or sidewalks.*
- *All lots should be designed for safe fire access.*
- *The use of cul-de-sacs should be avoided.*
- *Parking pads and garages should be located to the rear or side of the building wherever possible.*