

# Multi-Unit Residential Development Permit Area



### 3. MULTI-UNIT RESIDENTIAL DEVELOPMENT PERMIT AREA (MUR)

#### 1. Purpose

The Multi-Unit Residential Development Permit Area is designated under Section 488(1)(f) of the LGA to guide the form and character of multi-unit development. The intent of this area is to ensure that a high standard of design, landscaping, and building form is implemented for all multi-unit residential development, integrates effectively with existing and planned development, and positively contributes to the surrounding streetscape.

#### 2. Area

This DPA applies to lands designated Medium-Density Residential and High-Density Residential, not including multiplexes, and includes Civic Institutional lands only when residential development is proposed or situated on the lands, as shown on *Map C-4*.

#### 3. Justification

The design guidelines are aimed at ensuring that new development is appropriate to its surroundings and is compatible with surrounding uses or neighbourhood character. The Development Permit guidelines are also intended to ensure that multi-unit residential development is attractive for future residents.

#### 1. Guidelines

##### 1. Public Realm

1. Building design and configurations should provide a variety of textures and details to create visual interest and activate the streetscape.
2. Multi-unit residential developments must be designed to reinforce a human-scale residential character and avoid the appearance of large, massed buildings with:
  - a. Articulated façades that incorporate a variety of building volumes, including horizontal and vertical modulation, projections, and recesses, and;
  - b. Design elements that break down the overall massing into smaller, visually distinct components, clusters, or courtyards.

3. Ground-oriented residences should include well-defined and welcoming entries at the street edge with direct access to the larger pedestrian circulation system via pathways and / or sidewalks (*Image 3*).



*Image 3. Ground-Oriented Multi-Unit Residential Development.*

4. Indoor and outdoor living spaces should be oriented to best utilize natural light, southern exposure, and views of adjacent natural features, which may require increased setbacks or terracing of buildings.

5. Building design should maximize opportunities to create open spaces and networks including play areas for children, green spaces, and common areas.

6. Provide direct access to a private outdoor space, patio, balcony, or upper-level terrace for each dwelling unit, where possible.

7. Incorporate landscape design and tree planting to buffer multi-unit development from neighbouring uses.

8. Buildings shall be sited and designed to preserve key public views of the ocean, Mount Elphinstone, and the Coast Mountains, and provide view corridors between buildings or through varied rooflines in larger developments.

## **2. Building Form and Design**

1. New and renovated developments should create visual interest by providing variations in building height and massing.

2. Create variations in texture, design, and visual interest in buildings. Include elements such as:

- a. Window bays,
- b. Dormers,
- c. Porches, and
- d. Cross gables.

3. Offset and modulate wall lines along the building elevation to allow smaller building sections to stand out. The overall building footprints on the site shall be modulated to avoid monotony and repetition and to avoid wall-like massing.

4. A graded transition in building height is recommended to ensure adjacent properties are not confronted with a blank wall. Additional setbacks may also be required to achieve this transition.
5. Developments on sloped properties should be terraced with the natural slope of the land and should avoid the use of high [over 1.2 m (4 feet)] retaining walls.

6. Longer frontages of townhomes will articulate “clusters” of not more than three homes in order to avoid repetitive forms (*Image 4*).



*Image 4. Source: City of Burnaby Housing Design Standards.*

7. In Gospel Rock, the highest density residential and commercial development shall be concentrated in and around the neighbourhood’s community focal point at the southwest corner of Chaster Road and Shaw Road, which consists of commercial and community gathering spaces with park space in the central portion of the neighbourhood.

8. Organize new neighbourhoods around an internal pattern of streets and public pathways to promote pedestrian mobility, cycling, and public transportation use.

### 3. Parking

1. Parking should be located at the rear of the building or in an enclosed parking garage.
2. Low, dense screening of street fronting stalls is required. This can be achieved using landscape materials or a combination of landscape features which run the length of the parking area.
3. Parking should not visually dominate development. Parking areas should be integrated into developments by incorporating significant landscaping, coordination of outdoor elements, and linking buildings with parking by distinctively paved walkways.