

CITY OF
PRINCE RUPERT

MULTI-FAMILY AREAS

DEVELOPMENT PERMIT
GUIDELINES



Guidelines

Site Services

1. All on-site services must be underground;
2. On-site storm water management measures must be provided so that post-development hydrology (runoff and infiltration) reflects pre-development hydrology; and
3. Where collection of solid waste is proposed to be centralized, garbage and recycling compounds must be provided in safe and convenient locations and not within a front or exterior side yard.

Building Guidelines

1. Townhouse units must not exceed a maximum of five dwelling units in a building;
2. Buildings over one storey must be massed to reduce the appearance of the height and increase ground floor weight through terracing or tapering of building mass and roof lines;
3. Building design must reflect a residential character. Sloping rooflines and extensive use of gables and dormers are encouraged;
4. To maintain a residential scale, a major break in the building form must be incorporated into the architecture at least every 15 metres;
5. Building character must convey permanence, provide visual interest at the pedestrian level, and avoid monotonous or overbearing character. Visual interest can be achieved by the use of large, robust, unique architectural details to offset otherwise uniform exterior treatments, or through the provision of rich detail in the use of wood planks, cement board planks, brick and stone combined with visually strong trim features;
6. Exterior trim and architectural features must be robust and weather resistant;
7. Where a building is adjacent to or visible from a street, its principal elevation must be oriented to the street and designed in such a manner as to promote a pedestrian-oriented, streetscape including:
 - a. the provision of a strongly articulated, primary pedestrian entrance to each ground level unit or in the case of apartments to each building, accentuated by:
 - i. door design, trim, and hardware;
 - ii. provision of a door window or sidelight;
 - iii. porch, dormer or recessing; and
 - iv. a direct hard surfaced pedestrian pathway to the street. Use of smooth, level non-slip permeable surfacing suitable for use by those with mobility impairment (e.g. walkers, wheelchairs) is also permitted.

- b. significant façade and roof articulation and emphasized by variation in exterior material textures;
 - c. differentiation of the ground level from higher stories and between buildings through variation in articulation, exterior material texture, and architectural details such as trim and window treatment; and
 - d. provision of a primary visual focal point;
8. Buildings adjacent to a street corner must be oriented to both streets and building design should add significance or prominence to the corner by providing visual and primary pedestrian access to the building from the corner;
9. Garage doors visible from an abutting street must be recessed to reduce their visual prominence and provide visual and pedestrian interest through door design, hardware and inclusion of windows;
10. Design must encourage crime prevention by using passive security design elements including:
 - a. Providing adequate pedestrian level lighting for sidewalks, pathways, and parking areas to promote safe evening use;
 - b. Designed and siting buildings to facilitate a high degree of visual surveillance of adjacent streets and onsite, outdoor common areas from unit windows;
 - c. Designing and siting entrances to facilitate a high degree of visual surveillance from unit windows, adjacent streets and internal roads; and
 - d. Locating habitable rooms with windows to face streets, sidewalks, and associated open space to promote informal surveillance though a high level of visual oversight;
11. Buildings must provide visual privacy between units and also between private amenity spaces such as balconies and patios;
12. Buildings with monotonous flush facades, fault rooflines, and a lack of ornament or features, or emphasis or architectural details shall be avoided.
13. Building shapes, sizes, heights and locations shall provide for maximum privacy, view, and sunlight for the development while respecting the view, privacy, and access to sunlight of adjacent residential uses.

Site Design:

1. Walls, fences, berms grade changes or landscaping shall not hazardously obscure the vision of pedestrian or vehicular traffic within the development site or from the street.
2. Landscaping plantings shall generally be hardy and appropriate for their respective purposes, i.e., screening, visual interest, soil stabilization, shade, windbreak, etc.
3. Hard landscaping features shall be durable, decorative and complement building

finishes.

4. Landscaping generally shall be used, in preference to fences and walls, to provide buffers and screens.
5. Site design shall contribute to a sense of neighbourhood identity and security by providing places for social engagement without creating hard barriers to adjacent streets. Site design shall include common-use open spaces that are:
 - a. Attractive and inviting;
 - b. Usable for meetings and recreation;
 - c. Secure, i.e, overlooked by on-site residential units and adjacent users; and
 - d. Landscaped, consisting of some combination of trees, shrubs, hedges, ground cover, lawns or other horticultural elements.
6. One large, isolated, treeless parking area per site shall be avoided in preference for several smaller parking areas separated by landscaping and located in rear and side yards or covered parking spaces in, under, attached or close to dwelling units.
7. Pedestrian access to important on and off-site destinations shall be provided.
8. Loading zones, garbage facilities and on-site parking areas shall be screened and/or located away from public entrances and front of building activity.