

CITY OF PRINCE RUPERT

MULTI-FAMILY HOUSING DEVELOPMENT PERMIT AREA DESIGN GUIDELINES

SCHEDULE “D” TO BYLAW NO. 3286, 2009

Contents:

- 1.0 Introduction)**
- 2.0 Justification) See attached**
- 3.0 Guidelines)**

1.0 Introduction

To ensure building forms, landscaping and environmental protection is carried out to the satisfaction of the City, the City can create Development Permit Areas (DPA), as provided for in the *Local Government Act*. Under the Act, an official community plan may designate development permit areas for one or more of the following purposes:

- a) protection of the natural environment, its ecosystems and biological diversity;
- b) protection of development from hazardous conditions;
- c) protection of farming;
- d) revitalization of an area in which a commercial use is permitted;
- e) establishment of objectives for the form and character of intensive residential development;
- f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development.

For the designated areas, the OCP (or QLCP) must describe the special conditions or objectives that justify the designation, and specify guidelines respecting the manner by which the special conditions or objectives will be addressed.

While the Prince Rupert QLCP is designed to define where the City will establish DPA, the actual guidelines with respect to how the special conditions or objectives will be addressed will be contained in the Zoning Bylaw, allowing all detailed land use regulations and DPA requirements to be contained within one overall land use bylaw.

2.0 Justification

All properties to be zoned and developed for multiple family housing (townhouses and apartments where the site or building contains five or more units) have been placed in the Multi-Family Housing Development Permit Area. Applicants within this designation shall include provision for landscaping, building form, and parking lay-out. Particular attention is to be given to:

- I. Screening of surface parking area
- II. Building orientation to take advantage of views
- III. Interesting architectural treatment of building facades

3.0 Guidelines

- 3.1 Build façade design shall employ emphasis, ornamentation, projections and recesses, fenestration, building articulation, lighting, and other architectural details and features to complement building form and proportion, create interest, and reduce apparent mass.
- 3.2 Access to developments shall not be excessive in number and shall be located on public roads in prominent locations away from areas of potential traffic conflict.
- 3.3 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.
- 3.4 Site and building design shall not provide places of concealment next to pedestrian routes or situations that create opportunities for crime.
- 3.5 Landscaping plantings shall generally be hardy and appropriate for their respective purposes, i.e., screening, visual interest, soil stabilization, shade, windbreak, etc.
- 3.6 Hard landscaping features shall be durable, decorative and complement building finishes.
- 3.7 Landscaping generally shall be used, in preference to fences and walls, to provide buffers and screens.
- 3.8 Site and building design shall contribute to a sense of neighbourhood identity and security without creating hard barriers to adjacent streets.
- 3.9 Buildings with monotonous flush facades, fault rooflines, and a lack of ornament or features, or emphasis or architectural details shall be avoided.
- 3.10 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.
- 3.11 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.
- 3.12 Site design shall include secure, attractive and usable private open space both landscaped and non-landscaped (e.g. patio).
- 3.13 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.
- 3.14 Multi-Family Residential sites shall provide a landscaped buffer consisting of some combination of trees, shrubs, hedges, ground cover, lawns or other horticultural elements, between adjacent dissimilar uses, sidewalks, and abutting highways.
- 3.15 Pedestrian access to important on-site and and off-site destinations shall be provided.
- 3.16 Loading zones, garbage facilities and on-site parking areas shall be screened and/or located away from public entrances and front of building activity.