JOYCE STATION AREA
GUIDELINES FOR CD-1
BY-LAW NO. 6323

ORMIDALE STREET AND VANNESS AVENUE SITE

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NOTE: The guidelines in this document are organized under standardized headings. As a consequence, there are gaps in the numbering sequence where no guidelines apply under a standardized heading.
1 Application and Intent

These guidelines should be used in conjunction with the CD-1 By-law for multiple residential developments on the Ormidale Street and Vanness Avenue site, zoned CD-1 (Figure 1). The guidelines will be used by City staff in the evaluation of projects. Applicants should also refer to Chapter 4: New Residential Development Opportunities and Chapter 9: Implementation and Joyce Urban Design Principles in the Joyce Station Area Plan.

The ALRT redevelopment sites are mainly located in established single-family neighbourhoods. Most sites are also adjacent to and physically impacted by the ALRT system or busy arterial streets. The major guideline objectives are:

(a) To ensure that new development is compatible with the physical character of the neighbourhood;
(b) To achieve residential liveability by dealing with the impacts of the ALRT system and arterial streets; and
(c) To achieve high quality development that assists in establishing a stronger neighbourhood character and image.

It may not always be possible to achieve all the guideline objectives outlined in this document. On each site trade offs will be considered to achieve the major guideline objectives.

The intent in developing the Ormidale Street and Vanness Avenue site is to permit low-rise apartment developments scaled to fit into the adjacent single-family area.
2 General Design Considerations

2.1 Site Context

The site is located in a stable residential area with single-family homes located to the west. The site fronts on Ormidale Street and another CD-1 zoned residential site is located to the east along Boundary Road.

Although there are few prominent design elements in the surrounding neighbourhood, there is potential for emphasizing the positive characteristics to create a more identifiable community. Elements that establish character include topography, view, landscaping, building scale and building features such as roof types, windows, entrances and finishing materials.

Objective:
New development should respond positively to the site context and the existing scale and character of the surrounding neighbourhood.

This can be achieved by:

(a) Being compatible with the scale and character of the adjacent single-family housing and potential high-rise development to the east.
(b) Helping establish a stronger neighbourhood character and image.

2.4 View

Views are a major amenity in residential development. Good views of the northshore mountains are possible from the north portion of the site. New development which takes advantage of this view opportunity must also respect views from properties to the south.

Objective:
New development should take advantage of any potential views without unduly compromising existing views enjoyed by nearby properties.

This can be achieved by:

(a) Stepping the building down the hill to the north.
(b) Articulating and providing breaks in roof lines to open up views.

2.6 Light and Ventilation

Adequate natural light and ventilation are necessary for residential liveability. Below grade units and their private outdoor spaces do not receive adequate light.

Objective:
New development should provide adequate natural light and ventilation to all dwelling units.

This can be achieved by:

(a) Maximizing the number of exterior walls with windows for each dwelling unit.
(b) Locating dwelling units at or above grade only.
(c) Minimizing the impact of building massing on present light levels enjoyed by adjacent properties.

2.9 Privacy

New development that is higher than adjacent buildings could create privacy problems. However, sensitive site and dwelling unit planning can reduce overlook problems from high-rise development to the east and minimize loss of privacy on adjacent sites.

Objective:
New development should respect existing levels of privacy.

This can be achieved by:
(a) Using building massing and landscaping to limit views from the adjacent high rise developments into new development.
(b) Designing and landscaping new development to ensure that the privacy of adjacent sites is not unduly compromised.
(c) Ensuring that new development has a high degree of individual unit privacy through careful location and treatment of windows and balconies.

Figure 2. Examples of Building Configuration to Ensure Privacy

2.1 3 Parking
Underground parking should be located below grade limiting any exposed structure. Any exposed structure and surface parking areas should be well screened and suitably treated.

3 Uses
3.1 Multiple Dwelling: Locked In Lot
A locked in lot includes:

(a) A lot left at the end of a block and beside a proposed multiple dwelling; or
(b) A lot left between an existing and proposed multiple dwelling;

and the site area of the lot would be less than that required by the by-law for development of a multiple dwelling.

Before granting approval for a proposed multiple dwelling which would create a locked in lot, the following process is to be followed in trying to avoid the creation of a locked in lot:

(a) The owner(s) of the lot to be locked in is advised, via letter from the Planning Department, of the proposed development on the adjacent property and the effect it would have on future redevelopment of their lot, which would be below the minimum site area required for a multiple dwelling.
(b) The applicant of the proposed multiple dwelling is requested to submit written confirmation of offers to purchase the lot to be locked in. These offers are then sent by the Planning Department to the owner(s) of the lot to be locked in.

(c) If the owner(s) of the lot to be locked in accepts an offer to purchase, written confirmation of this is to be submitted to the Planning Department.

(d) If the owner(s) of the lot to be locked in refuses the offers to purchase, written confirmation of this being supplied by the applicant, but does not object to the proposed development creating their locked in lot, the application may proceed.

(e) If the owner(s) of the lot to be locked in refuses the offer to purchase, written confirmation of this being supplied by the applicant, and objects to the proposed development creating their locked in lot, Planning Department staff are then to meet with the owner(s) and the applicant of the proposed development to seek resolution.

(f) If resolution is not obtained, the Director of Planning is to draw the matter to the attention of Council in presenting the proposed development for approval of the form of development.

4 Guidelines Pertaining to Regulations of the Zoning and Development By-law

4.2 Frontage
The most common building frontage in the neighbourhood is that of a single-family home on a single lot. This sets up a recognizable rhythm of spacing from house to house. New higher density development will be built on larger sites, possibly disrupting this established pattern.

**Objective:**
New development should provide a frontage character which is compatible with existing single-family development. It should also create visual interest and avoid an anonymous box-like image.

This can be achieved by:

(a) Visually breaking facades on multi-lot development into smaller individual components.

(b) Articulating building facades to express individual units.
4.3 Height
The existing character of the surrounding neighbourhood is in part created by the predominant one to two-storey height of single-family development. New development will be higher in order to achieve its maximum density. It should also respond to lower building heights in the surrounding neighbourhood.

**Objective:**
New development should provide a visual transition to the lower height of nearby single-family homes.

This can be achieved by:

(a) Providing variations in height to create visual interest and a transition to adjacent lower scale development.
(b) Reducing the height of new multi-lot development when next to a single-family home.

4.4 Yards
Yards are an important element that create scale and character for an area. Most single-family homes in the neighbourhood have typical front yards of 6.1 to 7.3 metres (20 to 24 feet) and 1.0 metre (3 foot) side yards. Typical rear yards are 7.6 metres (25 feet). Front yards provide a continuous strip of open space on the street edge while rear yards provide private outdoor open space.

**Objective:**
New development should use building setbacks that respect and continue the existing yard rhythm and character of the neighbourhood.

In the case of a multiple dwelling containing four or more units, this can be achieved by:

(a) Providing a 6.1 metre (20 foot) setback along Ormidale Street (Figure 4).
(b) Providing a 6.1 metre (20 foot) setback from the lane, provided however that the Director of Planning may, after consultation with the adjacent property owner, relax this setback or require no setback where he is satisfied that such relaxation allows for improved building design and does not adversely affect an adjacent single-family home.
(c) Providing a minimum 2.1 metre (7 foot) setback from all other site boundaries but increased so that the outer walls are contained within a 135 degree angle extended horizontally and measured inwardly from any and all points on the side property line, provided however the
Director of Planning may, after consultation with the adjacent property owner, relax the setback from the boundary between sites where he is satisfied that such relaxation allows for improved building design and does not adversely affect an adjacent single-family home.

In the case of a multiple dwelling on a locked-in lot, the preceding guidelines shall apply except that a rear yard relaxation will be dependent on the form of multiple development on the adjacent site(s) and side yards need only be a minimum of 10% of the site width to a maximum of 1.53 metres (5 feet).

Figure 5. Suggested Setbacks for the Ormidale Street and Vanness Avenue Site

5 Architectural Components

5.1 Roofs
Roofs can assist in giving an area character and identity and often define the building's use. There are a variety of pitched roof types in the neighbourhood, reflecting a residential character.

Objective:
New development should have roofs that are compatible with the existing neighbourhood character and create visual interest.

This can be achieved by:

(a) Integrating pitched roofs into the overall design to provide residential character. They should strengthen neighbourhood identity, be compatible with adjacent housing and avoid a "tacked-on" look.
(b) Emphasizing entrances and expressing dwelling unit identity by incorporating secondary roofs.
(c) Creating an attractive roofscape as viewed from adjacent high-rise development.
(d) Clustering and screening any mechanical equipment and venting.

5.2 Windows
Windows are an important element in establishing character. Generally windows in the neighbourhood are of the standard residential type. New development provides an opportunity to enhance visual interest and a sense of quality construction through window detailing.

Objective:
New development should use windows that create visual interest and reinforce the residential character of the neighbourhood.
This can be achieved by emphasizing residential character using articulated window types such as bay windows and windows with more detailing and emphasized framing that express unit individuality.

5.3 **Entrances**

Entrances are a key component in a building's design and traditionally are its major focus. Most older houses in the area have highly visible, single street-facing entrances, some at grade and others accessible from a substantial staircase.

**Objective:**
New development should emphasize entrances.

This can be achieved by:

(a) Providing individual grade access to as many dwelling units as possible.
(b) Creating visual interest by the use of porches, staircases, entrance roofs and door detailing.
(c) Locating and designing lobbies to be clearly visible and directly accessible from the street.

5.4 **Balconies**

With an increase in density, balconies will provide needed outdoor space. The design of balconies should consider privacy, useability and integration with the overall design.

**Objective:**
New residential development should provide balconies which are useable and private.

This can be achieved by:

(a) Providing balconies with a minimum depth of 6 feet.
(b) Orienting and screening balconies to ensure a high degree of privacy from other units, adjacent balconies and for private areas of nearby single-family homes.
(c) Screening balconies from the overlook of adjacent high-rise development.
(d) Integrating balconies into the overall building design to avoid a "tacked-on" look.

5.5 **Exterior Walls and Finishes**

Most houses in the neighbourhood are finished in a combination of stucco and wood with some use of brick and stone as trim.

**Objective:**
New development should employ finishing materials that create a strong, attractive and cohesive character.

This can achieved by:

(a) Using a limited number of finishing materials common to the area.
(b) Limiting uninterrupted stucco walls.

7 **Open Space**

Open space is a major element in creating character and liveability in residential areas. Surrounding single-family homes provide open space in their front and rear yards. New development at a higher density will likely provide open space in the form of large communal spaces or patios and balconies.

**Objective:**
New development should provide a variety of open spaces which are useable, easily supervised and compatible with the characteristic open space of the neighbourhood.

This can be achieved by:

(a) Defining open space by the careful siting and massing of buildings rather than it being left over areas resulting from the building design.
(b) Providing alternatives to ground floor open space when site coverage is greater than 50% such as large balconies and roof decks.
(c) Providing private open space directly accessible from each unit in the form of a yard, roof garden or large balcony. Ground level private open space should be defined by screening or landscaping.

(d) Setting back any privacy fencing from the property line to ensure the visual continuity of the open space along the street. Any fencing should be designed to promote casual neighbourhood surveillance from the street by permitting some view of the dwelling unit without sacrificing privacy.

8 Landscaping

Landscaping defines public-private space and creates neighbourhood character. It can also help limit overview from adjacent high-rise development. The predominant form of landscaping in the neighbourhood is simple, formal front yards with ornamental trees and gardens. Some areas have continuous trees which help create a cohesive image for the street. Surface treatment in new development should respond to the variety of uses to which open space will be put. Both hard and soft surfaces should be provided as needed and may include pavers, cobblestones, tile and lawn areas.

Objective:

New landscaping should compliment and enhance the predominant landscaping character of the neighbourhood. It should also help integrate new development into the neighbourhood.

This can be achieved by:

(a) Ensuring that new landscaping is compatible with the existing neighbourhood character.
(b) Providing landscaped balconies, patios and roof decks.
(c) Using landscape treatments adjacent to high-rise development to visually screen new development.
(d) Layering landscaping materials to achieve an appropriate interface along the street (Figure 5).
(e) Providing consistent boulevard trees in agreement with the City Engineer to visually tie the neighbourhood together.
Appendix

Submission Requirements

Applicants should refer to the information required for significant development permit applications contained in the Checklist in Brochure #3: How To... Development Permits, for Major Applications.