

North Delta Development Permit Area For Intensive Residential Development – ND14⁴⁴

Category: “e” establishment of objectives for the form and character of intensive residential development;

Area: **Development Permit Area ND14**
As shown on Map IIC

Justification

The majority of single-family residential neighbourhoods in North Delta were constructed during the 1960s, 70s and 80s. As these neighbourhoods age, some of the older homes have been coming up for redevelopment. In many instances, smaller homes are being demolished and replaced by higher density homes (in terms of additional square footage or units per hectare).

The objective of the Development Permit Area is to encourage single-family residential development that fits in with the existing houses and that complements or enhances the neighbourhood. New single-family development that is denser than what exists on the lot (either in terms of additional floor space or more units per hectare) is considered intensive residential development.

The following guidelines illustrate the general approach to be taken to achieve the goal of encouraging more intensive single-family residential development that compliments or enhances the neighbourhood,

Objectives And Guidelines

1. Design

Objective:

Complement neighbourhood character with appropriate building design and use of materials.⁴³

1.1 Front and Side Elevations

- (a) break up the front elevation through the use of projections or recessions (e.g. bay windows or porches on the front);
- (b) avoid blank walls (breakup walls with windows, doors, setbacks, etc.);
- (c) taller wall elements should incorporate openings, setbacks or use of materials to add variation.

1.2 Front Entranceways

- (a) design the front entranceway to enhance, not dominate, the streetscape;
- (b) limit the height of front entranceways to 1 or 1 1/2 storeys.

1.3 Garages

- (a) design the garage to fit in with the design of the house, and also to enhance, not dominate the streetscape;
- (b) minimize front projections of garages.

1.4 Materials

- (a) use a mix of materials that are complimentary to houses on the same block frontage;
- (b) use accent materials on the front elevation;
- (c) use roof colours that complement the house.

1.5 Rooflines

- (a) break up extensive roof areas with a variety of roof levels, gables or dormers.

1.6 Windows

- (a) use a variety of window styles that complement the architecture of the house and of other houses on the same block frontage.

2. Massing and Setbacks

Objective:

Encourage shape, scale and siting of new homes to be compatible with existing homes in the neighbourhood. ⁴³

2.1 Back Yard Privacy

- (a) loss of privacy and sunlight of the neighbouring back yard should be minimized (e.g. 1. when the new house is deeper than the neighbouring house, recess part of the building at the back , 2. pull the mass of the building to the front setback line to reduce mass at the rear;
- (b) rear second storey decks should not overlook neighbouring rear yards.

2.2 Second Storey Setback

- (a) when an adjacent lot has a one or one and a half storey house;
- (b) the bottom of the side roof should be at a comparable height;
- (c) set back the second storey (except for houses on very narrow lots).

3. Landscaping

Objective:

To maintain and enhance the landscaping features in North Delta neighbourhoods.

3.1 Yards

- (a) landscape the front yard with materials that allow rain water to seep in (e.g. use grass, sod, plants, permeable pavers, etc.);
- (b) minimize the amount of paved surfaces;
- (c) minimize the driveway width; use landscaping to enhance the privacy of the side and back yards.

3.2 Trees

- (a) retain healthy trees where they do not directly conflict with the siting of the house;
- (b) provide replacement planting when feasible (e.g. plant two trees for every tree removed).