

# DESIGN GUIDANCE - Traditional Residential Areas

## Victoria West

### Design Guidance for Traditional Residential Areas

The Draft Victoria West Plan provides guidance for the form and character of new development in the neighbourhood. This includes site layout, building design and appearance and landscape. The plan outlines objectives that will be used to create Development Permit Guidelines.

These guidelines will apply to development of two or more units in Traditional Residential areas (the older part of the neighbourhood characterized mostly by houses). New development may include row/townhouses, houseplexes and duplexes.

Currently, development of 3 or more units is guided by the City-wide [Guidelines for: Multi-Unit Residential, Commercial and Industrial](#) which were adopted in 2012. The new guidelines supplement the existing guidelines. Duplex development is reviewed under the [Neighbourliness Guidelines for Duplexes](#). The plan proposes to update these guidelines as a short-term action following adoption of the plan.

### Objectives

1. Support livability and access to outdoor space
2. Achieve street-fronting buildings which present a friendly face to the street
3. Encourage design strategies that delineate private front-yard spaces from the public sidewalk while maintaining visibility of housing units
4. Site buildings in a manner which maintains Vic West's modest front yards, tree-lined streets, and landscaped back yards, with adequate separation between buildings and access to sunlight for living spaces and open spaces
5. Encourage site planning which results in rear yards dominated by landscape and not by parking
6. Mitigate the impacts of surface parking through proper design, landscaping and screening, attractively enclosed parking, and parking reductions where warranted
7. Encourage the conservation and adaptive reuse of homes of heritage merit
8. Where front-accessed parking cannot be avoided, nonetheless present a friendly face to the street, create a green landscaped front yard, accommodate boulevard tree planting, and minimize curb cuts
9. Encourage design and site planning which responds sensitively to topography
10. Provide individual units with useable outdoor open space
11. Support well-designed duplexes whether side-by-side, front-to-back or up-down, with legible front entries and access to useable open spaces for each unit
12. Support site design, soil volumes, location of infrastructure and access which accommodates front yard landscape and boulevard planting of at least medium-sized canopy trees. Boulevards are one of the primary opportunities to maintain and enhance the urban forest in Vic West.