

# DESIGN GUIDANCE - Urban Residential Areas

## Victoria West

### Design Guidance for Urban 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 multi-unit buildings within the Urban Residential Areas (e.g. Esquimalt Road, Skinner Street, Lime Point Area) which are near urban villages, transportation corridors, parks, and other amenities.

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. In the Lime Point area, developments should step down to the waterfront, with lower-scale development (for example, townhouses or heritage conversions) located in the lots facing the waterfront.
2. Underground or enclosed parking is strongly encouraged.
3. Where parking is located in a structure but not underground, avoid blank walls adjacent to the street.
4. Ground-level units are encouraged to contain individual entries and semi-private open spaces (e.g. porches or patios) facing the street, especially along local and collector streets to reinforce the sense of neighbourliness.
5. Development adjacent to lower-density residential uses should sensitively transition through massing, design, setbacks and landscape that minimizes shading and overlook and provides for building separation and privacy.
6. The siting and access of new development should provide opportunities to create sufficient boulevard planting space for at least medium-sized canopy trees.