

WORK-LIVE DESIGN AND PLANNING GUIDELINES

(Adopted by Victoria City Council on November 10, 1999)

WHAT IS WORK-LIVE?

- Work-live: The term Work-live means that the needs of the work component take precedence over the quiet enjoyment expectations of residents, in that there may be noise, odours or other impacts, as well as employees, walk-in trade or sales. The predominant use of a work-live unit is commercial or industrial work activity, and residence is a secondary use.

WHAT PLANNING AND DESIGN CONSIDERATIONS ARE PARTICULARLY IMPORTANT FOR WORK-LIVE?

- Units should be designed to minimize the possibility of residential reversion.
- Work-live owners and tenants need building and design flexibility to make specific improvements suitable to the needs of their business.
- Common spaces and the arrangement of units should be designed to encourage the interaction of residents and workers and the creation of “community”.
- New developments, including renovations with a significant residential component, should provide appropriate work and residential amenities. Work related amenities include: common work facilities such as workshops, loading facilities, lunch room, common access to office equipment. Residential related amenities include: garden/patio space, laundry facilities, children’s play area, exercise room.
- A “good neighbour” relationship between employees and residential activity needs to be maintained.
- Security issues need to be addressed, including separation of live and work for security reasons. Crime Prevention Through Environmental Design Principles should be incorporated in building and unit design, e.g. casual surveillance overlook, clear public/private space layout.
- The negative and disruptive impacts of noise and vibration between suites and elsewhere need to be addressed.
- The differing light and ventilation needs of living and workspace need to be addressed for the safe conduct of both activities.
- Adequate storage, parking, loading, and bicycle facilities need to be provided with a view to possible changes resident and work needs over time.
- Differing utility (electrical, water, telephone, cable, fibre-optic) requirements for residential and work activities need to be addressed.