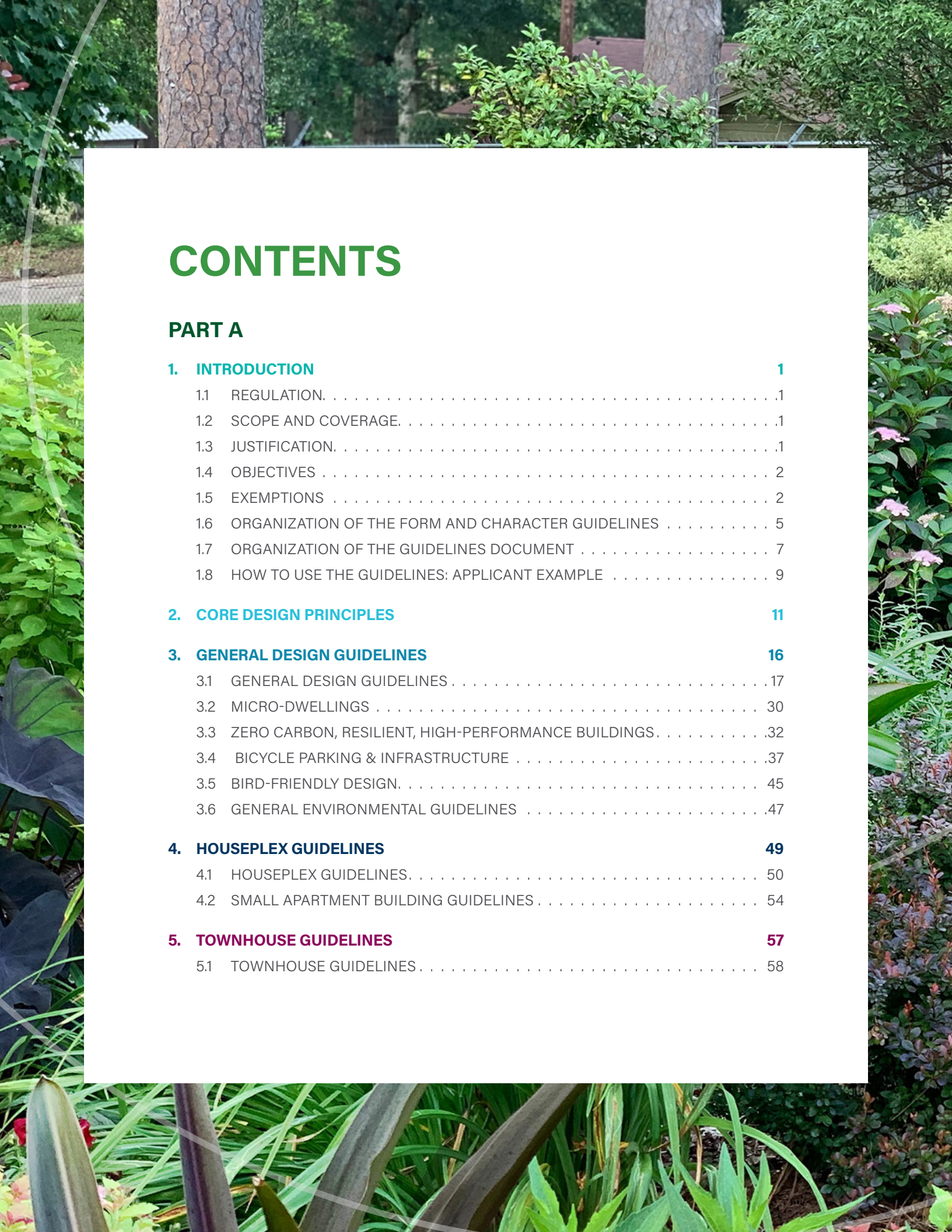
DEVELOPMENT PERMIT AREA GUIDELINES

JULY 11, 2024



CONTENTS

PART A

PART B

INTERPRETATION OF GUIDELINES

This document designates several development permit areas, and prescribes exemptions and guidelines that attach to each designated development permit area.

Interpretation of specific guidelines is subject to detailed discussion with the District. It is unlikely that every development can or will be able to meet the objectives and recommendations of each individual guideline. The significance, applicability, or importance placed on individual or specific guidelines will be entirely dependent upon the unique characteristics of each site and the scope of the work being considered on the site. The overarching objective of the development permit guidelines is to ensure that all new developments make a positive contribution to the communities in which they are located and to meet the overall intent and objectives of the Development Permit Guidelines.

Potential applicants are encouraged to discuss their proposed project with District staff to obtain an interpretation as to whether or not a Development Permit is required, to what extent the Development Permit Guidelines must be considered, or whether other authorization is required, prior to beginning their project.

PART A

FORM & CHARACTER DEVELOPMENT PERMIT GUIDELINES

1

INTRODUCTION

1. INTRODUCTION

1.1 REGULATION

In accordance with section 488(1) of the *Local Government Act*, the District of Saanich Form and Character Development Permit Area has been established for the following purposes:

a. 488(1)(a) protection of the natural environment, its ecosystems and biological diversity;

b. 488(1)(d) revitalization of an area in which a commercial use is permitted;

c. 488(1)(e) establishment of objectives for the form and character of intensive residential development;

d. 488(1)(f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;

e. 488(1)(h) establishment of objectives to promote energy conservation;

f. 488(1)(i) establishment of objectives to promote water conservation; and

g. 488(1)(j) establishment of objectives to promote the reduction of greenhouse gas emissions.

For ease of reference, the District refers to this DPA and these guidelines as the Form and Character Guidelines, or Design Guidelines. This reference is not intended to restrict the above purposes that the Design Guidelines address.

1.2 SCOPE AND COVERAGE

The Form and Character Development Permit Area (the "Form and Character DPA") includes all properties located within the Saanich General Area, as shown on Map 1, that are currently, or become zoned for multiple unit Residential, Commercial, Industrial or zoned for comprehensive development containing multiple-unit Residential, Commercial or Industrial Uses.

Unless exempted (see section 1.5 Exemptions), a development permit addressing the following guidelines (the Design Guidelines") must be approved for all properties within the Form and Character DPA before:

- Construction of, addition to, or alteration of a building or structure.

1.3 JUSTIFICATION

In the District of Saanich, future growth is primarily planned to occur in centres and villages, where complete walkable communities supporting employment, shops, services, recreation, and public spaces are anticipated. Growth is also planned along major transit corridors which link these centres and villages together with each other, and to regional destinations and neighbourhoods. In addition to growth in Centres, Corridors and Villages, District of Saanich Neighbourhoods are anticipated to experience intensification through infill housing forms including a mix of ground-oriented houseplexes, low-rise apartments, and townhouses. The District of Saanich's Official Community Plan (OCP) sets broader policy directions for Saanich as a whole, while Centre, Corridor and Village (CCV) plans contain detailed land use plans for these high-growth areas. An example of a recent CCV plan is the Uptown-Douglas Plan.

1.4 OBJECTIVES

In support of the District of Saanich's OCP, these Guidelines are intended to achieve the following overarching objectives:

- Communicate the design expectations for Residential, Commercial, Industrial, and mixed-use projects.
- Facilitate the fair and consistent application of design objectives.
- Foster design excellence and sustainability throughout the District by encouraging consistently high-quality, contextual, and attractive development.

Incorporating these Guidelines into a project's design will encourage the creation of contextual and compatible architecture, high-quality pedestrian realms, sustainable and resilient design, and will contribute to placemaking and design excellence in Saanich.

1.5 EXEMPTIONS

Where a site is located in the Form and Character DPA, a Development Permit for Form and Character is not required in the following circumstances:

A. Construction of, alteration or addition to a single-storey accessory structure on a property to not exceed 10 m^2.

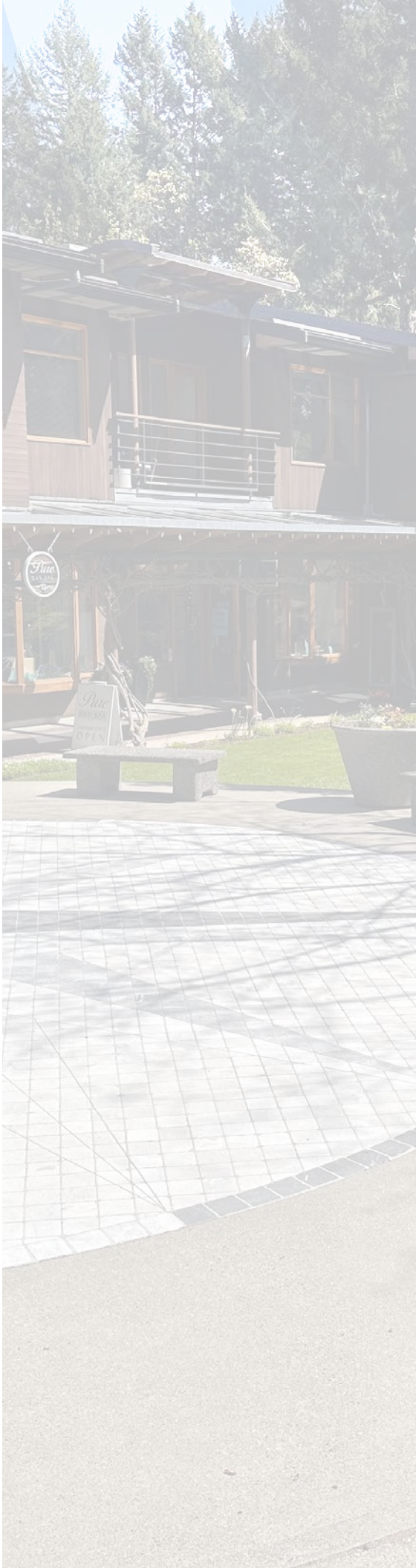
B. Only internal alterations are made to buildings and structures.

C. Glass enclosures are added to the balconies of an existing multi-unit residential development provided that the enclosures conform to an acceptable overall scheme of enclosures approved in the original permit or a subsequent amendment.

   i. This exemption only applies to developments that precede the adoption of the updated DPA Guidelines.

D. Land is subdivided.

E. Construction of, addition to, or alteration of a residential or mixed-use building or structure that results in four dwelling units or fewer on a parcel.

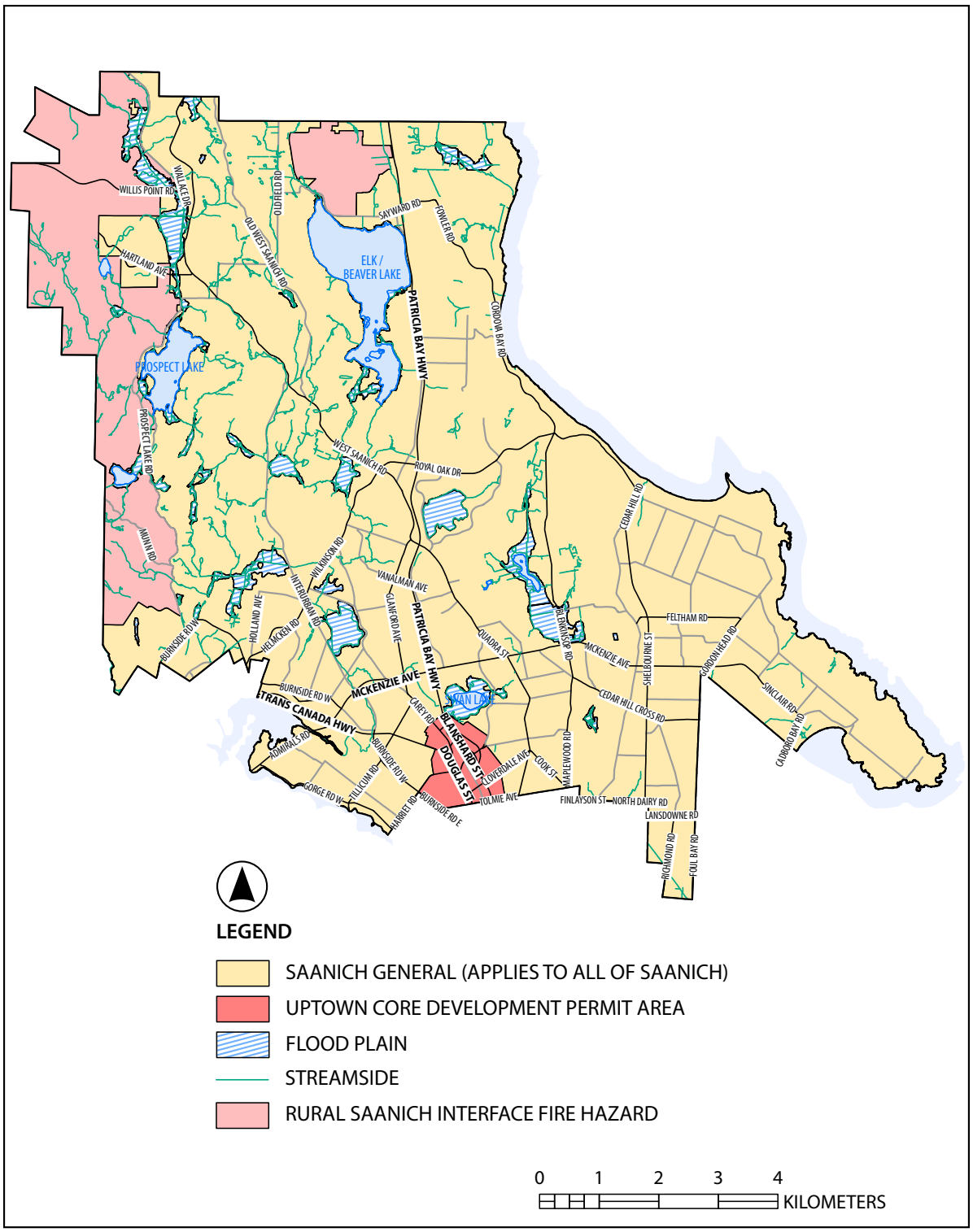


F. Replacement, alteration or addition to an existing structure such as new siding, roofing, doors, building trim, awnings, and/or windows where it does not negatively impact the overall form and character of the building and would not impact the existing landscape or access provisions.

G. A building is altered to perform remediation work (e.g., building envelope replacement or upgrade) with the intent to return the building design and materials to its original state.

H. i. The land proposed for development is in a P Zone and,
   ii. The proposed development is the construction, addition or alteration of a building or structure causing the increase of impervious surface area of less than 250 m^2 in area and,
   iii The proposed development contains no riparian zone nor areas (including buffers) that contain plant or animal habitat which are designated as red listed (endangered) or blue listed (vulnerable) by the Conservation Data Centre, and
   iv. The land proposed for development is not subject to the Streamside Development Permit Area.

I. Ecological restoration and enhancement projects that are undertaken or authorized by the District of Saanich.



MAP 1: DEVELOPMENT PERMIT AREAS*

** does not include Stormwater DPA*

1.6 ORGANIZATION OF THE FORM AND CHARACTER GUIDELINES

The Form and Character DPA Guidelines ("the Design Guidelines") outlined in this document provide design guidance that is broadly applicable to all areas of Saanich. Unlike previous iterations of the District of Saanich's Guidelines, there are limited area-specific form and character development permit areas in this document.

The Design Guidelines are organized in the following way (see diagram on page 6):

- The Core Design Principles (Section 2) apply to all projects and provide the overarching principles for supporting creativity, innovation, and design excellence in Saanich.
- The General Design Guidelines (Section 3) apply to all residential (except Garden Suites) and mixed-use projects and provide key Guidelines to support the Core Design Principles.
- The typology-specific Design Guidelines for residential multi-family, mixed-use typologies apply to relevant projects (e.g., Section 4-7) and provide more detailed form and character guidance for those typologies.
- The typology-specific Design Guidelines for Commercial, and Industrial projects apply to relevant projects and provide key and detailed design guidance – General Design Guidelines do not apply, with the exception of Bicycle Parking & Infrastructure, Zero Carbon, Resilient, High-performance Buildings and Bird-Friendly Design.

Applicants should review both the Core Design Principles and the Design Guidelines associated with their specific building typology or use. Applicants applying for Residential and Mixed-Use developments should also review the relevant General Design Guidelines, and for Commercial and Industrial developments, the relevant typology sections, Bicycle Parking & Infrastructure, Zero Carbon, Resilient, High-performance Buildings and Bird-Friendly Design sections need to be reviewed.

While the District-wide Design Guidelines will enable high-quality, responsive site and building design, it is also important to ensure localized considerations are integrated in some instances. In these instances, the Guidelines would be supplemented by design policies and principles included in Centre, Corridor and Village Plans and Local Area Plans. In particular, recent plans developed for the Uptown-Douglas area, Shelbourne Valley, Cadboro Bay Village and Cordova Bay Village contain design policies that capture local conditions and considerations that should be incorporated into design review.

Exemption or issuance of a development permit for Form and Character does not absolve applicants from the requirement for subsequent or additional development permits as required under Part B of the Guidelines.

The structure of the document is summarized in the diagram on the next page.

CORE DESIGN PRINCIPLES

SECTION 2

APPLY TO ALL PROJECTS

GENERAL DESIGN GUIDELINES

The General Design Guidelines apply to all projects of the below typologies and capture general design guidance for projects, as well as more specific design guidance for:

- Micro-dwellings
- Zero Carbon, Resilient, High-performance Buildings*
- Bicycle Parking & Infrastructure*
- Bird-Friendly Design*
- General Environmental*

** Apply to all developments*

SECTION 3

HOUSEPLEX

SECTION 4

TOWNHOUSE

SECTION 5

LOW- & MID-RISE RESIDENTIAL, MIXED-USE, & COMMERCIAL

SECTION 6

HIGH-RISE RESIDENTIAL & MIXED-USE

SECTION 7

APPLY TO PROJECTS BASED ON TYPOLOGY AND USE

COMMERCIAL / RETAIL

SECTION 8

INDUSTRIAL

SECTION 9

APPLY TO PROJECTS BASED ON TYPOLOGY AND USE

UPTOWN CORE

SECTION 10

APPLY TO PROJECTS BASED ON SPECIFIC AREA

1.7 ORGANIZATION OF THE GUIDELINES DOCUMENT

Guideline Hierarchy

The Guidelines are structured to communicate the design goals of the District of Saanich, with Key Guidelines identified at the beginning of each section that represent the design priorities for all projects, followed by supplemental Guidelines to support sustainable design. More specifically:

- The feature images at the start of each section illustrate the Key Guidelines for each typology.
- The Key Guidelines below the feature images describe core strategies for achieving design outcomes.
- The remaining Guidelines provide further detail on strategies for achieving well-designed buildings.

SAMPLE KEY GUIDELINE FEATURE IMAGE

Section Title / Building Typology

Feature Image

Demonstrating the Key Guidelines.

Key Guidelines

The key design outcomes that projects should achieve.

Design Guideline Structure

The Design Guidelines are structured similarly in all typology sections to enhance usability. Key design objectives are presented as intent statements at the beginning of each section. Each intent statement is followed by a series of Design Guidelines that can be used to achieve the intent.

Each section includes:

- A **Guideline Topic** subheading (e.g., Site Design and Layout).
- A **Design Intent** statement that states the goal of the Guidelines.
- The **Guidelines**, which outline strategies for achieving the Design Intent.
- **Supportive illustrations and photos** that demonstrate Guideline concepts.

While Guideline Topics and Design Intents are general and apply to every project, prioritization in their application should be project-specific.

SAMPLE GUIDELINE STRUCTURE

Typology street level view

Illustrating key design concepts for some typologies. *Only included in some sections.*

Guideline Topic
Design Intent Statement

What is to be achieved.

Guidelines

Strategies for achieving the design intent.

Illustrations and Precedent Photos

To illustrate strategies for achieving the design intent.

5.1 TOWNHOUSE GUIDELINES

In addition to the strategies outlined in the General Guidelines:

5.1.1 Site Design and Layout

Design Intent

To site buildings to respond sensitively to topography and natural habitat; to enhance privacy, livability, safety and accessibility; and to increase connectivity to the surrounding open space network.

Guidelines

CONNECTIVITY

a. With consideration for trees, green infrastructure, and street furniture, provide pedestrian pathways on site to connect *(see Figure 64)*:
   i. Primary unit entrances to public sidewalks and open spaces.
   ii. Visitor parking areas to building entrances.
   iii. The site to adjacent pedestrian/trail/cycling networks (where applicable).
   iv. Public sidewalks and open spaces to secondary building or storage entries (e.g., to garage door entries for bicycle storage, where applicable).

b. When pedestrian through-connections are provided on-site, frame them with an active edge – with entrances and windows facing the path or lane *(see Figure 65)*.

Figure 64: *Provide pedestrian pathways on-site (5.1.1. a).*

Figure 65: *Townhouse projects that have internal circulation and connectivity should have building entries that face onto the paths in order to create an active edge (5.1.1. b)*

TOWNHOUSE · SAANICH DPA GUIDELINES · NOVEMBER 2023

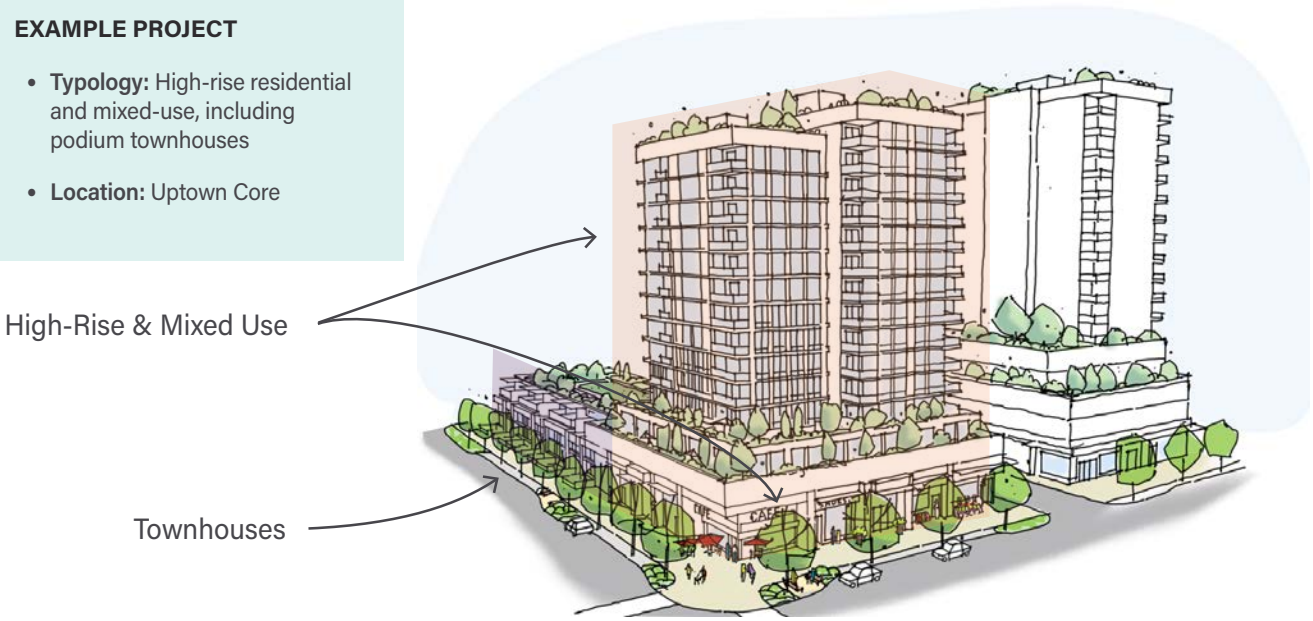
62

1.8 HOW TO USE THE GUIDELINES: APPLICANT EXAMPLE

This section is intended to provide guidance to applicants about how they might use the guidelines for certain mixed use typologies (e.g., a tall building with townhouses in the podium), including which District of Saanich documents and sections of the Guidelines need to be reviewed. While the Design Guidelines are District-wide, applicants should also review other policy documents for more neighbourhood-specific guidance.

EXAMPLE PROJECT

- **Typology:** High-rise residential and mixed-use, including podium townhouses
- **Location:** Uptown Core



WHAT SAANICH DOCUMENTS DO I NEED TO REVIEW?

SAANICH'S DESIGN GUIDELINES
(this document)

You'll need to review Saanich Design Guidelines and various sections that apply to your project typology (see box to the right).

UPTOWN DOUGLAS PLAN

You'll need to review the Uptown Douglas Plan to ensure localized design policy considerations are integrated into your project for the Uptown Core area.

WHAT SECTIONS OF THE FORM AND CHARACTER DPA GUIDELINES DO I NEED TO REVIEW?

CORE DESIGN PRINCIPLES
SECTION 2

GENERAL DESIGN GUIDELINES
SECTION 3

TOWNHOUSE
SECTION 5

HIGH-RISE RESIDENTIAL & MIXED-USE
SECTION 7

UPTOWN CORE
SECTION 10

2

CORE DESIGN PRINCIPLES

2. CORE DESIGN PRINCIPLES

Urban design is the comprehensive and multi-scaled design of suburbs, towns, and cities. From the macro scale (e.g., urban structure, land use, infrastructure) to the micro-scale (e.g., architectural character, landscaping, lighting), high-quality urban design is primarily determined by the relationship between the public and private realms and by the sensitive integration of new development and the existing community and environmental context considering the context of future land use. Pedestrian-oriented and human-scaled streets, buildings, and public spaces are essential elements to the making of a functional, aesthetic, and vibrant place.

The Core Design Principles below are applicable to all development projects and are the foundation for supporting sustainable design excellence in Saanich.

2.1 CREATE GREAT STREETS AND PUBLIC SPACES

Development should define and activate streets and public spaces to support their flexibility of use, and encourage pedestrian activity and social interaction.

2.2 DESIGN BUILDINGS TO THE HUMAN SCALE

Buildings and site features should be designed to the human scale, optimized to be used by people, and oriented towards pedestrian activity.

2.3 USE PLACEMAKING TO STRENGTHEN NEIGHBOURHOOD IDENTITY

Development should contribute to a local area and sense of place by considering neighbourhood context and character, linkages, and future land uses at each scale of design – from site layout to landscaping to building details.

2.4 GROW THE URBAN FOREST AND ENHANCE GREEN INFRASTRUCTURE

Development should respond to natural surroundings and utilize opportunities to improve ecological function by retaining on-site trees, enhancing the urban forest and boulevard trees, implementing green infrastructure, and connecting to green spaces.

2.5 FACILITATE ACTIVE MOBILITY & IMPLEMENT UNIVERSAL DESIGN

Site and building design should ensure connectivity, safety and comfort for people walking, rolling, and cycling, both within the site and to / from the surrounding neighbourhood.

2.6 SUPPORT ZERO CARBON, RESILIENT, HIGH-PERFORMANCE BUILDINGS

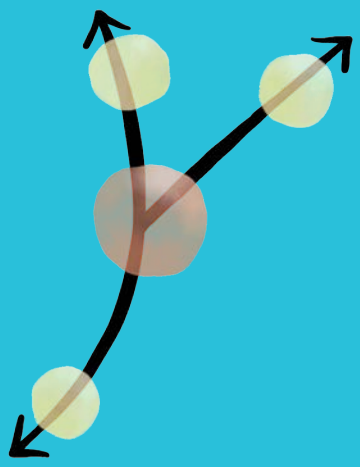
Site and building design should support Zero Carbon, resilient, high-performance buildings that provide cooling and maximize occupant health and comfort while not compromising urban design principles.

2.7 ACHIEVE DESIGN EXCELLENCE

Developments should look beyond current trends and consider best practices and innovation for issues such as energy efficiency, and building design to create a positive and lasting legacy.

CENTRES, CORRIDORS & VILLAGES DESIGN CONSIDERATIONS

Future growth in Saanich is planned to primarily take place in centres and villages, where complete walkable communities supporting employment, shops, services, recreation, and public spaces are planned. Growth is also planned along major transit corridors which link these centres and villages together with each other, and to regional destinations and neighbourhoods.



UNIQUE CONSIDERATIONS FOR CORRIDORS

UNIQUE CONSIDERATIONS FOR CENTRES AND VILLAGES

RELATIONSHIP TO THE STREET

- Locate buildings with contextual setbacks that both frame the street and mitigate noise from vehicular traffic.
- Frontages should be active, with frequent and well-defined primary entries, minimal blank walls, raised yards, landscaping and fencing to activate the street while providing privacy.
- Use setbacks, fencing and landscaping to mitigate noise impacts from the street.

- Locate buildings closer to the right-of-way to create a sense of enclosure.
- Have active commercial frontages with frequent entries and transparent windows at grade.

SCALE AND MASSING

- Step down buildings to integrate with adjacent lower density development off the corridor.
- Arrange buildings to maximize privacy and mitigate against noise impacts from the corridor.

- Stepback upper storeys of buildings to allow solar access on sidewalks and public spaces.
- Design buildings to fit with the scale of the surrounding neighbourhood, considering the context of future land use as outlined in planning policy.

LANDSCAPE AND PUBLIC REALM

- Corridors offer greater opportunities for enhanced urban tree canopy, wider landscape buffers, habitat creation, and landscape-based stormwater management.

- Centre and Village frontages and open space offer the opportunity for street furniture, unique paving treatments, street trees, patios, public spaces and placemaking strategies.
- Create a sense of place by including natural features and cultural context of the Centre or Village through Landscape Architecture & Urban Design, (refer to the relevant other policy documents for descriptions of the defining features and character).

BUILDING ARTICULATION, FEATURES, AND MATERIALS

- Corridors offer opportunities to frame and activate the street through building proportioning, articulation, and architectural detailing.
- Proportion buildings to visually identify residential units.
- Provide additional detailing and design strategies to highlight and emphasize primary unit entries.

- Centres and Villages offer opportunity to incorporate design strategies unique to character, including the use of context-specific colours, materials, and signage strategies.
- Proportion buildings to visually identify commercial and retail units.
- While architectural designs should avoid mimicking the styles of prior historic periods, buildings should be designed to be sympathetic to the existing built context in terms of rooflines, scale of fenestration, cladding materials, exterior lighting and signage.

3

GENERAL DESIGN GUIDELINES

3. GENERAL DESIGN GUIDELINES

KEY GUIDELINES

In order to achieve the design goals of the District, all residential and mixed-use projects should:

3.A – Design buildings to frame and activate streets and open spaces by incorporating high quality building, landscape, and streetscape design to support livability, walkability, and a sense of place.

3.B – Design and site buildings to incorporate and retain high value trees and natural habitat, and utilize low-impact development strategies and green infrastructure.

3.C – Provide usable open spaces on-site that balance privacy and access and that increase pedestrian connectivity throughout the site and broader neighbourhood.

3.D – Ensure the provision of adequate servicing, vehicle access, and parking while minimizing adverse impacts on the comfort, safety and attractiveness of the public realm.

3.E – Enhance livability, visual interest, identity, and sense of place through building form, architectural composition and materials.

3.1 GENERAL DESIGN GUIDELINES

The General Design Guidelines identify the key design strategies and elements that should be addressed in all new residential and mixed-use projects in the District. They are premised on achieving the Core Design Principles in Section 2 and establish the basis for the more detailed typology-specific Guidelines in Sections 4 - 7.

3.1.1 Site Design and Layout

Design Intent

Site buildings to integrate with topography and natural habitat; enhance privacy, livability, safety and accessibility; and to increase connectivity to the surrounding open space network.

Guidelines

a. Site and design buildings to respond to context, unique site conditions and opportunities presented by the natural characteristics of the site. Unique site conditions could include oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, views of natural features, and natural exposed rock outcroppings *(see Figure 1)*.

b. Use Crime Prevention through Environmental Design (CPTED) principles to support public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.

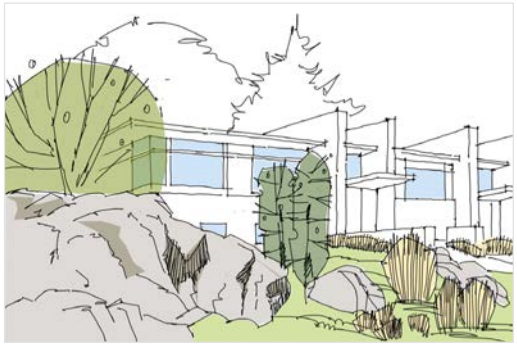


Figure 1: *Site and design buildings to respond to unique site conditions and existing natural features (3.1.1. a).*

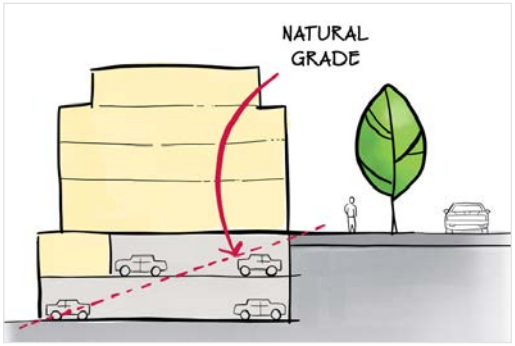


Figure 2: *Use natural slope for under-building parking wherever possible (3.1.1. c).*

RELATIONSHIP TO GRADE

c. Design buildings on a sloping site for "up-slope" and 'down-slope' conditions relative to the street by using strategies such as:

   i. Stepping buildings along the slope with grade, and locating building entrances at each step where possible.

   ii. Incorporating landscape terracing to create usable open spaces around the building.

   iii. Using the slope for under-building parking and to screen service and utility areas *(See Figure 2)*.

   iv. Designing buildings to access key views.

   v. Where large retaining walls are unavoidable, utilize terracing with integrated landscaping. Retaining walls should have a maximum vertical exposure of 1.2 m.

d. Significant alteration of natural grade aside from excavation for construction is not supported - development should be integrated with the natural topography of the site.

CONNECTIVITY

e. Integrate and connect internal circulation routes (streets, sidewalks, pathways) to the existing and planned future public street, bicycle and/or pedestrian network *(see Figure 3)*.

   i. When designing route connections, also consider the placement of boulevard trees, green infrastructure and street furniture.

f. Provide legible, convenient, and pedestrian and cycling connections through sites with steep topography and multiple grades *(see Figure 4)*.

g. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through the appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding, tactile surfaces, and lighting elements.

h. On-site circulation of vehicles, bikes, and pedestrians should be considered and distinct from one another.

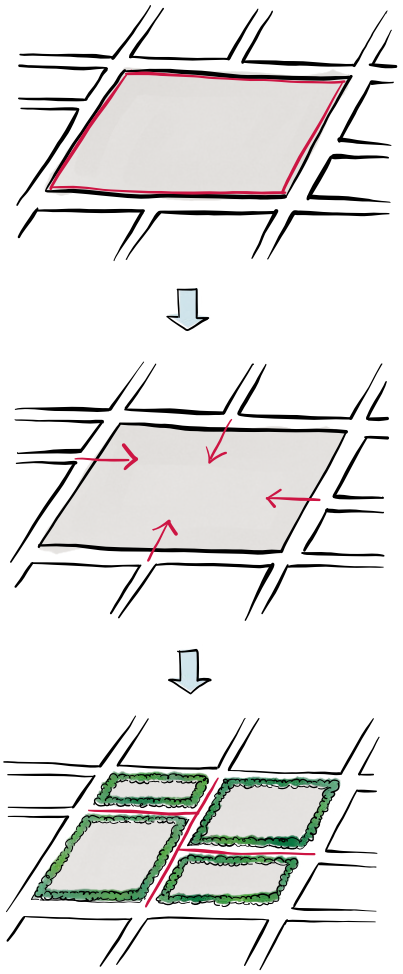


Figure 3: *Design internal circulation patterns (streets, sidewalks, pathways) to be integrated with and connected to the existing and planned future public street, bicycle and/or pedestrian network (3.1.1. e).*

Figure 4: *Legible, accessible, and convenient pedestrian connection on a site (3.1.1. f).*

3.1.2 Relationship to the Street

Design Intent

To site and design buildings to positively frame and activate streets and public open spaces.

Guidelines

a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.

b. On corner sites, orient building facades and entries to both fronting streets.

c. Use building placement to create street definition and a sense of enclosure with consideration for livability (e.g., noise mitigation, privacy, sunlight penetration) *(see Figure 5)*.

d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades *(see Figure 6)*.

e. Design main building entries to be clearly visible and accessible from the fronting street, and use additional architectural detailing to enhance legibility.

f. Avoid blank, windowless walls along streets or other public open spaces.

g. Avoid the use of roll down panels and/or window bars, and window films on retail and commercial frontages that face streets or other public open spaces.

h. Establish a street wall along street frontages to create a sense of enclosure (see Figure 7 for illustrations of different building height to street width ratios). Consider that:

   i. Wider streets (e.g., corridors) can support greater streetwall heights compared to narrower streets (e.g., local streets).

   ii. The street wall does not include upper storeys that are set back from the primary frontage.

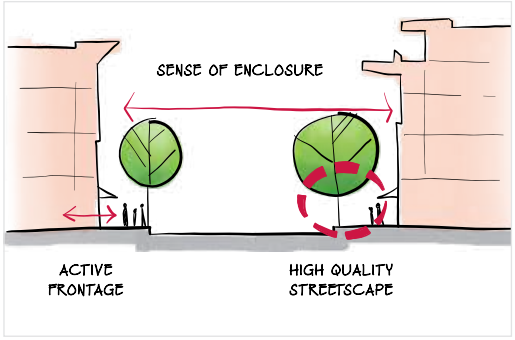


Figure 5: *A sense of enclosure, transparent and active shop fronts, and high-quality streetscape design are the key ingredients for great streets (3.1.2. c).*

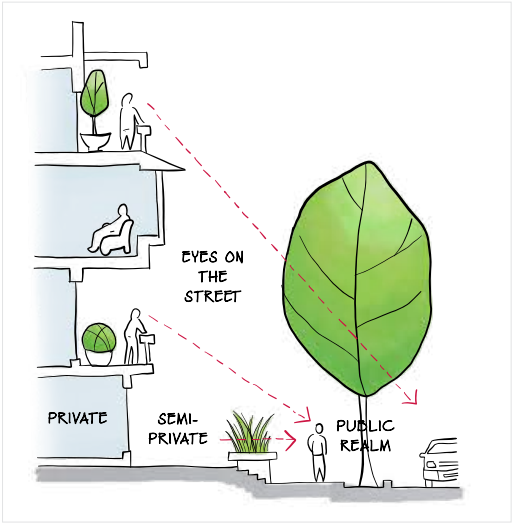


Figure 6: *Locate and design windows, balconies, and street level uses to create active frontages and 'eyes on the street' (3.1.2. d).*

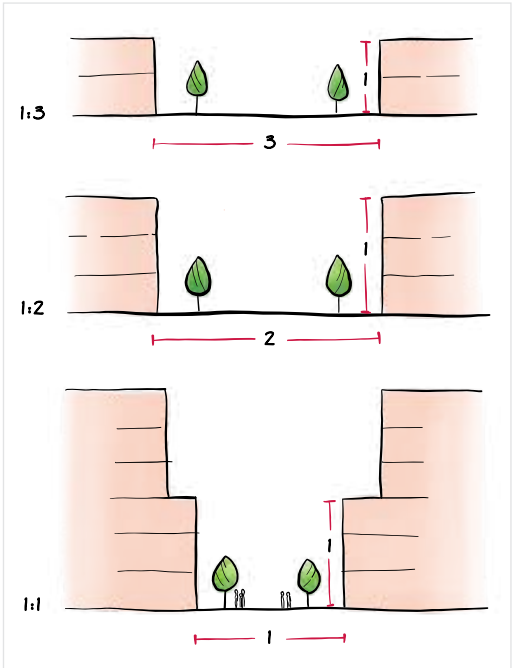


Figure 7: *Illustrating different building height to street width ratios (3.1.2. h).*

i. Design the streetscape fronting buildings to have defined zones as follows *(see Figure 8)*:

   i. Frontage zone next to the building that may include patios, seating, weather protection, or space for pedestrians to access building entrances.

   ii. Pedestrian zone that accommodates clear and unobstructed access for pedestrians walking along the sidewalk.

   iii. Furnishing / planting zone that provides space for street trees, landscaping, seating and lighting.

   iv. Edge zone that provides a buffer from moving bicycles and vehicles.

Figure 8: *The sidewalk interface can be broken down into four zones, all of which have a role in supporting walkability, social interaction, and strong retail accessibility and visibility (3.1.2. i).*

3.1.3 Scale and Massing

Design Intent

To ensure buildings contribute positively to the neighbourhood context and provide a sensitive transition in scale to existing and future buildings, parks, and open spaces.

Guidelines

a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site, with consideration for future land use direction *(see Figure 9)*.

b. Minimize the perceived mass of large buildings by incorporating visual breaks in facades.

c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to *(see Figure 10)*:

   i. Minimize shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards.

   ii. Maximize for sunlight onto outdoor spaces of ground floor units.

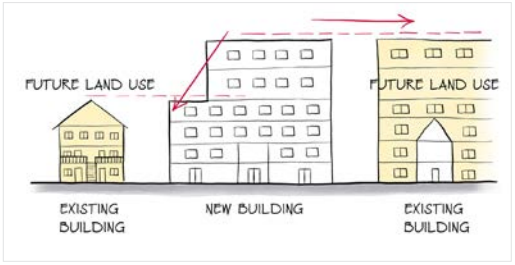


Figure 9: *While considering future land use, stepping down building height can provide a sensitive transition in scale to adjacent buildings (3.1.3. a).*

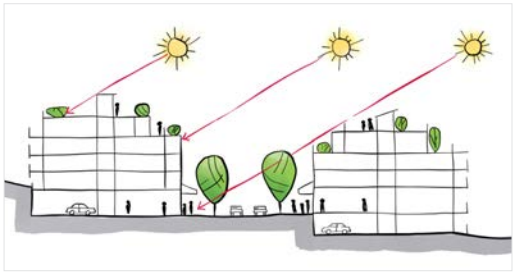


Figure 10: *Upper storeys of buildings should step back to reduce visual impact and shadows on the public realm (3.1.3.c).*

3.1.4 Site Servicing, Access, and Parking

Design Intent

To ensure the provision of adequate servicing, vehicle access, and vehicle and bicycle parking while minimizing adverse impacts on the comfort, safety, and attractiveness of the public realm.

Guidelines

SITE SERVICING

a. Locate 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view, located or contained solely within the site, and not in conflict with public circulation patterns *(see Figure 11)*.

b. Integrate waste staging areas into site plans, outside of setbacks where possible, so that hardscaped areas are minimized and pedestrian spaces are not compromised.

c. Ensure utility areas and pad mounted transformers are clearly identified at the development permit stage and are located to not unnecessarily impact public open spaces or pedestrian pathways.

d. Integrate mechanical equipment, vents, and service areas (e.g. for the collection of garbage or recycling) with the building design, and screen these areas with high-quality, durable finishes compatible with the architectural treatment of the building.

e. Locate mechanical equipment, such as the outdoor components of heat pumps and air conditioners, vents, and service areas to minimize impacts on adjacent residential buildings by avoiding proximity to windows, doors, and usable outdoor spaces.

f. Integrate gas and electrical metres, utility cabinets, as well as other mechanical or service apparatus, into building and site design to mitigate noise and view impacts.

g. Screen gas and electrical meters and utility cabinets located on building frontages from public view.

h. Garbage collection should not be located adjacent to a neighbouring property line.

i. Where no parking is provided, provide space for on-site loading, delivery, and waste collection.

PARKING

j. In general, accommodate off-street parking in one of the following ways, in order of preference:

   i. Fully underground *(see Figure 12)*.

Figure 11: *Locate 'back-of-house' uses away from public view and not in conflict with public circulation patterns (3.1.4 a).*

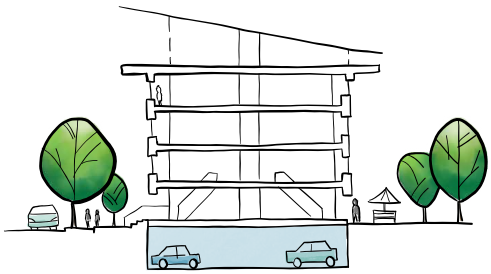


Figure 12: *Underground parking limits impacts on the public realm (3.1.4. j).*

ii. Parking half-underground (where it is able to be accommodated to not negatively impact the street frontage, *see Figure 13*).

iii. Garages or at-grade parking integrated into the building (located at the rear of the building).

iv. Surface parking at the rear, with access from the secondary street wherever possible *(see Figure 14 & 15)*.

k. Avoid parking structures that are partially above grade and result in blank walls along street frontages.

l. Avoid the use of side yards for vehicle circulation and/or parking.

m. In cases where publicly visible parking is unavoidable, screen using strategies such as *(See Figure 16)*:

i. Landscaping and tree planting space.

ii. Trellises.

iii. Grillwork with climbing vines.

iv. Other attractive screening with some visual permeability.

v. Incorporating a buffer or setback from public to adjacent neighbourhoods.

n. Provide bicycle parking at accessible locations on-site, including:

i. Class II (covered short-term) parking in well lit and highly visible locations, such as near primary building entrances.

ii. Class I (secured long-term) parking within the building, vehicular parking area, no lower than the first level of vehicular parking area.

iii. See Section 3.5 for more guidance regarding bicycle parking and infrastructure.

o. Where publicly-accessible electric vehicle (EV) charging is provided on-site, follow the design Guidelines provided in the *Capital Regional District's Public Electric Vehicle Charging Guide.*

ACCESS

p. The planning and design of site accesses should prioritize, in order:

i. Pedestrians.

ii. Cyclists.

iii. Vehicles (including goods movement).

q. Create accessible pathways for pedestrians and cyclists to access sites from the public right-of-way as well as to/from internal pathways and access points *(see Figure 17)*.

Figure 13: *Under building or half underground parking using the slope of the site (3.1.4. j).*

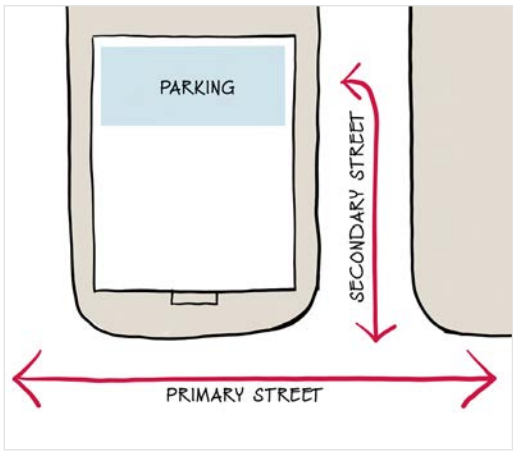


Figure 14: *Example of parking accessed by a secondary road (3.1.4. j).*

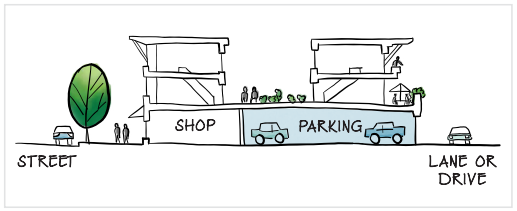


Figure 15: *Rear-access integrated parking limits visual impact on the public realm (3.1.4. j).*

Figure 16: *When provided at grade, screen or enclose parking to minimize view and impact on the public realm (3.1.4. m).*

r. Vehicular access should be:
   i. From a secondary street, where possible, or from the long face of the block with farthest practical distance from intersecting streets.
   ii. Designed in a way that minimizes impacts on pedestrians and cyclists and the streetscape.
   iii. Designed so there is no more than one curb cut per property.

s. Driveway access on a corner lot should be from the secondary street. Where there are two secondary streets, driveway access should be on the street which has the least amount of conflict points (with pedestrians, cyclists etc).

t. Provide clear lines of sight at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.

u. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.

v. Strategically locate vehicle access driveways to minimize impacts on adjacent neighbours.

w. Provide a minimum landscape strip of 1 m between any driveway and a property line that adjoins a neighbouring property.

x. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high-quality finishes, sensitive lighting, and landscaping.

Figure 17: *Create accessible pathways for pedestrians and cyclists to access sites from the public right-of-way (3.1.4. q)*

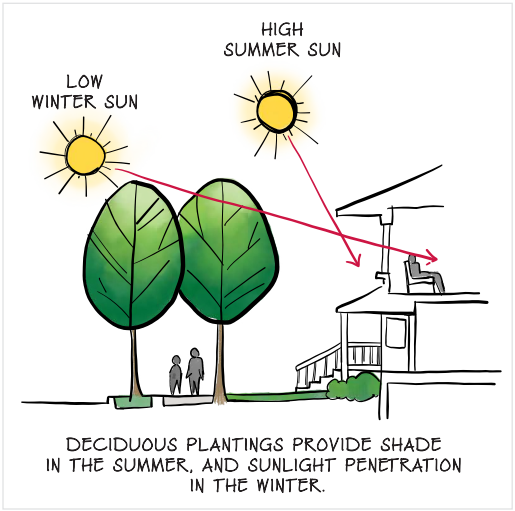


Figure 18: *Provide both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter (3.1.5. h).*

3.1.5 Landscape Design and Public Realm

Design Intent

To ensure the design of streets and open spaces creates visual interest, comfort and safety for pedestrians, and positively contributes to urban ecology and stormwater management.

Guidelines

LANDSCAPE PLANNING

a. Locate and design underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.

b. Site trees, shrubs, and other mature landscaping appropriately to maintain sight lines and overall circulation and minimize encroachment on pedestrian areas.

c. Landscaping design should retain all stormwater on site and redirect to municipal drain or infiltrate to ground as appropriate.

d. Design attractive, engaging, and functional open spaces on-site and in the public realm with high-quality, durable, and contemporary materials, colours, lighting, furniture, and signage.

e. Design landscaping to ensure that at maturity, landscaping does not encroach on pedestrian pathways and select trees that grow canopies above pedestrian realm.

f. Integrate landscaping into terraces and rooftop amenity areas to mitigate overlook and privacy concerns.

g. Use landscaping as a privacy buffer and to define private, semi private, common/shared, and public outdoor areas.

h. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as:

    i. Locating outdoor spaces to maximize sunlight throughout the year *(see Figure 18).*

    ii. Using materials and colours that minimize heat absorption.

    iii. Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter.

    iv. Using building mass, trees, and planting to buffer wind.

LANDSCAPE MATERIALS

i. Select and locate plantings using 'right plant, right place' principles, including consideration for:

    i. Long-term durability, climate and soil suitability, habitat creation, micro-climate and compatibility with the site's specific conditions.

RIGHT PLANT, RIGHT PLACE

The idea of "right plant, right place" is a fundamental principle of landscape design that emphasizes the importance of selecting plants that are well-suited to the specific conditions of a site. This involves considering factors such as soil type, sun exposure, temperature, moisture and soil volume along with limiting factors such as overhead wires and underground infrastructure, and other environmental factors that affect plant growth and development, including future climate projections. While traditional planting has often emphasized individual plants and arranged them as distinct objects, designing living landscapes that are resilient, biodiverse and beautiful requires understanding plants and the use of native species of plants in relation to each other, their context, the local ecosystems, and the current and future climate.

Plants should be selected that are well-adapted to their specific growing conditions, and future climate projections, and therefore more likely to thrive and require less maintenance, reducing the need for excessive watering, fertilizing, and other inputs. Suitable irrigation systems are required for all plant material to remain viable until establishment, this may be permanent given site micro climates and future climate projections. Consideration for plant size at full maturity and any potential impacts on pedestrian circulation should also be taken into account. Overall, this strategy requires meaningful site analysis of existing conditions and how they may change over time.

ii. Providing adequate soil volume (especially on top of underground parking or in close proximity to underground infrastructure).

iii. Accommodating tree size at full growth and any potential interaction with power lines, pole-top equipment, business frontages and signage, or other structures nearby.

iv. Use Naturescape principles in appropriate places to enhance urban biodiversity.

j. Use landscaping materials that soften development and enhance the public realm *(see Figure 19).*

STORMWATER MANAGEMENT AND WATER USAGE

k. Integrate stormwater capture, infiltration, and filtration strategies into site design, such as the incorporation of rain gardens and permeable surfacing *(see Figure 20)*.

i. Rain gardens and green infrastructure within the boulevard or public right-of-way cannot be used to manage stormwater runoff from private lands.

l. Design surface parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips, and rain gardens.

m. Design sites to minimize water use for irrigation by using strategies such as:

i. Planting drought-tolerant tree and plant species where appropriate that are resilient to future climate projections and that maximize ecosystem services.

ii. Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and

iii. Using captured rainwater for irrigation systems.

URBAN FOREST

n. The design and siting of buildings should aim to incorporate and retain high value trees and natural habitat.

o. Plant new street trees along public rights-of-way and ensure adequate soil volumes to optimize tree health while maximizing the tree canopy *(see Figure 21)*.

p. Site buildings and underground parking to allow for the planting of new street trees and private trees, and to ensure adequate soil volume for these trees *(see Figure 20)*.

Figure 19: *Use landscaping materials to soften and enhance the public realm (3.1.5 i).*

Figure 20: *Design sites and landscapes to improve stormwater function by using strategies such as rain gardens and permeable surfacing (3.1.5 p).*

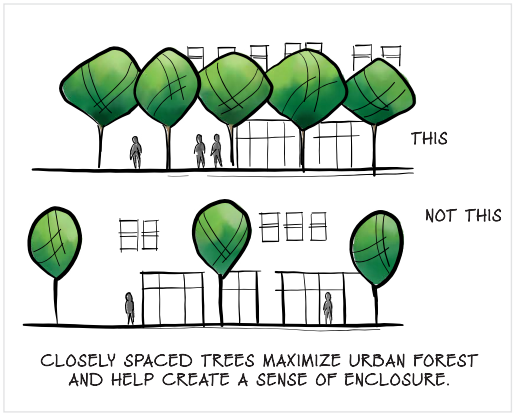


Figure 21: *Plant new street trees and ensure adequate soil volumes to optimize tree health while maximizing the tree canopy (3.1.5. o).*

SUSTAINABLE MATERIALS AND FURNITURE

q. Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with.

r. Select materials and furnishings that reduce maintenance requirements and use materials and site furnishings that are sustainably sourced, re-purposed, local, or 100% recycled.

LIGHTING AND WAYFINDING

s. Use exterior lighting to complement the building and landscape design, while *(see Figure 22)*:

   i. Minimizing light trespass onto adjacent properties.

   ii. Using full cut-off lighting fixtures to minimize light pollution and impact on urban wildlife.

   iii. Maintaining lighting levels necessary for safety and visibility while reducing impacts on adjacent properties.

t. Provide non-glare lighting at residential unit entrances, along pedestrian paths, and in common areas to contribute to safety and comfort.

u. Utilize lighting strategies that mitigate light-spill for adjacent residential units or properties.

v. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements. Signage should direct people both on the site, as well as to other connecting sites and/or streets.

PUBLIC ART

w. Where applicable, integrate public art on-site to generate interest and activity.

x. Provide adequate building setbacks and space to accommodate the pedestrian view and experience of public art installations.

y. Site artwork at key pedestrian spaces such as courtyards, mid-block connections, lanes, and plazas.

PRIVATE & COMMUNAL AMENITY SPACE

z. Provide usable private and common outdoor space:

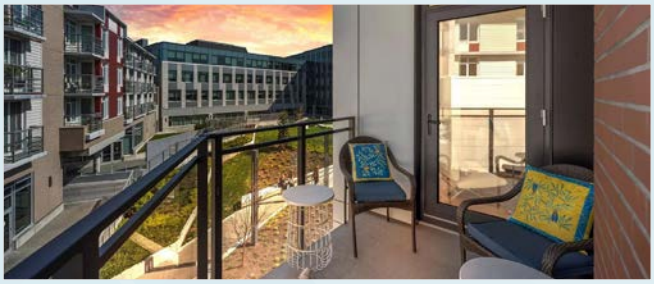
   i. Consider factors such as privacy and access to sunlight in locating and designing amenity spaces.

   ii. Consider integrating opportunities for play in both soft and hardscaped design. This can include designing driveways and parking areas as play courts for children when not in use by vehicles. However, this cannot be considered a replacement for dedicated shared amenity spaces.

Figure 22: *Use full cut-off exterior lighting to complement building and landscape design (3.1.5. s).*

COMMUNAL SPACE & PRIVATE OUTDOOR SPACE

Incorporating communal and private outdoor amenity spaces is vital for ensuring the livability of new developments. This page provides some definitions and examples of quality outdoor spaces in different typologies.



Communal Space: may consist of gardens, lawns, play areas, rooftop patios, swimming pools, tennis courts or similar, or any combination of these, and alternatively may be provided within the building in the form of a multi-purpose enclosed space(s) or other similar facilities and should:

a. Be of a regular configuration, readily accessible and usable.
b. Be attractively designed, and outdoor areas landscaped.
c. Not be located within any setback area where possible.
d. Be located so that its use will not have a detrimental impact on the privacy of any dwelling unit or any private outdoor living space.

Private Outdoor Space: may consist of a private garden, courtyard, terrace, patio, balcony or similar, or any combination of these and:

a. Be immediately adjacent to and directly accessible to the dwelling it serves.
b. Be of a regular configuration and provide usable open space.
c. Not be located entirely within any setback area.
d. Be designed to reserve the space for the unit it serves and to function as a natural extension of the indoor living space.
e. Be designed and screened to provide privacy.

EXAMPLES OF COMMUNAL & PRIVATE OUTDOOR SPACES

Rooftop patio as a communal space in a mid-rise building.

Entry patio as a small private outdoor space in a townhouse.

Internal courtyard as a communal space in a mid-rise building.

Back patio/garden as a private outdoor space in a houseplex.

3.1.6 Building Articulation, Features, and Materials

Design Intent

To enhance livability, visual interest, identity, and sense of place through building form, architectural composition and materials.

Guidelines

a. Express a unified architectural concept based upon compositional principles of order, balance, hierarchy, and human scale. Strategies for achieving this may include:

   i. Visually dividing building facades into intervals that express the uses within, the building's structural grid and/or organization into residential units *(See Figure 23)*.

   ii. Reinforcing the expression of building intervals through roofline articulation.

   iii. Proportioning and locating windows and doors such that building facades have a cohesive and rhythmic repetition of architectural elements.

   iv. Expressing the division between building storeys through material articulation, trim, and/or flashing details.

   v. Enhancing building function and expressing points of interest such as entrances, corners, public functions, and amenity spaces through massing articulation and/or architectural features.

   vi. Incorporating building overhangs and/or canopies to shelter entrances and areas for ground floor public access.

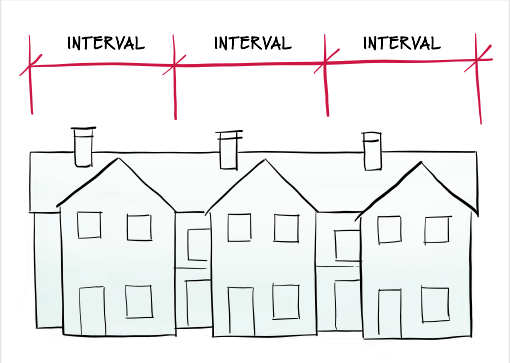
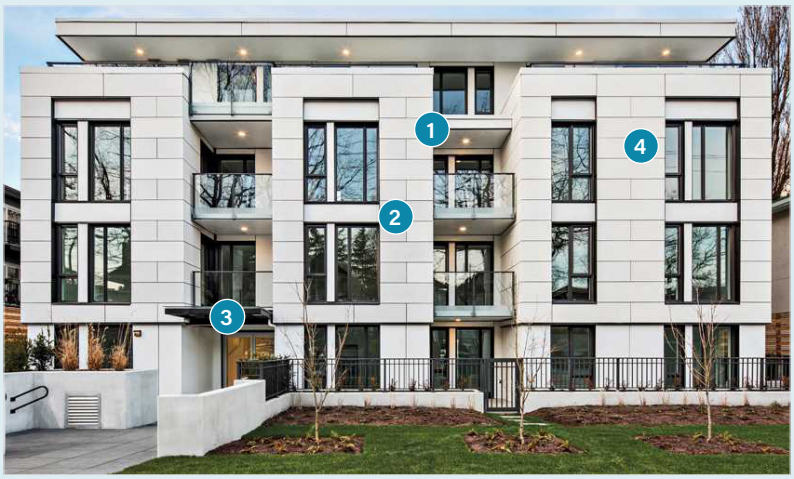


Figure 23: *Breaking up a facade into a series of intervals creates a pleasing human scale expression (3.1.6. a).*

ILLUSTRATING BUILDING ARTICULATION STRATEGIES



This building demonstrates several Guidelines related to building articulation and features including:

1. Stepping back or extending forward a portion of the facade to create a series of intervals;
2. Repeating window patterns on each extension interval;
3. Providing a balcony at each interval; and
4. Using high-quality, natural and durable materials to reinforce articulation strategies.

vii. For residential uses, expressing human scale through the provision of elements such as a porch, patio, deck, covered entry, balcony, and/or bay window.

b. Each project should consider the impact of massing and articulation on energy performance and establish the balance of priorities to suit the specific project location, contextual interface, and program of use(s) (See *Section 3.3 Zero Carbon, Resilient, High-Performance Buildings*).

c. Incorporate architectural features and details into building facades to create human scale and visual interest, such as:
   i. High-quality feature materials.
   ii. Ornamental features and artwork.
   iii. Architectural lighting.
   iv. Grills and railings.
   v. Trellises, pergolas and arbors to define and shelter areas for exterior use.

d. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g., by locating windows and balconies to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.

e. Design buildings such that their form and architectural character reflect the building's internal function and use.

MATERIALS

f. Incorporate high-quality and durable building materials such as masonry, stone, and wood into building facades *(See Figure 24)*.

g. Where possible, utilize materials that relate to and harmonize with the colours and tones of the natural landscape.

h. Where possible, utilize low embodied carbon building materials (see *Section 3.3 Zero Carbon, Resilient, High-performance Buildings*).

WEATHER PROTECTION

i. Provide weather protection such as awnings and canopies at primary building entries *(see Figure 25)*.

j. Integrate weather protection into the building's architecture in a cohesive manner.

SIGNAGE

k. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.

l. Provide visible signage identifying building addresses at all entrances.

m. Entryways should be well lit and clearly visible.

Figure 24: *Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades (3.1.6. f).*

Figure 25: *Provide weather protections such as awnings and canopies at building entrances (3.1.6. i).*

3.2 MICRO-DWELLINGS

To encourage affordable housing in well serviced areas, micro-dwellings may be considered in specific locations as part of development permit applications. Micro-dwellings are not defined in the Zoning Bylaw, however, for the purposes of this document the term Micro-dwellings would apply to self-contained rental residential units with an interior floor area of between 30 to 35 m^2.

3.2.1 Micro-dwelling Guidelines

Design Intent

Encourage livable micro-dwelling units with adequate storage and usable outdoor amenity space.

Guidelines

a. Provide access to maximum natural light and natural ventilation through an adequate number of operable windows *(See Figure 26)*.

b. Maximize ventilation and access to sunlight. Strategies for achieving this include:

   i. The inclusion of dual-aspect apartments (e.g., an apartment with windows on two or more walls).

   ii. Providing an adequate number of operable doors and windows to maximize cross-ventilation opportunities.

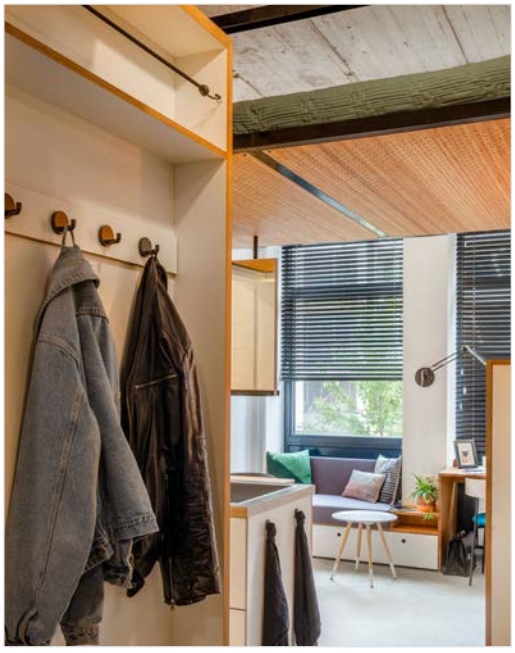
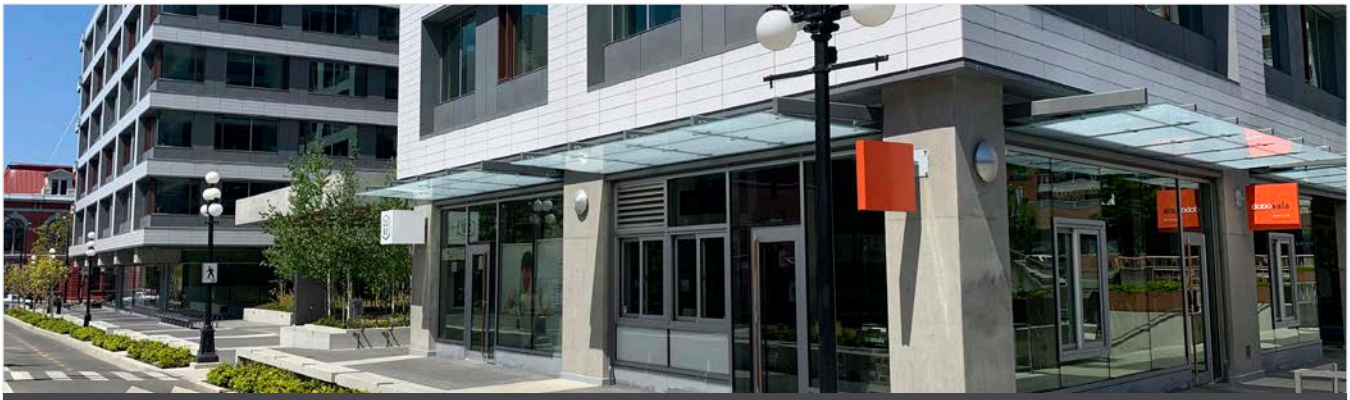


Figure 26: Provide access to maximum natural light and natural ventilation through an adequate number of operable windows (3.2.1. a).

c. Consider the placement of balconies, windows, and their operable vents and their adjacencies to minimize noise.

d. Provide usable private outdoor space for each micro-dwelling unit through the use of balconies, decks or patios.

    i. Outdoor amenity space is encouraged. This space may be provided for private use or aggregated as common amenity space for shared use.



3.3 ZERO CARBON, RESILIENT, HIGH-PERFORMANCE BUILDINGS

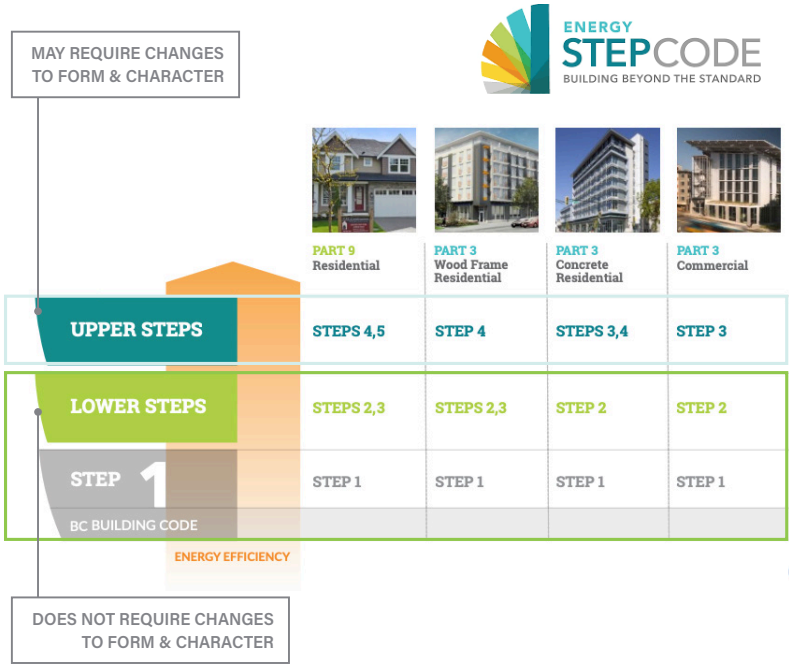
The BC Energy Step Code establishes measurable energy efficiency requirements for new construction, up to net-zero energy ready performance by the year 2032. The Zero Carbon Step Code is a regulation that limits greenhouse gas (GHG) emissions from new construction. The District of Saanich has adopted the Zero Carbon Step Code, with an accelerated implementation of the Zero Carbon Performance Emission level 4. The District will follow the Province's established timelines for adoption of the Upper Steps of the Energy Step Code. In addition to design strategies for reducing energy and GHG emissions, development should also consider resiliency and be designed for future climate projections.

Energy Step Code and Building Form and Character

The BC Energy Step Code is a performance-based standard for new construction that sets specific energy thresholds to be met, while allowing building designers to identify how best to meet these thresholds for a given project.

While lower steps of the Energy Step Code can generally be achieved by making modest improvements to building design, achieving compliance with the upper steps requires that the building be designed from the start with energy performance as a priority objective. This may result in some implications with regard to building form and character.

The Guidelines in this section are meant to provide guidance and flexibility so that designers are able to achieve high-performance buildings (upper steps of the Energy Step Code), and climate resiliency objectives alongside urban design best practices.



For more details on designing buildings to meet Energy Step Code performance requirements, including mechanical design, air tightness strategies, envelope details and other strategies that do not impact form and character, please see BC Housing's *BC Energy Step Code Design Guide*.

3.3.1 Zero Carbon, Resilient, High-performance Buildings

Design intent

Support the design of zero carbon, resilient, high-performance buildings that provide active cooling and maximize occupant health and comfort while not compromising urban design principles.

Guidelines

MASSING AND ARTICULATION

a. Consider the impact of massing and articulation on energy performance, including consideration for strategies *(see Figure 27)* such as:

   i. Designing buildings with a simplified form, using simple shifts in massing and fewer complex junctions to minimize building envelope heat loss.

   ii. Using articulation strategies for the building facade that are able to be done outside of the building thermal envelope, such as changes in exterior colours, textures, and materials.

Figure 27: *An example of a high-performance townhouse with a simplified building form to minimize building envelope heat loss, while also achieving many form and character objectives. (3.3.1. a).*

BALCONIES AND THERMAL BRIDGING

b. Incorporate and design balconies and other private outdoor amenity spaces to be an extension of interior living space to maximize usability and comfort, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance. Consider using high-performance balcony strategies that reduce thermal bridging potential, such as:

   i. Exterior supported balconies *(see Figure 28).*

   ii. Bolt-on balconies.

   iii. Using structural thermal breaks for balcony connections.

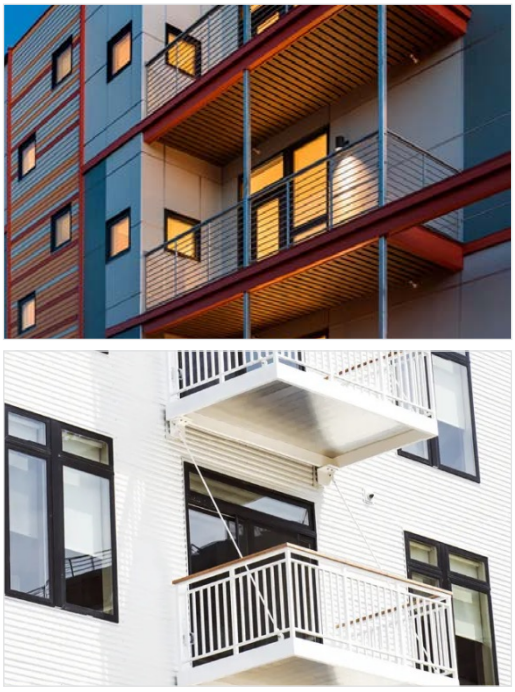


Figure 28: *Examples of exterior supported balcony strategies that reduce thermal bridging potential. (3.3.1. b).*

GLAZING AND SHADING

c. For larger buildings, consider targeting an overall window-to wall ratio (WWR) of 40% to reduce heat gain and loss through the building envelope by increasing the area of insulated wall. Additional considerations include:

   » Higher WWR ratios can be accommodated at grade to promote at-grade transparency while accommodating the 40% WWR in the building overall *(see Figure 29).*

   » Lower WWR ratios can be accommodated on north facing facades to account for lower solar gain potential.

   » Daylighting potential of interior spaces should also be considered when establishing window size and location.

d. Use appropriately designed exterior shading devices to block unwanted solar gains in warmer months while welcoming solar gains from lower winter sunlight. Additional considerations include:

   i. Their use should be prioritized on southern elevations.

   ii. Shading is not necessary on north-facing facades.

   iii. Vertical fins are an effective strategy to use for blocking incoming summer sun on western elevations.

PASSIVE HEATING AND COOLING

e. Orient buildings to maximize solar access to adjacent streets and public spaces, while also considering optimizing for solar orientation to improve energy performance and occupant comfort. Include consideration for strategies *(see Figure 30)* such as:

   i. Optimizing solar orientation for passive heating benefits in combination with strategies that support passive cooling and natural ventilation to mitigate overheating.

   ii. Considering existing and possible future shading from off-site as the context may change over time.

f. Consider the use of high-albedo paint or materials on rooftops to reduce overheating risk in the building and ambient heat island effects.

MECHANICAL HEATING AND COOLING

g. Design developments to be resilient to future climate projections, such as by adding active cooling systems (e.g., heat pumps) to address increased needs for space cooling *(see Figure 31)*.

h. Design developments to provide adequate cooling and ventilation to account for current and future projected extreme heat and poor air quality events, and take advantage of passive cooling.

   i. Use low-carbon, high efficiency mechanical equipment such as heat recovery ventilators and electric heat pumps to meet BC Energy Step Code and Zero Carbon Step Code requirements and to provide space heating and cooling *(see Figure 31)*.

   ii. Buildings with rooftop mechanical equipment should:

      » Conceal equipment from public view using strategies such as siting back from the street and using architectural screening.

      » Address site lines from adjacent units and buildings through the use of architectural screening.

Figure 29: *While retaining at-grade transparency, targeting lower window-to-wall ratios on building elevations can significantly reduce energy demand. As general guidance, designers targeting the Lower Steps of the Step Code should target no more than a 50% WWR and designers targeting the Upper Steps should target a WWR of less than 40%.*

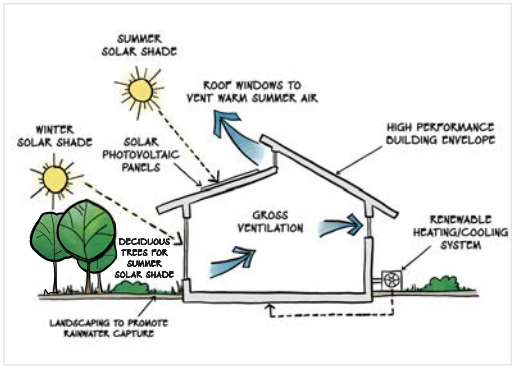


Figure 30: *Concept diagram illustrating several high-performance design strategies, including passive and active cooling strategies (3.3.1. e).*

Figure 31: *A rooftop heat pump unit being installed (3.3.1. g,h).*

» Balance space requirements for equipment with other rooftop uses such as outdoor amenity space and space for rooftop solar photovoltaics.

ON-SITE RENEWABLE ENERGY

i. Where possible, design buildings to include or be 'ready' for on-site renewable energy systems and battery storage by including *(see Figure 32)*, for example:
    i. On-site power generation (e.g., solar photovoltaics) and battery storage.
    ii. Conduit from electrical panels to rooftop areas for solar panels.
    iii. Adequate space and structural support for the future installation of, for example, solar photovoltaic panels and battery storage.

LOW EMBODIED EMISSION MATERIALS

j. Embodied emissions in building products are those from the extraction of raw materials, transportation to the factory, and manufacturing of the product. Where possible, consider using low embodied carbon building materials to reduce the overall emissions intensity of the building. Strategies for this include:
    i. Using carbon sequestering materials such as timber, hempcrete, plant fibers, wool, clay, and lime.
    ii. Using locally produced products to reduce transportation-related emissions.
    iii. Reusing materials (from on-site or off-site) rather than using new materials.
    iv. Alternative structure and foundation strategies such as the use of mass timber. Steel and concrete are currently the largest sources of GHG emissions in the built environment. Mass timber structures sequester rather than emit carbon.
    v. Installation details that do not require adhesives (which have high embodied carbon).
    vi. Looking for products with Environmental Product Declarations (EPDs) that indicate low or no Global Warming Potential (GWP) per functional unit.

A NOTE REGARDING RENEWABLE ENERGY IN BC

Electricity on the BC Hydro grid is currently 98% renewable, and BC Hydro has made a commitment to be 100% renewable by 2030. Therefore, an all-electric building (e.g., one that uses heat pumps for space heating and domestic hot water, and electric appliances) is classed as a renewable energy, zero carbon building.

Figure 32: *Example of a rooftop with solar photovoltaic array as well as green roof and open space (3.3.1. i).*

WELL DESIGNED HIGH-PERFORMANCE BUILDINGS

These precedent photos demonstrate best practices in high-performance building design in common building typologies, with an emphasis on projects that meet or exceed energy efficiency performance requirements and less focus on electrification, resilient-design, or renewable energy strategies. All projects shown are designed to meet or exceed the equivalent performance requirements of the highest Step of the BC Energy Step Code, and achieve form and character objectives.

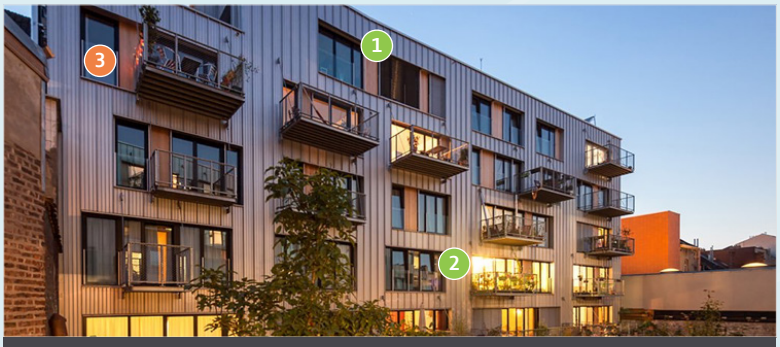
Designers can use a wide variety of strategies – such as exterior colours, textures, and simple shifts in massing – to create aesthetically pleasing high-performance buildings. Design principles such as achieving a strong relationship to the street and a unified architectural expression can still be realized.

TOWNHOUSE

1. Simplified massing (see 3.3.1 a)
2. Low overall window-to-wall ratio (see 3.3.1 d)
3. Articulated individual units with semi-private outdoor space

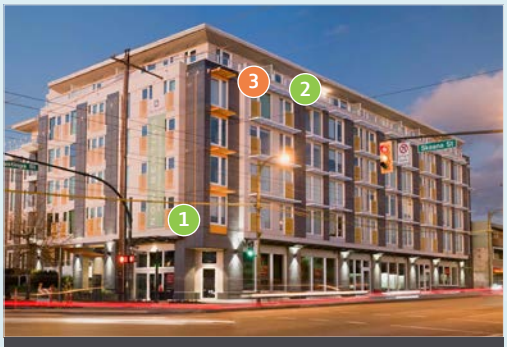
HOUSEPLEX / INFILL HOUSING

1. Simplified massing, while accommodating a pitched roof and dormer aesthetic (see 3.3.1 a)
2. Efficient window placement with a low overall window-to-wall ratio (see 3.3.1 d)
3. Traditional (pitched) roof form to reinforce neighbourhood character, and use of carefully detailed dormers



MID-RISE RESIDENTIAL

1. Simplified massing (see 3.3.1 a)
2. Low overall window-to-wall ratio (see 3.3.1 d)
3. Private outdoor amenity space on (thermally broken) balconies (see 3.3.1 c)



MID-RISE MIXED-USE

1. Simplified massing (see 3.3.1 a)
2. Low overall window-to-wall ratio (see 3.3.1 d)
3. Enhanced use of quality materials and punched windows to articulate the facade (see 3.3.1 a)

HIGH-PERFORMANCE DESIGN STRATEGY ALIGNMENT WITH DESIGN PRINCIPLES

3.4 BICYCLE PARKING & INFRASTRUCTURE

3.4.1 Bicycle Parking and Infrastructure

Design intent

Encourage high-quality bicycle parking and end-of-trip facilities that meet the needs of all cyclists and support a range of bicycle uses.

Bicycle Parking Guiding Principles

CONVENIENCE

Bicycle parking should be located in convenient and intuitive locations, near building entrances. Bicycle racks should be easily visible from adjacent bicycle routes or, in the case of off-road parking especially, have signage and wayfinding that helps cyclists locate the bicycle parking. There should be sufficient bicycle parking for cyclists to find a parking spot. Weather protection should be provided wherever possible to encourage all-season cycling *(see Figure 33)*.

SAFETY AND SECURITY

Bicycle parking should be located in a well-lit and highly-visible location with passive surveillance from pedestrians. Passive and active surveillance help to discourage theft and vandalism and also make people cycling feel safer. Bicycle racks should be firmly anchored to the ground or building structures.

Figure 33: *Convenient bicycle parking with weather protection located near buildings entrances (3.4.1.).*

FUNCTIONAL

Bicycle parking designs should be functional for a wide range of bicycle types, including longer, taller, and wider models (e.g. recumbent bicycles, cargo bicycles, bicycles with child trailers, etc.). Bicycle parking should also accommodate bicycles with attachments such as baskets and racks. Bicycle parking should be designed so that people of all ages and abilities can safely and easily park a bicycle without having to lift it onto a vertical rack. Clearance from buildings and other features is a significant component of functionality *(see Figure 34)*.

ACCESSIBLE

Bicycle parking should not conflict with other transportation modes, including motor vehicles and pedestrians. Bicycle racks must be easily detectable by a visually impaired person. Bicycle racks should not present a tripping hazard or have sharp edges and protrusions.

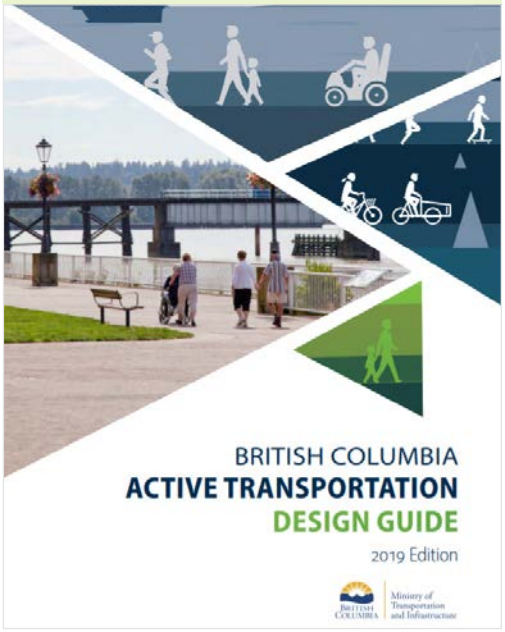
AESTHETICS

Bicycle parking design can be coordinated to match or enhance the surrounding streetscape and other street furniture using certain designs, colours, branding, and even custom shapes. However, design functionality must be prioritized over the aesthetic appeal.

Figure 34: *Functional bike parking accommodating a wide range of bicycle types (3.4.1.).*

For additional guidance related to Bicycle Parking, see the *BC Active Transportation Design Guide (BCATDG)*.

For more information on Saanich's required bicycle parking facilities, please see *Saanich's Zoning Bylaw.*



DEFINITION OF BICYCLE PARKING CLASSES (SAANICH BYLAW)

Long-Term Parking (Class I)

Long-term parking provides the most complete protection from weather and theft and is identified as spaces available for those who expect to leave their bicycles for more than four hours.

Long-term parking offers security via restricted access to a locked room or covered enclosure. An example of a long-term parking facility is a lockable room, lockable bicycle enclosure, or a bicycle locker.

Short-Term Parking (Class II)

Short-term bicycle parking spaces are meant to accommodate persons expected to depart within several hours. These facilities provide protection from theft of the frame and wheels, but not components or accessories (such as water bottles, panniers, and lights) and typically provide limited protection from the weather by a special structure, existing building overhangs, or roof *(see Figure 35)*.

Figure 35: *Example of a Class I bicycle parking facility (see above).*

3.4.2 Short-term Bicycle Parking Guidelines

BICYCLE RACK SELECTION - PERFORMANCE CRITERIA

a. Ensure bicycles are supported in an upright position, providing at least two points of contact between the rack and bicycle frame *(see Figure 36)*.

b. Ensure that the bicycle frame and at least one wheel can be securely locked to a rack using a U-lock.

c. Accommodate a variety of bicycle types and attachments by providing appropriate clearances and avoiding rack designs that restrict the length, height, or width of bicycles.

d. Ensure racks are secure and durable, constructed of carbon steel or stainless steel and designed to be simple and intuitive to use.

e. Ensure racks do not present a tripping hazard or have sharp edges and protrusions.

Note: see Table H-36 of the BC Active Transportation Design Guide (BCATDG) for bicycle rack designs that meet the performance criteria and are generally appropriate for all applications.

Figure 36: *Bicycle rack able to support a bike in an upright position with at least two points of contact (3.4.2 a).*

CARGO BIKES AND NON-STANDARD BICYCLES

f. Bicycle racks for non-standard bicycles should be located:

   i. In covered bicycle shelters.

   ii. In off-street locations such as parkades, bicycle stations, and bicycle rooms.

   iii. Along the edge of primary access routes in bicycle rooms (to avoid the need for turning).

   iv. At grade or accessible via a ramp so that users do not need to lift their bicycles.

g. Bicycle racks for non-standard bicycles should be specially marked using signage and/or pavement markings *(see Figure 37)*.

Note: see Table H-37 of the BCATDG for non-standard bicycle rack designs that meet the performance criteria and are generally appropriate for all applications.

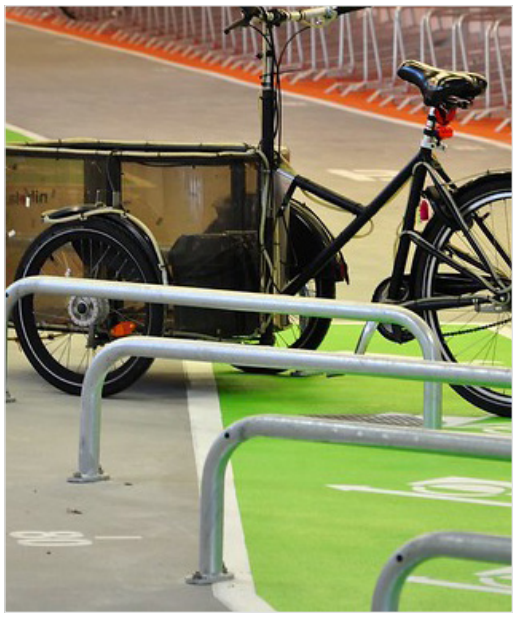


Figure 37: *Bicycle rack for a non-standard bicycle in a parkade (3.4.2 g).*

BICYCLE RACK MATERIALS

h. Bicycle racks should be constructed of carbon steel or stainless steel.

i. Consider using square tubing rather than round tubing as it is typically more theft-resistant, and less easily cut with a pipe cutter.

BICYCLE RACK INSTALLATION

j. Install short-term bicycle parking in covered, well-lit, and convenient locations, close to building entrances.

k. Bicycle racks should be installed on concrete.

l. Where it's necessary to install racks on surfaces such as asphalt, pavers, or earth, embed racks into the ground or install freestanding racks on rails, which can then be secured with landscape nails.

BICYCLE RACK PLACEMENT

m. Ensure that bicycle parking infrastructure is placed in such a way as it does not conflict with access to the site by other modes.

n. Enhance accessibility through a range of details such as:

   i. Provide level access to outdoor bicycle racks.

   ii. Provide a separate, access-controlled, dedicated bicycle ramp into an underground bicycle parking facility.

o. Where on-site parking includes stairs, provide a ramp or small channel for bicycle wheels on the edge of a stairway (e.g., bike runnel) *(see Figure 38)*.

p. When installed within the public right-of-way adjacent to a sidewalk, bicycle racks should be placed in the Furnishing Zone.

COVERED BICYCLE PARKING

q. Where space permits, provide covered short-term bicycle parking:

   i. Covered bicycle parking is warranted anywhere that bicycle racks may be located, but is most appropriate in locations such as major commercial centres and areas with sufficient space on the sidewalk *(see Figure 39)*.

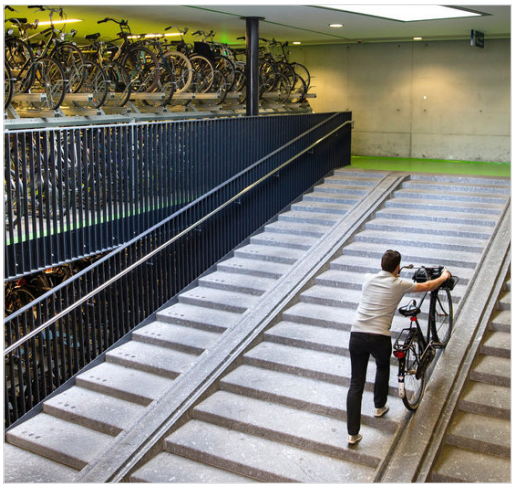


Figure 38: *Stairs that include a ramp and small channel for bicycle wheels (3.4.2. o).*

Figure 39: *Covered, short-term bicycle parking (3.4.2. q).*

3.4.3 Long-Term Bicycle Parking Guidelines

BICYCLE ROOMS, CAGES, AND PARKADES

a. Ensure indoor bicycle parking facilities are:
    i. Located at grade or one level below grade to ensure that the facility is easily accessible and convenient and that there are fewer potential conflicts between bicycles and motor vehicles.
    ii. Accessed either directly from the road or via an approach that cyclists can access without having to dismount. Depending on expected vehicle volume, ramps should be separated from motor vehicles (e.g., using bollards).
    iii. Accessed by users through automatic doors, security cards, non-duplicable keys, and/or passcode access.
    iv. Well-lit. A window may be provided in the door to provide permanent visual access.
    v. Visible by other users of the parking facility.
b. In large developments, providing several small bicycle parking rooms can improve security by giving fewer cyclists access to each room.
c. Include outlets for electric bike charging in bicycle rooms and parkades.

BICYCLE LOCKERS

d. Ensure bicycle lockers are:
    i. Installed on a flat-level surface situated to minimize blind spots and maintain clear sight lines for users.
    ii. Able to store two bicycles along with gear and other accessories, with a separating partition and separate doors to maintain security

HIGH-DENSITY BICYCLE RACK DESIGN

High-density bicycle racks often fail to meet the full set of bicycle parking performance criteria, such as universal accessibility.

e. Two-tier racks should include pneumatic or mechanical lift assist for the upper rack.

Note: see Table H-40 of the BCATG for high-density bicycle rack designs that meet the performance criteria and are generally appropriate for all applications.

BICYCLE PARKING RETROFITS

f. In buildings with parkades, bicycle racks may be installed in private parking spots, either on the ground or in the wall, to provide private bicycle parking without removing any motor vehicle parking *(see Figure 40)*.

BICYCLE PARKING LAYOUT

g. Consider including an automated doorway opening system, similar to an accessible push button, to facilitate convenient entry/exit by bicycle users.

h. Sufficient width should be provided along any hallways or access points to the bicycle parking facility.

i. The enclosure itself should be designed to allow a person to walk beside their bicycle and maneuver the facility to find an available bicycle rack.

j. Off-street bicycle facilities should provide spaces that are required to accommodate nonstandard bicycles such as cargo bicycles and bicycles with trailers. Multi-unit Residential developments and schools should have the highest proportion of nonstandard sizes, followed by commercial and office buildings.

Figure 40: *In buildings with parkades, bicycle racks may be installed in private parking spots (3.4.3. f).*

3.4.4 Safety & Security Guidelines

BICYCLE ROOMS, CAGES, AND PARKADES

a. Maximize safety and security of bicycle infrastructure and users by:

   i. Installing security cameras in bicycle parking areas.

   ii. Locating bicycle parking close to building entrances.

   iii. Installing bright lights and/or convex mirrors to minimize blind spots and dark corners.

   iv. Locating bicycle parking within view of parking lot attendants, building security, or in a busy area close to other public amenities.

   v. Ideally, creating dedicated (cyclist-only) entrances with automatic doors, limited access to indoor parking facilities and outdoor bike cages (i.e. security card access or non-duplicable keys, *see Figure 41*).

   vi. Installing a "panic button" in bicycle parking areas that provide a direct line to security in the event of an emergency.

b. Doors and frames should be constructed of steel and have tamper-proof hinges.

Figure 41: *Bicycle room with dedicated entrance (3.4.4. a).*

End-of-Trip Facility Guidelines

c. Provide bicycle repair stands, which include a stand, repair tools, and a tire pump.

   i. Consider the inclusion of a wash-down station with other end-of-trip facilities.

d. In non-residential development, locate secure change rooms, showers, and lockers in close proximity to secure bicycle parking facilities to encourage bicycle use. The number of these amenities should be proportional to the size of development and or the number of cyclists.

Parking for Other Active Modes Guidelines

e. Consider providing specialized racks and end-of-trip facilities where an existing or desired user group with special needs or alternative forms of transportation (e.g., scooters, skateboards, and other micro-mobility) has been identified *(see Figure 42)*.

Figure 42: *Consider providing specialized racks and end-of-trip facilities for alternative transportation such as scooters (3.4.4. e).*

3.5 BIRD-FRIENDLY DESIGN

Windows are considered one of the largest sources of direct human-caused mortality for birds in North America. Birds collide with windows because they are trying to fly into the habitats they see beyond or reflected by the glass. Untreated glass is responsible for virtually all bird collisions with buildings. The relative threat posed by individual buildings depends significantly on the amount, location, type, and design treatment of exterior glass within a facade. At the same time, light emanating from urban areas obscures natural navigation cues, which disorients and confuses migrating birds.

3.5.1 Bird-Friendly Design

Design Intent

To reduce threats to birds in the urban built environment and reduce bird deaths caused by collisions with buildings.

Guidelines

BIRD-FRIENDLY GLAZING STRATEGIES

a. Design buildings with a low window to wall ratio, consistent with high-performance building Guidelines.

b. Avoid large areas of glazing and fly-through conditions such as glass bridges and walkways, outdoor railings, free-standing glass architectural elements and building corners where glass walls or windows are perpendicular or other conditions where birds can see through them to the sky or habitat on the other side *(see Figure 43)*.

c. Use of mirrored glass and glass with high reflectivity is strongly discouraged and should be avoided.

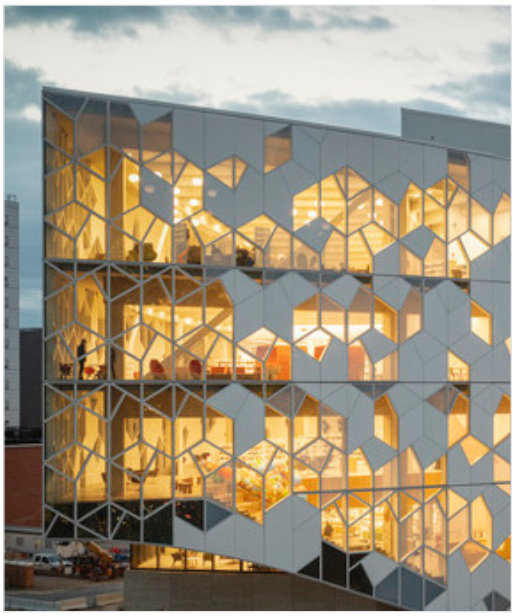


Figure 43: *Avoid large areas of glazing where birds can see through them to the sky or habitat on the other side (3.5.1. b).*

d. Incorporate design treatments that increase the visibility of glass by integrating visual cues for birds to avoid, reduce and dampen glass reflection, and minimize light pollution. Strategies to achieve this include, but are not limited to:

   i. Apply visual markers with high contrast to the exterior of glass surfaces (markers on the interior surface of glass are less effective), such as:

      1. Etched glass, ceramic frit, sandblasted glass, and textured glass *(see Figure 44)*.

      2. A simple, repeating pattern such as dots or lines that are less obvious to the human eye.

   ii. Where applied visual markers are not an optimal solution, interrupt reflective glass by increasing the density of external visual markers including screen shutters or ornamental grills. Other strategies can include adapted fenestration patterns, external blinds, shutters, sunshades, grilles, louvers, or artwork.

   iii. Design corner windows, glass walkways, glass railings, and other similar features to reduce the appearance of clear passage to sky or vegetation, including through incorporation of visible markers (see above).

Figure 44: *Apply visual markers such as etched glass, ceramic frit, sandblasted glass, and textured glass (3.5.1 d).*

BIRD-FRIENDLY LANDSCAPE STRATEGIES

e. Reduce the dangers of attractants and landscape reflections by ensuring:

   i. Outdoor landscaping and features (e.g., trees, shrubs, fountains, ponds, storm water retention basins, swales) are located at appropriate distance from glass to reduce reflections.

f. Avoid interior landscaping near windows.

BIRD-FRIENDLY LIGHTING AND MECHANICAL DESIGN STRATEGIES

g. Reduce unnecessary light-spill through shielding, targeted lighting, and reduction of vanity or floodlighting *(see Figure 45)*.

h. Use Dark Sky compliant, full cut off exterior fixtures and targeted lighting to reduce unnecessary light-spill.

i. The ends of all open pipes should be capped so that birds do not become entrapped when investigating these openings for nesting opportunities.

Figure 45: *Reduce unnecessary light-spill through shielding (3.5.1. g).*

3.6 GENERAL ENVIRONMENTAL GUIDELINES

3.6.1 Environmental Guidelines

Design intent

To protect the natural environment, its ecosystems and biological diversity.

Guidelines

a. The total impervious cover of the site should minimize impact on the receiving aquatic environment. The use of green infrastructure such as bioswales, rain-gardens and on-site filtration should be designed to treat and manage rain-water runoff.

b. Site design should incorporate, where appropriate, green infrastructure elements to protect and enhance natural riparian zones, watercourses and urban forests within major centers.

c. Wherever possible, preserve areas (including buffers) which contain plants and animal habitat which are designated by the Federal Species At Risk Act and are red listed (endangered) or blue listed (vulnerable) by the Conservation Data Center.

d. Invasive Species should be removed from properties as per Saanich's Noxious Weed Bylaw and provincially recognized high priority invasive species.

e. Naturescape principles should be followed in landscape design and restoration efforts.

f. Trees and vegetation screens should be planted between and behind buildings, particularly in steep sloping areas, and should be large enough to break up the overall building mass.

4

HOUSEPLEX

OVERVIEW

- Typically ground-oriented and attached housing on a single parcel that consists of multiple units in one building.
- Common design challenges include integrating open site space, incorporating and retaining high value trees, and positively contributing to the streetscape.

GENERAL CHARACTERISTICS

- 3 storeys
- Varied building forms, sometimes with two forms on a single site
- May share 1 or 2 walls with neighbouring units

DESIGN OBJECTIVES

- To develop attractive and compatible buildings that address the street.
- To create livable and comfortable units that maximize indoor and outdoor living space and functionality.
- To create shared spaces such as common areas and courtyards to promote social interaction among neighbours.

4. HOUSEPLEX GUIDELINES

KEY GUIDELINES

In order to achieve the design goals of the District of Saanich, all Houseplex projects should address the following Guidelines:

4.A – Design new buildings to have a positive relationship to the street.

4.B – Provide space to incorporate and retain trees and support usable open site space.

4.C – Promote livability within the site while considering the relationship to neighbouring lots.

4.1 HOUSEPLEX GUIDELINES

The term "Houseplex" in the District generally refers to ground-oriented, attached multi-unit housing on a single parcel within Neighbourhoods.

4.1.1 Site Design and Layout

Intent

To site and design buildings to fit with the scale of the surrounding neighbourhood, high value trees and natural habitat; to respect privacy, livability, safety and accessibility; and to increase connectivity to the surrounding open space network; considering the context of future land uses as outlined in planning policy.

Guidelines

a. Site buildings to provide both front yards and landscaped rear yards *(see Figure 46)*.

b. Buildings on lots with multiple frontages should maintain street-fronting entries on multiple streets *(see Figure 47)*.

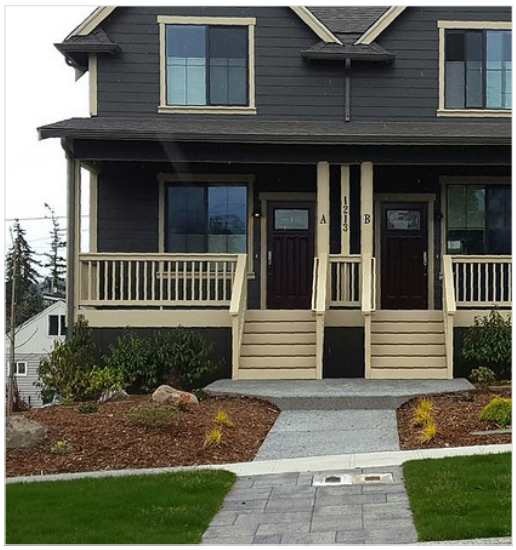


Figure 46: *Site buildings to provide both front yards and landscaped rear yards (4.1.1. a).*

c. For properties that include buildings of heritage value (e.g., listed on the District of Saanich's Heritage Register) alternative siting of new buildings or additions may be considered to facilitate heritage conservation.

d. Buildings and landscapes should be sited and designed to incorporate and retain high value trees and natural habitat wherever possible. Strategies to achieve this include:

   i. Alternative siting or clustering of buildings to avoid disturbance of natural features.

   ii. Clustering of parking to reduce pavement on the site.

Figure 47: *Building that maintains street-fronting entries on multiple streets (4.1.1. b).*

4.1.2 Relationship to the Street

Intent

To site and design buildings to positively frame and activate streets and public open spaces.

Guidelines

a. Buildings should maintain a street-fronting orientation, parallel to the street, wherever possible and if the site allows.

b. Units facing streets should have entries oriented towards, and be clearly accessible and visible from, the fronting street. Where some units do not front onto a public street:

   i. A clear, legible and welcoming pedestrian pathway from the public street should be established.

   ii. Visible addressing can be used to help visitors navigate to the entry. Where an entry is shared, include addressing at the shared entry.

   iii. Use defining features such as a roof overhang, patio or porch or other features to help identify the entry.

   iv. Provide pathway and outdoor lighting beside or above entry doors as well as walkways, to enhance security and to help identify the entrance.

   v. If the entrance is immediately adjacent to a parking area, delineate the entrance with planters or other landscape features to provide visual relief and a clear separation from the parking area.

4.1.3 Services, Access, and Parking

Intent

To ensure the provision of adequate servicing, vehicle access, and vehicle and bicycle parking while minimizing adverse impacts on the comfort, safety, and attractiveness of the public realm.

Guidelines

a. Locate 'back of house' uses (such as loading, garbage collection) with surface parking, in an enclosed space, away from public view (e.g., not along front or side yard setback).

b. Vehicle access, parking, and circulation should be integrated sensitively so it is not the dominant aspect of the development *(see Figure 48)*.

c. Provide internal pedestrian connections and pathways, where site conditions allow.

d. Vehicular access, circulation, garage doors and parking should not be the dominant aspect of developments and should be integrated to minimize impacts on fronting streets and adjacent public and private open spaces. Design strategies should be employed to minimize the impact of accommodating vehicles on-site, including but not limited to the following:

   i. Locate and consolidate off-street parking areas to minimize extent of driveways and eliminate need for driveway access to individual units.

   ii. Locate driveway access to preserve existing canopy trees or provide opportunities for new canopy trees within the boulevard by providing enough planting space.

   iii. Consider incorporation of landscaping within driveway areas to soften the hardscape environment and emphasize unit entryways where they are located and accessed from an internal driveway.

   iv. Design driveways to also function as hard surface play spaces for children where appropriate. This can include designing driveways and parking areas as play courts for children when not in use by vehicles.

Figure 48: *Vehicle access, parking, and circulation should be integrated sensitively (4.1.3. b).*

4.1.4 Landscape Design and Open Spaces

Design Intent

To ensure the design of streets and open spaces creates visual interest, comfort, and safety for pedestrians and positively contributes to urban ecology and Stormwater Management.

Guidelines

LANDSCAPING AND SITE DESIGN

a. Incorporate trees on site to increase canopy and provide shading.

b. Areas within setbacks should incorporate plantings integrated with entryways, patios, and pathways to create a green interface between buildings and streets *(see Figure 49)*.

c. Units should be designed to have access to usable outdoor amenity space as much as possible.

Figure 49: *Front yard setback incorporating a green interface with the street (4.1.4 b).*

4.1.5 Livability

Design Intent

To enhance livability of units within a houseplex and on a site.

Guidelines

a. All units should be provided with an adequate number of windows of sufficient size and orientation to provide for sunlight and outward views (see Figure 50).

b. Taking advantage of grade changes on a site can help locate semi-underground units in a way which provides access to sunlight, amenity space, and accessible entry.

c. For 3 storey developments, design upper floor units to be integrated into roof forms.

d. Avoid locating at-grade windows directly adjacent to parking spaces.

e. Ground floor units are encouraged to have accessible entries.

Figure 50: *All units should be provided with windows of sufficient size and orientation to provide sunlight and outward views (4.1.5 a).*

4.2 SMALL APARTMENT BUILDING GUIDELINES

4.2.1 Site Design and Layout

Intent

To encourage buildings that are compatible to surrounding neighbourhoods and intended future land uses.

Guidelines

a. Consider setback variances that support tree retention, enhanced greenspace, and the provision of quality outdoor amenity areas.

b. Provide landscaping to buffer adjacent properties, provide amenity value, enhance the street frontage, and minimize impermeable surfaces.

c. Private amenity space for each unit is encouraged but not at the expense of a rear yard common amenity area *(see Figure 61)*.

d. The provision of an outdoor common amenity space for use by residents to gather and enjoy for social use is required and must be located in the rear yard, separate from all parking areas.

   i. The amenity space must include at least one tall shade tree with more trees encouraged where larger amenity areas are possible. Landscaping and outdoor furniture are encouraged.

Figure 51: *Private amenity spaces on a small apartment building (4.2.1. c).*

ii. The safety, comfort, and quality of amenity space should be enhanced by landscaping, shade trees, seating, and lighting.

iii. Reduced parking requirements should result in an increase in the amount and quality of amenity space.

e. Indoor amenity space that is accessible to all tenants and, where possible, contiguous to outdoor amenity space, is encouraged.

f. Provide laundry facilities within the building, preferably in suite.

g. Storage areas for tenants within the building are strongly encouraged.

COMPATIBILITY & FUTURE USES

h. Designed project to be compatible with surrounding neighbourhoods and intended future land uses, achieved through building setbacks, height, massing, orientation, and site landscaping.

i. In instances where the adjacency is a single-detached home, the goal is not to mimic this condition but to provide a sensitive and interesting contrast.

5

TOWNHOUSE GUIDELINES

OVERVIEW

- Townhouse development in Saanich typically occurs in one of two scenarios: infill development within an existing neighbourhood or (less frequently) large-scaled developments with an internal circulation network.
- Common design challenges include integrating well with the existing and planned future context, having adequate open space, and positively contributing to the streetscape.
- As a result, projects should create a strong relationship to the street and extend or connect with the existing and planned street and open space networks.

GENERAL CHARACTERISTICS

- 2 to 3 storeys.
- Shares side walls with neighbouring units.
- Individual unit entrance with ground-oriented access (could also include a separate lower unit entry).

DESIGN OBJECTIVES

- To create developments that are visually appealing and enhance the surrounding neighbourhood, considering the context of future land use as outlined in planning policy.
- To prioritize privacy for each unit, while still allowing for social interaction among neighbours.
- To foster a sense of community among residents through shared spaces such as common areas, courtyards, or community gardens, as well as promoting social interaction and collaboration among neighbours.

5. TOWNHOUSE GUIDELINES

KEY GUIDELINES

In order to achieve the design goals of the District, all townhouse projects should:

- **A** **5.A** – Positively frame and activate streets and public open spaces, and provide street fronting legible unit entries.
- **B** **5.B** – Create a transition from public to private spaces through the use of fencing, gates, landscaping, patios, terraces, and/or raised entires.
- **C** **5.C** – Scale and site buildings to establish consistent rhythm along the street by, for example, articulating individual units through integration of recessed entries, balconies, a change in materials and slight projection/recess in the facade while avoid long runs of continuous townhouses.
- **D** **5.D**– Respond sensitively to topography and natural habitat; to enhance privacy, livability, safety and accessibility; and to increase connectivity to the surrounding open space network.
- **E** **5.E** – Provide safe, comfortable, and convenient on-site pedestrian circulation and access points separate from vehicular circulation.

5.1 TOWNHOUSE GUIDELINES

In addition to the strategies outlined in the General Design Guidelines:

5.1.1 Site Design and Layout

Design Intent

To site buildings to respond sensitively to topography and natural habitat; to enhance privacy, livability, safety and accessibility; and to increase connectivity to the surrounding open space network.

Guidelines

CONNECTIVITY

a. With consideration for trees, green infrastructure, and street furniture, provide accessible pedestrian pathways on site to connect *(see Figure 62)*:
   i. Primary unit entrances to public sidewalks and open spaces.
   ii. Visitor parking areas to building entrances.
   iii. The site to adjacent pedestrian/trail/cycling networks (where applicable).
   iv. Public sidewalks and open spaces to secondary building or storage entries (e.g., to garage door entries for bicycle storage, where applicable).

b. When pedestrian through-connections are provided on-site, frame them with an active edge – for example with entrances and windows facing the path *(see Figure 65)*.

Figure 62: *Provide pedestrian pathways on-site (5.1.1. a).*

Figure 63: *Townhouse projects that have internal circulation and connectivity should have building entries that face onto the paths in order to create an active edge (5.1.1. b)*

c. High value trees, natural areas, and environmentally sensitive areas should be retained through strategic site planning and alternative construction methods.

FACING DISTANCES AND SETBACKS

d. Locate and design buildings to maintain access to sunlight, and reduce overlook between buildings and neighbouring properties.

e. Provide ample spatial separation between facing buildings to maximize access to sunlight.

Figure 64: *Clearly visible front doors fronting onto a publicly-accessible pedestrian pathway (5.1.2. a).*

5.1.2 Relationship to the Street

Design Intent

To site and design buildings to positively frame and activate streets and public open spaces, while providing a clearly-defined public-private transition zone.

Guidelines

a. Design primary unit entrances to provide:
   i. A clearly visible front door directly accessible from a public street or publicly accessible pathway via a walkway, porch and/or stoop *(see Figure 64)*.
   ii. Architectural entrance features such as stoops, porches, shared landings, patios, recessed entries, and canopies.
   iii. A sense of transition from the public to private realm by utilizing strategies such as changes in grade, decorative railings, and planters.
   iv. Locate semi private outdoor areas along the street frontage to activate street.

b. A maximum 1.2 m height (e.g., 5-6 steps) is desired for front entryways or stoops.

c. In the case of shared landings that provide access to multiple units, where possible, avoid having more than two doors in a row facing outward.

d. Ensure a strong relationship to the street with the end unit by using strategies such as:
   i. Having a primary entry directly accessible from the fronting street.
   ii. Placing windows to address the street.
   iii. Creating a front yard condition adjacent to the fronting street through, for example, landscaping and/or plantings along an entry path.

5.1.3 Scale and Massing

Design Intent

To ensure buildings contribute positively to the neighbourhood context and provide a sensitive transition in scale to existing and future buildings, parks, and open spaces.

Guidelines

a. Scale and site buildings to establish consistent rhythm along the street by, for example, articulating individual units through integration of recessed entries, balconies, a change in materials and slight projection/recess in the facade *(see Figure 65)*.

b. Consider compatible changes in materials and colours to identify housing blocks in large townhouse developments.

c. In large townhouse developments, limit the number of connected townhouse units to 6 units before splitting into multiple buildings in order to enhance internal circulation and connectivity.

Figure 65: Scale and site buildings to establish by articulating individual units through integration of recessed entries, balconies, a change in materials and slight projection/recess in the facade. (5.1.3. a)

5.1.4 Landscape Design and Open Spaces

Design Intent

To design landscapes and open spaces that provide integrated, flexible, and accessible open space.

Guidelines

a. Design all units to have easy access to usable private or semi-private outdoor amenity space *(see Figure 66)*.

b. Design front yards to include a path from the fronting street to the primary entry, landscaping, and semi-private outdoor amenity space.

Figure 66: *Front patios provide entrance to a unit and create a semi-private transition zone with landscaping to soften the interface with the street (5.1.4. a).*

c. Design private outdoor amenity spaces to:
    i. Be usable (e.g., have direct access from the unit).
    ii. Have access to sunlight.
    iii. Have railing and/or fencing to help increase privacy.
    iv. Have landscaped areas to soften the interface with the street or open spaces.
d. Design front patios to provide an entrance to the unit.
e. Design rooftop patios *(see Figure 67)* to:
    i. Be set back from the roof edge to minimize overlook.
    ii. Have parapets with railings.
    iii. Minimize direct sight lines into nearby units.
    iv. Have access away from primary facades.
f. Provide common outdoor amenity spaces that:
    i. Incorporate landscaping, seating, play space, urban agriculture, and other elements that encourage gathering or recreation.
    ii. Avoid isolated, irregularly shaped areas or areas impacted by parking, mechanical equipment, or servicing areas.
g. Design internal roadways to serve as additional shared space (e.g., vehicle access, pedestrian and bicycle access, open space) using strategies such as:
    i. High-quality pavement materials (e.g., permeable pavers).
    ii. Providing usable spaces for sitting, gathering and playing.
    iii. On-site pedestrian circulation that is distinct, identified through paving pattern, from car circulation.

Figure 67: *Rooftop patios can provide a unique private outdoor space in townhouse projects (5.1.4. e)*

5.1.5 Site Servicing, Access, and Parking

Design Intent

To ensure the provision of adequate servicing, vehicle access, and vehicle and bicycle parking while minimizing adverse impacts on the comfort, safety, and attractiveness of the public realm.

Guidelines

a. Locate 'back of house' uses (such as loading, garbage collection, utilities) with surface parking, in an enclosed space, away from public view (e.g., not along front or side yard setback, *see Figure 68*).

   i. For developments with more than 4 units, ensure bins are screened, use a commercial service, and accessible 24/7 (i.e., no parking stalls in front of screened shed).

   ii. For developments that are 4 units, screen bins and consolidate to reduce impacts on the ROW.

Figure 68: *Ensure that site layouts include provision for solid waste pick-up and bin storage that is enclosed or otherwise screened from view (5.1.5 a).*

PARKING

b. Rear-access garage, not visible from the street, or integrated under-building parking is preferred in townhouses *(see Figure 69)*.

c. Front garages and driveway parking are acceptable in townhouses facing internal strata roads, with the following considerations *(see Figure 70)*:

   i. Architecturally integrate the parking into the building and provide weather protection to building entries.

   ii. Design garage doors to limit visual impact, using strategies such as recessing the garage from the rest of the facade.

d. Provide a generous (>1 m) landscaped setback between a shared property line and a driveway to support privacy, noise mitigation and overall neighbourliness.

e. Provide adequate space in garages for vehicles, bicycles, and access for pedestrians including those with accessibility support needs.

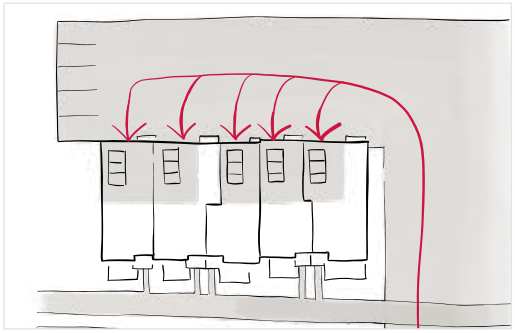


Figure 69: *Rear-access parking is preferred in townhouses that face public streets, to minimize the impact of parking on the public realm (5.1.5. b).*

VEHICLE ACCESS

f. Ensure that internal circulation for vehicles is designed to accommodate necessary turning radii and emergency service access and provides for logical and safe access and egress.

g. Locate access points to minimize impact of headlights on building interiors.

h. At points of egress, ensure clear sight lines to adjacent sidewalks and/or roads.

Figure 70: *Example of a shared internal roadway in a townhouse project designed with high-quality pavement materials and strategic landscaping placement (5.1.5. c).*

5.1.6 Building Articulation, Features, and Materials

Design Intent

To enhance livability, visual interest, and sense of place through building form, architectural composition, and materials.

Guidelines

a. Design facades to articulate individual units while reflecting positive attributes of neighbourhood character. Strategies for achieving this include *(see Figure 71 & 72)*:

   i. Recessing or projecting facades to highlight the identity of individual units.

   ii. Using entrance features, roofline features, or other architectural elements.

b. To maximize integration with the existing neighbourhood, design townhouses to:

   i. Incorporate design elements, proportions, and other characteristics found within the neighbourhood.

   ii. Use durable, quality materials similar or complementary to those found within the neighbourhood.

c. To maximize livability, primary living spaces be designed to:

   i. Have access to daylight and natural ventilation.

   ii. Not be located more that 1.2 m below adjacent grade (will not be supported).

   iii. Have operable window strategical located, at high and low elevations, to maximize natural ventilation.

d. Maintain privacy of units on-site and on adjacent properties by minimizing overlook and direct sight lines from the building using strategies such as:

   i. Off-setting the location of windows in facing walls and locating doors and patios to minimize privacy concerns from direct sight lines.

   ii. Use of clerestory windows.

   iii. Use of landscaping or screening.

   iv. Use of setbacks and articulation of the building.

Figure 71: *Varied materials to individual units help create helps create a series of intervals, visual interest and individual expression (5.1.6. a).*

Figure 72: *Use of roofline features as a strategy for articulating individual units (5.1.6. a).*

6

LOW & MID-RISE RESIDENTIAL, MIXED-USE, & COMMERCIAL GUIDELINES

OVERVIEW

- Low and mid-rise residential and mixed-use buildings are a common typology in Saanich.
- Common design challenges include addressing the street with active uses and ground-oriented units and reducing the bulk and massing of larger buildings.
- To address these challenges, projects should have a strong relationship to the street with a clear front-to-back orientation and provide vertical and horizontal articulation.

GENERAL CHARACTERISTICS

- 3-4 storeys for low-rise buildings.
- 5-11 storeys for mid-rise buildings.
- A shared main entrance and secondary accesses to units within the building.
- Ground-oriented residential units and/or commercial retail at-grade.

DESIGN OBJECTIVES

- To create developments that maximize functionality, efficiency, and contributes to a sense of community.
- To ensure buildings address the street and are designed to the human scale
- To frame streets and create well proportioned buildings that integrate sensitively with the surroundings.

6. LOW & MID-RISE RESIDENTIAL, MIXED-USE, & COMMERCIAL GUIDELINES

KEY GUIDELINES

In order to achieve the design goals of the District, all low and mid-rise Residential, Mixed-use, and Commercial projects should:

- **A** **6.A** – In mixed-use projects, provide attractive and active human-scale features oriented towards public spaces at grade such as a frequent entries, weather protection, and outdoor seating areas.
- **B** **6.B** – Break up building mass by providing simple vertical and horizontal articulation of facades; e.g., stepbacks, insets, projections, colour and texture.
- **C** **6.C** – Minimize the impacts of vehicular access, loading, and back-of-house uses on streetscapes and public open spaces by locating them in away from the street.
- **D** **6.D** – In residential projects, provide individual entrances to ground floor units and set back buildings from the street to ensure the livability of all units through a semi-private entry or transition zone.

6.1 LOW & MID-RISE RESIDENTIAL, MIXED-USE, & COMMERCIAL GUIDELINES

In addition to the strategies outlined in the General Design Guidelines:

6.1.1 Site Design and Layout

Design Intent

To site buildings to respond sensitively to topography and natural habitat; to enhance privacy, livability, safety and accessibility; and to increase connectivity to the surrounding street and open space network.

Guidelines

a. On sloping sites, floor levels should step to follow natural grade.

b. Site and design buildings to be parallel to the street to have a distinct front-to-back orientation to public streets and open spaces as well as to rear yards, parking, and/or interior court yards:

   i. Building sides that interface with streets, mid-block connections, and other open spaces (building fronts) should positively frame and activate streets and open spaces to support pedestrian activity through orienting units and glazing toward streets or mid block connections *(see Figure 73)*.

   ii. Building elevations that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access.

Figure 73: *Example of a mid-block connection with seating, landscaping, and active frontages (6.1.1. b).*

CONNECTIVITY

a. Break up large buildings with mid-block pedestrian and/or cycling connections which should be publicly-accessible wherever possible.

b. Ground floors adjacent to mid-block connections should have entrances and windows facing the fronting of the pathway.

6.1.2 Relationship to the Street

Design Intent

To site and design buildings to positively frame and activate streets and public open spaces, while providing a clearly-defined public-private transition zone.

Guidelines

a. Ensure lobbies and main building entries are clearly visible from the fronting street.

b. Avoid blank walls at grade wherever possible by:

   i. Locating enclosed parking garages away from street frontages or public open spaces.

   ii. Using ground-oriented units and entries or glazing to avoid creating blank frontages.

   iii. When unavoidable, screen blank walls with landscaping, public art, or incorporate a patio cafe or special materials to make them more visually interesting.

Figure 74: *Ensure buildings contribute positively to the neighbourhood context and design buildings to positively frame and activate streets .*

COMMERCIAL AND MIXED-USE BUILDINGS

c. Ensure buildings have a continuous active and transparent retail frontage at grade to provide a visual connection between the public and private realm.

d. Site buildings using a common 'build to' line at or near the front property line so that a continuous street frontage is maintained. Some variation can be accommodated in ground level set backs to support pedestrian and retail activity by, for example, incorporating a recessed entryway, small entry plaza, or sidewalk cafe *(see Figure 75)*.

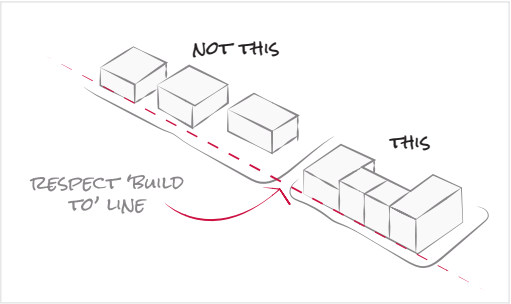


Figure 75: *Site buildings with commercial frontages continuously using a common 'build to' line (6.1.2 d).*

e. Incorporate frequent entrances (every 15 m maximum) into commercial street frontages to create punctuation and rhythm along the street, visual interest, and support pedestrian activity (see Figure 76).

f. On a sloping site, commercial frontages should step along with the grade. Below grade commercial areas are not supported.

RESIDENTIAL AND MIXED-USE BUILDINGS

g. Set back residential buildings on the ground floor between 4-6 m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio.

   i. A maximum 1.2 m height (e.g., 5-6 steps) is desired for front entryways.

   ii. In building with a mix of uses at grade, residential entries can be recessed to allow for weather protection, intercom, bike parking, etc.

h. Incorporate individual entrances to ground floor units with direct connection to the street or public open spaces.

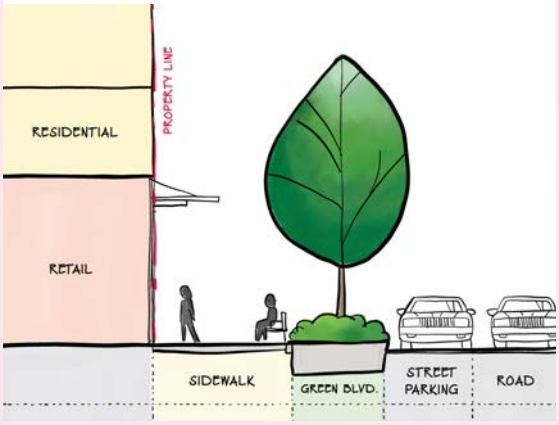
i. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.

Figure 76: *In mixed-use projects, incorporate frequent entrances into Commercial street frontages (6.1.2. e).*

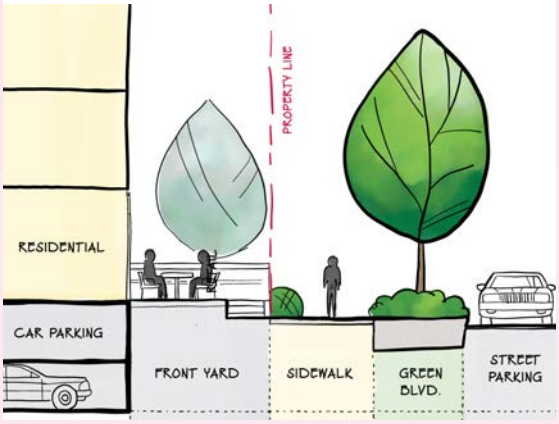
RELATIONSHIP TO THE STREET

These conceptual elevation diagrams illustrate three common street interface scenarios for low and mid-rise mixed-use and residential buildings.

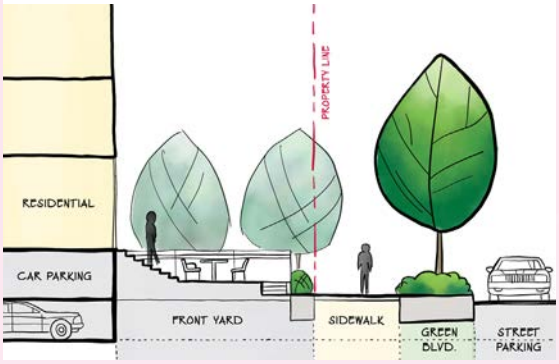
MIXED-USE WITH GROUND LEVEL RETAIL



RESIDENTIAL WITH UNDERGROUND PARKING



RESIDENTIAL WITH HALF-UNDERGROUND PARKING



6.1.3 Scale and Massing

Design Intent

To ensure buildings contribute positively to the neighbourhood and provide a sensitive transition in scale to existing and future buildings, parks, and open spaces, considering the context of future land use as outlined in planning policy.

Guidelines

a. Buildings with facades over 40 m in length should incorporate a significant horizontal and vertical break in the facade *(see Figure 77)*.

   i. For commercial facades, in addition to incorporating frequent entrances (see guideline 6.1.2 e), incorporate a significant break at intervals of approximately 35 m.

b. Residential buildings should have a maximum depth of 24 m.

Figure 77: *Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the facade (6.1.3 a).*

SEVEN TO ELEVEN STOREY BUILDINGS

c. Buildings between seven and eleven storeys should:

   i. Incorporate a minimum 3 m stepback in upper storeys, and more generous upper storey terraces facing south and west.

   ii. Have a minimum 30 m building separation between primary building facades.

d. To support and promote the use of mass timber construction, exceptions to upper storey setbacks, podium design, and building form guidelines will be considered to accommodate unique design challenges and technical requirements of this form of construction.

6.1.4 Site Servicing, Access and Parking

Design Intent

To ensure the provision of adequate servicing, vehicle access, and parking while minimizing adverse impacts on the comfort, safety and attractiveness of the public realm.

Guidelines

a. Integrate 'back of house' uses (such as loading, garbage collection, utilities) into:

   i. Underground parking.

   ii. Another enclosed or fully-screened space (in projects with surface parking).

b. Locate 'back of house' uses (such as loading, garbage collection, utilities) with surface parking, in an enclosed space, away from public view (e.g., not along front or side yard setback).
    i. For developments with more than 4 units, ensure bins are screened, use a commercial service, and are accessible 24/7 (i.e., no parking stalls in front of screened shed).
c. Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2 m above grade, with the following considerations:
    i. Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity *(see Figure 78)*.

Figure 78: *Example of a raised residential frontage with semi private patios over half underground parking (6.1.4. c).*

6.1.5 Publicly-Accessible and Private Open Spaces

Design Intent

To design landscapes and open spaces to respond to an open space program that relates to its users and provides flexible, accessible open space.

Guidelines

a. Integrate publicly accessible private spaces (e.g., private courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces *(see Figure 79)*.
b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.

Figure 79: *Example of publicly-accessible private space (6.1.5. a).*

OUTDOOR AMENITY AREAS

c. Design public outdoor amenity areas to:
    i. Be located along a street frontage.
    ii. Be animated with active uses at the ground level.
    iii. Be located in sunny, south facing areas where possible.
d. Design internal courtyards to:
    i. Provide amenities such as play areas, barbecues, urban agriculture, and outdoor seating where appropriate.
    ii. Provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users.
e. Design mid-block connections to include active frontages, seating and landscaping.

ROOFTOP AMENITY SPACES

f. Design shared rooftop amenity spaces to ensure a balance of amenity and privacy by:
   i. Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired.
   ii. Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.

g. Reduce the heat island effect by including plants or designing a green roof, with the following considerations:
   i. Secure trees and tall shrubs to the roof deck.
   ii. Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated.
   iii. Opportunities for urban agriculture.

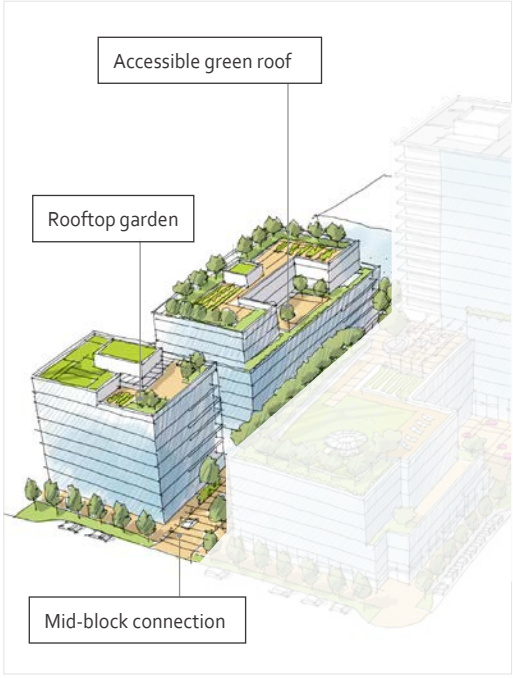


Figure 80: *Examples of outdoor amenity space in a mid-rise building.*

6.1.6 Building Articulation, Features & Materials

Design Intent

To enhance livability, visual interest, identity, and sense of place through building form, architectural composition, and materials.

Guidelines

a. Articulate building facades into intervals that are a maximum of 15 m wide for mixed-use buildings and 20 m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance (see Section 3.3).

b. Proportion the massing by incorporating elements that define a building's base, middle and top.

c. Use an integrated, consistent range of materials and colours and provide variety by, for example, using accent colours *(see Figure 81)*.

d. Select materials and accent colours with consideration for long-term performance and colour fastness.

e. Articulate the facade using design elements that are inherent to the building as opposed to being decorative. For example, create depth in building facades by recessing window frames or partially recessing balconies to allow shadows to add detail and variety as a byproduct of massing *(see Figure 82)*.

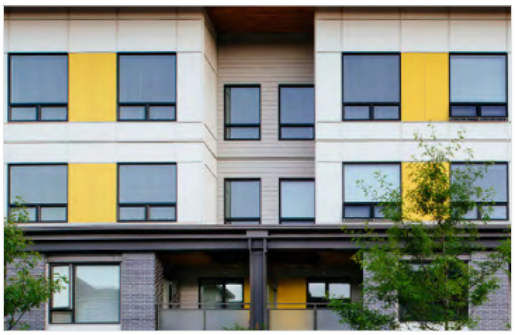


Figure 81: *Example of the use of accent colour to augment a simple and consistent material palette (6.1.6. c).*

f. Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline *(see Figure 82)*, articulating the facade, adding pedestrian space, increasing the number and size of windows, and adding awnings and canopies.

WEATHER PROTECTION

g. Provide continuous weather protection (e.g. awnings, canopies, overhangs, etc.) along all Commercial streets and plazas, with particular attention to the following locations:
   i. Primary building entrances.
   ii. Adjacent to bus zones and intersections.
   iii. Over store fronts and display windows.

h. Any other areas where significant waiting or browsing by people occurs.

i. Awnings should extend out over the sidewalk at least 1.5 m, with greater coverage desirable in areas of high pedestrian traffic and where sidewalk widths are adequate, but should occupy no more than 2/3 of the total sidewalk width.

j. Awnings should have a minimum slope of 30° to allow for proper drainage and self cleaning action of rain and wind *(see Figure 83)*.

k. Manage drainage from awnings in order to prevent dripping onto pedestrians or bike parking.

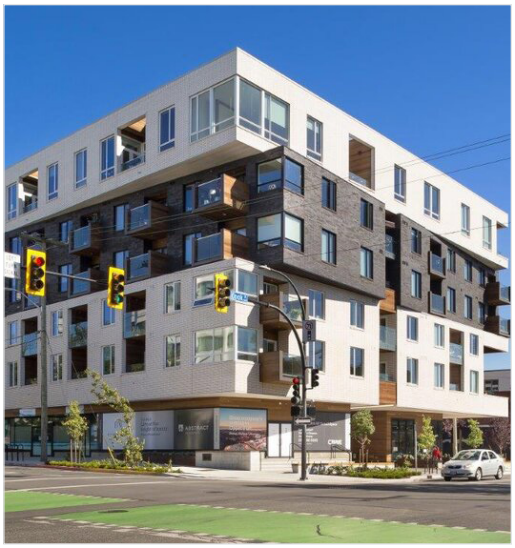


Figure 82: *Articulate the facade using design elements that are inherent to the building as opposed to being decorative (6.1.6 e & f).*

Figure 83: *A residential building's roof form is stepped to break up the overall form (6.1.6. f).*

EXAMPLES OF ARTICULATION STRATEGIES FOR LOW AND MID-RISE BUILDINGS

(See guidelines 6.1.6. a-f)

- Facade Modulation – stepping back or extending forward a portion of the facade to create a series of intervals in the facade.
- Repeating window patterns at intervals that correspond to extensions and step backs in the building facade.
- Providing a porch, patio, deck, or covered entry for each interval.
- Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance.
- Changing the roof forms by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.
- Changing the materials with the change in building plane.
- Providing a lighting fixture, trellis, tree, or other landscape feature within each interval.

l. Canopies are preferred for use on building frontages over 15 m, along major pedestrian routes having a predominance of existing canopies (e.g., theatres, restaurants) in front of which significant waiting areas occur.

m. Canopies should have a minimum vertical clearance of 2.8 m, measured from the sidewalk (see Figure 84).

n. Canopies should preferably extend out over the sidewalk at least 2.5 m, but should maintain a minimum setback from the outer face of the curb of 0.6 m *(see Figure 84)*.

o. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.

p. Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.

q. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.

SIGNAGE

r. Provide attractive signage on Commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Exceptions can be made for buildings located on highways and/or major arterials in alignment with the District's Sign Bylaw.

s. Locate signs on private property outside of public right-of-way

t. Avoid the following types of signage:

- » Internally lit plastic box signs.
- » Pylon (stand alone) signs.
- » Rooftop signs.
- » Digital signs.

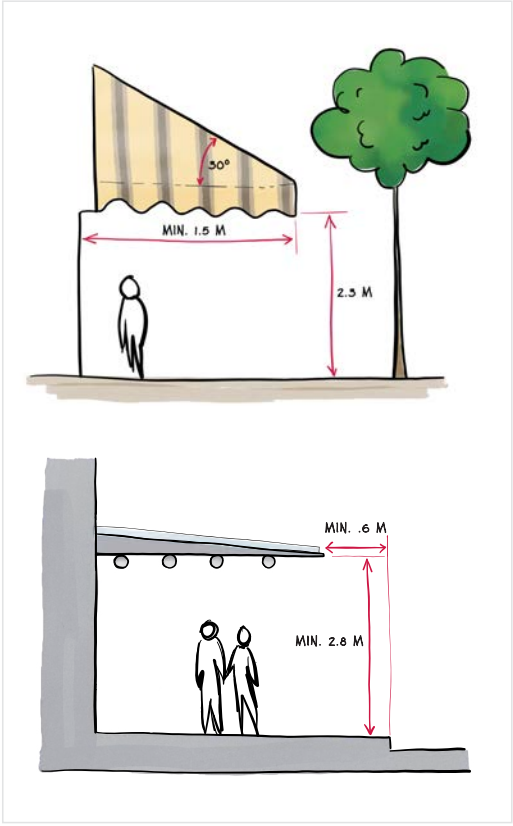


Figure 84: *Provide weather protection in the form of canopies or awnings (6.1.6 j,l,m).*

7

HIGH-RISE RESIDENTIAL & MIXED-USE

OVERVIEW

- High-rise buildings are increasingly common in Saanich, especially in the Uptown Core area, and in the form of multi-unit residential, commercial, and mixed-use buildings.
- Common design challenges include reducing the mass of podiums and bulk of towers, reducing the visual and use impacts of above-grade structured parking, and having active frontages on the primary and secondary streets.
- As a result, these projects should have a strong relationship to the street with active frontages, break up the mass of podiums by providing vertical and horizontal articulation, and have slender towers with reduced floorplates.

GENERAL CHARACTERISTICS

- 12-18 storeys (with some exceptions to consider above 18 storeys).
- A shared main entrance and secondary accesses to units within the building.
- Ground oriented residential units and/or commercial retail accessed at-grade.

DESIGN OBJECTIVES

- To allow density without compromising daylight penetration to the public realm.
- To provide a high level of livability and a variety of unit types.
- To provide contextually appropriate development response to the existing and planned context through sitting and tower placement.
- To ensure development doesn't adversely impact the development potential of adjacent parcels.
- To create an attractive composed skyline.
- The expectation of architectural excellence with the development of a certain height and intensity.

7. HIGH-RISE RESIDENTIAL & MIXED-USE GUIDELINES

KEY GUIDELINES

In order to achieve the design goals of the District, all High-Rise Residential and Mixed-use projects should:

A **7.A** – Provide a generous first floor height in podiums, and limit podium heights according to heights noted in relevant area specific plans.

B **7.B** – Design buildings to activate the street with transparent frontages and commercial, retail, and Residential units accessible from the street.

C **7.C** – Provide access to parking and loading areas via secondary streets. Locate structured parking away from street frontages.

D **7.D** – Provide opportunities for mid-block connections, corner plazas, and other open spaces to increase pedestrian connectivity.

7.1 HIGH-RISE RESIDENTIAL & MIXED-USE GUIDELINES

In addition to the strategies outlined in the General Design Guidelines:

7.1.1 Site Design and Layout

Design Intent

To site podiums and towers to create a consistent streetwall and minimize visual and shadow impacts on the public realm.

Guidelines

BUILDING SEPARATION

a. Locate towers strategically to minimize shadowing and adverse wind impacts on adjacent properties, parks and public spaces, and to provide sufficient privacy between the building and adjacent properties.

   i. Tower elements should have a minimum 20 m separation with a larger (24.5 m) separation encouraged for residential towers *(see Figure 86)*.

   ii. Multiple towers planned on a single site should be off-set or weaved to accommodate view corridors, respect privacy and overlook and minimize negative impacts of shadowing.

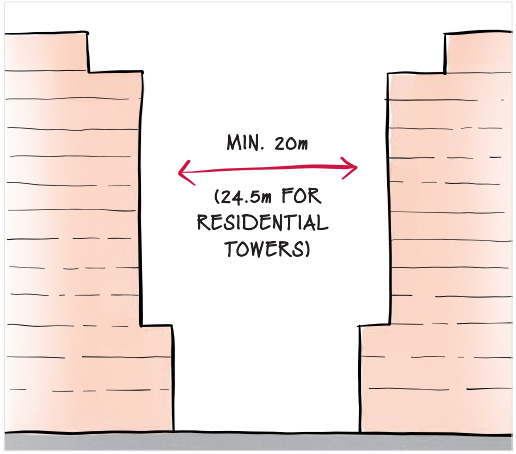


Figure 86: *Provide separation distance between towers on the same site of 20 m for commercial buildings and 24.5 m for residential buildings (7.1.7. a).*

BUILDING PLACEMENT

a. Site podiums parallel to the street and extend the podium along the edges of streets, parks, and open space to establish a consistent street wall.

b. Additional considerations for building placement include:

   i. Site towers to be set back from the street wall.

   ii. Greater setbacks can be provided at strategic points or along the entire frontage for increased architectural interest and improved pedestrian experience, for example, to provide space for tree planting, wider sidewalks, plazas, and other open spaces.

   iii. In addition to the required setback, greater setbacks can be provided along retail streets in order to accommodate street cafes and patios

   iv. Wherever possible, retain existing landscaped streetscapes by providing generous setbacks from trees and plantings.

ORIENTATION AND SOLAR ACCESS AT STREET

a. Orient buildings to maximize solar access to adjacent streets and public spaces, while also considering optimizing for solar orientation to improve energy performance and occupant comfort. Strategies for minimizing impact on solar access include:

   i. Limiting the scale and height of the podium consistent with prevailing planning policy.

   ii. Designing slender towers with generous separation distances.

   iii. Varying the height of towers on-sites with multiple towers.

   iv. Locating towers on-site to minimize shadowing adjacent buildings and open spaces.

Figure 87: *Frequent and transparent entrances into Commercial frontages along the street creates visual interest, provides 'eyes on the street' and improves the pedestrian experience (7.1.2. a).*

7.1.2 Relationship to the Street

Design Intent

To site and design buildings to positively frame and activate streets and public open spaces.

Guidelines

a. Design podiums to have transparent frontages with high amounts of glazing to promote 'eyes on the street' *(see Figure 87 & 88)*, using strategies such as:

   i. Having continuous commercial and retail uses with windows and primary entrances facing the street.

   ii. Having ground-oriented residential units with windows and primary entrances facing the street.

Figure 88: *Example of active podium frontage with retail wrapping from primary (left) to secondary (right) frontages (7.1.2. a).*

b. For residential podiums with townhouse frontages, refer to Section 5 for Guidelines for that portion of the building.

c. Locate private, indoor amenity facilities such as bicycle storage away from primary street frontages.

d. Blank walls on commercial frontage should be avoided.

BUILDING ADDRESS AND ACCESS

e. Use architectural and landscape features to create well-defined, clearly visible, and universally accessible primary building entrances. Additionally:

   i. Ground floor residential should have an increased setback comparatively to commercial.

   ii. Differentiate between residential and commercial entrances.

   iii. Design retail frontages with small format storefronts and frequent entrances.

ACTIVE STREETSCAPES, STREET TREES, AND FURNISHINGS IN HIGH-RISE MIXED USE BUILDINGS

These conceptual diagrams demonstrate a selection of strategies for achieving a strong relationship to the street and active streetscape with trees and furnishings in high-rise mixed-use buildings.

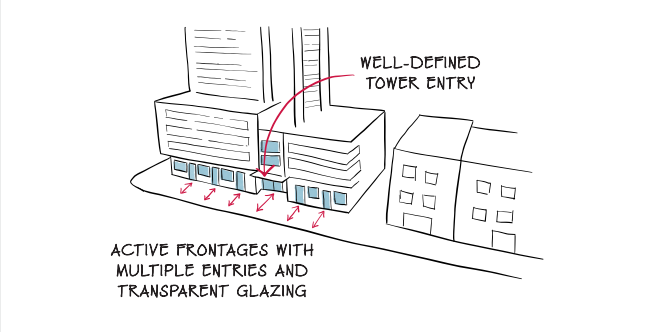


Figure 89: *Create well-defined, clearly visible, and universally accessible primary building entrances.*

Figure 90: *Provide streetscape amenities such as street trees, landscaping, seating and lighting to enhance the pedestrian experience.*

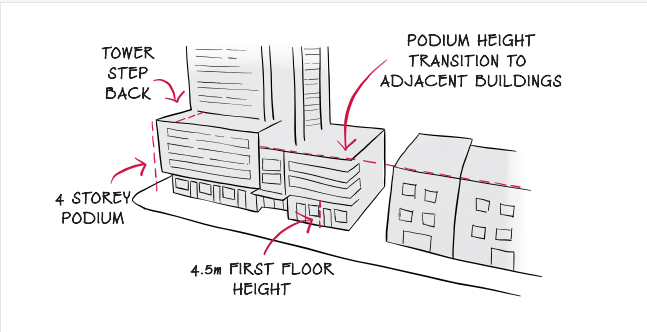


Figure 91: *Vary the height and form of the podium to respect and respond to the height of the existing and envisioned future context on neighbouring sites as well as the adjacent street width.*

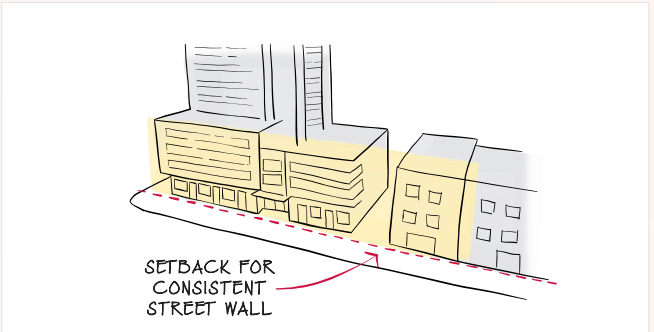


Figure 92: *Site podiums parallel to the street and create a consistent streetwall.*

7.1.3 Scale and Massing

Design Intent

To ensure buildings contribute positively to the neighbourhood context and provide a sensitive transition in scale to existing and future buildings, parks, and open spaces.

Guidelines

PODIUM

a. Provide a minimum first floor height of 4.5 m, measured from grade.

b. Provide a minimum podium height in accordance to those stated in local area plans.

c. On corner sites, vary the height and form of the podium to respect and respond to the height and scale of the existing context on adjacent streets.

d. When adjacent sites are lower in height and are not anticipated to change, provide a transition in the podium height down to the lower-scale neighbours.

TOWER

e. In general, design tower floor plates to not exceed:

   i. 650 m^2 for Residential and mixed-use buildings.

   ii. 863 m^2 for Commercial buildings.

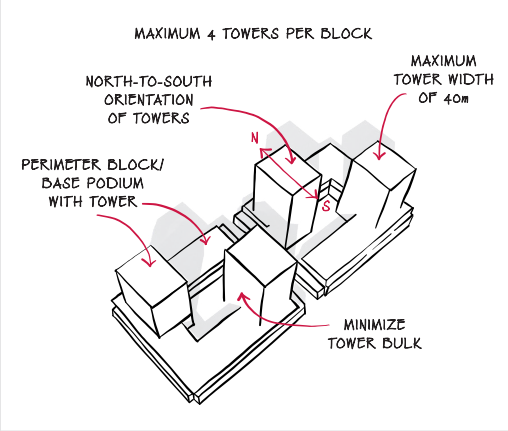


Figure 93: *Summary of scale and massing Guidelines for podium and tower typologies.*

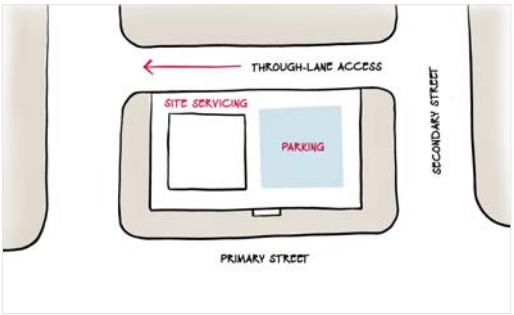


Figure 94: *Provide access to site servicing and parking at the rear of the building or along a secondary street. Through lanes are encouraged where site conditions allow (7.1.4. a).*

7.1.4 Site Servicing, Access, and Parking

Design Intent

To ensure the provision of adequate servicing, vehicle access, and vehicle and bicycle parking while minimizing adverse impacts on the comfort, safety, and attractiveness of the public realm.

Guidelines

a. Wherever possible, provide access to site servicing and parking at the rear of the building or along a secondary street. Through lanes are encouraged where site conditions allow (see Figure 94).

b. Minimize the visual impact of garage doors, parking entrances and service openings on the public realm by using strategies such as recessing, screening, and size minimization.

c. Provide clearly visible pedestrian access to and from parking areas and on-site sidewalks and bike lanes as required based on the vehicle traffic volumes on the site.

d. Integrate service connections, vents, mechanical rooms and equipment with the architectural treatment of the building, and/or locate to minimize visual impact and screen from view with materials and finishes compatible with the building.

Figure 95: *Example of a publicly accessible open space.*

7.1.5 Publicly-Accessible and Private Open Spaces

Design Intent

To design landscapes and open spaces to respond to an open space program that relates to its users and provides flexible, accessible open space.

Guidelines

PUBLICLY ACCESSIBLE OPEN SPACES

a. Wherever possible, include publicly accessible open space on-site, such as hard or soft landscaped setbacks, plazas, courtyards, and mid-block pedestrian connections.

b. Define and animate the edges of open spaces with well-proportioned podiums and active uses at-grade.

c. Locate and design publicly accessible open space to:

   i. Be directly accessible from the fronting public sidewalk.

   ii. Maximize access to sunlight and encourage year-round use through the use of landscaping, tree planting, seating, and weather protection.

   iii. Where possible, complement and connect with publicly accessible open space on neighbouring properties.

   iv. Maximize safety, comfort, amenity, and accessibility.

d. On larger sites, use publicly accessible open space to provide through-block pedestrian connections.

e. Where provided, tailor furniture elements as appropriate to encourage a range of seating and gathering opportunities, including both fixed and unfixed seating to allow for flexibility of use.

PRIVATE OPEN SPACES

f. Provide private outdoor amenity spaces on-site, such as private gardens, and accessible roofs on podium or tower rooftops.

g. Locate and design shared private outdoor amenity space to:

   i. Maximize access to sunlight.

   ii. Minimize noise, smell and/or visual impacts from site servicing or mechanical equipment.

   iii. Provide seating, lighting, trees, shade structures, and weather protection.

h. Locate private patios and gardens to minimize overlook from neighbours.

i. When designing rooftop spaces (e.g., on the top of the podium), consideration for one or multiple of the below strategies should be taken into account, depending on the project:

   i. High albedo materials/white roofs.

   ii. Green roofs for improved stormwater management.

   iii. Amenity space.

   iv. Renewable energy.

j. For shared rooftop amenity spaces, ensure a balance of amenity and privacy by:

   i. Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired.

   ii. Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.

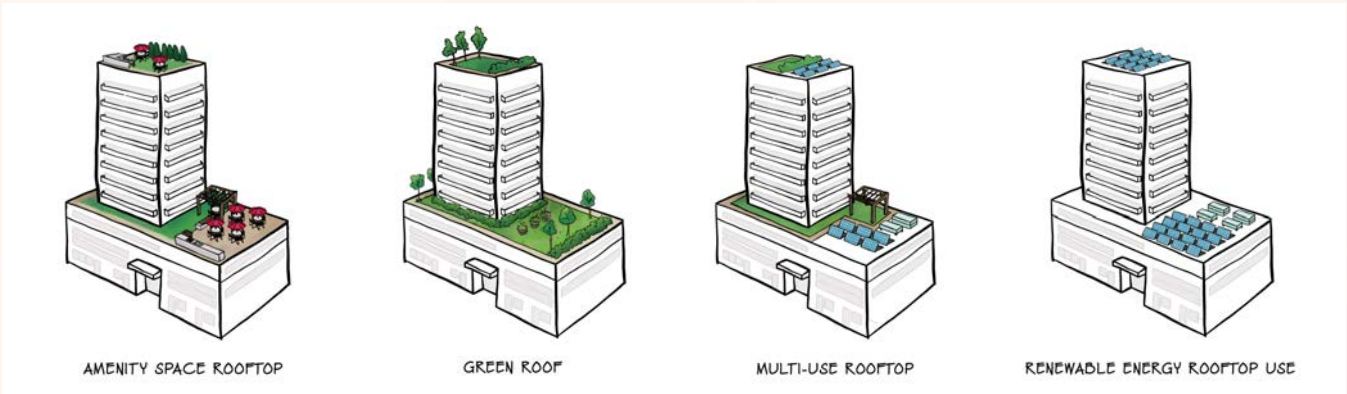
k. Design private balconies to be large enough to provide usable outdoor space.

l. Locate indoor amenity areas adjacent to shared outdoor amenity areas and allow access between the two areas. Indoor amenity areas should be equipped with kitchenettes and universal bathrooms.

Figure 96: *Example of roof garden and private open space.*

USING ROOFTOP SPACE

These conceptual diagrams demonstrate a selection of strategies for utilizing podium rooftop space in high-rise mixed-use buildings. Consideration should be made to balance amenity, privacy, and use.



7.1.6 Building Articulation, Features & Materials

Design Intent

To enhance livability, visual interest, identity, and sense of place through building form, architectural composition and materials.

Guidelines

a. Design tall buildings to have a cohesive architectural look with a distinct podium, tower, and top. Strategies for achieving this include changes in articulation, materials, and the use of step backs *(see Figure 97)*.

PODIUM

b. Provide architectural expression in a pattern, scale and proportion that is in relation to neighbouring buildings and that differentiates it from the tower. Examples of such design elements include the use of:

   i. Cornice lines.

   ii. Window bays.

   iii. Entrances.

   iv. Canopies.

   v. Durable building materials.

   vi. Energy efficient fenestration.

Figure 97: *Design tall building to have a distinct podium, tower, and top (7.1.6. a).*

c. Highlight primary retail facades with high-quality materials and detailing, with particular attention to building entrances.

d. Avoid blank walls. If necessary, articulate them with the same materials and design as the other active frontages.

e. Provide weather protection, signage and lighting in accordance with Guidelines found in section 3.1.6 *(see Figure 98)*.

TOWER MIDDLE

f. On-sites with multiple towers, provide variation in the design and articulation of each tower facade to provide visual interest while maintaining a cohesive architecture overall.

g. Design balconies to limit increases in the visual mass of the building and to become an extension of interior living space, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance (see Section 3.3).

    i. Consider that inset or partially inset balcony arrangements may offer greater privacy and comfort, particularly on higher floors.

TOWER TOP

h. Design the top of tall buildings to terminate and be distinguishable from the middle building and to make a positive contribution to the skyline *(see Figure 99)*.

    i. Design and screening of mechanical rooms, and incorporation of roof top amenity spaces and architectural lighting, can be used to distinguish the tower top.

i. Setback the upper floors of the tower and incorporate a projecting cornice or other feature to terminate the building and contribute to a varied skyline.

Figure 98: *Example of a podium with integrated weather protection and signage at grade (7.1.6 e).*

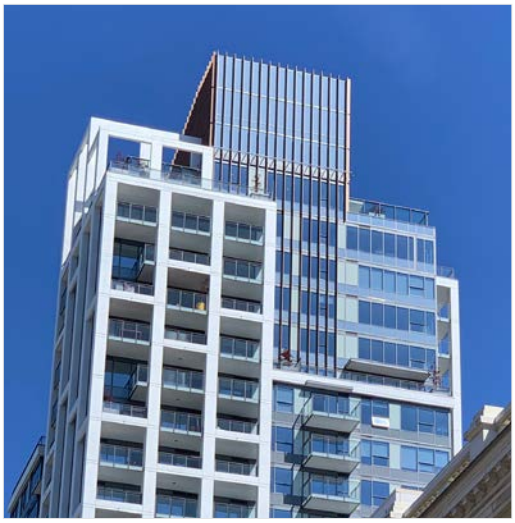


Figure 99: *Example terminating a tower top (7.1.6 h).*

8

COMMERCIAL / RETAIL GUIDELINES

OVERVIEW

- Single-use commercial buildings, typically found in villages, centres, and along corridors.
- Commercial retail developments are often designed for convenient access by motorists with large areas of surface parking separating building entries from public sidewalks.
- Commercial retail developments present many opportunities for improving design and functionality to become more pedestrian oriented.

GENERAL CHARACTERISTICS

- 1-2 storey single-use Commercial buildings.

DESIGN OBJECTIVES

- To create commercial spaces and frontages that are visually appealing, functional, and inviting.
- To ensure building are functional, sustainable, and accessible.

8. COMMERCIAL / RETAIL GUIDELINES

8.1 COMMERCIAL / RETAIL GUIDELINES

8.1.1 Site Design and Layout

Design Intent

To site buildings to respond sensitively to topography and natural habitat; to enhance privacy, livability, safety and accessibility; and to increase connectivity to the surrounding open space network.

Guidelines

a. Provide site furnishings, such as seating, bike racks and shelters at building entrances.

b. Provide landscaping and trees along frontages and in parking areas to soften lot frontages.

Figure 100: *Buildings on a corner parcel should orient frontages towards both streets if possible (8.1.2. a).*

8.1.2 Relationship to the Street

Design Intent

To site and design buildings to positively frame and activate streets and public open spaces and to perform their intended use.

Guidelines

a. Buildings on a corner parcel should orient frontages towards both streets if possible and include distinct architectural features *(see Figure 100 & 101)*, such as:

   i. Special or decorative canopies.

   ii. Bay windows, balconies, turrets, or articulated roofline features.

   iii. A corner entrance.

   iv. Sheltered space for sitting and congregating

b. Avoid blank walls adjacent to the highway, streets, lanes, walkways, parks, or other amenity spaces.

c. Design frontages to include multiple entry points to allow for flexibility of future demising.

d. Signage should be designed to be consistent with the architectural style, scale and materials of the development and its surrounding context.

Figure 101: *Building with distinct architectural features (8.1.2. a).*

8.1.3 Scale and Massing

Design Intent

To ensure buildings contribute positively to the neighbourhood context and provide a sensitive transition in scale to existing and future buildings, parks, and open spaces.

Guidelines

a. Commercial units should have a minimum depth of 35 m.

8.1.4 Site Servicing, Access, and Parking

Design Intent

To ensure the provision of adequate servicing, vehicle access, and vehicle and bicycle parking while minimizing adverse impacts on the comfort, safety, and attractiveness of the public realm.

Guidelines

a. Provide covered bicycle parking in visible and well-lit locations near building entrances and pedestrian walkways.

b. Provide a dedicated waste collection room with circulation and access to the room for commercial uses. When part of mixed-use development, have the commercial waste collection area be separate and distinct from those dedicated to other uses in the building.

8.1.5 Building Articulation, Features, and Materials

Design Intent

To enhance livability, visual interest, identity, and sense of place through building form, architectural composition and materials.

Guidelines

a. Design the facade of buildings with multiple storefronts so that each is defined through individual signage, entrances, canopies and/or materiality.

b. Create transparent frontages with visual access to the interior of stores or Commercial spaces *(see Figure 102)*, and avoid the use of:

   i. Materials such as black out advertising panels.

   ii. Dark and/or reflective glass.

Figure 102: *Transparent frontage and use of materiality to indicate units and entries (8.1.5. b).*

9

INDUSTRIAL GUIDELINES

OVERVIEW

- Industrial buildings and uses play an important role in the function and economy of Saanich.
- Typically these uses are oriented primarily towards providing convenient and safe access for commercial vehicles.
- They present many opportunities to improved design and functionality, including enhancing the pedestrian environment once motorists get out of their vehicles.
- They also present opportunities for improving landscaping in order to mitigate environmental and visual impact of parking areas and buildings, and designing to mitigate negative impacts on neighbouring uses.

GENERAL CHARACTERISTICS

- 1-4 storey single-use industrial buildings.
- In certain areas of the District (e.g., Tennyson), mixed-use Industrial buildings may be developed in the future.

DESIGN OBJECTIVES

- To create buildings and sites that are functional, safe, efficient, and sustainable.
- To reduce impacts of parking and industrial activity, and contribute positively to its neighbourhood, context, and industry.
- To mitigate noise and odour impacts on neighbouring properties and the public realm.

9. INDUSTRIAL GUIDELINES

9.1 INDUSTRIAL GUIDELINES

9.1.1 Relationship to the Street

Design Intent

To site and design buildings to positively frame and activate streets and public open spaces and to perform their intended use.

Guidelines

a. Design primary entries to be clearly visible and accessible from the street *(see Figure 103)*.

b. Site the building's primary facade parallel to the street and close to the minimum setback to establish a defined street edge.

c. Include glazing as a major component of street facing facades.

d. Maintain and enhance street edge definition by preserving or incorporating street trees.

e. Locate the office, reception, or sales component of the building closer to the street than the plant or warehouse component.

f. Do not locate service doors (e.g., an overhead loading door) facing the street.

g. No blank walls are permitted along street frontages (including the Galloping Goose and Lochside Regional Trails); temporary blank walls should incorporate articulations and/or public art (e.g. murals) for visual interest and engagement.

h. Ensure loading bays can be accessed safely, taking into account pedestrian and private vehicle flows.

i. Loading bays should be integrated, where possible, and easily accessible from the main roadway and be designed to accommodate the turning radius of delivery vehicles.

Figure 103: *Primary entry clearly visible and accessible from the street via a pedestrian pathway (9.1.1. a)*

9.1.2 Scale and Massing

Design Intent

To ensure buildings contribute positively to the neighbourhood context and provide a sensitive transition in scale to existing and future buildings, parks, and open spaces.

Guidelines

a. Design multi-storey buildings (for example, those which mix Industrial and Commercial uses) to maintain and accommodate Industrial uses on the ground floor by providing a floor heights of:

   i. For ground floor commercial / industrial: 4.5 – 6.1 m above finished floor.

   ii. For commercial / industrial storeys above the ground floor: 4.3 m above finished floor.

b. Other considerations include:

   i. Considering lofts/mezzanines as a separate storey.

   ii. Considering the building height in storeys at all elevations in assessing consistency with guidelines.

   iii. Generally, permit increased building heights for new industrial units at grade, between 5.4 - 7.3 m, above finished floor.

9.1.3 Site Servicing, Access and Parking

Design Intent

To ensure the provision of adequate servicing, vehicle access, and parking while minimizing adverse impacts on the comfort, safety, and attractiveness of the public realm.

Guidelines

CIRCULATION

a. Pedestrian pathways should provide clear sight lines and connect the building to outdoor amenity spaces, parking, and the surrounding street network.

PARKING

b. The preferred location for main parking areas is at the rear and/or side of the building, not in setback *(see Figure 104)*.

c. Avoid locating large parking areas between the building and street.

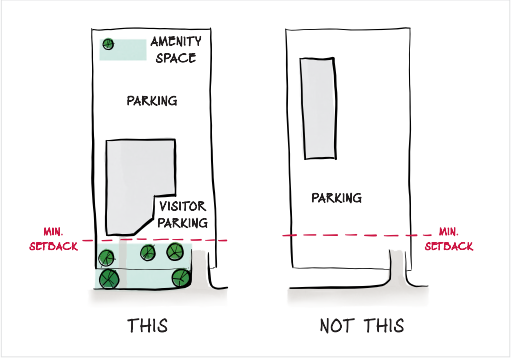


Figure 104: *The preferred location for main parking areas is at the side and/or rear of the building (9.1.3 b). Provide landscaped amenity space and landscaping to soften the street edge.*

d. Where parking areas, loading and other back of houses are visible from the street, screen it using strategies such as tree planting, berming, low walls, decorative fencing and/or hedging.
    i. Provide breaks in the screening for pedestrian access to and from the site.
e. Break parking areas into smaller blocks defined by landscaping in order to minimize the amount of paved areas.
f. Ensure pedestrians and cyclists can move safely and comfortably through parking areas in order to access the building.

STORAGE, LOADING AND GARBAGE

g. Locate outdoor storage areas within rear yards and/or interior side yards and screened from street view.

9.1.4 Landscape Design and Public Realm

Design Intent

To design landscapes and open spaces that provide integrated, flexible, and accessible open space.

Guidelines

a. Stormwater storage and treatment should be a significant consideration for mostly impervious lots with large parking lots; oil and grit separators are required *(see Figure 105)*.
b. Consider providing landscaped green roofs to manage runoff, add visual appeal, improve energy efficiency, reduce heat island effect, and provide amenity value.
c. Provide outdoor areas with landscaping, seating and weather protection.
d. Buildings and foundations (low or stepped foundation walls) should be designed to exclude or minimize the exposure of concrete foundation.

Figure 105: *Landscape strip with rain garden adjacent to front visitor parking to provide stormwater management and soften the property edge (9.1.4. a).*

9.1.5 Building Articulation, Features, and Materials

Design Intent

To enhance livability, visual interest, identity, and sense of place through building form, architectural composition and materials.

Guidelines

a. Avoid facing unarticulated facades to the street and use projections, recesses, plantings, awnings, colour and texture to reduce the visual size of any unglazed walls *(see Figure 106)*.

b. Use different exterior materials to distinguish between the plant/warehouse component of a building from the office/sales component *(see Figure 107)*.

c. Design buildings to have frontages with multiple, smaller storefronts and an elevated level of materials *(see Figure 108)*.

CO-EXISTING WITH RESIDENTIAL

d. Building siting should be shifted toward the street to create larger common areas away from the street – using the building as a buffer to noise impacts.

e. Building design should mitigate noise impacts by:

   i. Selecting wall, siding, and window materials that have strong sound insulation/absorption capacity.

   ii. Limiting the amount of glazing and/or using triple glazed / laminated windows.

f. Design multi-storey buildings (for example, those which mix industrial and commercial or residential uses) to maintain and accommodate Industrial uses on the ground floor by providing a first floor height of 4.5 - 6.1 m.

g. Design residential entries to be clearly legible and distinguished from adjacent industrial use entries.

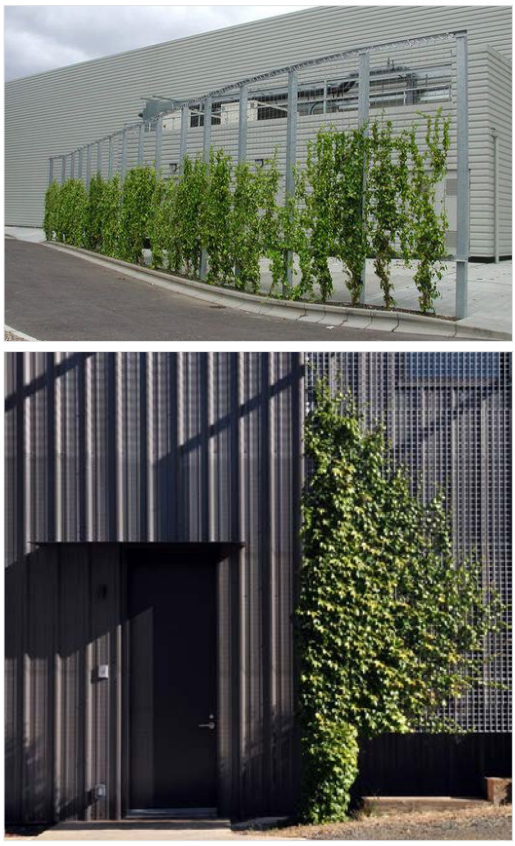


Figure 106: *An example of using planting to screen loading and mechanical equipment (top) and enliven facades (bottom) (9.1.5. a)*

Figure 107: *Use of different exterior materials to distinguish between the plant/warehouse component of a building from the office/sales component (9.1.5. b).*

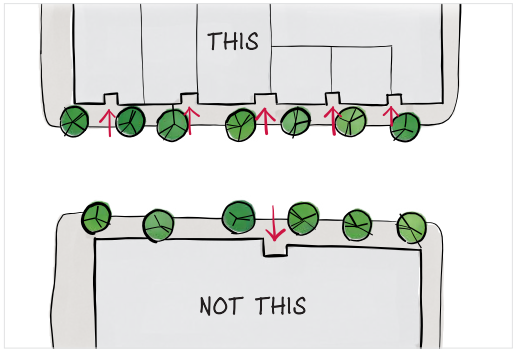


Figure 109: *Design buildings to have frontages with multiple storefronts (9.1.5. c).*

10

UPTOWN CORE GUIDELINES

10. UPTOWN CORE

10.1 UPTOWN CORE GUIDELINES

10.1.1 Urban Design Framework

The purpose of the Design Framework is to guide the transition of space to place and develop a place that is unique, interesting and in keeping with the Plan's vision. It promotes community, livability, aesthetics, ambiance, culture, safety, accessibility and an environment that is inclusive to all age groups and abilities.

Furthermore, the Urban Design Framework seeks to develop a high density urban core while highlighting and enhancing the unique characteristics and functions of each neighbourhood sub-area (See Sections 3.4 and 5 of the Uptown-Douglas Plan for sub-area objectives and land use policies). New developments, street improvements and the introduction of public spaces will fuel the ability to generate a desired sense of place within each sub area and within the larger urban core as a whole.

Public realm is a focus of the Uptown-Douglas Plan, with land use and design objectives supporting the development of vibrant areas for social interactions on a myriad of scale, including streets, plazas, public squares, parklets, and pocket parks. Improvements to the parks and open space network, both new and enhanced, have been identified as a critical piece of infrastructure needed to meet the anticipated needs of this fast developing urban area. Improving streetscapes through safety and beautification is no less important to improving the quality of the pedestrian experience in the Uptown Core area.

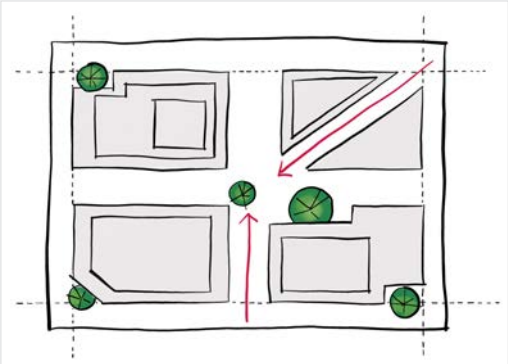


Figure 110: *Site Context and Organization.*

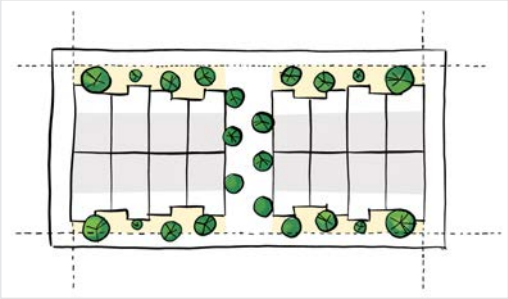
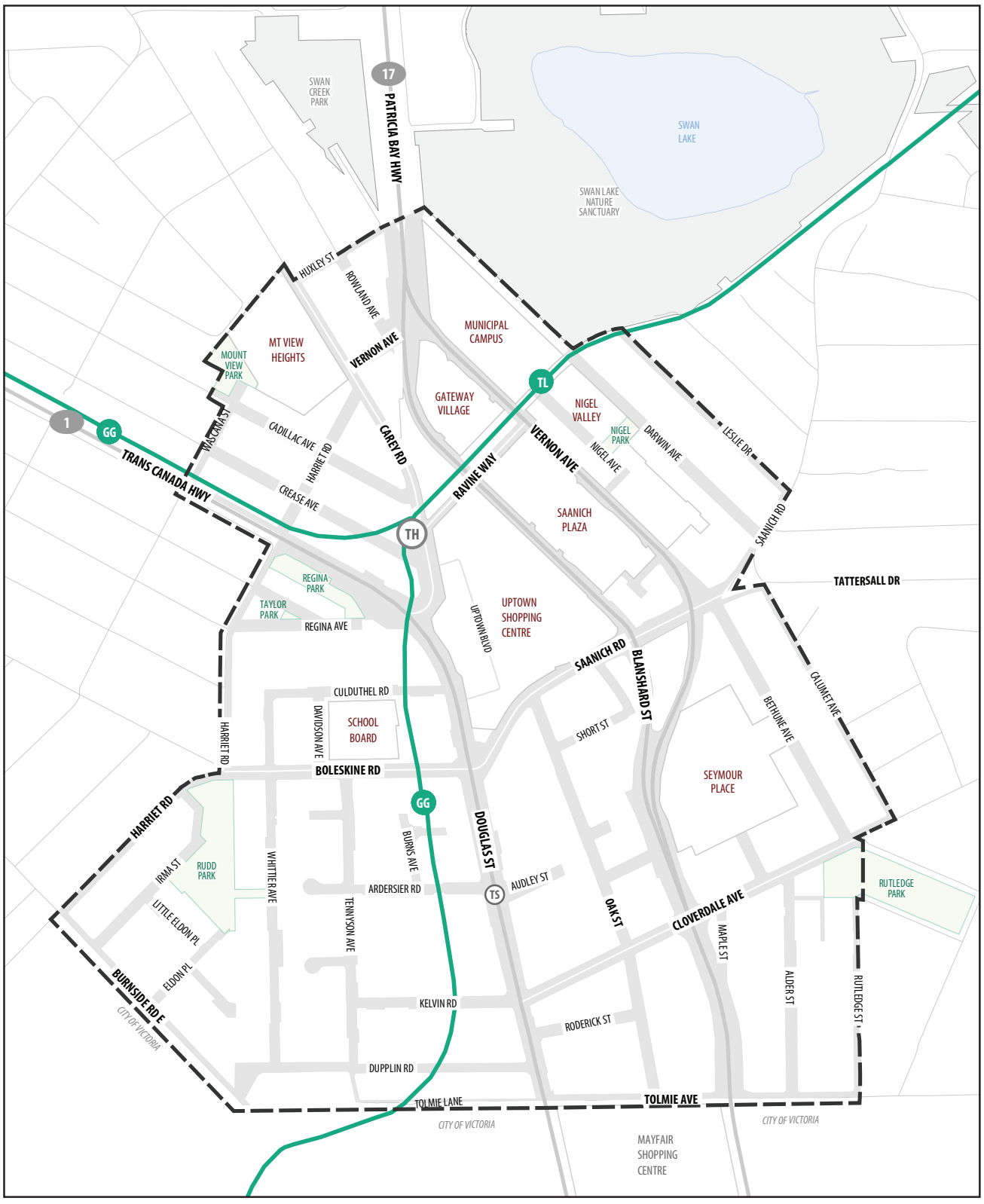


Figure 111: *Building Massing and Design.*



MAP 2: UPTOWN CORE DEVELOPMENT PERMIT AREA

Urban design directions are intended to be used in conjunction with directions in Section 5 (Land Use) and Section 7 (Significant Streets) of the UDP Plan. The content in these three sections, in particular, collectively work together to articulate the Plan's vision for the design of the built environment.

The Design Framework is divided into three sub-sections, namely:

- A. Site context and organization.
- B. Building massing and design.
- C. Public realm.

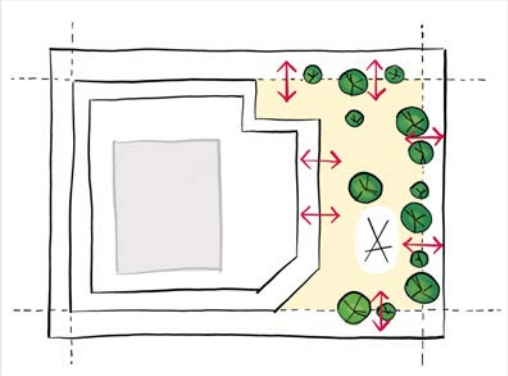


Figure 112: *Public Realm.*

Drawings provided within this section seek to illustrate the Guidelines and act as examples only.

The intent of the drawings is to assist designers to further understand the concept and work within the framework to arrive at a creative design solution. Since the relative importance of the specific Guidelines will vary for each project, and as there are many ways of meeting each guideline, individual applications will be evaluated on their own merits. Creative solutions that meet the intent of the Guidelines are encouraged.

10.1.2 Context Analysis

Design Intent

Evaluate the existing and planned site context and demonstrate how the proposed design and layout optimizes outcomes respecting building energy performance, improved livability and localized assets.

Guidelines

a. Site design should incorporate tree retention and identify strategies for tree replacement and integration of landscape features that increase the green areas on-site.

b. Passive design principles should be incorporated into site planning and design, including through consideration of building siting, solar orientation, thermal bridge-free design, shading/ventilation measures and other sustainable design features (see Figure 113).

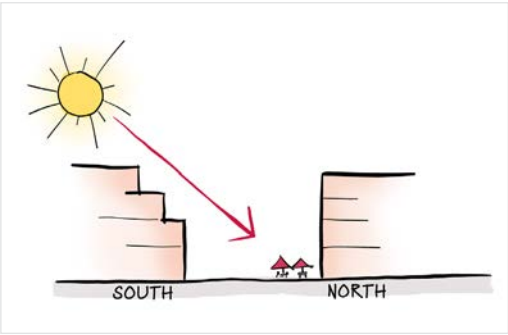


Figure 112: *Optimize solar orientation of buildings and public spaces (10.11.2 b).*

c. During redevelopment, heritage buildings, sites and features should be a focal element of design considerations, including the preservation and integration of such as part of site planning and organization.

d. New construction should be compatible with adjacent heritage buildings and complement existing heritage materials, pattern and scale of the streetscape by providing an appropriate transition between differing scales and heights of neighbouring buildings.

e. Large sites with multiple buildings and the potential for new public realm elements should consider coordinating development through a Master Plan. Potential sites include the School Board Site, Saanich Plaza, Gateway Plaza, 4000 Seymour and the Municipal Campus.

f. Site design should promote and facilitate activity and social interaction through planned features such as active uses, strategic connections and public open spaces.

Figure 113: *Locate taller buildings at street corners (10.1.3 c).*

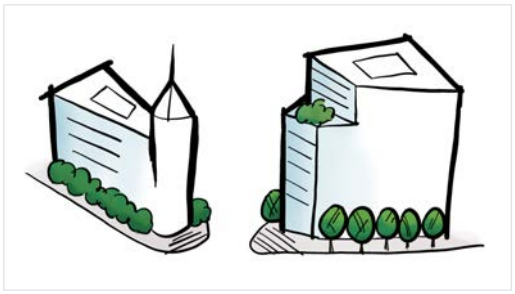


Figure 114 *Emphasize vertical articulation and include prominent architectural features (10.1.3 e).*

10.1.3 Building Placement

Design Intent

Locate buildings to frame the edges of streets, parks, and open space. Ensure that buildings fit harmoniously with the existing context and provide opportunities for high-quality landscape and streetscape design.

Guidelines

a. Building types and forms should respect the scale and character of existing and planned land use and respond appropriately to the site conditions, context and adjacencies.

b. Building orientation should consider generalized and proximate view corridors and sightlines, including those identified on Map 9.1 of the UD Plan.

c. Buildings located at the end of terminating views and street corners should generally emphasize vertical articulation and include prominent architectural features (see Figure 113).

d. Street edges should consider setbacks for urban squares and plazas to enable animation and reduce negative impacts of shadowing on parks and other public spaces.

e. Buildings should be designed to contribute to an interesting, shaped, and distinctive skyline though articulated rooflines, upper storey massing and slender designs (see Figure 114).

f. The intent of a front yard setback is to provide additional opportunities for building articulation, to step inward as building heights increase, and to establish a consistent street wall and building shoulder. Any projections into the front yard setback, beyond those noted within the Land Use section of the Uptown-Douglas Plan (refer to UD Plan Figure 5.1), must be in accordance with the District's Zoning Bylaw. In addition, development along a Significant Street (refer to UD Plan Section 7) is expected to apply directions in the conceptual cross-sections. Typical setbacks should apply generally, as follows:

   i. **Neighbourhood Residential**
   6 m from property line to building face. A **4 m** minimum setback may be considered for developments fronting along Darwin Avenue and Calumet Avenue where each unit includes private outdoor space (e.g. patio, terrace) fronting the street that exceeds the minimum requirement (refer to UD Plan Policy 5.2.7). The reduced setback must transition to the full 6 m setback to provide relief as the building edges towards adjoining property lines (see Figure 115).

   ii. **Neighbourhood Apartment Residential**
   4 m from property line to building face. A reduced setback may be considered for commercial uses at grade.

   iii. **Mid-Rise Residential**
   4 m from property line to building face. A reduced setback may be considered for commercial uses at grade.

   iv. **Urban Mixed-Use Residential**
   7 – 9 m of clear pedestrian space from edge of curb to building face of the ground floor for developments fronting along Oak Street. The additional setback, beyond property line, should be inset to accommodate commercial retail space and private outdoor space. Refer to UD Plan Figure 7.9 (Oak Street Conceptual Cross Section).
   A 5 m minimum setback from edge of curb to building face on the ground floor may be considered for developments fronting along Alder Street Carey Road, Cadillac Avenue, Cloverdale Avenue and Short Street where private and/or common amenity space exceeds the minimum (refer to UD Plan Policy 5.2.5) and at grade residential units include private outdoor space fronting the street or at grade commercial units provide publicly accessible open space areas (square, café, etc.).

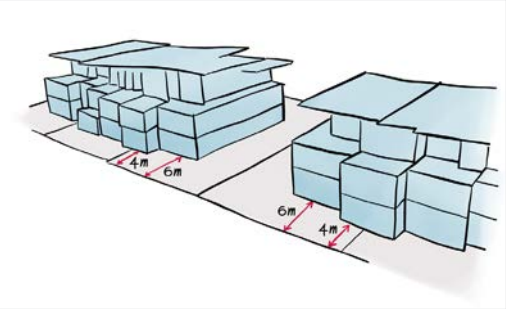


Figure 115: *Neighbourhood Residential setback (10.1.3 f. i).*

A **2 m** setback from property line to building face on the ground floor will be considered for developments with frontage along Audley Crossing provided the space is either private outdoor space or public space as part of a commercial development (e.g. café seating). Refer to UD Plan Figure 7.10 (Audley Crossing Conceptual Cross Section).

v. **Core**
A **5 m** minimum setback from property line to building face on the ground floor for developments fronting the Galloping Goose Regional Trail. The setback area is intended to be private or semi-public space and must include landscaping and other design elements that enhance the public realm.

vi. **Mixed-Employment**
A **5 m** minimum setback from property line to building face on the ground floor for developments fronting the Galloping Goose Regional Trail. The setback area is intended to be private or semi-public space and must include landscaping and other design elements that enhance the public realm.

10.1.4 Public Realm Framework

Design Intent

Developments should provide a seamless transition into the public realm through enhanced integration with streets, parks, open spaces and adjacent development.

Guidelines

a. Large blocks should be fragmented to accommodate new pedestrian and cycling connections, including but not limited to locations identified on Map 6.2 in the UD Plan.

b. Connections should be designed with appropriate landscaping and lighting and be a minimum of 5 m.

c. Buildings adjacent to pedestrian connections should be setback to minimize shadowing on paths and create the perception of spacious public spaces.

d. Buildings should be designed to engage with sidewalks, accommodate commercial activity, invite pedestrian activity and offer passive open spaces (see Figure 116). In order to create street interfaces that are comfortable, buildings should generally be setback from the principal street as per Figure 5.1 in the UD Plan.

Figure 116: *Design building to engage the street (10.1.4. d)*

e. Transit shelters should be integrated into site and building design. Where a shelter is independent from a building, a minimum of 2.5 m for pedestrian movement from the rear of the shelter should be provided.

f. Buildings should be sited and designed to provide interesting views to surrounding features and spaces.

g. Amenity spaces, focal point and/or landmarks should be located strategically to create interest from public and private areas.

h. Courtyards, forecourts, plazas, parklets, terraces and patios are encouraged to enliven the public and semi-public realm. Consider spillover of these features to support vibrancy on streets and in public places (see Figure 117).

i. Buildings should front public spaces and complement the surrounding context through use and desired experiences.

j. Special paving, landscaping, seating/benches, bike racks and waste/recycling stations are encouraged to define the public realm, and to promote human-scale dimensions.

k. Public open spaces should be designed with soft transitions in grade and be barrier free.

Figure 1117: *Incorporate building design features that enliven public spaces (10.1.4 h).*

10.1.5 View Corridors

Design Intent

Provide visual relief in the context of framing urban neighbourhoods, secure communal viewpoints through site planning and capture vistas through the windows of individual developments.

Guidelines

a. Building form and massing (see Map 9.1 in the UD Plan) are expected to incorporate view corridors, illustrated through sympathetic orientation, design and massing.

b. Buildings should step down towards the edges of sites, blocks and neighbourhoods to maximize and preserve significant views.

c. Significant view corridors should be protected through strategic placement of higher buildings to frame views while other public views should be retained though open street ends/corridors, breezeways, internal roads and paths and other openings within the built form (See Map 9.1 in the UD Plan).

10.1.6 Site Servicing, Access and Parking

Design Intent

Locate operational activities such as loading, servicing, utilities, storage and parking, underground, away from the public realm and screened from the public view.

Guidelines

a. All parking must be located underground or underbuilding. Limited surface parking (e.g. accessible and visitor) may be considered at the rear of a building, and must be permeable surfaced and sufficiently screened from street view though landscape design features.

b. Building designs must include integrated loading stalls and bays, when loading is applicable to the use (see Figure 118).

c. Appropriately sized and conveniently located parking spaces should be provided in order to support a variety of transportation options including but not limited to carpools, car-shares, EV vehicles, and electric and cargo bicycles.

d. Residential development should include designated, secure and safe indoor bicycle and cargo- bicycle parking. Consideration for e-bicycle charging outlets are encouraged.

e. All development should include designated, secure and safe outdoor bicycle parking complete with overhead shelter, placed near entries to buildings for enhanced connectivity.

f. Parking structures should consider safe pedestrian circulation networks through providing raised walkways, clear signage and appropriate lighting.

g. Developments should ensure access and egress to/ from any adjacent parcels remains achievable for future development.

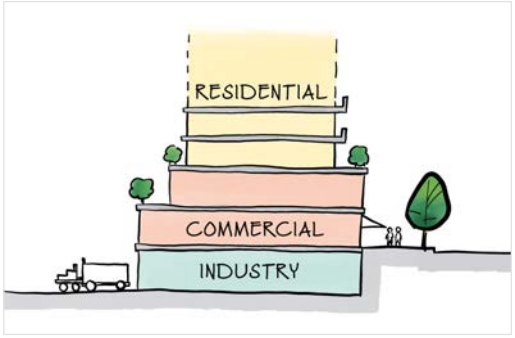


Figure 118: *Design new buildings with integrated loading and servicing (10.1.6 b).*

10.1.7 Fit and Transition

Design Intent

Ensure buildings fit within the existing and planned context of the neighbourhood and provide appropriate massing, articulation and character, as well as transitions in form between various scaled buildings, parks and open spaces.

Guidelines

a. For Neighbourhood Residential, Neighbourhood Apartment and Mid-Rise Residential designations, design building massing to enable sunlight to reach sidewalks, provide perception of more human scaled buildings, reduce overlook to neighbouring buildings and mitigate shadowing on public spaces. This can demonstrated using shadow studies as part of development permit applications.

b. Transitions in massing should be provided through use of features including articulated facades, building setbacks, and shoulder stepbacks on upper levels.

c. Building massing should step down when adjacent to a pedestrian connection.

d. Corner locations should occupy the bulk of the building height and massing and be articulated to reinforce corridors and views to public places (e.g. streets, plazas).

e. Design should minimize the impact of shadowing and maximize access to sunlight, sky view, and privacy on neighbouring properties.

f. Building design should ensure that the effects of light pollution and placement of mechanical equipment (and its screening) does not negatively impact adjacent properties.

g. Design of new buildings should incorporate features that minimize negative impacts on bird populations, including but not limited to: glazing techniques, fritted glass, fenestration patterns, bird trap mitigation and reduced light pollution.

h. For buildings with a podium, storeys above should be massed and setback to allow light penetration and be articulated to create a pattern (e.g. saw-tooth) of slim, varying height forms.

i. Buildings should be articulated to create a continuous streetwall, as detailed in Figures 7.1 – 7.10 of the UD Plan and as shown on Map 2 generally as follows:

    i. Mid-Rise Residential: 2-3 storeys.

    ii. Urban Mixed-Use Residential: 2-4 storeys.

    iii. Oak Street: 3 storeys.

    iv. Audley Crossing: 2 storeys.

    v. Core: 4-6 storeys.

    vi. Galloping Goose Regional Trail: 2 storeys.

    vii. Mixed Employment: n/a.

    viii. Galloping Goose Regional Trail: 2 storeys.

MAP 3: STREETWALL HEIGHTS

j. Angled or terraced balconies, curtain or window wall systems, projecting windows, rooftop amenity space and other techniques are encouraged to promote public views and vistas and diversity in design.

10.1.8 Primary Entrances

Design Intent

Ensure well-designed front entrances and front yards, offering privacy and notable form while maintaining connections and a perception of eyes on the street.

Guidelines

a. Building entrances should be legible from the street, emphasized as a focal point of a building's facade and be placed in highly visible locations where there is the ability to animate a longer stretch of street (see Figure 119).

b. Entrances should be proportionally in scale with the buildings overall design and relate to the street.

c. Residential and office type uses with shared lobby entrances should be clearly differentiated and denote a sense of arrival through notable entry features (see Figure 120) including:

   i. Landscape elements.

   ii. Prominent architectural features.

   iii. Transparent and double-height lobbies and entrances.

   iv. Canopies, awnings and other weather protection systems;

   v. Integrated benches.

   vi. Visitor bicycle parking.

   vii. Appropriately scaled lighting.

   viii. Clear signage.

d. Pedestrian scaled lighting should be integrated into building entrances, public spaces and in areas with high pedestrian traffic.

e. Ground floor residential units adjacent to a street should provide at-grade individual entrances with direct connections to the public sidewalk. Consider the use of raised terraces, forecourts, patios, landscaping, screening, fences and gates to enhance individual Residential entrances and create a semi-private transition to the street (see Figure 121).

f. Developments on corner lots are encouraged to locate building entrances at the corner to animate both streets.

Figure 119: *Emphasize building entrances as a focal point (10.1.8 a).*

Figure 120: *Create a sense of arrival at building entrances (10.1.9 c).*

Figure 121: *Provide individual residential entrances with direct connections to the street (10.1.8 e).*

10.1.9 Relationship to Street

Design Intent

Developments should relate directly to the street level while blending with the topography of the natural and built form surroundings.

Guidelines

a. Building faces should be designed for the human scale with main entrances that address the street and include open space to accommodate gathering.

b. Buildings should be located to define the street edge and create a continuous human-scaled street wall (see Figure 122).

c. Continuous weather protection is required along all commercial and mixed-use developments and is encouraged for mixed-employment developments.

d. On sloping sites, ground floor commercial areas should step with the grade to allow flush entry into units.

e. Pedestrian connections should be flanked with active frontages.

f. For the Neighbourhood Residential designation, buildings should be articulated to provide 2 exterior walls for the majority of units; facades should be designed to be sympathetic to the surrounding context.

g. Development on corner sites (see Figure 123) should:

   i. Align the building to the setback pattern of neighbouring buildings on both streets.

   ii. Provide attractive finishing on both facades with emphasis given to the facade fronting the primary street.

h. Rear lot setbacks are intended to provide privacy and open space for residents and reduce overlook. These setbacks are dependent on building form, density and use and its adjacencies.

i. Buildings with commercial at grade should provide a range of unit sizes designed for active uses.

j. Small and transparent storefronts that increase the building definition and articulation are encouraged.

k. Within the Urban Mixed-Use designation, specifically along Oak Street, Individual commercial street frontages should not exceed 10-15 m. However, large commercial units with small frontages may be considered on deep lots when the bulk of the floor area is located "behind" smaller, fronting units (see Figure 124).

Figure 122: *Use a continuous street wall to define the street edge (10.1.9 b).*

Figure 123: *Address both frontages on corner sites (10.1.9 g).*

Figure 124: *Maintain a small frontage for large commercial units (10.1.9. k)*

l. Facades fronting streets and public spaces should have large, well-proportioned areas of glazing to enhance the streetscape and promote a sense of visual interaction between the building and public realm (see Figure 125).

m. Ground floor commercial units should incorporate:

   i. A minimum of 70% glazing.

   ii. Primary doors, walls and windows that slide, stack, fold, collapse and retract are encouraged for active, at grade uses taking advantage of seasonal benefits and encouraging energetic streetscapes.

n. Buildings should promote safe and convenient connections through development sites and mid-block pathways, especially in the Core and Urban Mixed-Use designations.

o. Signage should be designed to be consistent with the architectural style, scale and materials of the development and its surrounding context.

p. No blank walls are permitted along street frontages (including the Galloping Goose and Lochside Regional Trails); temporary blank walls should incorporate articulations and/or public art (e.g. murals) for visual interest and engagement.

q. Buildings and foundations (low or stepped foundation walls) should be designed to exclude or minimize the exposure of concrete foundation.

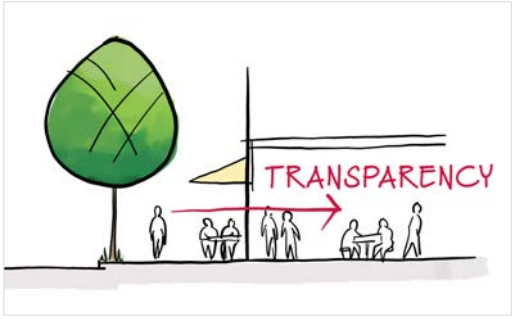


Figure 125: *Activate the streetscape with appropriate glazing of at-grade commercial unit (10.1.9 l).*

10.1.10 Private Outdoor Amenity Space

Design Intent

Design shared outdoor amenity areas to be a focal point within the developments.

Guidelines

a. Usable outdoor amenity spaces in the form of courtyards, forecourts, terraces, balconies, patios and rooftops (including podium surfaces) are strongly encouraged to enliven the private and semi-private realm.

b. Where private outdoor amenity space is provided for an individual units, the minimum area required is 6 m^2 for apartments and 9 m^2 for townhomes, with 1.8 m being the minimum for any one dimension.

c. For residential and mixed-use developments, accessible green rooftops and usable podium levels are encouraged to be provided as common amenity space. Consideration for indoor amenity space to be contiguous with outdoor amenity is strongly encouraged (see Figure 126).

Figure 126: *Encourage shared outdoor amenity space (10.1.10 c).*

d. Open spaces should be located and designed to maximize sunlight access during the day.

e. Safety, comfort and the enjoyment of the amenity space should be enhanced by the provision of landscaping, seating, lighting, public art, and weather protection elements.

10.1.11 Building Separation and Setbacks, General

Design Intent

Locate and design buildings to ensure sunlight and sky views are maximized while overlook conditions between buildings and neighbouring properties are minimized.

Guidelines

a. Buildings should provide breaks in massing, offering visual relief in the urban streetwall and framing the street appropriately. Consider securing communal viewpoints through breaks in massing (see Figure 127).

b. Buildings should create a variety of spatial experiences at different scales to enhance the diverse quality of the area. Gardens, exterior courtyards and green spaces should be enhanced by building massing and siting.

c. Townhouse developments should provide breaks between buildings generally every 36 m (based on groups of 6 units each 6 m wide, or groups of 8 units each 4.5 m wide) (see Figure 128).

d. Larger building masses (including width) or buildings with long frontages should generally not exceed 80 m and are encouraged to provide visual breaks through shifts in massing, articulation, fenestration, recesses and/or other methods every 40 m in order to maintain rhythmic variation along the street (see Figure 129).

e. When buildings are required to stepback above the defined streetwall, a minimum building stepback of 3 m should generally be applied (see Guidelines 11.1.7 (h), Map 10.1, and Figure 130).

10.1.12 Building Separation and Setbacks, Tall Buildings

Design Intent

Towers should be strategically located to minimize shadowing and adverse wind impacts on adjacent properties, parks and public spaces. Towers should also be sited to provide sufficient privacy between the building and adjacent properties. For the purposes of this Plan, tall buildings are defined as buildings 12 storeys or greater.

Figure 127: *Offer visual relief through building articulation (10.1.11 a).*

Figure 128: *Provide breaks between buildings (10.1.11 c).*

Figure 129: *Provide visual breaks in rhythm and massing for long frontages (10.1.11 d).*

Figure 130: *Provide building stepback at the streetwall height (10.1.11 e).*

Guidelines

a. Tower elements above the podium should have a minimum 20 m separation with a 24.5 m separation encouraged for residential towers (see Figure 131).

b. Multiple towers planned on a single site should be off-set or weaved to accommodate view corridors, respect privacy and overlook and minimize negative impacts of shadowing.

c. Tower floor plates should generally not exceed:

   i. Adjust floor plate maximums for residential and mixed-use buildings to 650 m^2.

   ii. Adjust floor plate maximum for commercial buildings to 836 m^2.

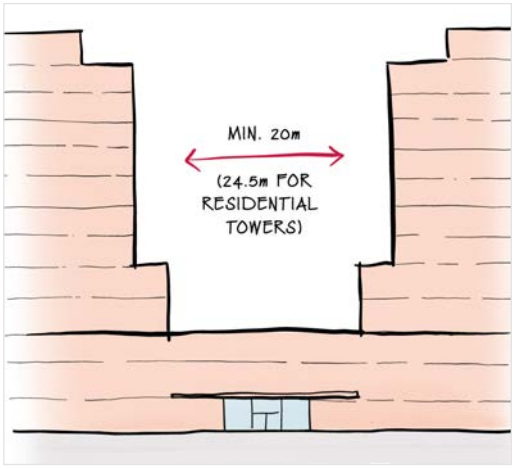


Figure 131: *Desired building separation between residential towers (10.1.12 a).*

10.1.13 Streetscape, Landscape, and Stormwater Management

Design Intent

Provide high-quality, sustainable spaces between buildings and adjacent streets, parks, plazas and other open spaces.

Guidelines

a. Mixed-use and commercial developments should be sited to create a comfortable streetscape and include elements such as landscaped boulevards, stormwater management, weather protection features and articulated building facades.

b. Public open spaces, sidewalks, paths and connections should include quality permeable surface materials that produce, multipurpose landscapes and support stormwater management best practices.

c. Development should integrate stormwater management best practices into the design of open spaces, including bioswales, flow-through planters and pervious strips.

d. Landscaping and new tree planting should contribute to an increased canopy cover and add resiliency to climate change impacts.

e. The use of drought-tolerant native trees and vegetation as well as trees adapted to growing in heavily urbanized environments should be incorporated into open spaces.

f. Integrated stormwater management plans should include detailed assessments of the quality and quantity of stormwater and landscape plans that are aesthetic, functional and assist in managing on-site flows.

10.1.14 Site Elements

Design Intent

Include well-designed site elements and ensure the proper placement of utilities to help elevate the quality and experience of the public realm.

Guidelines

a. Plazas, urban squares and other public spaces should be designed to promote staying activities that humanize the environment and foster a sense of place (See Figures 133).

b. Lighting should enhance scenic qualities and night-time experiences of an area in addition to meeting functional requirements.

c. New developments should be designed to improve human comfort (e.g. microclimatic conditions) along streets and amenity areas.

d. The use of awnings, canopies, overhangs, colonnades, arcades and landscaping that provide respite and shelter from the elements is encouraged.

e. Buildings should be designed to minimize the effects of shading and wind impacts on adjacent properties, public streets, public park spaces and other outdoor amenity spaces.

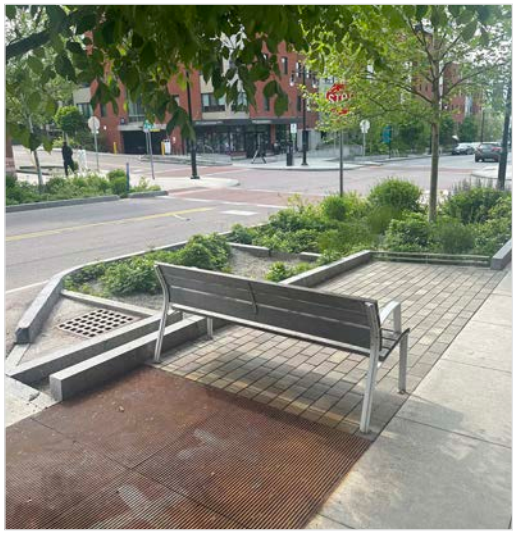


Figure 132: *Integrate stormwater management into streetscape design.*

Figure 133: *Create inviting, attractive and usable public spaces (10.1.14 a).*

10.1.15 Building Elements

Design Intent

Support high-quality architectural design and materials, appropriate building articulation and other thoughtful considerations in the building's design to promote diversity and visual interest.

Guidelines

a. Architectural variation within development blocks is encouraged to reduce sameness in design. Design components should be complementary within the development as a whole.

b. Windows should be well-proportioned and provide relief, detail and visual rhythm on the facade while considering principles of passive design.

c. In Commercial districts developments should provide a continuous weather protection system at grade. These systems should assist to articulate the base of the building and define the street edge (see Figure 134).

d. Roof structures should be designed to minimize the visual impact of rooftop equipment, using durable materials that are architecturally compatible with the building design (e.g. louvered screens).

Figure 134: *Provide continuous weather protection to define street edges (10.1.15 c).*

10.1.16 Public Outdoor Amenity Space

Design Intent

Enhance the usability, comfort and appearance of outdoor amenity spaces within the public realm.

Guidelines

a. Open spaces should include animated edges with active at-grade uses and be designed to be inviting, read as public space and encourage year round use.

b. Pedestrian circulation should be a focus of design and amenity spaces should be directly connected with the public street network and facilitate connections to active transportation routes, transit facilities, and community amenities and destinations.

c. Short-term bicycle parking should be located in highly visible, well-lit, accessible and weather protected areas.

d. Ensure public outdoor space includes a mix of hard and soft features, including surface treatments, trees, potted plants, flower beds, landscaped terraces and retaining walls.

e. Public art is encouraged in public outdoor amenity spaces, including though integrated designs or as individual pieces to further humanize the built environment and animate the space.

f. Ensure that new public open spaces are designed to enable seamless pedestrian flows and provide connectivity to nearby destinations.

g. Outdoor amenity space associated with large scale commercial or institutional developments should be publicly accessible (see Figure 135).

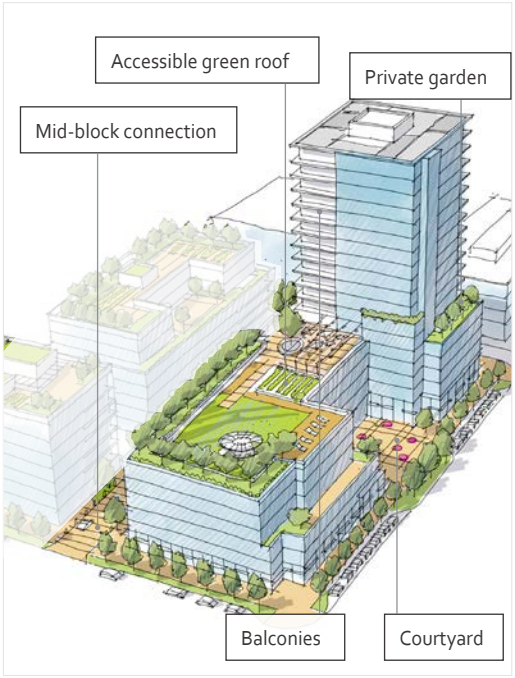


Figure 135: *Incorporate public outdoor amenity space into large scale commercial or Institutional developments (10.1.16 g).*

APPENDICES

A. GLOSSARY OF TERMS

Active Uses - Uses that generate many visits, in particular pedestrian visits, over an extended period of the day. Active uses may be shops, cafes, and other social uses.

Active Transportation - Describes all human-powered forms of travel, including a range of methods, with walking, cycling, and rolling the most common. Transit is included in active transportation as it is active to get to and from a bus stop.

Awning - A light, detachable structure of fabric, sheet metal or other flexible material supported from the building by a frame (fixed or retractable) to offer shelter from both the sun and rain.

Building Envelope (Enclosure) - The elements that make up the outer shell of a building that separate indoor from outdoor spaces. A building's envelope prevents or controls the entry of heat, water, air, noise, and light from entering or leaving.

Canopy - A rigid, roof-like structure, usually below the building roofline, extending out from the building face to provide shelter from sun and rain, and entirely supported from the building.

Cornice / Cornice Lines - Horizontal decorative moldings that provides a definitive limit to a building element, for example over a door or window, or around the top edge of a pedestal.

CPTED (Crime Prevention Through Environmental Design) - Refers to a group of strategies and concepts (including the design of buildings and landscaping) intended to reduce the fear of crime and opportunities to commit crimes.

Cupola - A relatively small, often dome-like, protruding structure on top of a building's roof.

Dormer – A roofed structure, often containing a window that projects vertically beyond the plane of a sloping roof.

Eyes on the Street - Casual observation, from the street or from adjacent buildings, provided by people as they go about their daily activities.

Facade Articulation - Design elements, both horizontal and vertical, that help create an interesting and welcoming building elevation. These include building materials, special ground-floor design treatments, facade modulation, corner treatments, building setbacks for upper stories, and facade elements such as window treatments, building entries, and other architectural details.

Facade - The exterior of a building face.

Fenestration - The arrangement of windows and doors on the elevations of a building.

Ground-oriented - Buildings that have direct access to the street or ground level.

Human Scale - Human Scale refers to the use of architectural features, details, and site design elements that are human proportioned and clearly oriented towards pedestrian activity to allow people to feel comfortable using and approaching it.

High Value Trees – Includes trees that are worthy of retention efforts based upon the review of a professional (International School of Aboriculture [ISA]) arborist that includes criteria such as age, structure, health, vitality, species, the tree's ability to withstand development activities in and around its above and below ground structures, the suitability of that tree relative to its location and on-site use and infrastructure, and the feasibility of the techniques required to retain the tree. These criteria will help inform when and where extra efforts can be focused to practically retain trees with an excellent chance of thriving into the future. This definition does not mean to negate the fact that all trees embody multiple values.

Infill – Infill housing refers to the construction of additional units of housing on existing lots within Neighbourhood areas. Infill housing forms (e.g., suites, houseplexes, townhouses, low-rise apartments) typically increase density and expand housing options while fitting well into existing neighbourhoods.

Livability – Design considerations that positively contribute to health and wellness of the occupant.

Master Plan – A comprehensive analysis, recommendations, and proposals for a site's population, economy, housing, transportation, community facilities, and land use.

Naturescape - Naturescape is a concept and program that aims to protect, maintain, and enhance wildlife habitat and native biodiversity. It encourages creating diversity, layers and edges, as well as using native plants on a property and in the re-design of landscapes. The principles of naturescaping include:

- Stewardship: be a steward of the natural environment and local wildlife;
- Habitat: protect, restore and enhance natural habitat;
- Biodiversity: protect local biodiversity; and
- Conserve water: plant native species and reduce or eliminate lawn areas.

Permeable Paving - Permeable paving surfaces are made of either a porous material that enables stormwater to flow through it or nonporous blocks spaced so that water can flow between the gaps. Permeable paving may be used as surfacing techniques for roads, parking lots, and pedestrian walkways. Permeable pavement surfaces may be composed of; pervious concrete, porous asphalt, paving stones, or interlocking pavers. Unlike traditional impervious paving materials such as concrete and asphalt, permeable paving systems allow stormwater to percolate and infiltrate through the pavement and into the aggregate layers and/or soil below.

Private Open Space / Amenity Space - An open area or place that is privately owned and exclusively occupied, usually attached to a private dwelling or unit. Some privately owned open space can be made available for the public to access and use (privately owned public space).

Private Realm - Spaces owned by a private person or group and kept for their exclusive use.

Public Realm - Spaces that are open and freely accessible to everyone, regardless of their economic or social conditions. These spaces can include streets, laneways and roads, parks, public plazas, waterways and foreshores.

Sloping sites – A property with a slope angle of 20% or greater across the area required for the building footprint.

Setback – The minimum distance which a building or structure must be setback from a street or road, river, shore, or floodplain, or any other place that is deemed to need protection. Setbacks are used to:

a. Provide adequate natural light and ventilation to buildings, and privacy to all dwelling units;
b. Provide amenity space and to facilitate landscaping around buildings;
c. Maintain and enhance the quality and character of development fronting a road;
d. Protect adequate lines of sight along roads and driveways for the driver of a car at the intersection of roads and/or driveways;
e. Provide a buffer between buildings, structures and land uses on adjacent lots;
f. Avoid or minimize negative impacts on the amenity of surrounding properties, and/or any natural features.

Storey - The space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above.

Street frontage - Refers to where there is an active visual engagement between those in the street and those on the ground and upper floors of buildings.

Street Wall - The vertical elements of buildings that define the edges of public streets.

Streetscape - The visual elements of a street, including the road, adjoining buildings, sidewalks, street furniture, trees and open spaces, etc., that combine to form the street's character.

Thermal Bridging - The transfer of heat through materials and structures that interrupts the building's continuous insulation layer, causing heat to escape the interior of the building to the outside air. Thermal bridges lower overall building energy efficiency.

Turret - A small tower that projects vertically from the wall of a building.

Universal Accessibility - The ability of all users to safely negotiate spaces and is a key factor in ensuring the usability of buildings and the public realm.

WWR (Window to Wall Ratio) - The percentage of a building's facade that is made up of glazing.

B. LINKS REPOSITORY

District of Saanich - Zoning Bylaw

Province of BC - Active Transportation Design Guidelines

LOCAL AREA PLANS

District of Saanich - Blenkinsop Local Area Plan

District of Saanich - Cadboro Bay Local Area Plan

District of Saanich - Carey Local Area Plan

District of Saanich - Cordova Bay Local Area Plan

District of Saanich - Gordon Head Local Area Plan

District of Saanich - North Quadra Local Area Plan

District of Saanich - Quadra Local Area Plan

District of Saanich - Royal Oak Local Area Plan

District of Saanich - Rural Saanich Local Area Plan

District of Saanich - Saanich Core Local Area Plan

District of Saanich - Shelboune Local Area Plan

District of Saanich - Tillicum Local Area Plan

CENTRE, CORRIDOR, VILLAGE ACTION PLANS

District of Saanich - Quadra McKenzie Study

District of Saanich - Uptown-Douglas Plan

District of Saanich - Shelbourne Valley Action Plan

District of Saanich - Tillicum Action Plan

PART B

OTHER DEVELOPMENT PERMIT AREA GUIDELINES

11

FLOODPLAIN DEVELOPMENT PERMIT AREA

11. FLOODPLAIN DEVELOPMENT PERMIT AREA

11.1 REGULATION

In accordance with section 488(1) of the *Local Government Act*, the District of Saanich Floodplain Development Permit Area has been established for the following purposes:

- 488(1)(a) protection of the natural environment, its ecosystems and biological diversity;
- 488(1)(b) protection of development from hazardous conditions.

11.2 SCOPE AND COVERAGE

The Floodplain Development Permit Area (the "Floodplain DPA") includes all properties which partially or wholly include a "floodplain" as shown on Map 4 on the next page.

Unless exempted (see section 11.5 Exemptions), a development permit addressing the following guidelines (the Floodplain Guidelines") must be approved for all properties within the Floodplain DPA before:

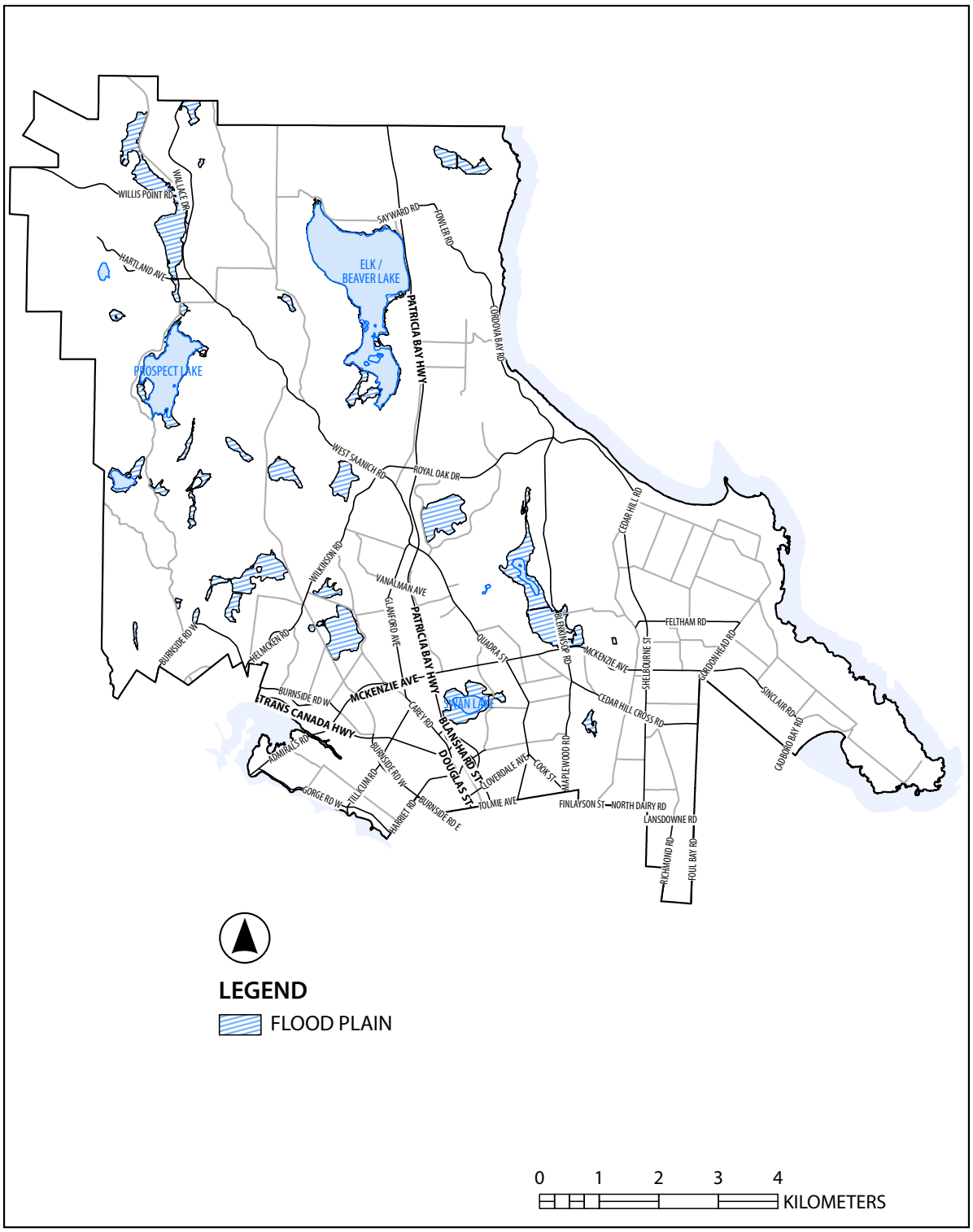
a. Construction of, addition to, or alteration of a building or structure;
b. Subdivision; or
c. Land alteration.

11.3 JUSTIFICATION

Extensive areas of the municipality are subject to periodic flooding. They generally contain environmentally sensitive landscapes. These areas should be protected from development and guidelines are necessary to control the extent and siting of buildings and structures to minimize the potential for damage that could be caused by flooding.

The municipality includes many important plant and wildlife habitat areas. Protection of these areas will ensure that a portion of the biological diversity within the municipality is maintained.

Limits to impervious cover will ensure that runoff volumes and peaks to receiving streams are affected as little as possible as well as providing reduction in sedimentation of receiving waters. Stormwater runoff controls shall be installed in any new development so as to replicate the natural runoff regime. The controls could include, among others: on-site infiltration, storage in ponds or constructed wetland, sand filtration, creative road/curb configurations, etc.



MAP 4: FLOODPLAIN DEVELOPMENT PERMIT AREAS

See also Schedule 1 for additional Floodplain Development Permit Area maps

11.4 OBJECTIVES

These Floodplain Guidelines are intended to achieve the following overarching objectives:

- Protect environmentally sensitive landscapes from the risk of flooding; and
- Minimize the risk to people and property from natural hazards.

11.5 EXEMPTIONS

A floodplain development permit is not required in the Floodplain DPA when:

a. Only internal alterations are made to buildings and structures.

b. Replacement, alteration or addition to an existing structure such as new siding, roofing, doors, building trim, awnings, and/ or windows where it does not negatively impact the existing landscape or access provisions.

c. A building is altered to perform remediation work (e.g., building envelope replacement or upgrade) with the intent to return the building design and materials to its original state.

d. i. The land proposed for development is in a P Zone and,

   ii. The proposed development is the construction, addition or alteration of a building or structure causing the increase of impervious surface area of less than 250 m^2 in area and,

   iii. The proposed development contains no riparian zone nor areas (including buffers) that contain plant or animal habitat which are designated as red listed (endangered) or blue listed (vulnerable) by the Conservation Data Centre; and

   iv. The land proposed for development is not subject to the Streamside Development Permit Area.

e. Ecological restoration and enhancement projects that are undertaken or authorized by the District of Saanich.

f. A building or structure which intrudes partially or entirely within a floodplain designated under the Floodplain DPA is damaged or destroyed through natural or unnatural causes, all the criteria are met:

   i. it is to be repaired or reconstructed upon its original foundation or new foundations occupying an area equal to or less than the original building area within the floodplain;

   ii. a geotechincal report certified by a qualified professional that the lands may be used safely for the use intended; and

   iii. if recommended by the building inspector, a covenant pursuant to section 219 of the Land Title Act is registered on title that provides a set of recommendations to address the flood hazard and indemnify and save harmless the District.

11.6 GUIDELINES

Development Permits issued in these areas shall be issued in accordance with the following guidelines designated under category "a" (protection of the natural environment, its eco-systems, and biodiversity) unless specifically exempted:

1. Major or significant wooded areas and native vegetation should be retained wherever possible.
2. The total impervious cover of the site should minimize impact on the receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas and use of on-site infiltration.
3. No alteration of land should be allowed unless demonstrated through environmental studies that it would not adversely affect the natural environment, nor conflict with the provisions of the Deposit and Removal of Soil on Lands in the Municipality bylaw.
4. Where a building or structure intrudes partially or completely within a floodplain any modification to the building foundation should be designed to minimize the loss of floodplain storage.

Development Permits issued in these areas shall be issued in accordance with the following guidelines designated under category "b" (hazardous conditions) unless specifically exempted:

5. Subdivision should not be allowed except where the realignment of lot lines would improve building location and lessen the impact of flooding.
6. Land should remain free of buildings and structures for human habitation except where:
   a. The foundations are at least partially out of the area of the floodplain, and
   b. Those portions of a building or structure capable of being used for human habitation are located above the floodplain elevation, and
   c. Those portions of a building or structure not capable of being used for human habitation or the storage or placement of goods or equipment extend below the boundary of the flood plain to a maximum of 60 cm measured vertically.
7. Minor modifications to an existing building or structure may be considered provided the area of the addition does not exceed 20% of the existing gross floor area and the foundations within the floodplain are designed to minimize the loss of floodplain storage.
8. Wherever possible, preserve areas (including buffers) that contain plants and animal habitat which are designated as red listed (endangered) or blue listed (vulnerable) by the Conservation Data Centre (Ministry of Environment).
9. Generally, the riparian zone should remain free of development and restoration of the riparian zone undertaken as part of the new development, if the vegetation is not intact and healthy (diversity of native shrubs and trees).

12

STREAMSIDE DEVELOPMENT PERMIT AREA

12. STREAMSIDE DEVELOPMENT PERMIT AREA

12.1 REGULATION

In accordance with section 488(1) of the *Local Government Act*, the District of Saanich Streamside Development Permit Area has been established for the following purposes:

- 488(1)(a) protection of the natural environment, its ecosystems and biological diversity.

12.2 SCOPE AND COVERAGE

Unless exempted (see sections 12.5 Exemptions) a development permit addressing the following guidelines (the "Streamside Development Permit Guidelines") must be approved for all properties located within the Streamside Development Permit Area as shown on Map 5 below before:

a. Construction of, addition to, or alteration of a building or structure;

b. Land alteration.

12.3 JUSTIFICATION

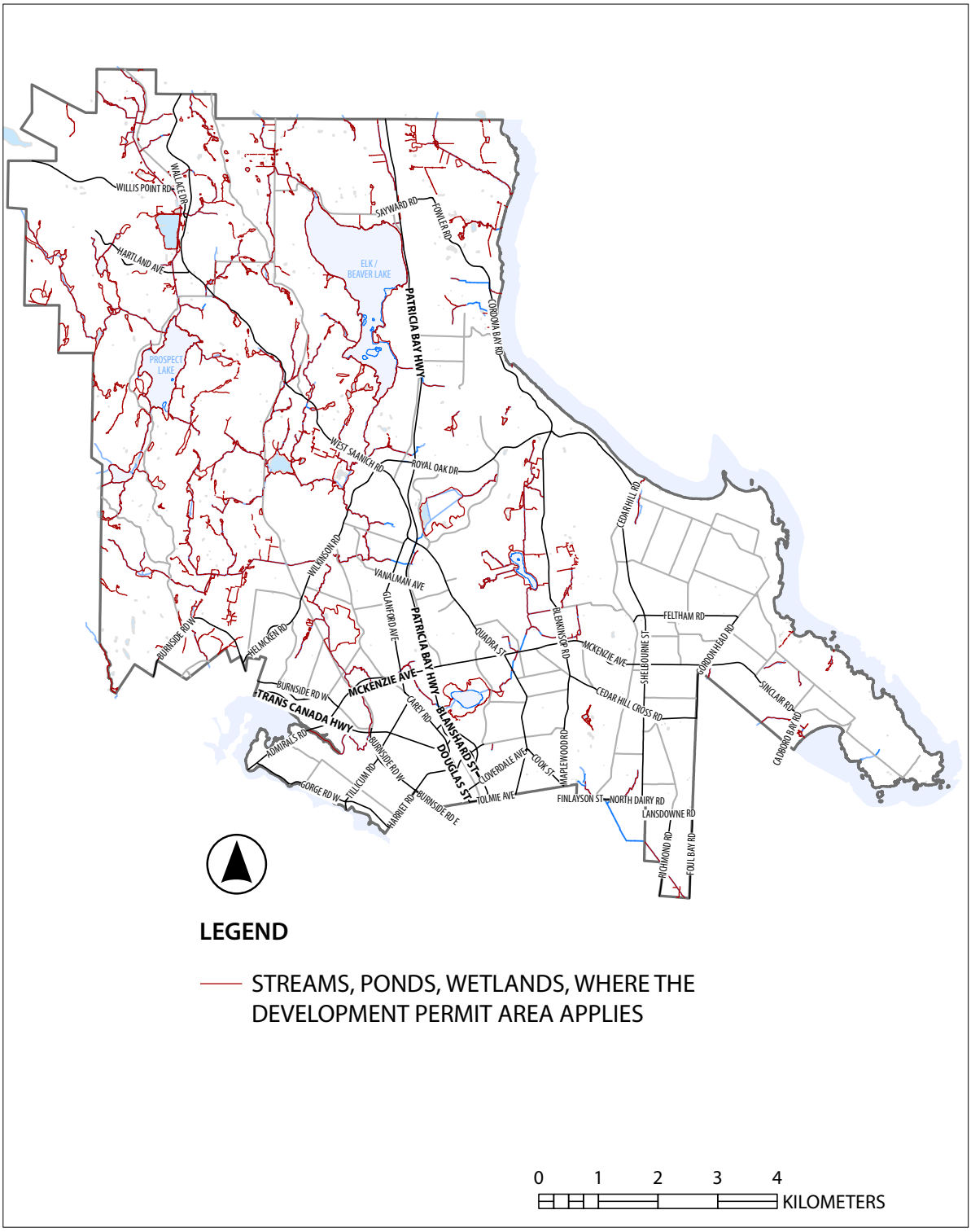
Streams and their adjacent riparian areas play a vital role in Saanich's natural environment. *Streams* provide fish habitat and aquatic habitat for wildlife. *Riparian areas,* when in a natural state, have dense and structurally complex vegetation that:

» Has high biodiversity and supports a disproportionately large number of wildlife species,

» Contributes to the ecological health of the adjacent stream and its *fish habitat* through:

- shading,
- The provision of food, nutrients and organic matter,
- The provision of large woody debris,
- Stream bank stabilization,
- The maintenance of water quality through the filtering of water-borne sediments and the uptake of nutrients and toxic materials by the vegetation and soil micro-organisms, and
- Prevents the loss of streamside land due to bank instability and soil erosion.

Development contributes to changes in the riparian area through the loss of trees and vegetation and the alteration of natural processes. These changes may greatly diminish the ability of riparian areas to function as described above. The Streamside DPA is intended to minimize the impacts of new development along streams and to maintain or restore important riparian functions and ecosystems.



MAP 5: STREAMSIDE DEVELOPMENT PERMIT AREA

See also Schedule 2 for additional Streamside Development Area maps

The alteration of land, subdivision, and construction are prohibited within an environmental development permit area unless an exemption applies or a development permit is issued.

12.4 OBJECTIVES

The objectives of the Streamside DPA are to:

1. Protect *streams*, their *riparian areas* and the adjacent upland areas that exert an influence on *streams* from *development*; and
2. Direct their restoration and enhancement so that they can provide biologically diverse wildlife habitat, corridors for wildlife movement and the *natural features*, functions and conditions that support fish life processes.

12.5 EXEMPTIONS

A Development Permit is not required for the following activities:

a. Gardening and yard maintenance activities within an existing landscaped area, such as mowing lawns, pruning trees and shrubs, planting vegetation and minor soil disturbance that does not alter the general contours of the land;

b. The construction of a fence if no native trees are removed and the disturbance of native vegetation is restricted to 0.5 m either side of the fence;

c. The construction of a small accessory building such as a pump house, gazebo, garden shed or playhouse if all of the following apply:
   - The building is located within an existing landscaped area;
   - No native trees are removed;
   - The building is located a minimum 5 m from the high water mark of the stream; and
   - The total area of small accessory buildings is less than 10 m^2;

d. The construction of a private trail if all of the following apply:
   - The trail is 1 m wide or less;
   - No native trees are removed; the surface of the trail is pervious (for example soil, gravel or wood chips);
   - The trail is designed to prevent soil erosion where slopes occur; and
   - Where the trail parallels the stream, the trail is more than 5 m away
   - From the high water mark of the stream;

e. Agricultural use within the Agricultural Land Reserve;

f. Ecological restoration and enhancement projects undertaken or authorized by the Director of Parks, Recreation and Community Services, or their delegate;

g. Construction, maintenance or operation of:
   - Municipal works and services undertaken or authorized by the Corporation of the District of Saanich, and
   - Parks works and services undertaken or authorized by the Capital Regional District;

h. Emergency actions required to prevent, control or reduce an immediate threat to human life, the natural environment or public or private property including:
   - » Forest fire, flood and erosion protection works;
   - » Protection, repair or replacement of public utilities;
   - » Clearing of an obstruction from a bridge, culvert or stream;
   - » Bridge repairs, and
   - » Removal or modification of hazardous trees as authorized by a qualified Saanich municipal arborist of a QEP (Qualified Environmental Professional).

i. Undeveloped properties adjacent to the Colquitz tributary within the South Wilkinson Valley when developed according to the principles established in the South Wilkinson Valley Action Plan.

j. Replacement, alteration or addition to an existing structure such as new siding, roofing, doors, building trim, awnings, and/ or windows where it does not negatively impact the existing landscape or access provisions.

k. Ecological restoration and enhancement projects that are undertaken or authorized by the District of Saanich.

l. Only internal alterations are made to buildings and structures

m. A building is altered to perform remediation work (e.g., building envelope replacement or upgrade) with the intent to return the building design and materials to its original state.

12.6 DEFINITIONS

Active floodplain - means an area of land that supports, or in an undisturbed condition would support floodplain plant species and is:

- » adjacent to a stream that may be subject to temporary, frequent or seasonal inundation; or
- » within a boundary that is indicated by the visible high water mark.

Agricultural use - means a "farm operation" conducted in a manner consistent with "normal farm practice" as defined in the *Farm Practices Protection (Right to Farm) Act*.

Development - means any activity referred to in Section 920(1) of the Local Government Act and includes the:

- » Removal, alteration, disruption or destruction of vegetation;
- » Removal, deposit or disturbance of soils;
- » Construction or erection of buildings and structures;
- » Creation of non-structural impervious or semi-impervious surfaces;
- » Construction of roads, trails, docks, wharves and bridges;
- » Provision and maintenance of sewer and water services; and
- » Subdivision of land except where a streamside development permit has been issued for the property.

Fill - means soil, sand, gravel, rock or other material that can be used to alter the contours of land.

Fish - means all life stages of salmonids, game fish and regionally significant fish.

Fish bearing - means a stream in which fish are present or potentially present if introduced barriers or obstructions could be removed or made passable for fish.

Fish habitat - means that the stream is either fish bearing or is connected by surface flow to a stream that is fish bearing.

Floodplain plant species - means plant species that are typical of an area of inundated or saturated soil conditions and that are distinct from plant species on freely drained adjacent upland sites.

High water mark - means the visible high water mark of a stream where the presence and action of water are so common and usual, and so long continued in all ordinary years as to leave a mark on the soil of the stream banks, above which there is a change in the character of the soil and vegetation. The high water mark is the edge of the active floodplain.

Landscaped area - means an area significantly altered by human activity where there is the continuous maintenance of no vegetation, cultivated vegetation and/or landscape materials, including but not limited to stones, boulders, cobbles, pavers and decorative concrete.

Native - means a species that occurs naturally in the area and is not introduced.

Natural features, functions and conditions that support fish life processes include, but are not limited to:

- Streams and their active floodplains;
- The multi-canopied forest and ground cover adjacent to streams that;
  - Moderates water temperatures;
  - Provides a source of food, nutrients and organic matter to streams;
  - Establishes root matrices that stabilize soils and
  - Stream banks, thereby minimizing erosion; and
  - Buffers streams from sedimentation and pollution in surface runoff;
- Large organic debris that falls into the stream or streamside area, including logs, snags and root wads;
- Natural sources of stream bed substrates; and
- Permeable surfaces that permit infiltration to moderate water volume, timing and velocity and maintain sustained water flows in streams, especially during low flow periods.

Protected Root Zone - means the area of land surrounding the trunk of a tree which has been specifically delineated on a plan by a:

- Certified arborist or such other person as approved by permit issued by the Director of Parks, Recreation and Community Services; or
- In the absence of such information, the area of land surrounding the trunk of a tree contained within a circle having a radius which is calculated by multiplying the diameter of the tree at breast height by 18.

Qualified Environmental Professional (QEP) - means an applied scientist or technologist, acting alone or together with another qualified environmental professional, if:

- The individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association,
- The individual's area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and
- The individual is acting within that individual's area of expertise.

Ravine - means a narrow, steep sided valley with slope grades greater than 3:1 (33%).

Riparian areas - are the moist, nutrient rich lands adjacent to streams. Riparian areas are transitional zones between aquatic and terrestrial (or upland) ecosystems and often exhibit vegetation characteristics of both; they are not as dry as upland environments and not as wet as aquatic or wetland systems.

Soil - means the soil, sand, gravel rock or other substance of which land is composed.

Stream includes any of the following that provides freshwater fish habitat:

a. A watercourse, whether it usually contains water or not;
b. A pond, lake, river, creek or brook; and
c. A ditch, spring or wetland that is connected by surface flow, pipes, or culverts to something referred to in paragraph (a) or (b).

Streamside Protection and Enhancement Area (SPEA) - means the area adjacent to a stream that links aquatic to terrestrial ecosystems and includes both the riparian area and the adjacent upland area that exerts an influence on the stream, the width of which is determined in accordance with Guideline 2.

Top of the ravine bank - means the first significant break in a ravine slope where the grade beyond the break is flatter than 3:1 (33%) for a minimum distance of 15 m measured perpendicularly from the break, and the break does not include a bench within the ravine that could reasonably be developed. Any slope change greater than 3:1 must result in a greater than 1.0 m elevation gain between the points where the slope is less than 3:1.

Tree - means any living, erect, woody plant that is:

- 5 m or more in height; or
- 10 cm or more in diameter.

Wetland - means an area, not part of the active floodplain of a stream, which is water saturated for a sufficient length of time such that excess water and resulting low soil oxygen levels are the principal determinants of vegetation and soil development. A wetland has a relative abundance of hydrophytes (plants adapted to grow in water logged soils) and/or soils with hydric characteristics that reflect anaerobic conditions. There is a broad range of wetland ecosystem types including swamps, marshes, bogs, fens and estuaries.

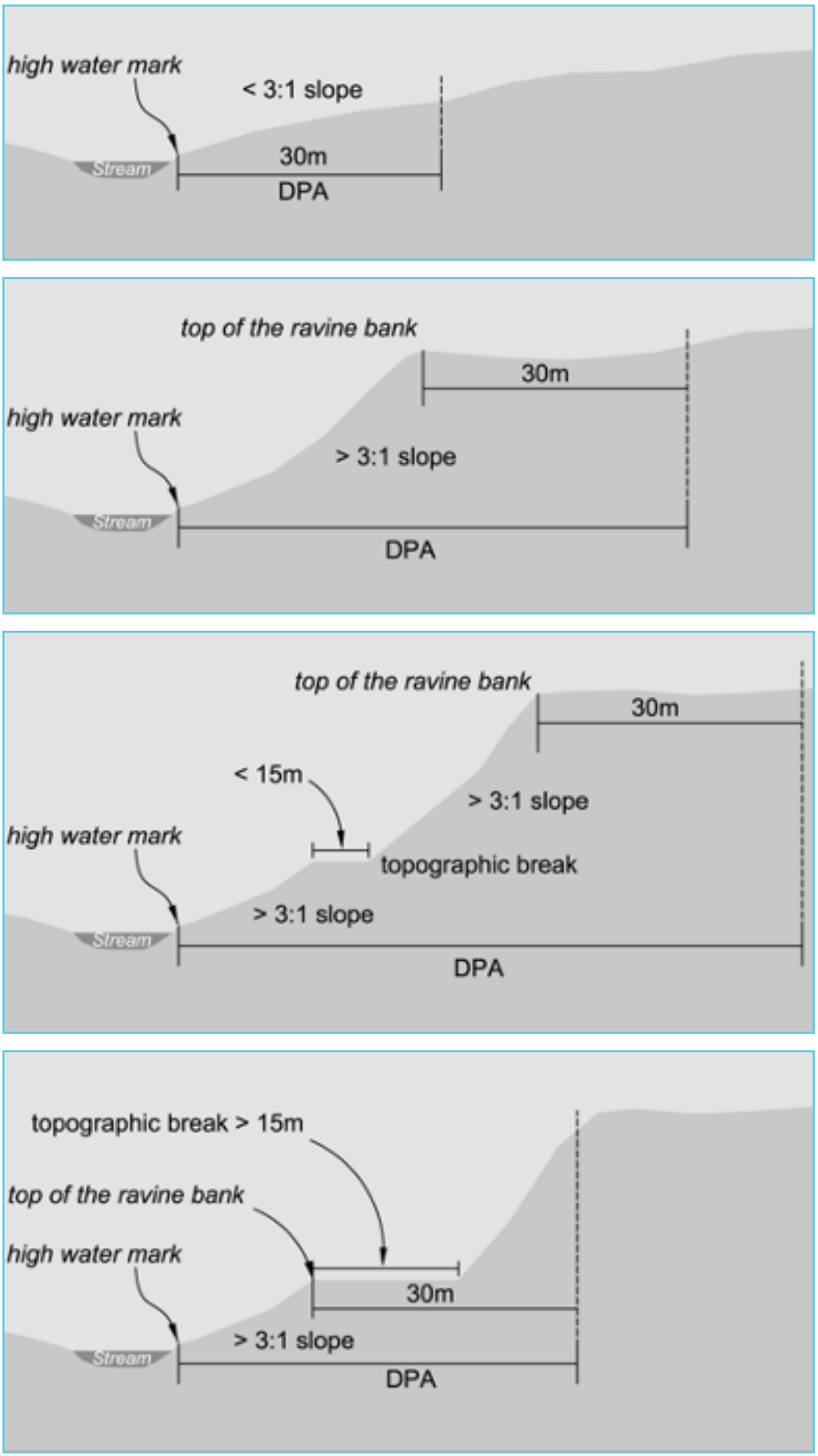
12.7 GUIDELINES

Development permits issued in these areas shall be in accordance with the following guidelines:

1. No development shall occur within a Streamside Protection and Enhancement Area (SPEA) except for the following:
   - Works authorized by the Minister of Fisheries and Oceans or a regulation under the Fisheries Act (Canada); and
   - Works and activities that comply with the laws, regulations and best management practices of the Water Act, for example bank repairs, stormwater outfalls, road crossings, footbridges and pipeline crossings.
2. The width of the SPEA will be determined in one of the following two ways:
   a. As specified in Schedule 2 to Appendix N of the Official Community Plan By-law, 2008, No. 8940, measured horizontally from and at right angles to the high water mark of the stream (refer to Figure 4) except where the stream is located in a ravine; in which case the SPEA extends beyond the top of the ravine bank for the distance specified in Schedule 2 and includes the area between the top of the ravine bank and the high water mark (refer to Figure 5); or
   b. By a Qualified Environmental Professional (QEP) who has submitted an assessment report under Sections 4 (2) and 7 of the Riparian Areas Regulation of the Fish Protection Act. The QEP must also address the guidelines of this Streamside DPA.
3. Notwithstanding Guideline 2, where a minor intrusion into a SPEA determined in accordance with 2(a) or 2(b) is required and the SPEA is greater than 10 m wide, the SPEA boundary may be adjusted to accommodate the intrusion where all of the following apply:
   a. The SPEA intrusion is situated within an existing landscaped area;
   b. Adjustment of the SPEA boundary does not result in any portion of the boundary being less than 10 m from the high water mark;
   c. Terrain stability is not compromised;
   d. Land is added to the SPEA equal in area to that removed, so that there is no reduction in the overall SPEA within the property (as calculated in square metres);
   e. New areas added to the SPEA to replace those removed are contiguous with the original SPEA and located as close to the stream as possible;
   f. There is no reduction in the quality of the fish and wildlife habitat provided by the SPEA; and
   g. A BCLS survey plan is provided that identifies the high water mark of the stream, top of the ravine bank and SPEA boundary in relation to the property lines and existing and proposed development.

4. The following measures should be taken to ensure that development outside the SPEA but within the Streamside DPA (refer to Figure 164) does not negatively impact the SPEA and the water quality and hydrology of the stream:
    a. Maintain hydrological characteristics that emulate the pre-development state of the land:
        - » Minimize impervious surfaces;
        - » Return the storm water runoff from impervious surfaces of the development to natural hydrologic pathways in the ground to the extent reasonably permitted by site conditions, and treat, store and slowly release the remainder per the specifications of Schedule H to the Subdivision Bylaw;
        - » Minimize alteration of the contours of the land outside the areas approved for buildings, structures and site accesses by minimizing the deposit of fill and the removal of soil; and
        - » Minimize the removal of native trees outside the areas approved for buildings, structures and site accesses;
    b. Develop and implement a soil erosion and sediment control plan as part of site design and construction to prevent the discharge of sediment-laden water into the stream;
    c. Install temporary fencing and signage to prevent encroachment into the SPEA during construction;
    d. Protect the protected root zones of trees located within the SPEA and those identified for retention outside the SPEA during construction; and
    e. Address terrain stability concerns that may have an impact on the SPEA.
5. Additional measures may also be required depending on the degree of potential impacts of the development on the SPEA and the condition of the SPEA including but not limited to:
    a. Provision of a BCLS survey plan that identifies the high water mark of the stream, top of the ravine bank and SPEA boundary in relation to the property lines and existing and proposed development;
    b. Planting of native vegetation and removal of invasive non-native vegetation within the SPEA in accordance with an approved habitat restoration plan;
    c. Environmental monitoring during the construction phase;
    d. Installation of a permanent fence to demarcate the SPEA;
    e. Reduction of windthrow hazard within the SPEA;
    f. Registration of a natural state covenant over the SPEA; and
    g. Dedication of the stream to the Corporation of the District of Saanich.

FIGURE 164: Development Permit Area (DPA) determination for a stream that is not located with-in a ravine



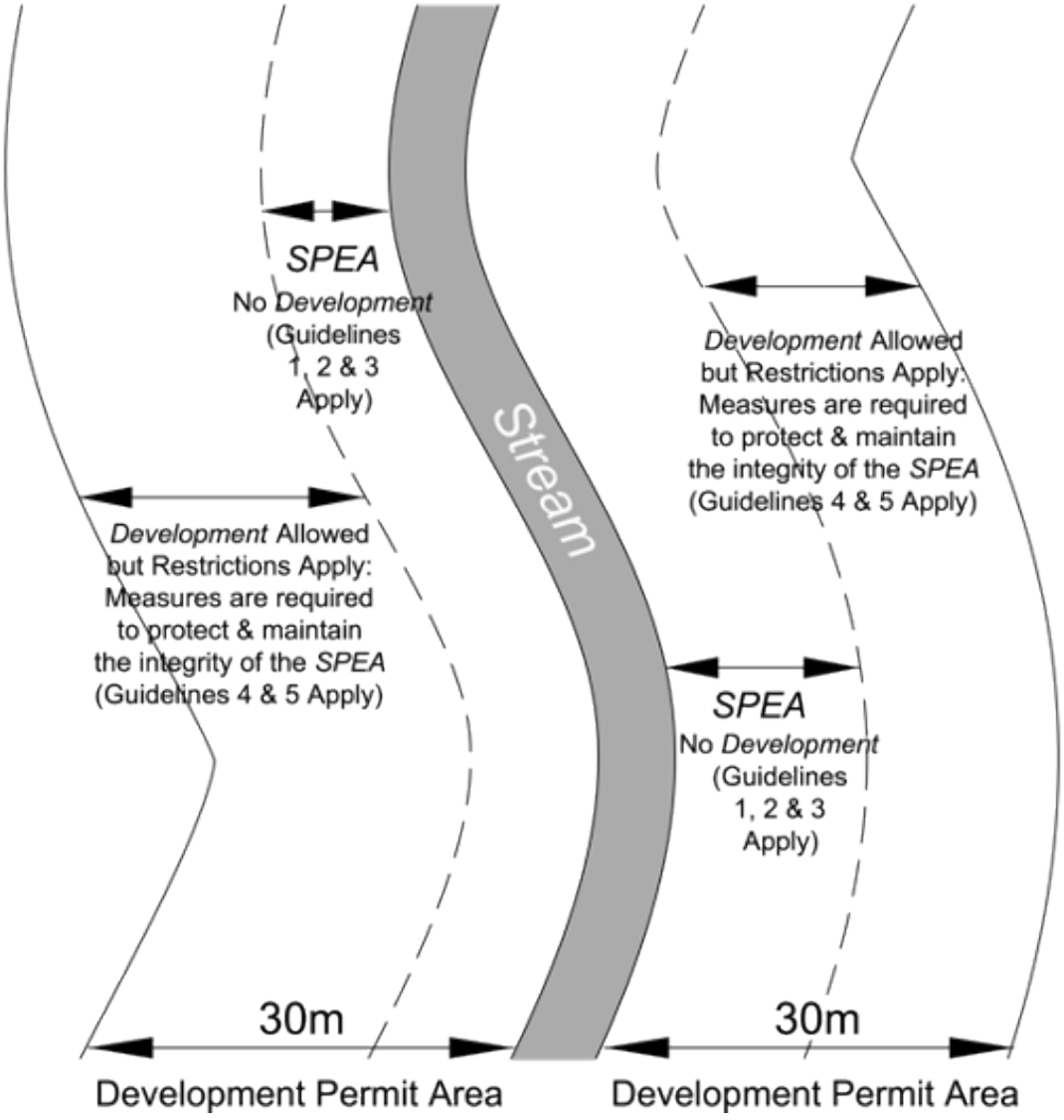


FIGURE 165: Development Permit Area (DPA) determination for a stream that is located within a ravine.

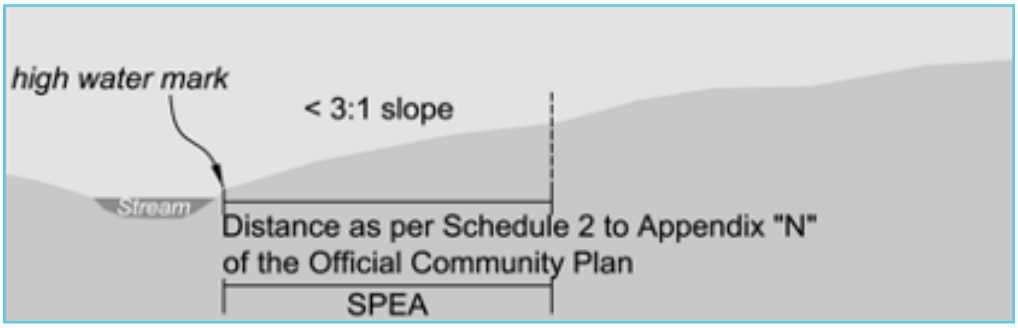
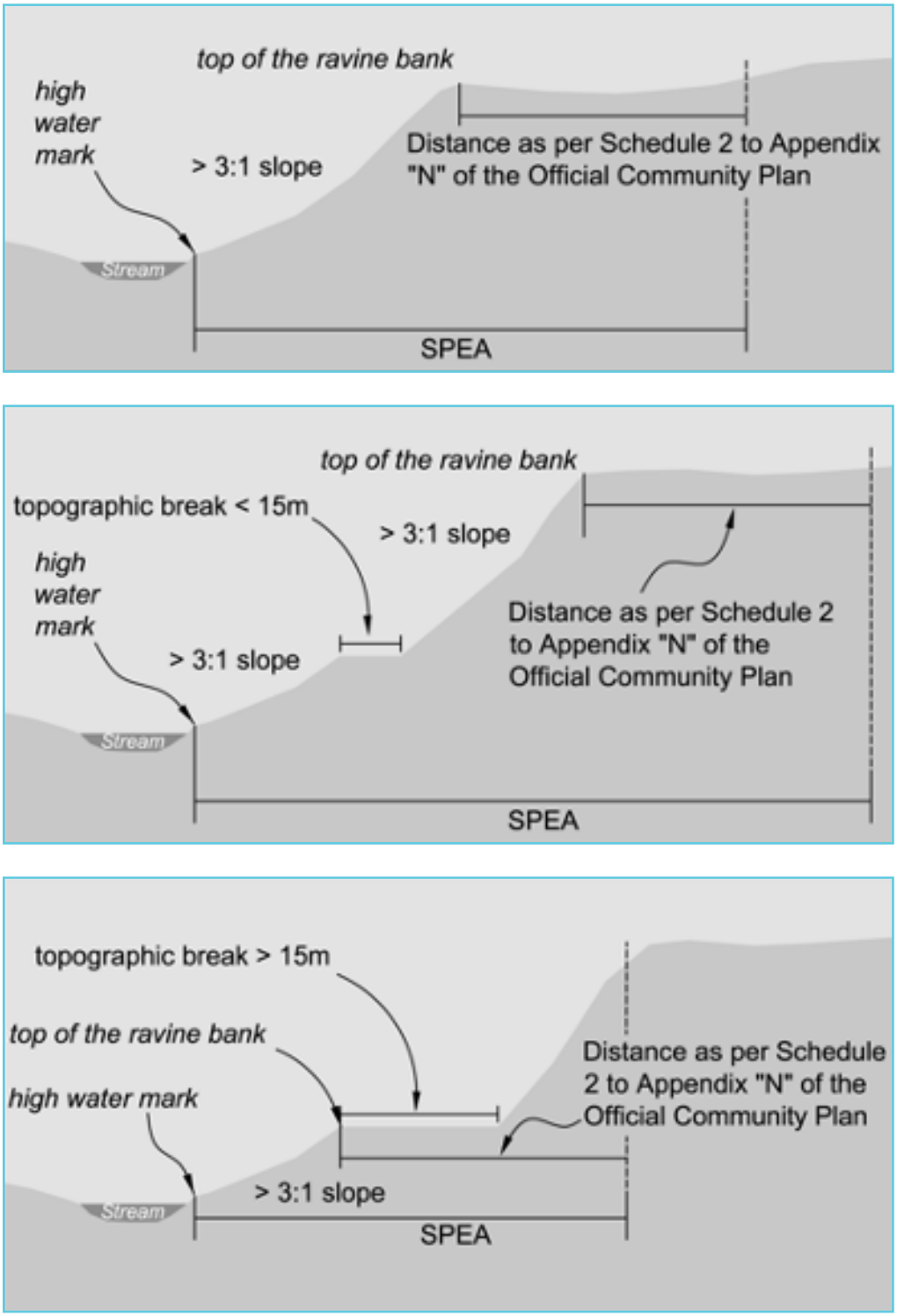


FIGURE 166: Streamside Protection and Enhancement Area (SPEA) determination for a stream



13

RURAL SAANICH INTERFACE FIRE HAZARD DEVELOPMENT PERMIT AREA

13. RURAL SAANICH INTERFACE FIRE HAZARD DEVELOPMENT PERMIT AREA

13.1 REGULATION

In accordance with section 488(1) of the *Local Government Act*, the District of Saanich Rural Saanich Interface Fire Hazard Development Permit Area has been established for the following purposes:

- 488(1)(b) protection of development from hazardous conditions.

13.2 SCOPE AND COVERAGE

The Rural Saanich Interface Fire Hazard Development Permit Area (the "Fire Hazard DPA") includes all properties located within the Fire Hazard Area as shown on Map 6 below.

Unless exempted (see section 13.5 Exemptions), a development permit addressing the following guidelines (the Fire Hazard Guidelines") must be approved for all properties within the Fire Hazard DPA before:

a. Construction of, addition to, or alteration of a building or structure; or

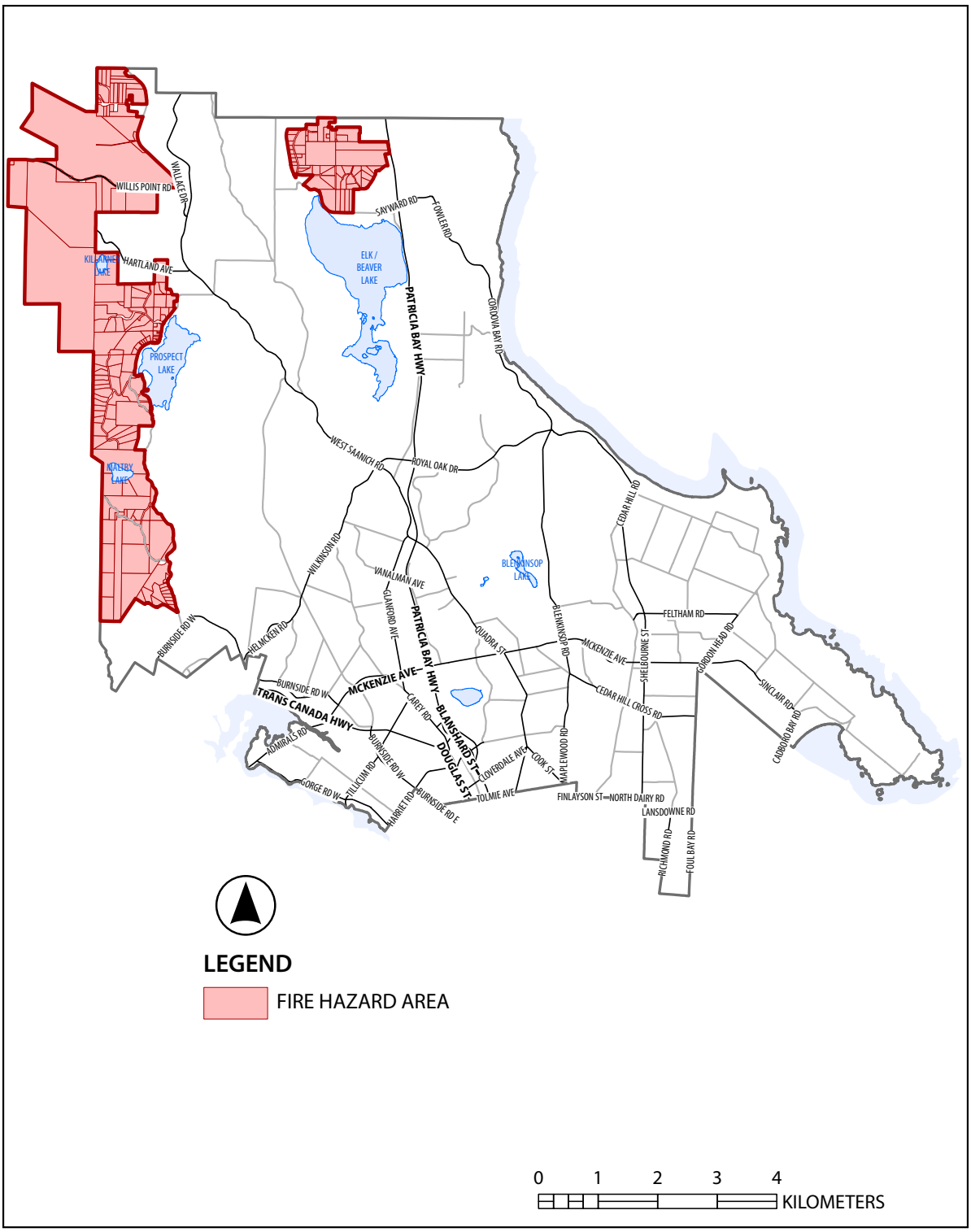
b. Land alteration.

13.3 JUSTIFICATION

Rural Saanich includes large rural residential land holdings that are located on land that is topographically steep, heavily forested, and have limited or no municipal water supply. Many of these areas are also adjacent to forested areas in the District of Highlands, Juan de Fuca Electoral Area, and Central Saanich. Using criteria adapted from the Provincial risk assessment methodology, the properties identified on Map No. 6 have been determined to be at high risk for interface wildfires. As a result, they have been designated as being within a Fire Hazard DPA in order to establish guidelines that are intended to reduce the risk of hazard to persons and property as a result of wildfire.

Fire resistant roofing materials and exterior cladding on new buildings can mitigate the risk of hazard to persons and property by reducing the possible spread of wildfire.

In addition, voluntary vegetation management (ground cover, shrubs and trees) in close proximity to dwelling units, other principle buildings and accessory buildings to ensure adequate clearance between buildings and trees and planting of species that are less susceptible to fire, all contribute to reducing wildfire risk.



MAP 6: RURAL SAANICH HAZARD DEVELOPMENT PERMIT AREA

13.4 OBJECTIVES

These Rural Saanich Interface Fire Hazard Guidelines are intended to achieve the following overarching objectives:

- Reduce the risk of wildfire; and
- Minimize the risk to people and property from natural hazards.

13.5 EXEMPTIONS

In the Rural Saanich Interface Fire Hazard DPA, a development permit is not required in the following circumstances:

1. Only internal alterations are made to buildings and structures.
2. Glass enclosures are added to the balconies of an existing multi-unit residential development provided that the enclosures conform to an acceptable overall scheme of enclosures approved in the original permit or a subsequent amendment.
    i. This exemption only applies to developments that precede the adoption of the updated DPA Guidelines.
3. (i) that the land proposed for development is in the Saanich General Development Permit Area and,
   (ii) the land proposed for development is in a P Zone and,
   (iii) the proposed development is the construction, addition or alteration of a building or structure causing the increase of impervious surface area of less than 250 m^2 in area and,
   (iv) the proposed development contains no riparian zone nor areas (including buffers) that contain plant or animal habitat which are designated as red listed (endangered) or blue listed (vulnerable) by the Conservation Data Centre.
4. Ecological restoration and enhancement projects that are undertaken or authorized by the District of Saanich.
5. Gardening.
6. Installation of fences.
7. Cutting down hazardous trees that present an immediate danger to the safety of persons or are likely to damage public or private property.
8. Agricultural Activity.
9. Construction of stand-alone gazebos, playhouses, tool and/or garden sheds having a gross floor area not exceeding 10 m^2.
10. Construction of additions that are 50 m^2 or less to existing buildings unless more than 50% of the existing roof will be replaced as part of the construction.
11. Subdivision.

13.6 GUIDELINES

Development permits issued in the areas identified on Map 6 shall be issued in accordance with the following guidelines designated under category (b) (protection of development from hazardous conditions) unless specifically exempt (see above and pages 20).

1. Buildings shall be constructed in accordance with the following:
    a. All roofing material and insulation requirements must meet the Class (B) fire rating requirements contained within the current B.C. Building Code.
    b. Building design and construction shall generally be consistent with the standards in the National Fire Protection Association (NFPA) Standard 1144 - Standard for Protection of Life and Property from Wildfire.
    c. All eaves and attic vents shall be screened using 3 mm non-combustible wire mesh at a minimum to prevent the entry and accumulation of combustible materials and windblown embers.
2. Any building or structure used to store wood shall not be permitted to be located within 10 m of the dwelling unit/principal building unless it is constructed in accordance with guideline (a), (b) and (c) above.
3. All land clearing debris (wood and vegetation) resulting as a result of construction in accordance with a building permit shall be disposed of by removal or burning generally within 3 months of their accumulation and any such burning shall be undertaken in accordance with the Fire Prevention Bylaw.
4. Where building construction and/or the management of vegetation (trees, shrubs, and ground cover) is proposed to take place within the Streamside DPA, all work undertaken shall be consistent with the Streamside Development Permit Area Guidelines and all other relevant bylaws and regulations.
5. Where a Registered Professional Forester, Registered Forest Technician or Registered Professional Engineer qualified by training or experience in fire protection engineering, has undertaken an assessment of a proposed development and determined the fire hazard to be low provided specific conditions are met, the requirements of these guidelines may be relaxed provided the development is carried out in accordance with such conditions.

14

STORMWATER MANAGEMENT DEVELOPMENT PERMIT AREA

14 STORMWATER MANAGEMENT DEVELOPMENT PERMIT AREA

14.1 REGULATION

In accordance with section 488(1) of the *Local Government Act*, the District of Saanich Stormwater Management Development Permit Area has been established for the following purposes:

- 488(1)(a) protection of the natural environment, its ecosystems and biological diversity;
- 488(1)(b) protection of development from hazardous conditions.

14.2 SCOPE AND COVERAGE

The Stormwater Management Development Permit Area (the "Stormwater Management DPA") includes all institutional properties located within the Saanich General Area, as shown on Map 1 that are increasing impervious surfaces by 250 m^2 or more.

Unless exempted (see section 14.5 Exemptions), a development permit addressing the following guidelines (the Stormwater Management Guidelines") must be approved for all properties within the Stormwater Management DPA before:

a. Construction of, addition to or alteration of a building or structure.

14.3 JUSTIFICATION

The municipality includes many important plant and wildlife habitat areas. Protection of these areas will ensure that a portion of the biological diversity within the municipality is maintained.

Limits to impervious cover will ensure that runoff volumes and peaks to receiving streams are affected as little as possible as well as providing reduction in sedimentation of receiving waters. Stormwater runoff controls shall be installed in any new development so as to replicate the natural runoff regime. The controls could include, among others: on-site infiltration, storage in ponds or constructed wetland, sand filtration, creative road/curb configurations, etc.

14.4 OBJECTIVES

These Stormwater Management Guidelines are intended to minimize the effect of development on stormwater runoff.

14.5 EXEMPTIONS

In the Stormwater Management DPA, a development permit is not required for:

a. Subdivision;

b. Alteration of land that does not increase impervious surfaces by 250 m^2 or more; or

c. Construction of, addition to, or alteration of a structure or building which will not result in an increase of impervious surfaces by 250 m^2 or more.

14.6 GUIDELINES

a. The total impervious cover of the site should minimize impact on the receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas and use of onsite infiltration.

a. Stormwater runoff controls shall be installed in any new development so as to replicate the natural runoff regime. The controls could include, among others: on-site infiltration, storage in ponds or constructed wetland, sand filtration, creative road/curb configurations, etc.