



TOWN OF VIEW ROYAL BYLAW NO. 1139

A BYLAW TO AMEND THE OFFICIAL COMMUNITY PLAN BY AMENDING SCHEDULE P FORM AND CHARACTER DEVELOPMENT PERMIT AREAS MAP AND ADDING A NEW DEVELOPMENT PERMIT AREA DESIGNATION – INTENSIVE RESIDENTIAL – GARDEN SUITE

The Council of the Town of View Royal, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as "Official Community Plan Bylaw, No. 811, 2011, Amendment Bylaw No. 1139, 2024".
2. Official Community Plan Bylaw, No. 811, 2011, is amended as follows:
 - (a) By deleting Schedule "P" Form and Character Development Permit Areas map and replacing it with the map in Schedule 1 of this Bylaw.
 - (b) By adding Development Permit Area: Intensive Residential – Garden Suite in Schedule 2 of this Bylaw to Part 4 – Development Permit Areas before "Development Permit Area: Mixed Residential".

READ A FIRST TIME THIS 4th DAY OF JUNE, 2024

READ A SECOND TIME THIS 4th DAY OF JUNE, 2024

PUBLIC HEARING HELD THIS 18th DAY OF JUNE, 2024

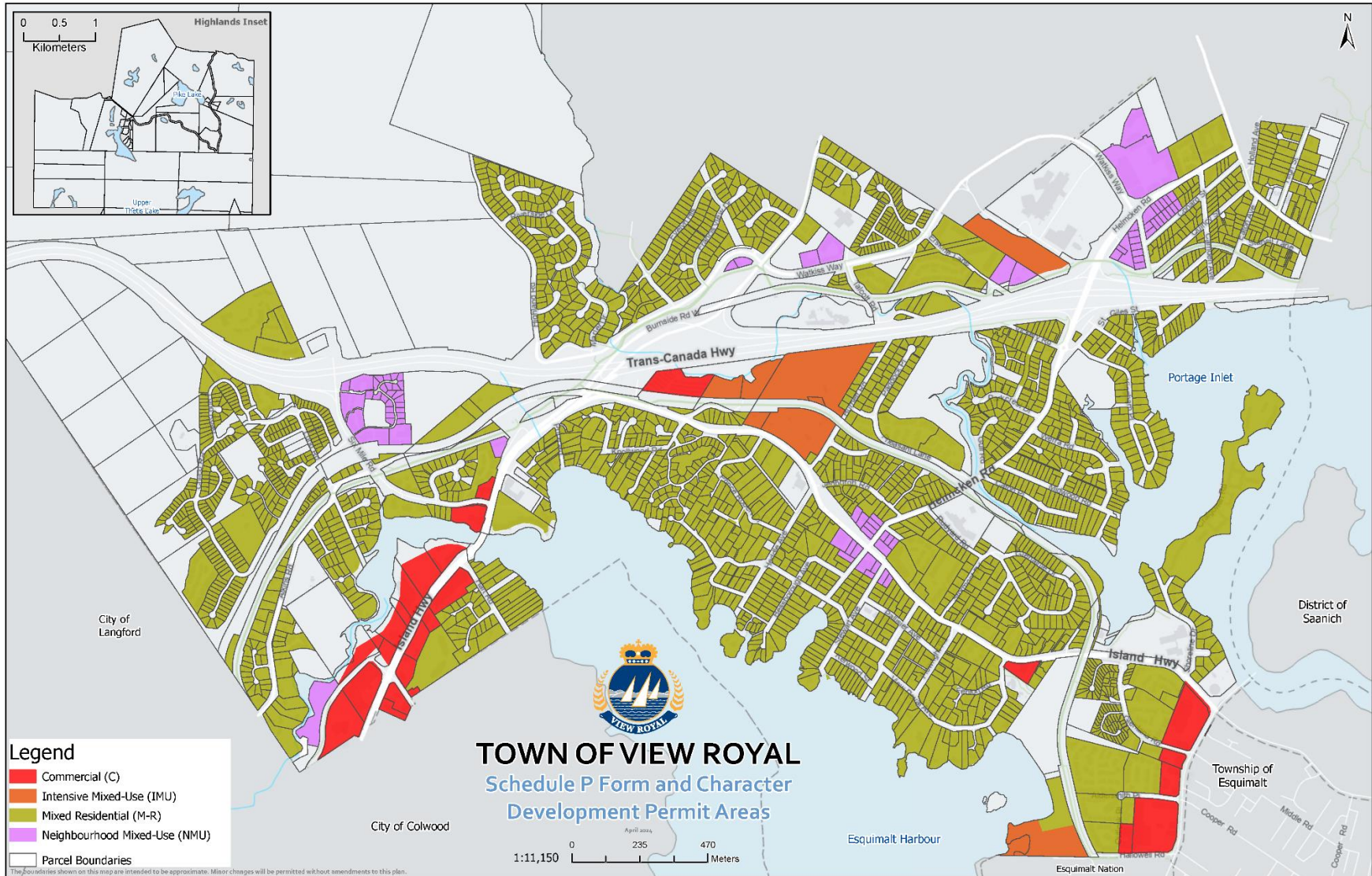
READ A THIRD TIME THIS THIS 18th DAY OF JUNE, 2024

ADOPTED BY COUNCIL, SIGNED BY THE MAYOR AND THE CORPORATE OFFICER AND SEALED WITH THE SEAL OF THE TOWN OF VIEW ROYAL THIS 18th DAY OF JUNE, 2024.

MAYOR

CORPORATE OFFICER

Schedule 1



Schedule 2

DEVELOPMENT PERMIT AREA: INTENSIVE RESIDENTIAL - GARDEN SUITE

Pursuant to Section 488(1) of the Local Government Act, the entire Town is designated Development Permit Area: Intensive Residential - Garden Suite, for the purpose of establishment of objectives for form and character of intensive residential development.

Justification

To provide a range of housing types that meet the housing needs of current and future residents, special consideration is given to the provision of ground-oriented rental units in the form of a garden suite. This form of rental housing serves to:

- Create opportunities for infill housing and a diversity in housing choice;
- Maintain character of existing neighbourhoods while increasing the overall supply of rental housing in the Town;
- Provide an opportunity for homeowners to utilize existing or new accessory building for residential uses as an alternative to secondary suites;
- Provide accommodation for family members or caregivers;
- Provide rental income (mortgage helper) for homeowners; and
- Create opportunities to age in place.

Objectives

The objectives that justify this Development Permit Area designation are to:

- Provide renters with ground-oriented housing as a rental housing option that may be suitable for households with children;
- Achieve attractive infill housing options that exhibit a high quality of architecture and landscaping, enhance neighbourhoods and minimize conflicts with immediate neighbours.
- Promote water and energy conservation, and reduce greenhouse gas emissions.

Exemptions

A Development Permit is not required for:

- Development that is not Intensive Residential – Garden Suite;
- Residential single-family dwellings and their other accessory buildings and structures;
- Residential duplexes and their accessory buildings and structures;
- Commercial, or multi-family residential development;
- The subdivision of land;
- Internal alterations to a garden suite; or
- Minor exterior renovations to a garden suite that would not significantly alter the footprint or character of the building in the opinion of the Director of Development Services.

DESIGN GUIDELINES

Preliminary Site Design and Layout

Intent:

Preliminary site design and layout for garden suites prioritize privacy of neighbours, access to the suite, retention of green space and trees, and focus design on the natural topography of the site.

Guidelines:

- i. The location of the garden suite should minimize opportunities for overlook and shading of adjacent properties.
- ii. Protecting and retaining existing mature trees on subject and adjacent properties should be a key consideration in site design and layout, including associated parking and access areas.
- iii. Minimize hard (impervious) surfacing on a lot.
- iv. Access to the garden suite shall be provided by a minimum 1.0m wide path that is clearly identifiable and provides direct access from the street to the garden suite.
- v. Siting of a garden suite should respond to the natural topography of the lot. Significant excavation and/or retaining walls shall be discouraged.
- vi. A garden suite should be designed to the natural stepping and sections along the natural slope and topography of the land.
- vii. A garden suite should be located to be at least partially visible from the street.
- viii. In the case of corner lots, a garden suite should be directly oriented to the flanking yard of the adjacent public right-of-way. For clarity, the front doors and windows should be directly oriented to the street, and the landscaping should reinforce the garden suite entryway.

Building Design

Intent:

Integration of a garden suite in an established neighbourhood requires careful attention to architectural style and elements of building design. The design should complement the architectural elements of the residential detached dwelling and strive for liveability and comfort for the tenant.

Guidelines – Design and Massing:

- i. High quality architectural expression and the garden suite should relate to the principal building on site in terms of materials, roof form and general architectural expression; however the garden suite should not be a “miniature version” of the principal dwelling.
- ii. High quality and durable exterior finishes should be used to reinforce the residential character of the garden suite.
- iii. On steeply sloping sites, any vertical portion of the garden suite is discouraged from being greater than the prescribed maximum building height.

Guidelines – Windows and lighting

- i. The size and placement of windows should minimize overlook and be sensitive to neighbours' privacy. Windows should be maximized along those facades oriented to the interior of the site. On corner lots, windows should be oriented to the street.
- ii. Skylights, clerestory windows and obscured glazing are encouraged to minimize privacy impacts.
- iii. Lighting for the garden suite should complement the building and landscape design.
- iv. Lighting should be kept to a minimum necessary for pedestrian safety and visibility. Consideration should be given to the number, location, and style of light fixtures, as well as minimize lighting overspill on adjacent properties.

Guidelines – Entries, Addressing and Mechanical Equipment

- i. Unit entries should be oriented to the street. When this is not practical, entry to the garden suite should be located at the entry to the interior portion of the site.
- ii. Entrances should provide weather protection by recessed or covered entryways.
- iii. A garden suite must be assigned a unique and individual address. An address sign must be located at a clearly visible location from the nearest street frontage.
- iv. External mechanical equipment, such as heat pumps and utility metres should be located on a lot to minimize impacts on adjacent neighbours. External mechanical equipment, such as heat pumps and utility metres should be located on a lot to minimize impacts on adjacent neighbours.

Landscaping and Outdoor Amenity Space

Intent:

High quality landscape design can preserve neighbourhood character and greenspace, maximize privacy, provide permeability and improve liveability. Protection of mature trees is a key element in quality landscape design.

Guidelines – Landscaping

- i. Mature trees and significant vegetation shall be retained where possible.
- ii. Native, pollinator, and drought tolerant trees and plants suitable for the local climate are encouraged. Invasive species are prohibitive.
- iii. Privacy screening, including landscaping and/or fencing is encouraged along interior side and rear lot lines. Chain link fencing is prohibited.
- iv. Flanking yards on corner lots should be designed and treated as the main entrance to the garden suite. Landscaping between the street and outdoor space should be used to define the transition from public to private space.

Guidelines – Outdoor Amenity Space for Tenants

- i. A minimum of 15 m² of semi-private outdoor space should be clearly associated with the garden suite. This may be achieved through plantings, changes in surface materials and grade.
- ii. Hard-surfaced areas are supportable for outdoor amenity space provided that these areas are permeable surface treatment, decorative in nature, and not used as a parking space.

Sustainability

Intent

Design that improves the natural environment by promoting water and energy conservation, and rainwater and stormwater management best practices are encouraged.

Guidelines

- i. Consider rooftop energy initiatives to reduce stormwater runoff, improve water quality, reduce the urban heat island effect, conserve energy, and prolong the life of the roof membrane, and installations such as:

- a. solar panels;
 - b. solar hot water heating; and
 - c. green roofs.
- ii. Integrate water conservation into building and landscape design. This may include capturing rainwater from a roof and maximizing permeable surfaces on site.
 - iii. Consider stormwater management practices that mimic natural systems. The use of rain gardens, green roofs, bioswales, and landscaping can help to slow and clean rainwater, allowing it to slowly filter back to the natural water table.

Parking and Access

Intent

Sufficient and useable site parking is a requirement for garden suites. Driveway and parking space design should consider stormwater and rainwater management, protection of trees and impacts on adjacent properties.

Guidelines

- i. Driveway and parking space design should maximize rainwater infiltration through the use of permeable surfaces such as unit paving blocks, permeable concrete and asphalt, or driveway planting strips.
- ii. Parking for the garden suite can be provided on a shared driveway with the principal building.
- iii. Screening through the use of landscaping, plantings and/or fences shall be used where driveway accesses and parking spaces are located along an interior side lot line.

Waste and Compost

Intent

Storage of municipal waste and compost containers should consider visual impacts, as well as issues for adjacent neighbours.

Guidelines

- i. A space should be provided for garbage, recycling and compost containers for the garden suite. Containers must be animal proof and should be screened from view.
- ii. Where possible, containers should not be stored in rear or interior side yard setbacks.