

#1 Ewen Avenue Multi-Family

The Ewen Avenue Multi-Family areas, identified as Development Permit Area #1 [see Map B], are designated in order to provide housing in close proximity to the neighbourhood centre and help define the axis streets leading to the centre of the neighbourhood. This area will contain medium density, multi-family residential uses and may include community amenities such as child care or community space (e.g. fire hall). Home occupations facing the street are encouraged. This Development Permit Area encourages best practices for promoting water and energy conservation and reducing greenhouse gas emissions. It also establishes guidelines for the form and character of multi-family residential development.

Properties located within this Development Permit Area that are zoned Ewen Avenue Comprehensive Development Districts (RM-CD-2) that develop commercial uses in accordance with the zone must instead comply with the guidelines included in the Queensborough Main Street Development Permit Area.

DESIGN GUIDELINES

SITING

EMF.1 Building siting must contribute to a pedestrian scale neighbourhood character. Consider the following:

- Orient residential units to front all streets and/or city trails and greenways immediately adjacent to or within the development, except where the adjacent street is a highway or truck route.
- For all corner lots and/or corner units, locate and design buildings to address all frontages, including public and internal streets, and/or city trails and greenways.
- Use building siting to reinforce a sense of arrival at intersections that provide key access points into the community. Enhance this effect with other special features (e.g. publicly accessible plazas at the street corner, special roof shapes and/or other architectural features, street furniture).

EMF.2 Building siting must respect the existing neighbourhood and site context. Consider the following:

- Consider existing buildings and outdoor spaces when siting new buildings, including the location of windows and entrances, overlook of outdoor space, impacts to air circulation and light penetration, etc.
- Site buildings to retain and enhance heritage assets by incorporating them into the development of the site, wherever possible, including buildings, engineering works and/or cultural landscapes, as well as significant landscape features (e.g. mature vegetation and trees, distinctive landforms).
- Design new buildings in proximity to heritage assets to be compatible with their historical context without literally imitating older building styles. In these cases, new buildings should provide an original interpretation of the traditional building style (i.e. draw inspiration from fundamental design characteristics) while continuing to reinforce traditional development patterns and rhythms.
- Minimize the impact of noise and exhaust to pedestrians and neighbours. Locate service areas and mechanical equipment (e.g. utilities, HVAC, meters) at the rear of buildings and away from neighbouring residential uses. Minimize visibility of service areas and mechanical equipment from streets, open spaces and neighbours (e.g. screen, reduce service and garage opening size, use shared service areas).

CHARACTER

EMF.3

All buildings and developments must be designed to have a high quality, cohesive appearance that enhances the overall quality of the community. Consider the following:

- Use an architectural approach (i.e. massing, facade treatment, detailing, materials and colour choice) which is harmonious with the riverfront community context.
- Create a cohesive streetscape. Use a similar alignment of windowsills, building and roof lines, cornices, and floor-to-floor spacing along the street block.
- Design all principal and accessory buildings within a development and/or all elements of an individual building to the same architectural style. Provide enough variety (e.g. through massing, architectural detail) to avoid a monotonous appearance when the development is viewed as a whole and to reinforce individual building identity.
- Coordinate lighting, outdoor furniture and garbage receptacles and design outdoor areas (e.g. walkways, patios) and landscape elements (e.g. retaining walls, fences, screening) to be consistent with the style, materials, colour and quality of the overall development.
- Select project names that evoke Queensborough’s riverfront community context and/or the legacy of its historically prominent citizens.

Provide public art to help enrich outdoor spaces and create pedestrian scale landmarks. Use art that highlights Queensborough’s sense of place and is unique to each location.

EMF.4

HERITAGE

EMF.5

Each development must follow the Standards and Guidelines for the Conservation of Historic Places in Canada for all physical work to heritage assets.

Reuse historic industrial and agricultural artefacts on redevelopment sites (e.g. as public art).

EMF.6

MASSING

- EMF.7** Building massing must contribute to a pedestrian scale neighbourhood character. Consider the following:
- Use substantial vertical architectural features (e.g. changes in building height, bays, high voids) to break the massing of multiple unit buildings into smaller modules of similar scale.
 - Relate the modules to the organization of interior space such that the expression of individual units is reflected in the overall form of the building.
 - Use horizontal architectural elements to define floor-to-floor transitions, roofs and cornice lines.
 - Design the roof to minimize the overall building mass, incorporating articulation and variations in roof planes (e.g. dormers, gables, crenelated parapets) to break up roof mass and reduce building scale.
 - Reinforce the pedestrian scale massing by designing all buildings to have a heavier “base” and lighter “top” that are visibly differentiated by use of material (e.g. masonry on the base and wood siding on the top) and details (e.g. cornice treatments at the top).
- EMF.8** Building massing must maximize natural light and ventilation to apartment and condominium units. Consider the following:
- Mass buildings to promote as many units as possible having exterior walls with windows on two sides.
 - Configure internal units using a wide window-wall to shallow room depth ratio that ensures ample daylight penetrates to the rear of the unit.
 - Organize the interior space such that, wherever possible, a majority of primary living spaces (e.g. living room, family room, kitchen) have exterior walls with windows on two sides. As a minimum, ensure all primary living spaces and secondary living spaces (e.g. bedroom, den, office) have at least one exterior wall with a window.
 - Take microclimate into consideration.

FACADES

The facades of all building walls that face public or internal streets, drive aisles, pedestrian pathways, parks or open space must provide visual interest. Use architectural elements (e.g. fenestration, vertical and/or horizontal design elements, secondary roof elements) and/or material or colour change. **EMF.9**

ENTRANCES

Primary pedestrian entrances into buildings must be integrated into the design of the building, yet be clearly expressed. Consider the following: **EMF.10**

- Articulate massing to identify building entrances (e.g. tall voids, central mass, recessed entry).
- Frame with a secondary roof element (e.g. porch) to identify building entrances and protect from weather.
- Establish a hierarchy of entrances, giving grouped pedestrian entrances visual priority, individual pedestrian entrances the next highest visual priority, and vehicle entrances the lowest visual priority.

Building entrances must be located and designed to have a strong relationship with the street. Consider the following: **EMF.11**

- Make entries for residential buildings and ground oriented units, including front porches visible from, oriented toward and directly connected (via a short pathway and/or stairs) to the street (public or internal), city greenway or trail, or semi-private entry courtyard onto which the building fronts. Make any semi-private entry courtyard visible from, oriented toward and directly connected to the public street (via a short pathway and/or stairs).
- Distinguish entrances with an arrival feature (e.g. courtyard, gateway) at the point where the semi-private sidewalk meets the public sidewalk. Incorporate smaller arrival features to visibly differentiate different building entrances within a development. Integrate the design of arrival features with the overall design of the development.

ROOFS

Rooftops must appear clean and attractive and in keeping with the architectural style of the building. Consider the following: **EMF.12**

- Locate and screen mechanical and service equipment such that it appears as an integral part of the building when viewed from any angle.
- Finish the surface of roofs with a material that is attractive and easy to maintain to a high level of neatness.
- Design roofs to reduce the urban heat island effect.

WINDOWS

EMF.13 Windows must contribute to an interesting, pedestrian scale environment. Consider the following:

- Use windows which are of clear glass (e.g. not tinted, reflective or opaque).
- Use windows which are rectangular or square in proportion, except for accent windows which may have a unique shape.
- Locate windows in the garage door of residential parking structures facing onto public or internal streets or walkways, including city trails and greenways.

EMF.14 Use strategies to facilitate passive heating in cooler months and reduce unwanted heat gain in summer months. Consider the following:

- Ensure a solar heat gain coefficient of 50% or better for south facing windows to maximize solar gain during winter.
- Use exterior shading devices (e.g. awnings, canopies, overhangs, light shelves, louvers) which provide shade from the high summer sun, but provide solar access to the low winter sun. Use these devices particularly on south facing windows.
- Provide operable windows in each residential dwelling and/or unit. Locate operable windows to take advantage of Queensborough's prevailing easterly winds (i.e. winds from the east to the west) to provide cross ventilation.
- Use stack vents and light wells to provide additional light and ventilation to primary and secondary living spaces.
- Take microclimate into consideration when locating and sizing windows.

SIGNS

EMF.15 Signs must be designed to be consistent with the architectural style, scale and materials of the development and/or building and its surrounding context.

Consider the following:

- Integrate signs into the detailing of the building (i.e. not applied as an afterthought) but subordinate to the overall building composition.
- Make signs visible from the street without being visually obtrusive. Design the size, location and information to be oriented to pedestrians.
- Use indirect lighting from fixtures that are integrated into the overall design and character of the development and/or building.

OPEN SPACE

Each development must provide directly accessible private outdoor space for all units. Consider the following: **EMF.16**

- Include balconies for above grade units and patios for ground oriented units.
- Design roofs to provide usable outdoor space.
- Where units front onto public or internal streets and/or city trails or greenways, use the private outdoor space to create a transition. Design this area to be spatially well-defined and visible from the street or walkway (e.g. elevate slightly, enclose with low hedges or an open-railing fence).

Each development must provide semi-private outdoor common space for all multi-family developments. Use common space to create a transition from private residential areas to the development entry at public streets. Orient private patios and entries around the semi-private common space to facilitate neighbourly interactions and provide overlook for children as they play. **EMF.17**

Common outdoor space must be designed to be of a usable size and configuration. Include a range of activities and generations. Consider the following: **EMF.18**

- Hard and soft landscaped areas such as courtyards, patios, lawns and/or naturalized open space.
- Seating options such as benches, moveable chairs and/or tables. Locate seating options suited to different weather conditions such as areas that capture the sun, are shaded (e.g. by building canopies or trees) and/or are sheltered from wind and rain.
- Common gardens where residents can grow flowers and food together. These should be in addition to private garden spaces.
- Natural play elements (e.g. boulders, stepping stones, grassy slopes) in visible locations.

Each development must provide pedestrian circulation that connects between buildings and shared amenities, as well as directly to public streets and greenways, and other destinations such as schools, parks, and commercial areas. **EMF.19**

NOISE

- EMF.20** Developments and buildings must be designed to minimize impacts from adjacent industrial and transportation activities. Consider the following:
- Site buildings to minimize light intrusion from trucks, trains and industrial site lighting into residential units, yards and semi-private open spaces.
 - Organize internal unit configuration to locate bedrooms and, where possible, other living areas away from industrial and goods transportation activities (i.e. truck routes, industrial site access points, the rail line). Locate all outdoor spaces away from noise sources.
 - Employ leading edge technical approaches to noise abatement in residential building construction (e.g. fresh air ventilation alternatives to open windows, acoustically rated glazing) including on balconies (e.g. sound absorption materials and/or barriers).
 - Provide landscape buffers within residential development sites. Use layered plantings of trees and shrubs.

- EMF.20** Each application to develop residential dwellings adjacent to industrial and transportation activities must provide a report prepared by persons qualified in acoustics and noise measurement, demonstrating compliance with CMHC noise standards for habitable areas (i.e. max. 35 decibels for bedrooms, max. 40 decibels for living dining and recreation rooms, and max. 45 decibels for kitchen, bathrooms, hallways and utility rooms). This report will be registered as a covenant on title.

LIGHTING

- EMF.22** All public and semi-private sidewalks and open spaces must be equipped with lighting. Consider the following:
- Use unobtrusive fixtures which are consistent with the architecture of the building and its surrounding context.
 - Use shielded down lighting that provides for security, ambient lighting and enhances architectural and landscape details but minimizes light pollution.
 - Minimize energy used in exterior lighting by using energy efficient lighting (e.g. LED, solar-powered) and timer, motion or photo-activated lighting for all exterior areas, including walkways and driveways and for security lighting.

MATERIALS & COLOURS

All principal and accessory buildings within a development must use a cohesive palette of materials and colours that is consistently applied and contributes to the overall quality of the community. Consider the following: **EMF.23**

- Use a natural palette of wood, stone or brick and muted paint colour tones (e.g. Benjamin Moore’s Historical Vancouver True Colours).
- Consistently apply materials to all sides of a building (i.e. do not emphasize the principal facade with lesser treatment on the other facades).
- Change building materials and/or colours at interior or “reverse” corners of a building, not at exterior corners or at changes in a facade plane.
- Use an accent colour which is harmonious with the main colours of the materials and colours palette to unify the overall palette and to highlight architectural details (e.g. eaves, window and door trim, railings).
- Use matte finishes or finishes with a low level of reflectivity. Reflective materials (e.g. mirrored glass, polished stone) should be avoided.

Each development must use building and hardscape materials that are durable and appropriate to their use, the local climate, and the urban environment. Consider the following: **EMF.24**

- Use high quality building materials (e.g. wood, stone, brick, or acceptable alternative) rather than materials that are visibly simulated (e.g. vinyl siding) or are inappropriate for an urban area (e.g. untreated or rough-sawn wood).

TRAILS & GREENWAYS

Each development which is identified on the Parks, Trails and Greenway Streets Map as accommodating a portion of any trail or greenway must provide the trail or greenway route (e.g. dedicate or gift land, provide a right-of-way or easement) and construct the walkway for use by the general public. **EMF.25**

Each development adjacent to any trail, as identified on the Parks, Trails and Greenway Streets Map, must set buildings and other structures well back from the walkway. Ensure the separation between private and public space is visually and physically well-defined (e.g. planting, low fences, hedges). Ensure there are no barriers to public access to the walkway. **EWM.26**

ACCESSIBILITY

- EMF.27** Endeavour to make all pathways and building entrances, public and semi-public spaces, and special features and amenities of a site accessible by people of varying ability. Consider the following:
- Build sidewalks and pathways a minimum 1.8 metres (5.9 feet) wide with non-skid, uniform walking surfaces.
 - Locate entrance ramps and lifts in areas that are highly visible, easy to use and connected to the sidewalk.
 - Where steps or high thresholds (e.g. related to FCL requirements) create a barrier, provide an alternative route that is easily accessible to everyone.
 - Locate site furnishings (e.g. lighting, bollards, signage, guardrails, seating) where they will not impede easy passage for those using a mobility device (e.g. wheelchair, scooter) or people who are visually impaired.
 - Locate parking for those with ability challenges close to accessible building entrances.
 - Use light fixtures that emit white light (i.e. not orange light) in all outdoor areas. White light facilitates better visibility.

SAFETY

- EMF.28** Each development must provide a Crime Prevention Through Environmental Design (CPTED) report outlining the use of CPTED strategies in the design of developments and buildings, including open space.

TREES & PLANTING

Each development must use the BC Society of Landscape Architects’ and BC Landscape and Nursery Association’s “BC Landscape Standard Guidelines (Latest Edition)” in specifying, selection, site preparation, installation and maintenance of all trees and other plant materials. **EMF.29**

Each development must integrate trees, including shade trees. Consider the following: **EMF.30**

- Retain existing mature trees wherever possible. Where tree removal is unavoidable, replace with a number, species and size of trees that creates equal value.
- Plant new trees in all public and semi-private open spaces, parking areas, private yards, and along internal streets and pathways.
- Locate deciduous trees on the south and west side of buildings to provide shade and minimize unwanted heat gain during summer and provide solar access and passive solar gain during winter.

Tree species and other plant materials must be of high quality, suited to their purpose and contribute to the overall quality of the community. Consider the following: **EMF.31**

- Choose species that are successful in the urban environment, easy to maintain, are non-invasive and suited to Queensborough’s high water table. Selected tree species should also have less aggressive rooting habits.
- Use broadleaf deciduous tree species, wherever possible, for all shade trees including internal street trees and trees in parking areas. Select species that have a minimum mature height of 15 meters (49 feet).

All trees must be planted so that they will successfully become established and develop a full canopy over time. Consider the following: **EMF.32**

- Plant trees on internal streets in a minimum 3 metres (9.8 feet) soil boulevard. Where the boulevard is paved, plant street trees in a continuous trench finished with a tree grate around each tree.
- Space street trees consistently and so that their canopies touch at maturity, generally one tree every 6 to 8 metres (20 to 26 feet), depending on species.
- In parking areas, plant shade trees at an approximate ratio of one tree for every five spaces. Plant trees in a minimum 3 metres (9.8 feet) wide continuous trench and protect trees with bollards or tree guards.

Develop and/or enhance areas of understory vegetation using diverse, multi-storey planting which will support habitat for smaller wildlife, songbirds and important pollinators such as bees, butterflies and dragonflies. **EMF.33**

PARKING & ACCESS

EMF.34 All parking associated with a development must be located and designed to reinforce a pedestrian oriented neighbourhood character and scale. Consider the following:

- Integrate structured parking for low and mid-rise buildings with the building design and have usable building space (e.g. ground oriented units) facing public streets, parks and open spaces.
- Take access to parking, including garages, from a lane wherever possible or from the side or internal street where no lane exists.
- Visibly and physically separate pedestrian walkways from surface parking areas for low and mid-rise buildings (e.g. distinguish through grade separation, bollards, trees in tree guards, distinct paving).
- Minimize the number of times driveways and/or internal streets cross sidewalks. Provide lanes, wherever appropriate, to give parking access that minimizes disruption to sidewalks, bike routes and on-street parking.

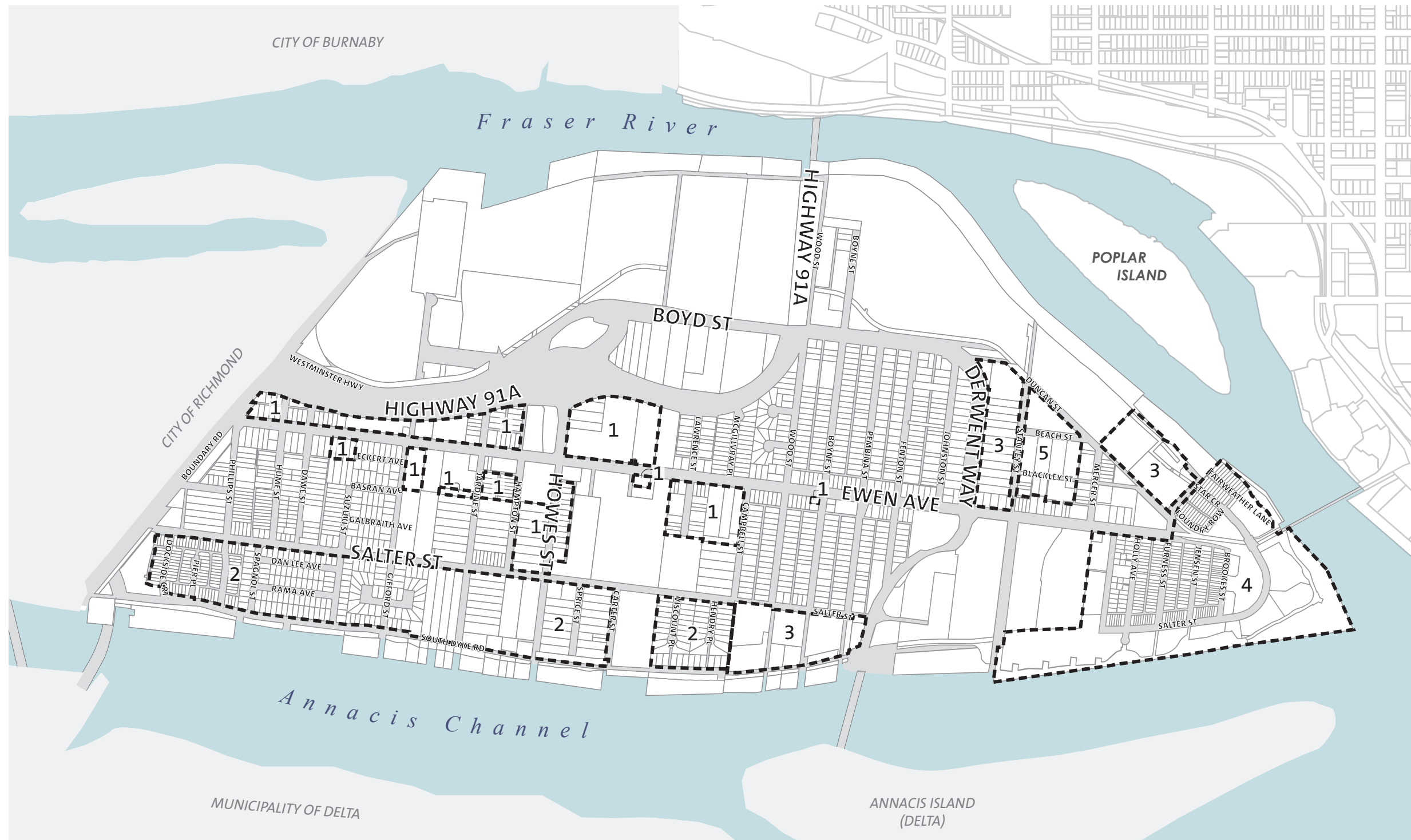
EMF.34 New development must not result in an increase in the number of rail line crossings which would result in an increase in train whistles. Remove or consolidate existing driveways, wherever possible, to reduce the need for trains to whistle.

[BYLAW NO. 8039,2018]

EMF.36 Infrastructure for electric vehicles for residential parking spaces are required to meet electric vehicle charging provisions in the zoning bylaw. Infrastructure for electric vehicles for visitor parking should also be provided.

Infrastructure for electrical vehicles for commercial and institutional uses with more than 10 parking spaces, should provide an energized outlet Level 2 or higher for a minimum of one parking space for every 10 spaces, plus one space for additional parking spaces that number less than 10. In some cases, in addition to an energized Level 2 outlet, electric vehicle supply equipment may be required.

Map B Residential Development Permit Areas



Residential Development Permit Areas

1. Ewen Avenue Multi-family
2. Compact Lot
3. East Queensborough
4. Port Royal
5. Queensborough Eastern Node

DEVELOPMENT PERMIT AREAS

[BYLAW NO. 8021, 2018; 7982, 2018; 8151, 2019]