

#2 Compact Lot

The Compact Lot intensive residential area, identified as Development Permit Area #2 [see Map B], is designated in order to provide an opportunity for an innovative ground oriented housing type. 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 intensive residential development.

DESIGN GUIDELINES

SITING

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

CL.1

- Orient residential units to front all streets and/or city trails and greenways immediately adjacent to or within the development.
- 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 or greenways.

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

CL.2

- 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.

CHARACTER

- CL.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.
 - Select project names that evoke Queensborough's riverfront community context and/or the legacy of its historically prominent citizens.
- CL.4** Consider providing public art to help enrich outdoor spaces and provide pedestrian scale landmarks. Use art that highlights Queensborough's sense of place and is unique to each location.

HERITAGE

- CL.5** Each development must follow the Standards and Guidelines for the Conservation of Historic Places in Canada for all physical work to heritage assets.
- CL.6** Reuse historic industrial and agricultural artefacts on redevelopment sites (e.g. as public art).

FACADES

- CL.7** 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.

MASSING

Building massing must contribute to a pedestrian scale neighbourhood character. Consider the following:

CL.8

- 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).

Building massing must maximize natural light and ventilation. Consider the following:

CL.9

- Organize the interior space of residential dwellings and/or units 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.
- Ensure all primary secondary living spaces (e.g. bedroom, den, office) have at least one exterior wall with a window.
- Use stack vents and light wells to provide additional light and ventilation to primary and secondary living spaces.
- Take microclimate into consideration.

ENTRANCES

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

CL.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.

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

CL.11

- Make entries, including front porches, visible from, oriented toward and directly connected (via a short pathway and/or stairs) to the street onto which the building fronts.

WINDOWS

- CL.12** 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.
 - 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.
- CL.13** Use strategies to facilitate passive heating in cooler months and reduce unwanted heat gain in summer months. Consider the following. 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.

SAFETY

- CL.14** 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.

PARKING & ACCESS

- CL.15** All garages must be at the rear of the lot and accessed from a lane.
- CL.16** 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]

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.

CL.17

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.

MATERIALS & COLOURS

[BYLAW NO. 8151, 2019]

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:

CL.18

- 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:

CL.19

- 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).

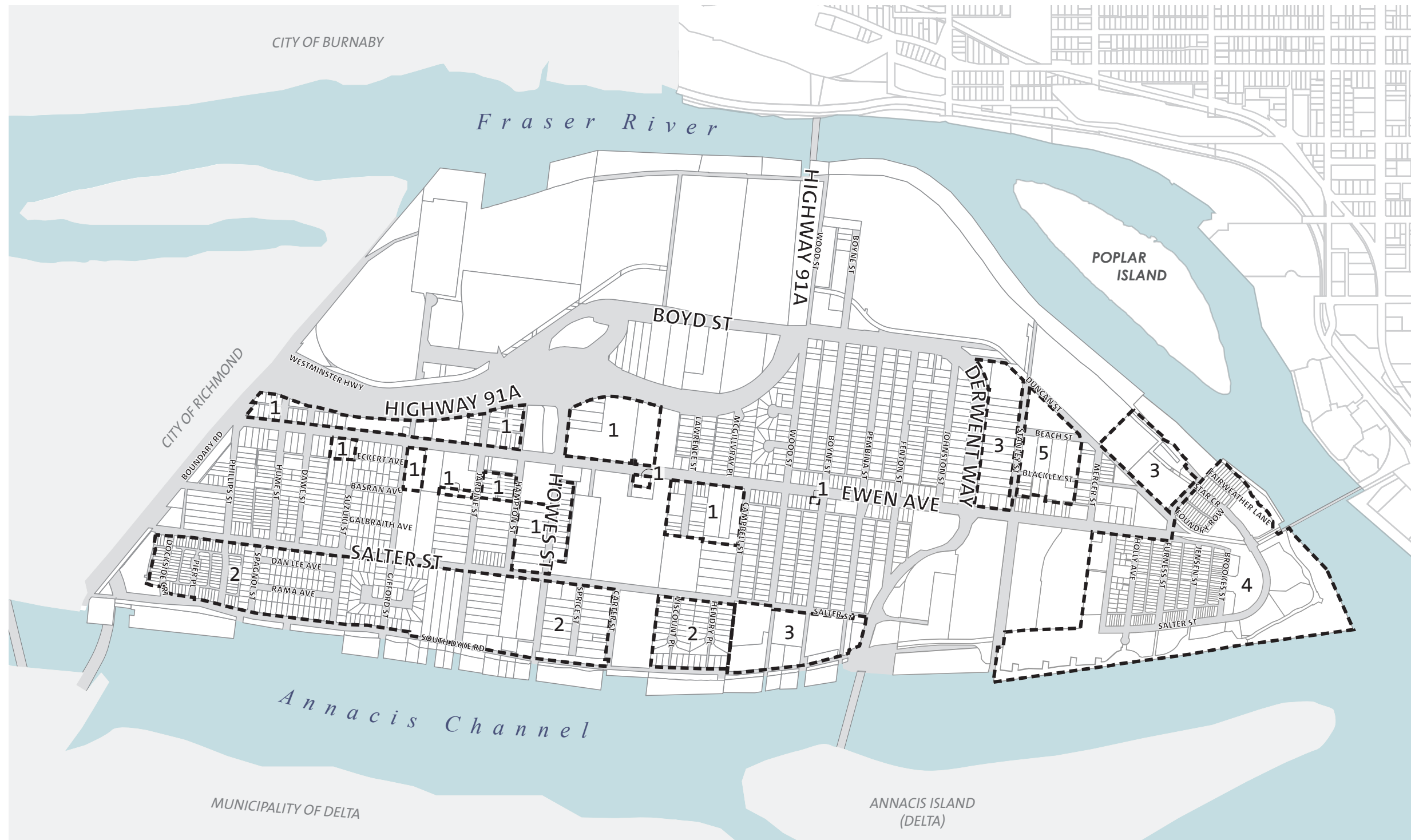
ACCESSIBILITY

- CL.20** 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.
 - 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.

TREES & PLANTING

- CL.21** 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.
- CL.22** Each development must integrate trees, including shade trees. Consider the following:
- 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 private yards and along 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.
- CL.23** Tree species and other plant materials must be of high quality, suited to their purpose and contribute to the overall quality of the community:
- 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.
- CL.24** 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.

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]