

DPA 7 - Multiple Family Residential

Designation

DPA 7 is established to regulate the form and character of multifamily development and applies to all lands designated in the OCP or zoned for multiple family use. This includes townhouse, apartment or mixed housing forms with more than three attached residential units per property. (See DPA 8 for duplex, triplex, clustered housing or other types of infill housing.)

New development must meet the changing population needs of the community, as well as provide quality design. Smaller, more affordable, fully accessible, low maintenance residential units are needed for growing numbers of seniors and single adults, as well as starter homes for young adults and families.

Objectives

- To support a variety of housing forms that provides appropriate and affordable housing for all segments of the population.
- To ensure a high quality of urban design and livability for all higher-density housing.
- To use distinctive design character to create identifiable neighbourhoods.
- To ensure that new development is compatible with surrounding uses.

Guidelines

Site Planning

- Protect natural features of the site, including trees, rock outcrops, sloped areas, shoreline areas, wetlands and streams and incorporate them as amenities for the new development.
- Incorporate ocean views and view corridors in the design, shape and massing of new buildings.
- Multi-building developments shall provide adequate spacing between buildings to provide privacy, views and natural light to all buildings.
- All development shall respect archaeological resources and comply with provincial regulations for assessment and protection.

Form and Character

- Buildings should be designed to create pedestrian interest, and integrate with adjacent buildings and streets;
- Reduce building massing through use of varied rooflines, varied building length/depth and landscaping to break up the bulk of buildings;
- Use pitched roofs to enhance the relationship with adjacent residential areas. Flat roofs or shallow roof pitches (less than 4 in 12 slope) are acceptable only where they are consistent with a modern overall architectural design, provide improved public views, or are green roofs.

- Buildings should be positioned to maintain sun exposure to sidewalks, pedestrian areas and adjacent residential buildings.
- Integrate building foundation walls and ground level parking structures into the overall design of building facades by use of exterior building material down to the point of finished grade or by cladding in compatible materials and colours.
- The use of dormers, roof vents and similar features are encouraged where they are a functional part of the building and consistent with the architectural style.
- Enclose all stairways to upper storey residential units.
- Use recessed doorways, awnings and canopies to provide visual relief and weather protection.

Materials

- Select building materials to reflect the residential setting and pedestrian environment.
- Use locally produced materials that reflect the west coast setting of Sechelt. These include wood siding (horizontal or vertical, board and batten), wood shakes and shingles, heavy wood timber/post and beam accents, granite, river rock or other natural materials.
- Cement composite panel siding with the look and feel of wood (such as Hardiplank) or stucco are acceptable provided significant

wood trim, post and beam or fascia details are included.

- Vinyl is not supported as a primary siding material. Metal siding and artificial brick are discouraged. Metal roofs may be permitted.
- Use exposed concrete walls only if required for fire separation purposes, and if they are finished, (i.e. stucco, split faced concrete, exposed aggregate finishes).
- Developments should establish an overall colour scheme using typical coastal colours (such as blue, brown, and green) in deeper shades. Bright, intense primary colours and white are only suitable for trim and accent colours. Pastel colour schemes are discouraged.
- Complex multi-material or multi-colour schemes are discouraged.
- Integrate building foundation walls and ground level parking structures into the overall design of building facades using exterior building material down to the point of finished grade or by cladding in compatible materials and colours.



✓ *Mix of single and multistory buildings and use of natural materials fits the local setting.*

Relationship to Adjacent Uses

Multiple family and infill development must follow some key design principles to successfully integrate with the surrounding neighbourhood

- Development must respect the existing character of the neighbourhood.
- Design new buildings so that their mass, shape, facade articulation, and siting does not overwhelm the surrounding area. These design elements should enhance the relationship between the new development and any adjacent uses, waterfront or open space areas.
- Use building materials similar to the adjacent residential area.
- Use extensive, low landscaping at the street edge, and use dense landscaping adjacent to any residential uses.
- New development should present a “friendly face” to the neighbourhood. This can be achieved with well defined, welcoming and clearly visible/accessible entrances, feature landscaping, lighting or special paving. Front street fences should be avoided.
- Development must relate to the street with windows and doors facing the street to contribute to neighbourliness and security. Avoid the use of high fences or large garages facing the street.
- Gated communities are strongly discouraged in the interest of

encouraging a sense of neighbourhood and integration with the surrounding community.

- Provide connectivity to adjacent residential areas.
- Minimize light spill onto adjacent properties;
- Minimize casting shadows on adjacent properties; reduce building heights adjacent to lower density uses.

Accessibility

- Design all buildings to have level entry and other accessible features for use by residents with mobility limitations.
- Adaptability features to allow for future accessibility improvements are encouraged.
- Provide seating areas within common open space areas and as streetscape features.

Sustainability

New buildings should incorporate designs and materials that minimize non-renewable energy use and water consumption:

- Orient buildings and window placement to maximize opportunities for passive solar heating and for natural lighting, cooling and ventilation. Narrow building forms that maximize corner and through units are preferable.
- Use natural ventilation and cooling systems (i.e. operable windows) instead of air conditioning.
- Landscaping and building design should ensure sunlight penetration in

winter and shading of afternoon sun in summer. Use projecting overhangs and canopies to reduce sun exposure in summer.

- Use energy efficient lighting and appliances and building products that demonstrate green technology.
- New developments are encouraged to develop on-site energy sources, particularly geothermal, passive solar and ocean wave sources.
- Consider the use of green roof systems, especially on large commercial buildings to reduce rainwater runoff, reduce energy costs and improve visual appearance.



✓ *Rain gardens reduce the stormwater/rainwater runoff into storm sewers and create attractive landscaped streets with defined parking areas.*

- Limit the use of potable water for landscaping. Use captured water, recycled water and drought resistant plants.
- Limit the use of in-ground sprinkler/irrigation systems once landscaping is established.
- Manage stormwater flows to ensure no net increase in flow volume and velocity from predevelopment conditions.
- Use natural filtration of rainwater into the site through techniques such as raingardens, rainwater collection systems, bioswales, landscape detention areas or other methods suitable to the urban environment.
- Reduce impervious surfaces to reduce the rate and volume of runoff. Use permeable paving for hard surfaces such as driveways, parking areas and on-site walkways but ensure that surfaces provide full accessibility. Crusher dust and loose gravel is not acceptable.
- Minimize the impacts of parking areas by installing oil and grit separators and directing runoff to infiltration chambers and biofiltration strips.
- Provide waste management plan; reduce or eliminate any on-site burning in favour of on-site chipping and/or reuse of site materials.
- Developments are encouraged to apply for LEED certification (Leadership in Energy and Environmental Design green building rating system) or comparable assessment.

Privacy, Outdoor Spaces

- Provide private usable outdoor open space for each unit. Patios or balconies should be provided at minimum rate of 10 sq.m. per bedroom, with a minimum 2.0m depth to provide outdoor seating. Balconies should be sheltered or covered as part of the overall building design.
- Common meeting rooms and storage areas should be provided as part of new developments.
- Rooftop gardens and terraces are supported as amenity areas.
- Open space amenity areas should be at least as large as parking areas, and be designed to reflect the intended users.
- Screen all parking from first floor windows of dwellings.
- Provide fully accessible and usable open space/amenity areas and pathways that cater to all ages and abilities, including adults, seniors and children.

Public Art

- Public art is encouraged in all new developments. Installation of wall murals, sculpture or carvings that reflect Sechelt's history, cultural and natural environment is supported as part of all commercial or multifamily developments.

Safety and Security

- Design to maximize the opportunities for natural surveillance, allowing people to easily view activities going on around them (“eyes on the street”).
- Provide safe pedestrian routes from parking areas to building entrances.
- Provide highly visible entrances; use lighting levels and placement to provide security to outdoor spaces and walkways.
- Raise ground floor residential units a minimum of 0.6 metres above grade to provide privacy and separation for the residents.
- Use design and layout based on CPTED (Crime Prevention Through Environmental Design) to increase safety and security of residents.

Landscaping

- Retain and protect existing natural features, including mature trees and vegetation.



✓ *Covered entrances and balconies provide shelter and social areas.*

- Use appropriate, residential-style landscaping between the principal buildings and the front property line. Use street trees and shrubs to create a sense of permanency, provide privacy and identity to individual units.
- Use landscaping to screen new development from adjoining uses.
- All site areas not covered by buildings, structures and required parking shall be fully landscaped.
- Tree planting should occur along the perimeter of the property line in order to soften the impact of the building on surrounding properties and streets.
- Use landscape materials that provide colour and screening during winter months; a ratio of 60% coniferous and



✓ *Use of local natural materials enhances landscaping in new developments*

40% deciduous plantings is suggested.

- All landscape plans for new development shall be prepared by a landscape architect (BCLA) and installed in accordance with BC Landscape Standard.

Signage

- Signs should show a high level of craftsmanship and be integrated with the building façade through colour, materials and graphic style.
- Design signs with appropriately size and design that is in character with the proposed development and does not overwhelm the environment.

Lighting

- Design all exterior lighting to be non-glare, to light specific areas and avoid light spill on adjacent properties or uses.
- Non glare full cutoff light fixtures should be used; high intensity security lights are not supported.
- Use the same lamp standards throughout the area for both private and public projects in order to help unify the area over time.
- Use pedestrian level lighting for parking areas and internal walkways.
- All lighting systems are to be designed by a qualified engineer, and submissions to the District shall include luminance calculations and distribution diagrams.

Parking

- Screen surface parking areas from adjoining development by dense and continuous landscaping. Solid fencing or a combination of the two may be considered.
- Use internal landscape islands to break up large areas of surface parking.
- Locate surface parking areas at the rear of buildings.
- Design at grade parking structures to allow natural light, with finish materials similar to the overall building appearance, and landscaping adjacent.
- Locate visitor parking to be easily accessible to access points of the development.
- Consider providing electrical connections for electric vehicles and scooters.

Screening

- Incorporate loading bays, refuse containers and utility services incorporated into the building design, preferably indoors. Use solid fencing or landscaping to minimize visibility from the street and residential uses.
- Screen all refuse and recycling containers and roof top mechanical equipment with similar materials to the overall building materials.