

CADBORO BAY VILLAGE DEVELOPMENT PERMIT AREA DESIGN GUIDELINES

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1. INTRODUCTION

The Cadboro Bay Village *Development Permit Area (DPA) Design Guidelines* provide direction for building and site design in the Cadboro Bay Village and its surrounding area. The design guideline guide the form and character of development in the planning area. These guidelines apply to multi-unit residential, commercial or mixed-use development in the Village area. While much of the development process is guided by more prescriptive requirements (i.e. Zoning Bylaw), design guidelines provide a framework for evaluating aesthetic and qualitative aspects of development proposals.

The purpose of DPA guidelines is to clearly identify the expectations for design conditions in the Cadboro Bay Village area and to assist developers, designers, municipal staff, and council to develop and evaluate development proposals. The guidelines serve to provide clarity for design and aesthetic expectations and guide designers to achieve well integrated creative design solutions.

The guidelines also support a major goal of Saanich's Official Community Plan to *focus new development in Centres and Villages creating interesting and vibrant places to live, work, and enjoy while maintaining the unique character each area*. For Cadboro Bay, the design guidelines aim to ensure that development is sensitive to what is already considered as a great neighbourhood village and provide further enhancements that make the Village an engaging and people-oriented place.

1.1 PLANNING CONTEXT

The Official Community Plan (OCP) provides a policy framework from an overall municipal perspective and includes in its appendices the Cadboro Bay Local Area Plan (LAP) which provides more detail at the neighbourhood level; and the Cadboro Bay Village Development Permit Area (DPA) guidelines which are area specific and relate to a designated area to address the form and character, environmental conditions and/or hazards. Together these three documents work in tandem to address community needs and help manage change.

It is the intent of these guidelines to support the policies of the Saanich Official Community Plan (OCP) and Cadboro Bay Local Area Plan (LAP) for the Cadboro Bay Village and its surrounding area. In addition to the Zoning Bylaw, note that other bylaws and development permit guidelines may also apply (i.e. Saanich general, environment, floodplain, etc.).



1.2 CATEGORIES

In accordance with Section 488(1) of the Local Government Act the Cadboro Bay Village Development Permit Area has been designated for the following purposes:

- a) Protection of the natural environment, its ecosystems and biological diversity;
- b) Protection of development from hazardous conditions;
- c) Establishment of objectives for the form and character of intensive residential development;
- d) Establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- e) Establishment of objectives to promote energy conservation;
- f) Establishment of objectives to promote water conservation; and
- g) Establishment of objectives to promote the reduction of greenhouse gas emissions.

1.3 DEVELOPMENT PERMIT AREA

The Development Permit Area is identified in Figure 1, with guidelines applying to all commercial, multi-unit residential and mixed-use developments. Development and alterations on properties located within this area are subject to the guidelines included in this documents.

The Development Permit Area boundary includes both the Village Centre and the surrounding Village Neighbourhood residential infill transition area.



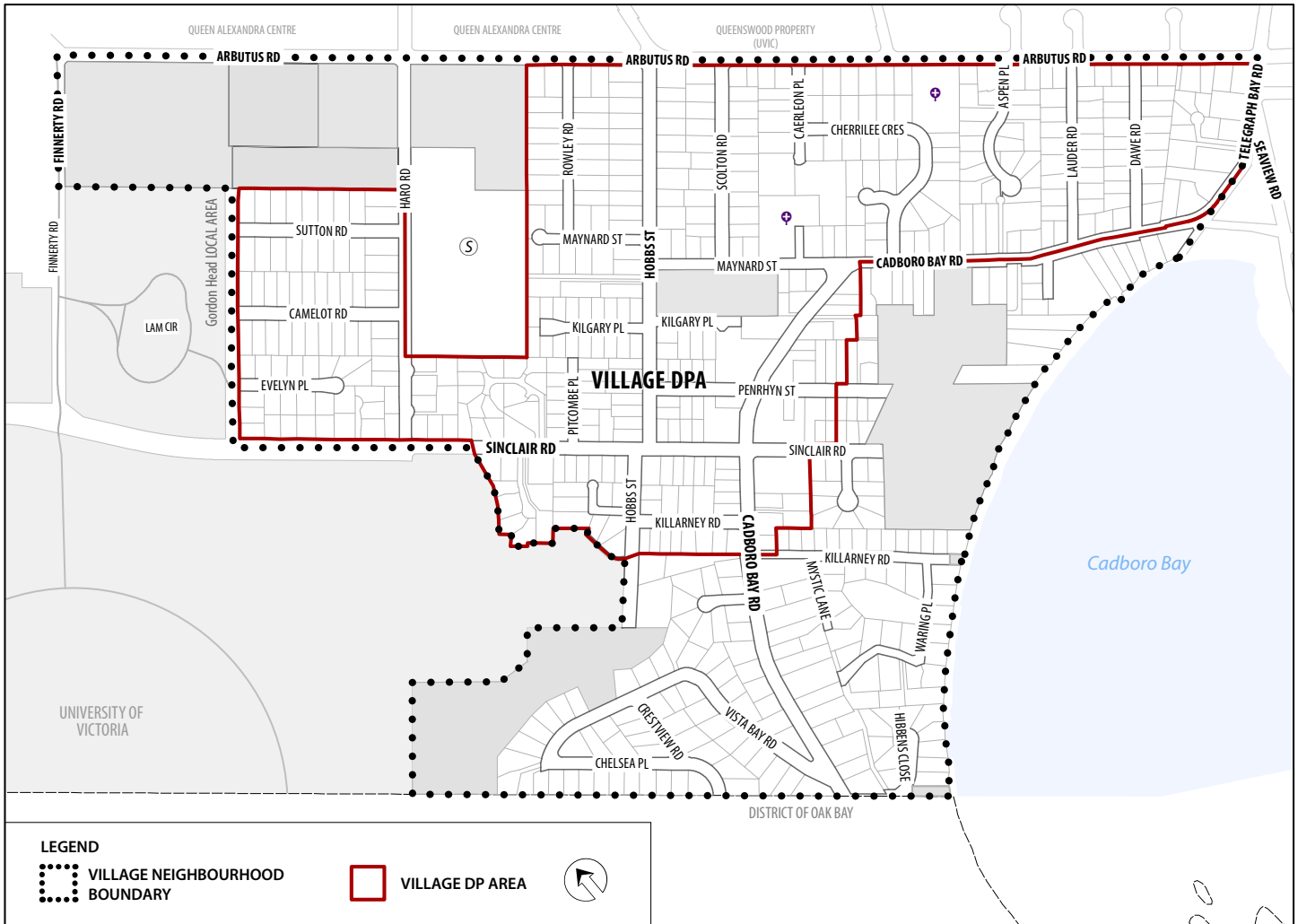


Figure 1: Cadboro Bay Village Development Permit Area

1.4 JUSTIFICATION

The Cadboro Bay Village is a community focal point with a unique seaside character and scale. The desire is to reinforce this area as a community hub by further enhancing its pedestrian realm, improving access, active transportation and providing more diverse housing options.

In addition, the Design Guidelines seek to address building design and elements of transition to ensure integration with the overall neighbourhood character and community vision. These inter-related objectives for the area include the creation of a high-quality public realm, valued community amenities, and public gathering spaces that further enhance what already is a great community village and a healthy natural ecosystem.



1.5 DESIGN PRINCIPLES

The following design principles represent the community values that are the foundation for the Cadboro Bay Village Development Permit Area Design Guidelines.

Context Sensitive

New development or redevelopment promotes the conservation, enhancement, and celebration of the unique Village character, contributing to a distinct sense of place and the Village's pedestrian scale.

Fitting

New buildings and public spaces are designed to fit with the small scale of the Village and to attract people and encourage them to stay and socialize, taking part in the public life of the community.

Connected

New developments and site improvements connect to the surrounding community with an emphasis on pedestrian, bicycle, and transit routes and a continuation of public views to the water.

Safe

Improvements promote the creation of safe and comfortable spaces for all members of the community through development that allow eyes on the street and pedestrian spaces that are well integrated with new development.

Natural

Developments incorporate natural features and assets with a goal of enhancing, conserving and restoring healthy, diverse ecosystems and ecological assets.

Sustainable

Design promotes the maintenance and well-being of the environmental, social, and economic structures and values within the community for present and future generations.

Resilient

Design considers the local environment and minimizes the risks and costs associated with climate change including increased storm surges, sea level rise, and potential tsunami impacts.

1.6 USING THESE GUIDELINES

The Cadboro Bay Village Development Permit Area Design Guidelines (“Village Design Guidelines”) are an important tool that provides direction for designers, architects and property owners who are actively planning or considering a new building or an addition. They are also used by municipal staff and Council when considering and evaluating an application. The design guidelines apply only to multi-unit, commercial or mixed-use development within the Cadboro Bay Village Development Permit Area (Figure 1). Policies within the Cadboro Bay Local Area Plan and Saanich Official Community Plan should also be consulted when considering development projects.

Each guideline contains a statement of intent and a description. Photographs and drawings illustrate the guideline and provide examples. The idea is to understand the intent and work within the framework of the guidelines to arrive at a creative design solution.

Section 2 includes design guidelines more specifically for the Village Centre; and Section 3, addresses Village Neighbourhood infill housing and elements to provide for a more harmonious transition between the more intense commercial and mixed-uses of the Village Centre and the surrounding neighbourhood residential character.

It is important to note that the guidelines are not intended as an exhaustive list and that additional elements of design may be considered in response to site specific conditions. In this way, the Village Design Guidelines are not intended as an absolute checklist, rather they provide a design framework to ensure that careful thought and considerations are given to important design considerations, while also supporting creativity, innovation and design excellence.

SECTION 2: VILLAGE CENTRE DESIGN GUIDELINES

This section includes general guidelines that provide direction for the form and character of all multi-unit residential, commercial and mixed-use development, mostly in the Village Centre.

SECTION 3: VILLAGE NEIGHBOURHOOD INFILL HOUSING DESIGN GUIDELINES

This section includes guidelines that provide direction for more diverse ground-oriented housing formats, notably in the area identified in Figure 2 as Village Residential Infill.

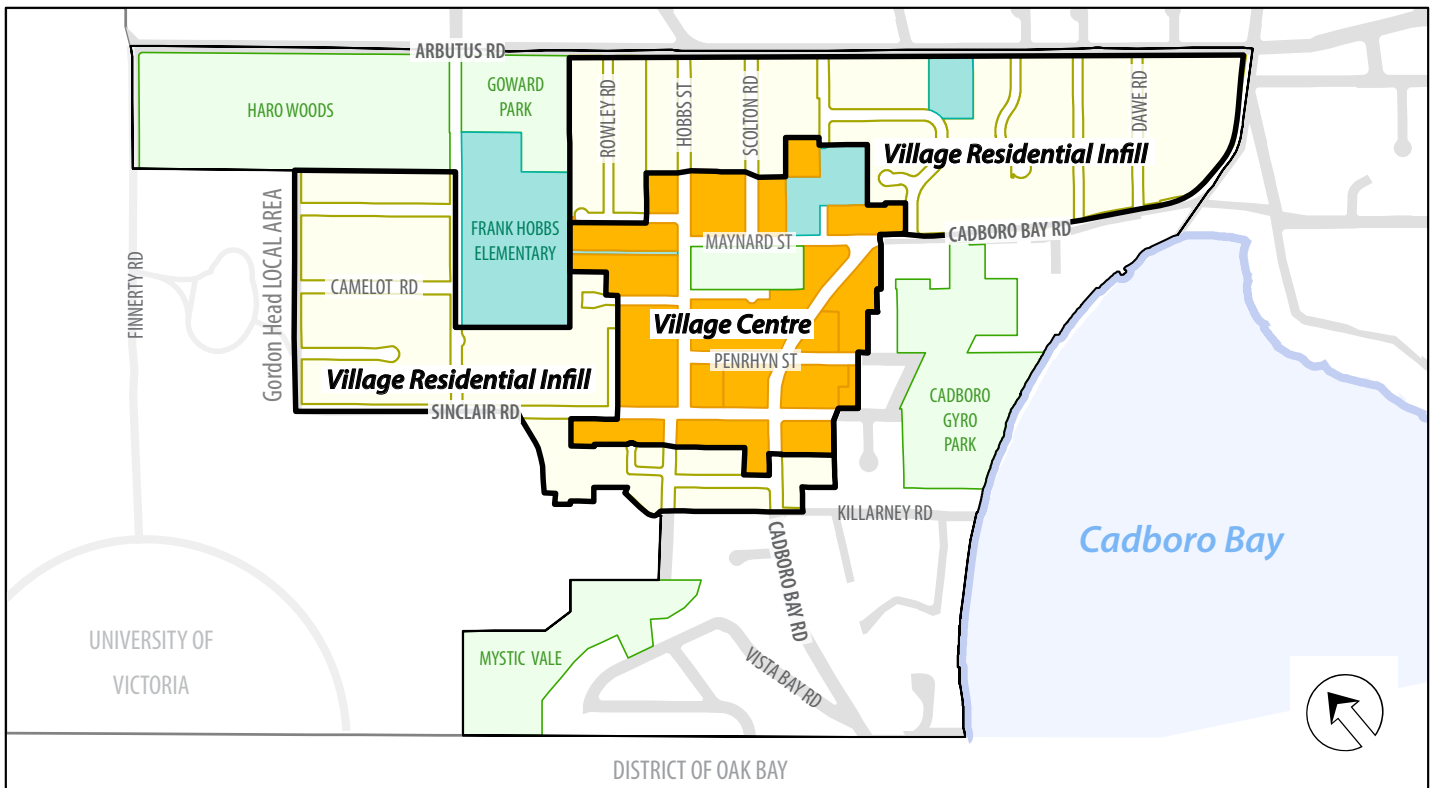


Figure 2: Guideline Areas Map

2. VILLAGE CENTRE - DESIGN GUIDELINES

Building on what already is a well-established popular village destination, the Village Centre - Design Guidelines build on the Local Area Plan vision and design principles. This section provides general development guidelines that aim to inform the form and character of all commercial and multi-unit and residential mixed-use developments, mostly in the Village Centre.

The primary aim of these guidelines is to further strengthen the distinct character of Cadboro Bay Village. Design elements are to be:

- Derived from its unique location by the picturesque Cadboro Bay/Gyro Park, landscape features, natural heritage, history and local culture;
- Integrated with transit and active transportation modes;
- Vibrant, walkable and friendly for pedestrians at a village scale; and
- Incorporated across public and private realms to reflect the unique character of Cadboro Bay Village.



2.1 GENERAL FORM AND CHARACTER

The form and character of commercial and residential development within the Village should foster a design that reinforces and enhances the village scale and character of this central area while providing for improvements and change. Sensitive transitions in use and scale can create desirable building relationships without negative impacts on public and private realms.

2.1.1 Building form and character compatibility

Architectural design is to fit into the community including overall massing, exterior design and finish so that new or renovated buildings are in harmony with the surrounding streetscape.

2.1.2 Building design variations

New architecture should reflect the small-scale tradition of Cadboro Bay Village. Architecture may reflect the west coast seaside vernacular or the traditional Craftsman or Tudor design elements. A mix of treatments are used in Cadboro Bay Village and it is encouraged to continue to create diversity, interest, and appeal that support the unique public realm and pedestrian environment.

2.1.3 Human scale

Buildings are to be designed using architectural features, details and building design elements that are scaled and oriented to support pedestrian activity.

2.1.4 Transition height between buildings

Transitions are to be gradual in order to minimize impact on adjacent buildings and can be achieved by stepping down from taller buildings towards shorter buildings, and creating larger setbacks between buildings of different heights.

2.1.5 Effective building transitions

Between Village commercial, mixed-use and residential neighbourhoods can be achieved by utilizing strategies such as larger setbacks between buildings, fencing or landscape plantings capable of impeding travel through to adjacent properties, and careful positioning of parking, access points and lighting to minimize impacts on adjacent properties.

2.1.8 Corner site buildings

Apply rich design and finishing detail to reflect the prominence of the location in the Village. Orient buildings on corner lots to both street frontages.

2.1.9 Building entrance for mixed use buildings

Development in Village area with retail and/or office on the first floor and with residential uses above are to include separate and notable entrances for both the retail/office and residential units.

2.1.10 Balconies, patios, and overlooks

Multiple storey developments are encouraged to take advantage of the views and utilize the building step back(s) as functional outdoor amenity spaces.

2.1.11 Roofs

Buildings should be articulated and provide a variable skyline to match the historical character of the Village. The standard gable end roof with dormers is the quintessential historical form, but articulated and angled flat roofs are also acceptable forms of modern expression.

2.1.12 Windows

Village building design must include a minimum of 50-75% glazing on the first floor for commercial uses to ensure the frontages are inviting and transparent, and to provide eyes on the street. Opaque or translucent windows are not permitted. Windows must be suitably framed and sized, and divided into separate panes to provide interest, vibrancy and aesthetic appeal.

2.1.13 Building materials

Building materials must include natural materials that are locally sourced, when possible. Rock, glass, concrete, metal and wood are preferred to synthetic materials. Wood trim should be incorporated where possible, particularly around doors, eaves, and windows. Exposed full-dimensional wood post and beam construction is encouraged.

2.1.14 Building colours

Building finishes must incorporate natural palette, with brighter colours limited to use as accents only (e.g., around the entries or eaves for emphasis). The nautical theme of brighter primary colours of blues and yellows can be introduced in the lighting and landscape furniture elements in the public realm, especially in the Village centre area, and in connecting to the waterfront through Gyro Park.

2.1.15 Weather protection

Developments are encouraged to include weather protection in the form of extended overhangs, canopies and awnings, designed for protection from rain and sun and added pedestrian comfort.

- a) Integrate weather protection with signage and lighting into the building design
- b) Provide continuous weather protection along commercial and mixed-use residential streets/ frontages.
- c) Consider distinctive architectural weather protection at main entrances of buildings, adjacent to bus stops and at street corners where people are waiting to cross, over store fronts and window displays, and other significant areas where social interaction occurs.
- d) Design awnings and overhangs as an integrated extension of the building's architectural expression.
- e) Ensure placement of awnings and canopies balances weather protection with daylight penetration. Avoid continuous opaque (solid) canopies that run the full length of facades.
- f) Locate weather protection to reflect placement and dimensions of ground floor windows and entryways.

2.2 ACCESS AND PARKING

The location of parking and service access can have significant impacts on the quality of the public realm in a Village. Efforts should be made to minimize negative impacts from parking, access, storage, and service areas in order to ensure the Village retains its charm and people oriented feel.

2.2.1 Pedestrian pathways

Pathways through parking areas are to be continuous, where possible, and integrated with landscaping and be accessible for all ages and abilities, including accommodating the use of wheelchairs, strollers, and other mobility aids.

2.2.2 Central Village off-street parking

Off-street parking for new development and redevelopment of existing buildings is to be located behind the structure, away from the street front of Cadboro Bay Road.

2.2.3 Under-building and underground parking

Developments are encouraged to conceal the parking and provide weather protection.

2.2.4 Surface parking

Parking is to be located to the side or rear of the building. Parking in front of the building, along the street frontage, is not permitted but drop-off stalls/zones may be included.

2.2.5 Service delivery and loading

Service and loading elements such as delivery, utilities and garbage collection are to be located at the back of the building away from public view.

2.2.6 Service areas

Site design should minimize areas dedicated to servicing and vehicular access through the use of shared infrastructure and efficient layouts.

2.2.7 Consolidate driveway access points

Site access should minimise curb cuts and impacts on the pedestrian realm, plaza open spaces and connections.

2.2.8 Parking

Developments should consider parking demand management and opportunities for shared parking based on hours of operation and intensity of use.



2.3 STREETScape AND PUBLIC REALM ENHANCEMENTS

Cadboro Bay Road, with a portion of Sinclair and Penrhyn Roads, are the core and heart of Cadboro Bay Village. A well-designed pedestrian-oriented environment with landscaping that contributes to create a vibrant streetscape is vital to the character and atmosphere of the Village, the quality of a building, site, surrounding public realm, and livability providing opportunities for social interaction and gathering. Buildings, sites, adjacent streetscapes and open spaces should function in harmony – an integrated whole to create a comfortable, beautiful environment for pedestrians.

2.3.1 Cadboro Bay Road

Streetscape improvements, between Sinclair Road and Penrhyn Road, should consider the following guidelines, subject to the road right-of-way vehicular requirements and/or the possible requirement of further acquisition of lands as part of redevelopment:

- a) Improve pedestrian and cycling connections, including access to the water, and enhance the overall Village experience.
- b) Include high-level service, landscaping and may incorporate custom design elements such as accent lighting, iconic finish and signature gateway features and public art.

- c) Retain the mature tree cover that significantly contribute to the Village character, and integrate trees, on the east side of the street, into the development of a public plaza: a meeting and celebration place for the community.
- d) Coordinate site design with existing bus stops to create an attractive transit hub and consider an expanded shelter, bike parking and amenity area.
- e) Vary pavement treatment through consideration of paving blocks, permeable pavers or similar treatments to emphasize the pedestrian focus of the area and increase visibility.
- f) Expand the number of outdoor, street fronting patios along Cadboro Bay Road.

2.3.2 Public access

Publicly accessible plazas, courtyards and places to gather are encouraged in multi-unit residential or mixed-use to inspire vibrancy and provide social environments, places to linger and gathering of all ages.

2.3.3 Plazas and shared outdoor spaces

Design and site plazas and shared outdoor spaces at grade, as an extension of the public sidewalk and orient the space to maximize sunlight access while also providing areas of shade during summer months. Plazas and outdoor spaces



should enable social gathering and uses through providing integrated seating areas that are inviting and sufficient in size to include tree planting and vegetation.

2.3.4 Universal access

Plazas and public spaces are to incorporate universal access and be accessible and inclusive public spaces in the Village Centre.

2.3.5 Public art and points of interest

Provide public art and points of interest in plazas and public spaces that encourage spill-out places such as café/restaurant patios and orient building entrances towards the plaza to support active and dynamic spaces.

2.3.6 Active frontage

Developments should contribute to active frontage – the visual engagement and interaction between people who are on the street and those on the ground floor of buildings. This quality is achieved when the façade of a building opens towards the street (e.g., entrances, glazing).

- a) Develop a commercial lined street in the village, along Cadboro Bay Road and portions of Sinclair Road and Penrhyn Road, with commercial and active ground-floor uses that contribute and enliven the Village Centre atmosphere.
- b) Foster an active public realm through multiple commercial/retail units along both sides of the street, with small frontages and varied frequency of entrances to stimulate interest and provide an appealing visual rhythm of storefronts.
- c) Set buildings back to provide an appropriate response to adjacent land use and public realm context (i.e., patio area alongside retail/café, landscaping alongside residential building, etc.).

2.3.7 Village plazas

Actively encourage three new plaza locations in the Village, envisioned to transform into key public open spaces and formalize areas where people meet and serve to foster success of the Village plazas, new developments should:

- Support of commercial/retail uses.
- Provide outdoor seating and shelter and visually reinforce destinations and public views along pedestrian routes;

- Connect public parks and street with accessible open spaces (private and public) through visual and physical linkages.
- Include public art and cultural displays and/or activities.

2.3.8 Private and public spaces

New developments that include public space (private or publicly accessible) and/or patios must employ high-quality design and usability and act as an extension of a public plaza or boulevard streetscape to enhance and contribute to the Village character.

2.3.9 Walkways

Maintain through-block pedestrian walkways and improve pedestrian and cyclist connections to the Village Centre and the more broad Cadboro Bay open space network.

2.3.10 Street Furniture

Site planning should include a coordinated collection of furniture, including benches, waste receptacles and bike racks that embrace a coastal seaside theme in colour and form (See also 'Lighting' in Section 2.8). The exact collection and look will be informed by the District of Saanich in collaboration with the Cadboro Bay Village Business Improvement Association (BIA).

2.4 PUBLIC VIEWS

Public views contribute to a memorable and distinct public realm in the Cadboro Bay Village.

2.4.1 Public view protection

Protect public views and create view corridors through building height and form considerations, with particular attention given to southern waterfront views adjacent to Cadboro-Gyro Park.

2.4.2 Building improvements

Building and associated site improvements are to be oriented and designed to frame and enhance public views towards the waterfront.

2.4.3 Terminate vistas

New, lower scale buildings and/or landmark features towards the waterfront should be the terminus of vistas.

2.5 TRANSITIONS IN USE AND SCALE

Sensitive transitions in form and massing can create desirable building relationships without negative impacts on neighbouring public and private realms. Site planning and building orientation should consider minimizing shading on adjacent buildings, streets, public spaces and private amenity spaces, and maximizing public view corridors and privacy. An appropriate fit and transition can be achieved when a new building respects massing, context and character as it integrates into an existing village neighbourhood.

2.5.1 Gradual height change

Provide for a harmonious transition in building height in order to minimize impact on adjacent buildings. This can be achieved by stepping down from the larger building towards the shorter one, and creating larger setbacks between buildings of different heights.

2.5.2 Effective building transitions

Between Village commercial/mixed-use and residential neighbourhood should be achieved by utilizing strategies such as larger setbacks between buildings, fencing or landscape plantings capable of impeding travel through to adjacent properties, and careful positioning of parking, access points and lighting to minimize impacts on adjacent properties.

2.6 LANDSCAPING, BOULEVARD TREES AND URBAN FOREST

Both the natural and manicured landscape of the Village are important parts of its character and identity. Mature trees, generous hedgerows, and lush plantings on private property and within the public realm are significant part of character defining feature for Cadboro Bay Village. The Inclusion of large trees or groupings in site development and street improvements is important to the community and contribute towards maintaining and achieving a mature urban forest canopy has numerous benefits to aesthetic, physical and social well-being. Trees also add to enhance public spaces, architecture and quality of life.

2.6.1 Retain large trees

Prioritize and strongly encourage the retention of mature trees on development sites and the boulevard when planning new development.

2.6.2 Inclusion of existing large trees or groupings

Include in street improvements and site development, assuming good health, including: the London Plane trees along Sinclair Road; the tree in front of Smugglers' Cove Pub; the tree on the east side of Cadboro Bay Road by the transit stop; the tree on the northwest corner of the intersection of Cadboro Bay Road and Sinclair Road; and the tree grouping on the southwest corner of Cadboro Bay Road and Sinclair Road.

2.6.3 Site landscaping

Include foundation landscaping at the base of the building (in the case of residential multiple-family front yards) and walkways joining to the public sidewalk.

2.6.4 Generous landscaping

Include in public spaces and parking lots to soften the look, manage runoff and reduce heat island effect.

2.6.5 Innovative building and landscape design

Design that reduces water, material and energy consumption and reduces GHG emissions is encouraged.





More outdoor patios and pocket plazas create places to meet and socialize

2.7 HERITAGE AND CULTURE

2.7.1 Heritage and culture

Elements are encouraged to be designed into multiple unit residential or mixed-use developments in the form of art or unique signatures such as signage, seating, natural landscapes, or heritage plaques that recognize the natural and human roots of the Cadboro Bay community and its history.

2.7.2 Public art

Encouraged to be incorporated into public places, plazas and multi-unit residential or mixed-use developments where appropriate.

2.7.3 First Nations

Acknowledge and Include First Nation art, cultural place names and other elements such as interpretation signs acknowledging historical places, cultural uses and ethnobotany.

2.8 EXTERIOR LIGHTING

Exterior lighting contributes to a place's safety and ambience. If not properly designed, exterior lighting can be a source of light pollution which can seriously affect the night sky in terms of astrophysical research or casual observations by the general public, and can also have adverse impacts on natural habitat and biodiversity. To minimize these impacts, outdoor lighting should be regulated to control both the quantity and quality of night lighting.

2.8.1 Exterior lighting

Fully shielded and directional to reduce impacts on the night sky. At least two light levels shall be considered - pedestrian and vehicular, and coordinated between properties and the District of Saanich for consistent light levels.

2.8.2 Lighting can include post-mounted and bollard-mounted fixtures

Light walkways, entrances and driveways with subtle but effective lighting to optimize comfort, safety, and security.

2.8.3 Dark sky

Lighting should be designed to minimize light spill, glare and sky glow by using non-glare, full cut-off lighting fixtures.

2.8.4 Design of the lighting

The design may follow a nautical theme in shape and colour in keeping with the waterfront location.

2.9 SIGNAGE

The design of signage has the opportunity to enhance and provide a local Village look and feel. Commercial signage in the Village should comply with the following guidelines.

2.9.1 Signs are to be designed

Reflect the unique west coast seaside character of Cadboro Bay Village, complement the design of the buildings and site in terms of location, scale, materials, finishes and colours, and be coordinated with the overall design of the Village.

2.9.2 Sign designs

Encouraged to be handcrafted and constructed of durable and weather resistant materials. The use of individual mounted, raised or recessed letters, symbols, and framing is encouraged to give individual signatures to each business.

2.9.3 Signage is limited to two signs per business

Fascia sign on the building facade in a standard sign band area and a small hanging pedestrian sign (blade sign) above the sidewalk a minimum of 2.7 metres. Where an awning or canopy is in place a sign can replace the fascia sign on the drop of the canopy or awning. Business hours and window signs are excluded but limited to twenty percent of the window or door window space.

2.9.4 Ground-mounted freestanding signs

Whether a parcel contains single or multiple commercial tenants, the number of freestanding signs will be restricted to one per street frontage. Ground-oriented horizontal signs shall be mounted on a heavy stone or timber platform and framed with heavy timber rather than post-mounted

2.9.5 Signage lighting

Fully-shielded and directed at the sign and be located above the sign in a way to not create glare, excess illumination, and light trespass.

2.9.6 Signage types not permitted

Back-lit, neon, or florescent lighting.

2.10 GREEN DEVELOPMENT

Design and development ideas that reduce impact on the natural environment and minimize energy, material and water consumption

2.10.1 Innovative building and landscape design

Reduces water, material and energy consumption and reduces greenhouse gas (GHG) emissions is encouraged.

2.10.2 Mitigation

Climate conditions may be achieved through strategic location of massing within the block

2.10.3 Massing and location

Minimize as much as practical, the extent and deflection of shadows on public plaza, private patios and amenity space and retail streets in the spring, summer and fall





Public art can also be play features as exhibited by the Octopus in Cadboro-Gyro Park

2.10.4 Energy efficiency and optimized solar access

Considered in building design, including considering solar access, orientation and shading to maximize passive solar gain.

2.10.5 Renewable Energy

Use of renewable energy for space and water heating is strongly encouraged, including the potential for on-site generation.

2.11 FENCES

Fencing design should strike a balance between providing a level of privacy to the individual units or development while not presenting an unfriendly solid wall to public view.

2.11.1 Visual transparency

Fencing is not permitted in the front yard, and any fencing located along a residential street edge should not create a solid barrier and should be visually transparent.

2.12 SAFETY AND SECURITY

2.12.1 Public Safety

Considered in building design and site planning of all areas to create safe environments that offer appropriate lighting, animated uses, visibility of entrances and clear site lines for pedestrians.

2.13 IMPACTS TO NEIGHBOURS

2.13.1 Noise control

Reduce noise pollution and minimize impact of heat pumps and other noise-generating devices on livability including outdoor amenity areas and indoor environments through mitigation measures such as screening with acoustic screens.

2.13.2 Light control

Consider the impact of light spill from exterior and interior sources in order to minimize impact of light pollution on the livability of residents and neighbours.

2.13.3 Utility equipment boxes

Place BC Hydro-owned equipment boxes and other similar equipment in locations that have the least visual impact as possible. Locate away from main entries and lobby. If the site has more than one frontage, place equipment on the least prominent frontage. Soften the appearance of the equipment by providing decorative wraps and landscape screening as much as possible.



3. VILLAGE NEIGHBOURHOOD INFILL HOUSING

This section applies to the Village Neighbourhood area of the Village Centre, where infill housing arrangements and more diverse housing types are expected. The intent of the Village Neighbourhood is to provide a transition from the Centre, with more intense commercial uses and a variety of housing options, and meet the needs of young families and seniors, located within an easy walking distance to Village shops, services and recreation amenities.

Village Neighbourhood

The Village Neighbourhood is the primary entry point into the neighbourhood and borders the University of Victoria. This area includes the Village Centre. The majority of existing multiple-unit housing in Cadboro Bay is located in or bordering the Village Centre. Gyro Park serves as a major focal point of the neighbourhood and is a valued regional destination.

The Village Neighbourhood, at the west and north edge of the Village Centre, offers an opportunity to create an assortment of new infill house with a density that is both “gentle” and, in some cases “invisible”. Infill housing could be located on the inside of the block and positioned behind current housing on deeper lots. Infill is meant to be “gentle” and it should fit into the current character and scale of the neighbourhood. This type of housing will require a rezoning to and will be subject to the policies and design guidelines contained in this section ensure that the housing is designed to fit into the neighbourhood.

Infill housing types could include duplexes, triplexes, fourplexes, and townhouses. Legal secondary suites and garden suites in single detached dwellings, currently permitted, will continue to act as additional rental housing forms and supplement the rental unit mix. The intention is to provide the necessary housing for a variety of individuals, including seniors and singles and young families that fit nicely into the neighbourhood and within a five to ten minute walk of the Village Centre. This will allow residents to live within walking distance of services and convenient and accessible transit and will lessen the dependency of vehicle travel.

3.1 GENERAL GUIDELINES

3.1.1 Building design variation

Design variation in new housing should reflect the small-scale tradition in Cadboro Bay. Architectural style may reflect the west coast seaside vernacular, the traditional Craftsman or Tudor design elements. A mix of modern and traditional treatments are encouraged to complement the existing Village and create diversity, interest and appeal.

3.1.2 Building form

New developments should reinforce the small, single-detached residential scale of existing neighbourhoods.

3.1.3 Building siting

New developments must retain the same front yard setback range, between 6.0 to 7.5 metres, to maintain existing block patterns. Exceptions may be considered for townhome developments, where specific units extend into the setback as a result of unique site challenges but where the building design still complements the character of the street.

3.1.4 Form and character compatibility

Architectural design of new and renovated buildings should fit with the character of the surrounding area including overall massing, exterior design and material finish.

3.1.5 Safety through design

Buildings must incorporate appropriate lighting, visible entrances and clear site lines to better ensure overall public safety.

3.1.6 Roof design

Roofs should be highly articulated and provide a variable skyline to match the historical character of the village. The standard gable end roof with dormers is the historical form, but articulated and angled flat roofs can also be acceptable for modern expressions.

3.1.7 Windows

Windows should be designed in proportion to the building, framed and divided into separate panes to provide interest, vibrancy and aesthetic appeal.

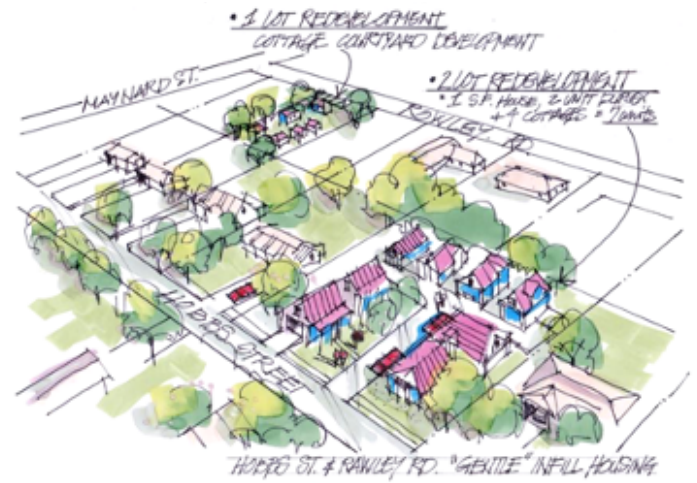


Figure 4: Infill Housing Examples

3.1.8 Building material

Building finishes must include natural materials, locally sourced when possible, including rock, glass, concrete, metal, and wood rather than synthetic materials. Wood trim should be incorporated where possible, particularly around doors, eaves, and windows. Exposed full-dimensional wood post and beam construction is encouraged.

3.1.9 Colour palette

Building colours should be of a natural shades palette with brighter accent colours limited to 10 to 15 percent of the façades. Accent colours can be used around building entrances and eaves for emphasis. Nautical themes of brighter primary colours of blues and yellows may be introduced into lighting and landscape elements within the public realm, including the Village Centre and connections to the waterfront through Gyro Park.

3.1.10 Weather protection

Weather protection (e.g., extended overhang) is encouraged to reflect the west coast weather necessities, provide relief from the elements and offer pedestrian comfort.

3.1.11 Impervious surfaces

New developments should minimize impervious surfaces to maintain natural drainage and runoff.

3.2 FENCING

3.2.1 Fencing

Where desired, low fencing combined with vegetation should be designed to create a soft transition and buffer between properties.

3.3 PUBLIC REALM

3.3.1 Public Realm

New infill development must contribute to an enhanced public realm through inclusion of:

- New trees and landscaping abutting the street.
- Improvements to sidewalks and pathways adjoining or traversing the property.
- Setbacks from existing District of Saanich street trees.
- Minimal driveway access to the property from the street.

3.4 HERITAGE AND CULTURE

3.4.1 Heritage and culture resources

Respect for heritage and cultural resources (e.g. Goward House) is encouraged through site design. New buildings are to highlight local heritage and culture through art and unique signatures such as signage, seating, natural landscapes and heritage plaques that recognize the natural and human roots of the Cadboro Bay community, as reflected in the District of Saanich Heritage Management Plan.

3.5 PARKING AND ACCESS

3.5.1 Parking and access

Locate parking and access to the side or rear of housing when possible.

3.5.2 Impervious surfaces

Parking design is encouraged to minimize impervious surfaces, through reduced areas dedicated for parking and alternate materials to concrete, including grass pavers, mulch, gravel, swept sand pavers, uncemented brick, or pervious concrete, in order to maintain natural drainage and runoff, especially during storm events.

3.6 LANDSCAPING, SCREENING & TRANSITIONS

3.6.1 Landscaping and buffers

New developments should plan accordingly when designing new landscaping and buffer areas, ensuring they can be maintained onsite and do not extend into or visually impact adjoining properties, parks and open spaces, or institutional properties.

3.7 PUBLIC VIEWS

3.7.1 Public view

Public views should be protected through consideration of new buildings forms and heights, particularly of views to the waterfront. Buildings should frame and enhance public views.

3.8 SIGNAGE

3.8.1 Signage

Project signage may include ground-mounted signage and unit numbers that are functional and proportional and are in keeping with the existing character of the block/street.

3.9 LIGHTING

3.9.1 Outdoor Lighting

Outdoor light must be directed to produce minimum glare and impact on neighbouring properties. Lighting for decorative purposes or over-lighting a site will not be accepted.

3.10 GREEN DEVELOPMENT

3.10.1 Energy efficiency

Building design should consider energy efficiencies related to light optimization through site orientation, window design and placement, and building overhangs.



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