

## Appendix E: Proposed Detached Accessory Dwelling Unit Design Guidelines

*Pre-existing DP guidelines are italicized*

Issue	Guideline
<b>Overlook</b>	<p><i>Buildings should be designed to minimize visual intrusion on to the privacy of surrounding homes. Some overlook of adjoining yards and neighbouring decks may be unavoidable; however, additional privacy should be achieved by inseting balconies, decks and patios into the building or by screening them with latticework or landscaping. Windows should be spaced so that they do not align directly with those of other buildings.</i></p> <p>Windows oriented towards adjacent properties are discouraged, unless it can be demonstrated that overlook is mitigated by a design or natural feature.</p> <p>Roof decks and balconies on the roof are not permitted.</p>
<b>Protecting mature trees and sensitive habitat</b>	<p><i>Retain existing healthy native trees, vegetation, rock outcrops and soil wherever possible.</i></p> <p>Siting should respect mature trees both on-site and on adjacent properties by locating the garden suite to minimize the impact on a tree's root system. A certified arborist report may be required as part of the application.</p>
<b>Impervious surfaces</b>	<p><i>Maximize the ratio of planted and pervious surfaces to unplanted surfaces, and design paved areas to direct water towards vegetated areas, to help reduce surface run off.</i></p> <p><i>Use porous surfaces to enhance stormwater infiltration; permeable paving is preferable for all open air parking areas.</i></p>
<b>Design</b>	<p><i>To create interest in the façade of the buildings facing the street, the incorporation of architectural elements such as bay windows, covered porches, verandas and prominent front doors is encouraged.</i></p>
<b>Massing</b>	<p>On sloping sites, the scale, mass and location of the garden suite should adapt to the topography and natural features. View from adjacent properties should be considered in the design of the garden suite.</p>
<b>Lighting</b>	<p><i>Use International Dark-Sky Association approved lighting fixtures in outdoor locations.</i></p> <p><i>Outdoor lighting shall be no brighter than necessary, be fully shielded, have minimal blue light emissions and only be on when needed. Avoid vanity lighting, and lighting directed into the night sky and tree tops.</i></p>
<b>Entryway design and orientation</b>	<p>The entrance to the garden suite should be oriented to and visible from the street, well lit and provide protection from the elements by either a projecting roof or by recessing the front door.</p> <p>On corner lots and laneways, the primary entry to the garden suite should be oriented to the side street or laneway, rather than the front lot line. If this orientation is not possible, the entryway should face the interior of the lot rather than the exterior.</p> <p>A minimum 1.2 m wide, unobstructed pathway must be provided to the front door of the garden suite from the street or laneway.</p>
<b>External mechanical equipment</b>	<p><i>Hydro utility meters and mechanical systems should not be placed on the front façade of</i></p>

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	<p><i>a building and, if placed in a manner which is visible from the street, will be appropriately screened by the owner in a manner consistent with BC Hydro requirements.*</i></p>
<b>Roof form</b>	<p><i>Rooflines of new development should relate in height, shape and pitch to existing residential buildings in the immediate area. For corner sites, the building design should avoid having large unbroken sloped roof areas facing the street.*</i></p>
<b>Outdoor space</b>	<p>The garden suite should be provided with a minimum of 20 m<sup>2</sup> of open space at grade, separate and distinct from that for the principal dwelling.</p> <p>Open space should be immediately adjacent to and accessible from the garden suite and be defined and screened through the use of landscaping, plantings, fences or trellises and/or changes in grade.</p> <p>Open space should not be usable as a parking space.</p>
<b>Landscaping</b>	<p>Exterior side yards on corner lots should be designed and treated as the main entrance to the garden suite. Screening and landscaping between the street and outdoor space should be used to define the transition from public to private space.</p>
<b>Energy efficiency</b>	<p>Designs which incorporate as many of the green building features outlined on the Green Building Checklist as possible are encouraged.</p>
<b>Projections (bay windows etc.)</b>	<p>Where dormers are used to provide interior room height, the exterior face of the dormer should be set back a minimum of 0.6 m from the exterior wall edge, and 1.2 metres from projecting roof eaves.</p>
<b>Garbage and recycling</b>	<p>Garbage and recycling collection areas must be provided onsite and must be screened from view.</p>
<b>Servicing</b>	<p>Services shall be shared with the principal dwelling.</p> <p>Underground wiring must be provided to the garden suite.</p>