



ANGUS WEST CD-1 DESIGN GUIDELINES (BY-LAW NO. 6063) (CD-1 NO. 184)

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Application and Intent

These guidelines are to be used in conjunction with the CD-1 District Schedule of the **Zoning and Development By-law** for development permit applications in the Angus West area (Figure 1). The guidelines should be consulted when making Development Permit Application. As well as assisting applicants, the guidelines will be used by City staff in the evaluation of projects.

The intent of the guidelines is to insure high standards of development in the Angus West area.

Figure 1: Map of Angus West CD-1 Comprehensive Development



Numbers indicate Sub-Areas

2 General Design Considerations

2.1 Neighbourhood Character

New development in Angus West should reflect the semi-rural character of the previous land usage and at the same time create a stronger identity for the area by incorporating certain design aspects of the Southwest Marine Drive estates such as gated entries, hedgerows and large layered groups of trees.

The projected concept is based on developing carefully designed clusters of houses integrated into a park-like setting, presenting the amenities of sun, views and common open space in a architecture of classical and elegant proportions suitable for the riverfront, park and estate context. Individual buildings should formally recognize their relationship to the cluster archetype and balance this with opportunities for individual expression.

2.2 Street Character

The entrance to the strata title developments are on 75th Avenue. These should have an identifying quality using different scale of gateway for pedestrian and vehicular entrances.

Internal streets should reflect semi-rural lanes with curbs and grass running to the curb edge. Distinctive gateways and paving could provide identity for driveways and cul de sac courtyards.

Houses should express a sense of harmony with the physical setting and with the neighbouring buildings. Built form treatments and details including roofs, facades and materials should be shared by each cluster of houses.

Parking garages should be visually unobtrusive by blending into the house architecture or screened with landscaping. Cars should be principally out of sight behind garage doors or behind hedges or trellises in off-street spaces provided for visitor parking. There should be no parallel street parking.

2.3 Views

Development should maximize privacy and views enjoyed by adjacent buildings and buildings along the top of the escarpment and not unduly compromise the potential by incompatible siting, massing and orientation of buildings.

2.4 Topography

The landform of the site is to be treated as a series of gently undulating terraces which fall from the +6 meter elevation at the edge of the northern escarpment to the +3.5 meter elevation at the southern boundary on 75th Avenue. The grading concept shall provide aesthetic variation to the land, shall facilitate surface drainage and shall at no point be lower than 3.5 m.

An appropriate subsurface drainage system will be installed at the base of the escarpment to capture overland run-off and subsurface seepage.

2.5 Noise

Special measures shall be included in house construction in order to ensure interior noise levels are within acceptable CMHC limits to accommodate the development of a third runway at Vancouver International Airport. These measures shall include, the addition of sound deadening material and triple glazing of south facing windows. In addition, where possible, bedrooms should be oriented to the north.

2.6 Privacy

Privacy for the individual home sites should be established using a layered landscape treatment along street edges and defining private open spaces. For example, a sequence of low plantings, walls or fences, hedges and trees should be used to create layered edges.

2.7 Safety

Any open space used by children is to be protected from traffic, primarily a concern along 75th Avenue and Angus Drive, and should be easily observed from the private residences.

Generally, common open space and facilities should be observable to minimize security problems.

3 Architectural Components

3.1 Building Design

Common architectural themes should be developed for each sub-area to ensure design compatibility. A preliminary development permit application for a sub-area is to be required prior to the issuance of a development permit for an individual strata lot.

3.2 Massing

The massing of the building is to present a low silhouette and should not overwhelm the site. Visual interest should be created by providing variations in height and massing respecting the scale of adjacent buildings.

3.3 Exterior Walls and Finishing

Building design should emphasize facade articulation to prevent a flat, boring surface. This can be achieved by ensuring that the entire facade does not reach its maximum height on a single plane and by creating variations in the setback from the front property line.

It is suggested that a colour palette of pastels be employed and used in combination to set off windows, trim and building elements. Painted smooth stucco, painted wall shingles and painted wood siding including board and batten and narrow board shiplap are acceptable exterior wall finishes. Garden wall of stone or smooth stucco can be repeated on the house exterior walls to visually integrate the garden and house. Stone should be limited to local granite in irregular uncoursed cut stone or river rock. Brick, if used, should be only for chimneys and should be the same colour and type in a cluster.

3.4 Windows and Skylights

Windows are to be well proportioned, detailed with substantial trim. Dormers and bay windows are encouraged and can project 0.53 m (1.75 ft.) into a required yard. Windows are to be fully cased, solid and of high quality in keeping with traditional residential standards and the cluster architecture.

Design of skylights should be compatible with the roof style and window treatment.

3.5 Entrance, Stairs and Porches

Design and materials are to be of high quality and compatible with the other buildings in the cluster.

3.6 Balconies

Extension of house interiors onto balconies, verandahs and terraces should be encouraged. These features should be fully integrated into the design of the building. Construction and material should be of the highest quality and compatible with other buildings in the cluster.

3.7 Roofscape

That all roofs be made of cedar shingles and that steep roofs are encouraged with a minimum slope of 6 in 12 and that flat roofs may only be used up to a maximum of 25% of the roof plan.

4 Open Space

4.1 Common Open Space

The common open space should be developed concurrently with the buildings in each sub-area. As a result a development permit for the common open space within a sub-area will be required prior to the issuance of any development permit for construction on an individual strata lot. In addition the common open areas shall be developed in accordance with the development permit prior to the issuance of an occupancy permit for any dwelling within the sub-area.

The development is to provide common open space with strong fingers of vegetation and specific view corridors extending to the site edges and visually tying the semi-rural character of common meadow to the park, riverfront and escarpment. Within this larger framework, secondary focal points, and landscape features should include knolls, pocket orchards, specimen plantings and gazebos.

Ornamental plant materials should be used to highlight entrances and courts. Native plantings should be used along natural site edges and to establish links between the development and the escarpment, the central stream course and the Arbutus alignment. Specimen plantings should be used to reinforce focal points within the site.

Formal tree rows or hedgerows should flank walkways, identify different points of interest in the developments, and reinforce the boundaries between the seven sub-areas in the CD-1 zone. Plantings should also frame important views to the Fraser River.

The siting and design of buildings should create in-between spaces with identifiable purpose and character providing glimpses of private gardens, common spaces and distant vistas.

Site furnishings, lighting and signage are to be functional, durable and coordinated so as to reinforce the quality and character of the developments. Installations to be reviewed for design, scale, colour and location include lighting for pedestrian and vehicular traffic, seating in common areas, features in common areas such as entry gates and gazebos and in private open spaces lighting, prominent features and storage facilities.

4.2 Private Open Space

Private gardens should be extensions of the interiors. Changes in grade, low rock walls, trellises, fences and hedges should be used to define private space yet maintain the sense of openness and integration of common space with housing cluster. Visually, there is to be a porous interface of layered landscaping between common open space and private space allowing filtered views balancing the need for privacy with the need for security.

5 Landscaping

The varied edge conditions of the site and the common open space makes the landscaping a critical concern. New development should:

- (a) Respect the fragile nature of the Marine Drive escarpment taking special precautions to prevent erosion, maintain proper drainage conditions and maintain the native plantings on the slope.
- (b) Establish landscape continuity along 75th Avenue which serves as the primary interface with the public realm and the image of the development from the park. Hedges and stone walls or fences should be used to screen and create privacy immediately surrounding houses along 75th Avenue. Common space areas should retain visual access with open split rail fencing.
- (c) Distinctive gates at each internal street should mark the private domain of each group of clusters.
- (d) Enhance the stream course which originates on the upland, running down the escarpment through the properties approximately halfway between the Arbutus Right-of-Way and Angus Drive.
- (e) Landscaping treatment should respect and enhance view corridors from the development and vistas into the common open spaces from adjacent areas.