

INTENSIVE Residential Design Guidelines (Section II)

Small Lot Residential Development Permit Guidelines



Application

A development permit for form and character shall be required for development defined as intensive residential. For the purpose of this Development Permit Area, an Intensive Residential Development Permit shall be required prior to the issuance of a building permit for development of a small lot as defined in the Zoning By-law. Generally, a small lot is considered one of the following:

- A lot with an overall area of less than 370 m²; or
- A single family lot with less than 9 m in lot frontage, which includes panhandle lots.

The entire City of Kamloops is defined as a Development Permit Area.

Justification

KAMPLAN: The Official Community Plan promotes the infill and intensification of land use as a mechanism to encourage cost-effective and environmentally sustainable development practices. The purpose of this Development Permit Area is to ensure that infill development occurs in a manner that is sensitive to and reflective of the existing built form. This Development Permit Area encourages new development to consider local characteristics and incorporate high quality design into the siting configuration, landscaping treatments, and overall building aesthetics.

The objectives of these guidelines include:

- Integrating small lot residential development into existing neighbourhoods through the establishment of general design criteria for building form and character;
- Providing a form of sustainable development by utilizing existing service infrastructure;
- Undertaking development that recognizes and emphasizes the unique characteristics of a neighbourhood; and
- Encouraging a more affordable homeownership opportunity.



Definition

- Small Lot Residential Development - A single family dwelling on a lot with less than 370 m² in area or less than 9 m in lot frontage.

Exemptions

- Minor alterations and repair to single family dwellings on legal, non-conforming lots where the footprint of the building is not increased more than 10% of the existing footprint.



Building Height and Massing

- To ensure a proposed single family dwelling does not impact adjacent residences, building height should be limited to a single storey, except where the predominant building form is two stories.
- Shadow impacts on adjacent properties should be reduced by stepping the building inward or by reducing the overall building footprint.
- Building height should be reduced, where possible, through the use of dormers and by accommodating residential living space within the truss system of a proposed dwelling.
- Buildings utilizing variations in the character of rooflines, steep sloping rooflines, gables, hips, and dormers should be encouraged. Upper floors should be proportionally smaller than the lower floors to reduce the appearance of a box.
- Infill housing must be designed to fit into the immediate surroundings and not appear out of scale or character to the adjacent homes. Building mass, scale, and height should compliment and not disrupt the rhythm of adjacent buildings and the overall neighbourhood pattern.



Setbacks

- Minimum and maximum front yard setbacks should be determined based on a review of the setbacks of adjacent properties and should reflect the general character of the neighbourhood.
- As a mechanism to promote the interaction of residential development with the street, small front yards are considered desirable.
- Side yard setbacks should be determined using building code, but should be no smaller than 1.5 m. A variance to 1.2 m may be considered based on a site specific evaluation.
- Rear yard setbacks should be utilized as a mechanism to provide outside recreational space.



Small front yard setbacks are considered desirable.



Rooflines

- Buildings should have strong primary roof forms. Secondary roofs, gables, sheds, or integrated skirt roofs should be incorporated into the building form to express a hierarchy and to visually support the primary roof line.
- Roof pitches should be reflective of the neighbourhood. Flat roofs should be avoided.
- Garage roofing should reflect the general character of the principal building.
- Roofing materials should complement the overall building design and be consistent with adjacent properties.

Windows

- Windows are to be visually prominent and are to be emphasized through the use of colour, exterior casings, and trim or similar architectural feature.
- Windows should be oriented toward the primary street frontage to allow the natural observation of the street.
- Windows are to be of a simple configuration, strategically located and, if possible, positioned uniformly within the building frame.

Lot Coverage

- Parcel coverage should be limited to 30% for the principal dwelling.
- Accessory buildings should have a small overall footprint with a maximum size of 25 m².



Building Materials and Colour

- A combination of two or more building materials is considered desirable. The use of vinyl siding should be avoided.
- Building style should reflect the established neighbourhood character and the dominant building form in the area.
- Colour schemes should be of a natural hue with low value or brightness.
- Complimentary accent colours are encouraged to emphasize architectural features.



Covered entries promote the observation and natural surveillance of the street.

Streetscape

- Buildings should recognize the public domain by including features such as porches, balconies, verandas, and/or covered entryways.
- Fencing and hedging in the front yard should be used to delineate private and public spaces. Hedging and fencing should be kept low. Fencing and landscaping in a front yard should not exceed 1 m in height.
- Landscaping should be used to define public and private spaces. The use of chain-link fencing for this purpose shall be avoided.
- Pedestrian linkages to the street are encouraged.



Landscaping and Fencing

- In conjunction with a development permit application for small lot residential development, submission of a landscape plan may be required.
- A minimum of 40% front yard landscaping in terms of both area and frontage is encouraged. The maximum driveway width should be 6 m.
- Shrubs and trees should be used as a mechanism to green the interface between the street and a dwelling.
- Trees and shrubs should be planted in conjunction with development to increase privacy.

Garages and Parking

- Parking should be accessed from a rear lane where the neighbourhood generally does not have access from the street.
- Where a neighbourhood is characterized by driveways from the street, garages must be recessed behind the front façade of the principal dwelling unit.
- Garages should not be the dominant housing feature visible from the street.
- The massing of garages should be secondary to the primary form of the home. The design and detailing of the garage must be consistent with the architectural style of the home, especially where doors are visible from the street.

