

INTENSIVE Residential Design Guidelines (section I)

Garden and Carriage Suite Design 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, Intensive Residential shall include property containing a carriage or garden suite as defined by the Zoning By-law. An intensive residential development permit shall be required prior to the issuance of a building permit authorizing construction of a carriage or garden suite. The entire City of Kamloops is designated a Development Permit Area.

Justification

- Increasing disparities between income and cost of living combined with rising land and construction costs requires the provision of new, low-cost rental housing opportunities. KAMPLAN encourages the development of carriage and garden suites within serviced areas as a mechanism to promote sustainable infill opportunities. However, high quality design is important to improve solar access, privacy, and increase the outdoor enjoyment of neighbours and to ensure the sensitive integration of this housing style within established neighbourhoods.
- The objectives of these guidelines are to:
 - Ensure that carriage and garden suites achieve a high degree of residential livability;
 - Ensure that this type of development considers site specific characteristics;
 - Provide guidance for the sensitive integration of carriage and garden suites into existing neighbourhoods;
 - Promote a style of development that is compatible with existing single family dwellings in terms of setbacks, landscaping, and massing;
 - Encourage developments that reduce the impact on adjacent property owners; and
 - Promote a unique way to accommodate and encourage the construction of quality rental housing.



Definitions

- Carriage Suite - A self-contained, two storey dwelling unit that is separate, subordinate in size, and accessory to the principal dwelling. A carriage suite shall have a footprint no greater than 80 m² and shall not have more than 95 m² of residential living space. Total height, as measured from the lowest finished grade to the peak of the roof, is not to exceed 7 m.
- Garden Suite - A self-contained, one storey dwelling unit that is separate, subordinate in size, and accessory to the principal dwelling. A garden suite shall have a total floor area of not more than 80 m² in area and a building height of not more than 5 m as measured from the lowest finished grade to the peak of the roof.

Exemptions

- A development permit shall not be required for the construction of or alterations to carriage and garden suites approved for construction prior to adoption of these guidelines.



Building Mass and Modulation

- To achieve harmonious integration with its surroundings, development should be sensitive to the scale, mass, and form of adjacent buildings. Single storey garden suites are encouraged as a primary building form. Carriage suites will be considered for flood prone areas and in other areas based on a site specific evaluation of the characteristics of the surrounding neighbourhood.
- Where a carriage suite is considered appropriate, building height should be mitigated by incorporating habitable space into the truss system of the suite. Flat roofed buildings will only be permitted where the principal building has a comparable design.
- Buildings exceeding 5 m in height must increase side yard setback requirements.
- Roofs are encouraged to be varied and/or pitched to reduce the bulk of the building and to emphasis a human scale. A minimum 4/12 pitched roof is considered desirable.
- Large, blank walls are to be limited through the incorporation of dormer or bay style windows. Where windows are not considered desirable, landscaping should be used.



Sample Garden Suite



Sample Carriage Suite



Building Colours and Materials

- Garden and carriage suites should use building materials that reflect the character of the principal dwelling unit and should be built using similar architectural features.
- The use of vinyl should be avoided, but may be considered if complimentary to the principal building.
- A combination of both materials and colours should be used to emphasis prominent features.
- Contrasting colours should be used in the design to highlight window trim, soffits, and gables.



Building materials should be consistent between a garden or carriage suite and the principal dwelling unit.

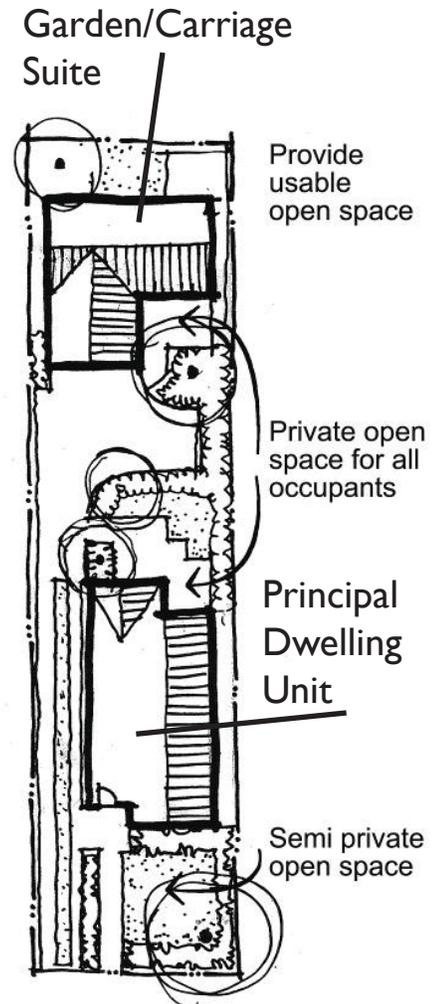
Window Treatments and Orientation

- Large windows will be encouraged to face the lane or shared yard to reduce the impact on adjacent properties.
- Gable-style windows are considered desirable.
- Skylights and similar features should be utilized to maximize interior sunlight.
- Window trim and exterior casings should be used as architectural features.



Landscaping and Fencing

- In conjunction with a development permit application for a garden or carriage suite, submission of a landscape plan may be required.
- Enhancement and greening along an adjacent lane is encouraged for areas not containing parking or driveways. In effect, the lane will become the street on which the garden suite or carriage suite is located.
- Landscaping is encouraged as a means of distinguishing and defining private outdoor space for both the principal dwelling unit and the suite.
- The position of shrubs and other dense vegetation should be strategically located around parking areas to reduce the amount of light pollution caused by night time traffic.
- A garden or carriage suite should be located in such a manner as to retain mature vegetation.
- Chain link fences are discouraged.



Front site plan demonstrating the relationship between the principal dwelling unit and the garden or carriage suite.



Parking and Access

- Where possible, additional parking for a garden or carriage suite should be accessed via a second street frontage or lane to disperse traffic associated with a single property.
- Parking areas should be screened with landscaping and/or fencing to reduce the effects of vehicle lights on adjacent properties.
- One parking stall must be provided for the exclusive use of the suite.
- A second access for a garden or carriage suite on an interior lot not serviced by a lane will only be considered where front yard landscaping is sufficient and subject to Engineering approval.

Outside Amenity

- The provision of an outside amenity area is desirable. This can be provided in the form of a deck, dedicated yard, garden, or similar feature.
- The amenity space should be no smaller than 10 m².
- Natural surveillance of the amenity area shall be promoted through the provision of large windows that are positioned to overlook the amenity area.



Garden and carriage suites should have access to outside recreational space.



Entrances and Balconies

- Entrances to the garden or carriage suite must be easily accessible and, where possible, should be visible from the primary street frontage.
- To enhance the livability and neighbourliness, upper level decks are allowed, but are required to face the lane or the shared yard between the principal dwelling and the garden or carriage suite. Balconies overlooking adjacent properties will not be permitted.

Safety Features

- The City may, at its discretion, permit an increase in the permissible distance between municipal road dedication and the garden or carriage suite entrance as established by the Zoning By-law subject to the installation of a sprinkler system.
- All garden or carriage suites must contain an outside strobe light interconnected with the smoke detector to help guide emergency response.
- Addressing for a garden or carriage suite must be clearly visible from the primary street frontage and must be done in accordance with the City's addressing policy.
- At a minimum, a dedicated, unobstructed, hard surfaced path of 1.5 m in width must be provided linking the garden or carriage suite to the municipal road dedication. This must be a lighted path, but the light should not impact neighbouring properties. Vertical clearances as deemed appropriate by Kamloops Fire Rescue must be maintained along the access path, and the average grade of the path cannot exceed 10% measured from the front property line to the entrance to the accessory building. Stairs may be considered subject to approval by Kamloops Fire Rescue.

