

Development Permit Area No. 8: Residential Intensification

Development Permit Application Guideline Review Table

OCP Section	Guideline	Proposal Details (describe how your proposal achieves the DP Guidelines)
Form & Character		
14.10.1	The orientation, scale, form, height, and materials proposed for residential development should exhibit characteristics consistent with the context of the surrounding neighbourhood.	
14.10.2	When possible, provide additional building setbacks where located next to existing residential areas.	
14.10.3	New buildings should create visual interest by providing variations in building plans, height, rooflines, massing, window trim or casings, fascia and entrance details.	
14.10.4	Repetitious building designs such as “mirror image” front facades are not supported.	
14.10.5	Roofs should slope down towards the nearest lot line from the highest point located at the interior of the lot.	
14.10.6	Adjacent houses should not be identical in form and character, and should be complementary to each other.	
14.10.7	To mitigate privacy concerns, windows should be located along facades oriented to the street, laneway, and interior of the lot. Windows oriented towards adjacent properties are discouraged. Rooftop patios on principal dwellings are unsuitable in a small lot environment due to their impact on the privacy of neighbours.	
Laneway/Carriage Houses		
14.10.8	Laneway/carriage houses should have a consistent design with the principal building on the site in terms of materials, roof form, and general architectural expression.	
14.10.9	The massing and size of laneway/carriage houses should express their accessory relationship to the principal building located on the lot.	
14.10.10	Rooftop patios on laneway/carriage houses are unsuitable in a small lot environment due to their impact on the privacy of neighbours.	
Materials		
14.10.11	Select building materials to reflect the residential setting and pedestrian environment.	
14.10.12	Use locally produced materials that reflect the west coast setting of North Saanich. These include wood siding (horizontal or vertical, board and batten), wood shakes and shingles, heavy wood timber/post and beam accents, granite, river rock or other natural materials.	

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14.10.13	Cement composite panel siding with the look and feel of wood (such as Hardiplank) or stucco are acceptable provided significant wood trim, post and beam or fascia details are included.	
14.10.14	Vinyl is not supported as a primary siding material. Metal siding and artificial brick are discouraged. Metal roofs may be permitted.	
Landscaping		
14.10.15	Landscaping on each lot should provide: <ul style="list-style-type: none"> a) some screening, where practical, to protect the privacy of occupants of residential development from adjacent properties, public streets, and parking areas; b) low-height vegetation between adjacent driveways to mitigate the visual impact of paved surfaces; and c) some effective screening at the time of planting. 	
14.10.16	The use of drought-resistant plant species is encouraged in all landscaping.	
14.10.17	Trees should be planted along lot frontages after construction and should be irrigated or consistently watered for a period of at least three years after planting to ensure healthy growth. No trees should be planted on or along lanes to maintain unobstructed access and clear sight lines on the public rights of way.	
Site Planning		
14.10.18	Residential dwellings should minimize the impact on their natural environment, where practical, by siting around, or in harmony with existing natural features such as mature trees and rock outcroppings.	
14.10.19	The siting of all buildings should consider the location of mature trees on the lot so as to minimize the impact on root systems.	
14.10.20	Residential buildings should maintain and enhance existing views or vistas from the site, allow sunlight penetration, and ensure that facades face the street.	
14.10.21	Minimize casting shadows on adjacent properties; reduce building heights adjacent to lower density uses.	
14.10.22	Roof ridges should be oriented so as to minimize shadow impacts on adjacent lots.	
14.10.23	Provide connectivity to adjacent residential areas.	
Accessibility		
14.10.24	Design all buildings to have level entry and other accessible features for use by residents with mobility limitations.	
14.10.25	Adaptability features to allow for future accessibility improvements are encouraged.	
14.10.26	Provide seating areas within common open space areas and as streetscape features.	