

City of White Rock – Planning & Development Services

Mature Neighbourhood Infill

Development Permit Area Guidelines



The objectives of the **Mature Neighbourhood Infill Development Permit Area** are to:

- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment that fosters vibrant public life
- Ensure the compatibility of infill development (i.e: duplexes, triplexes, small-lot single family) within established neighbourhoods.
- Ensure the compatibility of new development with adjacent existing buildings
- Enhance quality of life
- Conserve energy, conserve water, and reduce GHGs
- Enhance the character of the built environment and public realm in the City of White Rock

Please provide a summary of how your proposal achieves the objectives and policies of the Mature Neighbourhood Infill DPA below:

The proposed duplex will add to the street appeal and encourage the general uplift of the street scape. Moreover, it takes advantage of increased density on the same piece of land. This leads to increasing afford-ability and lowers energy footprint of each family.

NOTE 1: All 'Applicant Response' sections must be filled out by the applicant.

NOTE 2: If your proposal cannot adequately address one of the below-listed DPA guidelines, provide a rationale (and alternative resolution) above, and in the applicable response section.

Section 22.9.1 - Buildings

Mature Neighbourhood Infill DPA Guideline 22.9.1 (a)

Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design.

**Applicant
Response**

The existing house on this street are older and it would be impractical to design the proposed house to be compatible with the house styles that are few decades old. The proposed house will encourage the higher density in the region.

Mature Neighbourhood Infill DPA Guideline 22.9.1 (b)

Consider alternatives to the traditional side- by-side duplexes and triplexes, such as front/ rear and top/bottom layouts. 'Mirror-image' designs will not be permitted for single family dwellings, duplexes, or triplexes. Entrances shall be clearly identifiable, and weather protection with overhangs and awnings shall be provided over all entrances.

**Applicant
Response**

The proposed duplex doesn't look like a duplex. One unit is completely different than the other. Much attention has been given to make sure that there is not mirroring. The only thing that would give away that these are duplexes would be the two separate house numbers.

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Mature Neighbourhood Infill DPA Guideline 22.9.1 (c)

Create visual interest with architectural details that break up the mass of the building and give each dwelling unit in a duplex or triplex its own visual identity. Open verandas and peaked roofs are encouraged for duplexes, triplexes, and small-lot single family development.

**Applicant
Response**

As mentioned above, each duplex is completely different. There is no identical elements or mirroring of any design feature.

Mature Neighbourhood Infill DPA Guideline 22.9.1 (d)

Use a variety cladding colours and/or materials to avoid large, uniform expanses. Different cladding colours or materials can be used to differentiate between units in a duplex or triplex.

**Applicant
Response**

A mix of different materials and colours are proposed. Various materials such as stone, cedar timber posts, hardie board are proposed. Each duplex would have similar cladding material but different colour.

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Mature Neighbourhood Infill DPA Guideline 22.9.1 (e)

Follow passive solar design principles for the orientation and siting of buildings. Design roofs to maximize opportunities for solar collection in winter and control solar gain on south-facing facades by blocking high- angle sun in summer. Maximize passive ventilation and passive cooling through building orientation.

**Applicant
Response**

The proposed duplex is facing South and there is lots of glazing to ensure adequate passive heat gain in winter. The presence of huge overhangs resulting from roof over the front deck and porch would ensure that the high-angle sun in blocked in summer to prevent excessive heat gain.

Mature Neighbourhood Infill DPA Guideline 22.9.1 (f)

Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Vinyl siding and stucco will not be considered for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accents.

**Applicant
Response**

No vinyl siding or stucco is proposed. The front facade would have at least 3 materials and each duplex would be cladded in different colours. The combination of stone, cedar timber posts and hardie boards would contribute to west coast design.

Mature Neighbourhood Infill DPA Guideline 22.9.1 (g)	
Ensure that garages do not dominate the front face of a building. If a garage faces a street, it shall be subordinate to the pedestrian entrance in terms of size, prominence on the streetscape, location, and design emphasis. The use of landscaping to screen and soften the appearance of a garage is encouraged.	
Applicant Response	The garage of both units are in the lowest floor which makes the garages less dominant feature of the front facade. The entrance of each duplex is much more prominent as compared to garage. The landscaping would further ensure that the garages are subordinate to the entrance of each duplex.

Section 22.9.2 – Public Realm and Landscape	
Mature Neighbourhood Infill DPA Guideline 22.9.2 (a)	
Improve the public realm with widened sidewalks (minimum 1.8 metres). Plant street trees and design curb let-downs to accommodate wheelchairs and scooters.	
Applicant Response	In addition to having the driveways in the front yard there would be professional landscaping to ensure that it adds to the curb appeal of the street. The let downs would be constructed to ensure that they are accommodating for wheelchairs. That also means having wide enough sidewalks.
Mature Neighbourhood Infill DPA Guideline 22.9.2 (b)	
Site buildings to create through-block walking connections where appropriate. These will create opportunities for a variety of pedestrian-oriented activities and a finer- grained street grid.	
Applicant Response	The yard would be fully fenced making a walk through the site not possible. The property has neighbors on three sides.

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Mature Neighbourhood Infill DPA Guideline 22.9.2 (c)

Use light coloured reflective paving materials such as white asphalt or concrete for paths and driveways to reduce heat absorption and urban heat island effect. Ensure all areas not covered by buildings, structures, and roads are landscaped. Incorporate shared pedestrian accesses where possible to minimize impervious areas.

**Applicant
Response**

Concrete will be used for all the paths and walkways. The driveway would be exposed aggregate in a lighter colour. There is only one pedestrian access proposed for each unit. Since the entry doors are on opposite site it wouldn't be possible to have a shared pathway.

Mature Neighbourhood Infill DPA Guideline 22.9.2 (d)

Ensure all trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater. Projects should be designed to allow for the retention of large, mature, healthy trees, and landscape design should employ CPTED principles.

**Applicant
Response**

It is proposed to retain most of the existing trees in the rear yard and front yard. There would be additional shrubs, ornamental trees and landscape elements planted to make sure the curb appeal is at least or better than the surrounding area.

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Mature Neighbourhood Infill DPA Guideline 22.9.2 (e)	
<p>Select trees that will maximize passive solar gain, natural ventilation, and natural cooling, and increase the entry of natural light into buildings. Maximize the use of drought tolerant species that can withstand the seaside setting and require minimal irrigation. Avoid planting invasive species. The planting of hedges directly adjacent to sidewalks is discouraged, unless they are screening a garbage/recycling area.</p>	
<p>Applicant Response</p>	<p>The proposed shrubs and trees would be chosen with the help of an Arborist. This will ensure that the trees are native and would suitable for the climate.</p>
Mature Neighbourhood Infill DPA Guideline 22.9.2 (f)	
<p>Use Low Impact Development Techniques for stormwater management, where appropriate, in accordance with the City's Integrated Storm Water Management Plan (ISWMP). This includes but is not limited to bio-swales, cisterns, and permeable paving. Narrower lanes/access roads and the use of porous asphalt are encouraged.</p>	
<p>Applicant Response</p>	<p>A one meter landscape area along the side property line and a wider landscaped area at the rear would ensure that all the storm water is retained and absorbed within the lot boundaries. Attention has been given to keep the impermeable area to the minimum.</p>

Section 22.9.3 – Parking and Functional Elements

Mature Neighbourhood Infill DPA Guideline 22.9.3 (a)

Minimize paved areas with narrow, shared vehicular accesses. Separate accesses are considered for duplexes or triplexes that are located on corner lots or that have street and lane accesses.

**Applicant
Response**

Each duplex has separate entrance. The entrances are on the opposite sides of the building mass to provide privacy. The driveway access is shared at the property line and then flared out to the minimum required to provide vehicular access to the garage.

Mature Neighbourhood Infill DPA Guideline 22.9.3 (b)

Provide sufficient space for garbage, recycling, and composting where appropriate. These areas are to be located so that they are convenient for users and accessible for waste/recycling/ compost collection and removal.

**Applicant
Response**

The garage are located at the front with a easy access to the front street. This would provide convenient access to the wast/recycling collection at the front property line.