LAKE COUNTRY
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DISTRICT OF LAKE COUNTRY

REQUEST FOR COUNCIL DECISION

MEETING TYPE AND DATE: REGULAR COUNCIL MEETING – JANUARY 18, 2022
AUTHOR: TAMERA CAMERON, PLANNER
SUBJECT: **DP2021-046-C (5812 MCCOUBREY ROAD) – DEVELOPMENT PERMIT (HILLSIDE AND GHG REDUCTION AND RESOURCE CONSERVATION) TO FACILITATE A 3-LOT SUBDIVISION**

ESSENTIAL QUESTION:
Does the proposal substantially comply with the Hillside and GHG Reduction and Resource Conservation Development Permit Area Guidelines?

OPTIONS:

A. **THAT** Development Permit DP2021-046-C (5812 McCoubrey Road) for the lot legally described as Lot 99 Section 4 Township 20 Osoyoos Division Yale District Plan 521, Except Plan EPP113809 to facilitate a 3-lot subdivision be approved.

B. **THAT** Development Permit DP2021-046-C (5812 McCoubrey Road) for the lot legally described as Lot 99 Section 4 Township 20 Osoyoos Division Yale District Plan 521, Except Plan EPP113809 to facilitate a 3-lot subdivision be denied.

C. **THAT** Development Permit DP2021-046-C (5812 McCoubrey Road) for the lot legally described as Lot 99 Section 4 Township 20 Osoyoos Division Yale District Plan 521, Except Plan EPP113809 to facilitate a 3-lot subdivision be deferred pending receipt of additional information as identified by Council.

EXECUTIVE SUMMARY:
This Development Permit application is the next step in a subdivision application that Council previously enabled through an OCP amendment and rezoning in 2021. The proposed development is a three-lot subdivision. This report presents a Development Permit application related to the Hillside and GHG Reduction and Resource Conservation Development Permit Areas (DPAs). It is staffs' opinion that the proposal substantially meets the applicable Hillside and GHG Reduction and Resource Conservation DPA guidelines.

BACKGROUND/HISTORY:
The property owner applied for subdivision in 2019 (S2021-014) and has been working through the required steps which included an OCP and Zoning Amendment that were adopted by Council on November 16th, 2021. Council members may wish to refer to the previous staff report that presented the OCP and Zoning Amendments for further background information. The amendments resulted in three OCP designations (Urban Residential/Parkland-Conservation/Rural Residential) as well as three corresponding zoning designations (RU1/P5/RR2). At that time, the District secured a 6m wide trail along the north property line, road dedication on Ottley Road, and a No-Build, No-Disturb covenant which is intended to conserve the P5-zoned portion of the property as a privately-owned conservation area.

Development Permit approvals are now required. This includes Council approval for the Hillside and GHG Reduction and Resource Conservation DPAs. Natural Environment and Wildland Fire (Technical) DPAs will be approved concurrently by staff.

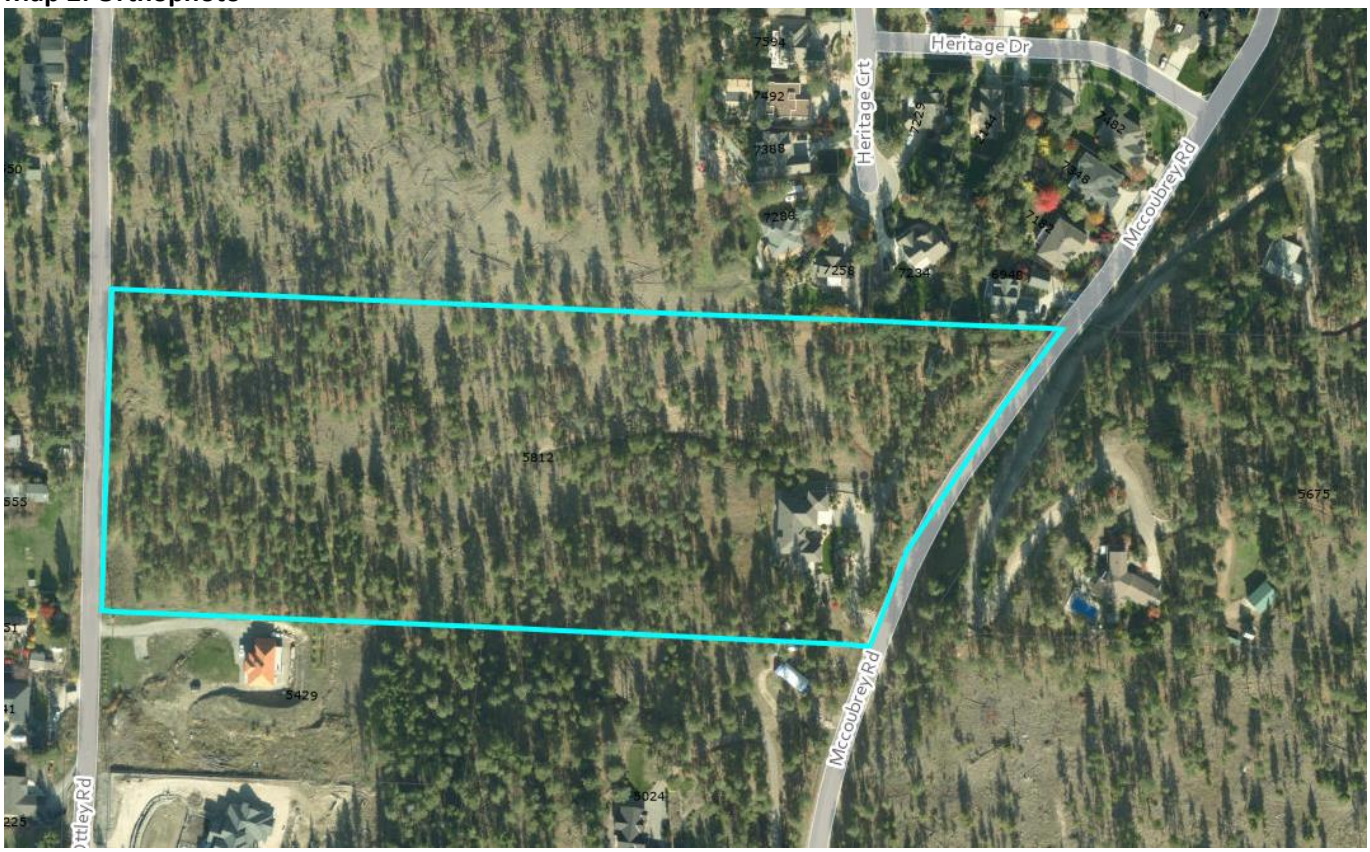
SUMMARY INFORMATION			
Civic Address:	5812 McCoubrey Road		
Roll Number:	2184845		
Legal Description:	Lot 99 Section 4 Township 20 Osoyoos Division Yale District Plan 521, Except Plan EPP113809		
PID:	004-861-736		
Applicant:	Robert Naden	Owner(s):	Robert and Gwendoline Naden
OCP Designations:	Rural Residential, Urban Residential, Parkland-Conservation		
Zoning Designation:	RR2 – Rural Residential 2, RU1 – Single Family Housing, P5 – Conservation Area		
Land Use Contract:	No		
ALR:	No		
Parcel Size:	4.62 ha (11.41 acres)		
DP Area(s):	Council DPs: Hillside, GHG Reduction and Resource Conservation Technical DPs: Wildland Fire, Natural Environment		
Water Supply:	Municipal		
Sewer:	Private		
Site Context:	Zoning:	Use:	
North:	RR2 – Rural Residential 2 RU1 – Urban Residential	Residential/Vacant	
East:	RR2 – Rural Residential 2	Residential	
South:	RR2 – Rural Residential 2 RU1 – Urban Residential	Residential	
West:	RR3 – Rural Residential 3	Residential	

Site Context

This 4.62-hectare property is in the McCoubrey Plateau area of the Okanagan Centre ward. It is a double-fronting parcel, steeply sloped through the middle of the property and sloping downwards from McCoubrey Road towards Ottley Road. The areas of the site closest to McCoubrey Road and Ottley Road are flatter with adequate space for building sites. An existing house is in the southeast portion of the property. Most of the property is in a natural forested state. It is surrounded by residential uses with a mix of RU1 and RR2 zoned properties to the north, south, and east and RR3 zoned properties to the west. There is an RU1 zoned single-family subdivision to the north off Heritage Court and Heritage Drive. The RR2 portion of the site is outside of the Urban Containment Boundary whereas the RU1 portion of the site is within the Urban Containment Boundary.

Map 1: Location Map

Map 2: Orthophoto



Site Photos:

View towards Ottley Road. Post with red flag marks the approximate location of the proposed property line between Proposed Lot A and Lot B.

Chronology:

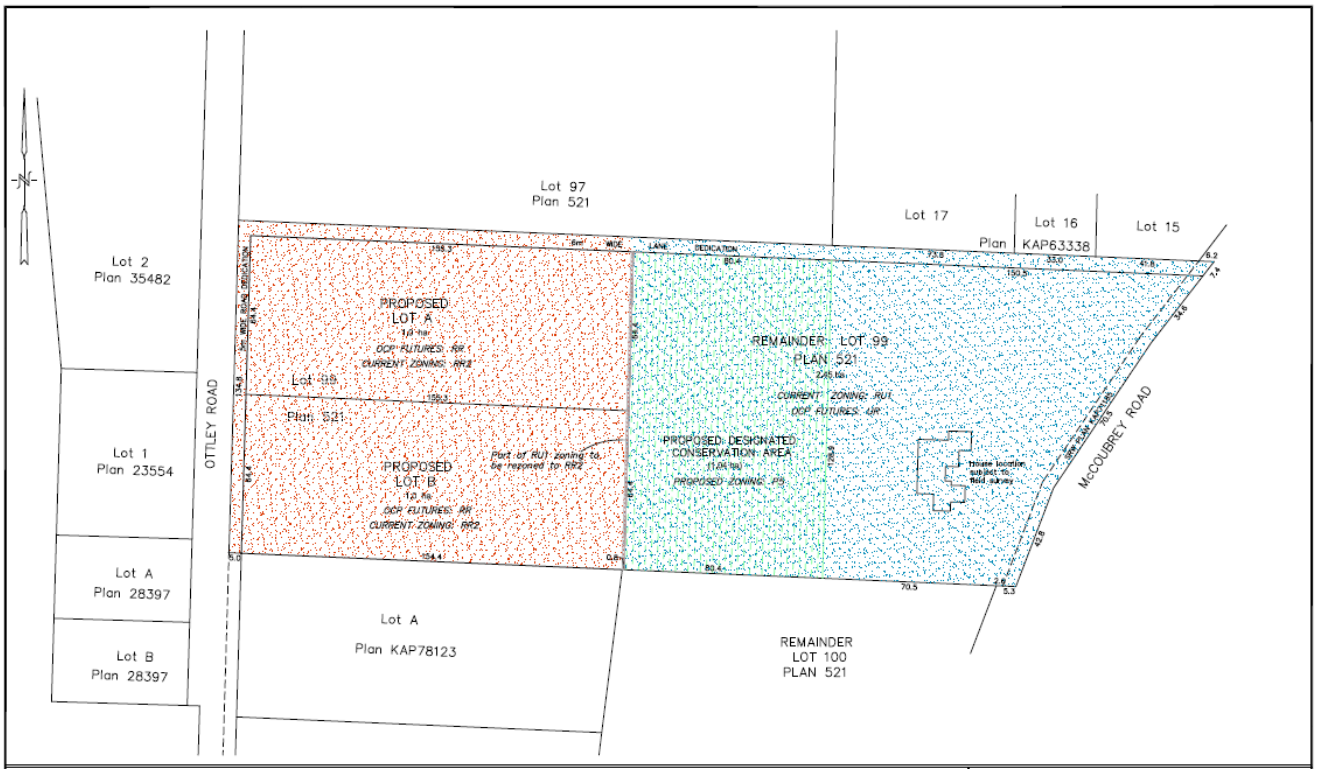
Date:	*Event:*
2019-06-20	Application received for subdivision (S2021-014)
2019-12-19	Preliminary Layout Review issued
2020-10-13	Application received for an OCP Amendment and Zoning Amendment
2020-11-02	Preliminary Layout Review extension granted
2021-06-03	Preliminary Layout Review expires
2021-11-27	New subdivision application received (S2021-021)
2021-11-16	OCP Amendment Bylaw 1146 and Zoning Amendment Bylaw 1147 adopted
2021-12-03	Development Permit application received
2021-12-17	Proposal review completed and referrals sent

DISCUSSION/ANAYLSIS:

Proposed Development

The proposal is for a three-lot subdivision. The existing house would be on the proposed RU1 and P5-zoned lot to the east accessed from McCoubrey Road. The two RR2-zoned lots would be accessed off Ottley Road.

Proposed Subdivision Plan:



<u>Development Permit Area (DPA) Guidelines</u>

Hillside Development Permit Area (DPA)

The Hillside DPA applies to the middle of the property, the majority of which is within a P5-zoned conservation area protected by a no-build, no disturb covenant secured through the approved Zoning Amendment application. There are adequately sized building envelopes for each of the three lots outside of the Hillside DPA. The proposal meets the applicable Development Permit Area guidelines.

GHG Reduction and Resource Conservation Development Permit Area

The GHG Reduction and Resource Conservation DPA includes guidelines related to subdivision, including maximizing the site density for subdivisions, minimizing the building footprints to maximize green space, creating layouts oriented to maximize solar gain and site connectivity, and layouts that minimize the length and amount of infrastructure. The proposed subdivision plan maximizes the site density for the RR2 portion, while allowing for future subdivision of the RU1 portion. The approved Zoning Amendment secured a 6m-wide trail along the north property line to improve connectivity and recreation opportunities in the area and a no-build, no-disturb conservation area secured via covenant protects a large area as green space.

In summary, it is staffs' opinion that the proposal substantially meets the applicable Hillside and GHG Reduction and Resource Conservation Development Permit Area guidelines.

Technical Development Permit Area Requirements

The property is also within the Natural Environment and Wildland Fire DPAs, which are Technical and will be approved concurrently by staff. The applicant submitted an Environmental Assessment Report and Wildland Fire

Mitigation Report with the Technical Development Permit application, which have been reviewed separately by staff and is ready for concurrent approval.

Future Development Permits
When plans are submitted to construct homes, DPs will be required at that time to specifically address site development.

Legislation & Applicable Policies

Official Community Plan:
Each applicable Development Permit Area includes guidelines, which have been addressed through this Development Permit application.

Zoning Bylaw:
The proposed development meets all the subdivision regulations within the Zoning Bylaw.

Subdivision and Development Servicing Bylaw:
The previous OCP and Zoning Amendments enabled the subdivision of this site as proposed. Subdivision and Development Servicing Bylaw provisions are applicable at the Subdivision application stage, which will include an extension to the municipal watermain, installation of fire hydrants and water services to Lot A and B on Ottley Road.

Highway and Driveway Access Bylaw: There is an approved Access Permit (A2019-048) for the access to the existing house off McCoubrey Road. Access Permits for the proposed RR2-zoned lots will be required at time of future development.

Technical Considerations:

- **Impact on Infrastructure and Other Municipal Services**
  There are no significant impacts on municipal infrastructure or services expected because of this proposal. The two new RR2 lots will be required to extend and connect to municipal water infrastructure. No community sewer connections will be required as the two new RR2 lots will be serviced by onsite sewerage systems.

- **Impact on Staff Capacity and Financial Resources (Cost/Benefit Analysis)**
  Regular staff time has been used to process this application.

Comments from Other Government Agencies, Council Committees and Relevant Stakeholders:
All external stakeholder comments were addressed through the OCP and Zoning Amendment applications and the subdivision application.

Consultation, Public Feedback, and Communication to and from the Public and the Applicant:
As this application is a Development Permit, there is no statutory requirement to provide notification to neighbouring property owners and tenants.

ANALYSIS OF OPTIONS FOR CONSIDERATION:

OPTION A: If Council approves the Development Permit application, the owners will be able to proceed with their subdivision application as contemplated in previous approvals.

OPTION B: If Council denies the Development Permit application, the owners will not be able to proceed with their subdivision as proposed.

OPTION C: If Council defers the application, staff will work with the applicant to ensure the additional information or revisions are provided.

Respectfully Submitted,

Tamera Cameron
PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT

This report has been prepared with the collaboration of the following individuals:

COLLABORATORS	
TITLE	**NAME**
N/A	

This report has been prepared in consultation with the following departments:

CONCURRENCES	
DEPARTMENT	**NAME**
Chief Administrative Officer	Tanya Garost
Acting Director of Planning & Development	Gary Penway
Director of Engineering & Environmental Services	Matthew Salmon
Manager of Planning	Cory (Corine) Gain

ATTACHMENTS:

A: Draft Development Permit
B: Development Permit Area Checklists

Attachment A: Draft Development Permit

LAKE COUNTRY
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Development Permit

District of Lake Country
10150 Bottom Wood Lake Road
Lake Country, BC V4V 2M1
t: 250-766-6674 f: 250-766-0200
lakecountry.bc.ca

APPROVED ISSUANCE OF ❑ DEVELOPMENT PERMIT *(pursuant to Sec. 488 of the Local Government Act)*

PERMIT #	DP2021-046-C
FOLIO #	2184845
ZONING DESIGNATION:	RU1 – Single Family Housing; RR2 – Rural Residential 2; P5 – Conservation Area
ISSUED TO:	Robert and Gwendoline Naden
CIVIC ADDRESS:	5812 McCoubrey Rd
LEGAL DESCRIPTION:	Lot 99 Section 4 Township 20 Osoyoos Division Yale District Plan 521, Except Plan EPP113809
PARCEL IDENTIFIER:	004-861-736

SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.
Applicants for Development Permits should be aware that the issuance of a Permit limits the applicant to be in strict compliance with all District bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which have not been identified as required Variances by the applicant or Municipal staff.

If any term or condition of this permit is for any reason held to be invalid by a decision of a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this permit.

1. TERMS AND CONDITIONS

Development Permit DP2021-046-C for 5812 McCoubrey Rd, the lot legally described as Lot 99 Section 4 Township 20 Osoyoos Division Yale District Plan 521, Except Plan EPP113809, Roll 2184845 for a proposed three-lot subdivision subject to the following conditions:

a) The development of the subject property shall be conducted substantially in accordance with the following documents to the satisfaction of the Director of Planning & Development:
   (i) **Schedule A**: The Proposed Subdivision Plan prepared by Russell Shortt Land Surveyors dated April 30, 2021; and
   (ii) **Schedule B:** The Contour Plan prepared by Protech Consulting dated received January 4, 2022.

b) If any archaeologically significant item is found during construction activities must cease and the Province of British Columbia notified in conformity with the Heritage Conservation Act;

c) Development and use of the subject property be in compliance with the provisions of the Municipality's various bylaws, except as explicitly varied or supplemented by the terms of this permit, subsequent permits, amendment(s) and/or development variance permits;

d) The Development Permit is only valid for the development that is described herein. If a change to development is considered, a new development permit or an amendment to this permit is required before starting any work.

2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, a security deposit is required in the amount of $0 (125% of the Performance Bond Estimate).

a) Cash in the amount of $
b) A Certified Cheque in the amount of $
c) An irrevocable Letter of Credit in the amount of $

Upon completion of the works, the Permit Holder must provide a statement certified by a qualified professional(s) indicating that the works were completed in compliance with the conditions specified in the Development Permit. Upon acceptance of the works by municipal staff, 85% of the security shall be returned. The Municipality shall retain the remaining 15% for a period of 24 months from the date of acceptance of the works, during which time the Municipality may use the remaining security to replace the required works, if necessary. Upon the expiration of the 24 months warranty period, the Permit Holder must provide a statement certified by a qualified professional(s) indicating that the works have met the requirements of the survival monitoring and reporting along with the conditions specified in the Development Permit. The remaining security funds shall be refunded at the expiration of the 24 months warranty period, subject to a final inspection by Municipal staff to confirm the survival of the required works.

The PERMIT HOLDER is the current land owner. The Security shall be returned to the PERMIT HOLDER.

3. DEVELOPMENT

The development described herein shall be undertaken strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached to shall form a part hereof.

The development shall commence within **TWO** YEARS of the date that this permit is issued.

If the Permit Holder does not substantially commence the development permitted by this Permit within **TWO** years of the date of issuance of this permit, this permit shall lapse.

The terms of the permit or any amendment to it are binding on all persons who acquire an interest in the land affected by the permit.

THIS IS NOT A BUILDING PERMIT OR A CERTIFICATE TO COMMENCE CONSTRUCTION

4. APPROVALS

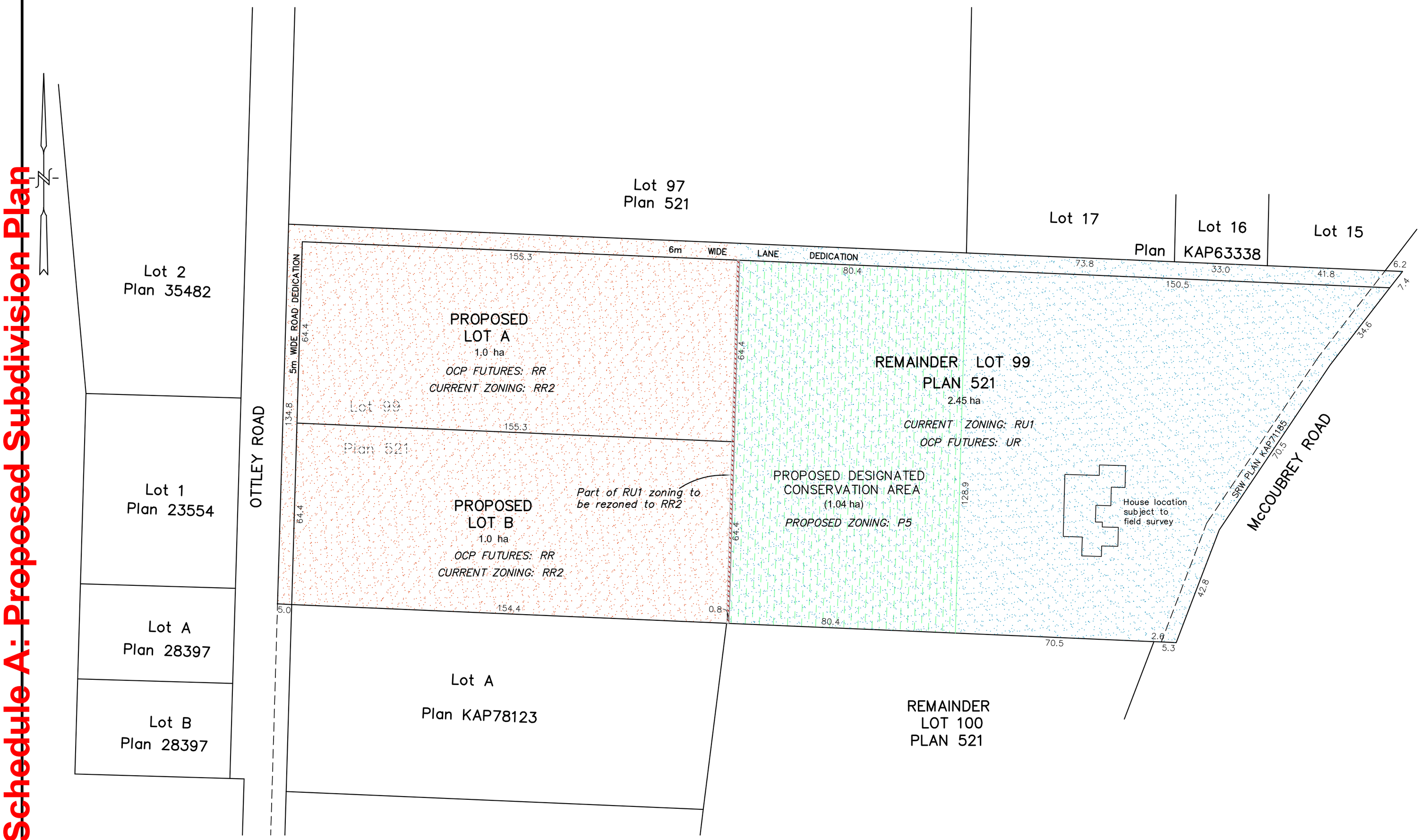
Authorization passed by Council on the_____ day of January 2022.

Issued by the Corporate Officer of the District of Lake Country this ___ day of _____, 2022.

_____

Corporate Officer, Reyna Seabrook

Schedule A: Proposed Subdivision Plan



SCALE 1:1000

20 0 20 40 60

The intended plot size of this plan is 560mm in width by 432mm in height (ANSI C) when plotted at a scale of 1:1000

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

Jason R. Shortt accepts no responsibility for and hereby disclaim all obligations and liabilities for damages including, but not limited to, direct, indirect, special, and consequential damages arising out of or in connection with and direct or indirect use or reliance upon the Plan beyond its intended use.

© Jason R. Shortt, BCLS, 2021. All rights reserved. No person may copy, reproduce, republish, transmit or alter this document, in whole or part, without the express written consent of Jason R. Shortt.

This plan was prepared for design purposes and is for the exclusive use of PROTECH CONSULTING – Naden.

Distances are shown in metres and decimals thereof.

Parcel dimensions are derived from Plans KAP71185, KAP78123/ field survey.

SITE PLAN SHOWING PROPOSED SUBDIVISION OF PART OF LOT 99, SEC 3, 4, 9, TP 20, ODYD, PLAN 581 (REZONING)

Client: PROTECH CONSULTING – Naden
PID: 004–861–736
Civic address: 5812 McCOUBREY ROAD, LAKE COUNTRY

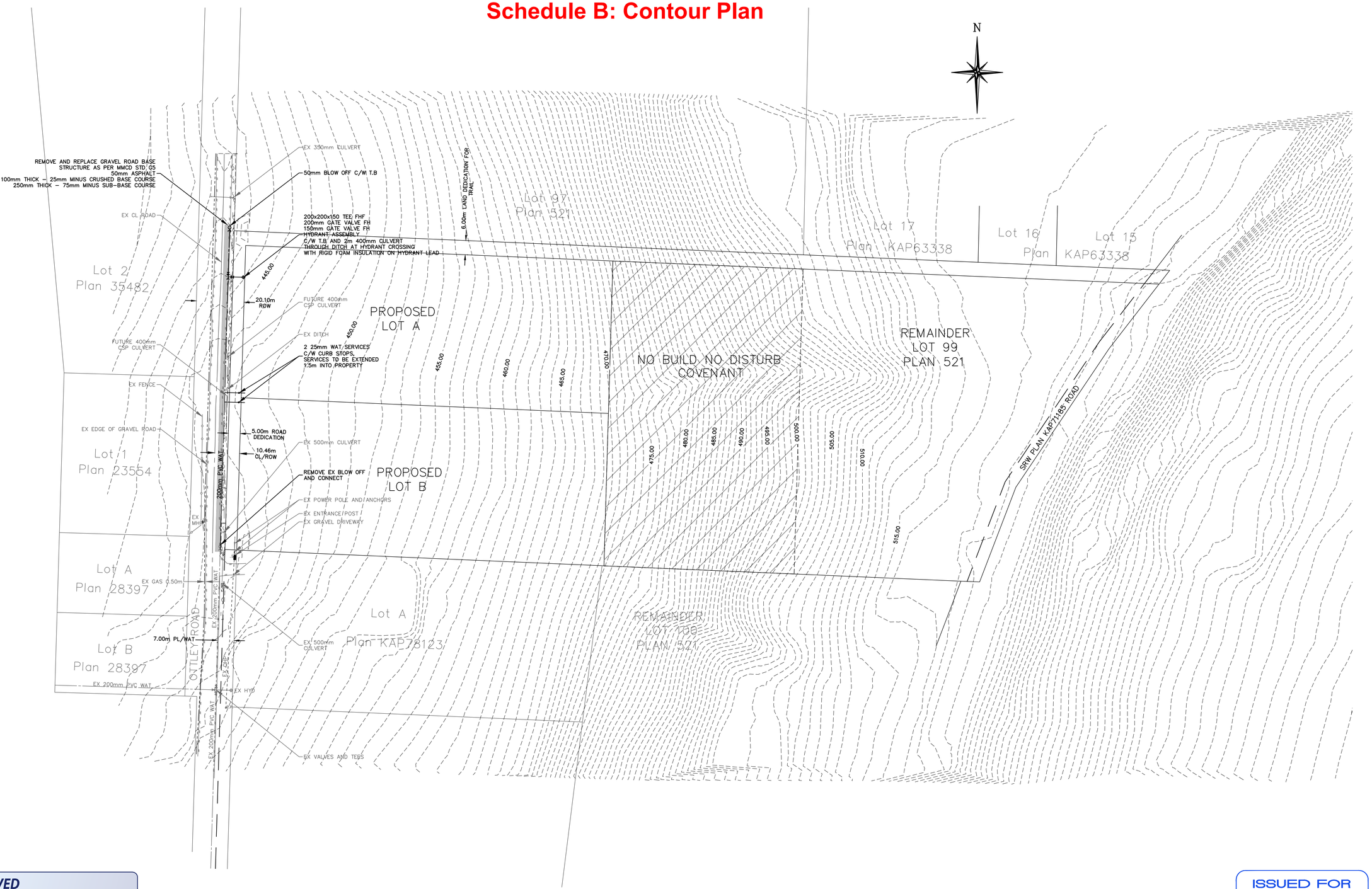
APRIL 30, 2021
MARCH 30, 2021
MARCH 29, 2021

russell shortt
land SURVEYORS
2801–32nd Street, Vernon, B.C. V1T 5L8
Phone: (250)545–0511 Email: jasons@jrshortt.ca

FILE: 29756

FB: 1322 PG 96

Schedule B: Contour Plan



RECEIVED
By Tamera Cameron at 2:25 pm, Jan 04, 2022

ISSUED FOR APPROVAL

LEGEND

WATER
SAN. SEWER
STORM SEWER
GAS
U/G UTILITY (ALIGNMENT)
EX. MANHOLE MH #
PROP. MANHOLE MH #
POWER POLE P.P.
LAMP STANDARD L.S.
CATCH BASIN C.B.
HYDRANT HYD
SURVEY MONUMENT
WATER CURB STOP
SANITARY INSPECTION CHAMBER
TRANSFORMER – POWER
SERVICE BOX

PROTECH CONSULTING 2012
300 – 3275 Lakeshore Ave Kelowna B.C. Phone 860–1771 FAX 860–1994

NO.	DATE	BY	REVISION	CH'KD
3	2021.12.24	JMH	ISSUED FOR APPROVAL	
2	2021.09.13	TWJM	ISSUED FOR APPROVAL	KCL
1	2021.06.16	TWJM	ISSUED FOR APPROVAL	KCL

DRAWN	TWJM
DESIGN	TWJM
APPROVED	DTP
DATE	2021.04.09
SCALE	
HORIZ.	1:750
VERT.	N/A

DISTRICT OF LAKE COUNTRY
ENGINEERING DEPARTMENT

ROBERT NADEN
5812 MCCOUBREY ROAD SUBDIVISION
COMPOSITE UTILITY

DIVISION

DRAWING NO. 21018–101
REV. NO. 3

FILE LOCATION: J:\Projects\21018\21018 – Robert Naden\1 – CAD FILES\3 – Production Sheet Drawings\2 – Detailed Design\2 – Plan View Drawings\21018-101 B CONTOURS.dwg
PLOTTED BY: Tyler Mohr, Jan 04, 2022 - 10:16 am

Attachment B: Development Permit Area Checklists

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DISTRICT OF LAKE COUNTRY

DEVELOPMENT PERMIT AREA GUIDELINES CHECKLISTS

DEVELOPMENT PERMIT AREA (IN ALPHABETICAL ORDER):

Applicants are encouraged to insert relevant comments in each section to describe the proposed development.

GREENHOUSE GAS REDUCTION AND RESOURCE CONSERVATION

Consideration has been given to the following issues as identified in Section 21.13 of the Official Community Plan relating to the Greenhouse Gas Reduction and Resource Conservation Development Permit Areas:

Has site density been maximized for subdivisions?	Yes	**X**	No	☐	N/A	☐
Has the building footprint been minimized in order to allow for maximum green space?	Yes	**X**	No	☐	N/A	☐
Have lots been oriented to maximize solar orientation of building envelopes? Have buildings been oriented to maximize solar gain?	Yes	☐	No	☐	N/A	**X**
Is the subdivision laid out to minimize the length and amount of infrastructure (such as sewer & water lines and roads)?	Yes	**X**	No	☐	N/A	☐
Does the layout allow for alternative transportation options and transit?	Yes	☐	No	☐	N/A	**X**
Is the subdivision laid out to maximize site connectivity to nearby amenities and services?	Yes	**X**	No	☐	N/A	☐
Do the materials and colors used in building construction minimize heat absorption? Is the roof not a dark color?	Yes	☐	No	☐	N/A	**X**
Are large windows sheltered by overhangs which maximize solar input during winter months?	Yes	☐	No	☐	N/A	**X**
Do proposed buildings incorporate green roofs, living walls or other measures to reduce heat gains caused by hard surfaces?	Yes	☐	No	☐	N/A	**X**
Are alternative energy sources being proposed in large scale structures?	Yes	☐	No	☐	N/A	**X**
Do buildings have a south oriented roof to allow for future use of solar panels?	Yes	☐	No	☐	N/A	**X**
Are there opportunities for natural ventilation and airflow incorporated into the building?	Yes	☐	No	☐	N/A	**X**
Do building materials encourage thermal massing and seasonal thermal energy storage?	Yes	☐	No	☐	N/A	**X**
Are building envelopes well sealed and energy efficient?	Yes	☐	No	☐	N/A	**X**
Is vegetation low maintenance and require minimal irrigation?	Yes	☐	No	☐	N/A	**X**
Is the enhanced landscaping located along the south and west facing parcel boundaries to create shade?	Yes	☐	No	☐	N/A	**X**
Is rainwater recycling included in landscape designs?	Yes	☐	No	☐	N/A	**X**
Have porous material been maximized throughout the landscaping?	Yes	☐	No	☐	N/A	**X**
Do water features use recirculation systems as opposed to once through systems?	Yes	☐	No	☐	N/A	**X**
Are opportunities for local food production and public food gardens incorporated into larger developments and subdivisions?	Yes	☐	No	☐	N/A	**X**

HILLSIDE

Consideration has been given to the following issues as identified in Section 21.10 of the Official Community Plan relating to Hillside Development Permit Areas:

Views and Ridgeline Guidelines						
Does the proposal avoid developing on or alteration of ridgelines?	Yes	**X**	No	☐	N/A	☐
Are the structures setback a minimum of 10m from ridgelines?	Yes	**X**	No	☐	N/A	☐
Is the structure designed so as not to impede the views from upland properties?	Yes	**X**	No	☐	N/A	☐
Are lots staggered in order to create offset building envelopes to protect views?	Yes	☐	No	☐	N/A	**X**
Does the natural character of the hillside remain, i.e. is the residences and structures not the dominant feature?	Yes	**X**	No	☐	N/A	☐
Site Guidelines						
Has the natural topography been incorporated into the project to minimize site disturbance and blasting?	Yes	☐	No	☐	N/A	**X**
Do the proposed contours and gradients resemble natural occurring terrain?	Yes	☐	No	☐	N/A	**X**
Does the proposal avoid major cut and fills intended to create a buildable lot or flat yards?	Yes	☐	No	☐	N/A	**X**
Do the driveway grades follow the natural terrain?	Yes	**X**	No	☐	N/A	☐
Are manufactured slopes placed behind buildings and are natural slopes mimicked?	Yes	☐	No	☐	N/A	**X**
Have rock cuts been used instead of retaining walls where necessary (i.e. for roads)? Has consideration been given for visual impact of the exposed rock faces?	Yes	☐	No	☐	N/A	**X**
Is lot grading provided on a consistent, comprehensive basis throughout the whole of the development?	Yes	☐	No	☐	N/A	**X**
Have the manufactured slopes been re-vegetated to reflect natural conditions?	Yes	☐	No	☐	N/A	**X**
Site Guidelines - Retaining Walls						
Are retaining walls minimized in order to decrease site disturbance?	Yes	☐	No	☐	N/A	**X**
Are the retaining walls designed to fit with the landscape and reduce the visual impact of the wall?	Yes	☐	No	☐	N/A	**X**
• Do the materials evoke a sense of permanence and reflect natural qualities in appearance through the use of context-sensitive materials (i.e. stone, masonry, brick, etc.), colours and textures?	Yes	☐	No	☐	N/A	**X**
• Have large concrete lock blocks been masked or screened (i.e. through use of landscaping)?	Yes	☐	No	☐	N/A	**X**
• Are they curvilinear and follow the natural contours of the land?	Yes	☐	No	☐	N/A	**X**
• Have they been terraced to break up apparent mass and to provide planting space for landscaping features?	Yes	☐	No	☐	N/A	**X**
• Have systems of smaller terraced walls been used instead of a single large wall?	Yes	☐	No	☐	N/A	**X**
• Has landscaping been provided to screen or supplement all retaining features?	Yes	☐	No	☐	N/A	**X**

Are retaining wall 1.5 metres or less in height or are retaining walls terraced?	Yes	☐	No	☐	N/A	**X**
Site Guidelines - Lot Configuration and Clustering						
Are subdivisions being clustered on a portion of the site in order to protect open space in steeper areas and the natural environment?	Yes	**X**	No	☐	N/A	☐
Are higher-density developments (e.g. small lot single detached residential, townhouses) being proposed in areas with less steep slopes that are most easily developable?	Yes	☐	No	☐	N/A	**X**
Is the majority of the development in areas with natural slopes of less than 30%? and preserve open space in areas with natural slopes of 30% or more.	Yes	**X**	No	☐	N/A	☐
Has the open space in areas with natural slopes of 30% or more been preserved?	Yes	**X**	No	☐	N/A	☐
Site Guidelines - Roads						
Have roads been aligned to follow natural site contours, conforming to topographic conditions rather than cutting across contours and reducing the impact on hillsides?	Yes	☐	No	☐	N/A	**X**
Has road connectivity been utilized in the road network over long cul-de-sacs and "dead-end" situations where topographic conditions permit? • Allow cul-de-sac length to be increased where connectivity in the road network is not possible due to topographic conditions, provided appropriate emergency access is constructed.	Yes	☐	No	☐	N/A	**X**
Have alternative approaches to turnarounds (e.g. hammerhead configurations) been utilized?	Yes	☐	No	☐	N/A	**X**
Have split roads and/or one-way roads been utilized to preserve significant natural features, to reduce the amount of slope disturbance or to improve accessibility to individual parcels?	Yes	☐	No	☐	N/A	**X**
Have reduced pavement widths and right-of-way widths been utilized where service levels (such as snow plowing) can be maintained, emergency vehicle access can be maintained, the reduced widths provide demonstrably less slope disturbance and the reduced widths contribute to the overall neighbourhood character?	Yes	☐	No	☐	N/A	**X**
Has reduced roadway cross sections in width been considered if parking is to be located on private lots or if special pull-out parking areas are established in strategic positions?	Yes	☐	No	☐	N/A	**X**
Have meandering sidewalks adjacent to the road been provided as a means of eliminating long, sustained grades, preserving natural features, or reducing grading requirements within the right-of-way? Varied offsets between the road and sidewalk will be considered for these purposes.	Yes	☐	No	☐	N/A	**X**
Landscaping Guidelines - Preserving Vegetation						
Has existing vegetation been retained?	Yes	☐	No	☐	N/A	**X**
Have building envelopes been sited outside areas of established vegetation?	Yes	**X**	No	☐	N/A	☐
Landscaping Guidelines - Restoration of Vegetation						
Have native plant materials been used to the greatest extent possible?	Yes	☐	No	☐	N/A	**X**
Have dry slopes been replanted with drought and fire-resistant species?	Yes	☐	No	☐	N/A	**X**

Have trees, shrubs and grasses been planted in masses and patterns characteristic of a natural setting and with the intent of encouraging biodiversity?	Yes	☐	No	☐	N/A	**X**
Does the landscaping pay particular attention to areas adjacent to street frontages and areas adjacent to retaining features?	Yes	☐	No	☐	N/A	**X**
Have trees and vegetation been replaced in a manner that replicates the characteristics and performance of the natural setting, including the provision of a sufficient density of trees, sufficient ground cover and intensity of vegetation?	Yes	☐	No	☐	N/A	**X**
Have trees been planted in organic clusters rather than in lines or formal arrangements?	Yes	☐	No	☐	N/A	**X**
Do manufactured slopes blend in with existing slope conditions?	Yes	☐	No	☐	N/A	**X**
Have water-conserving principles and practices in the choice of plant material (xeriscaping) and in the irrigation design and watering been followed? (i.e. temporary drip irrigation systems, hand watering, and/or automatic shut-off valves).	Yes	☐	No	☐	N/A	**X**
Has landscaping been used to minimize the impact to viewscapes by screening building, landscape cuts and retaining walls?	Yes	☐	No	☐	N/A	**X**
Building and Structure Guidelines						
Are buildings located to minimize site grading?	Yes	☐	No	☐	N/A	**X**
Has the building foundation been stepped back to reduce site grading and retaining requirements? (i.e. buildings should be set into the hillside and integrated with the natural slope conditions).	Yes	☐	No	☐	N/A	**X**
Have stories been stepped back above second levels to avoid single vertical planes?	Yes	☐	No	☐	N/A	**X**
Have varying rooflines been provided?	Yes	☐	No	☐	N/A	**X**
Have buildings been articulated to reduce mass and vary rooflines?	Yes	☐	No	☐	N/A	**X**
Have unbroken expanses of wall been avoided?	Yes	☐	No	☐	N/A	**X**
Have buildings been designed in smaller components that appear to fit with the natural topography of the site?	Yes	☐	No	☐	N/A	**X**
Have roof pitches been designed to reflect the slope of the natural terrain? (i.e. angling roof pitches at slopes that are similar to those of the natural terrain).	Yes	☐	No	☐	N/A	**X**
Have natural color tones for housing, fences, retaining walls and outbuildings been used to help the development blend in to the setting?	Yes	☐	No	☐	N/A	**X**
Have natural building and retaining wall materials been used wherever possible?	Yes	☐	No	☐	N/A	**X**
Have buildings been articulated to reduce mass and vary rooflines?	Yes	☐	No	☐	N/A	**X**
Have retaining walls within the front yard been discouraged?	Yes	☐	No	☐	N/A	**X**
Building and Structure Guidelines- Siting and Orientation						
Have buildings been oriented so they run parallel with the natural site contours to reduce the need for site grading works and to avoid high wall façades on the downhill elevation.	Yes	☐	No	☐	N/A	**X**
Have buildings been sited to minimize interference with the views from nearby (uphill) buildings.	Yes	☐	No	☐	N/A	**X**
Building and Structure Guidelines- Setbacks						
Have building setbacks been adjusted to allow greater flexibility locating a building and reduce the visual massing effect?	Yes	☐	No	☐	N/A	**X**

Do the setbacks enable off-street parking and utilize the road right-of-way behind the curb or sidewalk to accommodate parking?	Yes	☐	No	☐	N/A	**X**
Have side-facing or setback garages been utilized as a means to reduce excessive cut/fill, help to avoid hazardous slopes or sensitive areas and enhance the neighbourhood?	Yes	☐	No	☐	N/A	**X**