

---

---

**SCHEDULE H**

**VLA/MONTROSE AREA REDEVELOPMENT PLAN  
OVERLAY**

---

---



## **Section 1 Purpose**

- 1.1 To implement the VLA/Montrose Area Redevelopment Plan.

## **Section 2 Application**

- 2.1 The overlay regulations contained in Schedule H apply to the development or redevelopment of all lands and buildings which are located in the VLA/Montrose Area Redevelopment Plan Overlay area. The boundaries for the Overlay area are as illustrated on Schedule A - Land Use Districts Map.
- 2.2 Where the provisions of the overlay district conflict with other regulations of this Bylaw the more restrictive provisions shall take precedence.

## **Section 3 General**

- 3.1 In addition to the regulations contained in this Bylaw, all development in the VLA/Montrose Area Redevelopment Plan area are required to comply with the policies for development specified in the VLA/Montrose Area Redevelopment Plan.
- 3.2 All developments in the VLA/Montrose Area Redevelopment Plan area are required to conform to the architectural standards and guidelines in the VLA/Montrose Area Redevelopment Plan. The architectural standards and guidelines are also included in this Schedule as Section 4.

## **Section 4 VLA/Montrose Architectural Standards and Guidelines**

- 4.1 The following architectural standards shall apply to new developments within the VLA/Montrose Area Redevelopment Plan Overlay area:
  - 4.1.1 Healthy trees in front yards shall be retained where possible. Where removal of a tree is justifiable it shall be replaced with a new tree.
  - 4.1.2 The minimum size for all new trees shall be 63.5 mm caliper for deciduous trees and 1.8 m high for coniferous trees.
  - 4.1.3 Exterior lighting shall be directed downward to minimize the light pollution and prevent light spillage onto neighbouring properties.
  - 4.1.4 New development shall face the street.
  - 4.1.5 The front door, not a garage door, shall dominate the front façade. The use of quality materials and an eye-catching focal point are preferable over recessed and shadowed entrances.

- 4.1.6 Any development that proposes to alter existing grades is required to submit a grading plan to the City for review and approval before development is authorized.
- 4.1.7 Front garages shall not occupy more than 50% of the width of the building.
- 4.1.8 Blank walls without openings (i.e. windows and doors) at street or upper levels shall not be permitted to face a public road.
- 4.1.9 The neighbourhood association shall be circulated on all development permit applications.
- 4.1.10 With the exception of apartments and mixed-use buildings, all new buildings shall resemble the built-form and proportion of a single detached dwelling through the introduction of the following design elements:
- Peaked roofs with varying roof planes;
  - Multiple window openings;
  - Primary and accent materials that resemble materials present in the neighbourhood (e.g. stucco, brick, siding);
  - Recessions and projects to reduce the mass of the structure;
  - Other elements at the discretion of the development authority.
- 4.2 Incorporation of the following architectural guidelines into new developments is encouraged:
- 4.2.1 Measures to support sustainability and improve environmental amenity, such as creating green roofs that are functional and have aesthetic value.
- 4.2.2 Incorporation of local history through design elements.
- 4.2.3 Preservation of 1.5 storey “Victory Housing”.
- 4.2.4 Create design excellence using visual cues from the neighbourhood, such as:
- Quality materials on front façades;
  - Articulated façades through the use of projections, recesses, front porches, stoops and balconies;
  - Articulated rooflines through the use of dormers, multiple gables, etc.;
  - Providing an attractive ratio of wall area to window area.
- 4.3 In addition to the architectural standards for new development, the following architectural standards shall apply to new development within the Small-Lot Residential area as identified in Figure 5 of the VLA/Montrose Area Redevelopment Plan:
- 4.3.1 Vinyl siding is not allowed on the front building elevation, or on the sides of the building within 1.0 m of the front building face.

- 4.3.2 In addition to the predominant building cladding material on the front building elevation, every house shall have at least one accent material on the front building elevation. Glass shall not be considered a building cladding or accent material.
- 4.3.3 The front building elevation shall be articulated with recesses, projections and/or bay windows.
- 4.3.4 All foundation wall concrete shall be parged or stuccoed with a textured finish.
- 4.3.5 Foundations shall not project more than 0.5 m above grade.
- 4.3.6 A minimum of one tree is required in the front yard. The minimum tree size shall be 63.5 mm caliper for deciduous trees and 1.8 m tall for coniferous trees.
- 4.3.7 Houses shall not be identical or the mirror image of any other house within the small-lot residential area.
- 4.3.8 Parking areas are not permitted in the front yard.
- 4.4 In addition to the architectural standards for new development and the architectural standards for the new Small-Lot Residential District, small-lot residential developments are required to incorporate at least two of the following elements into the design. Multiple use of a single element shall only count as one element:
  - 4.4.1 Accent exterior cladding material(s) on the side and back elevations.
  - 4.4.2 Windows with muntin bars.
  - 4.4.3 Doors incorporating transoms or sidelights.
  - 4.4.4 Front porches or verandas.
  - 4.4.5 Breaks in the roof line and roof form into smaller components using dormers, articulation, etc.
- 4.5 In addition to the architectural standards for new development, the following architectural standards shall apply to new developments in the Established Residential area as identified in Figure 5 of the VLA/Montrose Area Redevelopment Plan:
  - 4.5.1 Offset the windows on side elevations from the side windows on neighbouring dwellings.
  - 4.5.2 Screening and other mitigating measures (fencing, landscaping, etc.) shall be used in outdoor amenity areas (decks, patios, gazebos, etc.) to facilitate privacy.

- 4.6 In addition to the architectural standards for new development, the following architectural standards shall apply to new Multi-Unit Residential areas as identified in Figure 5 of the VLA/Montrose Area Redevelopment Plan:
- 4.6.1 Architectural features such as balconies, bays and other buildings elements to visually reduce the mass of the building.
  - 4.6.2 Buildings shall incorporate intermittent variation in plan and elevation to encourage shadow lines on the building and to assist in breaking down the apparent mass and scale of the building into well proportioned volumes.
  - 4.6.3 A minimum of two major exterior cladding materials, excluding fenestrations (openings), are required for any elevation of a principle façade facing a public street.
  - 4.6.4 In the case of stone, masonry or ceramic tile exterior cladding, the use of two discernable colours, two discernable textures, or a combination thereof of the same material are acceptable as meeting this requirement.
  - 4.6.5 Varying roof planes are required.
  - 4.6.6 Provide architectural details between the top of the highest windows and the peak of the roof.
  - 4.6.7 Orient buildings so that their amenity spaces do not require sound attenuation walls.
  - 4.6.8 All mechanical equipment shall be screened from view from the street.
  - 4.6.9 Vinyl siding shall be limited to a maximum of 50 percent of the area of the exterior cladding material on the front and rear façades as well as side façades facing a street; side façades which face another property shall be allowed to use vinyl siding without limitation.
  - 4.6.10 Provide amenity space in the form of balconies and patios to all units.
  - 4.6.11 Developments shall provide a minimum window (incl. doors) to wall ratio of:
    - 1:5 for the front/primary façade;
    - 1:6 for non-primary façades if there is no door present in the façade;
    - 1:5 for non-primary façades if a door is present in the façade.
    - Side façades which face another private property are exempt from the window to wall provisions.

**(Bylaw C-1260-43 - September 21, 2015)**

VLA/Montrose Area Redevelopment Plan Overlay Area

