

Uplands Design Guidelines Review Form

This form must be completed and submitted to the District by anyone proposing a new building or an addition or alteration to an existing building in the Uplands. This form is based on the Uplands Design Guidelines, which can be viewed in its entirety at oakbay.ca/uplandsdesignguidelines.

PROPERTY INFORMATION:

Civic Address:

Legal Description (Lot, Block, Section, Land District, Plan):

GOALS FOR THE UPLANDS

New or renovated housing must be consistent with the original goals for the Uplands:

- 1** *To Maintain and Reinforce a Residential Park Atmosphere.*
- 2** *To Ensure the Sensitivity of New Development to Existing Dwellings and Landscape Features.*
- 3** *To Promote Design Excellence.*

UPLANDS OFFICIAL COMMUNITY PLAN POLICIES

The following policies (OCP s.H22) describe how the Goals for the Uplands can be achieved, and should be used to clarify and provide support to the Uplands Design Guidelines:

- Respect and abide by the combination of sensitive siting, design and use of materials that creates a sense of harmony and neighbourliness in Uplands. This includes individual design solutions; significant landscaped areas between home, neighbour and street; and outdoor spaces with their own design and character.
- Use high quality materials that have a sense of timelessness, substantial structural qualities, and authentic appearance, qualities of workmanship or craft, and qualities of appropriateness or compatibility.
- Provide adequate vehicular circulation and parking areas on site screened from the street with landscape, walls and other enclosures, using narrow landscaped driveways, with parking structures sensitively sited, visually unobtrusive and complementary with the architecture of the house.
- Site new development as much as possible within existing development footprint, with front yard setbacks consistent with other houses on the street, retaining as many mature trees and existing vegetation as possible, respecting adjacent private outdoor use areas, with massing comparable in scale and massing with other buildings on the street partially screened from direct view from the street.
- Design the landscape to reflect the character of the neighbourhood including Garry Oaks and other large trees, enclosure of outdoor spaces with plants, screening, and layering of plants and features.
- Design the space leading to the main entrance of the house as a special landscaped space providing a transition from street to home.

UPLANDS DESIGN GUIDELINES REVIEW

Instructions: Applicants must fill out the right-hand column to explain how their proposed development meets the Uplands Design Guidelines. Any italicized text below is from OCP policies that add clarity to the Uplands Design Guidelines.

Design Guidelines	How Does the Proposed Development Address the Guideline? (Applicant to complete)
<p>Maintenance of the Residential Park Setting John Charles Olmsted, when designing the Uplands, intended to achieve a residential park atmosphere. This concept shall be maintained.</p>	
<p>Impact on Views The impact on the view corridors of neighbouring properties and public areas should be kept to a minimum.</p>	
<p>Setbacks Setbacks shall promote and reinforce the residential park atmosphere. <i>Front yard setbacks should be consistent with other houses on the street, retaining trees and respecting adjacent private outdoor areas.</i></p>	
<p>Relationship in Character and Massing to the Image of the Area <i>Buildings should utilize sensitive siting, design and use of materials that creates a sense of harmony and neighbourliness in the Uplands.</i></p>	
<p>Impact on Scale and Rhythm of Development Scale and rhythm are established by various design elements which include: building height, building form, roof shape, massing, landscaping, and garages and out-buildings.</p>	
<p>Relationship to Adjacent Buildings <i>Site new development as much as possible within the existing development footprint, with massing comparable in scale and massing with other buildings on the street.</i></p>	

Design Guidelines	How Does the Proposed Development Address the Guideline? (Applicant to complete)
<p>Effect of Shadows on Neighbouring Properties <i>Buildings should be sited to limit impacts from shadowing on neighbouring properties.</i></p>	
<p>Overlook and Privacy Issues <i>Buildings and landscaping should be designed to reduce opportunities for overlook and preserve privacy, with significant landscaped areas between home, neighbour, and street.</i></p>	
<p>Transition Between Private and Public Space <i>Design the space leading to the main entrance of the house as a special landscaped space, partially screening homes from direct view from the street.</i></p>	
<p>Accessory Buildings Accessory buildings shall be assessed by applying the same criteria used for the principal buildings. <i>Detached buildings should promote and reinforce the Goals for the Uplands.</i></p>	
<p>General Massing, Proportion, and Overall Articulation of Building in Relation to Established Housing <i>Massing, proportion, and articulation should be comparable with other buildings on the street.</i></p>	
<p>Roofscape Design of roofs including pitch, form, gables, and dormers. <i>Provide variations in roof pitch and form as well as incorporate secondary roof elements such as gables and dormers to create visual interest.</i></p>	
<p>Facade Articulation and Building Entry Exterior materials, finishes, glazing, and ornamentation should appear as integral parts of a building and should be sympathetic to the overall design concept.</p>	

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<p>Garages and Outbuildings <i>Garages and outbuildings should be of complementary design to the residence and utilize similar quality material and finishes.</i></p>	
<p>Fencing and Screening <i>Fencing and walls should be used in a manner that promotes the open park-like concept of the Uplands. Enclose outdoor spaces with plants, screening, and layering of plants and features.</i></p>	
<p>Native Plants and Vegetation <i>Native Garry oak and coastal Douglas fir ecosystem plants and vegetation should be maintained and incorporated into new landscaping.</i></p>	
<p>Preservation of Significant and Healthy Trees and Plant Material <i>Design the landscape to reflect the character of the neighbourhood including Garry Oaks and other large trees. Existing mature healthy trees and vegetation should be retained.</i></p>	
<p>Play and Recreation Areas <i>Areas for play and recreation, including pools, sport courts, and pitches, should be screened from view from the street with landscaping.</i></p>	
<p>Hard Landscaping <i>Hard landscaping should utilize high-quality materials and be integrated with soft landscaping to reflect the character of the neighbourhood.</i></p>	
<p>Parking and Driveways <i>Provide adequate vehicular circulation and parking areas on site screened from the street with landscape, walls and other enclosures, using narrow landscaped driveways.</i></p>	