

# APPENDIX C

## Residential Development Recommendations



# RESIDENTIAL DEVELOPMENT RECOMMENDATIONS

The specific configuration and densities of dwelling units across the neighbourhood will largely be dictated by market conditions, builder preferences, and zoning requirements. The Zoning Bylaw will provide specific guidance for how lots and housing are developed. While respecting the authority of the bylaw and discretion of individual owners and builders, the Master Plan offers the following suggestions to future lot owners, lessees and builders in fulfilling its vision and intent.

## Residential Design

1. Help create an aesthetic, friendly, and walkable neighbourhood by:
  - Orienting the fronts of buildings to address (face) the street
  - Ensuring dwelling fronts have entrances and windows and minimizing the presence of blank walls, garage doors, and parking
  - Locating dwellings closer to the street
  - For multi-unit dwellings, having a strongly defined front/street-facing entry
  - For multi-unit dwellings, providing parking behind buildings where possible, or screening this use through attractive fencing or landscape design
2. Use high quality, durable building materials and finishes to the extent possible.
3. Maximize the use of highly energy efficient/green building and heating/cooling technologies.
4. Optimize solar exposures and passive heating by:
  - Thoughtful siting of building clusters on multi-unit parcels to maximize solar exposure for all
  - Using south and west-facing porches, patios, balconies, and (for multi-unit dwellings) shared amenity spaces
  - Minimizing shading impacts on neighbouring properties and public corridors and spaces
5. Create an interesting, diverse but unified neighbourhood character that reflects the area's heritage and ownership by:
  - Using colours suggestive of nature and/or natural elements (e.g., blue, red, green)
  - Using designs that evoke Yukon First Nation visual arts and heritage
  - Using natural and/or natural looking building materials (i.e., wood and stone)
  - Varying building form, massing, design, and/or finishes to reduce uniformity and/or repetition

## Outdoor Spaces and Landscaping

6. Minimize potential conflicts between adjacent developments by using vegetated buffers and adjusting building height or massing that is similar to nearby buildings.
7. Create a visually pleasing and complementary transition between the central block multi-unit residential development and the adjoining central park space, as well as built-in surveillance of the park, by:
  - Using natural cladding materials and/or colours that blend in with the natural/park environment
  - Providing some transparency or visual harmony between the private development and park with fencing materials (e.g., natural materials, lower heights, lattice-style) and/or layering of landscaping elements
  - Providing semi-private landscaped areas like patios and courtyards at grade adjacent to the park
  - Considering elevating units above grade so as to maximize privacy to occupants and passive surveillance of the open space
8. Create a visually pleasing and complementary transition from private developments bordering on the escarpment and the escarpment trail and greenspace by:
  - Using natural cladding materials and/or colours that blend in with natural surroundings
  - Retaining trees along parcel edges to the extent possible
  - Considering elevating units above grade so as to maximize privacy to occupants and passive surveillance of the public open space
9. Where applicable, consider siting the amenity spaces for multi-unit residential developments to maximize contiguous, usable space that integrates with and/or extends public greenspaces.

Refer to pages 3 and 4 for neighbourhood character examples.

## Transportation

1. Provide electric vehicle charging capability to multi-unit developments.
2. Exceed current Zoning Bylaw requirements by including Class 1 (e.g., secured indoor) bicycle parking spaces and on-site bicycle maintenance facilities in a designated, secured area.

Neighbourhood character examples – residential land use



Single detached and duplex housing



Street and solar oriented townhouses



Asymmetrical duplex blending in with single detached homes



Asymmetrical duplex with different sized dwellings



Triplex on cottage cluster parcel with shared parking



Triplex on cottage cluster zoned parcel



Turquoise and wood cladding on small single detached home



Ground-level units with distinct entry features



Corner lot duplex with second driveway on other street



Conventional cottage cluster homes oriented around a common space



Smaller-scale apartment dwelling with colourful and wooden cladding

# APPENDIX D

## Parks and Placemaking Concepts

# CENTRAL PARK SPACE - RANGE POINT

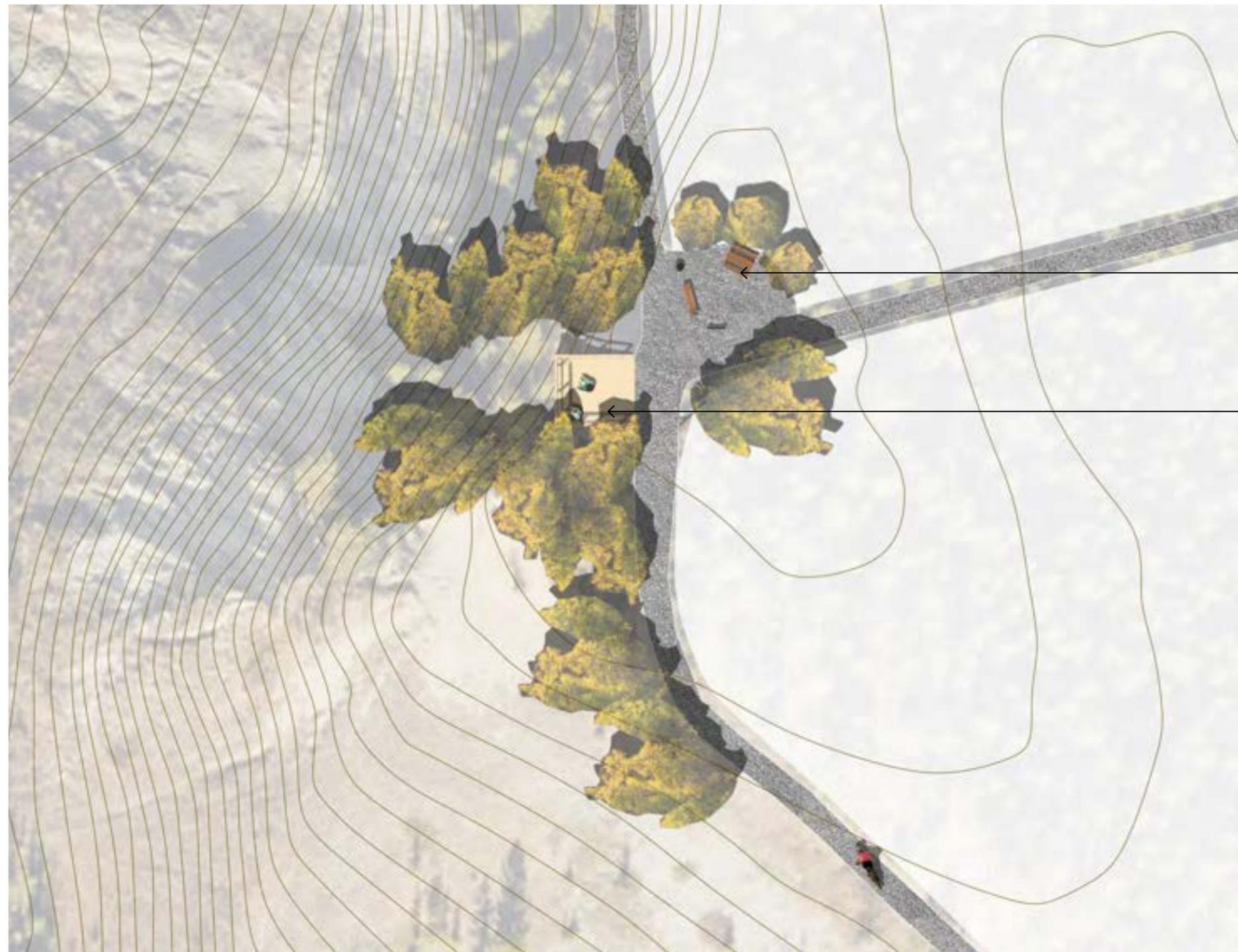


**P1** PHASE 1 - PRIORITY ELEMENTS

**P2** PHASE 2 - POTENTIAL FUTURE ELEMENTS



# POCKET PARK - RANGE POINT



P1 Seating, interpretive signage, picnic area

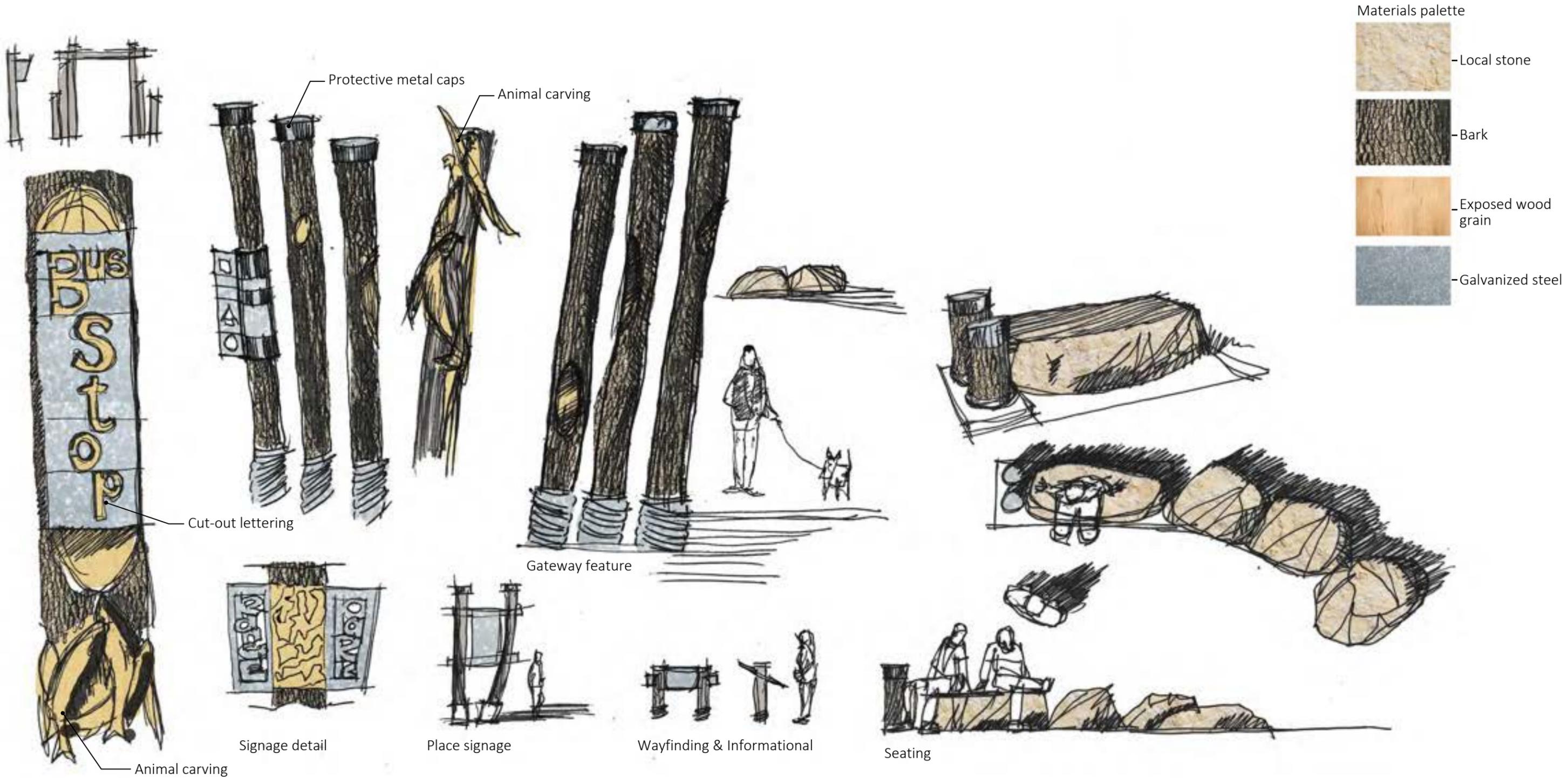
P2 Viewing deck

P1 PHASE 1 - PRIORITY ELEMENTS

P2 PHASE 2 - POTENTIAL FUTURE ELEMENTS



# PLACE MAKING - RANGE POINT



# PRECEDENT IMAGES



Natural surface trail



Viewing deck

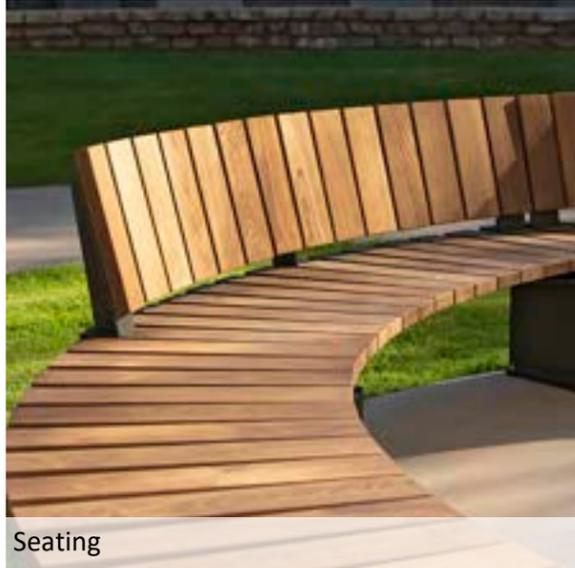


Community garden



Gathering space- fire circle

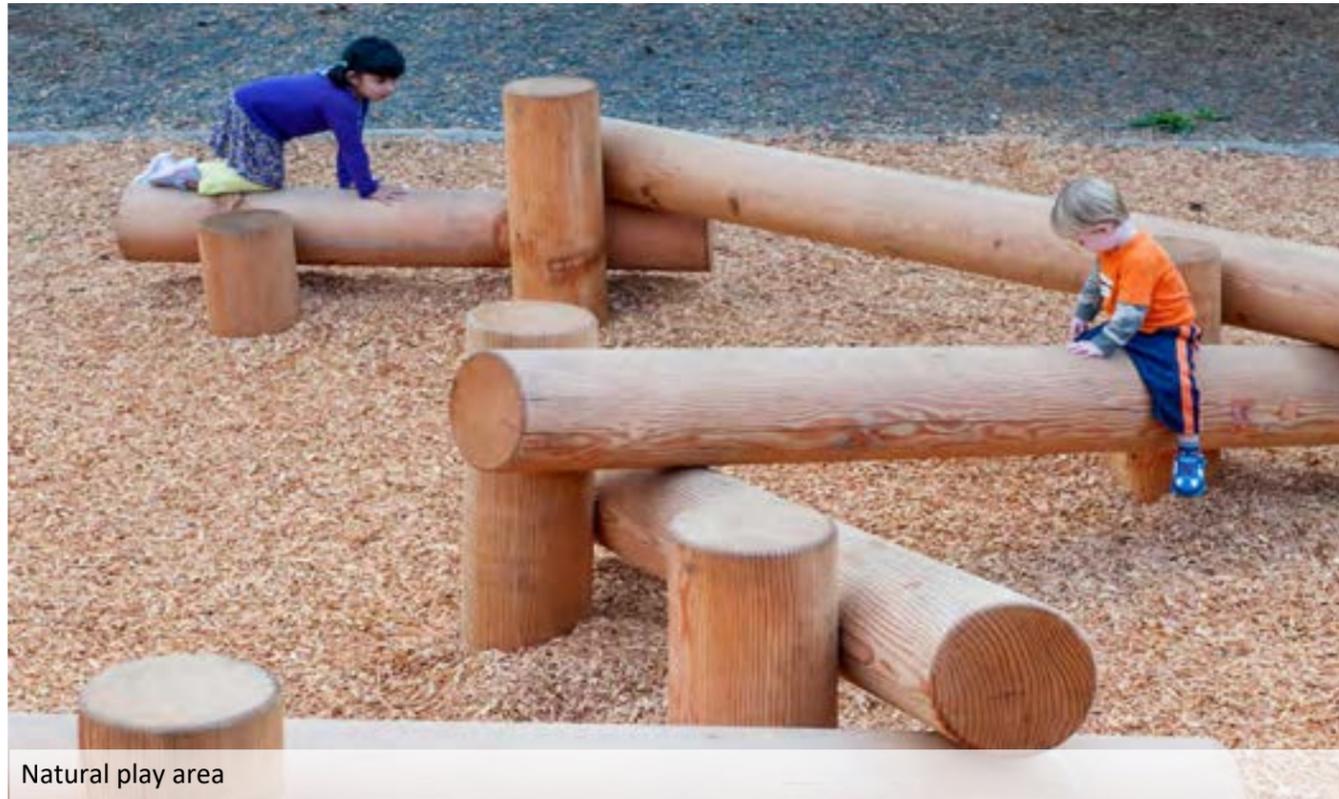
# PRECEDENT IMAGES



Seating



Native plants



Natural play area



Interpretive signage in Southern Tutchone