

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	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are the structures setback a minimum of 10m from ridgelines?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is the structure designed so as not to impede the views from upland properties?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are lots staggered in order to create offset building envelopes to protect views?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the natural character of the hillside remain, i.e. is the residences and structures not the dominant feature?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Site Guidelines						
Has the natural topography been incorporated into the project to minimize site disturbance and blasting?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do the proposed contours and gradients resemble natural occurring terrain?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the proposal avoid major cut and fills intended to create a buildable lot or flat yards?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do the driveway grades follow the natural terrain?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are manufactured slopes placed behind buildings and are natural slopes mimicked?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
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	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is lot grading provided on a consistent, comprehensive basis throughout the whole of the development?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have the manufactured slopes been re-vegetated to reflect natural conditions?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Site Guidelines - Retaining Walls						
Are retaining walls minimized in order to decrease site disturbance?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are the retaining walls designed to fit with the landscape and reduce the visual impact of the wall?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<ul style="list-style-type: none"> 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	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>

<ul style="list-style-type: none"> • Have large concrete lock blocks been masked or screened (i.e. through use of landscaping)? 	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<ul style="list-style-type: none"> • Are they curvilinear and follow the natural contours of the land? 	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<ul style="list-style-type: none"> • Have they been terraced to break up apparent mass and to provide planting space for landscaping features? 	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<ul style="list-style-type: none"> • Have systems of smaller terraced walls been used instead of a single large wall? 	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<ul style="list-style-type: none"> • Has landscaping been provided to screen or supplement all retaining features? 	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are retaining wall 1.5 metres or less in height or are retaining walls terraced?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
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	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
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	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
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	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has the open space in areas with natural slopes of 30% or more been preserved?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
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	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has road connectivity been utilized in the road network over long cul-de-sacs and “dead-end” situations where topographic conditions permit? <ul style="list-style-type: none"> • 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	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have alternative approaches to turnarounds (e.g. hammerhead configurations) been utilized?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
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	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
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	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>

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	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
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	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Landscaping Guidelines - Preserving Vegetation						
Has existing vegetation been retained?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have building envelopes been sited outside areas of established vegetation?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Landscaping Guidelines - Restoration of Vegetation						
Have native plant materials been used to the greatest extent possible?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have dry slopes been replanted with drought and fire-resistant species?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have trees, shrubs and grasses been planted in masses and patterns characteristic of a natural setting and with the intent of encouraging biodiversity?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the landscaping pay particular attention to areas adjacent to street frontages and areas adjacent to retaining features?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
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	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have trees been planted in organic clusters rather than in lines or formal arrangements?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do manufactured slopes blend in with existing slope conditions?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
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	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has landscaping been used to minimize the impact to viewscales by screening building, landscape cuts and retaining walls?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Building and Structure Guidelines						
Are buildings located to minimize site grading?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
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	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have stories been stepped back above second levels to avoid single vertical planes?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have varying rooflines been provided?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have buildings been articulated to reduce mass and vary rooflines?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>

Have unbroken expanses of wall been avoided?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have buildings been designed in smaller components that appear to fit with the natural topography of the site?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
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	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have natural color tones for housing, fences, retaining walls and outbuildings been used to help the development blend into the setting?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have natural building and retaining wall materials been used wherever possible?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have buildings been articulated to reduce mass and vary rooflines?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have retaining walls within the front yard been discouraged?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
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	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have buildings been sited to minimize interference with the views from nearby (uphill) buildings.	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Building and Structure Guidelines- Setbacks						
Have building setbacks been adjusted to allow greater flexibility locating a building and reduce the visual massing effect?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do the setbacks enable off-street parking and utilize the road right-of-way behind the curb or sidewalk to accommodate parking?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
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	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>