

# Design Guidelines for Compatible Development in Established Neighbourhoods: Low Density Residential

(Infill Guidelines)

Approved by Council (C442-2006)  
September 5, 2006

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# 1. INTRODUCTION

## 1.1 Purpose

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The purpose of these Design Guidelines is to ensure that in Established Neighbourhoods, outlined on Map #1:

1. new low density residential development, including single-family houses, duplexes, or semi-detached houses, is compatible with the neighbourhood character and the streetscape.
2. significant renovations of existing single-family houses, duplexes or semi-detached houses are compatible with the neighbourhood context and streetscape.
3. the character of the neighbourhood is maintained with new development or renovations.

The requirements in the land use district (R1 or R2) will be applicable to any low density residential development in an Established Neighbourhood unless specifically addressed in the Overlay District.

## 1.2 Application

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These Design Guidelines apply to all sites zoned R1 and R2 within the Established Neighbourhoods identified on Map #1 for which the following infill development is proposed:

1. new single-detached, semi-detached or duplex houses on a lot within an Established Neighbourhood;
2. renovations to an existing house within an Established Neighbourhood that results in an increase in height of 1.5 m or more and/or an increase in gross floor area of the house of 25% or more; or
3. proposed subdivision or consolidation of existing lots within the Established Neighbourhoods.

Existing dwellings in Established Neighbourhoods often do not meet the standards stipulated in the R1 and R2 land use districts. For instance, front setbacks in Established Neighbourhoods are typically much greater than the minimum required in Land Use Bylaw 9/2005. Additional requirements are needed to ensure new development is compatible and more sensitively integrated with the character of the existing neighbourhood.

The criteria for lot size and design, servicing, site layout, building mass and landscaping are required and outlined in the Established Neighbourhood Overlay in Schedule E of Land Use Bylaw 9/2005. Any proposed development must meet these criteria.

These are the minimum requirements for a new development to be compatible with the character of the Established Neighbourhood. Additional design guidelines are also provided in this document to help in the review of the proposed development. The intent is not to hinder design flexibility, but to encourage developers to consider the impact of various design principles to help the proposed project seamlessly fit into an existing neighbourhood.

## 1.3 Context

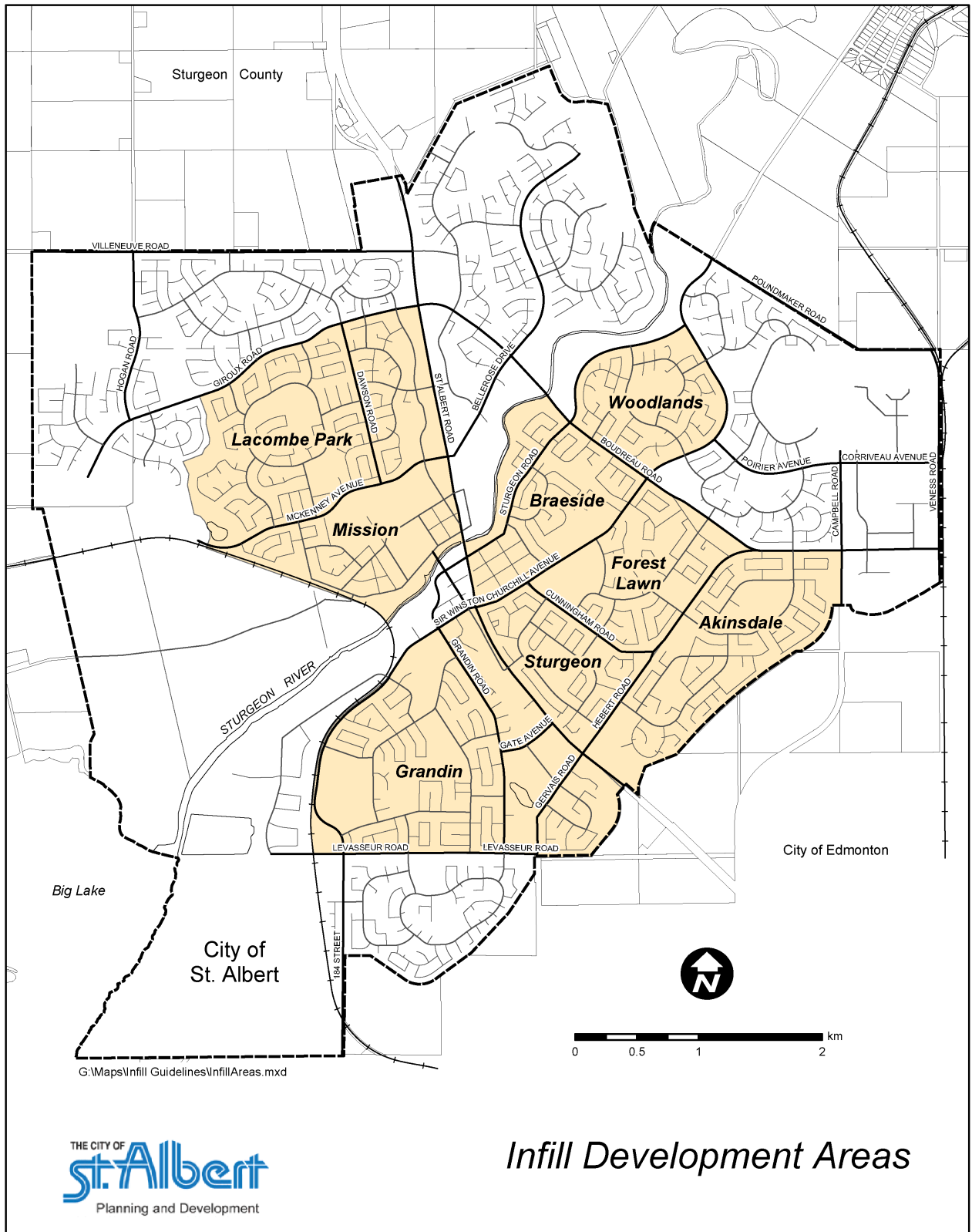
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The City of St. Albert's Municipal Development Plan (MDP) encourages low density residential redevelopment in Established Neighbourhoods as it can "*provide a greater housing choice*" (Section 3). These Design Criteria provide the "*appropriate development policies and standards*

*for residential . . . redevelopment”* (Section 4) and address the elements identified in the MDP to be considered with infill residential redevelopment:

1. compatibility in height, scale, and design of other buildings in the neighbourhood
2. continuity with nearby streetscape and lotting patterns
3. compatibility with surrounding land uses
4. appropriate landscaping, provision of parking/loading, and preservation of existing vegetation
5. preservation and integration of buildings considered to have historical and/or architectural significance
6. infrastructure capability
7. public consultation

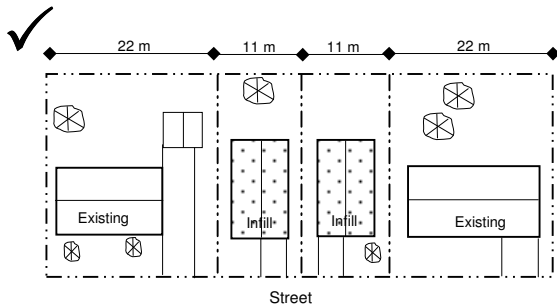
## Map #1 - St. Albert's Established Neighbourhoods



## 2. LOT SIZE AND DESIGN REQUIREMENTS

These requirements must be met for any proposed infill development. Consult Land Use Bylaw 9/2005, Schedule E for exact requirements.

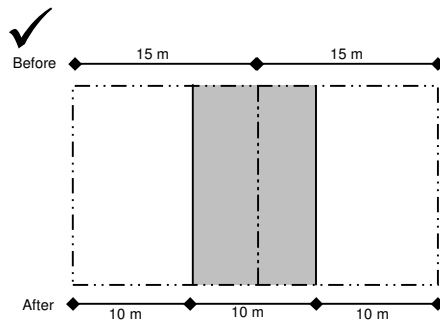
### 2.1 Lot Widths



Minimum lot widths permitted in Established Neighbourhoods are the same as outlined in the R1 and R2 land use districts of the Land Use Bylaw.

Proposed development	Minimum lot width	
	Interior lot	Corner lot
Single family dwelling	10 m	13 m
Semi-detached dwelling	8 m	10 m
Duplex	13 m	15 m

### 2.2 Lot consolidation and subdivision



Two or more lots may be consolidated, or consolidated and resubdivided, if the new lots meet the lot dimension requirements. The area of a new single lot shall not exceed 1,000 sq. m.

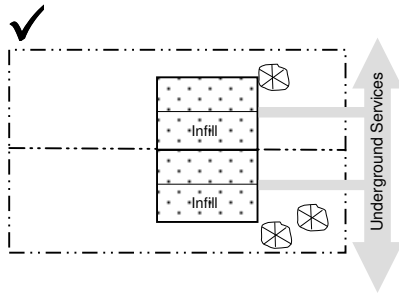
The applicant must provide a site plan and elevation of building(s) as part of the subdivision application. While not required, the applicant may choose to submit the applications for subdivision and a development permit at the same time.

### 3. SERVICING REQUIREMENTS

These requirements must be met for any proposed infill development. Consult Land Use Bylaw 9/2005, Schedule E for exact requirements.

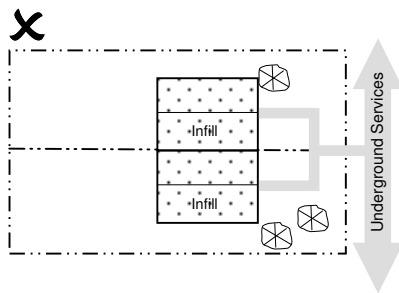
#### 3.1 Servicing connections

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Any new development will require complete replacement of servicing connections from the development to the main line, unless otherwise approved by the City of St. Albert Engineering Department

If one existing lot is subdivided, direct servicing for each unit from the main line is required.



Avoid splitting a single service line for more than one lot. Using one existing service connection to the main line for two adjoining units on separate lots is unacceptable. Any new services must be in accordance with City of St. Albert Engineering Standards current at the time of the application submission.

#### 3.2 Lot grading and drainage

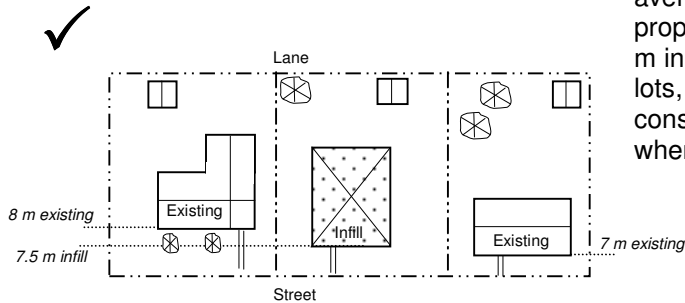
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If a new lot configuration is created, a lot grading and drainage plan will be required for each lot.

## 4. SITE LAYOUT REQUIREMENTS

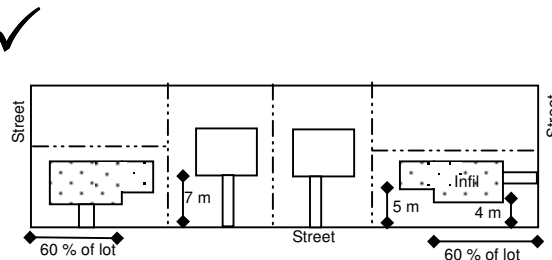
These requirements must be met for any proposed infill development. Consult Land Use Bylaw 9/2005, Schedule E for exact requirements.

### 4.1 Front Setbacks



The front setback for a new development will be the average of the front yard setbacks of the two adjoining properties. If there is a discrepancy of greater than 1.5 m in the setbacks of the building(s) on the two adjoining lots, the Development Officer has the discretion to consider the setbacks of other houses along the street when determining the required setback.

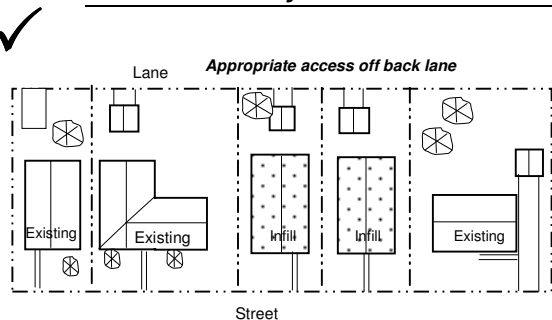
### 4.2 Corner lots - flanking side setbacks



For perpendicular lots on corners, the flanking side setback must be considered relevant to the front setback of the adjoining house.

Any development within the rear 40 percent of a perpendicular corner lot will have a setback at least 1 m greater than the flanking side setback of the remainder of the building.

### 4.3 Lots adjacent to rear lanes

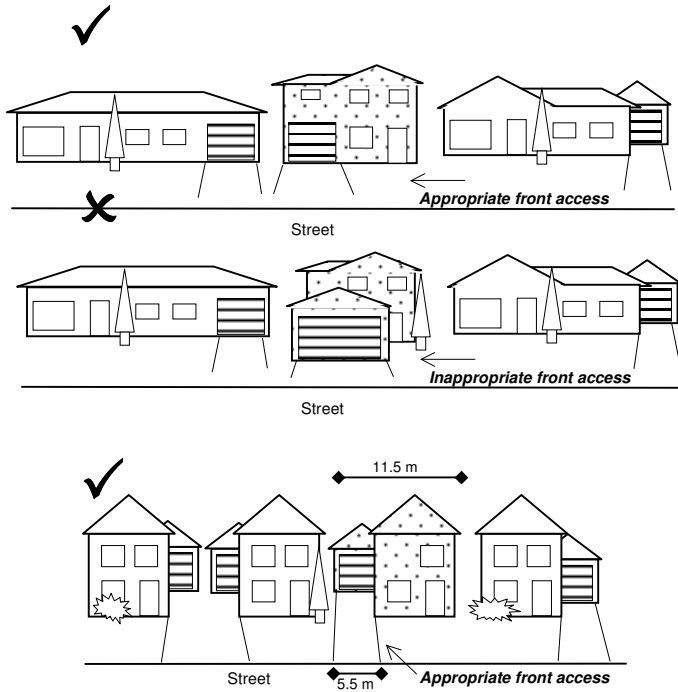


If a lot backs onto an accessible rear lane, the driveway and garage, should one be built, must be accessed from that lane if at least one of the adjoining houses also has existing access from the lane. The Development Officer has the discretion to change this requirement if the lot's configuration, location or topography does not allow for such access.

Front attached garages will not be permitted. One garage is permitted per single-detached, semi-detached or duplex unit.



#### 4.4 Lots requiring front access



The majority of houses in the Established Neighbourhoods were built prior to 1980 and, while they have front access, the garages do not predominate.

If the majority of houses along the adjoining streetscape of the proposed development have front drives leading to unobtrusive side or rear garages or carports, new development must remain consistent with that pattern.

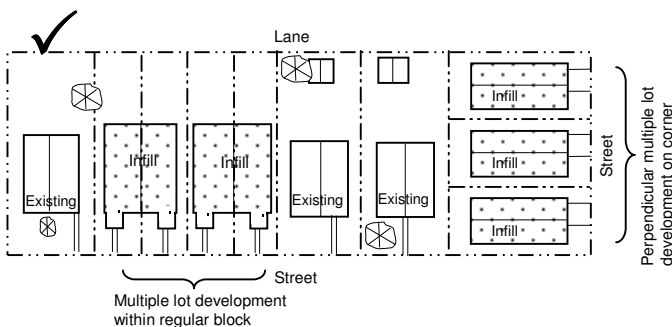
Front access must conform to the following:

Maximum width of front driveway - lots <11.5m	5.5 m
Maximum width of front driveway - lots >11.5 m	7.5 m
Maximum width of front/side garage	7.3m or 35% of site, whichever is less
Maximum projection of garage from front of house	1 m, or within 1 m of other garage projections, if large front garages predominate on the street

One garage is permitted per single-detached, semi-detached or duplex unit.

Access on corner lots must minimize the impact on intersections, and be in accordance with City of St. Albert Engineering Standards current at the time of the application submission.

#### 4.5 Multiple lot development



A multiple lot development includes:

1. two or more adjoining single-detached houses being developed at the same time, or
2. two or more adjoining semi-detached or duplex buildings (minimum of four units) being developed at the same time.

If a multiple lot development is within a regular block, these regulations will be applied as if a single house were being built. The existing houses on either side of the entire proposed development will be used as guidelines for determining height, coverage, access, setbacks and depth.

If a multiple-lot development is on a corner and perpendicular to the other lots on the block:

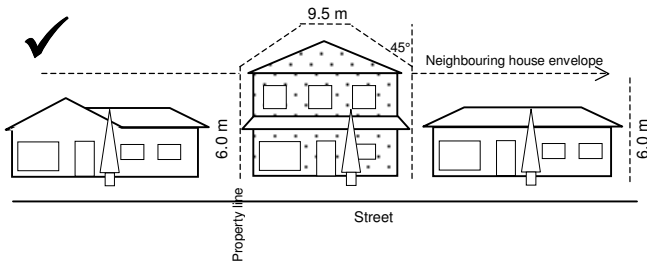
1. maximum lot coverage for each lot is 40 percent,

2. the restricted building height applies to all lots if the adjoining house to the rear or to the side of the lots is less than 6 m,
3. the front yard setback for all the lots will be determined at the discretion of the Development Officer, but will not be less than 6 m,
4. if the lots within the multiple-lot development have a mixture of front and rear lane access, access requirements and locations shall be determined at the discretion of the Development Officer, and
5. additional requirements to ensure privacy for the adjoining existing house to the rear of the new properties may be required at the discretion of the Development Officer.

## 5. BUILDING MASS REQUIREMENTS

These requirements must be met for any proposed infill development. Consult Land Use Bylaw 9/2005, Schedule E for exact requirements.

### 5.1 Building Height



Where the established street is characterized by low profile bungalows, the height of the new infill or an addition must be particularly sensitive. Greater design restrictions on initial infills may be required in order to ensure a more sensitive integration with the existing character and scale of the neighbourhood.

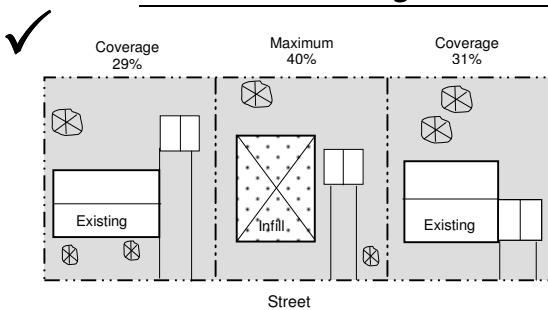
When at least one of the adjoining houses on the streetscape, or both frontages for a corner lot, is less than 6 m in height, the new development must conform to the restricted building envelope.

The restricted building envelope is formed by planes extended up 6.0 m perpendicularly from the property line. It then extends inwards and upwards at a 45° angle to a maximum height of 9.5 m.

There may be circumstances when a lower profile development is warranted. This would be determined at the discretion of the Development Officer based on site-specific considerations such as topography or shadowing.

The envelope does not apply where adjoining development is two storeys or greater in height.

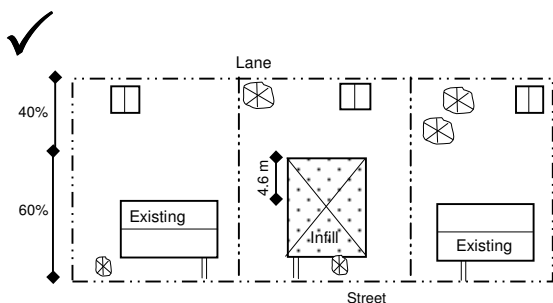
### 5.2 Lot Coverage



Coverage of a lot must be comparable to the existing adjoining lots. Lot coverage must be within 10 percent of the existing coverage for the low density development on the immediately adjoining lot which has the greatest lot coverage, not to exceed a maximum of 40 percent

### 5.3 Building Depth

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The depth of the new infill house, plus the required front yard setback, should not exceed 60 percent of the depth of the lot. The remaining 40 percent of the lot is to be used for outdoor amenity space and accessory buildings. In addition, the actual house must not extend more than 4.6 m beyond the rear of the adjoining houses.

If the garage is attached to the house, the depth of the new infill house plus the required front yard setback, must not exceed 70 percent of the depth of the lot. In addition, the actual house must not extend more than 6.1 m beyond the rear of the adjoining houses.

### 5.4 Shadowing

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A new development should not unduly limit the amount of sunlight available to adjoining houses and yards. Avoid building height and mass that will unduly restrict sunlight in neighbouring yards.

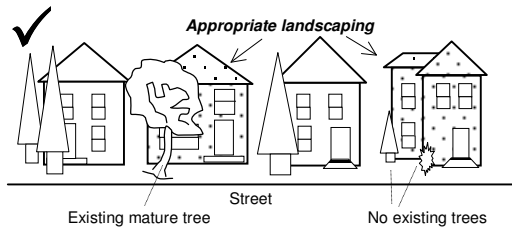
The Development Officer may require a shadowing/sunlight study, prepared by a professional architect, to be submitted with the development permit application.

## 6. LANDSCAPING

These requirements must be met for any proposed infill development. Consult Land Use Bylaw 9/2005, Schedule E for exact requirements.

### 6.1 Retain healthy mature trees

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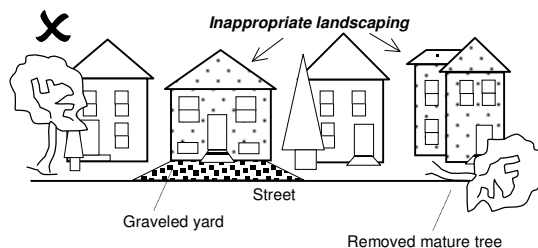
Infill developments should enhance the streetscape through the retention of healthy mature trees and planting. Every attempt should be made to preserve existing mature trees in front yards, or front and side yards for corner lots, by designing around them if they do not impede development.

Any mature trees which cannot be retained should be replaced by other landscaping, at the discretion of the Development Officer.

If there are no existing mature trees on the site that can be preserved, a minimum of one tree in the front yard and one in the back yard shall be planted. These trees must meet the standards outlined in Sections 6.13 (2), 6.13 (3) and 6.13 (4) of the Land Use Bylaw (9/2005).

### 6.2 Front yard landscaping

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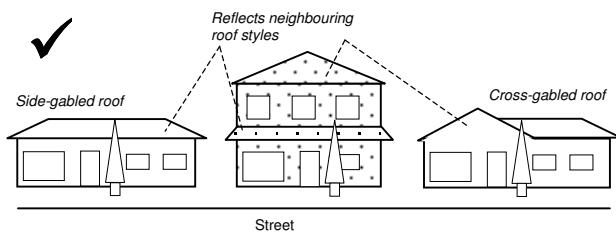


Gravelled front yards are generally not acceptable in Established Neighbourhoods. Front landscaping should be complementary to the existing streetscape.

## 7. DESIGN AND FAÇADE GUIDELINES

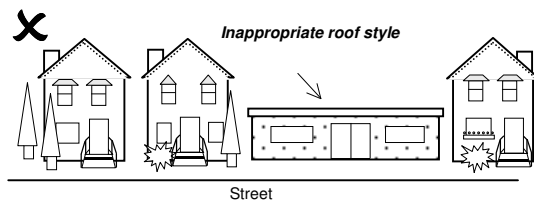
In addition to the requirements, it is recommended that the following design guidelines be considered for any proposed infill development. The intent of these guidelines is to ensure a visual cohesiveness for streetscapes in Established Neighbourhoods as new houses are built or existing houses are redeveloped. They are intended to be used in an advisory capacity, helping developers to become aware of, and to respect, the neighbourhood character when bringing forward a proposed infill development. It is intended that existing incompatible development in a neighbourhood is not to be used as a reference.

### 7.1 Roof Type



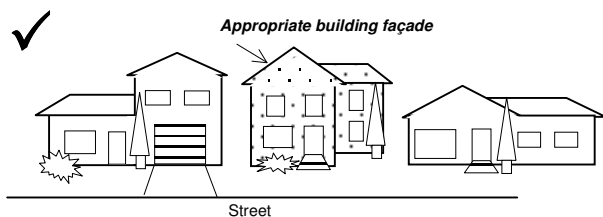
Roof style is one of the defining elements of a house. It is important new houses have a roof style that reflects that of adjoining houses.

For instance, many of the houses in the Established Neighbourhoods have low pitch side gable or cross gabled roofs. These give a fairly strong horizontal line to the streetscapes. A hipped roof would be more compatible with these than a high pitched front gable roof.



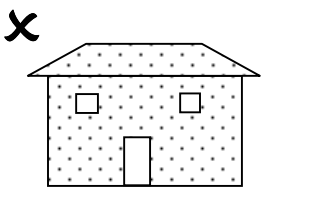
Design elements on the new house façade can also be used to reflect the roof styles and pitches of neighbouring houses and maintain a continuous flow to the streetscape, allowing for more variety in roof styles. This is especially beneficial when a new house is larger than the existing ones.

### 7.2 Break up larger façades

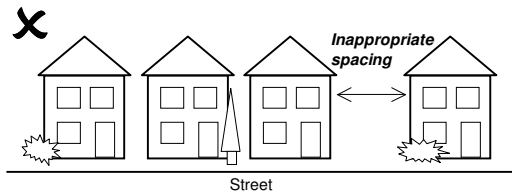


The building façade of a larger building could be broken into smaller elements to create the illusion of a smaller structure and better fit with smaller houses along the street.

Large plain outer wall surfaces on front walls, or flanking front walls, should be avoided. Windows or design elements should be used to break up such a surface.

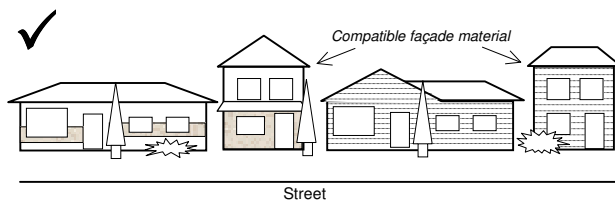


### 7.3 Spacing



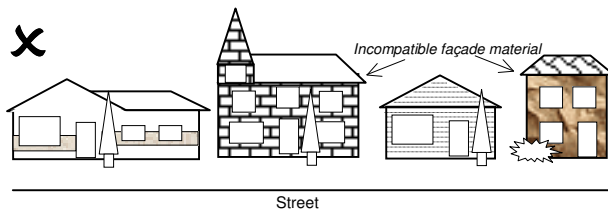
Avoid disrupting the existing rhythm of building width and spacing along a block with inappropriate side setbacks. A new, narrower building set much closer to one side of the lot on a street where the buildings are centred on the lot should be avoided.

### 7.4 Material, texture and colour



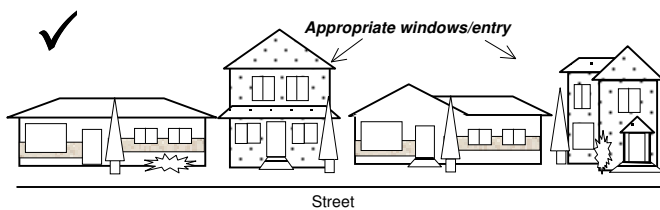
The selection of exterior materials and texture for new construction should be compatible with the surrounding buildings and the existing adjoining buildings. In areas where strong continuity of materials and textures is a factor, the continued use of those materials should be strongly considered.

Materials that are uncommon in the area, such as stonework or brick, could be considered for accent purposes only.



Dominant house colours in Established Neighbourhoods tend to be muted. Vibrant colour should be used with discretion and in small amounts.

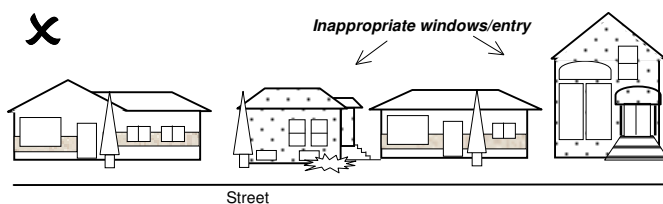
### 7.5 Entries and Front Windows



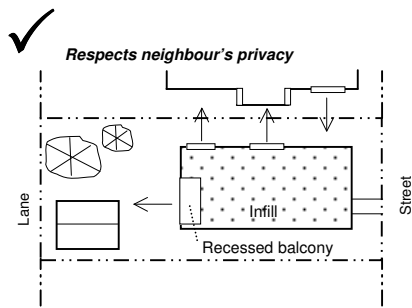
The porch and entry of a house help determine the character of a structure. The rhythm established by the continuous patterns of entries along a street intensifies its streetscape. Front entries should be clearly identifiable from, and face onto, the street.

The height of the entry should reflect that of neighbouring houses.

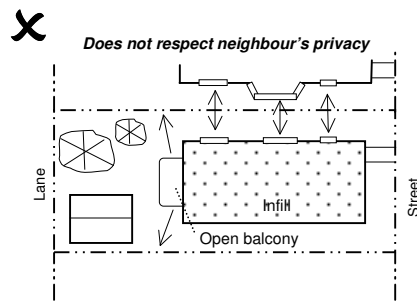
Window styles should be of similar proportion, size, shape and detailing as neighbouring houses. They should also be of a similar number, composition and placement. For instance, if gliding windows are predominant in the neighbouring houses, then casement or gliding windows would be preferable in the new house to double-hung windows.



## 7.6 Windows, doors, decks and balconies



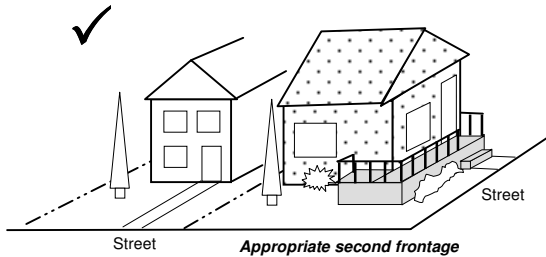
Windows and above-ground decks should be placed and oriented to face away from neighbouring yards. Side windows should be placed to avoid looking directly into a window in the facing house. Avoid placing windows that look directly into a neighbour's window or overlook the neighbouring rear yard. Glazing or opaque windows should be considered on the side to allow light to the new house, but to respect the privacy of the existing house and yard.



Avoid second storey balconies, especially open balconies, if there are over-viewing problems. A recessed second storey balcony would be preferable.

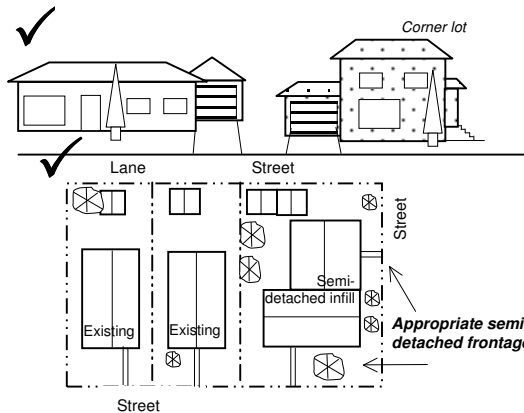
Topography should be taken into consideration when assessing privacy and overlooking issues.

## 7.7 Corner lots - Façade Details



On corner lots, both building elevations facing the street must be given equal treatment. Elements such as corner and side windows, wrap-around verandas or decks, or other interesting architectural elements should be incorporated into the design.

Each building elevation must be compatible with other houses on the respective adjoining streetscapes.



For the flanking frontage, graduated setbacks for different portions of the house may be required, this should be balanced with setbacks for adjoining houses.

The design of a garage must consider adjoining house facades if the garage is located on one of the frontages.

Semi-detached infill developments on corner lots should make every effort to have the front entries on separate frontages of the lot. Lot sizes may need a variance to permit this.

Where rear yard corner development is feasible, every effort must be made to design the project so that it is sensitive to the adjoining properties including, but not limited to, building orientation, building setbacks, landscape buffering, privacy, screening, etc.



Be particularly sensitive to privacy between lots when developing an infill on a corner lot.

## 8. HISTORIC SITES

New buildings should attempt to be compatible with any historical and architectural character of the area while being recognized as products of their own time.

The Development Officer will contact the Arts and Heritage Foundation on the proposed development prior to final approval if:

- a proposed development is adjoining to one of St. Albert's historic sites, or any others on the current list prepared by the Arts and Heritage Foundation
- a proposed development involves significant renovation to, or demolition of, a historic building on the current list prepared by the Arts and Heritage Foundation

If changes are made to the City of St. Albert's list of historic sites, the Arts and Heritage Foundation will forward the list to the Planning and Development Department.

### Braeside historic sites

Residence	Address	Date built	Comments
Cuts	15 Belmont Drive	1953	
Maloney	17 Belmont Drive	1954	
Millar	27 Birch Drive	1917	
Kotylak	31 Birch Drive	1932	
Perrault	34 Birch Drive	1940	
Zechel	37 Birch Drive	1952	
Sullivan	38 Birch Drive	1935	
Szuba	42 Birch Drive	1968	
Hass	51 Birch Drive	1967	
Akins (Lorne)	8 Burnham Drive	1937	
Juneau (2)	4 Sturgeon Road	1910	<i>replaced 1993</i>
Raboud	6 Sturgeon Road	1949	<i>replaced 1993</i>
Yestal	10 Sturgeon Road	1949	
Vader	12 Sturgeon Road	1913	
Dalmon	18 Sturgeon Road	1955	
Rossiter	20 Sturgeon Road	1956	
Hill	22 Sturgeon Road	1962	
Poirier	24 Sturgeon Road	1913	
Melnik	32 Sturgeon Road	1947	
Macmillan (2)	34 Sturgeon Road	1953	
Bieszczad	36 Sturgeon Road	1945	
Macmillan (3)	37 Sturgeon Road	1950	
Lafferty	41 Sturgeon Road	1944	
Pouliot	46 Sturgeon Road	1950	

### Mission historic sites

Residence	Address	Date built	Comments
Van Acker residence	1 Madonna Drive	1944	
Kormysh	5 Madonna Drive	1944	
Kennedy	11 Madison Avenue	1900	
Sevigny	15 Madonna Drive	1884	
Dumet	23 Madonna Drive	1953	
Beland	23 Madonna Drive	1932	
Perron (5)	29 Madonna Drive	1945	
Gibson	5 Maple Drive	1906	
Dittman	10 Maple Drive	1940	
Perron (2)	20 Maple Drive	1911	<i>replaced 1998</i>
Adams	21 Maple Drive	1949	
Welsh	5 Mill Drive	1957	
Roberge	8 Mill Drive	1918	
Houle (2)	10 Mill Drive	1941	<i>replaced 2004</i>
Herbert	11 Mill Drive	1903	

Mushtuk	15 Mill Drive	1942	
Puckrin	35 Mill Drive	1954	
Burton	37 Mill Drive	1955	
Hoffart	6 Mission Avenue	1946	
Sanche	8 Mission Avenue	1953	
Juneau	9 Mission Avenue	1890	
Perron	10 Mission Avenue	1901	
Lafranchise	18 Mission Avenue	1948	
Macmillan	23 Mission Avenue	1925	
Heuchert	67 Mission Avenue	1952	<i>infill underway</i>
Wheat Pool Manager	69 Mission Avenue	1936	<i>replaced 2005</i>
Donlevy	39 Mission Place	1936	
Houle	2 Mont Clare Place	1947	
Feil	6 Mont Clare Place	1922	
Grey Nuns Residence	12 Mont Clare Place	1941	
Grey Nuns Kiosk	14 Mont Clare Place	1946	
Harold	15 Mount Royal Drive	1958	
Boisvert	23 Mount Royal Drive	1958	
Cunningham (2)	6 Muir Drive	1958	
Belcourt	17 Mural Crescent	1913	<i>replaced 1997</i>

#### **Sturgeon historic sites**

<b>Residence</b>	<b>Address</b>	<b>Date built</b>	<b>Comments</b>
Laderoute	25 Sunnyside Crescent	1935	

## 9. PUBLIC CONSULTATION

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Every application received for a development permit for a low density residential redevelopment project in the Established Neighbourhoods may require, at the discretion of the Development Officer, public consultation with neighbouring property owners.

If it is required, the following public consultation process is to be used by the applicant:

- Both owners and occupiers of the Neighbouring Properties, as indicated on the map to the left, must be consulted. If the owner cannot be located through the tenant, information can be obtained from Alberta Land Titles
- The applicant will provide each neighbour with an elevation of the proposed development and the attached Neighbouring Properties Consultation Form
- Provide signed Neighbouring Properties Consultation Forms to the Development Officer

The Development Officer/Planner will work with the applicant to ensure concerns raised by neighbours are considered and, if feasible, addressed in the application.

# Neighbouring Properties Consultation

I, \_\_\_\_\_, have applied to the City of St. Albert  
*Name of Applicant*

for:

- |   |   |
|---|---|
| <input type="checkbox"/> Redistricting      | <input type="checkbox"/> New house in Established Neighbourhood     |
| <input type="checkbox"/> Development permit | <input type="checkbox"/> Redevelopment in Established Neighbourhood |
|   | <input type="checkbox"/> House-based business                       |

on the property located at \_\_\_\_\_.  
*Address of proposed redevelopment*

The City of St. Albert requires that all residents and owners of neighbouring properties be consulted to determine the acceptability of the proposal.

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**Please review the plans/proposal and indicate the following:**

NAME: (please print) \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Are you the registered owner?       Yes     No

I have reviewed the plans/proposal of the applicant and have the following comments:

- I support the application                       I am opposed to the application

Comments:

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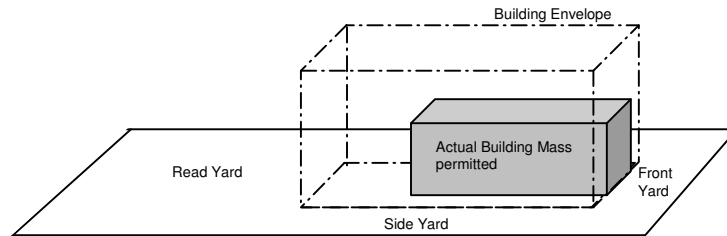
\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Signature*

## 10. DEFINITIONS

**ADJOINING SITE** is the site that is contiguous to another site along a common property line. For a corner lot it also includes a site that is adjacent across a rear lane, but not across a street.

**BUILDING ENVELOPE** is the three-dimensional space within which a building can be constructed. For low residential development, the building envelope is generally much larger than the actual size of the house that will be allowed.



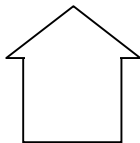
**BUILDING MASS** is the height, width and depth of a building.

**ESTABLISHED NEIGHBOURHOODS** are those Neighbourhoods in St. Albert established prior to 1980, identified in Map #1, and with the primary characteristic of house frontages with unobtrusive garages and driveways.

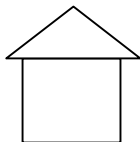
**INFILL DEVELOPMENT** is the development of new housing or other buildings on scattered, vacant sites in the Established Neighbourhoods.

**ODD-SHAPED LOTS** - Any lot that does not conform to a standard rectangular shape, or a rectangular lot that does not meet the requirements of depth and/or width as outlined in the R1 and R2 districts of the Land Use Bylaw.

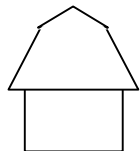
### ROOF TYPES



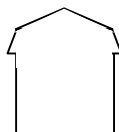
Gabled roofs have a peak or triangle on the side or front façade. Eaves are found on the gable facades only.



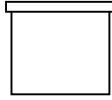
Hipped roofs have the roof rising from all four side of the house to a point or ridge in the middle. Eaves are found on all four sides.



Mansard roofs are hipped roofs with two different slopes. The second slope of the roof usually has a full storey of the building within it.



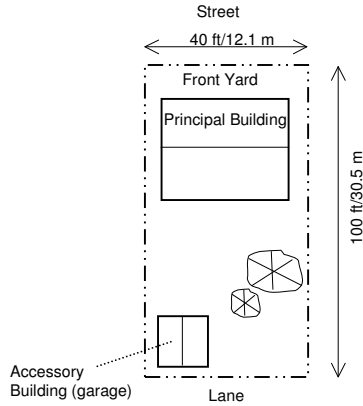
Gambrel roofs are gabled roofs with two different slopes from a ridge in the centre.



Flat roofs have no slope and may or may not have eaves.

**SETBACK** is the distance from the wall of a structure to the property line at right angles or radially to it.

**LOT COVERAGE** is the percentage of lot area covered by buildings.



### Example: Lot Coverage Calculation

	Calculations (ft & ft <sup>2</sup> )		Calculations (m & m <sup>2</sup> )	
Site Area	40 x 100	4,000	12.1 x 30.5	369
Principal Building	32 x 34	1,088	9.7 x 10.4	100.9
Accessory Building	22 x 22	484	6.7 x 6.7	44.9
Total footprint of all buildings	484 ÷ 1,088	1,572	100.9 ÷ 44.9	145.8
<b>Lot coverage</b>	<b>39 %</b>		<b>39%</b>	

## WINDOWS



Awning windows have a hinge at the top and open outward.



Casement windows have a hinge at the side and open outward.



Double hung windows open by sliding one sash vertically past the other.



Gliding windows open by sliding one sash horizontally past the other.



Picture windows are stationary windows that do not open.



# 11. ESTABLISHED NEIGHBOURHOODS LOW DENSITY RESIDENTIAL REDEVELOPMENT CHECKLIST

Type of development		
Address _____	Neighbourhood _____	
<b>Redevelopment of existing house</b> <input type="checkbox"/> Increase of height > 1.5 m <input type="checkbox"/> Increase of floor area > 25% <input type="checkbox"/> Existing historic site? <input type="checkbox"/> Adjoining historic site?	<b>New house</b> <input type="checkbox"/> Single family house <input type="checkbox"/> Duplex (2 units) <input type="checkbox"/> Semi-detached house (2 units) <input type="checkbox"/> Existing historic site? <input type="checkbox"/> Adjoining historic site?	
Lot size (Required)		
Subdivision proposed <input type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Lot 1 or existing lot</b> <input type="checkbox"/> Corner <input type="checkbox"/> Inner <input type="checkbox"/> Odd-shaped  Lot width _____ Lot depth _____  Variance needed for:  Servicing <input type="checkbox"/> existing <input type="checkbox"/> required	<b>Lot 2</b> <input type="checkbox"/> Corner <input type="checkbox"/> Inner <input type="checkbox"/> Odd-shaped  Lot width _____ Lot depth _____  Variance needed for:  Servicing <input type="checkbox"/> existing <input type="checkbox"/> required	<b>Lot 3</b> <input type="checkbox"/> Corner <input type="checkbox"/> Inner <input type="checkbox"/> Odd-shaped  Lot width _____ Lot depth _____  Variance needed for:  Servicing <input type="checkbox"/> existing <input type="checkbox"/> required
Setbacks (Required)		
<b>Front Setback</b> Setback of neighbour (right) _____ Setback of neighbour (left) _____  Average _____	<b>Flanking side setback (if corner lot)</b> Setback of front 60% of yard _____ Setback of rear 40% of yard _____	
Access (Required)		
<b>Back lane access</b> <input type="checkbox"/> Off back lane <input type="checkbox"/> Off side lane	<b>Front access</b> Garage location: <input type="checkbox"/> Behind <input type="checkbox"/> Beside <input type="checkbox"/> Front projection Max driveway width _____ Max garage width _____ Maximum projection _____	

<b>Building Mass (Required)</b>	
<p><b>Building Height</b></p> <p><input type="checkbox"/> Restricted height required (9.5 m)</p> <p><input type="checkbox"/> Neighbour less than 6m (right)</p> <p><input type="checkbox"/> Neighbour less than 6m (left)</p> <p><input type="checkbox"/> Lower height limit required? _____</p> <p><input type="checkbox"/> Regular height limit (11.5 m)</p> <p><b>Lot coverage</b></p> <p>Coverage of neighbour (right) _____</p> <p>Coverage of neighbour (left) _____</p> <p>Maximum coverage for redevelopment _____</p>	<p><b>Building depth</b></p> <p>Rear setback within front 60% of lot and within 4.6 m of neighbouring houses _____</p> <p>Rear setback within front 70% of lot and within 6.1 m of neighbouring houses _____</p> <p><b>Shadowing</b></p> <p><input type="checkbox"/> Shadowing study required</p> <p><b>Topography</b></p> <p>Requirements due to site topography?</p>
<b>Landscaping (Required)</b>	
<p><input type="checkbox"/> Existing mature tree(s) to maintain</p> <p><input type="checkbox"/> Replacement tree(s) required?</p>	
<b>Neighbouring Properties Consultation</b>	
<p>Consultation required <input type="checkbox"/> Yes <input type="checkbox"/> No      Consultation complete <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<b>Design and Façade</b>	
<p><b>Roof Type</b></p> <p>Roof type of Neighbour (right) _____</p> <p>Roof type of Neighbour (left) _____</p> <p>Roof type of redevelopment _____</p> <p><b>Break up larger façade</b></p> <p><input type="checkbox"/> Front</p> <p><input type="checkbox"/> Side</p> <p><b>Material, texture, colour</b></p> <p><input type="checkbox"/> Compatible with neighbours?</p> <p><b>Entries</b></p> <p><input type="checkbox"/> Main entry at front of house</p> <p><input type="checkbox"/> Compatible with neighbours</p>	<p><b>Front windows</b></p> <p>Window type(s) of Neighbour (right) _____</p> <p>Window type(s) of Neighbour (left) _____</p> <p>Window type(s) of redevelopment _____</p> <p><b>Privacy</b></p> <p>Does not look into neighbours' houses or overlook yards</p> <p><input type="checkbox"/> Windows</p> <p><input type="checkbox"/> Doors</p> <p><input type="checkbox"/> Decks</p> <p><input type="checkbox"/> Balconies</p> <p><b>Corner lot - flanking façade</b></p> <p><input type="checkbox"/> Compatible with neighbours</p>