

**ADENDUM**

**Re: Urban Design Guidelines**

**5.1 Design Objectives for Multiple Dwellings**

The design and siting of medium density housing within settlement areas shall support the following urban design objectives:

a) The design, siting and massing of medium density housing shall promote a character and sense of scale that is compatible with other low rise residential housing types;

**Response: The proposed detached and townhouse units promote a character and scale that is compatible with low rise residential housing types that are in close proximity to the subject property (primarily 2 storey dwellings)**

b) The individual and collective design and siting of medium density building types shall encourage an attractive and safe pedestrian environment and promote an eyes-on-the-street approach to the design of streetscapes;

**Response: The proposed layout of the detached units and townhouse development promotes safety by having all units front onto the street thereby achieving an “eyes on the street” effect for the entire development**

c) The individual and collective design of buildings shall support a sense of scale that is appropriate to the scale of the streetscape and its landscaping;

**Response: The proposed detached units and townhouse development provides a consistent building design that is sensitive to the scale and appearance of adjacent existing dwellings in the neighbourhood**

d) The design of buildings shall encourage a sense of integration between buildings and the streetscape through the inclusion and appropriate articulation of such elements as front porches and bay windows;

**Response: The proposed development will achieve the integration of buildings with the streetscape through the inclusion of such elements as front porches and bay windows where deemed appropriate**

e) Designs for buildings will de-emphasize the visual dominance of garages and parking in the streetscape;

**Response: The proposed development will provide individual garages for detached units and a common parking area for townhouse units**

f) In the design of a block townhouse development that contains frontage onto a public street, buildings shall be oriented to face and address onto the public street through their design massing and the locations of main building entrances.

**Response: The proposed development, while being on a private street, will in fact orient buildings to face and address the street through the design massing and location of main building entrances**