

Delta's housing policies encourage new residential developments to be sensitive to existing neighbourhoods while enhancing the area character and streetscape. To ensure a new housing development is of good quality and is compatible with the character of the surrounding neighbourhood, submission of Design Guidelines which are based on a Residential Character Study is required.

Both the Residential Character Study and the formulation of the Design Guidelines must be undertaken by a design consultant, who is a registered architect in good standing with the Architectural Institute of British Columbia, or a registered designer or certified designer in good standing with the National Home Designers Association or the Applied Science Technologists and Technicians of British Columbia.

The Residential Character Study should provide a general description of the appearance and character of the existing neighbourhood and common design elements that are characteristic of the neighbourhood. It should also propose design approaches and/or solutions for the subject development site.

Besides the Residential Character Study findings, the required Design Guidelines must include specific parameters for the proposed residential development and sample elevations of the house design. The approved Design Guidelines will form part of a restrictive covenant that will be registered on title of the subject property.

Have you included the following minimum requirements in your Design Guidelines?

- Civic address of the subject site and a location map
- Intent of the Design Guidelines
- Definition of terminology
- Residential Character Study findings
- Subject site conditions
- Proposed design objectives, approaches and/or solutions
- Building heights to roof ridge and mid-roof and no. of storeys, including basement, if any
- Massing, including second storey setback, rooflines in relation to adjacent houses, and special treatment for corner lots
- Roof design, including overhangs, gutters, soffits and chimneys
- Secondary suite restrictions, location and access (if a secondary suite is proposed)
- Front entrance design
- Windows
- Balconies, decks and/or patios
- Exterior materials and colour scheme
- Driveway and parking details, including garage design, and secondary suite parking layout if applicable
- Lot grading and retaining wall, if any
- Tree retention/tree replacement
- Landscaping and fencing
- Sustainability features, if any
- Site plan
- Sample building elevation(s) – Front elevation (mandatory), Flanking Street (mandatory), Rear and Side elevations (may be required during the application review process)
- Design review and approval process

