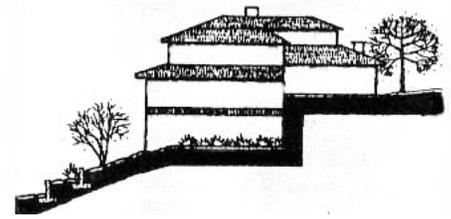


SCHEDULE K: MULTIPLE FAMILY DESIGN GUIDELINES

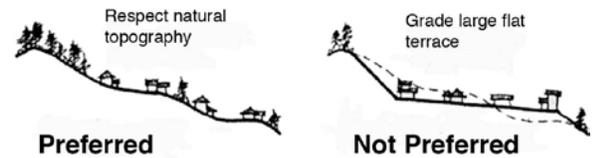
SITE DESIGN

Grading and Drainage

- Cut and fill to conform to the natural topography. Re-graded areas should be re-established with appropriate plant material to reduce soil erosion.
- The placement of buildings should respect existing land forms and should follow existing contours.
- Consider design that develops systems as amenities such as planted swales or rock trench drains.
- Drainage must not affect adjacent properties.
- Preserve the natural drainage of existing contours if feasible.



Buildings should follow existing contours

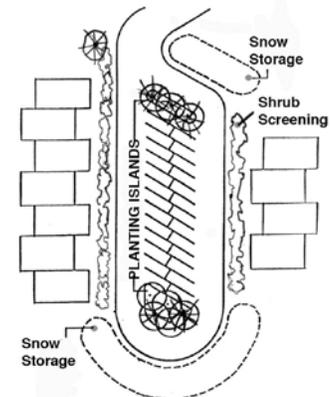


Access

- Vehicle access to new development should address safety and congestion issues.
- Access to and from a site shall be provided in a way that will enhance the safe movement of vehicles on the roadways. There should be a minimum number of accesses to all public roadways.

Parking

- Parking areas and service areas should be screened and landscaped.
- Consideration should be given to ease of pedestrian access as well as vehicular access when designing parking areas.
- Shared access and egress points should be encouraged where possible.
- The use of impervious surfaces should be minimized.
- If possible, garages are to be located on laneways or private drives rather than being accessed from the public street.



Mitigate visual impact of larger parking areas



Integrate with the existing landscape features of the site.

Landscaping

- Where feasible, preserve existing significant trees and shrubs in place. If removal is absolutely necessary, attempt to relocate them within the site or replace with equivalent or more appropriate species.
- Minimize disruption to root systems in excavation and relocation activity.

- Landscaping should be used to screen parking and loading areas, on-site storage areas, mechanical equipment and garbage and recycling disposal areas from view of the street or adjacent residential or commercial properties.
- Landscaping and screening elements should provide visual privacy and separation to neighbouring properties and enhance the appearance of the development.
- Use plant materials that are adapted to Rossland’s climate. Native trees, shrubs, and wildflowers are encouraged. ‘Xeriscape’ style landscape plans are particularly encouraged
- The City may request a one-year guarantee on plantings and a 125% letter of credit to be provided based on a Landscape Professional’s estimate if necessary.

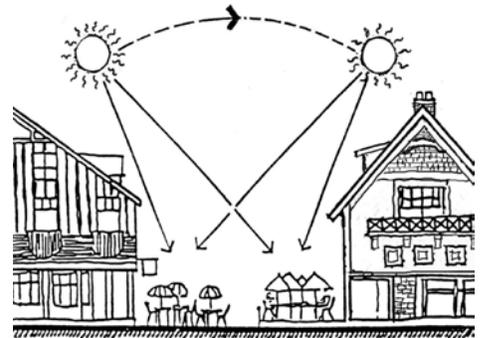


Screen garbage containers and other unsightly service elements with hard & soft landscape treatments.

BUILDING DESIGN

General

- Development should minimize impacts to surrounding land uses, particularly existing single family residences. Use of shielded lighting, fencing, building orientation, underground parking, building variation, breaking up mass, roof lines, material treatment (wood trim, stone masonry, etc) open space and other mechanisms are encouraged to maximize privacy and minimize adverse impacts.
- Design the building form to benefit from solar energy and create positive sun and shade patterns for pedestrian use.
- Where new taller buildings are proposed next to lower profile buildings or threaten to interrupt adjacent views, attention must be paid to reducing apparent scale and massing, sensitive siting, setbacks or ‘dropping down’ towards the lower buildings.
- Emphasis should be placed on articulating individual units, particularly in multi-unit developments. Large buildings are broken into multiple units through material choice and facade changes.



Site and building design should consider seasonal sun angles and relationship with adjacent structures. Public spaces, and landscape elements.



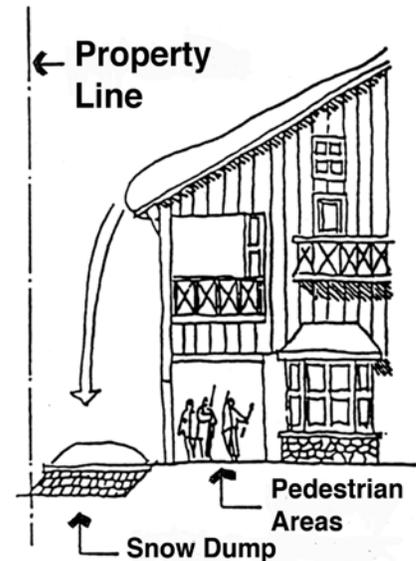
Dropping down towards the lower buildings.



Articulate units

Snow Management

- Roof design must establish effective snow management. Rossland's freeze/thaw cycle and frequent large accumulations of snow are to be considered in design and material selection.
- All pedestrian and vehicle access points must be protected from snowshed and ice accumulation.
- Roof designs must protect entrances, exits and exterior pathways from falling snow and ice.
- Snow accumulation must be managed on an ongoing basis. Snow must be positively shed or positively retained.
- Consider the effect of snow diverters, retainers, roof pitch and roof materials on snow retention.
- Snow clearing and storage must be taken into account in the planning and development and operation of each building.



Provision must be made for the safe movement of snow off of building roofs and away from pedestrian thoroughfares.

Building Material and Colour

- Building materials must be durable and withstand the local climate.
- In general, the use of more than one and no more than three exterior wall materials or colour changes on any building elevation is encouraged.
- The color palette chosen for a building should be compatible with the colors of adjacent buildings, without being repetitious.
- Building colours shall be muted tones or shaded tints that are drawn from the natural surroundings.
- Brighter colors should only be used to accent building elements, such as door and window frames and architectural details. Rich or intense colors (but not including fluorescent colors) may also be used to accent appropriate scale and proportion or to promote visual interest in harmony with the immediate environment.



Use colour to accent building elements

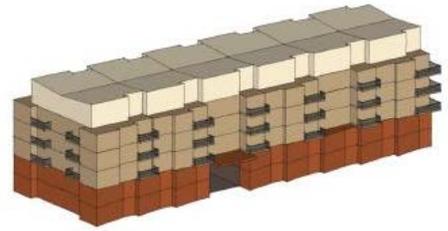
Façade Modulation

- The building façade should be modulated in order to moderate its apparent mass and define key elements. No unbroken expanse of building façade may exceed 25' before a shift in wall plane or material/texture must occur.
- Boxy and monolithic massing of buildings shall be avoided at all cost.



Façade modulation with material and colour changes, recesses and projections.

- There are a variety of techniques for modulating a building façade to improve legibility, break down the apparent massing, establish a human scale and create visual interest. At a larger scale, this can be done through vertical and horizontal modulation. At a finer scale, modulation is achieved with stepbacks, projections, recesses, and material and colour changes. All are described below.
- Vertical modulation – Multi-level buildings should have a defined base, middle and top.
- Projections help to define a modular rhythm and emphasize the horizontal planes of a building. Projecting elements can be habitable (eg. bay windows), non-habitable (eg. balcony), or decorative (eg. trims, mouldings and columns).
- A material and/or colour change can emphasize particular elements of a building’s façade and help to establish vertical rhythm or differentiate horizontal planes. In addition, changing the pattern of a particular material, such as switching from long end brick exposure to short end, can highlight more detailed elements like doors and windows.



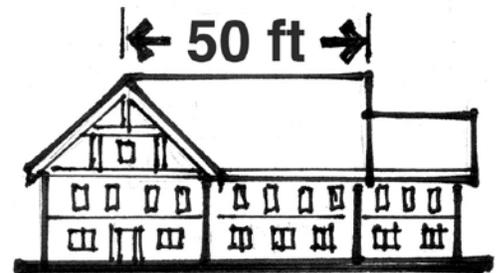
Vertical Modulation - base, middle, top



Brickwork emphasizes windows

Roof

- Break-up the masses of a single large roof into a collection of roofs and /or masses to provide interesting ridgelines and roof lines. The principle ridgeline must not exceed 50’ before the ridge line must be offset or shifted, or take on a different ridge alignment.
- A variety of roof forms, plate and ridge heights are desirable. It helps reduce the perceived scale of buildings and adds visual interest to the area.
- Roof appurtenances (dormers, clerestories, skylights) all create interesting exterior & interior forms, and are encouraged.



Incorporating a shift in ridge height or direction every 50 ft helps to create more interesting building forms.

Timing of Development

The conditions of a Development Permit may set out conditions in terms of the sequence and timing of construction to ensure the public realm is considered, and to minimize disruption to the community.



Roof dormers create interesting forms