

DESIGN GUIDELINES FOR ATTACHED AND SEMI-ATTACHED DWELLINGS IN THE ROCKLAND NEIGHBOURHOOD

The character of Rockland is defined by the well established relationship of its built environment, including many significant heritage buildings, to its landscape, both natural and manmade. The design of new attached and semi-attached dwellings in the R1-A (Rockland Single Family Dwelling District) zone should respect this established character. The following guidelines must be considered as part of any proposal for attached or semi-attached dwellings in Rockland:

Landscape Character	<ul style="list-style-type: none"> ✓ Existing and natural landscape features should, as much as possible, be retained and incorporated into any proposed development. This includes a respect for existing topography, natural features, such as rock outcrops, mature trees and plantings and historic landscapes. ✓ New landscape elements should be designed to be sympathetic to surrounding landscape patterns.
Siting and Design	<ul style="list-style-type: none"> ✓ The character of new buildings, including siting, scale, massing, exterior finish including colour, and design should be sympathetic to surrounding buildings especially those with heritage significance. ✓ Traditional siting of existing houses should be respected. New development should not intrude upon views of historic buildings or their prominence from the street. ✓ Buildings should be designed to be consistent with and sympathetic to established streetscape patterns. ✓ High quality, durable materials and finishes, that will weather gracefully, should be used. ✓ Use of lighting should be appropriate and not spill over onto adjacent properties.
Access and Parking	<ul style="list-style-type: none"> ✓ The visual appearance of any vehicular access and parking should be incorporated into the building and landscape design so that it is not a dominant feature. ✓ Use of high quality, permeable and durable paving materials is encouraged.
Neighbourliness	<ul style="list-style-type: none"> ✓ Proposed developments should respect the privacy of neighbouring properties including the location of windows, decks, patios and private outdoor spaces.
Sustainability	<ul style="list-style-type: none"> ✓ Site planning and building design should incorporate sustainable and energy efficient principles. Buildings should be built to recognized environmental and energy efficient standards (e.g. LEED™).
CPTED	<p><i>Crime Prevention through Environmental Design</i> principles should be incorporated into all proposals.</p>