



# How-to Guide Laneway Houses

*City of*  
**NELSON**  
BRITISH COLUMBIA

# Contents

This guidebook outlines the process of building a laneway house in the City of Nelson, whether you are a homeowner-developer or a professional builder.

While this document hopes to capture everything you need to know as succinctly as possible, it will point to other resources should you have further questions and want to know specifics about your build. We hope this how-to-guide addresses your questions.

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Photo credit: Smallworks

# 1

## Introduction

### What is a laneway house?

A laneway house is a detached apartment-sized living space of up to 958ft<sup>2</sup> typically located in the backyard of a single-family detached house. It does not have to be adjacent to a back lane. You can build a laneway house even if your property does not back on to a lane.

To qualify as a laneway house, the space needs to have its own kitchen, bathroom, sleeping and living space; some include garage space but some have no garage or carport at all. Previously, the City of Nelson called laneway houses *detached secondary dwelling units*.

A **secondary suite** is an additional dwelling within or attached to the principal house.

## How can you use a laneway house?

### Rent it out to long-term tenants

Rental vacancy rates in Nelson have recently been near 0%, making the creation of new rental housing a meaningful way to improve our city's liveability, while earning additional rental income.

### House family or adult children

Some use their new laneway house to create a custom house for their adult children and their families, or aging parents. Sometimes they'll enter into a co-ownership agreement with their children to help them build credit history and equity and get them onto the housing ladder. In a tight housing market where locals may be forced to leave the city or even the region, building a laneway house might make the difference between keeping friends and family in-town or seeing them move away.

More information on co-ownership can be found on page 6 of this report: [www.smallhousingbc.org/small-changes-big-gains/](http://www.smallhousingbc.org/small-changes-big-gains/)

### Live in it yourself and downsize

People looking to downsize find laneway housing an attractive alternative to moving. Many choose to live in the laneway house and rent out the primary house, or let their children and grandchildren live in the primary home. New laneway houses therefore don't only add laneway houses to the rental housing stock, but entire houses as well.

"Aging-in-place" is a term commonly associated with laneway houses. People whose house has too many stairs or other accessibility issues can consider building a more accessible detached dwelling that will allow them to live on their own property. In other cases, people build a laneway house to house an on-site caregiver.

### Limitations on use

New laneway houses are not allowed to be used for short-term vacation rentals (for example, Airbnb). Moreover, laneway houses cannot be subdivided or stratified, which means you cannot sell it separately. It is an accessory use, meaning that it must be on a lot with a primary house. Think of it as a detached secondary (or basement) suite.



Photo credit: Smallworks

# 2

## Steps to Get Started

### a. Is your lot eligible?

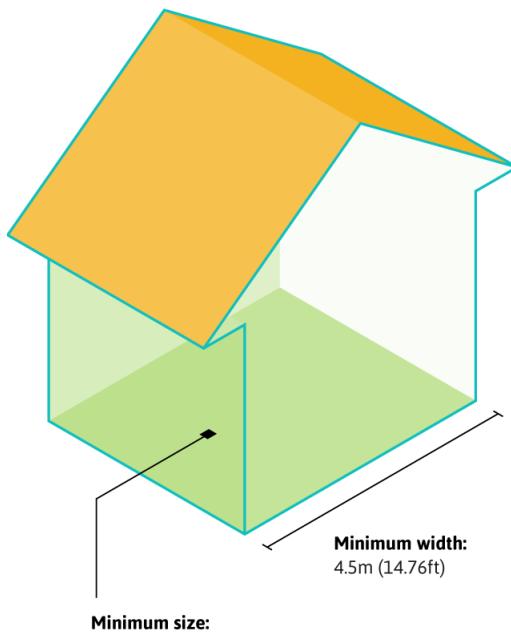
Laneway houses are permitted on most residential lots. To determine what zone your property is, use our interactive zoning map online at [www.nelson.ca/zoning](http://www.nelson.ca/zoning). Each zone outlines the number of dwelling units you may have.

Zone	Lot size(s)	Permitted uses
R1	Up to and including 276m <sup>2</sup>	One single-detached house
	Over 276m <sup>2</sup> and up to 555m <sup>2</sup>	Two dwelling units: you can have a house plus either a secondary suite or a laneway house*
	555m <sup>2</sup> or greater	Three dwelling units: for example, a house, a laneway house, and a secondary suite*
R3	Up to and including 278m <sup>2</sup>	Two dwelling units: you can have a house plus either a secondary suite or a laneway house*
	Over 278m <sup>2</sup>	Unlimited density: a laneway house is possible in nearly all scenarios, contingent on lot coverage, parking, and setback restrictions*

Laneway houses are also allowed in some other residential zones. Refer to the Zoning Bylaw to confirm.

\* If consistent with the density restrictions on your lot, a laneway house may contain a secondary suite.

### b. Plan your project



#### Code compliance

When designing your laneway house, ensure your site plan and building plans conform to all City of Nelson bylaws, as well as the provincial Building Code.

If you are looking into modular housing options, ensure that the model you are interested in meets the provincial Building Code as well as the **minimum width** of 4.5 metres and **minimum size** of 26m<sup>2</sup> (280ft<sup>2</sup>).

#### Owner-builder requirements

Most laneway applicants hire a professional architect or homebuilder to design and manage their project. If you are not a licenced builder and want to build your laneway house yourself, provincial regulations require you to pass the Owner Builder Exam offered through BC Housing. Even if you intend on subcontracting aspects of the project, you are required to take the exam. More information can be obtained from BC Housing at [www.bchousing.org/licensing-consumer-services/owner-builder/](http://www.bchousing.org/licensing-consumer-services/owner-builder/).

#### Hiring a designer/builder

You can commission a design by hiring an architect or a residential home designer. The Architectural Institute of British Columbia maintains a directory that will let you search by name or city. Visit: [aibc.memberpro.net/ssl/main/body.cfm?menu=directory](http://aibc.memberpro.net/ssl/main/body.cfm?menu=directory). BC Housing also has a directory of licensed residential builders: [lims.bchousing.org/LIMSPortal/registry/Licence/](http://lims.bchousing.org/LIMSPortal/registry/Licence/).

## c. Estimated costs

The cost of constructing a laneway house, just like any other house, is highly variable depending on topography, location, design, size, and material choices, which can fluctuate over time. In 2017, consultation with local builders provided the following laneway construction estimates based on various sizes: \$206,000 (475ft<sup>2</sup>), \$219,000 (700ft<sup>2</sup>) and \$237,000 (900ft<sup>2</sup>). However, building costs have increased since then.

### Other post-construction costs to consider:

- Adding a laneway house will increase the assessed value of your property, as would any addition or renovation to your home.
- As of March 2021, the annual water and sewer utility and waste collection costs are \$1,230 per year, per dwelling unit, but a laneway house or secondary suite qualifies for a 75% discount: the total additional charges for the laneway house are \$337.

**Note:** costs may change without notice. For up-to-date charges, consult the Fees and Charges Bylaw.

Item	Estimated costs as of March 2021
Water and sewer connections	No connection charge if there is already a residential dwelling on the property. You are responsible for any necessary construction costs to extend the servicing lines to the laneway house.  You may need to increase your water line size, which is charged at-cost. Contact Development Services to inquire about costs specific to your property.
Storm sewer system connection	\$1,000, plus construction costs (if applicable). Contact the Engineering Technician at Development Services for more information, as there are many site-specific considerations. In cases where there is no storm sewer in the area, you will be required to submit an engineered on-site storm water management plan.
Hydro connection (electrical)	Adding a laneway house may require a service extension; the costs for this are highly variable. Contact Nelson Hydro for a quote.
Gas (if required)	\$25 and up. Contact FortisBC for a quote.
Building Permit fee	Contingent on construction costs. For example, a \$200,000 project will entail a fee of \$1,855, plus a \$600 deposit.
Development Permit fee (if applicable)	\$450
Plumbing permits	Costs vary depending on the number of fixtures. For a laneway house cost is often between \$100 and \$150. Contact Development Services for more details.
Lot consolidation	If a new building will straddle an internal lot line, or be constructed within the required setbacks of a lot line, even if you own both lots, the subject lots must be consolidated. Costs vary. You can contact the Land Title and Survey Authority of British Columbia or a law office.
Other costs include, but are not limited to: construction, design, landscaping and parking, plumbing and electrical, engineering, land surveying, and all other charges not mentioned above	Contact a professional for estimates.

## c. Application process

If your project requires development and building permits, you should count on the entire process taking several months, so be sure to apply well before you intend on beginning construction. The development permit means that City staff will conduct a more rigorous review of your plans to verify alignment with the design guidelines. Your laneway house will not be approved unless staff are satisfied that your design meets the City's design guidelines for laneway houses (see appendix).

**Disclaimer:** We do not provide any guarantees for processing times. Permit processing times are highly dependent on the season and the number of permit applications we receive. The most common causes for delays are incomplete applications, plans that do not meet Building Code or municipal bylaws, or plans that fail to demonstrate compliance with the regulations.

You need a building permit for any construction or structural renovation. If you hire a builder or developer, they will often take care of the application process for you. Many documents are required at the time of submission, including all building plans, site plan, site survey (this requirement may be waived by the City), and BC Housing's Licensing & Consumer Services' approval (formerly the Homeowner Protection Office). To learn more about the building permit process, visit [www.nelson.ca/162/Building-Permits](http://www.nelson.ca/162/Building-Permits).

Links to key application forms can be found in section 4 of this document. Alternatively, you can pick up the forms at Development Services on the second floor of City Hall.

### Outlined are the first steps in building your laneway house:

- a. Before you apply to build a laneway house, you must obtain approval from BC Housing's Licensing & Consumer Services. It provides consumer protection for owners of newly constructed homes. For more information, visit [www.bchousing.org/licensing-consumer-services](http://www.bchousing.org/licensing-consumer-services)

THEN

- b. If your laneway house is 5 metres in height or less, you can proceed to apply for a building permit.

OR

If your laneway house is over 5 metres in height, you will first need to apply for a development permit (the application fee is \$450); only then can you proceed to apply for a building permit. To learn more about development permits, visit: [www.nelson.ca/179/Development-Permits](http://www.nelson.ca/179/Development-Permits).

### What is a development permit?

A development permit application is a separate application from the building permit application and is required only for laneway houses that are taller than five metres in height. While a building permit application review only involves ensuring that the construction plans meet the requirements of City bylaws and the Building Code, a development permit review entails a review of the design and configuration of the project to ensure that it aligns with the principles and requirements of design guidelines that are part of the Official Community Plan. The development permit application is a process that allows for discussion between staff and applicants if the plans as submitted do not conform to the design guidelines. Therefore, it is important to carefully read through the guidelines prior to preparing your plans. It is also a good idea to meet with a planner at Development Services prior to drafting your plans.

City Council opted to require a development permit and design review for laneway houses over five metres (the previous height limit), instead of requiring a variance in order to allow for two-storey laneway houses.

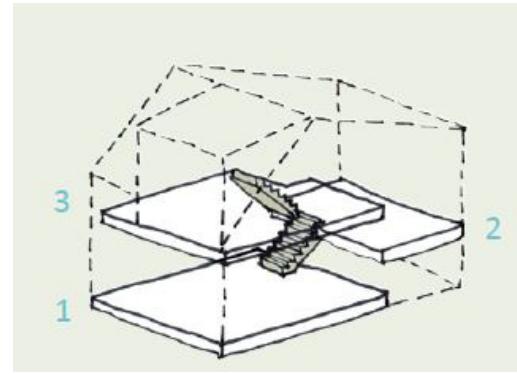
## d. Pre-reviewed designs

Following the City of Nelson's 2019 Laneway House Design Competition, the City of Nelson now sells pre-reviewed plans for three different laneway house designs for \$1,000 plus GST for laneway houses to be built in the City of Nelson. You benefit from a quicker application review process, a \$450 development permit refund (in certain cases), and an award-winning design at a low cost.

Pre-reviewed designs are only one option. If you want to build a laneway house, you are not required to use a pre-reviewed design. You may still submit your own custom design.

### The Kootenay Three-Step

553 - 848 square-feet



### Nelson Peaks

850 square-feet



### The Pica

350 - 462 square-feet (plus 443 sq. ft. basement option)



**For More Information** refer to the City's "Guide to Purchasing Pre-Reviewed Plans", which you can pick up at the Development Services office or download at [www.nelson.ca/designcompetition](http://www.nelson.ca/designcompetition)

# 3

## Regulations

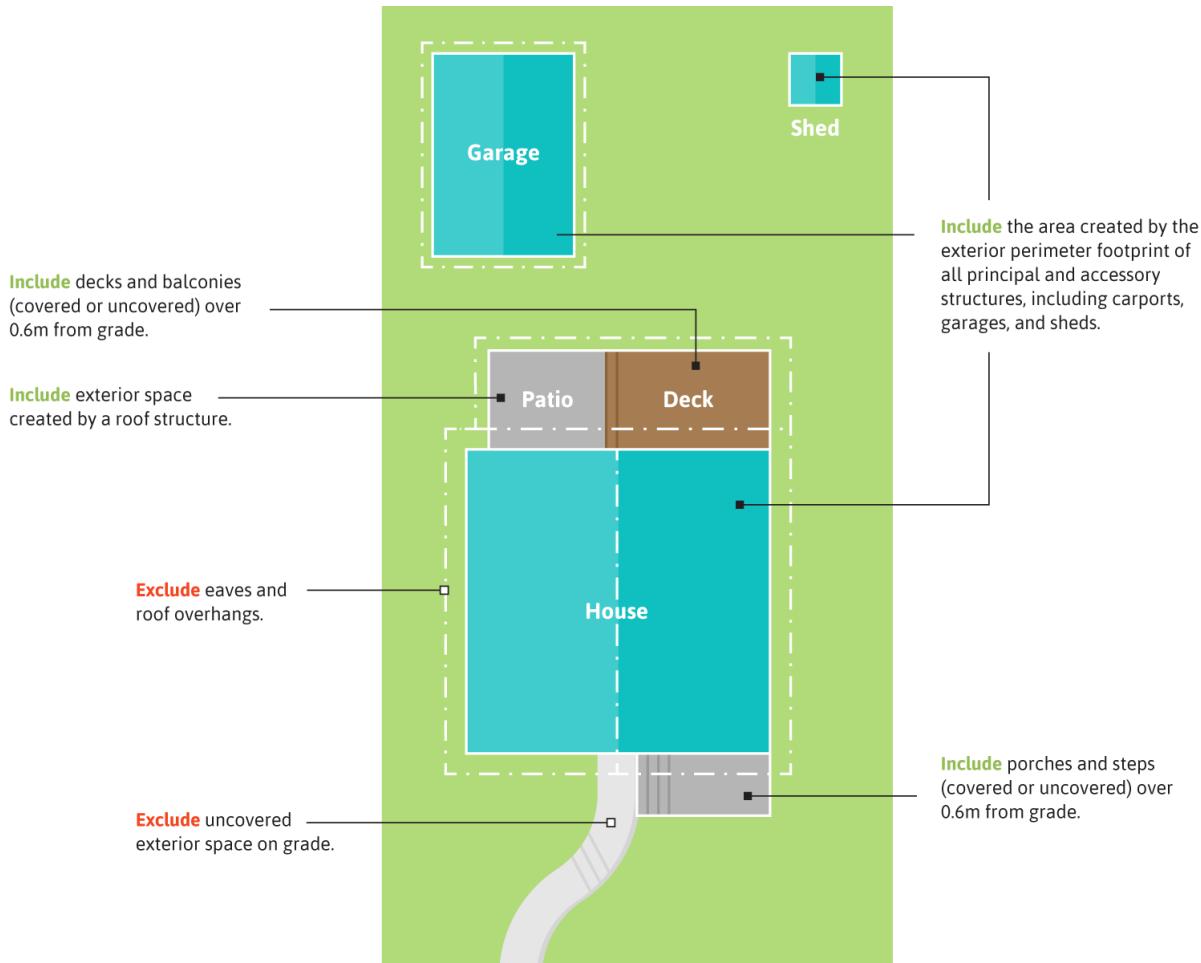
### Maximum lot coverage

**Note:** The following information is for the R1 and R3 zones only. Contact Development Services staff for information on other zones (see contacts in section 4). All buildings must be in compliance with the provincial Building Code.

"Lot coverage" means the area of all buildings and structures (including stairs, porches, balconies, decks, breezeways, and covered exterior open space over 2-feet high) on a lot.

Zone	Lot size	Lot coverage
R1	Under 370m <sup>2</sup>	40%
	370m <sup>2</sup> or larger	35%
R3	Under 278m <sup>2</sup>	45%
	278m <sup>2</sup> or larger	40%

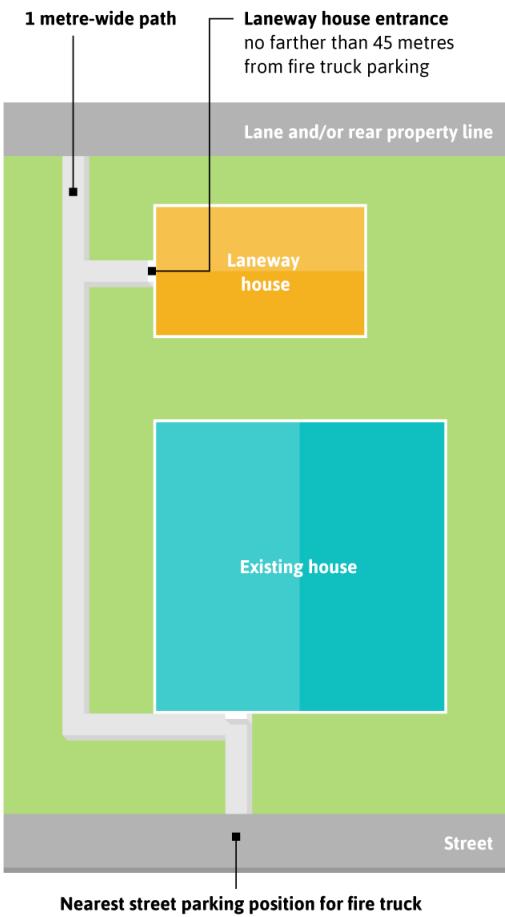
An additional 5% lot coverage may be permitted for the purpose of constructing a laneway house that does not exceed 4.5m in height.



At least 30% of the lot must be composed of permeable surfaces..

## Access

### Emergency access path

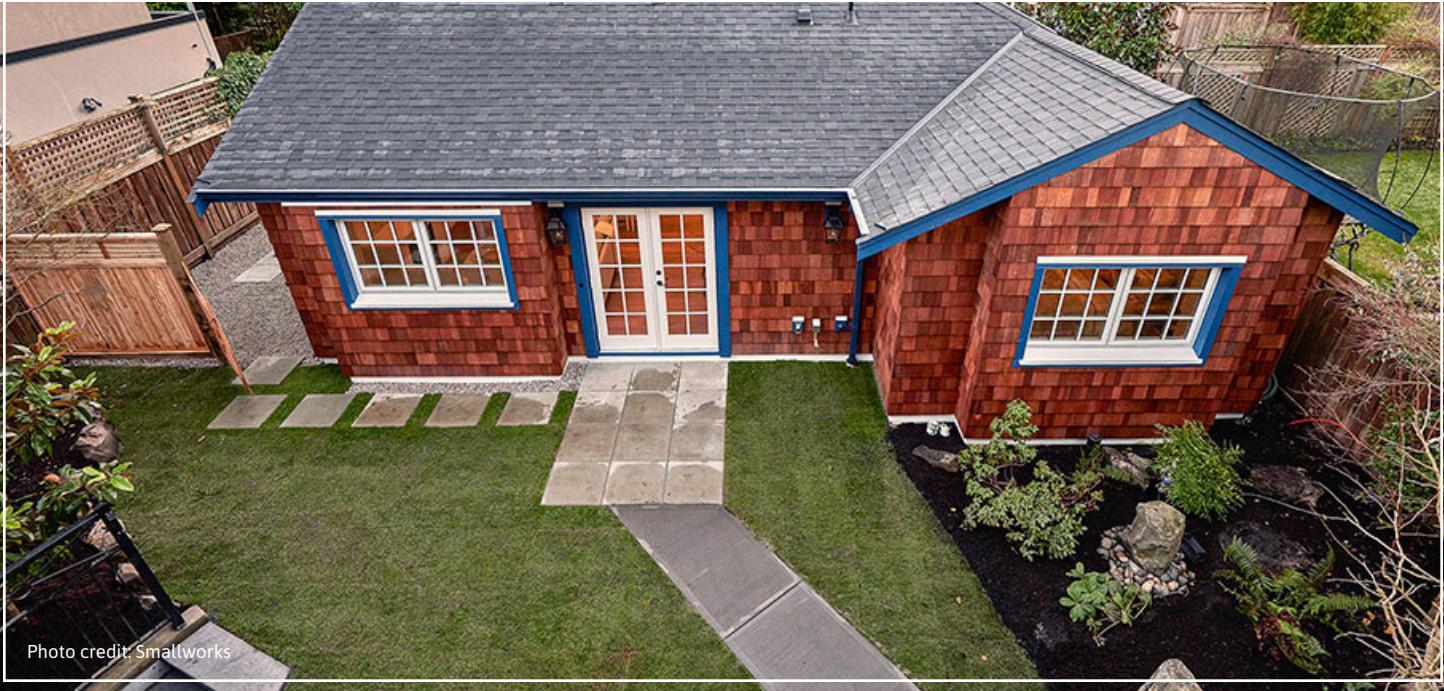


The way you access the lane, by foot or by car, is up to you; you can design your laneway house so that your day-to-day access is primarily from the lane or from the street.

Regardless of how you configure your lot, emergency access regulations require that there be an access path from the street at which property is addressed. For example, if your address is 123 Baker Street, there must be a 1 metre-wide footpath from Baker Street to the primary entrance of each dwelling unit.

### Here are the emergency access requirements:

- The distance required to walk from the front street curb to the primary entrance of a dwelling unit shall not exceed 45 metres.
- A clear and unobstructed path of a minimum width of 1.0 metre shall be available and accessible from the street to the entrance of a dwelling unit. The path shall consist of a hard surface to not delay access by emergency responders and:
  - No sudden drop-offs or hedges shall obstruct this path;
  - Exterior lighting shall illuminate the pathway from the street frontage to the entrance of each dwelling unit in order to limit the probability of delays or ineffectiveness in emergency response operations;
  - If a fence will block the path, there shall be a gate that can be unlatched from the direction of travel from the street and not have any locks or require any special knowledge to operate; and
  - The path shall be maintained and kept clear of snow and debris throughout all seasons.
- The civic address assigned by the City must be legible and displayed as to be plainly visible from the street to which the civic address is assigned (and near the pathway from the street to the laneway house) and at the primary entry to the dwelling unit.
- A dwelling unit shall have an exterior light at every entrance.

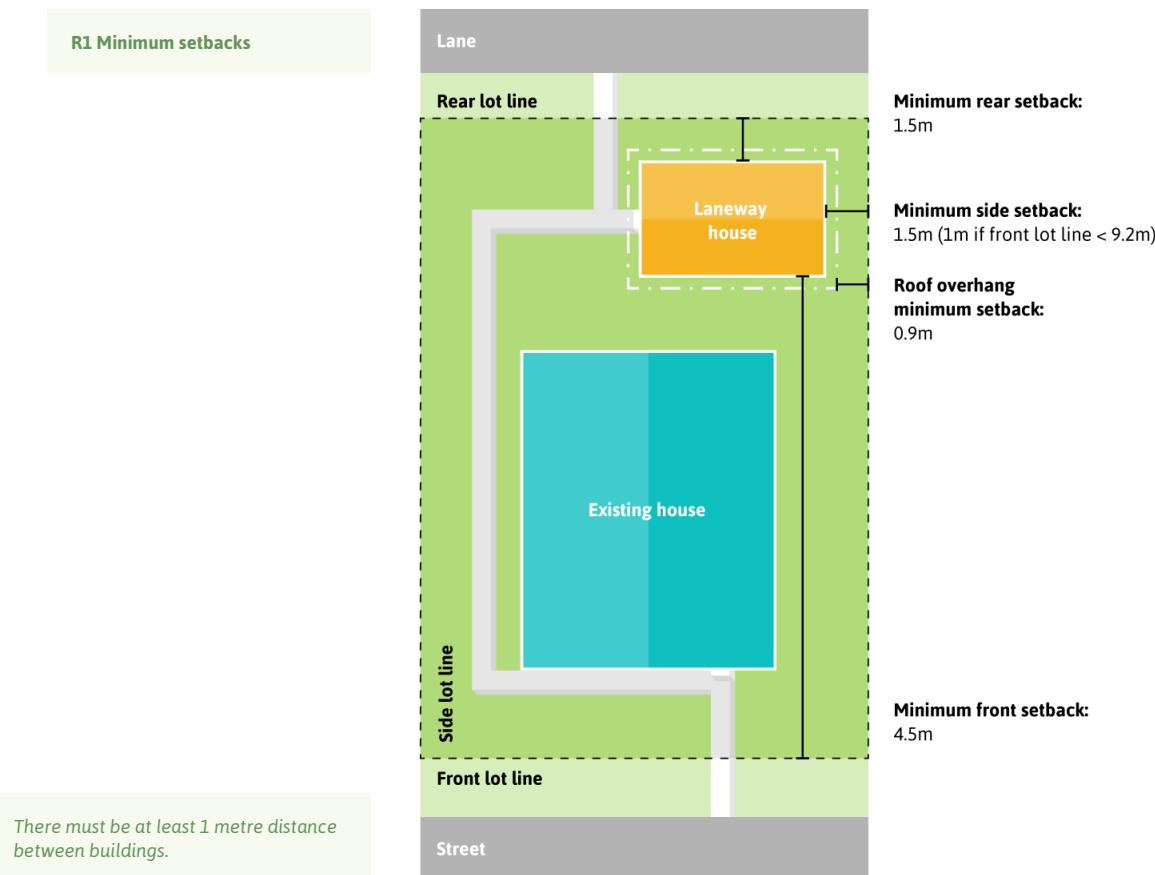


## Location on the lot

A laneway house does not have to be next to the lane, or even necessarily in the backyard. However, there are minimum setback requirements that stipulate how far the laneway house must be from each of your property lines.

There are some exceptions for existing non-conforming structures. For example, if you would like to convert an existing building (such as a garage) into a laneway house, you may be able to do this even if it is too close to the property lines. Contact Development Services staff to discuss your situation if this applies to you.

Zone	Type	Minimum setback
R1	Front lot line	4.5m
	Rear lot line	1.5m
	Side lot line	1.5m
	Side lot line (if the front lot line is less than 9.2m)	1m
R3	Front lot line	3m
	Rear lot line	1m
	Side lot line	1m



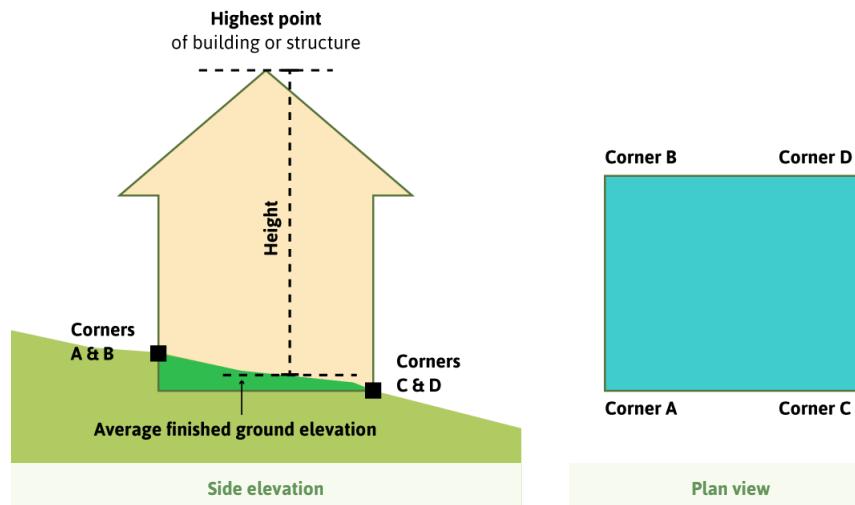


## Height

The City of Nelson calculates height from the highest point of the roof down to the average finished ground elevation (grade) at each corner of the building.

**Average finished ground elevation =**  

$$\text{Corners (A+B+C+D)} \div 4$$



On the right are the height limits that apply to a laneway house:

Laneway house	5.8m
Above-garage suite <i>A laneway house with parking at-grade</i>	6.1m

## Size

The **minimum gross floor area** is 26m<sup>2</sup> (approximately 280ft<sup>2</sup>) and the **minimum width/depth** of the building is 4.5 metres.

Generally, the building footprint must be smaller and shall not exceed the greater of:

- 65m<sup>2</sup> (approximately 699ft<sup>2</sup>) for a laneway house over 4.5 metres in height,
- 89m<sup>2</sup> (approximately 958ft<sup>2</sup>) for a laneway house up to 4.5 metres in height, or
- 8% of the lot area.

**Note:** the maximum building footprint does not include exterior decks.

In general, this calculation only benefits exceptionally large properties.

Floorplan credit: Smallworks

Ground floor

Second storey



**Size calculation example:**

**Building footprint** = the area of the ground floor

**Gross floor area** = the area of both floors

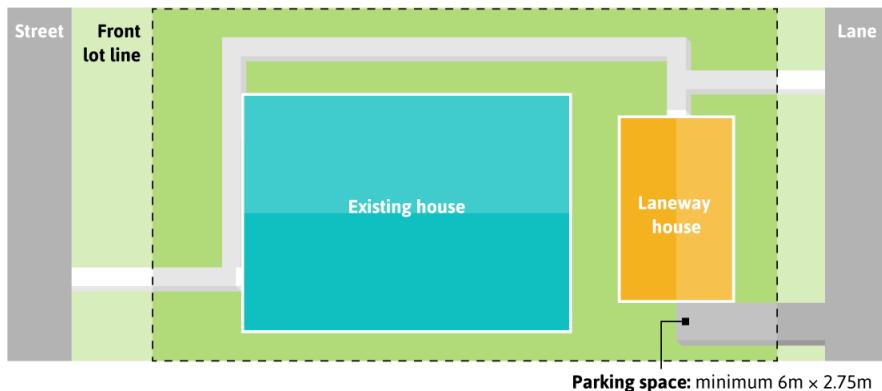
## Parking

### Electric Vehicle Charging Requirements

At least one parking space must be wired for 240-volt Level-2 electric vehicle charging (EV-ready). This is simply the same type of outlet required for a laundry machine, for example. This requirement adds minimal cost (typically a few hundred dollars) and allows for easily installation of an electric vehicle charger in the future. Doing this wiring at construction is substantially less than post-construction.

In general, a laneway house requires one additional parking space over and above the parking requirement for the existing house. This parking space must be entirely within the property lines and conform to the **minimum dimensions** of 6 metres by 2.75 metres.

In many cases, older homes are not subject to a parking requirement, which means the property may only need a total of one parking space. To encourage homes in the R1 zone to have both a laneway house and a secondary suite, the maximum parking requirement for the entire site is three spaces. There are some exceptions to the one-stall parking requirement, including if there are already two parking spaces on-site and there is ample street parking available. They can be found in section 7.9 of the Off-Street Parking and Landscape Bylaw. To learn more about the parking requirements for your lot, contact a planner at Development Services (contacts in section 4).



## Design

Consult the City's design guidelines for laneway houses (see appendix) and design your project accordingly. The goal of the design guidelines is to help you achieve minimal neighbour impact (and thus happy neighbours) as well as environmental sustainability.



# 4

## Resources & Contact Information

### Bylaws and guidelines

**City of Nelson Zoning Map and Bylaw:**

[www.nelson.ca/zoning](http://www.nelson.ca/zoning)

**City of Nelson design guidelines for laneway houses:**

[www.nelson.ca/LWH\\_Guidelines](http://www.nelson.ca/LWH_Guidelines)

**All bylaws:**

[www.nelson.ca/bylaws](http://www.nelson.ca/bylaws)

### Key forms

**Building Permits, Development Permits (for laneway houses over 5 metres in height), and all other forms:**

[www.nelson.ca/applications](http://www.nelson.ca/applications)

### Contact

#### Development Services

**Email:** [development@nelson.ca](mailto:development@nelson.ca)

**Phone:** 250.352.8260

**Monday to Friday**

8:30am to 4:30pm

2nd floor, City Hall  
310 Ward Street  
Nelson, BC V1L 5S4

**To contact Nelson Hydro:**

**Online:** [www.nelsonhydro.ca](http://www.nelsonhydro.ca)

**Phone:** 250.352.8206

This guide was published in September 2018 (updated March 2021) and has been made available solely to assist potential applicants. It is intended for informational purposes only and it is not exhaustive of all requirements, fees, and regulations. Bylaws, other regulations, and other information may change from time to time and the City of Nelson is not obligated to update this document and does not guarantee the accuracy or completeness of this document, nor for the content of external links. In all cases, the City's standing bylaws prevail. This document presents a summary of key information from these bylaws, and may not be comprehensive of all applicable bylaws. It is the property owner's responsibility to ensure that they are in compliance with all bylaws.

# 5

## Appendix: Design Guidelines

### 5.1 Laneway houses

#### a. Applicable Area

A development permit is required in all areas of the City of Nelson for a laneway house over five (5) metres in height. Nonetheless, developers of all other laneway houses will be provided with the following design guidelines in order to ensure the success and quality of laneway housing in Nelson.

These guidelines apply to the laneway house and the property containing the laneway house, and not the principal house.

#### b. Application Requirements

The applicant for a laneway house development permit must justify how the project design complies with the following principles:

- i. Design the laneway house to be a good neighbour by minimizing impact on neighbouring properties' sunlight, views, and privacy by minimizing shade, shadow and overlook onto adjacent properties. Respect the rhythm, scale, and height of the existing streetscape. The proposed setbacks of the laneway house and the lot's slope represent a major consideration in the design review process.
- ii. Design buildings for durability, sustainability, and other objectives of the City's Official Community Plan.
- iii. Incorporate design elements that create visual interest and variety, respect natural topography, respect the architectural rhythm of the neighbourhood, and consider preservation or enhancement of trees and vegetation.

Plans must demonstrate:

- i. the location of all buildings and structures;
- ii. the proposed siting of parking areas;
- iii. the extent and nature of existing and proposed landscaping;
- iv. the proposed exterior finish, materials, and colour of buildings and roofs; and
- v. the proposed locations of all exterior lighting.

You should discuss the proposal with your neighbours before applying for a Development Permit. Their input and perspective can help you develop a better design. If applicable, illustrate where you have taken neighbours' concerns or input into account.

Schedule H—City of Nelson Official Community Plan Bylaw No. 3247, 2013 Development Permit Area – Design Guidelines (Page 102)

## C. Neighbourhood Fit and Minimal Neighbour Impact

### Roof and Building Envelope

Buildings shall minimize the amount of shadow cast on to private open space and buildings of adjacent properties.

On steeply sloping sites, the views from adjacent properties should be respected by adapting the scale, massing and location of the laneway house to follow the topography and natural features of the site.

Rooftop outdoor space is generally prohibited to protect privacy of neighbours. Rooftop decks may be considered, particularly for single-level units, if it can be demonstrated how opportunities for overlook can be avoided.

### Façades

Windows must be designed to respect privacy and reduce overlook onto neighbouring properties.

- Clear eye-level windows are permitted on the lane side (if applicable) and facing the street and may be permitted on portions of the building that can be demonstrated not to impact privacy or create overlook on existing or future neighbouring site development. Exceptions for windows oriented towards adjacent properties may be considered if design features are provided that mitigate privacy concerns. For example, windows with opaque glass that permit light into the laneway house but prevent overlook into adjacent yards, or other design solutions may be acceptable.
- Upper level windows facing the interior of the property and side yards should be modestly sized.

Upper-level decks and balconies are permitted on exterior side setbacks and on elevations facing the lane. It must be demonstrated how overlook will be avoided. Other upper-level deck and balcony locations may be considered where opportunities for overlook can be demonstrated to be avoided. Second-storey decks should not face adjacent properties.

All lane elevations, especially those without doors facing the lane, should be articulated and include design that create a sense of scale and architectural interest. This could include verandas, porches, planters, window boxes, windows indicating main living spaces, street address, entry gates, lighting, or cladding material. Direct connections between indoor living spaces and usable outdoor landscaped spaces are encouraged.

Create visual interest by providing variations in height and massing as well as articulation of all façades, including the lane façade. Dormers and building faces shall not be windowless.

Schedule H—City of Nelson Official Community Plan Bylaw No. 3247, 2013 Development Permit Area – Design Guidelines (Page 103)

Architectural style should complement the design of the principal residence, but the intent is not to create a “miniature version” of the primary building. The laneway house must be distinguishable, with a reduced height and scale.

Vinyl siding is not permitted.

### **Siting**

A laneway house shall be sited to minimize shadowing on other properties. Often, this means on the southern portion of the lot, except where topography or retention of existing significant trees or landscape prevents this. In placing the laneway house on the property, efforts shall be made to maximize remaining open space and usable green space. Buildings should be integrated into natural slopes and other significant features.

Where feasible, all properties which abut a lane should access the property from the lane and all parking should be in the rear yard. Laneway houses on a corner lot should front the side street. Its primary windows, balcony, deck, and entrance should be oriented toward the street or the lane, where feasible.

Existing trees must be preserved where possible. Removal of any tree due to the construction of the laneway house must be included as part of the Development Permit plan. Siting should respect mature trees both on site and on adjacent properties. This means locating the laneway house so as to minimize impact on a tree’s root system.

- In the event that a laneway house cannot be sited without adverse impacts to either mature landscape or shading on adjacent properties, the following hierarchy of policies apply:
  - Protect mature landscape on adjacent properties.
  - Protect mature landscape on subject property.
  - Minimize shading on adjacent properties. Care should also be taken to minimize the visual impact on adjacent properties. However, this does not mean that the laneway house will not be completely unseen from adjacent lots.

Any noise-generating HVAC systems, such as heat pumps, must be located where noise will be most minimal for neighbouring properties. Efforts must be made to muffle any noise for the benefit of neighbouring properties.

Schedule H—City of Nelson Official Community Plan Bylaw No. 3247, 2013 Development Permit Area – Design Guidelines (Page 104)

## d. Parking



Examples of permeable parking. (Credit: City of New Westminster)



Garage doors with glazing. (Credit: City of New Westminster)



Carport being used as a flexible space. (Credit: Ramsay Worden Architects)

Parking is required to be accessed from a lane where such lane is developed or is already used year-round for parking access by a majority of the properties on the block.

In order to optimize open space, reduce shade and shadowing on neighbouring properties, and minimize building bulk, uncovered parking and carports are preferred over garages.

Surface parking spaces shall consist of permeable surfaces such as permeable/porous pavers, gravel, grassed cellular paving, impermeable wheel paths with ground-cover planting in the centre and sides, or a comparable alternative satisfactory to the City.

Garage doors must be consistent in quality, materials and details with the overall design and be partially glazed or incorporate windows in order to enhance the public realm.

The width of driveways should be minimized and shared between units wherever possible. Multiple driveways are strongly discouraged and may not be permitted under the Subdivision and Development Servicing Bylaw.

The presence of garage doors along roadways must be minimized in order to enhance the pedestrian experience. Where front-facing garage doors are unavoidable, impact on the public realm will be mitigated by:

- a. Designing residential units with enough width to include attractive entrances and windows between garages; and
- b. Providing interior spaces that overlook the street.

If front or exterior side yard modifications are part of the permit application, parking and driveways shall not occupy more than 50% of the area of the front yard or, where the site has a flanking side street, not more than 50% of the area flanking side yard.

A carport or garage shall be wide enough only for one vehicle. Refer to the Off-Street Parking and Landscape Bylaw for dimensions.

You are encouraged to provide at least one bicycle parking space for each unit. Bicycle parking should be secure and weather-protected.

Schedule H—City of Nelson Official Community Plan Bylaw No. 3247, 2013 Development Permit Area – Design Guidelines (Page 105)

## e. Landscaping, Energy, and Sustainability



Pathway lighting. (Credit: City of New Westminster)

All laneway houses should consider additional current and future opportunities for sustainable design where possible including:

- Passive solar design integrated into the architecture and landscape design.
- Energy efficient design and internal infrastructure including structural supports for future solar panels.
- Opportunities for natural ventilation to optimize air quality and reduce mechanical cooling.

Obscuring evergreen hedges are encouraged on all interior side property lines and on rear property lines. Define and screen outdoor spaces through the use of landscaping such as plantings, architectural elements such as trellises, low fencing or planters, and changes in grade and elevation. All screen and fence material should be attractive, durable, and contribute to the quality of the residential landscape design. Chain link fence is not permitted.

Landscape and building design that incorporates rainwater retention, infiltration and harvesting including rain gardens, permeable surfaces, rain barrels and/or vegetated swales is required. Redirecting water from drain pipes into vegetated areas is recommended. The drainage plan must ensure that rainwater is filtered before entering the municipal system and is not directed onto neighbouring properties.

Green roofs are encouraged as benefits include reducing stormwater runoff, improving water quality, reducing urban heat island effect, conserving energy, creating wildlife habitat, and prolonging the life of the roof membrane. An added benefit is that the green roof may soften the appearance of the laneway house from neighbouring lots.

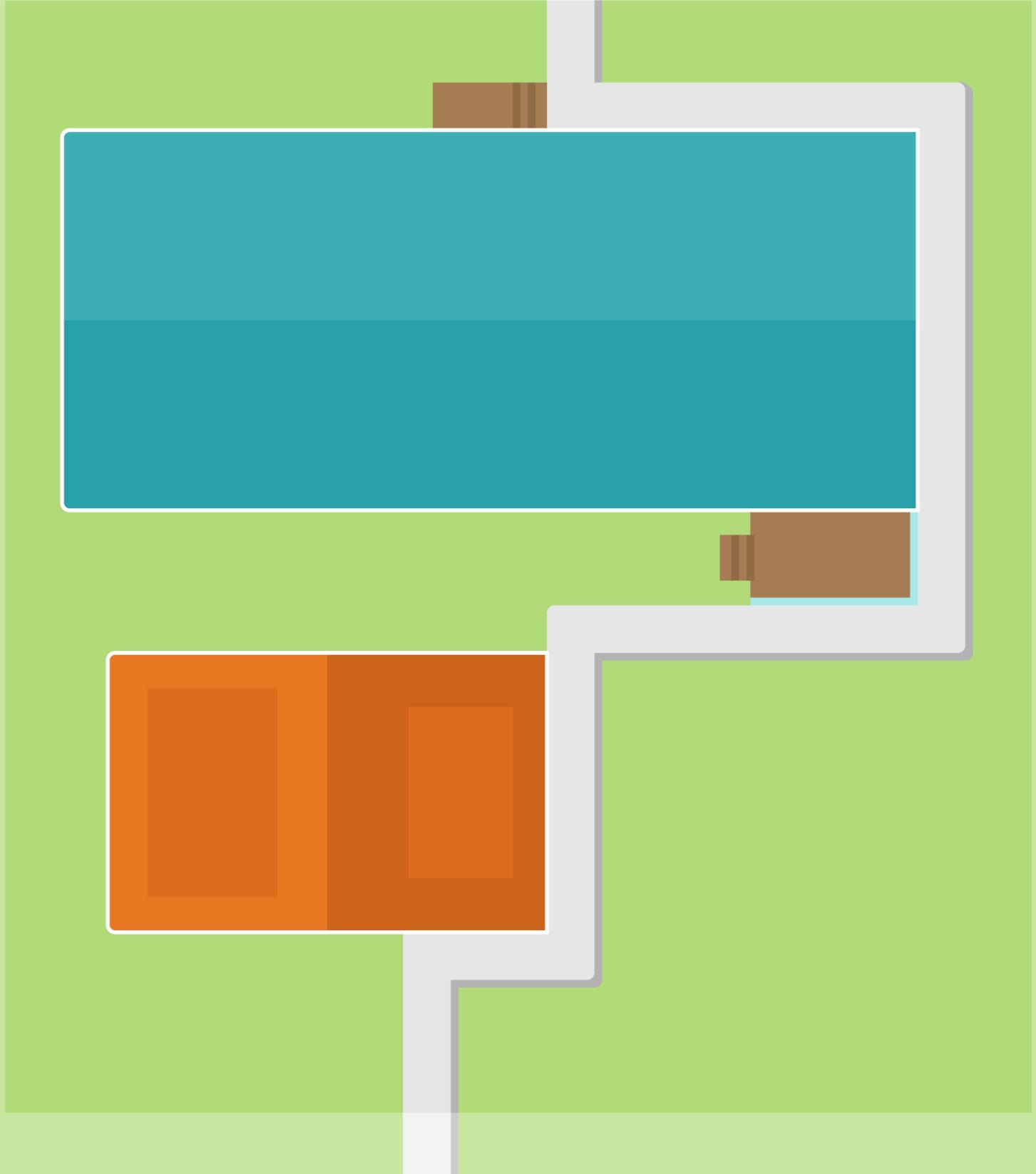
30% of the lot area shall consist of live plant material. The use of indigenous, drought-resistant plants is highly encouraged. Planting of deciduous trees for summertime shading is encouraged where feasible.

In areas where slopes are in excess of 30%, the City may require that tree preservation areas be established to control erosion and/or protect banks. The City may require that works be constructed to protect vegetation where there is a desire to preserve significant or landmark trees or where concern may be created by the development of the land.

Carefully considered exterior lighting creates safe, welcoming, and clearly identified building entrances, lanes, and access pathways. Lighting is also required for emergency access. Lighting shall be down-cast and is also expected to be energy-efficient LED, non-glare, and neighbour-friendly. "Warm colour temperatures" ranging from 2700K to 3000K are recommended.

A 0.6m landscaped setback between the laneway house and lane should be provided, except where there is parking.

Schedule H—City of Nelson Official Community Plan Bylaw No. 3247, 2013 Development Permit Area – Design Guidelines (Page 106–107)



#### Development Services

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