



Objectives

- Create dwellings that are compatible with the neighborhood in scale, function and character
- Create pedestrian friendly neighborhood
- Minimize the visual impact of attached garages on the streetscape
- Strengthen the dwelling’s relation with the public street frontage
- Promote creative and high quality architecture
- Integrate high quality landscaping and environmentally sustainable design

Guidelines

Building

1. Zoning Provision

Building setbacks (in metres) shall be as follows:

Street type	Front yard	Flanking yard	Side yard	Rear yard
Local	3-5	3-5	min. 1.2	min. 5
Collector	4-6	4-6	min. 1.2	min. 5
Arterial	5-7	5-7	min. 1.2	min. 5

2. Zoning Provision

Building height limit shall be 11m to the mid point of the roof.

3. Zoning Provision

Maximum building lot coverage shall be 45%.

4. The scale of a new or infill residence should not overwhelm or overshadow adjacent buildings.

5. The main front entrance should face the street or be clearly visible from the street and should be emphasized by special architectural elements (e.g. a porch).

6. The street facing façade should present an active public face, featuring a variety of forms, colors, materials, architectural details and styles. At least 40% of front wall area (except garage door) should be windows, doors, front porches or balconies, proportionately integrated with the building.



An example of an appropriate façade design



This façade lacks a front porch and a window on the lower right section.

7. Front and side façades of a corner building should address both streets with continuous and consistent architectural design.

8. Special architectural features such as a corner window or a wrap-around porch can be used on a corner building to enhance its significance.

Small Lot Infill • Single • Residential

Traditional Neighborhood

Lot frontage more than 9m and less than 12m, lot area not greater than 370m²



9. An attached garage should not be wider than half of the building width.

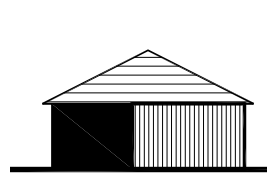
10. An attached garage should not project more than 1m in front of the building front wall.

11. The front face of an attached garage should integrate glass panels, smaller divisions and architectural details so as to present an attractive public appearance.

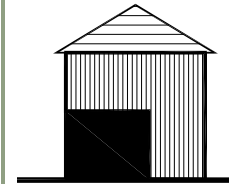


An example of garage design treatments

12. An attached garage should be an integral and consistent part of the building mass. The garage can be integrated with the building by topping it with a habitable second storey, recessing it into or balancing it with other portions of the building.

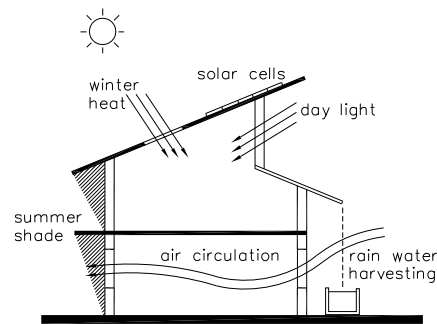


Balancing the garage with other parts of the building



Putting a habitable storey atop the garage

13. Sustainable design standards such as LEED or Green Globe suitable for the development should be used wherever possible, for example, recycled building materials, green roofs, rain water harvesting, solar, wind and thermal energy systems, natural lighting and ventilation, etc. Placement of roofs, windows and shades should aid the application of energy efficient designs.



An illustration of some sustainable design techniques

Site and Landscaping

1. Zoning Provision

The driveway shall not be more than half the width of the front yard.

2. Zoning Provision

Fences in the front yard or flanking yard, shall be no higher than 90cm.

3. Zoning Provision

For an interior lot, landscaped open space consisting of planting materials additional to turf shall be required in the front yard and shall take up no less than 50% of the front yard width.



An example of front yard landscaping





Lot frontage more than 9m and less than 12m, lot area not greater than 370m²

4. Zoning Provision

For a corner lot where the driveway is located in the front yard, landscaped open space shall be required for:

- a. no less than 50% of the front yard width;
- b. the entire flanking yard.

5. Zoning Provision

For a corner lot where the driveway is located in the flanking yard, landscaped open space shall be required for:

- a. the entire front yard;
- b. the entire flanking yard excluding the driveway.

6. Landscaped open space should consist of considerable amount of planting and permeable materials, such as turf, shrubs, trees, crushed stones, no-joint pavers, etc.



Permeable landscaped open space

7. Hard surfaces should be reduced and made permeable wherever possible, by using, for example, no-joint pavers, crushed stones, tire tracks with green cover in between, etc.



Tire tracks with green median strip

8. Existing municipal boulevard street trees adjacent to the infill lot should be preserved. The driveway and utilities of the infill lot should be located away from existing healthy boulevard trees.

Nodes and Gateways

1. Street facing façades of a building should feature higher quality architectural design that helps to define and strengthen the character of the node or gateway location.

2. Front yard or flanking yard should feature higher quality landscaping that compliments the architecture and character of the node or gateway location.

3. A corner building should address both streets and emphasize the importance of the corner location with enhanced and special architectural features, such as a wrap-around porch or corner windows.



An example of corner building and landscaping design

4. A corner lot should feature enhanced and consistent front yard and flanking yard landscaping addressing both street frontages.

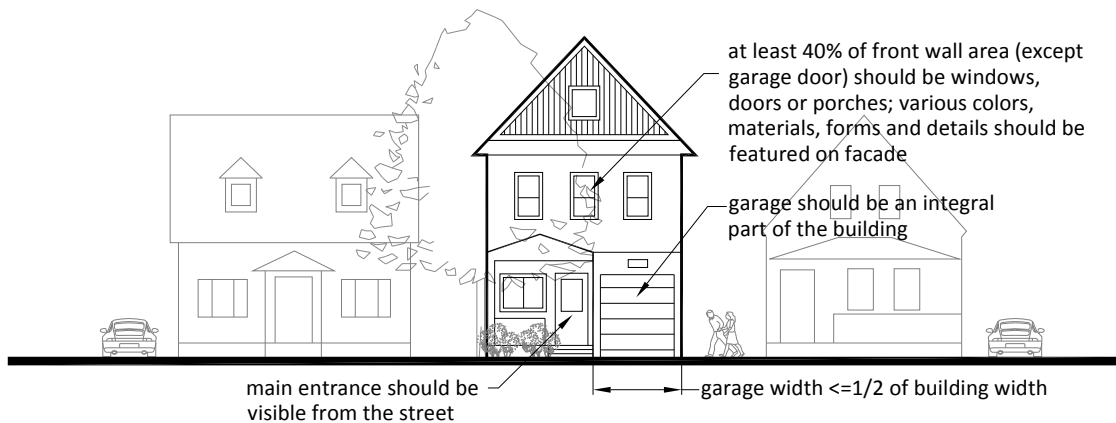
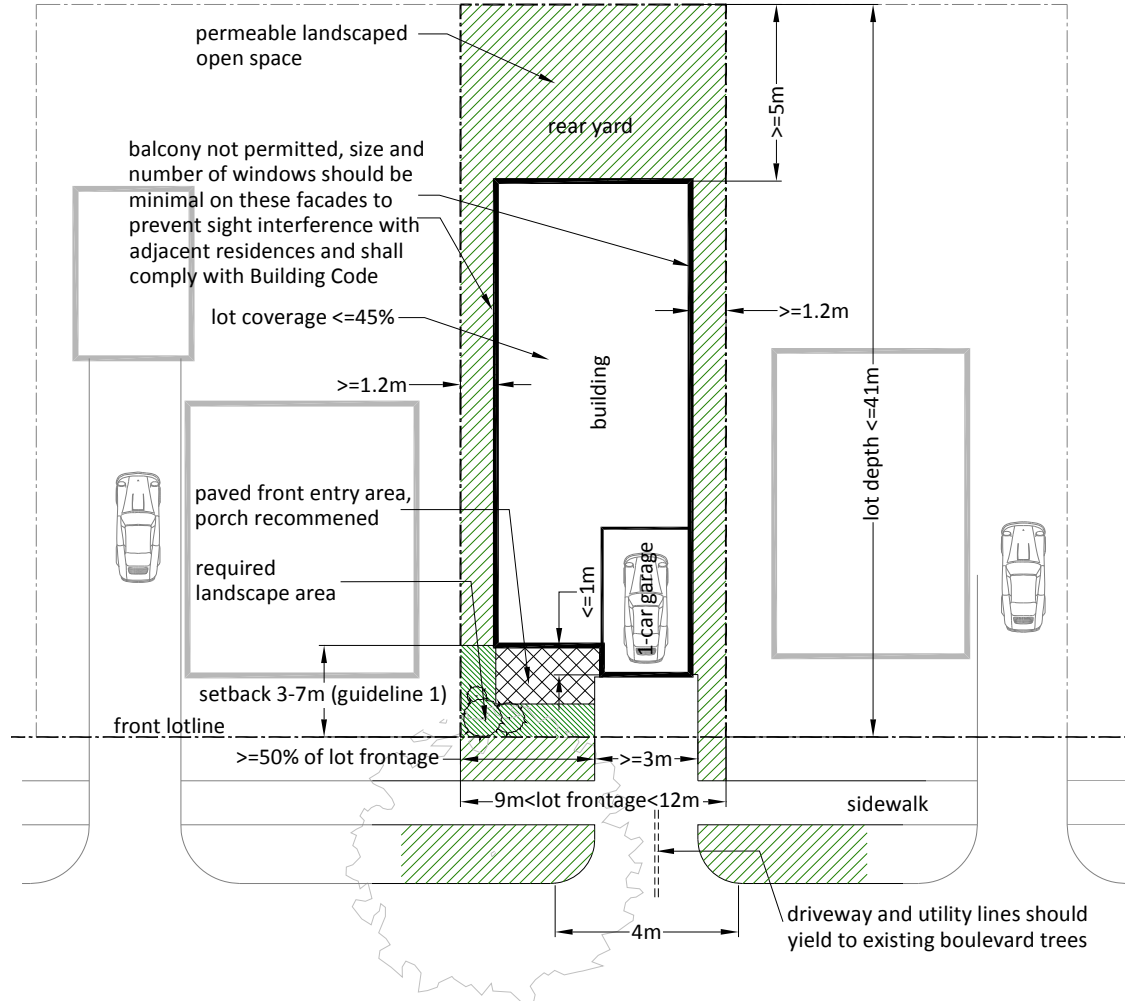
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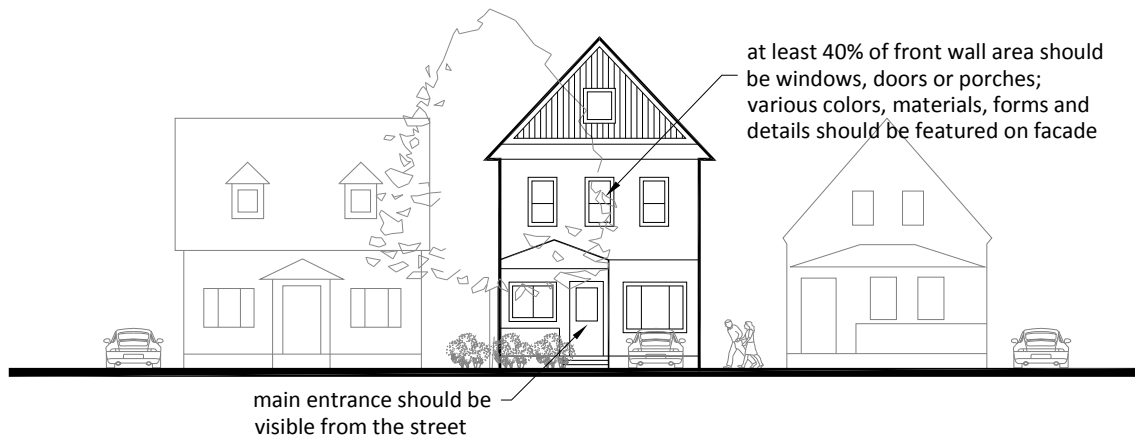
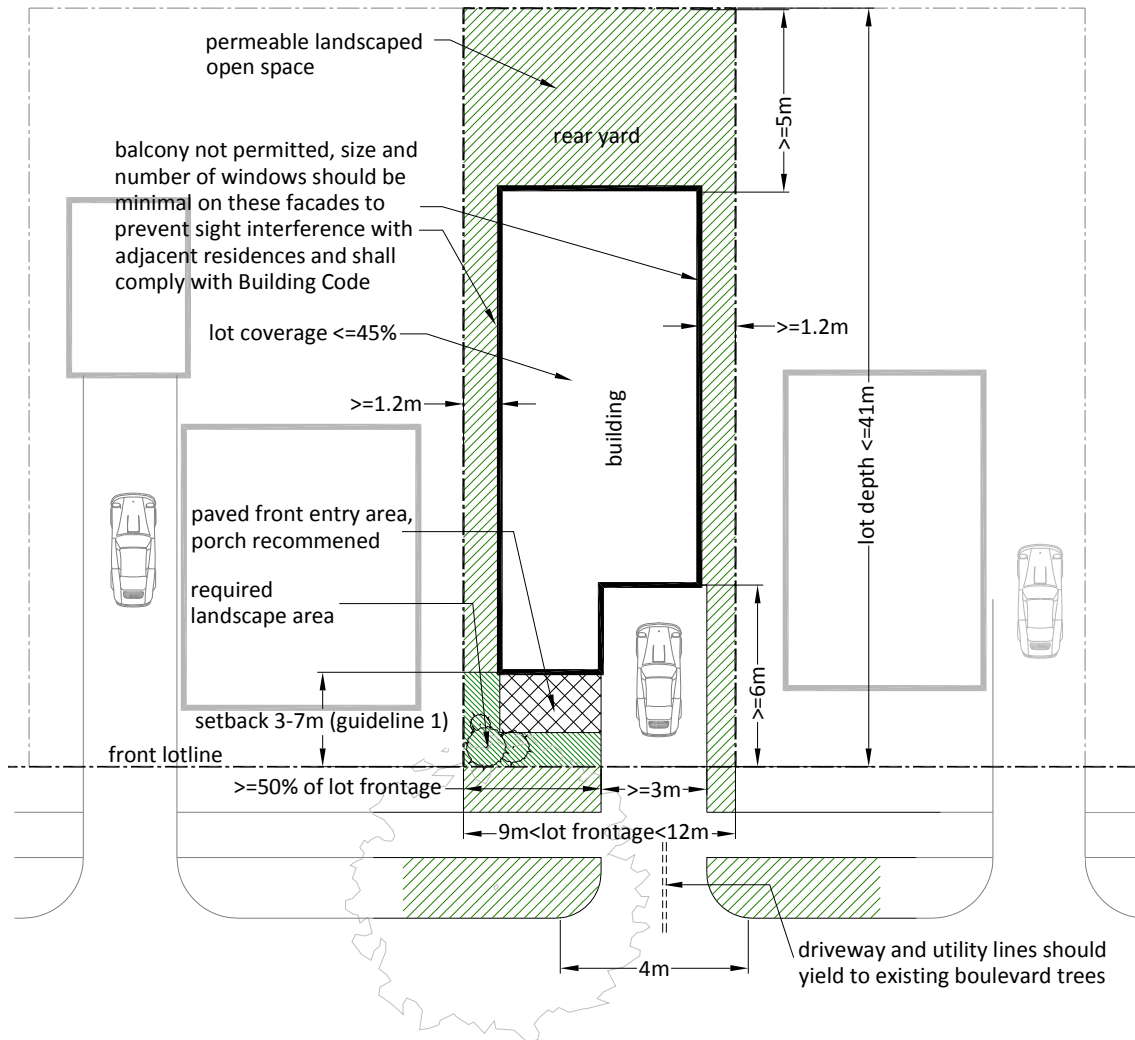
Sample Plan

Option 1 – With attached garage





Option 2 – Without garage



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Corner lot

