



Objectives

- Create developments that are compatible with the surrounding neighborhood in scale, function and character
- Minimize impacts on and conflicts with adjacent land uses
- Promote high quality architecture and landscaping
- Integrate environmentally sustainable design

Guidelines

Building

1. Zoning Provision

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

2. Building setbacks – see Sample Plan.

3. The scale of the building should not overwhelm or overshadow adjacent buildings.

4. The main front entrances should face the street or be clearly visible from the street and should be emphasized by special architectural elements (e.g. porches).

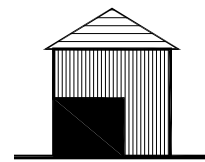
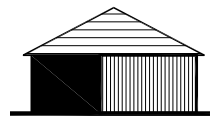
5. Building front façades should feature a variety of forms, colors, materials, architectural details and styles. At least 40% of front wall area (except garage door) should be windows, doors, front porches or balconies, proportionately integrated with the building.



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

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

8. An attached garage should be an integral and consistent part of the building mass. Integrate the garage with the building by topping it with a habitable second storey, recessing it into or balancing it with other parts of the building.



Balancing the garage with other parts of the building



Putting a habitable storey atop the garage

9. An attached garage should not be wider than half of the unit width and should not project more than 1m in front of the building face.

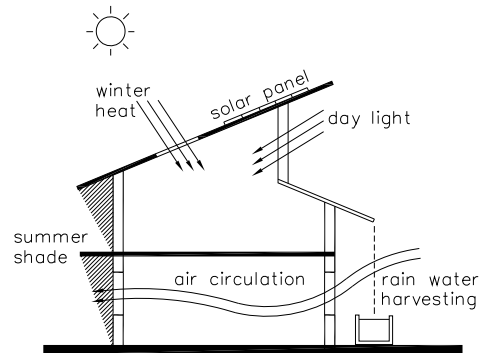


10. The front face of an attached garage should integrate glass panels, smaller divisions and architectural details so as to present an attractive public appearance.



An example of garage design treatments

11. Sustainable design standards such as LEED and 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.



Site and Landscaping

1. Zoning Provision

The minimum landscaped open space coverage shall be 35% of the total lot area.

2. Zoning Provision

Driveways and front yards of abutting units shall be twinned in order to provide larger front yard areas suitable for planting. One shade tree shall be planted for at least every two abutting units.

3. Zoning Provision

A minimum 3m wide landscape strip shall be provided for the periphery of the lot.

4. Provide gateway features such as ground signs or low walls and detailed planting beds at the entry point into the private street from a public street.

5. Front yard landscape design should be coordinated within a cluster of units and make every attempt to include deciduous trees for shade.



Gateway features



Twinned driveways and front yards





6. Provide a landscaped outdoor amenity area for the residents in the form of a courtyard, a parkette, a garden or a gathering place.



An outdoor amenity area

7. Community mailboxes should be well integrated with landscaped open space.

8. The outdoor amenity area should consist of permeable materials, such as turf, planting, crushed stone, etc.



An example of permeable landscaping

9. The visitor parking area should be made permeable and should be screened by landscaping strips with a minimum width of 1.5m, planted with trees, shrubs, hedges or decorative garden walls.

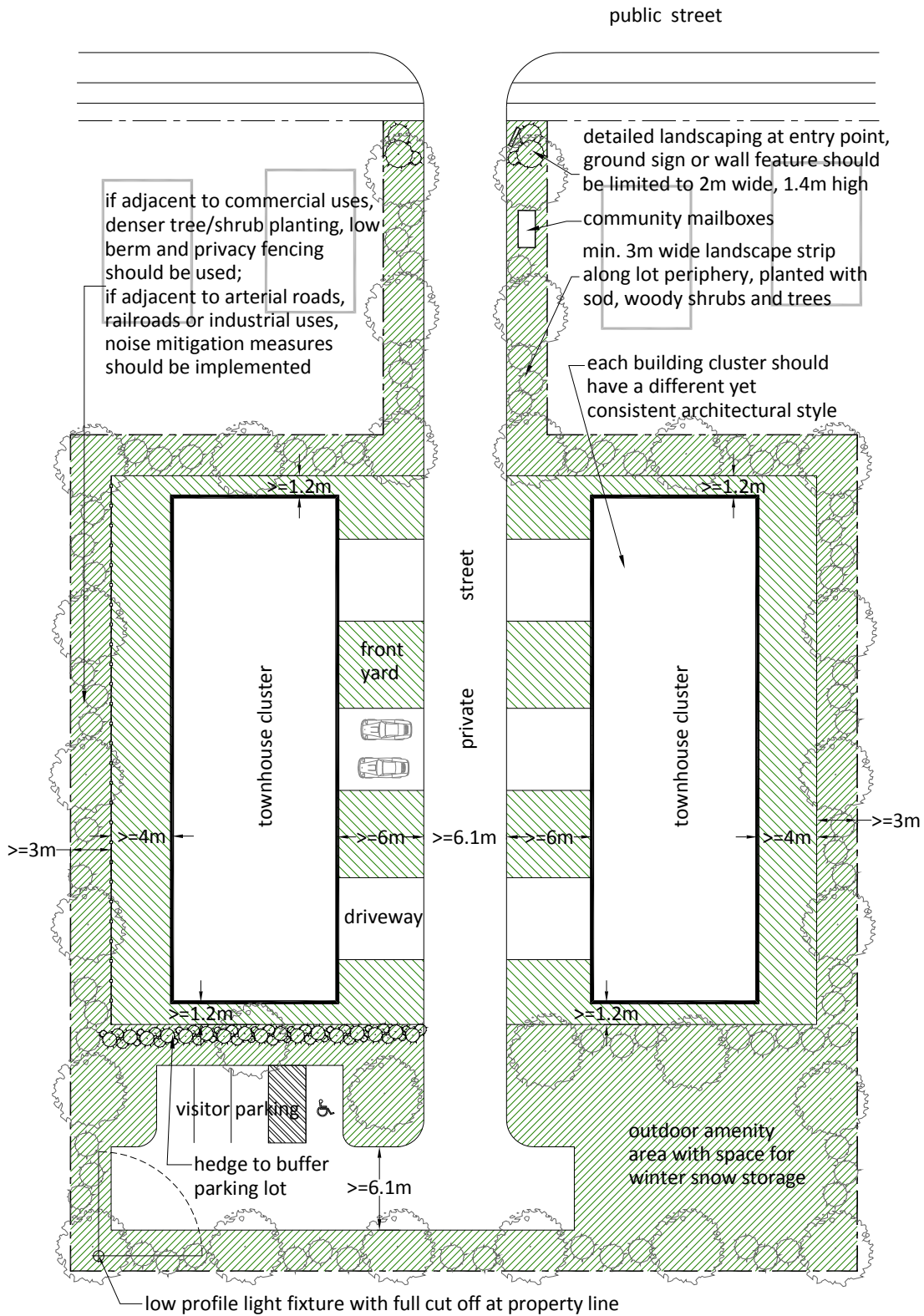
10. Where the lot line abuts commercial / industrial uses, denser tree/shrub planting, low berming and privacy fencing should be provided. Where the lot line abuts an arterial road, a railroad or industrial uses, noise mitigation measures should be considered.

Nodes and Gateways

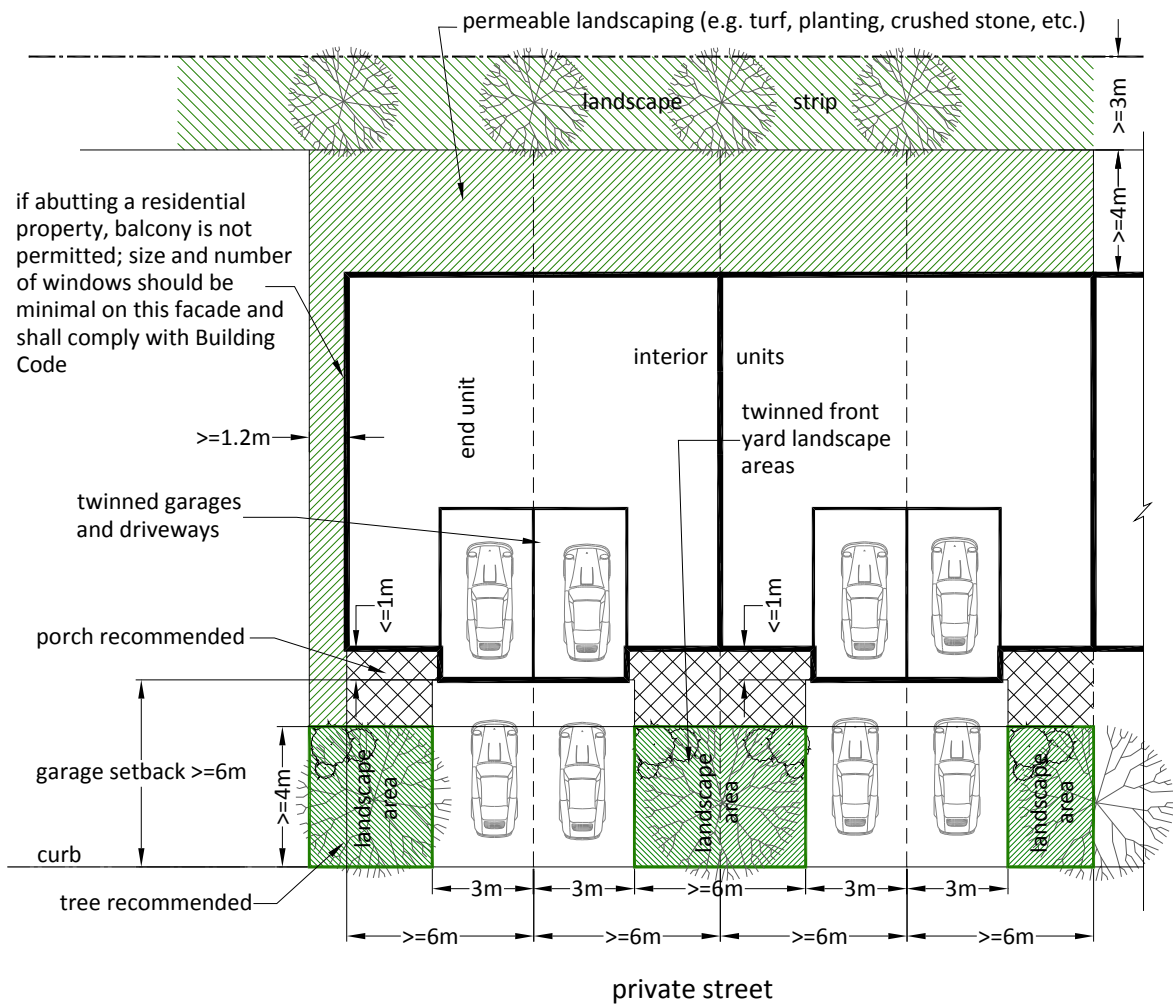
A private street townhouse development within a node or gateway area should feature higher quality architectural design and landscaping that help to define and strengthen the character of the node or gateway location.

Sample Plan

Site Layout



Building Layout and Design



at least 40% of front wall area (except garage door) of each unit should be windows, doors, or porches; various colors, materials, forms and details should be featured on facade

