





**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**

<b>Building</b>																								
<p><b>1. Zoning Provision</b> Building setbacks (in metres) shall be as follows:</p> <table border="1"> <thead> <tr> <th>Street type</th> <th>Front yard</th> <th>Flanking yard</th> <th>Side yard</th> <th>Rear yard</th> </tr> </thead> <tbody> <tr> <td>Local</td> <td>3-5</td> <td>3-5</td> <td>min. 1.2</td> <td>min. 5</td> </tr> <tr> <td>Collector</td> <td>4-6</td> <td>4-6</td> <td>min. 1.2</td> <td>min. 5</td> </tr> <tr> <td>Arterial</td> <td>5-7</td> <td>5-7</td> <td>min. 1.2</td> <td>min. 5</td> </tr> </tbody> </table>		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	<p><b>2. Zoning Provision</b> Building height limit shall be 11m to the mid point of the roof.</p>		
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<p><b>4.</b> The scale of a new or infill residence should not overwhelm or overshadow adjacent buildings.</p>		<p><b>5.</b> 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).</p>																						
<p><b>6.</b> 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.</p>		<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p><i>An example of an appropriate façade design</i></p> </div> <div style="text-align: center;">  <p><i>This façade lacks a front porch and a window on the lower right section.</i></p> </div> </div>																						
<p><b>7.</b> Front and side façades of a corner building should address both streets with continuous and consistent architectural design.</p>		<p><b>8.</b> Special architectural features such as a corner window or a wrap-around porch can be used on a corner building to enhance its significance.</p>																						

**Small Lot Infill • Single • Residential**

Traditional Neighborhood

Lot frontage more than 9m and less than 12m, lot area not greater than 370m<sup>2</sup>



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

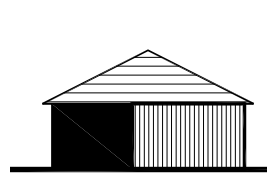
**10.** An attached garage should not project more than 1m in front of the building front wall.

**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.

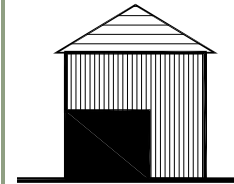


*An example of garage design treatments*

**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.

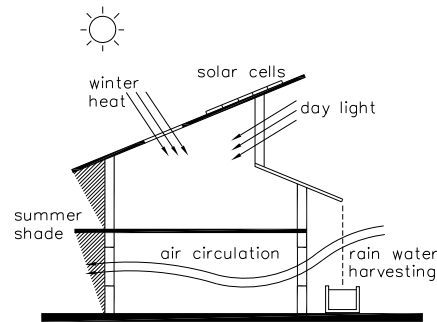


*Balancing the garage with other parts of the building*



*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 370m<sup>2</sup>

<p><b>4. Zoning Provision</b> For a corner lot where the driveway is located in the front yard, landscaped open space shall be required for:</p> <ul style="list-style-type: none"> <li>a. no less than 50% of the front yard width;</li> <li>b. the entire flanking yard.</li> </ul>	<p><b>5. Zoning Provision</b> For a corner lot where the driveway is located in the flanking yard, landscaped open space shall be required for:</p> <ul style="list-style-type: none"> <li>a. the entire front yard;</li> <li>b. the entire flanking yard excluding the driveway.</li> </ul>
<p><b>6.</b> Landscaped open space should consist of considerable amount of planting and permeable materials, such as turf, shrubs, trees, crushed stones, no-joint pavers, etc.</p>	 <p><i>Permeable landscaped open space</i></p>
<p><b>7.</b> 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.</p>	 <p><i>Tire tracks with green median strip</i></p>
<p><b>8.</b> 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.</p>	
<p><b>Nodes and Gateways</b></p>	
<p><b>1.</b> 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.</p>	<p><b>2.</b> Front yard or flanking yard should feature higher quality landscaping that compliments the architecture and character of the node or gateway location.</p>
<p><b>3.</b> 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.</p>	
<p><b>4.</b> A corner lot should feature enhanced and consistent front yard and flanking yard landscaping addressing both street frontages.</p>	<p><i>An example of corner building and landscaping design</i></p>

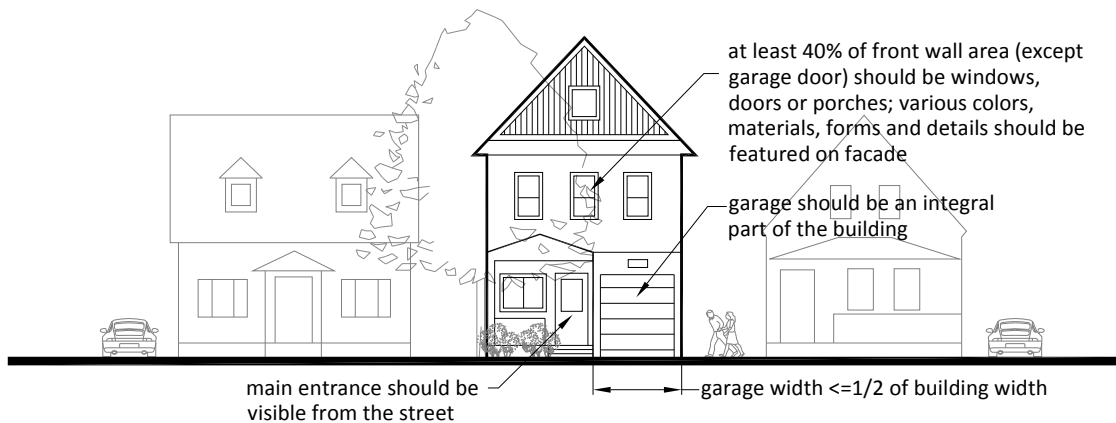
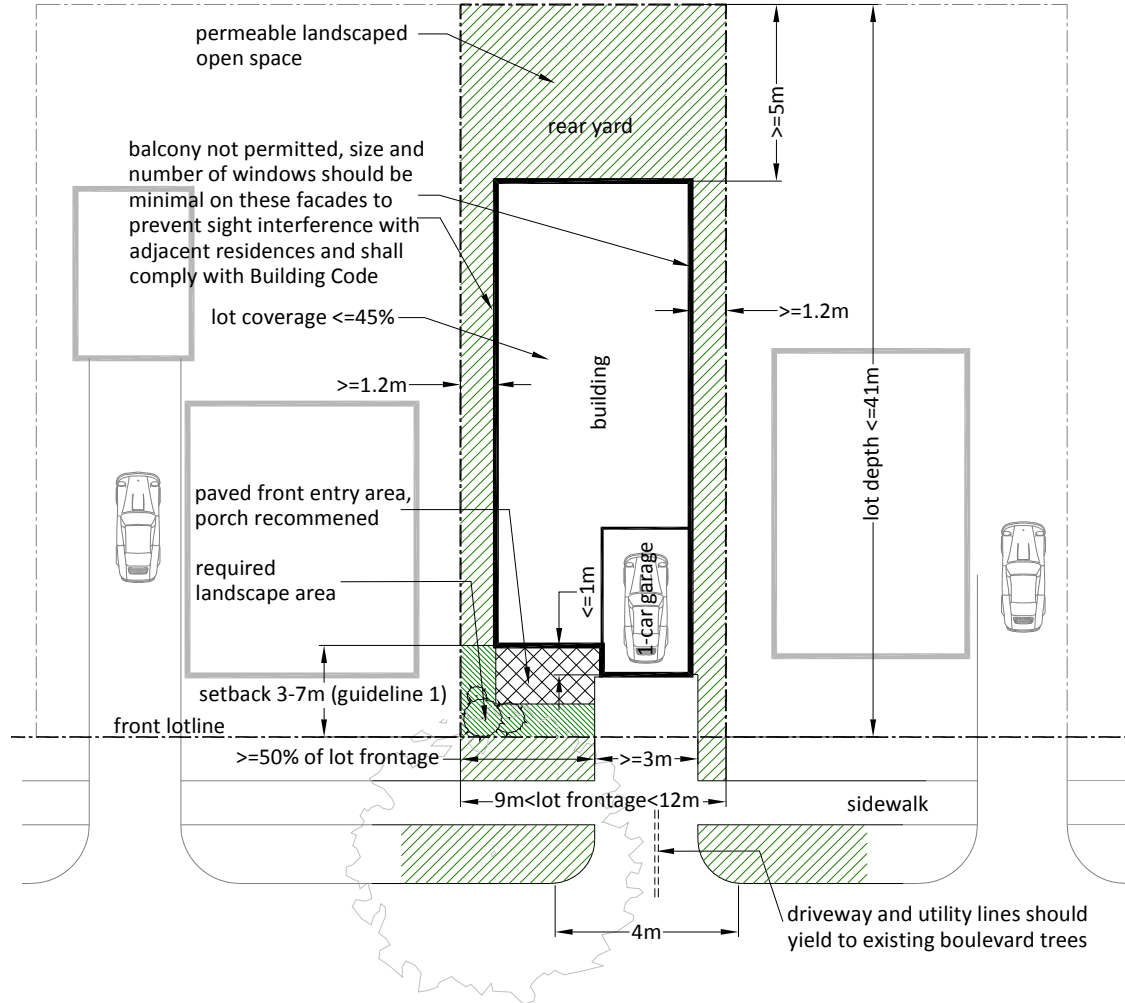
## Small Lot Infill • Single • Residential

Traditional Neighborhood

Lot frontage more than 9m and less than 12m, lot area not greater than 370m<sup>2</sup>

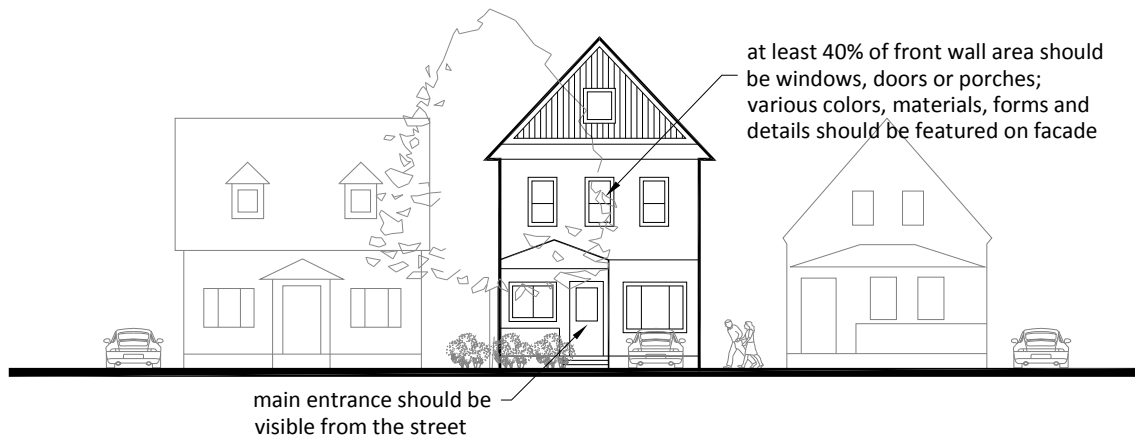
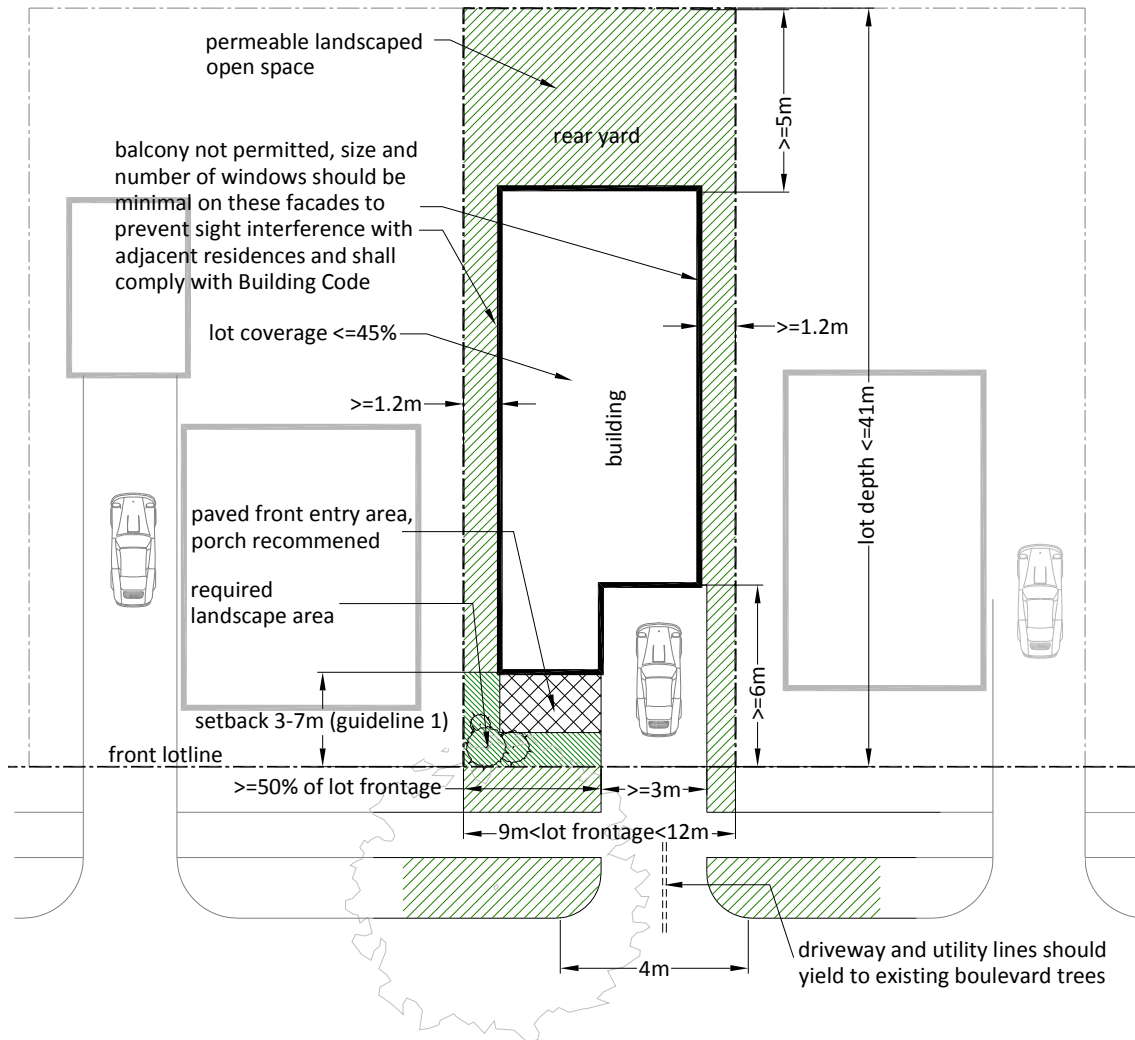
### Sample Plan

#### Option 1 – With attached garage





Option 2 – Without garage

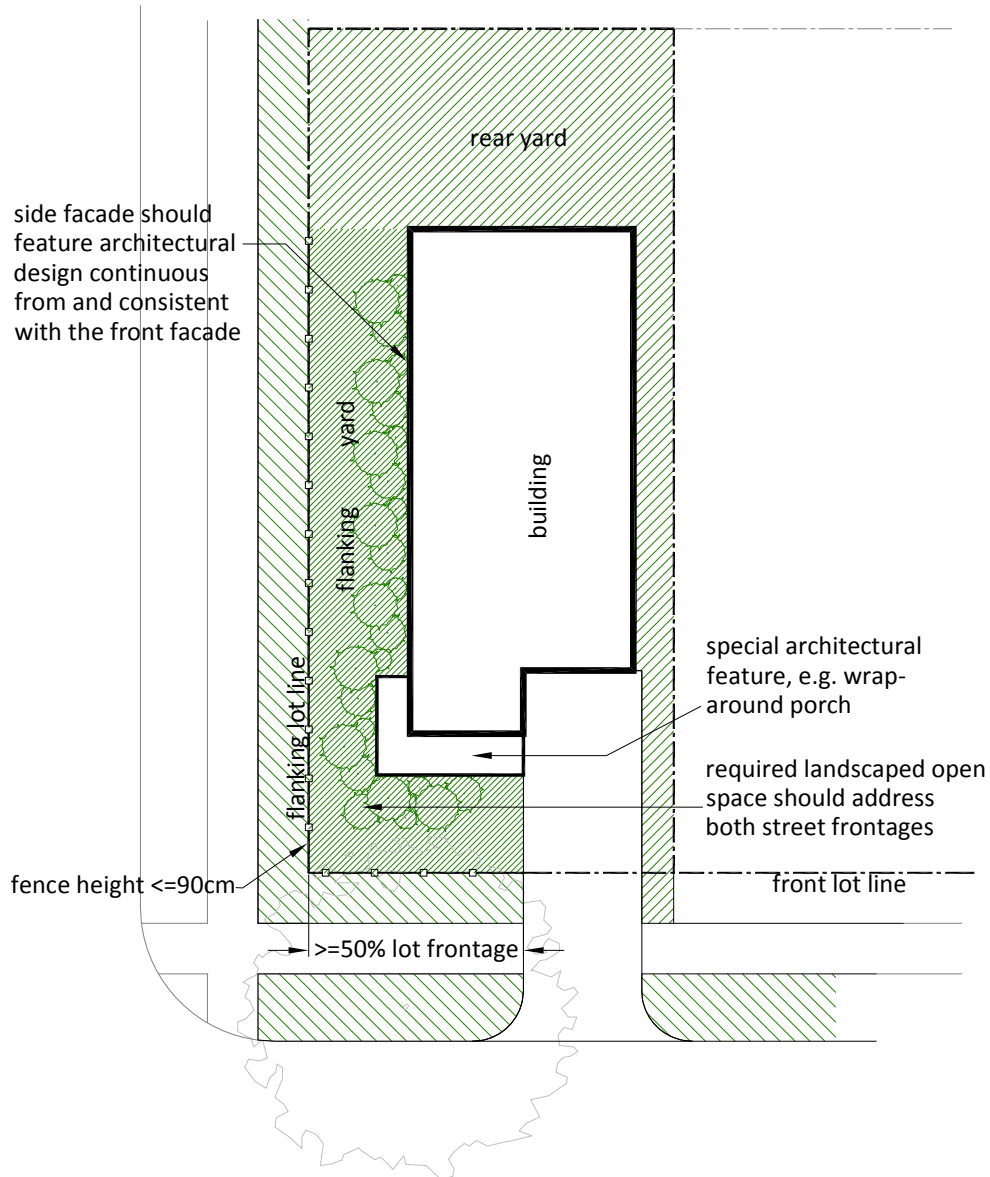


## Small Lot Infill • Single • Residential

Traditional Neighborhood

Lot frontage more than 9m and less than 12m, lot area not greater than 370m<sup>2</sup>

### Corner lot








**Objectives**

- Create dwellings that are compatible with the neighborhood in scale, function and character
- Create pedestrian friendly neighborhood
- Prevent garage dominated streetscape
- Strengthen the dwelling’s relation with the public street frontage
- Promote high quality architecture and landscaping
- Integrate environmentally sustainable design

**Guidelines**

<b>Building</b>									
<p><b>1. Zoning Provision</b> Building setbacks (in metres) shall be as follows:</p> <table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 33%;">Front yard</td> <td style="width: 33%;">side yard</td> <td style="width: 33%;">Rear yard</td> </tr> <tr> <td>Within 1m of the average block face building setback</td> <td>min. 1.2</td> <td>min. 6</td> </tr> </table>			Front yard	side yard	Rear yard	Within 1m of the average block face building setback	min. 1.2	min. 6	<p><b>2. Zoning Provision</b> The minimum setback of an attached garage from the lot line shall be 6m.</p>
Front yard	side yard	Rear yard							
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			<p><b>3. Zoning Provision</b> Building height limit shall be 11m to the mid point of the roof.</p>						
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<p><b>7.</b> 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.</p>			<div style="text-align: center;">  <p><i>An example of appropriate façade design</i></p> </div>						
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<p><b>10.</b> An attached garage should not be wider than half of the building width.</p>			<p><b>11.</b> An attached garage should not project more than 1m in front of the building front wall.</p>						

**Small Lot Infill • Single • Residential**

Suburban Neighborhood

Lot frontage more than 9m and less than 12m, lot area not greater than 370m<sup>2</sup>

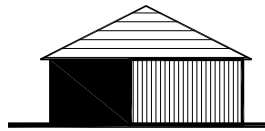


**12.** The front face of an attached garage should integrate glass panels, smaller divisions and architectural details so as to present an attractive public appearance.

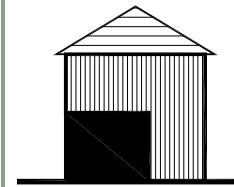


*An example of garage design treatments*

**13.** 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.

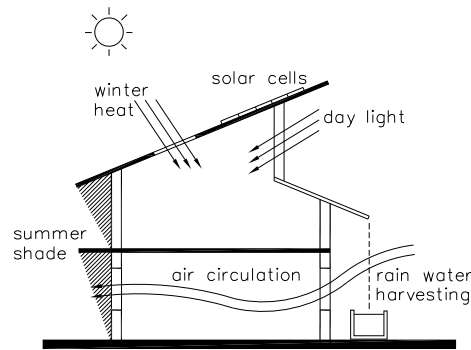


*Balancing the garage with other parts of the building*



*Putting a habitable storey atop the garage*

**14.** 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*







**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 or pervious 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.

**Node and Gateway**

**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.

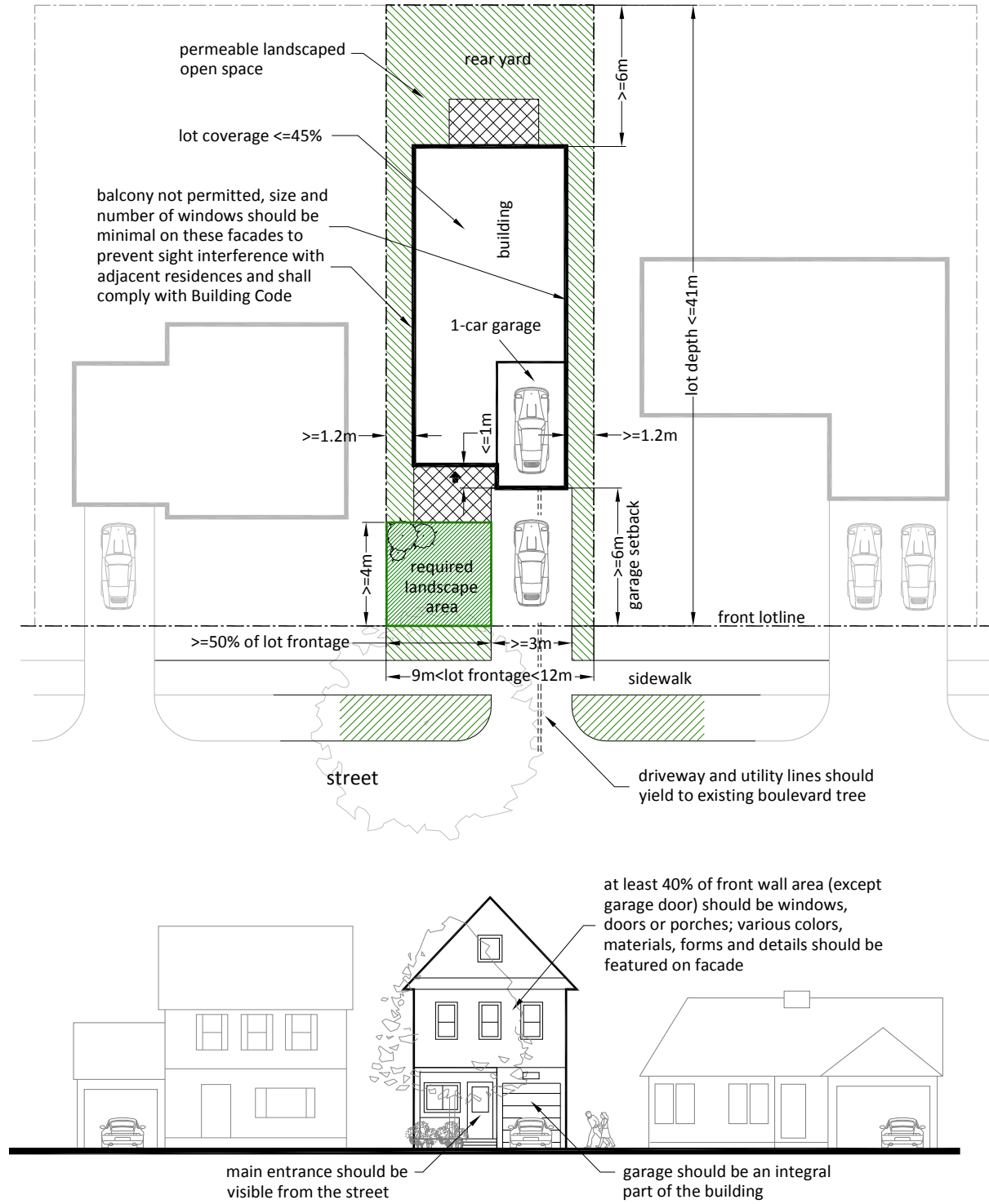
## Small Lot Infill • Single • Residential

Suburban Neighborhood

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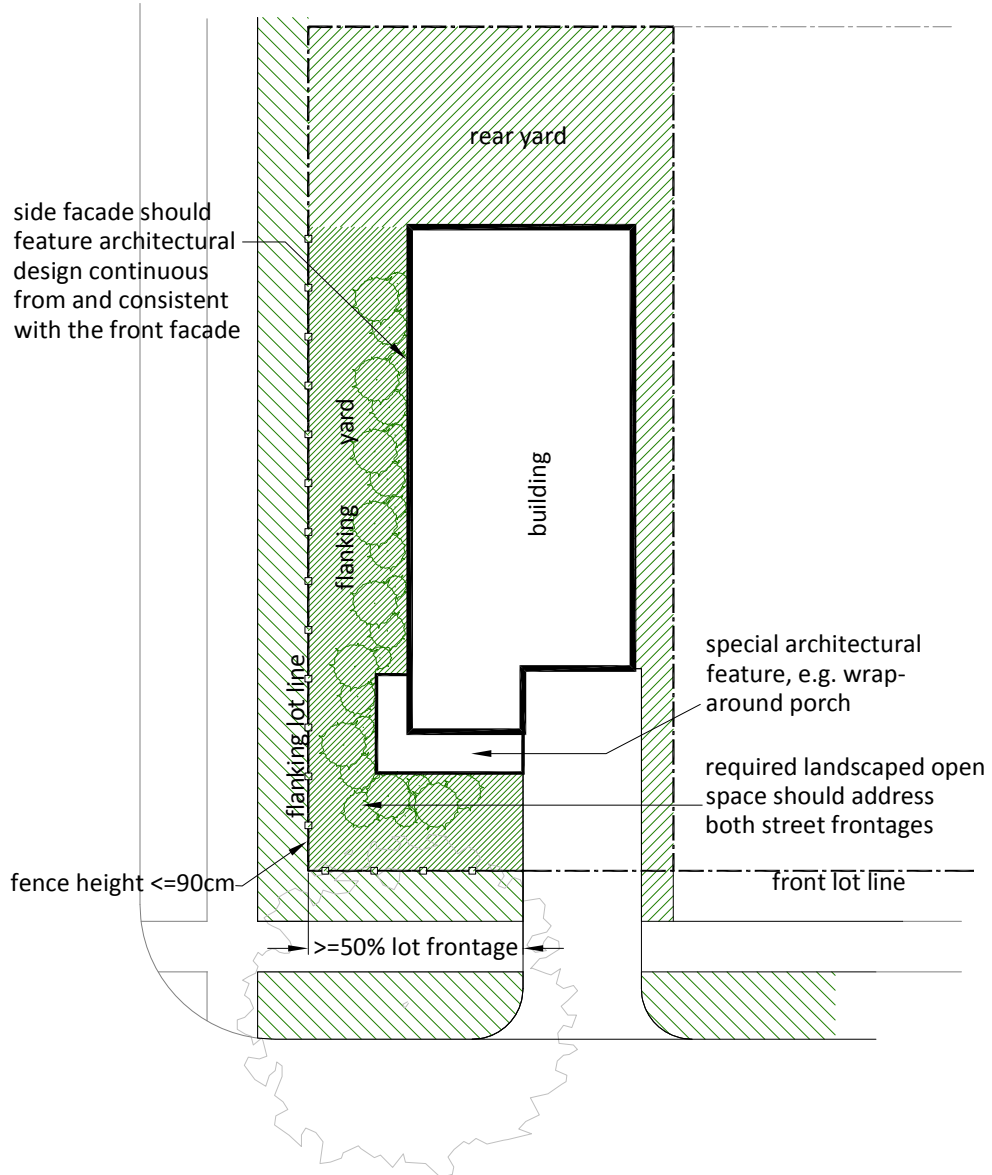
### Sample Plan

#### Interior lot





Corner lot





**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).

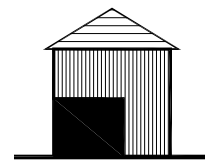
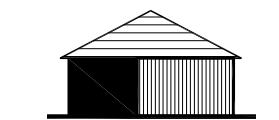
**5.** Building front façades should feature a variety of forms, colors, materials, architectural details and styles. At least 40% of front wall area (except garage door) should be windows, doors, front porches or balconies, proportionately integrated with the building.



**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.



**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.



*Balancing the garage with other parts of the building*



*Putting a habitable storey atop the garage*

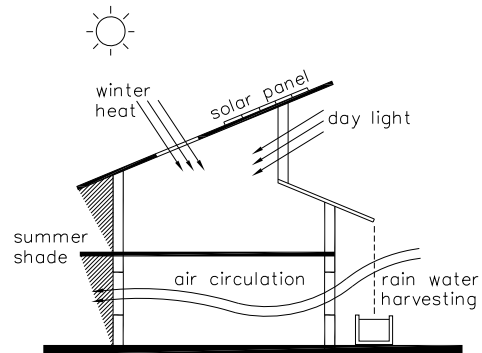


**10.** The front face of an attached garage should integrate glass panels, smaller divisions and architectural details so as to present an attractive public appearance.



*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.

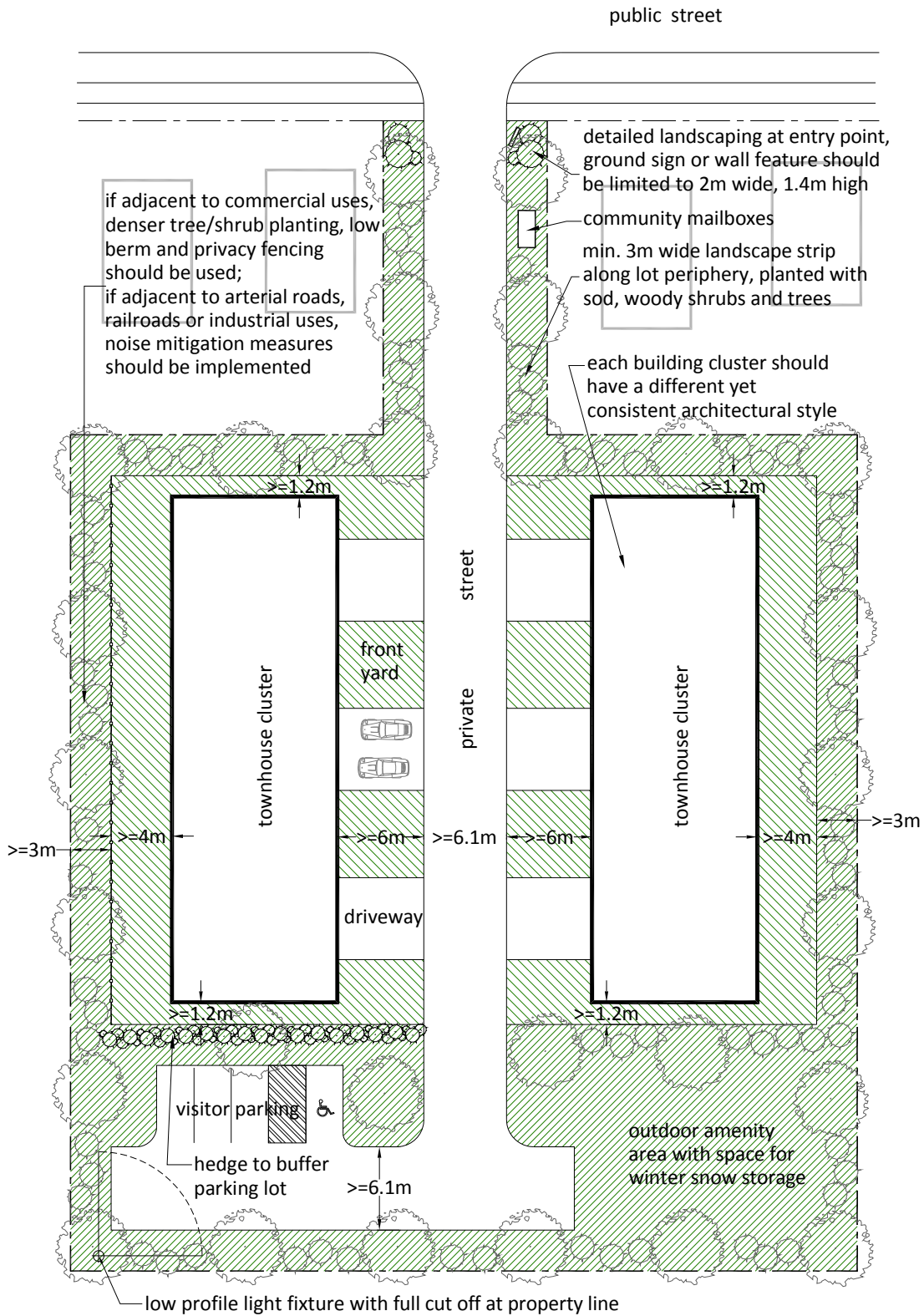
### Nodes and Gateways

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.

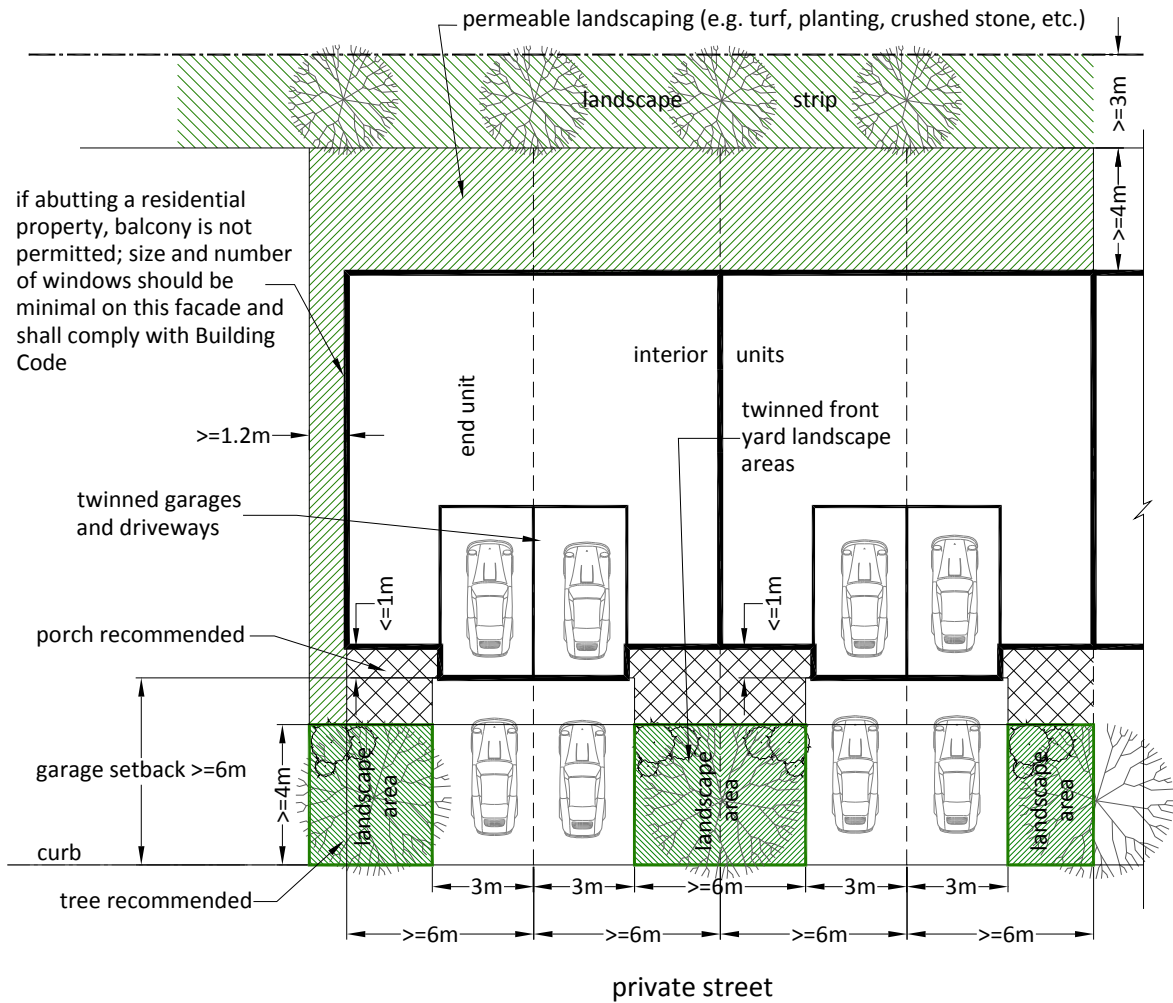


Sample Plan

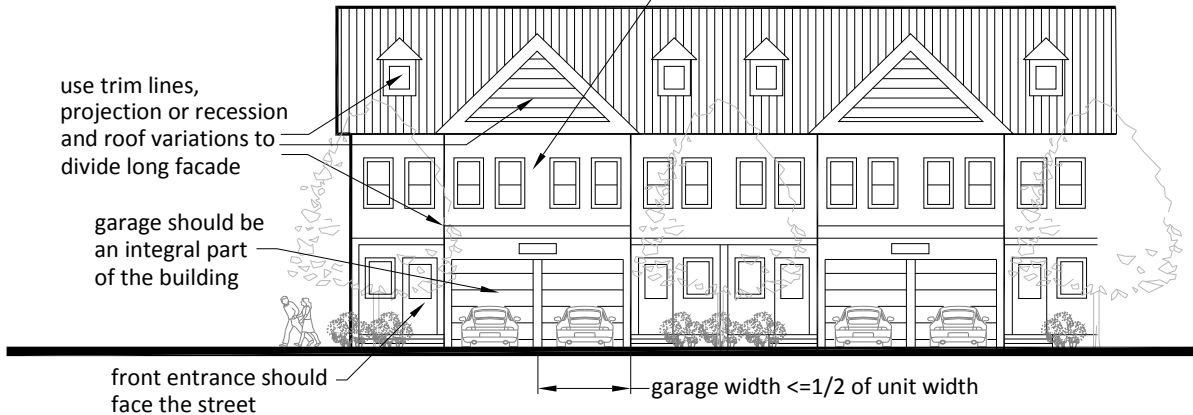
Site Layout



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



**Objectives**

- Create developments compatible with adjacent land uses in scale, function and character
- Define a consistent and attractive street edge with quality landscaping, lighting, signage and well situated, scaled and designed buildings
- Provide high quality public amenities that accommodate pedestrian, transit and bicycle accessibility and promote social activity and interaction.
- Minimize the visual impact of parking lots on the streetscape
- Integrate high quality landscaping and environmentally sustainable design in the development

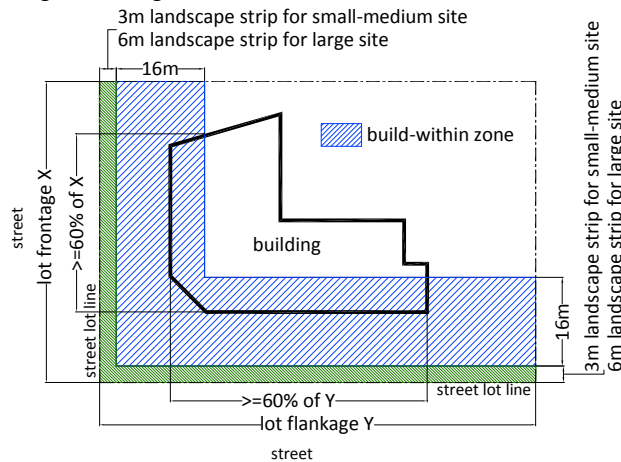
**Guidelines**

**Building**

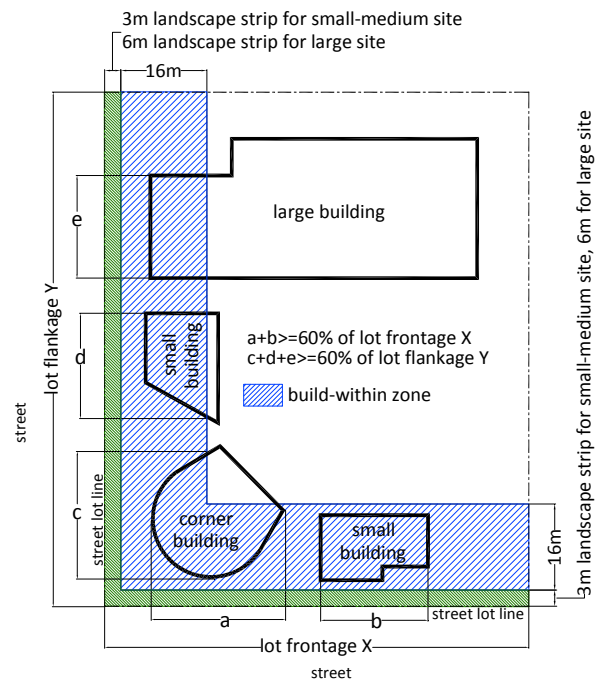
**1. Zoning Provision**

Buildings (or portions thereof) shall be constructed within a “build-within zone”, established along the street line, as illustrated, to at least 60% of the lot frontage or lot flankage.

*Single building*

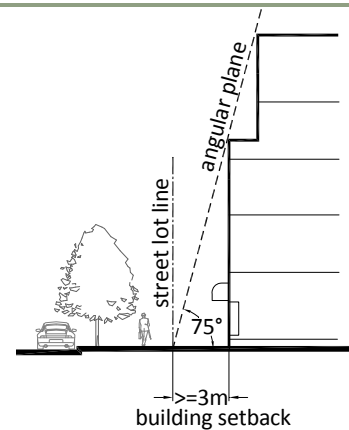


*Multiple buildings*



**2. Zoning Provision**

The building shall be contained within an angular plane measuring 75 degrees from the ground plane at the street lot line, as established in the diagram on the right.





**3.** In medium to large developments (gross floor area more than 7000 m<sup>2</sup>) with multiple buildings, locate smaller buildings (small commercial/retail units such as banks or restaurants, no more than 3 storeys) closer to the street edge, and larger buildings farther from the street edge.

**4.** Building façades with frontage along public streets or major internal roads or both should be articulated with a variety of colors, textures, materials, windows, forms and architectural details. Façades with dual frontages should have similar and consistent designs.



*An appropriate façade design*

**5.** Ground level façades facing public streets or major internal roads should have at least 70% glazing. Glazing should be clear and be in active use or for merchandise display. Faux glazing should not be permitted.



*An example of clear glazing*

**6.** A building fronting on a public street should have a prominent pedestrian entrance facing or clearly visible from the street and connected to the sidewalk with a walkway.

**7.** Canopies or awnings should be used at major building entrances to make them prominent and provide weather protection.

**8.** Expansive façades should be segmented through the arrangement of windows, roof lines, projections and recessions in the building wall to establish consistent divisions that express a hierarchy of architectural forms and identify individual businesses.



*An example of façade design*

**9.** A corner building at an intersection should have high quality façades facing both streets and incorporate a more distinctive architectural form (e.g. an entry feature, a higher roof) in the corner section.



*An example of corner building design*





**10.** All building designs within a development should incorporate a consistent architectural theme in terms of color, texture, material, form and style.

**11.** The placement of buildings should facilitate the preservation of noteworthy existing trees on the site.

**12.** Commercial buildings should achieve certain level of environmentally sustainable design certification such as LEED or Green Globe that is feasible for the development.

**Landscaping, Site and Lighting**

**1. Zoning Provision**

For buildings near the street edge, a landscape strip (3-6m wide) with tree planting and other landscape treatments (e.g. foundation planting) shall be provided along the building front yard and flanking yard areas, to create a comfortable environment for the abutting public sidewalk and to enhance the architecture and its relation to the street frontage.

**2. Zoning Provision**

Where the commercial development abuts residential uses, a minimum 3m wide landscape strip along the lot line and with tree and shrub planting and privacy fencing shall be required. For larger development sites wider landscape strips (min. 6m) shall be provided.

**3. Zoning Provision**

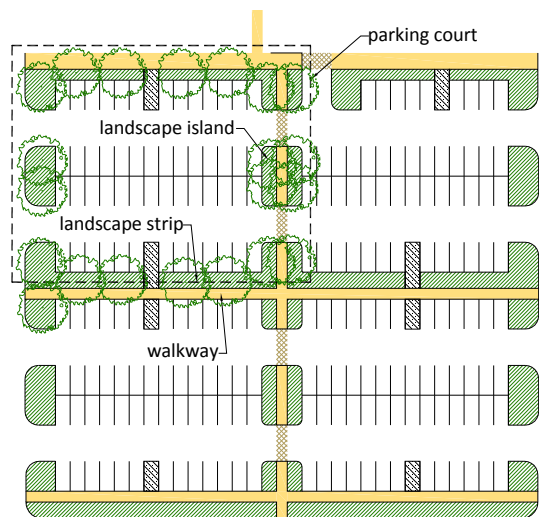
Parking lots should be located away from the public street edge. In an area where a parking lot abuts the street, a minimum 3m wide landscape strip along the lot line with tree and shrub planting shall be required. Additionally, low berming, decorative fencing or garden walls within the landscape strip should be considered. For larger development sites wider landscape strips (min. 6m) shall be provided.



An example of a landscape strip

**4. Zoning Provision**

Walkways with a minimum width of 2m shall be provided throughout the site, connecting parking lots, building entrances, external public sidewalks, amenity areas and transit stops.



**5. Zoning Provision**

Landscape islands and landscape strips shall be provided within a large expanse of parking area.

**6. Zoning Provision**

A large parking lot shall be divided into smaller courts defined by landscaping, walkways, paving and lighting.

**7.** Each parking court in a large development should contain approximately 200 parking spaces.

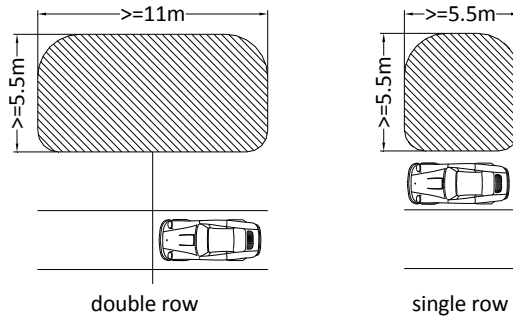




**8.** A parking lot should have significant and substantial tree canopy coverage at maturity. Integrate tree planting and other landscape treatments within landscape islands and landscape strips between parking rows.

**9.** Provide a pedestrian promenade or plaza next to the internally located major buildings in the site; facilitate it with colonnades or canopies, high quality paving, outdoor seating and landscaping, and integrate a bus stop within it.

**10.** Landscape island minimum dimensions should be as illustrated in the diagram:



**11.** In a medium or large development, create a prominent gateway at the major driveway entry, framing it with buildings, and enhancing it with elaborate landscape planting, paving, sign features and public arts.

**12.** At a public street intersection corner, provide a pedestrian plaza including detailed landscape planting, landscape walls, paving, sign features and public arts.

**13.** Provide outdoor pedestrian amenity areas integrated with buildings and throughout the site, in the form of a courtyard, a square, terraces, or a patio for a small business unit, etc. High quality landscaping, shades and outdoor furniture should be provided in these areas.



*An example of an amenity area*

**14.** Locate service and storage areas within the interior of the site, behind or between buildings. Screen these areas from public view with landscaping (e.g. walls and plantings).

**15.** Provide bike racks near all major building entrances and amenity areas.

**16.** Landscape building exterior walls along public streets and major internal roads with foundation plantings.

**17.** Environmentally sustainable landscaping (e.g. bio-swale, pervious paving) using non-invasive or native plants is strongly recommended throughout the site.

**18.** Healthy existing mature trees in the site should be preserved.

**19.** Lighting should be designed to promote pedestrian comfort and safety and provide high quality ambiance. Energy efficient lighting should be used.







**20.** Pedestrian scaled lighting should be provided adjacent to streets, walkways, entrances and parking lots.

**21.** Lighting design shall prevent light pollution to the night sky and overcast onto surrounding properties.

**Nodes and Gateways**

**1.** Situate the building in a way that helps to relate it to adjacent buildings, define a strong and pedestrian scaled street edge and complement the visual identity of the node/gateway.

**2.** Street facing façades should feature higher quality architectural designs and materials that help to define and strengthen the character of the node or gateway location.

**3.** Landscaping on the street frontage should feature higher quality designs and materials that compliment the architecture and character of the node or gateway location.



**4.** A corner building should address both streets and emphasize the importance of the corner location with enhanced and special architectural features, such as corner windows, a corner entrance or a corner turret.

**5.** Landscaping at a street corner should address both street frontages and should feature enhanced designs complimenting the character of the node or gateway. Special site features such as a corner plaza with decorative pavement, public art or sign feature can be integrated with a corner building entry.



*Well integrated corner building and plaza can serve as a landmark to enhance the cognition of the node or gateway*

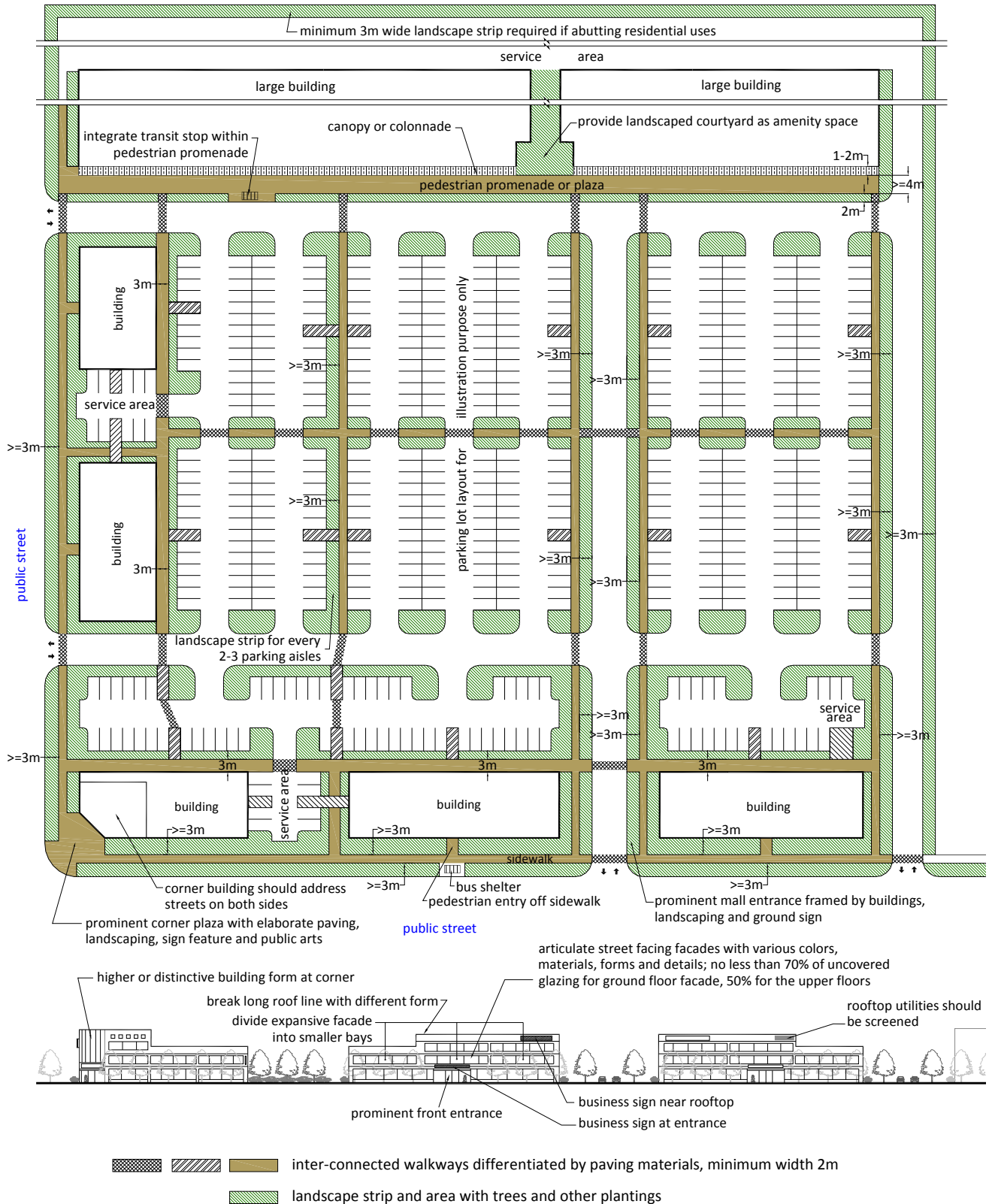


Signage (in accordance with the Sign By-law)	
<p><b>1. Zoning Provision</b> Light emitting signs (e.g. electronic or neon signs) shall not generate glare to pedestrians and drivers and shall prevent light pollution to the night sky and surrounding uses and residential areas.</p>	<p><b>2. Zoning Provision</b> The illumination of signs shall not generate glare to pedestrians and drivers and shall prevent light pollution to the night sky and surrounding uses and residential areas.</p>
<p><b>3.</b> Signage should be an integral part of the architecture and landscaping and should be designed to complement the building and the site in scale, material and color, and enhance the visual appeal of the street.</p>	<p><b>4.</b> A consistent design in terms of material, color and style should be applied to all signs within a commercial development.</p>
<p><b>5.</b> Coordinated directional signs should be provided for entrances, pedestrian walkways, parking and service areas throughout the development.</p>	<p><b>6.</b> Signs shall not obstruct traffic signals or the vision of pedestrians and drivers.</p> <p><b>7.</b> Window signs should avoid cluttering and should be set in the upper or lower portion of the window and not exceed 25% of the glazed area.</p>
<p><b>8.</b> For small business units, business signs should align horizontally, above the front entrance or on the canopies or awnings, and should be proportionate to the building frontage.</p>	
<p><b>9.</b> Concentrate signs of all businesses within the development on a pylon or ground sign positioned in a landscaped area at the primary driveway entrance.</p>	
<p><b>10.</b> Externally lit signs are encouraged, especially those facing the public street or parallel to a pedestrian walkway.</p>	



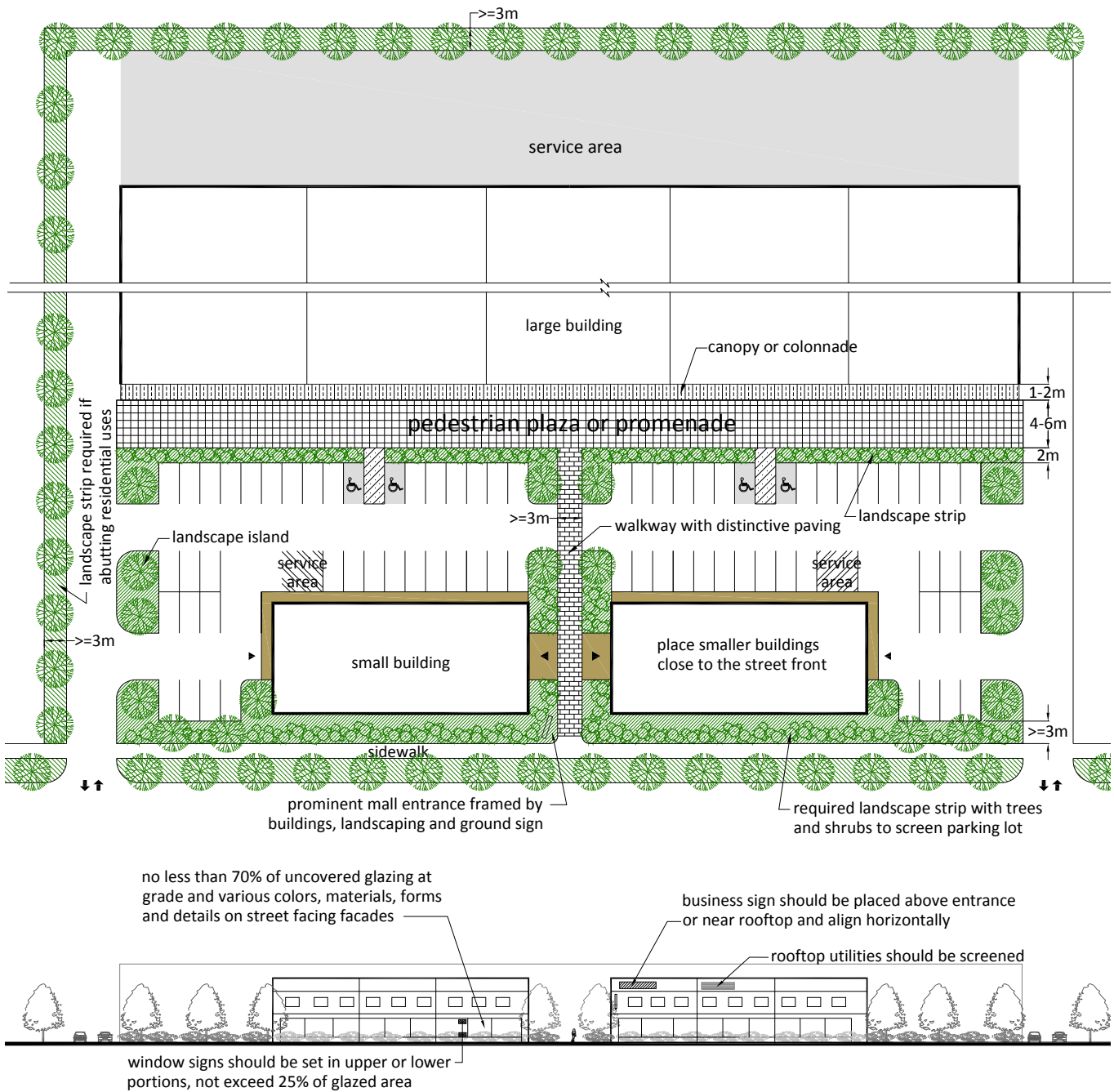
Sample Plan

Large Development (gross floor area more than 23,225m<sup>2</sup>)





Medium Development (gross floor area 900 m<sup>2</sup> – 23,225m<sup>2</sup>)





**Small Development (gross floor area less than 900m<sup>2</sup>)**

