



# Design Guidelines for ~~Attached~~ Ground- Oriented Residential Development

## Publishing Information

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*Duplexes consist of two units, which may be organized side-by-side, front to back, or up-down. Depending on zoning, each unit may have a suite.*



*Houseplexes consist of multiple residences within a single structure, designed to be compatible with the surrounding neighbourhood and appearing similar in form to a large house.*



*Townhouses can be expressed in many forms. The ownership format may be stratified, rental, or fee simple. The photos above are examples of townhouses oriented to the street.*



*Stacked townhouses (above, left) allow for up-down units within a townhouse-style building. Each unit typically has its own access at grade, and ground-level units may provide accessible living. Some townhouse developments, where supported by zoning and city policy, may be organized in more than one row around a common courtyard (example above, right).*

## Design Guidelines for Attached Ground-Oriented Residential Development

### Purpose

The purpose of these guidelines is to encourage high quality design that enhances neighbourliness, liveability and social vitality and creates a good fit with the existing neighbourhood while supporting a diversity of building forms and designs.

### Application

**Attached** These guidelines apply to residential developments of two or more self-contained units on a site, each having direct access to the outside at grade level, and at least two of which share common walls. **Ground-Oriented Residential Developments** can be designed in different forms (e.g. duplexes, townhouses or rowhouses which occur side-by-side; smaller multiplexes/houseplexes.) They can also be designed in different configurations, and may involve stacked units or more than one building on a site, which may be organized in more than one row where supported in plan policies and permitted by zoning. Units located at grade generally have direct access to outdoor space, while upper units may have direct access or shared entries.





## Context

Victoria's Traditional Residential areas contain a variety of housing types, including single-detached houses as well as a mix of duplexes, multiplexes and townhouse style developments. Some areas have distinctive styles, having been built during a specific period often before World War 2 (particularly during a building boom in the early part of the 1900s), while others reflect a post-World War 2 character. Many areas display a variety of styles as lots infilled over the years, and houses range from simple bungalows and ranchers to larger homes and mansions.

Most of Victoria's Traditional Residential areas are characterized by buildings incorporating front entryways, porches, patios, primary windows and other design elements oriented towards the fronting public street. Victoria's Traditional Residential areas are also characterized by the presence of front and back yards, with tree-lined streets. An important proportion of Victoria's urban forest and tree canopy is found in Traditional Residential areas, both as street trees and on private property. These areas also display a diversity of topography which may include varied soil types and rock outcrops. Some fall within important ecosystems, such as Gary Oak meadow.

Another common element of Victoria's Traditional Residential neighbourhoods is that most (though not all) lots lack laneways, unlike other cities of a similar age in North America.

Victoria has embraced diversity within this context, with policies endorsing secondary suites, garden suites, the conversion of existing houses to multiple residences, and infill housing in the form of duplexes, townhouses and multiplexes. Many larger character houses have been successfully converted into multiple rental or strata residences.

## Objectives

**Site Planning:** To site and orient buildings in a manner that considers and to maintains the pattern of landscaped front and back yards, that makes a positive contribution to the streetscape and that achieves a more compact and efficient residential building through increased "eyes on the street." form while maintaining liveability.

**Orientation and Interface:** A friendly face: To ensure new development is oriented and designed to present a friendly face to the street, enhancing public streets and open spaces and encouraging street vitality, pedestrian activity, safety, and 'eyes on the street.'

**Building Form and Design:** To achieve buildings of high architectural quality and interest with human-scale building proportions that are oriented towards and are compatible with support and enhance the established streetscape character and pattern. Human scale refers to the use of architectural features, details and site design elements that are human proportioned and clearly oriented towards pedestrian activity.

**Neighbourliness/Compatibility:** To ensure a good fit and sensitive transition to existing adjacent buildings; respond to the established form and architectural characteristics of surrounding buildings in order to achieve new buildings which are compatible with their context and to minimize impacts on neighbours, and contribute to an enhanced, varied, and evolving streetscape and neighbourhood context.

**Mechanical Equipment and Service Areas Parking, Servicing, and Access:** To site and screen mechanical equipment and service areas to minimize impacts on neighbours, green open space, and the public realm.

**Materials:** To use materials which are high quality, durable and weather gracefully, and contribute to the overall neighbourhood image.



**Open Space Design:** To enhance the quality of open space, support the urban forest, provide privacy where needed, emphasize unit entrances and pedestrian accesses, provide amenity space for residents, reduce storm water runoff, and to ensure that front and rear yards are not dominated by parking.

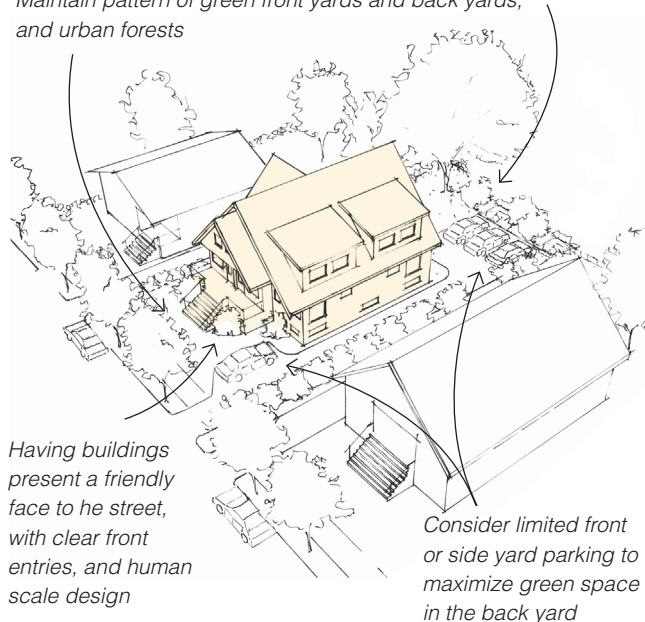
## 1. Site Planning

**Objective:** *To site buildings in a manner that considers and maintains the pattern of landscaped front and back yards, that makes a positive contribution to the streetscape and that achieves a more compact residential building form, while maintaining livability.*  
*To site and orient buildings to maintain and enhance the pattern of landscaped front and back yards, that makes a positive contribution to the streetscape and that achieves a more compact and efficient residential building form while maintaining liveability*

### 1.1. Building Placement

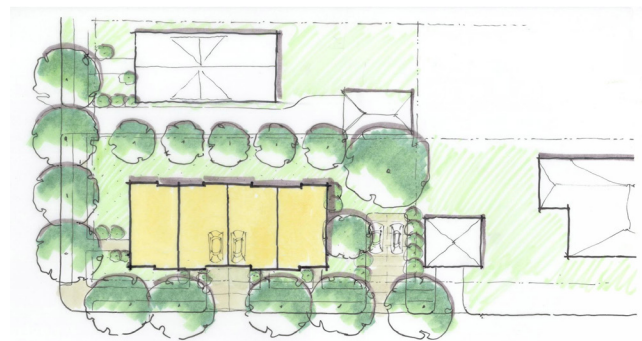
- 1.1. Attached Ground-oriented residential buildings should be designed parallel oriented towards adjacent public streets and open spaces to the street with unit entrances oriented to; with individual unit entryways clearly visible and with direct access from, the fronting street. Both front and rear yards should be provided.
- 1.2. Site buildings to ensure required front yard setbacks relate to the new property line, following any dedication or legal agreement securing public use of lands for a right of way
- 1.3. Where townhouses are located on a corner lot, townhouses may be organized to face the flanking street. In this case, buildings should be sited and parking oriented to minimize the amount of the site dedicated to automobile circulation and parking, to support on-site soft landscape, and to support sensitive transitions to adjacent development. These developments may be designed with modest setbacks

Maintain pattern of green front yards and back yards, and urban forests



Having buildings present a friendly face to the street, with clear front entries, and human scale design

Consider limited front or side yard parking to maximize green space in the back yard



Example of how townhouses might be organized on a corner lot to minimize curb cuts and provide for on-site open space.



Example of corner lot townhouse frontage incorporating landscape and amenity space (i.e. porch), achieving a friendly face to the street with limited setback.

along the flanking street in order to maximize open space to the rear of units. Townhouse forms of development should be sited and oriented with the longer face of the building to be parallel to the street to maximize entries facing and with access from the street and to minimize visual impacts of driveways and parking on the public realm. "Galley-style" developments, where building complexes are sited perpendicular to streets with residential unit entries oriented internally or to adjacent property side-yards, are generally discouraged.

- 1.4. Some locations and lot sizes, as noted in local area or neighbourhood plans or other city applicable zoning and land use policies, may permit developments sited in more than one building complex on a site (i.e. more than one row). This may include "courtyard townhouses" (townhouses which incorporate a central courtyard providing shared or private outdoor amenity space) or a main building at the front of the lot and a smaller building such as a coach house to the rear. For these developments, the following should be achieved:

- 1.4.1. Site planning should ensure that dwelling units face the street; public streets are faced with dwelling units that have direct access to the ground and the public sidewalk;
- 1.4.2. Units located in the interior of lots should be designed with adequate separation from other buildings and have access to open space;
- 1.4.3. Vehicle access, parking and circulation

Entrances to individual units clearly visible and accessible from adjacent public street or open space

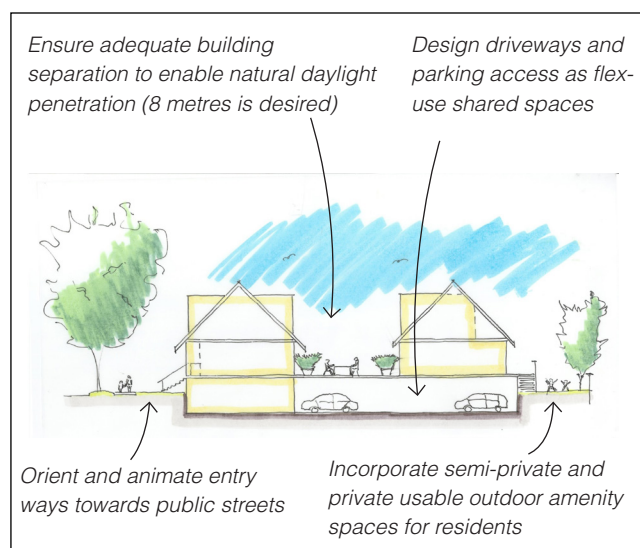
Orient both rows facing the street

Screen driveways and parking areas

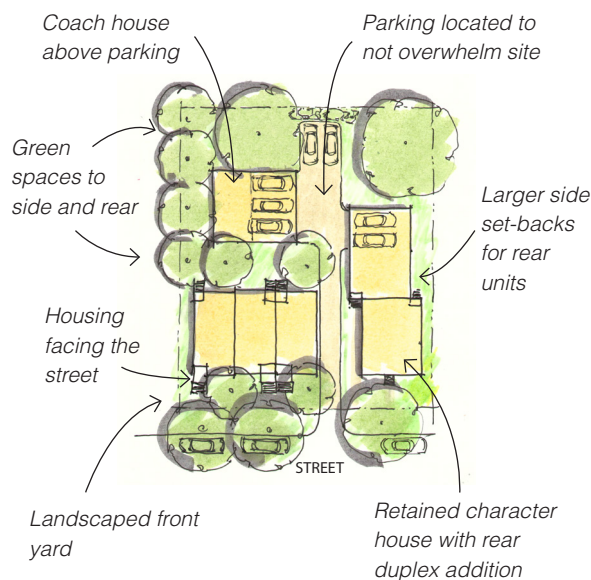


Create an attractive pedestrian environment through landscaping, quality pavement, surveillance from windows, balconies and unit entries that are legible and welcoming

Ensure clear pedestrian access to rear units



Illustrative examples of possible approaches to courtyard townhouse layout (illustration above and photo below)



Development fronting the street may in some cases be complemented by limited development to the rear of the lot, retaining backyard open space.

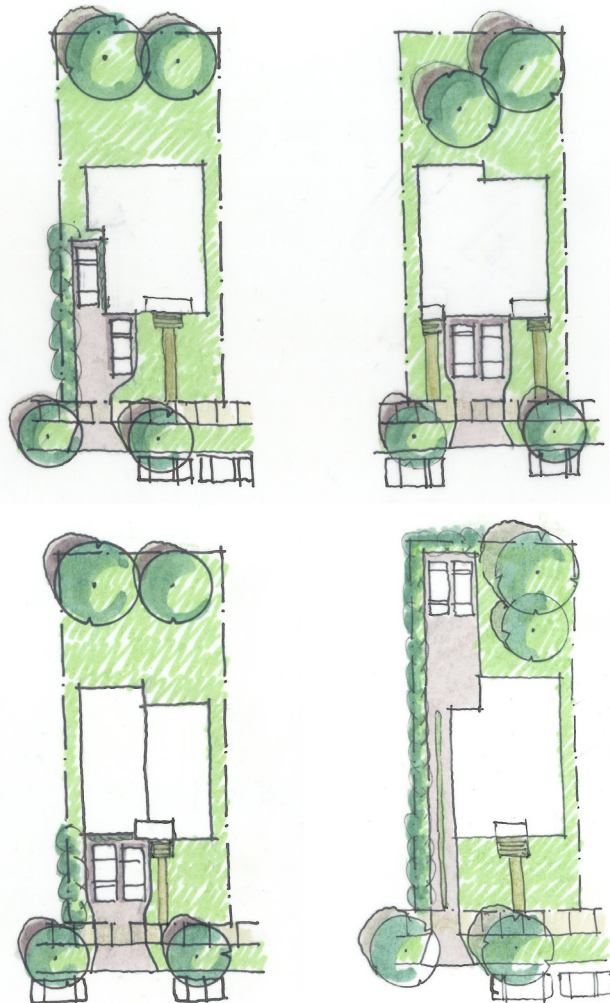


should be integrated sensitively so it is not the dominant aspect of the development and integrates play features and other design elements that support multiple/flexible uses for driveways and parking areas. See Section 1.7. for further guidance.

- 1.4.4. Dwelling units located in the interior of a site should have rear yard and side yard setbacks sufficient to support landscape and sensitive transitions to adjacent existing development and open spaces.
- 1.4.5. Sufficient building separation should be provided between buildings to maximize daylight and minimize shadowing and overlook.
- 1.4.6. Buildings which do not front onto the public street should be sited to provide sufficient separation from shared property lines and adjacent development in order to reduce overlook and shading, protect privacy for residents and neighbours, and provide space for landscaping.
- 1.4.7. Consider lower height and massing of buildings located to the rear of a site, compared to the front, where this would mitigate impacts on neighbouring properties.
- 1.4.8. Where parking access courts are included in a development, these areas should be integrated into the overall development to create a welcoming space. Integrate landscape into these areas and provide features such as legible entries, windows or balconies to provide casual surveillance. Wherever possible, integrate one or more trees within or directly adjacent to a parking court or rear yard parking area, and consider landscaping areas associated with individual entries accessed from a parking court.
- 1.4.9. Consider varying garage and



*A mix of landscape, fenestration and parking create a more interesting space.*



*Examples of site layouts for duplexes which support the pattern of landscaped front and back yards, urban forest, buildings which presents a friendly face to the street and considers livability.*

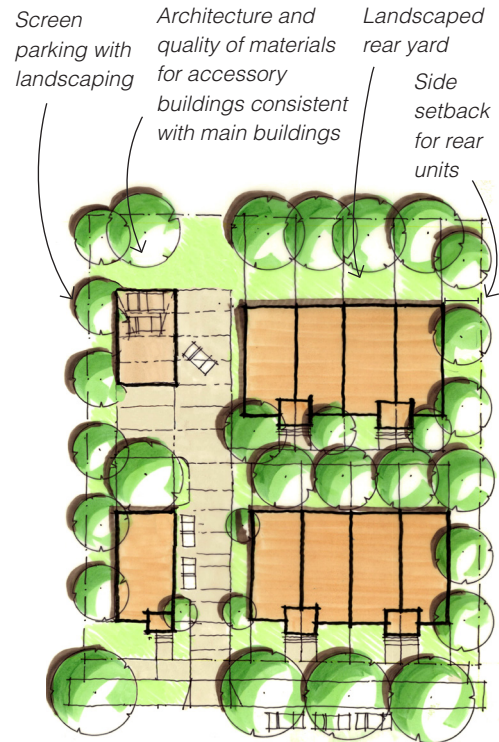


parking orientations (e.g. a mix of garages oriented to the street, to a parking court, or units with parking separated from the unit) to avoid drive aisles dominated entirely by garage doors. A mix of entries, patios, windows and landscape create a more livable and inviting space.

- 1.5. For properties that include buildings of heritage value (Heritage Designated or listed on the City's Heritage Register) alternative siting of new buildings or additions may be considered to facilitate heritage conservation.
- 1.6. For properties that include significant natural features (e.g. significant trees, topography, rocky outcrops), buildings and landscape should be sited and designed to respond to natural topography and protect significant natural features wherever possible. Strategies to achieve this include but are not limited to alternative siting or clustering of buildings to avoid disturbance of natural features, and clustering of parking to reduce pavement on the site. (See also Section 4)

~~1.6. "Galley-style" developments, where building complexes are sited perpendicular to streets with residential unit entries oriented internally, are strongly discouraged. This layout is discouraged because it does not orient as many residential units towards the street, typically provides less landscaped open space, and can create poor transitions to adjacent backyards or future development on neighbouring lots.~~

- 1.7. Vehicular access, circulation, garage doors and parking should not be the dominant aspect of developments and should be integrated to minimize impacts on fronting streets and adjacent public and private open spaces. Design strategies should be employed to minimize the impact of accommodating vehicles on site, including but not limited to the following:
  - 1.7.1. Integrate parking in a manner that provides substantial landscaped areas in rear yards;
  - 1.7.2. Locate and consolidate off-street parking areas to ~~reduce the overall site area dedicated to parking and circulation, and/or create a better relationship of individual units to open spaces or adjacent development. This strategy may be particularly effective when combined with Transportation Demand~~



*Example of a site layout which clusters parking in order to minimize the area of the site dedicated to vehicle circulation, and enhances the relationship of individual units to open spaces.*

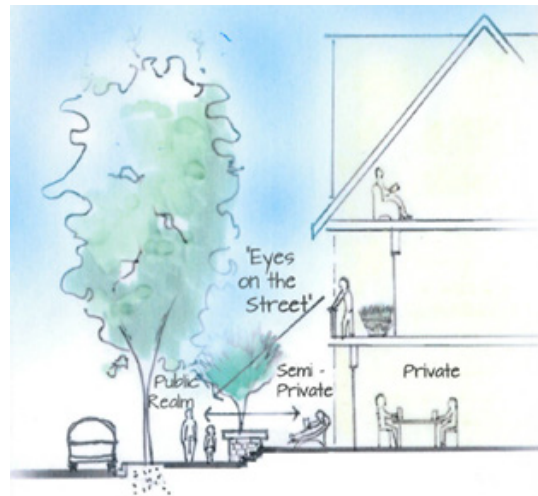
~~Management measures~~ minimize extent of driveways and eliminate need for driveway access to individual units (refer to site plan showing shared/clustered parking);

- 1.7.3. Consider grouping driveway access points to minimize the number of driveway cuts and maximize space for landscaping and on-street parking;
- 1.7.4. Location of driveway access should strive to preserve existing canopy trees or provide opportunities for new canopy trees within the boulevard by providing enough planting space. See Section 4 Open Space Design for further guidance;
- 1.7.5. Front-accessed parking may be appropriate in some areas in order to avoid excessive pavement in rear yard areas. In these cases, attention to design is required to emphasize front entryways, access, patios, porches, frontyard landscape, provide and tree planting space, and ensure a pedestrian-friendly building façade.
- 1.7.6. Minimize the impact of garage doors and vehicular entries by recessing them from the facade to emphasize residential unit entries and shield them from public view where possible.
- 1.7.7. Consider incorporation of landscaping within driveway areas to soften the hardscape environment and emphasize unit entryways where they are located and accessed from an internal driveway;
- 1.7.8. Use high quality and, where appropriate, permeable paving materials for driveways;
- 1.7.9. Design driveways to also function as hard surface play spaces for children where appropriate;
- 1.7.10. Use attractive, high quality materials and consider incorporating glazing in garage doors;
- 1.7.11. See Section 4, Open Space Design for additional design guidelines related to landscaping and screening.

## 2. Orientation and Interface - A Friendly Face to the Street

**Objectives:** To ensure new development is oriented and designed to enhance public streets and open spaces and encourage street vitality, *pedestrian activity*, and safety through increased “eyes on the street.”

- 2.1. Residential buildings should be sited and oriented to overlook public streets, parks, walkways and open spaces balanced with privacy considerations.
- 2.2. Developments should maintain a street-fronting orientation, parallel to the street.
- 2.3. All residential units facing streets should have entries oriented towards, and be clearly accessible and visible, from the street.
- 2.4. Where some units do not front onto a public street, a clear, legible and welcoming pedestrian pathway from the public street should be established.
- 2.5. For developments that have interior-facing units, *or side yard facing entryways*, ensure unit entries are legible and emphasized through design features. This is important for welcoming visitors, for emergency responders and as a principle for CPTED (Crime Prevention through Environmental Design). Strategies to achieve this include:
  - 2.5.1. Visible addressing to help visitors navigate to the entry. Where an entry is shared, include addressing at the shared entry.
  - 2.5.2. Defining features such as a roof overhang or other features to help identify the entry.



Example of interface with street.



Example of townhouse units with friendly interface.



A sketch showing an example of a street with a variety of housing types and friendly entryways.



A houseplex with visible entries establishing friendly relationships to the street, landscaped front yards, porch or semi-private transition spaces, legible doors and windows (*see photo above*).

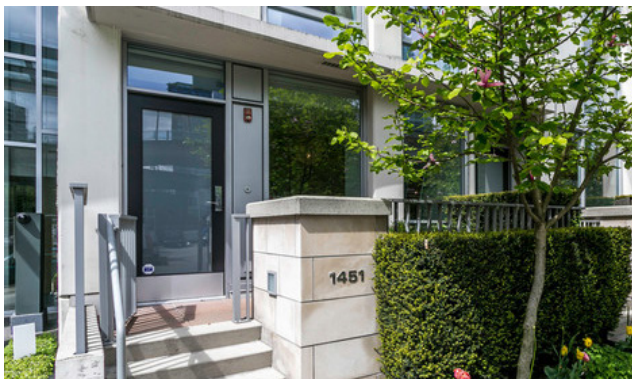


- 2.5.3. Provide low-glare outdoor lighting beside or above entry doors as well as walkways, to enhance security and to help identify the entrance.
- 2.5.4. Entries to at-grade or basement units should be accessible wherever possible.
- 2.5.5. If the entrance is immediately adjacent to a parking area, delineate the entrance with planters or other landscape features to provide visual relief and a clear separation from the parking area.
- 2.6. Consider design strategies to delineate private front yard spaces, porches or patios from the public realm, while maintaining visibility of unit entrances. Design strategies may include but are not limited to:
  - 2.6.1. elevating the front entryway or patio slightly above the fronting sidewalk level; or
  - 2.6.2. where a change in grade is not desired to provide accessibility, delineate the space through other means such as landscaping features, patios, low fencing, or planters.
- 2.7. Mitigate the visual impacts of large stairways located in front yards. Strategies to achieve this include but are not limited to incorporating landscaping, trellises, and planted terraces to soften and break up the appearance of large front entry stairways.
- 2.8. The design and placement of buildings and landscape should establish a sensitive transition to adjacent parks, trails, open spaces, and natural areas, considering a landscaped edge; respect the root zones of adjacent trees; and minimize impacts on ecologically sensitive areas and natural features.



*Where unit entries do not directly face the street, design features including pathways, gates, signage, lighting, and visibility make it clear where unit entries are located.*

- 2.9. For new development adjacent to parks and larger public outdoor open spaces, design should clearly delineate private from public spaces, to avoid “privatizing” of public space.
- 2.10. The location of blank walls or extensive parking areas adjacent to parks, trails and natural areas is strongly discouraged.



*Where zoning permits, townhouses may be built close to the street (left). This example shows how a front porch or patio and landscape can create a friendly face, transition from the public to the private realm with landscape, and result in a comfortable and usable space. In other areas (right), setbacks and green front yards establish a pattern.*



### 3. Building Form, Features and Context

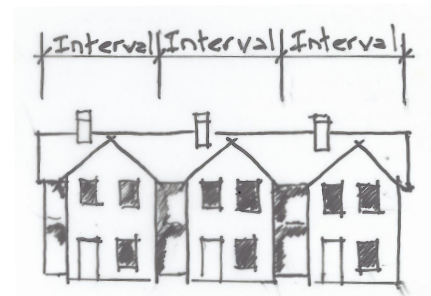
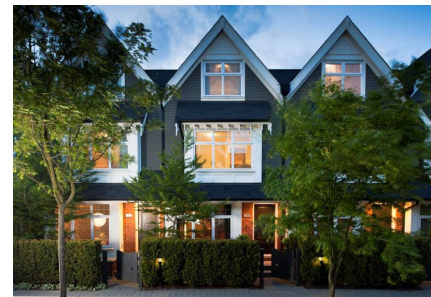
#### 3.1. Building Form and Design

**Objectives:** To achieve buildings of high architectural quality and interest with human-scale building **elements and** proportions that are oriented towards and are compatible with the established streetscape character and pattern. Human scale refers to the use of architectural features, details and site design elements that are human proportioned and clearly oriented towards pedestrian activity. Building articulation refers to the many street frontage design elements, both horizontal and vertical, that help create an interesting and welcoming streetscape.

- 3.1.1. Building design elements, details, and materials should create a well-proportioned and cohesive building design and exhibit an overall architectural concept.
- 3.1.2. Incorporate a range of architectural features and design details into building facades that are rich and varied in detail to create visual interest when approached by pedestrians. Examples of architectural features include:
  - a. building height, massing, articulation and modulation
  - b. bay windows and balconies
  - c. fenestration pattern (proportions and placement of windows and entry ways)
- 3.1.3. For townhouse type development: modulation in facades and roof forms are encouraged to break up building mass, differentiate individual units within attached residential developments, and to provide architectural interest and variation along the street.
  - a. Individual units should include distinct design elements while being compatible with neighbouring units as part of an overall architectural concept.
  - b. Longer rows of townhouses (exceeding approximately 4 units) should generally be broken up.
- 3.1.4. Houseplexes and multiplexes may be designed to appear as a single building with a shared roof form. In these cases, design features should make clear that the building comprises different units through legible front entries (see Part 2 Orientation and Interface). Duplex buildings may choose either of these strategies.



*Development which exhibits a cohesive architectural expression, with variation in units, clear front entries, and architectural interest for pedestrians.*



*Historic traditional townhouses (left) demonstrate human scale architecture, relationship to the public street, and cohesiveness of architectural expression. These same principles should guide the design of more modern developments which may be expressed in varied architectural styles (example at right).*

- 3.1.5. Entrances should be located and designed to create building identity, to distinguish between individual units, and generally create visual interest for pedestrians. Well-considered use of architectural detail and, where appropriate, landscape treatment, should be used to emphasize primary entrances, and to provide “punctuation” in the overall street-scape treatment.
- 3.1.6. Upper floor areas should be integrated into roof forms to help further mitigate the scale of new developments.
- 3.1.7. Incorporate building designs and roof forms that minimize impacts on sunlight access to public and private outdoor spaces.
- 3.1.8. Balconies should be designed as integral to the building. Overly enclosed balconies should be avoided, as these limit views and sunlight access.
- 3.1.9. Building sidewalls should be designed to be attractive and interesting when viewed from adjacent buildings, street, and sidewalks through the use of materials, colours, textures, articulation, fenestration, and/or plant material.
- 3.1.10. Creative use of landscaping or other screening should be used to reduce the perceived scale of adjacent development without compromising surveillance of public areas.
- 3.1.11. Accessory structures should be compatible in architectural expression and quality of materials to main structures.



Example of a well designed balcony.

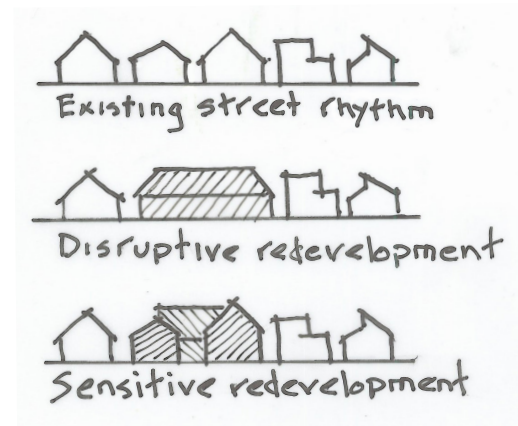
## 3.2. Neighbourliness/Compatibility

**Objectives:** To respond to the established form and architectural characteristics of surrounding buildings in order to achieve new buildings which are compatible with their context and minimize impacts on neighbours. encourage design that is responsive to the form, scale, orientation, and pattern of buildings and open spaces of the surrounding context, while supporting diversity of building forms and architectural styles responsive to unique site conditions, opportunities and constraints, as well as building code and step code requirements.

- 3.2.1. New development should ensure a good fit with existing development by incorporating architectural features, details and building proportions that complement and respond to the existing architectural context, and by referring to distinctive and desirable architectural qualities of existing adjacent buildings in new development. ensuring a building form, scale, and orientation compatible with the existing and planned future context. Consideration should be given to the following aspects of development:
  - a. building articulation form, scale, proportions, and orientation
  - b. transition in scale between more intensive and less intensive forms of development
  - c. similar or complementary roof forms relationship of building facades and entryways to the street



Examples of a duplex (above) and houseplex (below) responding to existing scale, proportions, and architectural context.





- d. building details and fenestration patterns
- e. materials and colour

3.2.2. In some cases where a contextual architectural form and pattern does not exist, architectural character may be created rather than reflecting contextual precedent. In such cases, a well designed, new project can become a contribution to the context that may inform future development considerations.

3.2.3. New townhouse ground-oriented housing development should transition in scale to existing adjacent residential buildings. Strategies to achieve this include but are not limited to the following:

- a. A maximum one storey height difference between the end units side elevation of new street fronting developments and adjacent existing development should be achieved.
- b. Use roof pitches to help transition in scale.
- c. The end units of new street fronting townhouse developments should be sited to match or transition to the front yard set back of adjacent existing residential buildings.

3.2.4. The views from upper stories of new buildings should minimize overlook into adjacent private yards, especially in less intensive areas. Strategies to achieve this include but are not limited to the following:

- a. Increased setback.
- b. Stagger windows to not align with adjacent, facing windows.
- c. Primary windows into habitable spaces, and also decks and balconies, should not face or be oriented to interior side-yards.
- d. Locate and screen upper level windows, decks, and balconies to minimize overlook.
- e. Use of skylights, translucent windows and clerestory windows are encouraged to minimize overlook of side yards.
- f. Landscape screening.

3.2.5. Site, orient and design buildings to minimize shadowing impacts on adjacent properties and public spaces.

### 3.3. Mechanical equipment and service areas

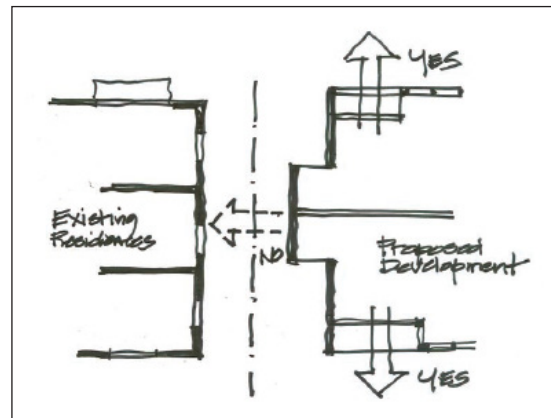
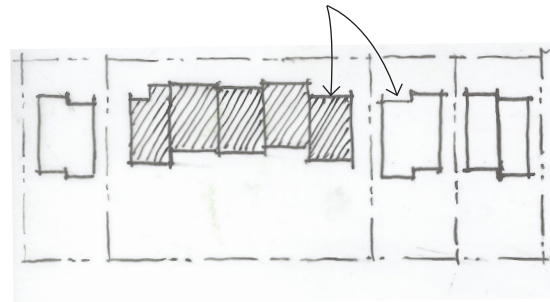
**Objective:** To site and screen mechanical equipment and service areas to minimize impacts on neighbours and the public realm.

- 3.3.1. Mechanical equipment, vents and service areas (e.g. for the collection of garbage or recycling) should be integrated with architectural treatment of the building, and screened with high quality, durable finishes compatible with building design.
- 3.3.2. Mechanical equipment, vents and service areas should be located to minimize impacts on adjacent development residential buildings by avoiding proximity to windows, doors and usable outdoor spaces.
- 3.3.3. Location and installation of gas and electrical meters and their utility cabinets, as well as other mechanical or service apparatus should be carefully integrated into building and site design. Gas and electrical metres and

New developments should transition in height to existing adjacent residential buildings



End units should be set back to match or transition to existing neighbouring houses



Orientation and placement of windows, balconies and porches to respect privacy of adjacent development

utility cabinets on building frontages should be screened.

### 3.4. Materials

**Objective:** To use materials which are high quality, *durable, and* weather gracefully, *and contribute to the overall neighbourhood image.*

- 3.4.1. An integrated, consistent range of materials and colours should be used, and *consider* variety between buildings and building frontages *should be provided that is consistent with the overall streetscape.*
- 3.4.2. In general, new buildings should incorporate substantial, durable and natural materials into their facade to avoid a 'thin veneer' look and encourage graceful weathering of materials over time. Materials such as masonry, stone, natural wood, etc. are encouraged. *Vinyl siding, large areas of stucco, and imitation stone/rock are discouraged and should generally be avoided.*

## 4. Open Space Design

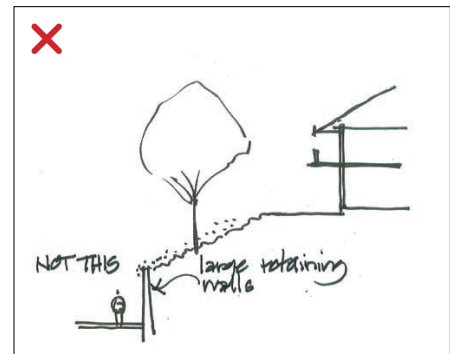
**Objective:** To enhance the quality of open space, support the urban forest, provide privacy where needed, emphasize unit entrances and pedestrian accesses, provide amenity space for residents, reduce storm water runoff, and to *ensure that front and rear yards are not dominated by minimize negative impacts of parking on open spaces.*

### 4.1. Landscaping and site design

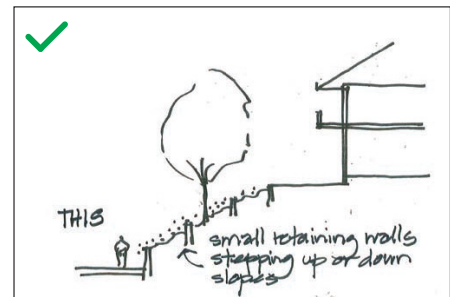
- 4.1.1. Landscape treatments including use of front patios, accented paving treatments, fence and gate details, and other approaches are encouraged to help call out a residential entry and add interest along the street and sidewalk
- 4.1.2. Areas within setbacks should incorporate plantings *integrated with entryways, patios, and pathways* to create a green interface between buildings and streets
- 4.1.3. Topographic conditions should be treated to minimize impacts on neighbouring development, for example by using terraced retaining walls of natural materials or by stepping a project to match the slope.
- 4.1.4. Development should avoid significant reworking of existing natural grade.
- 4.1.5. Where a building's ground floor is elevated above a pedestrian's eye level when on the sidewalk, landscaping should be used to help make the transition between grades. Some techniques for achieving this guideline include:
  - a. rockeries with floral displays, live ground cover or shrubs.
  - b. terraces with floral displays, live ground cover or shrubs.
  - c. low retaining walls with raised planting strips
  - d. stone or brick masonry walls with vines or shrubs.
- 4.1.6. Accessibility should be provided, *where possible,* in open space design.
- 4.1.7. Landscape areas are encouraged to include a mixture of tree sizes and types
- 4.1.8. Landscape on sites with significant natural features (e.g. significant



Examples of high quality materials in buildings and landscape elements



Avoid large retaining walls and significant reworking of natural grade.

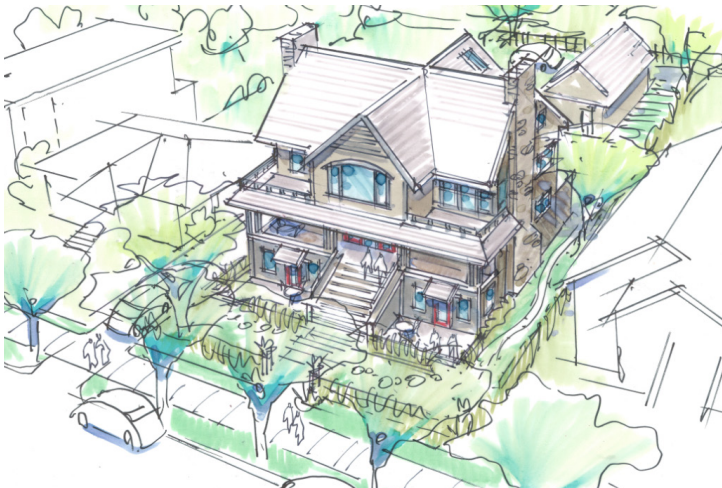


Transition sensitively between grades.



trees, topography, rocky outcrops) should be located and designed to be sympathetic to the natural landscape.

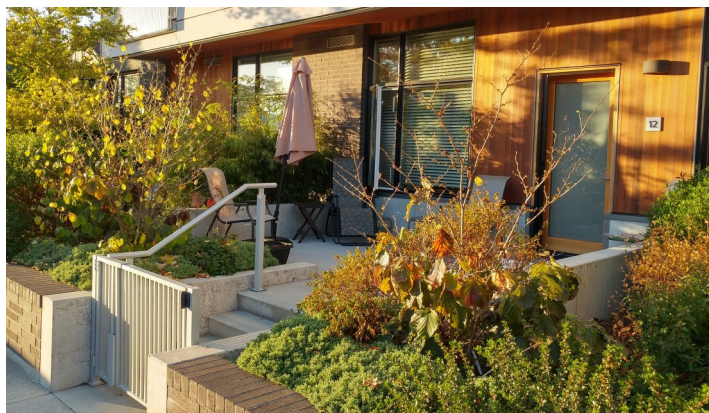
- 4.1.9. Consider planting tree species and other landscape plants that will tolerate a degree of drought and will survive the summer water restrictions and dry conditions of southern Vancouver Island.
- 4.1.10. In considering tree placement along boulevards or in the front yard setback adjacent to street rights-of-way, consider tree sizes and spacing indicated by the City's specifications and policies for street trees.
- 4.1.11. Landscaped screening along circulation and parking areas which abut lot lines is strongly encouraged, while maintaining site lines and enabling casual surveillance. Other surface parking areas should be screened with landscaping.
- 4.1.12. ~~Integration of~~ Integrate landscaping to soften hardscape areas associated with vehicle circulation and parking ~~is encouraged~~.
- 4.1.13. Site design should integrate features to mitigate surface runoff of stormwater, **with the goal of managing the first 32mm of rainwater within a 24 hour period**. This may include a variety of treatments (e.g. permeable paving for driveways and parking areas, landscape features designed for rainwater management, cisterns or green roofs, and/or other approaches) which are consistent with approved engineering practices and **other city policies the City's Rainwater Management standards for private property**.
- 4.1.14. Non-glare lighting should be provided at residential unit entrances, along pedestrian paths and common areas to contribute to safety. Lighting strategies that mitigate undue spill-over for adjacent residential units are strongly encouraged.



*Example of a multiplex (houseplex) showing individual units with usable outdoor amenity spaces for each unit.*

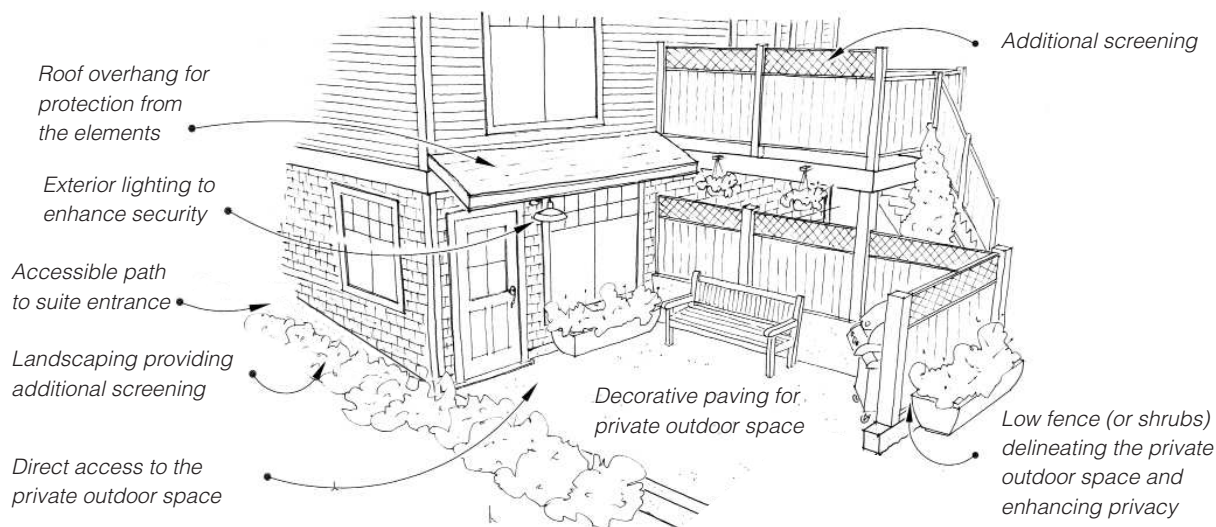


*Example of upper-storey balcony designed with consideration for usable dimensions, access to sunlight, and balancing outward views with privacy concerns.*



*Examples (two photos above) of usable outdoor amenity space for ground-oriented units, with screening for privacy and sufficient dimensions for usability.*





*Illustration of strategies for effective design of usable outdoor amenity space for a suite.*

## 4.2. Provide Outdoor Amenity Space for Residential Units

- 4.2.1. Residential units, including suites, are strongly encouraged to have direct access to usable outdoor amenity space. This may include a combination of private and semiprivate spaces such as a patio, porch, balcony, deck, or similar feature of sufficient size and dimensions to be usable, attractive and comfortable. At a minimum, access to a shared yard or amenity space should be provided.
- 4.2.2. Consider factors such as privacy and access to sunlight in locating and designing amenity spaces.
- 4.2.3. Consider integrating opportunities for play in both soft and hardscaped design. This can include designing driveways and parking areas as play courts for children when not in use by vehicles.

## 5. Additional Livability Guidelines for Suites

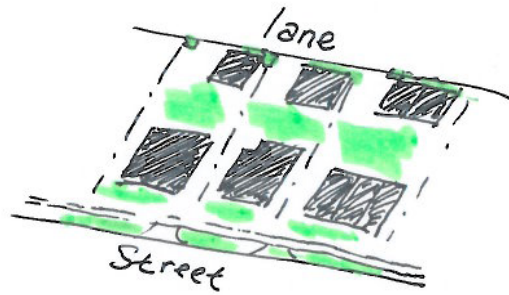
Some forms of housing may have suites (e.g. lock-off suites). In addition to the guidelines elsewhere, the following guidelines apply:

### 5.1. Design for Livability

- 5.1.1. Suites should be provided with windows of sufficient size and orientation to provide for sunlight and outward views.
- 5.1.2. Where a suite is located in a basement, smaller windows or light wells with obstructed views should not be the primary window orientation.
- 5.1.3. Avoid locating at-grade windows directly adjacent to parking spaces. Windows in these locations should generally contain landscape separation from the parking space.
- 5.1.4. Where topography and basement suite location do not allow for outward looking windows and entry, consider the creation of a sunken patio, generally located at the rear or side of a building (also see Section 4.2 of these guidelines regarding outdoor amenity space).
- 5.1.5. Exterior pathways and entries leading to basement-level or at-grade suites should be designed to be accessible wherever possible.
- 5.1.6. Taking advantage of grade changes on a site can help locate suites in a way which provides for access to sunlight, amenity space, and accessible entry.
- 5.1.7. Provide adequate storage space including bicycle storage for suites.

## 6. Additional Guidance for dwelling units adjacent to laneways

Some infill housing types may include dwelling units which are located adjacent to a laneway. While laneways are typically seen as service areas which access parking, they also provide a unique character to blocks where they are found. While few in number, many of Victoria's laneways are bordered by landscaping and serve as areas where pedestrians and slow car traffic mix. While allowing for access and parking, housing units located adjacent to laneways are encouraged to create a welcoming laneway frontage, provide for casual surveillance, and retain or enhance landscape along the laneway.



*Example of primary building oriented to the street and laneway units in the back with greenspace in the middle of the lot, fitting into the existing pattern.*

- 6.1. Development of housing adjacent to a laneway should:
  - 6.1.1. create a welcoming frontage through the inclusion of legible entries, gates or pathways, and fenestration oriented to the laneway
  - 6.1.2. provide for casual surveillance of the laneway through the location of windows or balconies
  - 6.1.3. include a modest setback from the laneway's edge to accommodate landscape or pedestrian areas between the edge of the lane (or parking) and the building
  - 6.1.4. be sited to preserve mature trees and provide tree planting spaces which enhance the appearance of the laneway
  - 6.1.5. provide low-glare, downward facing lighting at entries and to enhance a sense of safety
  - 6.1.6. minimize stormwater runoff onto the laneway
- 6.2. Massing and location of windows, porches and decks should limit overlook and shadowing of adjacent back yards.
- 6.3. Green spaces should be provided to the centre of the lot as compatible with existing patterns.
- 6.4. Sites with laneway housing should provide a legible, accessible pathway from the front (street) to laneway housing units.
- 6.5. Consider pedestrian safety in siting of gates and entries along the laneway by providing visibility for pedestrians and drivers.