

Examples of Multi-Residential Infill Guidelines from other Municipalities

This attachment provides sample images and excerpts from four other Canadian municipalities that have established guidelines and policies for multi-residential infill location criteria, and that incorporate plain language, illustrations and other visual aids. These municipalities are:

City of Hamilton – Residential Intensification Guide: Achieving Appropriate Intensification
City of Edmonton – Residential Infill Guidelines: A Manual of Planning and Design Guidelines
for Residential Infill in Mature Neighbourhoods
City of Victoria – Design Guidelines for Multi-Unit Residential, Commercial and Industrial
City of Toronto – Avenues & Mid-Rise Building Study

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What is the purpose of this Guide?

The purpose of this Guide is to provide some answers regarding how residential intensification projects can be sensitively designed and integrated into existing neighbourhoods within the City of Hamilton. This Guide will provide residents with general information about residential intensification, insight into how intensification projects are reviewed, and the design considerations that help to successfully incorporate intensification projects into neighbourhoods. This guide is for information and reference purposes only: it is not a policy or regulatory document.

What is residential intensification?

Residential intensification is defined as the development or redevelopment of an existing building, site or area within the existing urban area at a density higher than what currently exists. It is important to keep in mind the following ideas and facts about residential intensification:

- Compatibility with the surrounding neighbourhoods is critical;
- Intensification offers numerous advantages, including land efficiency and reducing outward growth pressures;
- There are various types of intensification depending on the context;
- Density may take many forms, from low-rise to high-rise; and
- Residential intensification is already occurring successfully throughout the City of Hamilton.



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What are the key issues for intensification?

City staff consider a wide range of issues during the review and evaluation of residential intensification proposals. Key issues reviewed during the planning process for residential intensification include density, character, height, traffic, parking and ownership, among others.

Questions commonly asked for intensification projects:

Density: Will these developments be too dense for the neighbourhood?

Character: Will these residential intensification affect the character of my neighbourhood?

Height: Will the new buildings be too high for my neighbourhood?

Traffic: How would residential intensification affect traffic in my neighbourhood?

Parking: Will there be enough parking for the project?

Ownership: What about ownership of the building?

Why is urban design important to intensification projects?

Urban design is important in addressing the above issues concerning residential intensification projects. Urban design is a comprehensive practice that includes consideration of a number of physical features and elements, including building location and design, landscaping, parking, streetscape treatment, and pedestrian routes. It is generally concerned with the arrangement and appearance of urban spaces, with the overall focus of creating great places and spaces.



Downtown Hamilton: a focal point for residential intensification efforts in the City.

Residential Infill Guidelines

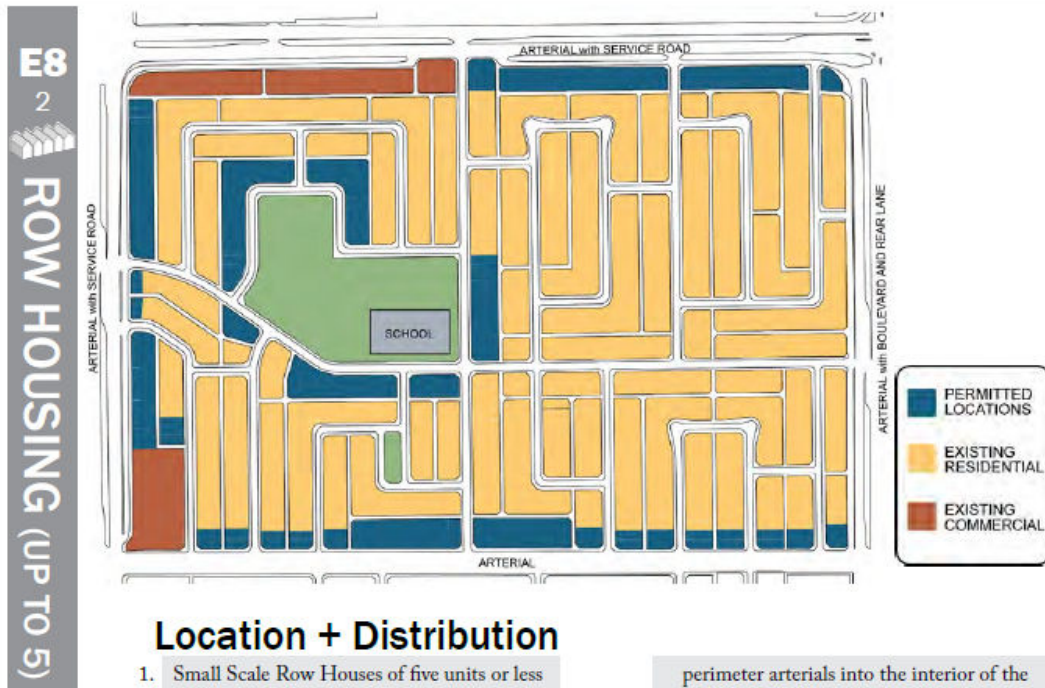
A Manual of
Planning and Design Guidelines
for Residential Infill in Mature Neighbourhoods



Planning and Policy Services Branch

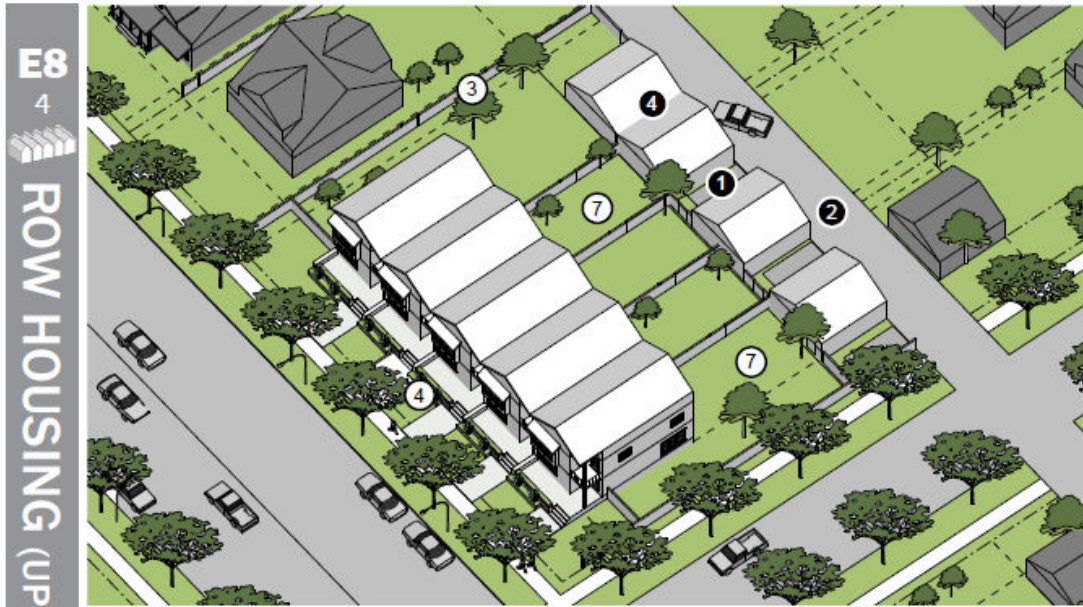
Smart Choices Program

Examples of Multi-Residential Infill Guidelines from other Municipalities



Edmonton PLANNING AND DESIGN GUIDELINES FOR RESIDENTIAL INFILL IN MATURE NEIGHBOURHOODS

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Site Design + Streetscape

①

1. The site should be landscaped in accordance with an approved Landscape Plan.
2. The Landscape Plan should:
 - a. Include an assessment of mature trees on the site; and,
 - b. Provide for their retention to the greatest extent possible.
3. The site design should contribute to the privacy of adjacent homes through the use of fencing, screening and landscaping.
4. All Small Scale Row Houses should be oriented toward the primary fronting street.
5. Where Row Housing is developed on flanking lots, the lot should have an adequate width (min. 20m) to provide each unit with a private outdoor amenity area, and to maintain privacy and sunlight on the adjacent property.
6. A generally similar unit form should not be repeated more than five times on a block front.
7. Private outdoor amenity space, preferably located at the rear of the unit, should be available to all units.
8. Minimum setbacks and yard requirements should not be relaxed next to arterials.

Parking

①

1. Sufficient onsite parking should be provided for all units as required by the Zoning Bylaw.
2. Parking should be accessed from the adjacent lane.
3. Parking should be provided at the rear of the building.
4. A parking garage should not exceed 12 metres in width.

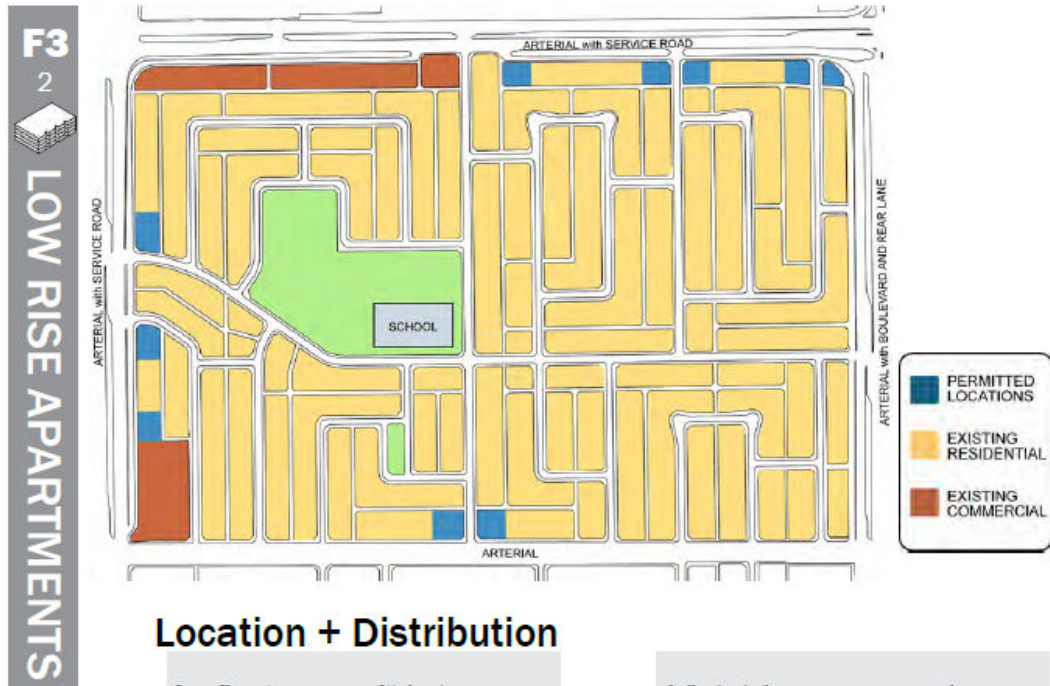
FOR MORE INFORMATION

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Edmonton PLANNING AND DESIGN GUIDELINES FOR RESIDENTIAL INFILL IN MATURE NEIGHBOURHOODS

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1. Low Rise Apartment infill developments may be located in the following areas:
 - a. On corner sites on the edge of the neighbourhood where the block face fronts onto an arterial or service road;
 - b. On existing regional or community level shopping centre sites;
 - c. On sites adjacent to neighbourhood commercial centres where the block face fronts onto an arterial or service road;
 - d. Along the full length of old commercial strips;
 - e. On Large Sites within mature neighbourhoods for which comprehensive plans have been prepared; or,

- f. On high frequency transit corridors as identified in the Transportation Master Plan.
2. The maximum lot frontage for a Low Rise Apartment on a corner site or site adjacent to a commercial centre should be 46 metres.
3. The building should have direct access to a lane from which parking can be accessed.



edmonton PLANNING AND DESIGN GUIDELINES FOR RESIDENTIAL INFILL IN MATURE NEIGHBOURHOODS

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F3 3 LOW RISE APARTMENTS

Built Form + Design

1. The maximum height of a Low Rise Apartment should be four storeys; habitable basement development or lofts each count as one storey.
2. On sites abutting a Single Detached, Semi Detached or Row Housing zone, the height of the building adjacent to the side yard should be stepped down to the maximum height permitted in the adjacent zone.
3. To minimize visual impact on and maximize integration with the existing neighbourhood, Low Rise Apartments should:
 - a. Incorporate fundamental design elements, proportions, and character found within the neighbourhood; and,
 - b. Be constructed with durable, quality materials similar or complimentary to those found within the neighbourhood.
4. To optimize access to sunlight on adjacent properties, where a Low Rise Apartment building is proposed adjacent to a Single Detached Dwelling:
 - a. The building mass should be stepped back or articulated; or
 - b. The side yards should be increased.
5. The privacy of adjacent dwellings should be maintained by minimizing overlook from the building through:
 - a. Setbacks and articulation of the building; and,
 - b. Careful placement of windows, balconies, entrances and amenity areas.
6. The building should front onto a street.
7. The majority of ground level units with street frontage should have individual entrances that front onto a street. All other units should be accessed through a front entrance hall fronting onto a street.
8. Building facades should be modulated in plan and elevation and articulated to reduce the appearance of building bulk and to create visual interest. The building façade should be punctuated:
 - a. At a maximum of eight metres along the building frontage with an indentation no less than two metres wide and two metres deep; and,
 - b. At the primary street entrance to the building with an indentation of no less than two metres wide and two metres deep.
9. All units should have access to outdoor, ground level amenity space.
9. The maximum building length of Low Rise Apartments should be no more than 48 metres, permitting views through the site and limiting building mass along the block face.

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DESIGN GUIDELINES FOR: Multi-Unit Residential, Commercial and Industrial

JULY 2012



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Additional guidelines

*The following guidelines are specific to **multi-unit residential** and **residential mixed-use** development and building additions:*

- 2.4 Residential use at street level should have strong entry features and building designs that encourage interaction with the street.
 - 2.5.1 Individual entrances with direct connections to the public sidewalk are encouraged.
- 2.5 Multi-unit residential developments are encouraged to be oriented to allow exposure to natural light.
- 2.6 Buildings should be located to address privacy impacts of adjacent residential uses and private open spaces.

*The following guidelines are specific to **commercial** and **commercial mixed-use** development and building additions:*

- 2.7 Primary entrances on commercial buildings should have direct access from a public sidewalk or from pedestrian routes within sites.
 - 2.8.1 In mixed-use buildings, residential and commercial entries should be differentiated.
- 2.8 Commercial and mixed-use buildings should be located to the edge of the sidewalk and sited continuously and without breaks.
- 2.9 Ground floor retail and other commercial uses should maximize the amount of glazing and windows to increase the interactions between pedestrians and interior spaces.

*The following guidelines are specific to **industrial** and **industrial mixed use** development and building additions:*

- 2.10 Industrial or industrial mixed-use buildings with frontages visual to the street are encouraged to include offices or showrooms at street level, and decorative design elements.

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Additional guidelines

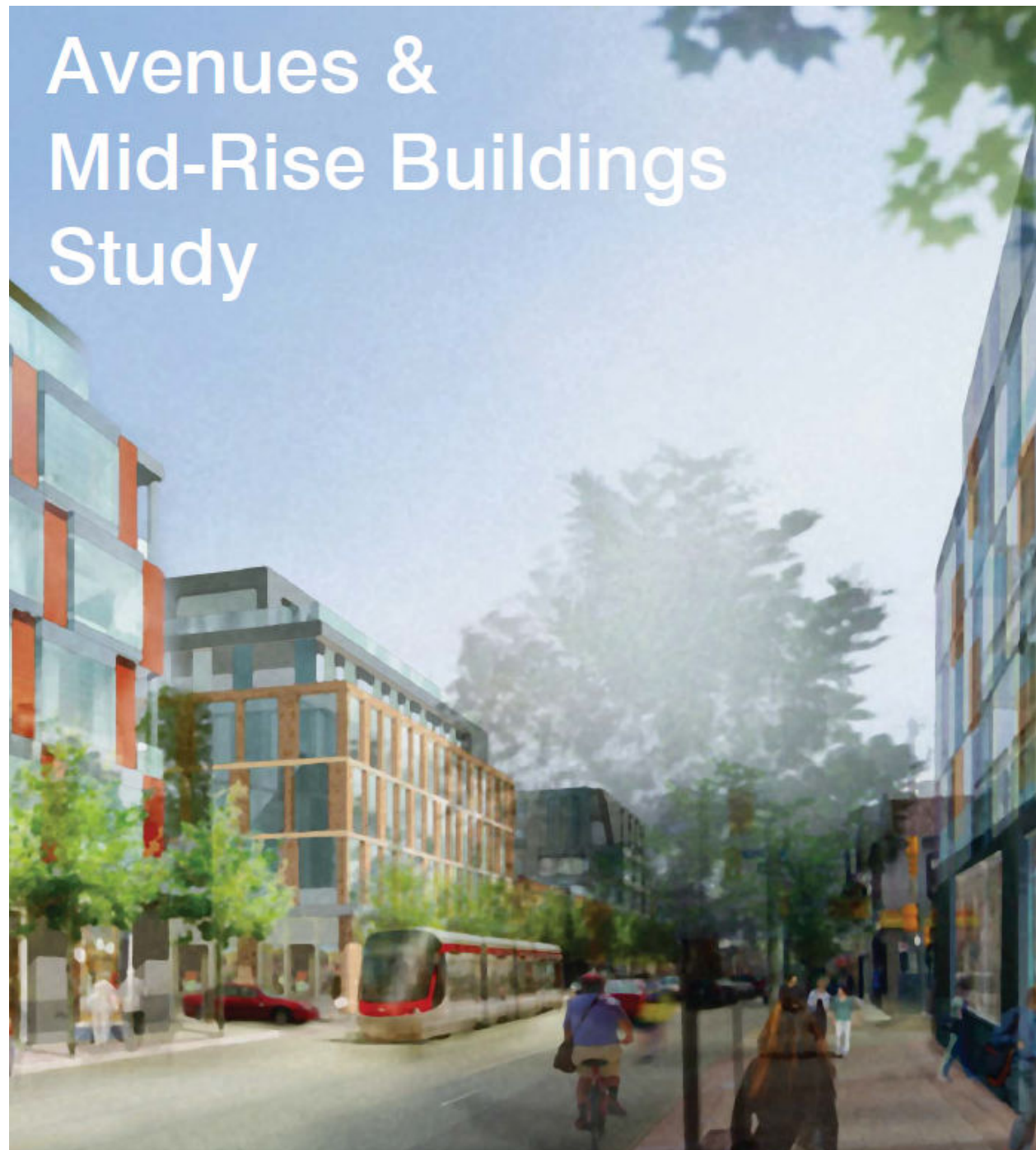
*The following guidelines are specific to **multi-unit residential** and **residential mixed-use development and building additions**:*

- 3.6 Porches, steps, alcoves or other design features are encouraged to make transitions from the public realm of the street and sidewalk, to the private realm of residences.
- 3.7 The use of building elements such as raised terraces, forecourts or landscaping should be considered to enhance residential entrances.
- 3.8 Mid-rise and high-rise multi-unit residential buildings are encouraged to be stepped in order to provide opportunities for balconies and rooftop terraces that take advantage of sunlight and views.

*The following guidelines are specific to **commercial** and **commercial mixed-use development and building additions**:*

- 3.9 Where residential and commercial entrances occur on the same building, proper separation of the entry and clarity of their identities is encouraged.
- 3.10 Overhangs and canopies are encouraged, especially on commercial buildings, and should be designed to integrate with architectural features of buildings.





Performance Standard #13: Roofs & Roofscapes

Mechanical penthouses may exceed the maximum height limit by up to 5 metres but may not penetrate any angular planes.

- All mechanical penthouses should be designed and clad with materials to complement the building façades.
- The portion of the roof not utilized as mechanical penthouses should be developed as green roofs and/or usable outdoor amenity space. Green roofs should be compliant with the City's Green Roof By-law.

Rationale

Mechanical penthouses above maximum allowable heights are already permitted through City zoning by-laws. Mechanical penthouses that extend above the height limit, but fall within the angular planes, will not impact shadowing, will generally not be visible

from the adjacent Avenue sidewalks and are minimally visible from the opposite sidewalk. By keeping penthouses within the angular planes it will position the penthouse to the centre of the roof. However, as mechanical penthouses will be visible from adjacent properties, including neighbourhoods, they must be designed with materials that are complementary to the architecture of the building. Methods for reducing the height and size of mechanical penthouses should be explored or integrated into the top floor of the building.

Where it is not possible to achieve a mechanical penthouse within these guidelines, the optimal building height may not be achieved or the mechanical penthouse will need to be located within the uppermost storey of a building.

Sustainable technologies, such as photovoltaic panels, should be encouraged for the roofs of mid-rise buildings. These technologies may take up more space than a typical rooftop mechanical penthouse, but should still be contained within the angular planes.

Official Plan Reference

3.1.2 Built Form

Policies: 1, 3 b), 3 c), 3 d) and 6



Example of mechanical penthouse placement within all angular planes.