

Residential Housing Areas

Form and Character Objectives for Traditional Residential Areas

8.14. Development Permit Area Guidelines

8.14.1. Update development permit area guidelines applicable to the following housing types in Fairfield Neighbourhood in order to support the form and character objectives in this plan:

- a) Townhouses
- b) Duplexes
- c) Houseplexes

8.15. Urban Form and Character Objectives

The following objectives should inform the creation of zoning and design guidelines for infill development of two or more units in Traditional Residential areas of Fairfield Neighbourhood:

- 8.15.1. To support livability and access to outdoor space
- 8.15.2. To provide individual units with usable outdoor open space
- 8.15.3. To achieve street-fronting buildings which present a friendly face to the street. Where front-accessed parking cannot be avoided, to nonetheless present a friendly face to the street, create a green landscaped front yard, accommodate boulevard tree planting, and minimize curb cuts

8.15.4. To encourage design strategies that delineate private front-yard spaces from the public sidewalk while maintaining visibility of housing units

8.15.5. To site buildings in a manner which maintains landscaped front and back yards and tree-lined streets, with adequate separation between buildings and access to sunlight for living spaces and open spaces

8.15.6. To mitigate the impacts of surface parking through proper design, landscaping and screening, attractively enclosed parking, or parking reductions where warranted

8.15.7. To support the urban forest through street trees either in boulevards or on private land adjacent to the right of way and tree diversity on private property.

8.15.8. To encourage the conservation and adaptive re-use of homes of heritage merit.

8.15.9. To encourage design and site planning which responds sensitively to topography

8.15.10. To support site design which mitigates the impacts of stormwater runoff.

8.15.11. To achieve well-designed duplexes that have legible front entries and access to usable open space for each unit, whether side-by-side, front-to-back or up-down.

8.15.12. To achieve livability, sufficient separation and quality open space in townhouse designs that are more than one row.

8.15.13. To achieve houseplex designs that are compatible with the surrounding context.

8.16. Considerations for Zoning for Traditional Residential Infill Development

To support the urban form and character objectives above, consider the following setbacks for various development types:

8.16.1. For townhouses in one row which are oriented to the side (flanking street) of a corner lot (see 8.7):

a) Side setbacks adjacent to another property (e.g. behind row/townhouse units), should provide sufficient space (at least 5 - 6 m) to allow for separation from adjacent buildings and adjacent back yards, and opportunities for on-site green space

b) Side setbacks along the flanking street, in front of row/townhouse units, may be modest (generally 1.5 – 3 m), in order to allow dwelling units to front close to the back of sidewalk, allowing for backyard space and separation from adjacent development.

8.16.2. For all other housing forms:

a) Establish front setbacks generally compatible with the existing building placement along streets.

b) For units fronting a public street, support

side setbacks at the front of the lot consistent with the rhythm of homes facing the street (generally 1.5 m for lots of 15 m width or greater; and 1.2 m for lots narrower than 15 m).

c) For units interior to the lot (neither fronting a street nor laneway), greater side setbacks are desired to respect adjacent buildings and back yards (consider a side setback of approximately one-half of the height of the building's side elevation).

d) Support rear setbacks for all housing types which provide opportunities for landscaped back yards, planting spaces for canopy tree(s), and separation from adjacent development (generally a minimum of 7.5 – 10.7 m, depending on context). Lots with laneway access may alternatively site green space at the centre of the lot.

e) Support minimum landscaped open space requirements through zoning, to provide planting spaces for trees which support urban forest goals.

f) Consider alternative siting, setbacks and types of buildings to support the retention of significant trees.