

14.4.14 Arterial Road Guidelines for Row Houses Bylaw 9603 2016/12/19

The intent is to provide articulation and character to the building form and landscaping of row house development on the arterial roads.

14.4.14.A Site Planning

- a) All row house units should be oriented toward the arterial road with vehicle access from a rear lane.

14.4.14.B Variety in Design

- a) Developments should include a variety of unit types, sizes, and unit treatments to encourage architectural diversity.
- b) Variations in the design of row house clusters should be encouraged so that no two (2) substantially similar row house clusters are located side by side.
- c) Row house clusters should avoid the mirror image effect.

14.4.14.C Street Presence

- a) All row housing units should be oriented towards the street through individual front entrances and landscaped front yards.
- b) Row housing units that are developed on flanking lots should be designed to address both the flanking and fronting streets.

14.4.14.D Entrances

- a) Pedestrian entry for the corner unit should be designed to face the flanking street.
- b) Entrances should be designed to articulate the individual units in keeping with surrounding neighbourhood character and to enhance the pedestrian-scale character of the area.

14.4.14.E Private Outdoor Space

- a) A private outdoor space with a minimum area of 30 m² (323 ft²) and a minimum width and depth of 4.5 m (14.8 ft.) should be provided on the lot outside of the front yard and flanking side yard unoccupied and unobstructed by any buildings, structures, projections and on-site parking, except for cantilevered roofs and balconies which may project into private outdoor space for a distance of not more than 0.6 m (1.97 ft.).

14.4.14.F Parking and Garages

- a) All row housing lots should have direct access to a rear lane from which parking can be accessed.
- b) Garages should be designed to minimize the visual impact along the rear lane.
- c) Garage door width should be minimized and paired up to provide additional landscaping opportunities along the rear lane.
- d) Paired garage doors should be separated by a small landscaped area that is sufficiently large to accommodate a tree with a minimum caliper size of 6 cm (2.5 in.).

14.4.14.G Garbage, Recycling and Organics Storage

- a) Garbage, recycling and organics storage bins should be easily accessible, and should be contained within a roofed/walled enclosure that is set back a minimum of 1.5 m (4.92 ft.) from the rear lot line.

14.4.14.H Building Massing and Scale

- a) Building mass should be arranged to minimize shadowing and optimize natural lighting. Consider terracing upper levels to increase sun penetration to the interior of the site, especially toward the private outdoor areas.
- b) The maximum number of units in a row house cluster should be 6 units and the maximum length of a row house cluster should be of 35 m (115 ft.).
- c) At least 40% of the gross floor area of each row house unit should be located on the second floor.
- d) The maximum building depth of an interior unit should be 15 m (49 ft.).
- e) Party wall between two (2) row housing units should be no less than 75% of the total area of the exterior walls on or adjacent to the common side lot line on either unit.
- f) The maximum length of a garage cluster should be 20 m (66 ft.).

14.4.14.I **Character**

- a) Row house developments should use visual means to separate units in order to avoid monotony and avoid the impression of one long, continuous and unarticulated building front.
- b) Row house units should be designed to be identifiable through single family residential design features that will also reinforce a unified residential character along the street.

14.4.14.J **Windows**

- a) Side yard windows should be modest in size and be recessed in that section of the building façade.
- b) Building faces and dormers should not be windowless, and sidelight windows should be incorporated into bay projections.

14.4.14.K **Materials**

- a) Vinyl siding is acceptable if finished with wood or other high quality detailing.

14.4.14.L **Tree Planting**

- a) The City's 2:1 replacement policy must be met where existing trees are being removed.
- b) Comply with the minimum planting sizes specified in the City's Tree Protection Bylaw where replacement trees are being planted.
- c) A grassed strip with at least one (1) deciduous tree (minimum 6 cm or 2.5 in. caliper) per lot should be installed along the front property line.
- d) A minimum of one (1) deciduous tree (minimum 6 cm or 2.5 in. caliper) or one (1) coniferous tree (minimum height 3.5 m or 11.5 ft.) should be planted on each lot in the front yard.
- e) In the case of a corner lot, additional trees should be planted within the flanking side yard.
- f) Include an appropriate mixture of deciduous and coniferous trees, with the coniferous being sized and spaced appropriately.

14.4.14.M **Landscaping**

- a) The grade between the City's sidewalk and the landscaping along the front property line should be the same.
- b) All front yard areas along front property lines should be planted with a combination of lawn, flower beds, flowering shrubs and ground cover to provide seasonal interest and water permeability.
- c) If individual shrubs are planted in the front yard, they should be of a low height that will not exceed 1.2 m (3.94 ft.) and should be located behind any fencing on the front property line.
- d) Continuous hedges are not permitted within the front yard.
- e) Material for walkways/pathways from the arterial road to the entrance of the row house units should be aggregate concrete, stamped concrete, paving stones, pervious paving or other acceptable material to the City. Asphalt is not permitted.
- f) An unobstructed, permeable pathway of a minimum 0.9 m (2.95 ft.) wide should be provided between the rear lane and the private outdoor space of the lot if the lot in question is an interior lot or an end lot, which has a lot width equals to or great than 7.2 m (24 ft.).
- g) Landscaping should be provided on areas along the rear property line and internal drive aisle where the areas are not used for parking purposes.
- h) Provide adequate lighting to enhance security and visibility, particularly along the rear lane. Exterior lighting should be designed to avoid "light-spill" onto adjoining properties.

14.4.14.N **Fences and Gates**

- a) Fences in front yards and flanking side yards should be picket, wicket or post-rail; metal transparent fences with brick or stone pilasters are also encouraged. Solid panel is not permitted.
- b) Fencing area should be designed to incorporate flower beds, flowering shrubs and other low lying landscaping.
- c) Decorative arbours/brackets/trellis features may be used to further articulate the fencing provided that they are in scale with and complementary to the fencing details and be placed a minimum of 2.0 m (6.56 ft.) from the front property line.