



FCA Workshop

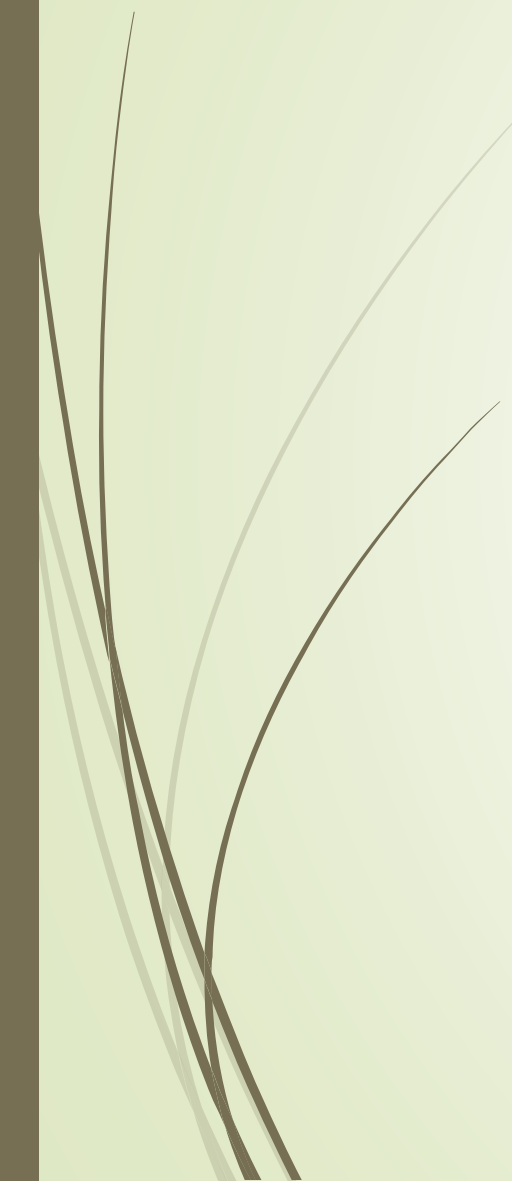
Develop Instructions for the New Committee of Adjustment: Infill Guidelines

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2022 Low-rise infill guidelines:

- ▶ Guidelines give us a preview of the Intent of the new Zoning Bylaws.
 - ▶ Everything is seen entirely through the lens of infill development.
 - ▶ Definition: low-rise building that is up to & including 4 stories tall.
 - ▶ Objectives:
 - enhance streetscapes
 - protect & expand established landscaping
 - create more compact urban form
 - achieve good fit into existing neighbourhood
 - provide new housing designs
 - emphasize front doors & windows over garages
 - more soft landscaping & less asphalt in front & rear yards
 - create at-grade living spaces that interact with the street
 - incorporate environmental innovation & sustainability
 - ▶ 2022 goal: achieve OP Strategic Directions to meet intensification objectives
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2022 Low-rise infill guidelines:

➤ Guidelines cover:

Streetscapes

Landscape

Building Design (Built Form)

Parking & Garages

Heritage Building Alterations/Additions

Service Elements

Infill on Narrow Lots



2022 Low-rise infill guidelines:



Streetscapes:

1. Emphasize ground floor & street façade of infill buildings
2. Reflect desirable aspects of established streetscape
3. Expand network of public sidewalks
4. Provide pedestrian-scale lighting
5. Preserve & enhance decorative paving
6. Design accessible walkways
7. Ensure private new streets look, function & provide similar amenities as public streets (including trees)



2022 Low-rise infill guidelines:



Landscape:

1. Landscape front yard & right-of-way to emphasize soft landscaping & permit planting of large trees
2. Where soft surface in the right-of-way is limited identify alternatives for tree planting
3. Design buildings & parking to retain established trees. If removal justified plant new trees
4. Provide for street trees in continuous planting pits
5. Plant trees & shrubs adjacent to public street for attractive sidewalk edge
6. Plant deciduous trees to shade south & south-west windows from summer sun, and functional landscaped green roofs
7. Enhance sense of separation by using planting or fencing to define boundary between public space and private front yard space.



2022 Low-rise infill guidelines:



Building Design (Built Form):

1. Siting:

1. Ensure new infill faces & animates public streets
2. Build infill to reflect neighbourhood pattern of height, elevation & location of entrances, porches, and front, rear & side yard setbacks
3. For infill lot sizes recognize Zoning Bylaw, OP Transect Overlays and Neighbourhood Policies
4. Orient buildings to avoid sound attenuation walls, and design amenity areas to respect privacy
5. Where there is uniformity in setbacks respect this. Where there isn't use the abutting lot setbacks.
6. Have living spaces face amenity areas
7. Avoid where the front of one unit faces the back of another unless there is extensive landscaping
8. Ensure side & rear separation between new infill and existing homes permits landscaping & privacy. Consider how infill impacts views, sunlight & privacy



2022 Low-rise infill guidelines:



Building Design (Built Form) cont:

1. Siting (cont):

9. Maintain rear yard amenity space consistency with neighbourhood pattern
10. Permit varied frontyard setbacks to preserve natural features
11. Respect grades & characteristic first-floor heights of the neighbourhood
12. Position infill to take advantage of solar heat & reflected light

2. Mass/Height:

1. Design infill that considers the impact of scale & mass on adjacent homes
2. Where large infill backs onto lower-scale residential or open space, provide a buffer to address bulk, massing & privacy
3. Where new infill is higher than existing, create a transition in building heights
4. Locate roof projections to reduce height impacts
5. To reduce perceived height of building consider use of materials to mitigate impact
6. If new infill is significantly larger than adjacent buildings, create transition through design



2022 Low-rise infill guidelines:



Building Design (Built Form) cont:

3. Architectural Style & Facades:

1. Design sides of building that faces public streets in similar quality & detail; avoid blank walls
2. Design infill that responds to established patterns of street & neighbourhood, including materials, patterns, colours, corniches, roofline forms, size, number & shape of doors & windows
3. Provide inviting primary building entrances through porches, prominent front doors close to the ground, minimizing exterior stairs
4. When constructing one or more units on adjacent properties ensure distinct identities
5. Locate front doors that reflect the dominant neighbourhood pattern
6. Where appropriate, add porches, bay windows and balconies to enhance sociability
7. Re-interpret the local style in a contemporary way
8. In a heritage streetscape harmonize with traditional materials.



2022 Low-rise infill guidelines:



Parking Garages:

1. Where zoning permits, limit driveways & parking spaces to allow for more soft landscaping in front & rear yards
2. Use contrasting materials or landscaping to separate walkways & driveways that are in close proximity
3. When multiple units are being built & parking is required, build shared underground parking
4. Provide driveways to detached rear garages or parking areas (if parking is required)
5. In neighbourhoods with rear lanes provide parking access to the rear
6. Where access to parking is at the front, design infill to respect the width of garage & lot characteristic in the neighbourhood
7. Limit curb cuts & use shared driveways to maintain on-street parking
8. Avoid sloped driveways to basement garages
9. Where front garages are permitted recess garages behind the front façade
10. To increase surface water infiltration use permeable paving for hard surface areas



2022 Low-rise infill guidelines:



Heritage Building Alterations/Additions:

1. Respect municipal & provincial policies regarding additions & infill associated with heritage properties
2. Complement the character & style of the existing building and the surrounding area
3. Conserve the heritage value when adding an addition to an historic building or place
4. Use materials & finishes that are predominate in a heritage neighbourhood
5. Make new development compatible with and distinguishable from the historic place
6. Enhance & maintain the amenity & continuity of a heritage streetscape
7. Recognize the surrounding older architectural vocabulary in the scale, proportion & materials of the new infill
8. Protect views to adjacent or nearby older landmark buildings & structures
9. Protect & incorporate site features as large trees, fencing, stone walls, paving, etc.
10. Design additions distinguishable from the heritage showpiece



2022 Low-rise infill guidelines:



Service Elements:

1. Integrate & screen service elements into the design of the building
2. When no garage, store garbage & recycling bins in rear shed or small storage space within the building but accessible at side or rear. Do not place a storage unit that is visible on the front of the home
3. Ensure screening does not interfere with safe movement of pedestrians & vehicles
4. Locate ventilation out-takes so odours do not spill into public or private residential areas
5. Respect safety clearances & setbacks from overhead & underground services & utilities
6. Group utility boxes. Consider innovative ways of containing utility services



2022 Low-rise infill guidelines:



Infill on Narrow Lots:

1. Place principal living space at grade where ground floor doors & windows face the street
2. Do not create a dwelling on stilts
3. Limit walkway, parking & driveway widths in the front yard in order to maximize soft landscaping. On lots with 6m or less provide for shared driveways
4. Locate hard surfaces so that the largest contiguous greenspace can be maintained
5. Ensure sufficient parking space for a single vehicle without overhanging the sidewalk or curb
6. Use porous materials on hard surface areas to increase on site surface water infiltration
7. Retain healthy existing trees when siting driveways & parking
8. When planting new trees in limited spaces use materials & planting techniques to improve tree growth
9. Incorporate architectural features, such as porches, to reflect neighbourhood character
10. Store garbage & recycling bins in a rear shed or small storage space within the building. Do not create a storage unit that occupies the front façade of the home.

Concordance between low-rise infill guidelines, 2022 & 2012

- ▶ 2022: Missing Key Concepts from 2012 that are critical to successful neighbourhoods: “enhance sense of community”; “create and maintain spaces with their own distinct identity”; respects the character”; “understand and respect natural processes and features in development design”.
 - ▶ Delightful, walkable cities have distinct neighbourhoods. They are not homogenized.
 - ▶ Community character creates neighbourhoods. Density done wrong (density for density’s sake) may destroy mature neighbourhoods.
- ▶ 2022: “low-rise buildings (up to 4 storeys) shall be designed to respond to context and transect area policies”
 - ▶ goal is “design and intensification”, not “compatibility”.
 - ▶ Significantly lessens ability to include soft landscaping, etc., integrate architecturally. When the context is determined by the density band, how is it possible to integrate with or complement what’s there?
 - ▶ Rear angular plane gone; 2012 language regarding “impacts of potential loss of sunlight or privacy on neighbouring properties” and protecting “a neighbour’s access to adequate lights, view...” now reduced to “address bulk, massing and privacy concerns.”
 - ▶ Primary goal is more buildings & homogeneity, not healthy, delightful neighbourhoods. Making intensification paramount does not address either the climate crisis or housing affordability.



Concordance between low-rise infill guidelines, 2022 & 2012

- ▶ 2012: Community design and Urban Design work together to complement or enhance the unique aspects of a community's history, landscape and culture, stimulate creation of lively community places with distinctive character.
 - ▶ Terms used: Sensitivity, compatibility, fits well / works well with the community
 - ▶ Provides for "Objective criteria to evaluate compatibility"
- ▶ 2022: if ROW is limited, identify alternative areas...to accommodate tree planting.
 - ▶ In older areas of the city, the only way to make room for trees is to increase the setback. These areas should be transitioning to become neighbourhoods with greenspace and trees, not perpetuating bad planning from the last century.
 - ▶ 2012: if ROW is limited, "increase front yard setbacks to allow more room for tree planting"
- ▶ 2022: Negative impact on: climate change mitigation, "delightful" "liveable" healthy neighbourhoods.



QUESTIONS?

