

URBAN 3 INFILL

VOLUNTARY DESIGN GUIDELINES



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These guidelines have been prepared for voluntary use by applicants/property owners, with the intent of providing design ideas and inspiration for projects within the Urban 3-Infill area. References to relevant City of Abbotsford Bylaw requirements are included for convenience.

Purpose/Intent

These guidelines have been prepared for voluntary use by applicants/property owners, with the intent of providing design ideas and inspiration for projects within the Urban 3-Infill area. References to relevant City of Abbotsford Bylaw requirements are included for convenience. A housing options handout is also available to help property owners identify which options may be possible on their site, based on City policies and regulations.

The following guidelines encourage high quality, context-sensitive development that retains neighbourhood character while increasing residential density in the form of gentle infill (i.e., houses, duplexes and accessory dwelling units). The guidelines are based on community engagement and a review of infill approaches in other BC municipalities, completed through the Urban Infill Study.

Community Engagement

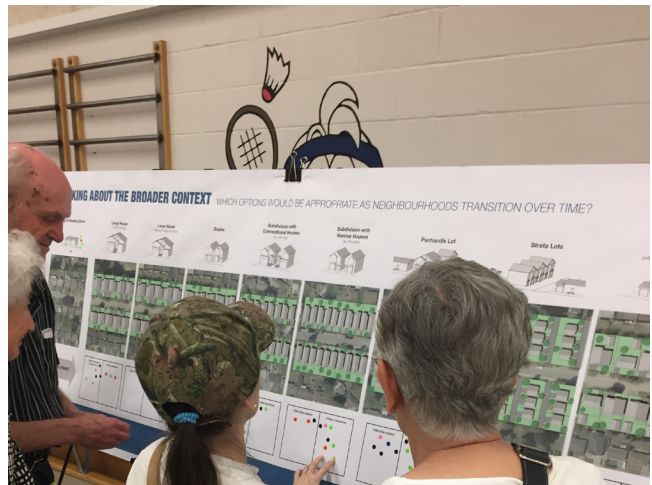
During the Urban Infill Study, the City heard concerns from community members regarding the impacts of infill development. One of the biggest challenges was the incompatibility of new large houses in established neighbourhoods, resulting in impacts to neighbourhood character, loss of privacy, and impacts on sunlight exposure and views. Concerns were also raised about the clearing of mature trees and inadequacy of replacement trees, and an overall lack of green space and landscaping associated with new infill development. The following guidelines respond to these and other community concerns.

Objectives

1. Retain and enhance the character and respect the context of existing neighbourhoods
2. Promote a high standard of infill design, construction and landscaping
3. Integrate trees and green space on properties
4. Minimize hard surface treatments
5. Ensure parking and other utility functions are accommodated on-site in an attractive manner
6. Support healthy communities with development that is neighbourly and supports social interaction



May 15, 2018 Open House - Ten-Broeck Elementary



May 16, 2018 Open House - Dormick Park Elementary



May 17, 2018 Open House - Alexander Elementary

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NEIGHBOURHOOD CONTEXT

Design for local compatibility

INF1 - Neighbourhood Compatibility

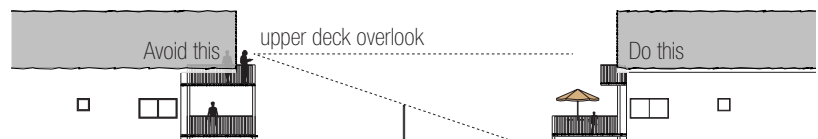
- a. Design new buildings to be compatible with the character of the neighbourhood and future land uses by considering the following:
 - building scale and massing
 - foundation height
 - landscaping
 - architectural themes/detailing
- b. Break down building massing and step the roof line and upper storeys in response to existing neighbouring houses.



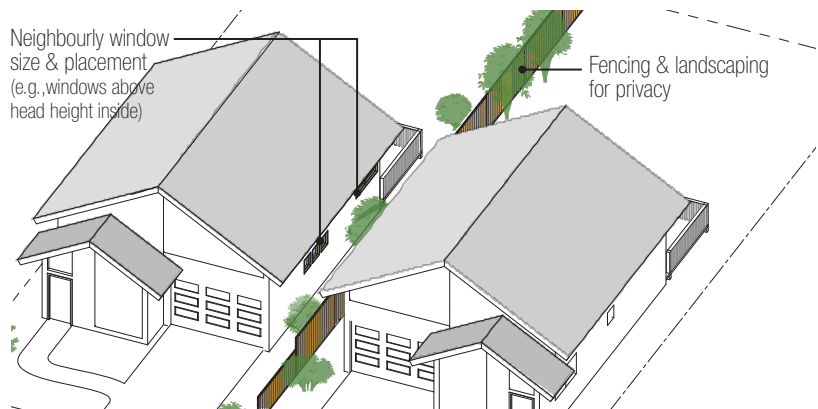
Compatible scale, massing and architectural detail (a); neighbourly roof lines (b)

INF2 - Privacy

- a. Avoid large rear upper storey decks that overlook neighbouring yards.
- b. Carefully locate windows, decks and other features to maintain privacy between neighbours.
- c. Utilize fencing, screening and landscaping to enhance side and rear-yard privacy.



Avoid large upper floor decks that overlook neighbouring rear yards (a)

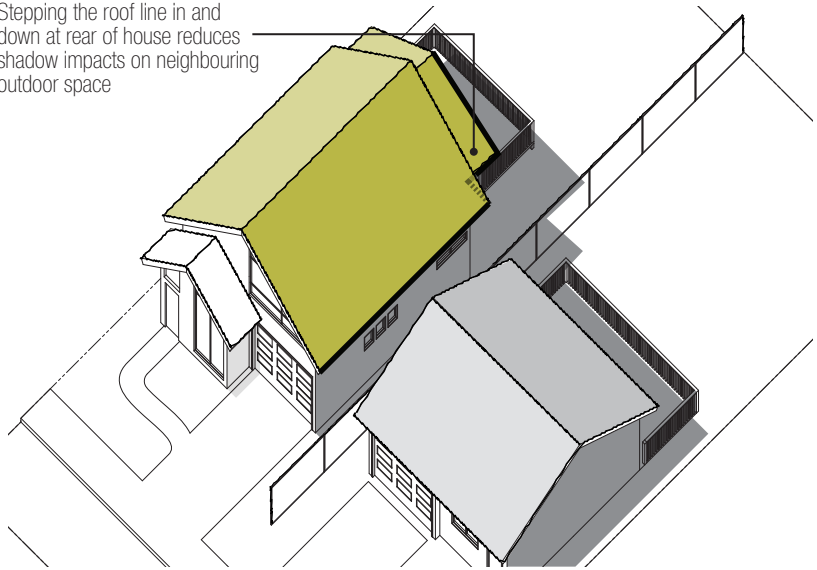


Locate windows and landscaping for privacy (b,c)

INF3 - Sunlight

- a. Building design, massing, and location should minimize the amount of shadow cast on private open space of adjacent properties.

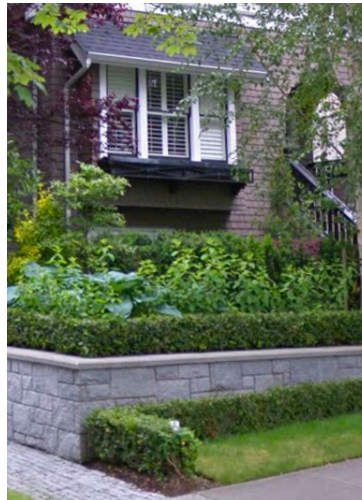
Stepping the roof line in and down at rear of house reduces shadow impacts on neighbouring outdoor space



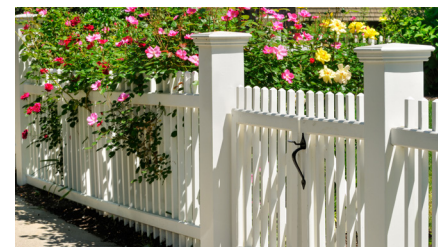
Step roofline to minimize shadow impacts on adjacent rear yards (a)

INF4 - Fencing and hedging

- a. Design fencing and hedging to support a neighbourly interface that is attractive and welcoming, delineates public and private space, and maintains 'eyes on the street'.
- b. Ensure fencing and retaining walls are consistent with Zoning Bylaw requirements regarding location, height and materials.
- c. Limit the height of front yard hedging consistent with fencing provisions of the Zoning Bylaw.



Well-scaled hedging & retaining (a)



Low-scale fencing

INF5 - Exterior Lighting

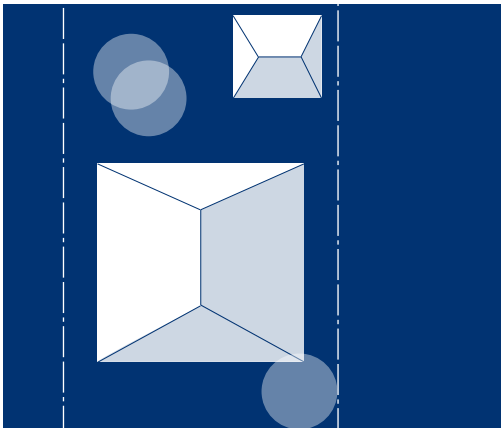
- a. Integrate adequate exterior lighting (e.g., soffit, porch, garden) while avoiding light 'spill-over' and focusing light downward, particularly for upper storeys.



Do this - minimize upper storey light 'spill'



Avoid this - angled upper soffit lighting

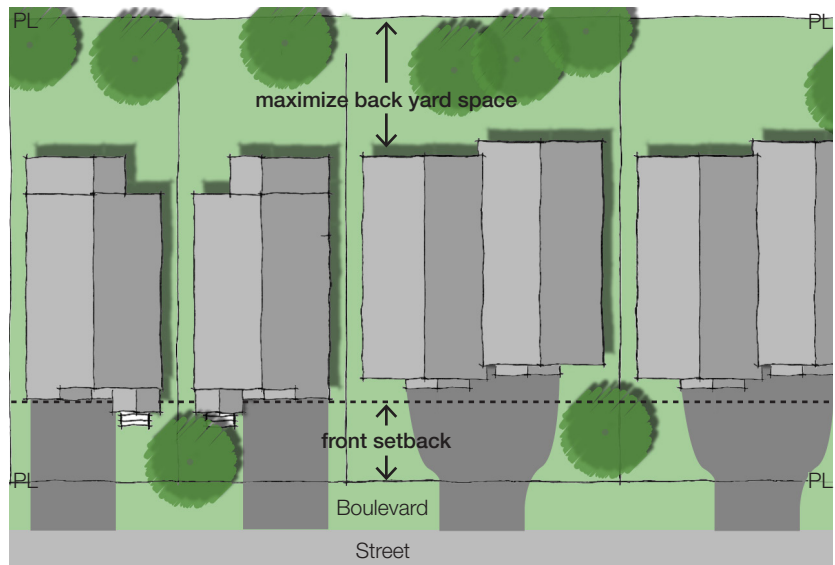


SITE PLANNING

Achieve holistic and thoughtful site design

INF6 - Single Detached Dwellings and Duplexes

- a. Site the dwelling at or near the minimum front setback to frame the street, maximize rear-yard outdoor space, retain trees, and avoid excessive driveway area.



Minimizing front setback helps retain trees and provide rear yard private amenity space (a)

INF7 - Garden Suite Siting

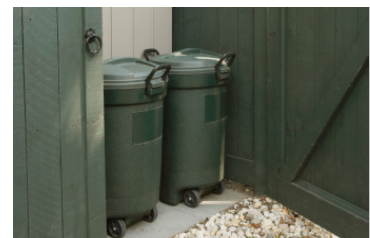
- a. Explore design features that will use the space between the main house and garden suite, or setback areas, to create semi-private outdoor amenity spaces (e.g., patios edged with low hedging and/or decorative fencing).
- b. Locate and landscape garden suites to protect privacy and minimize the overlook/shadowing of neighbouring properties.
- c. Provide a direct/convenient pathway between tenant parking and the garden suite entrance. Materials such as aggregate concrete, stamped concrete, paving stones, or pervious paving are encouraged; avoid asphalt.
- d. Integrate screened/enclosed solid waste storage to support liveability, neighbourliness, and control pests.



Semi-private patio (a) and pathway (c)

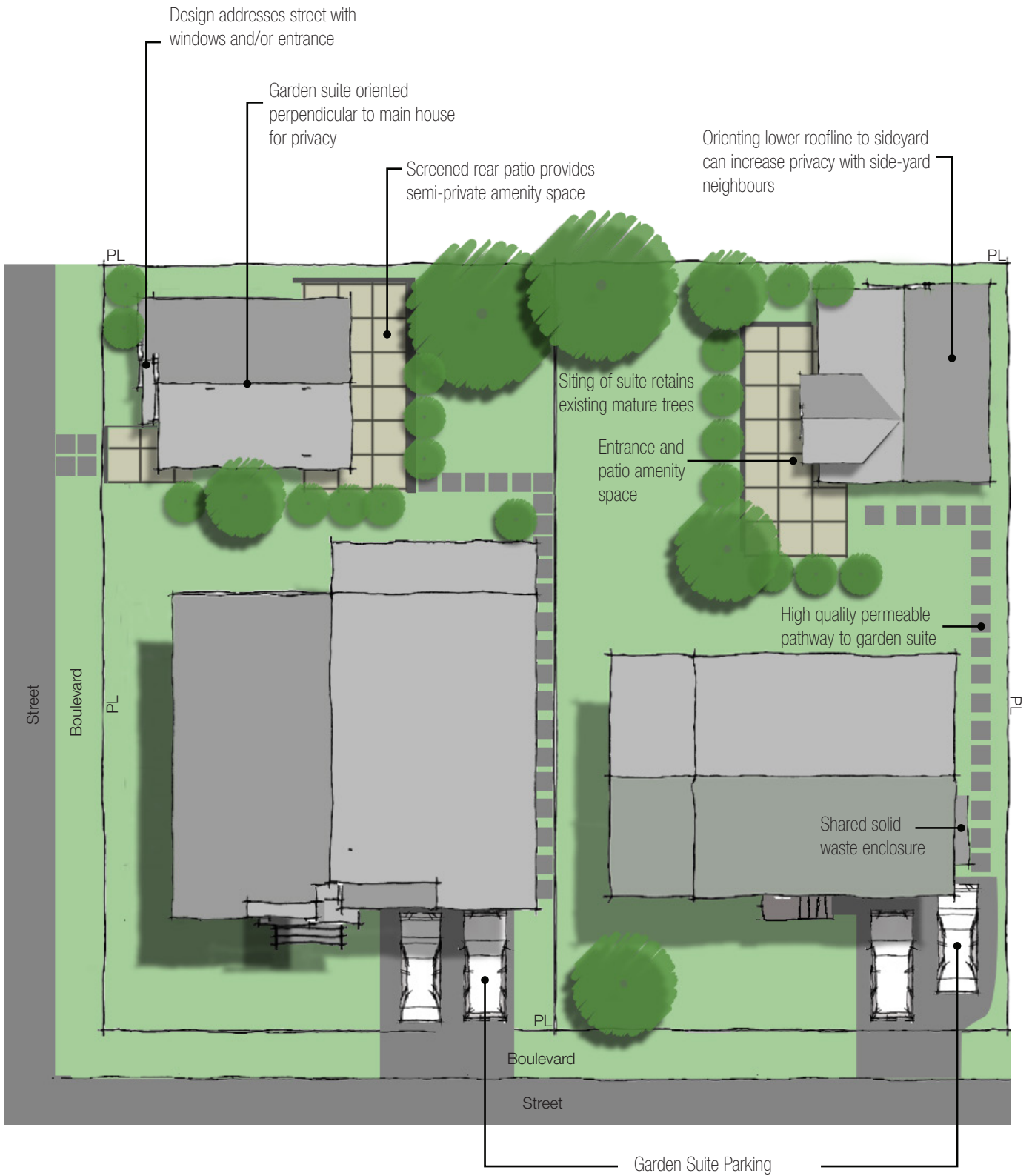


Garden suite patio space (a)



Garbage/recycling enclosure (d)

Garden Suites - Site Planning Considerations



INF8 - Driveways and Parking

- a. Ensure driveways are no wider than permitted in City bylaws. Width is measured where the front lot line meets the municipal boulevard.
- b. For subdivision, driveways should be coordinated (e.g., paired) to maximize on-street parking and boulevard space for street tree plantings.
- c. Where additional parking must be added (e.g., to meet the Zoning Bylaw requirement for an accessory unit), the space should be added to the driveway in an area close to a side property line. Maximum driveway width as specified in City bylaws must be maintained.



Paired driveways (b)



Paired driveways provide more space for on-street parking and trees (b)



On-street parking is lost when driveway locations are not coordinated (b)



Locate additional suite parking near a side property line, contiguous with driveway, without exceeding the maximum permitted driveway width (c)

INF9 - Permeable Surfaces

- a. Minimize the overall size of driveways to reduce drainage impacts. Driveways shall not be wider than permitted in City bylaws.
- b. If an additional parking space must be added on a lot to comply with Zoning Bylaw parking requirements, permeable paving materials (e.g., grasscrete, pavers) should be used.
- c. Pathways, patios, and other hard surface areas should incorporate permeable materials wherever possible.
- d. Undeveloped areas of a lot should be planted with a combination of lawn, shrubs, flowers, and ground cover to provide visual interest and absorb rainwater.



Tapered driveway minimizes width (a)



Permeable parking and patio areas (b,c)

INF10 - Frontage/Streetscape

- a. Alterations to the City boulevard in front of a lot, such as grading and/or paving to provide additional parking, are not permitted.
- b. Driveways are the only permitted hard surface through the boulevard and may not exceed widths set out in City bylaws.



Driveways are the only hard surface permitted in the boulevard (a, b)

INF11 - Drainage/Stormwater

- a. Site planning and design must include a designated area for a rock pit, consistent with the Development Bylaw.
- b. Rock pits should be thoughtfully integrated with the site design and landscaping.
- c. Rock pit siting should allow for easy access to the rock pit for future maintenance.
- d. Site grading should direct all on-site stormwater to the rock pit.



Underground (u/g) drainage rock pits integrated into site plan

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BUILDING DESIGN

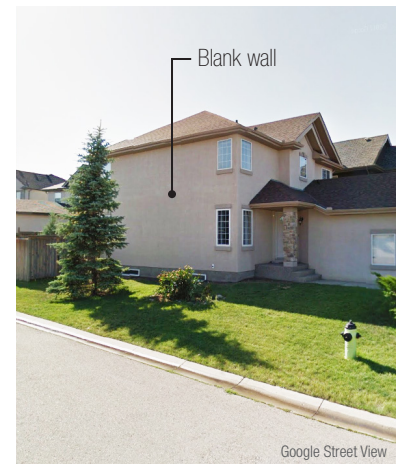
Integrate a high quality look and feel

INF12 - Front and Side Elevations

- Design facades visible from the street to have varied depths and architectural interest. Avoid wide, flat, uninterrupted building faces.
- Avoid large blank walls by visually breaking the building design into smaller components through use of projections, variations in roof height, detailing, and massing changes.
- Step back the upper storey of a dwelling, in accordance with the Zoning Bylaw, to reduce the apparent bulk of the dwelling.



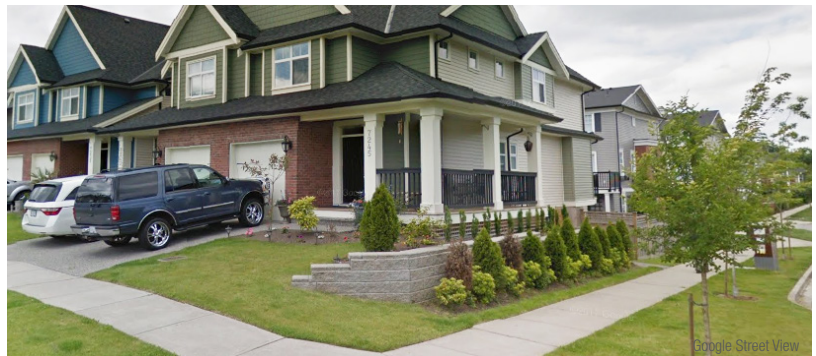
Do this - varied depth, upper floor stepped (a-c)



Avoid this - blank walls on corners (a)

INF13 - Corners & Double Fronting Lots

- On a corner lot, orient and design buildings to address both streets.
- On double-fronting lots, explore opportunities to address and enliven both frontages where appropriate, including but not limited to attractive landscaping.
- Orient secondary suite and garden suite entrances to flanking streets to create a strong public realm connection, especially when adjacent to a sidewalk.
- Avoid blank walls or unarticulated facades along street-facing elevations.
- Extend higher quality cladding the full length of both street-facing facades.
- Provide driveway access on the lower classification of roadway.



Building wraps the corner to enliven both frontages (b); avoids blank walls (d)



Orient suite entrances to the flanking street, where appropriate (c)

INF14 - Grading

- a. Avoid unnecessary grading; sloping yards should be preserved or gently graded, and foundations should be stepped with the slope to reduce house height and massing.
- b. Where grading is necessary, the finished grade/elevation should be considerate of neighbouring properties. Overlook of adjacent houses and outdoor space should be minimized.
- c. Site grading on lots with underground drainage rock pits should direct all onsite stormwater to the rock pit.



Avoid This



Do This

Site and building design should work with existing slope, gently grading side yards (a)

INF15 - Roof Lines

- a. Break up building massing and extensive roof areas with a variety of levels, gables, and/or dormers.
- b. Design buildings and roof pitches to minimize the real or perceived height difference between neighbouring properties



Roof line considers context of adjacent houses (b)

INF16 - Exposed Basements

- a. The height of exposed basement above grade must comply with the Zoning Bylaw.
- b. Where possible, limit the extent of basement visible above grade facing a street and use landscaping to screen the exposed basement area.



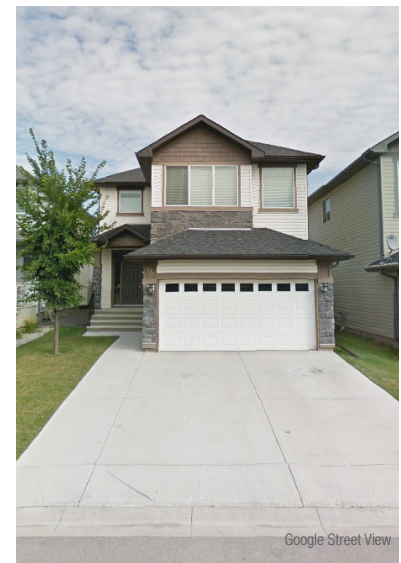
Exposed basements screened with landscaping (b).

INF17 - Garages

- Reduce the prominence of attached garages on the streetscape
- Garages should be either flush or recessed behind the front entry of the house; garages that project beyond the front door are discouraged.
- Garage doors should be high quality, attractive, and coordinated with the overall design of the house.
- Where a double wide garage is permitted by the Zoning Bylaw, minimize the visual impact by incorporating two single wide garage doors, rather than one double wide door.



Do this - flush or inset garage



Avoid this - projecting garage

INF18 - Exterior Finish

- In general, buildings should have a high quality architectural design and detailing, and be finished with materials appropriate to the west coast climate and character of the neighbourhood.
- High-quality cladding should be used on all street-facing facades, including detached accessory dwelling units visible from a street.
- The detailing and materials on the main dwelling frontage (interior lots) should wrap around the side elevation, to the nearest architectural break or projection.
- Variation in design should be encouraged to avoid repetition between adjoining lots.



High quality siding, trim, and detailing (a)



High quality cladding, detail (a,b)



Higher quality materials should wrap around side of house (c)



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LANDSCAPING

Preserve and integrate greenery

INF19 - Trees

- a. Wherever possible, integrate trees into the overall site design.
- b. For newly created lots, provide new tree plantings, consistent with the Development Bylaw.
- c. If a tree must be removed, a Tree Removal Permit and replacement trees are required in accordance with the Tree Protection Bylaw. Whenever possible, replacement trees should be accommodated on site.
- d. When undertaking any construction around a tree, provide adequate protection of the tree and root system, in accordance with the Tree Protection Bylaw.

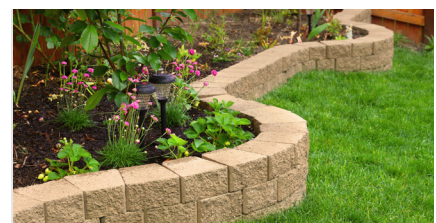


Google Street View

Mature trees support neighbourhood integration and retain local character (a,d)

INF20 - Landscaping

- a. Provide landscaping in areas not used for buildings, pathways, or parking - should consist of plantings such as lawn, flowers, shrubs, trees, and/or ground cover.
- b. Landscaping should be coordinated and attractive in its appearance, and maintained over time.
- c. Fencing and landscaping must not obstruct clear sightlines for motorists and cyclists, as per visibility at intersection requirements in the Zoning Bylaw.
- d. Height and siting of fences and retaining walls must comply with the Zoning Bylaw.



Landscaping for attractive frontages and rainwater capture (a,b)

