

B. DUPLEXES AND TRIPLEXES Bylaw 9603 2016/12/19

These Guidelines are intended to ensure appropriate articulation and character to the building form and landscaping for duplex and triplex development on arterial roads.

14.3.3 Neighbourhood Character

The intent is to achieve variety in form and design to ensure this form of housing is compatible with existing neighbourhood character.

- a) The form and character, scale and siting of new buildings should be compatible with the existing character and scale of the surrounding single-family neighbourhood.
- b) The exterior finish of duplexes/triplexes should:
 - complement, but not replicate, the overall character of the existing neighbourhood;
 - have a high quality of architectural design and detailing.

14.3.3.A 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 duplex/triplex clusters should be encouraged so as not to repeat the same architectural appearance, building form and elevations on the same block.
- c) No two (2) substantially similar duplex/triplex clusters should be located side by side.
- d) Duplex/triplex units within the same building cluster should avoid the mirror image effect.
- e) Variations in height and roof lines are recommended between building clusters and between units within a building cluster to provide visual diversity within the same development; however, overall expression should be a cohesive urban form and unity of architectural expression.

14.3.3.B Streetscape

- a) The design of duplexes and triplexes should enhance the streetscape, and should include landscaped front yards and strong front doors and building entries.
- b) Small variations in setbacks between building clusters should be utilized, in order to reflect the scale and articulation found in single family areas.

14.3.4 Site Planning

The intent is to provide direction on the location of the building clusters, services and parking.

14.3.4.A Circulation

- a) Each development should have adequate, well-defined circulation routes, parking areas and site access.
- b) Vehicle access should be from a lane or a local road, where possible.
- c) Access driveways from arterial roads should be limited to 6.0 m (19.7 ft.) in width, and driveways to adjacent lots should be combined/shared.
- d) All shared access must provide vehicle access and egress between the front lot line and the garages, carports, and parking pads on site.
- e) Internal drive aisle(s) providing access to garages should be designed to accommodate a turnaround area allowing for passenger vehicles.
- f) Fire access, adequate space for garbage and recycling facilities, and mail services should be provided on site to the satisfaction of the relevant authorities.

14.3.4.B Entrances

- a) Entrances to units should front public streets, where possible, and be directly accessible from the adjacent public sidewalk with minimal changes in grade.
- b) Individual unit entrances should be designed to be highly visible from the street.
- c) Entry porches are encouraged. The maximum depth of the porches should be limited to 1.5 m (4.92 ft.). Design porches to incorporate prominent main entries and integrate into the façade.

d) Verandas are encouraged. Verandas should be between 1.8 m (5.91 ft.) and 2.5 m (8.2 ft.) deep to allow for usability. Design verandas to be integrated into the facade and the main entries.

14.3.4.C **Parking and Garages**

- a) Garages should be designed to minimize the visual impact along any rear lane and the internal drive aisle.
- b) Garage door width and driveway width should be minimized and driveways should be paired or combined to provide additional landscaping opportunities along the rear lane and internal drive aisle.
- c) Paired garage doors should be separated by a small landscaped area large enough to accommodate a tree with a minimum caliper size of 6 cm (2.5 in.).
- d) Garage doors should not front onto an arterial road.
- e) Front yards and flanking side yards should not be used for parking.
- f) Resident parking should be covered and screened from the street.

14.3.4.D **Outdoor Amenity Space**

- a) Each dwelling unit should have a well-defined private outdoor space of 30 m² (323 ft²) 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.).
- b) Private outdoor space provided in the form of yard space should have a depth no less than 4.5 m (14.8 ft.); or 3.0 m (9.84 ft.) for duplexes on compact lots.
- c) Paved patio or deck space within a private outdoor space in the yard space should have a depth no more than 2.5 m (8.2 ft.).
- d) Private outdoor space provided in the form of balcony and/or deck above the ground floor should have a depth no less than 1.8 m (5.91 ft.).
- e) Where the only private open space of a unit is provided on the yard facing an arterial road, a balcony or deck space facing the interior side or back yard should be provided.

14.3.4.E **Garbage, Recycling and Organics Storage**

- a) Garbage, recycling and organics storage bins should be easily accessible, and be contained within a roofed/walled enclosure.
- b) Where there is lane access, the roofed/walled enclosure should be set back a minimum of 1.5 m (4.92 ft.) from the rear lot line.
- c) Where vehicle access is from the fronting street, a paved area for the placement of garbage, recycling and organics storage bins should be provided within the front yard by the entry driveway; and this area should be screened from the street.

14.3.5 **Building Form**

The intent is to ensure that duplexes/triplexes are attractive and do not adversely impact adjacent homes.

14.3.5.A **Scale and Massing**

- a) Building mass should be arranged to minimize shadowing and optimize natural lighting.
- b) At least 40% of the gross floor area of each duplex unit developed as a Compact Lot Duplex should be located on the second floor.
- c) The minimum length of party wall connecting duplex/triplex units on the same lot should be the greater of:
 - 5.4 m (17.7 ft.); or
 - 70% of the overall width of the front-to-back units or 70% of the overall depth of the side-by-side units.
- d) Party wall between duplex/triple units on the same lot should be no less than one (1) storey high.

14.3.5.B **Adjacencies**

- a) Privacy of adjacent dwellings should be maintained through increased setbacks above the ground floor, careful placement of doors and patios, and offsetting windows on adjacent facades.
- b) Site design should include fencing, screening and landscaping, to ensure privacy for adjacent properties.

14.3.6 Architectural Treatment

The intent is to ensure that development has a high quality character and finishing.

14.3.6.A Character

- a) The primary façade of duplex/triplex unit facing the street should be articulated to create architectural interest.
- b) Entrances should be designed to articulate the individual units and to enhance the pedestrian-scale character of the site through a strong connection with public streets.
- c) Finished site grade of the main unit entries should be no more than 1.2 m (3.94 ft.) above the public sidewalk to ensure an appropriate level of street interface.
- d) Architectural treatment of unit entrances should reinforce proximity to grade level (e.g., avoid two-storey features).
- e) Duplexes and triplexes that are developed on flanking lots should be designed with sufficient articulation and building character to “address” both the flanking and fronting streets.
- f) The primary façade of duplex/triplex unit facing the internal drive aisle should be visually broken into smaller components or sections to discourage wide, flat unbroken facades.
- g) Discourage situations where the main entrances to units are adjacent to, or on the same façade as garage doors. Where this situation is unavoidable, unit entry should be visually prominent.
- h) Garage doors should be recessed behind the main façade along the internal drive aisle.
- i) In order to minimize the apparent bulk of a building, recessed and partly recessed balconies are preferred to projecting balconies.
- j) Exterior stairs should be designed to be integrated into the overall architectural and/or landscape concept of the development.
- k) Eaves, bay windows and other projections from the building face are encouraged.

14.3.6.B Windows

- a) Windows should be visually prominent in street fronting façades and should be articulated with colour and/or white trim. The use of muntins and mullions in street fronting windows is encouraged.
- b) Scale and proportions of dominant windows should be compatible with the massing and roof forms of the building or portion of the building that contains them. Large, horizontal picture windows are not considered appropriate.
- c) Side yard windows should also be modest in size and be recessed in that section of the building façade.
- d) Building faces and dormers should not be windowless, and sidelight windows should be incorporated into bay projections.

14.3.6.C Exterior Finishing

- a) Materials to convey an image of quality, durability and a high level of craftsmanship.
- b) Buildings and roofing materials should reflect the heritage and climate of Richmond.

14.3.6.D Materials

- a) A variety of complementary materials and colours is encouraged for visual interest.
- b) Strong, bold colours in contrast with white or light colours for façade details and trim is encouraged.
- c) Stone is recommended as an accent material.
- d) Stucco is acceptable when used in combination with other exterior finishing materials.
- e) Vinyl siding is acceptable if finished with wood or other high quality detailing.

14.3.6.E Roof Materials

- a) Cedar shingles or a similar type of roofing (in terms of colour and texture), or high profile asphalt shingles are preferred to accentuate a single family character.

14.3.6.F Flashing and Gutters

- a) Flashing and gutters should be integrated into the design of the building in terms of colour, location on the façade, or other method.

14.3.7 Landscaping

The intent is that landscaping be lush and that fences or gate be attractive, particularly along any street frontages or common area.

14.3.7.A Trees Retention and Replacement

- a) Existing natural landscaping, including significant trees, should be retained and incorporated into site development plans.

14.3.7.B 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.

14.3.7.C Landscaping

- a) Landscaping should pay special attention to front yard quality, including protection of mature trees. Low-maintenance, native plant materials are preferred.
- b) The grade between the City's sidewalk and the landscaping along the front property line should be the same.
- c) 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.
- d) 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.
- e) Continuous hedges are not permitted within the front yard.
- f) For duplex development on a compact lot, an unobstructed, permeable pathway of a minimum 0.9 m (2.95 ft.) wide should be provided between the front or flanking lot line and the pedestrian entry to each of the dwelling units.
- g) A walkway should also be provided between parking garage/area and each of the duplex units.
- h) Material for walkways/pathways from the arterial road to the entrance of the duplex/triplex units should be aggregate concrete, stamped concrete, paving stones, pervious paving or other acceptable material to the City. Asphalt is not permitted.
- i) Permeable material is strongly encouraged for use in unenclosed surface parking areas and carports as well as paths.
- j) Landscaping should be provided on areas along the rear property line and internal drive aisle where the areas are not used for parking purposes.
- k) Provide adequate lighting to enhance security and visibility, particularly along the rear lane and internal drive aisle. Exterior lighting should be designed to avoid "light-spill" onto adjoining properties.

14.3.7.D Fences and Gates

- a) Fences within the front and flanking side yards should be a maximum of 1.2 m (3.94 ft.) in height and should be placed a minimum of 0.50 m (1.64 ft.) from the internal edge of the sidewalk.
- b) 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.
- c) Fencing areas should be designed to incorporate flower beds, flowering shrubs and other low lying landscaping.

- d) 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.
- e) Vehicle gates at duplex/triplex site entrances are discouraged. To define the boundary between private and public space, provide:
- pavement in contrasting colour and texture across driveway entrances;
 - minor architectural elements;
 - appropriate landscaping.
- f) Fences within the side and rear yards should be a maximum of 1.83 m (6 ft.) in height.