



JOYCE STREET RM-4N GUIDELINES

*Adopted by City Council June 28, 1988
 Amended February 4, 1992*

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Note: These guidelines are organized under standardized headings. As a consequence, there are gaps in the numbering sequence where no guidelines apply.

1 Application and Intent

These guidelines are to be used in conjunction with the RM-4N District Schedule of the Zoning and Development By-law for developments on lands along Joyce Street zoned RM-4N. The guidelines should be consulted in seeking approval for conditional dwelling uses or for the relaxation of regulations. As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects.

The intent of the guidelines is to achieve high quality development and residential livability, and to ensure compatibility of new development with the existing physical character of the neighbourhood.

2 General Design Considerations

2.1 Neighbourhood Character

The RM-4N zoning along Joyce Street near the ALRT Station replaces C-1 zoning. Some commercial development occurred under this previous zoning but for the most part older one-family dwellings remained. Commercial development tended to concentrate further to the south near Vanness Avenue.

It is expected that more redevelopment will occur under the RM-4N zoning than happened under the previous zoning. New apartment development will increase ALRT utilization and strengthen the adjacent commercial area. However, being located on a noisy arterial street will require careful design and construction in order to provide a liveable interior environment. At the same time, new apartment development will have to exhibit, through good design, a respect for the character of both adjacent homes across the lanes and existing development within the RM-4N District, some of which may remain for several years.

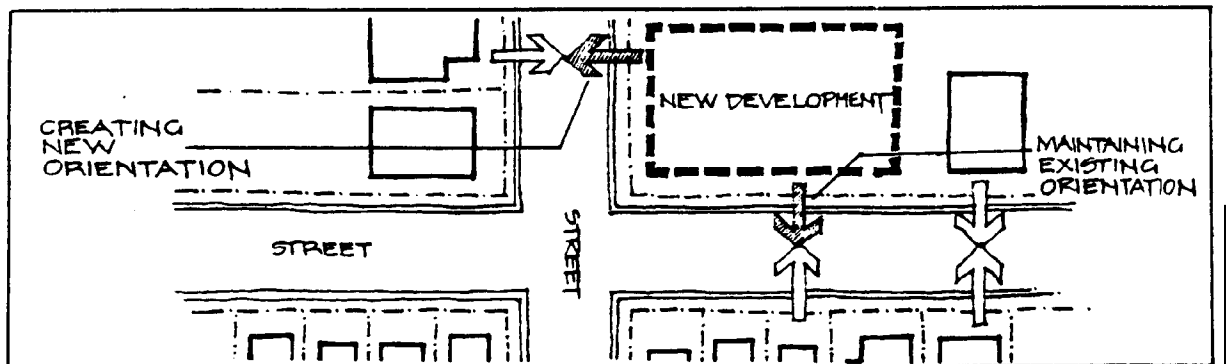
2.3 Orientation

Although traffic on Joyce Street does generate noise, the prevailing orientation of buildings to Joyce Street should be maintained to create a consistent street image. On corner sites a frontage character should be established on both adjacent streets.

New development should:

- (a) Conform to the existing predominant orientation pattern.
- (b) Create a frontage character for all building walls facing the street (Figure 2).

Figure1. New Development Establishing Frontage Two Streets



2.6 Light and Ventilation

Each dwelling unit should have two exterior walls to maximize light access and ventilation through windows.

Below grade units do not maximize light access into the units and accompanying private outdoor space and do not reinforce the traditional area relationship between dwelling units and grade. New development should discourage the provision of dwelling units below grade.

2.8 Noise

Vehicular traffic along Joyce Street is quite heavy and its noise also impacts adjacent sites.

New development should minimize the noise impacts to their habitable areas through measures which may include:

- (a) Sensitive site planning (e.g. setback, stairwell location, single loaded corridor, locate living rooms and bedrooms away from noise sources).
- (b) Building construction (e.g. masonry construction, triple glazing).
- (c) Noise buffers (e.g. glazed balconies, masonry walls and fences, landscaping berms and landscaping).
- (d) Alternate ventilation system (e.g. baffled wall vents).

2.9 Privacy

New development higher than adjacent buildings can create privacy problems.

New development should:

- (a) Ensure that privacy on adjacent sites is not unduly compromised.
- (b) Minimize its impact on the level of privacy within its own site.

2.10 Safety

To promote casual neighbourhood surveillance, fences and walls adjacent to the sidewalk should be designed to ensure some view of the building from the sidewalk, without sacrificing unit privacy. Placing indoor common areas adjacent to outside common spaces overlooking the street will help to improve the degree of mutual security.

2.11 Access and Circulation

As many units as possible should have individual access from ground level.

Corridor lengths should not exceed 22.9 m in any one direction, with any intersecting corridor limited to a maximum of 15.3 m. On larger sites, more entries and vertical circulation will help limit long corridors, as will a variety of widths. Corridors should have natural light and ventilation.

4 Guidelines Pertaining to the Regulations of the Zoning and Development By-law

4.2 Frontage

The prevailing building frontage is that of a house on a 10.1 m lot. This creates an identifiable scale for buildings and sets up a recognizable rhythm of spacing from house to house. Redevelopment is likely to occur over a lengthy period. It is important that new development provides a transition in frontage in a manner which does not unduly affect existing development.

New development should:

- (a) Create an incremental rhythm by visually breaking the larger massing into smaller individual components to express strong unit identity and to relate to the characteristic frontage of the area.
- (b) Avoid a long continuous facade frontage and respect the rhythm of the existing streetscape.

4.3 Height

There is a range of building heights in the Joyce street RM-4N District although most are one storey plus basement. Future development will create an even greater range of heights.

New development should:

- (a) Provide variations in its height to create visual interest and provide a visual transition to lower buildings.
- (b) Respect the scale and height of adjacent buildings through sensitive design.

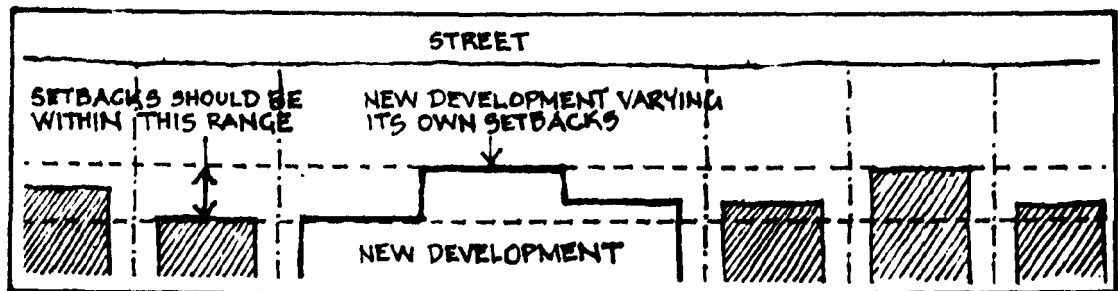
4.4 Front Yard

Though there is some variation in front yard setbacks, most buildings have a setback of 6.1 m to 7.3 m. The consistency of these setbacks creates a cohesive image for a street. New development of a higher density may require a greater site coverage which could result in a reduction of the front yard.

New development should:

- (a) Respect existing adjacent front yards and the character they create for the street (Figure 3).
- (b) Provide variations in its setback, where appropriate, to create a transition to existing buildings and a unified and consistent character for the street.

Figure 2. Example of Development Respecting an Established Setback Pattern

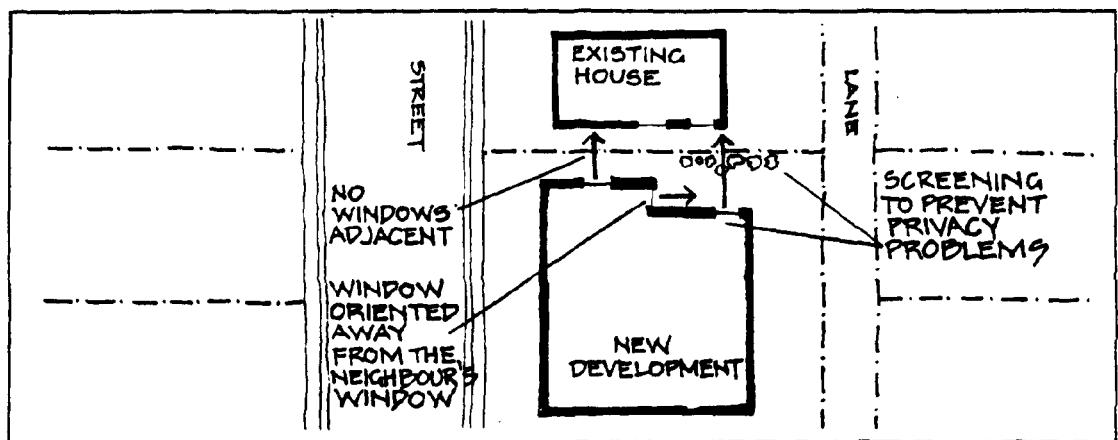


4.5 Side Yards

Many of the existing buildings have windows, doors and open space areas along the side yards. New development should ensure that the privacy and livability of these and other adjacent buildings are not unduly compromised.

New development should respect the privacy of adjacent properties by locating or screening any windows or openings along the side yard so that they do not directly overlook any adjacent windows, openings, or private areas (Figure 4).

Figure 3. Example of Side Yard Treatment to Respect the Privacy of Adjacent Building



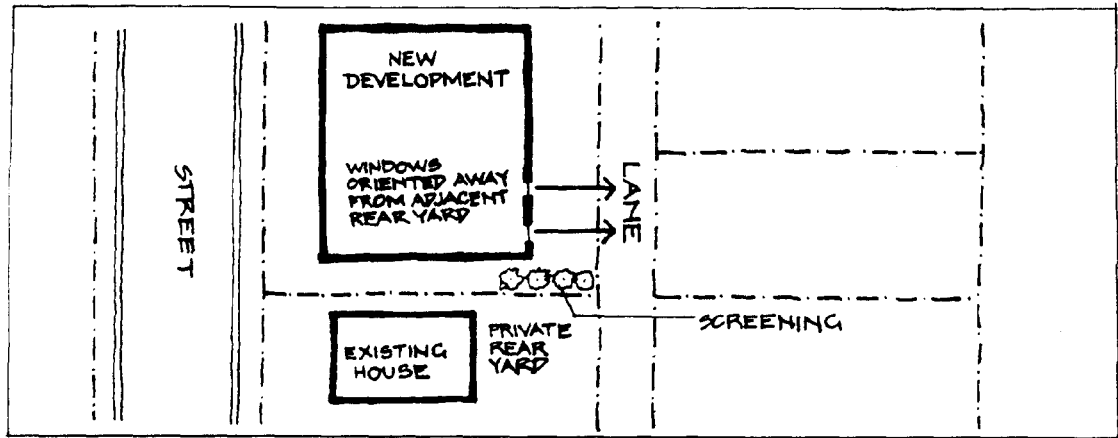
4.6 Rear Yard

New development at a density greater than that of existing buildings may require a greater site coverage. This increase may create privacy and shadowing problems for adjacent properties due to more building development extending in the rear yard beyond the line of adjacent buildings. New development could result in privacy problems because of apartment units overlooking rear yards.

New development should:

- (a) Respect the existing privacy, sunlight, views and scale of adjacent buildings and their rear yards by minimizing the impact of any portion of the building protruding beyond the adjacent rear building line.
- (b) Minimize overlooking by screening or orienting windows away from adjacent rear yards when the building or infill development protrudes into the rear yard or beyond the established building line of adjacent lots (Figure 5).

Figure 4. Examples of New Development Respecting Adjacent Rear Yards



5 Architectural Components

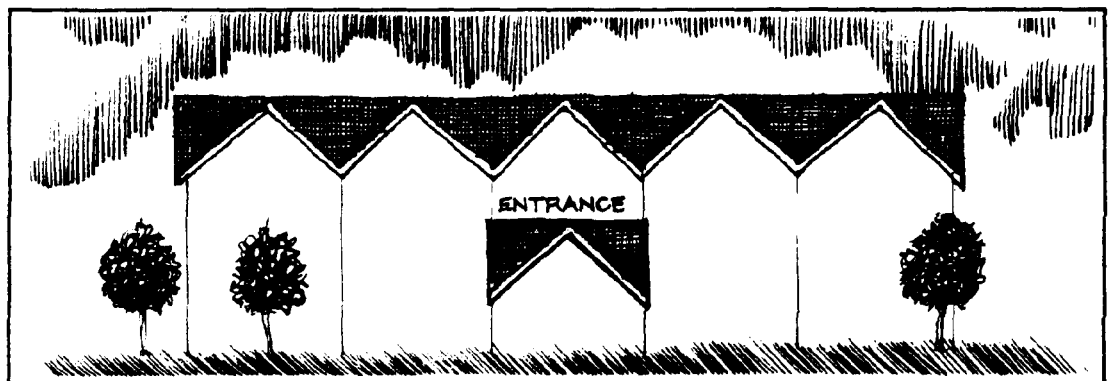
5.1 Roofs

Roofs can assist in giving an area character and identity and often define a building use. There are a variety of roof types found in the Joyce Street RM-4N District. Most of the older houses have steeply pitched roofs, while more recent roofs are less steeply pitched. Most commercial buildings have flat roofs.

New development should:

- (a) Provide pitched roof forms to create a residential character, strengthen neighbourhood identity and establish compatibility with adjacent housing.
- (b) Emphasize entrances and unit identity by incorporating secondary roofs (Figure 6).

Figure 5. Example of Secondary Roof Emphasizing an Entrance



5.2 Windows

Windows are a major element in building design and aid in creating character and visual interest. Generally, there are two different window types found in the Joyce Street RM-4N District. The first type, visible in most older houses, usually have wide wood frames with the glazed areas divided into smaller panes enclosed by wood mullions and are usually double hung or hinged. Newer houses and renovations have windows with thinner metal frames and are usually horizontal sliding types.

New development should use windows that create visual interest and incorporate elements from the window designs in older houses in the neighbourhood to create a visual link.

5.3 Entrances

Entrances are an important element in a building's design and traditionally are the major focus. Most older houses in the area have highly visible, single street-facing entrances, most at grade.

New development should:

- (a) Provide entrances that create visual interest and assist in establishing a strong neighbourhood identity.
- (b) Define a prominent street-oriented main entrance to apartment development.

5.4 Balconies

With an increase in density, balconies will provide needed private open space. Balconies should be provided with a usable area that affords some privacy from other units. A minimum depth of 1.8 m is recommended. They should be integrated into the overall design to avoid creating a tacked-on look.

5.5 Exterior Walls and Finishing

Most houses in the Joyce Street RM-4N District are finished in combinations of stucco and wood, with some use of brick and stone as trim.

New development should employ a limited number of finishing materials common to the area to create a cohesive and characteristic image.

6 Internal Design

A secure storage area should be provided for each unit, preferably ensuite.

Laundry facilities should be provided. Communal laundry rooms should have natural light and ventilation and some room for waiting adjacent to a recreation room to allow for socializing or child supervision in family accommodation.

7 Open Space

A variety of types of open space should be provided. Each dwelling unit should have some private open space.

Open space should be defined by the careful siting and massing of buildings, rather than being left-over areas, in order to maximize their functional and visual benefit.

When site coverage of new development is greater than 50 percent, alternatives to ground floor open space should be provided, such as large balconies or roof decks. However, consideration must be given to privacy of adjoining sites.

Open space should provide some degree of privacy and rain protection while permitting adequate sunlight.

Private open space should be directly accessible from each unit in the form of a yard, roof garden or large balcony. Ground level private open space should be defined by screening or landscaping.

On sloped sites, open space should be terraced to complement existing topography and landscape.

8 Landscaping

Landscaping is one of the most important elements in contributing to the character of an area. The predominant form of landscaping in the Station Area is simple, formal front yards with ornamental trees and gardens. Some areas have continuous street trees which help create a cohesive image and character for the street.

New development should:

- (a) Provide landscape treatments which are compatible with and help strengthen the neighbourhood character.
- (b) Reinforce character through planting of street trees along streets that currently lack them in agreement with the City Engineer.
- (c) Retain significant existing trees in any redevelopment.

Submission Requirements

Applicants should refer to the information required for significant development permit applications contained in the Checklist in **Brochure #3: How to... Development Permits for Major Applications**.