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## CORPORATION OF THE TOWNSHIP OF GUELPH/ERAMOSIA

### SITE PLAN GUIDELINES MULTI-RESIDENTIAL DEVELOPMENT

#### **PART 1 | BUILDING PLACEMENT**

- Multi-unit residential buildings on corner lots should be oriented and designed to equally address both street frontages. A similar level of architectural detail should be incorporated into both facades, and counter lot treatments should be applied.
- A mix of unit types (i.e. ground floor dwelling units) is encouraged to ensure some units achieve barrier free accessibility. A portion of all row housing dwellings in each development should provide for barrier free access and all apartment buildings will have a least one entrance which provides barrier free access.
- New multiple unit buildings and especially townhouse dwellings should avoid long linear orientations by staggering sections of the building and by providing breaks in the building line at appropriate intervals. Periodic variations in roof line for individual units are also encouraged.
- Townhouse dwelling blocks shall be limited to a maximum of 6 attached units.
- A variety of materials and colours should be used to distinguish separate blocks of units in multiple unit cluster developments.
- Townhouse dwellings are encouraged to include front porches and enhanced garage designs.

- Multiple unit dwellings and amenity areas will be sufficiently separated from each other and from parking areas to ensure privacy and to avoid prolonged periods of shadowing, especially during the winter months.
- Where a multiple unit residential development abuts lower density residential uses, building(s) should be sited and designed to protect the privacy of such residential uses.
- Multiple unit developments should be designed to complement surrounding uses. To achieve this, similar setbacks may be required, as well as a consistent approach to tree planting and landscaping.
- All service areas and outdoor storage should be screened from view from the street, and located at the sides or rear of the building.

## **PART 2** | **OUTDOOR LIVING AREAS**

- Where outdoor living areas (either at grade or in the form of balconies or terraces) are provided, these areas will be sufficient in size and shape to serve as a useable outdoor living space. In particular, long narrow outdoor living areas are discouraged.
- Grade oriented outdoor living areas should have the boundaries defined by fencing and/or landscape elements and these areas should be screened from adjacent units. Such areas will generally be oriented away from noise sources generated by major roads or nearby land uses and sufficiently setback from parking and service areas within the development. Where this cannot be accomplished, adequate buffering in the form of fencing, berming and landscaping should be provided to ensure an acceptable comfort level for occupants.
- Where individual, grade level, private outdoor amenity areas are proposed, the development should be designed to ensure direct access to such private outdoor amenity areas. This direct access should not be through the dwelling or other private outdoor amenity areas. Access through a garage will be considered acceptable.

### **PART 3 | DESIGN AND MATERIALS**

- The design of multi-unit townhouse developments is encouraged to incorporate architectural style elements and exterior materials and colours of the housing traditionally found in the community, particularly when located adjacent to established residential areas and/or heritage homes.
- Preferred exterior materials include brick, stone/cultured stone, and siding. In general, the use of building materials should be consistent across all façades. Where changes in building material do occur, they should coincide with a specific architectural element or projection in the façade, as opposed to simply at building corners.
- Outdoor lighting must be compliant with the Township’s Outdoor Lighting Policy.

### **PART 4 | ROOFLINES**

- Pitched and sloped roofs are preferred over flat roofs, with a variety of roofline styles generally encouraged. Variation in roofline styles should still be in keeping with the overall character of the rooflines along the streetscape (i.e. a flat roof should not be introduced along a street primarily comprised of pitched or sloped roofs).
- The colour and pattern of roof materials should be in keeping with the architectural style of the home and other homes along the streetscape and roof vents should be a colour consistent with the roof.
- Piping/vents for functional services (i.e. plumbing and heating) should be located so as not to be visible from the street or other public areas.
- Downspots should direct roof water towards storm sewers/storm water management areas. They shall not shed water on sidewalks or driving surfaces.

## **PART 5 | VEHICLE ACCESS, CIRCULATION, AND PARKING**

- Parking areas for multiple unit dwellings without individual driveways should be located to the side or rear of the main buildings.
- More than one vehicular access will be provided for larger multiple unit residential developments and all parking areas will be accessible from each access point for emergency vehicles.
- Driveways will have sufficient width to allow efficient vehicular use, including turning movements for both private and emergency vehicles.
- Driveways and parking areas will be designed to incorporate elements which will minimize traffic speeds to maximize pedestrian safety.
- Separate and distinct visitor parking areas will be provided, including accessible parking.
- Surface parking lots may be screened from the public street and adjacent residential uses through a combination of location, grading/berming and landscaping (including low architectural style fences and walls), while recognizing the need to provide for pedestrian movement and safety.

## **PART 6 | PEDESTRIAN CIRCULATION**

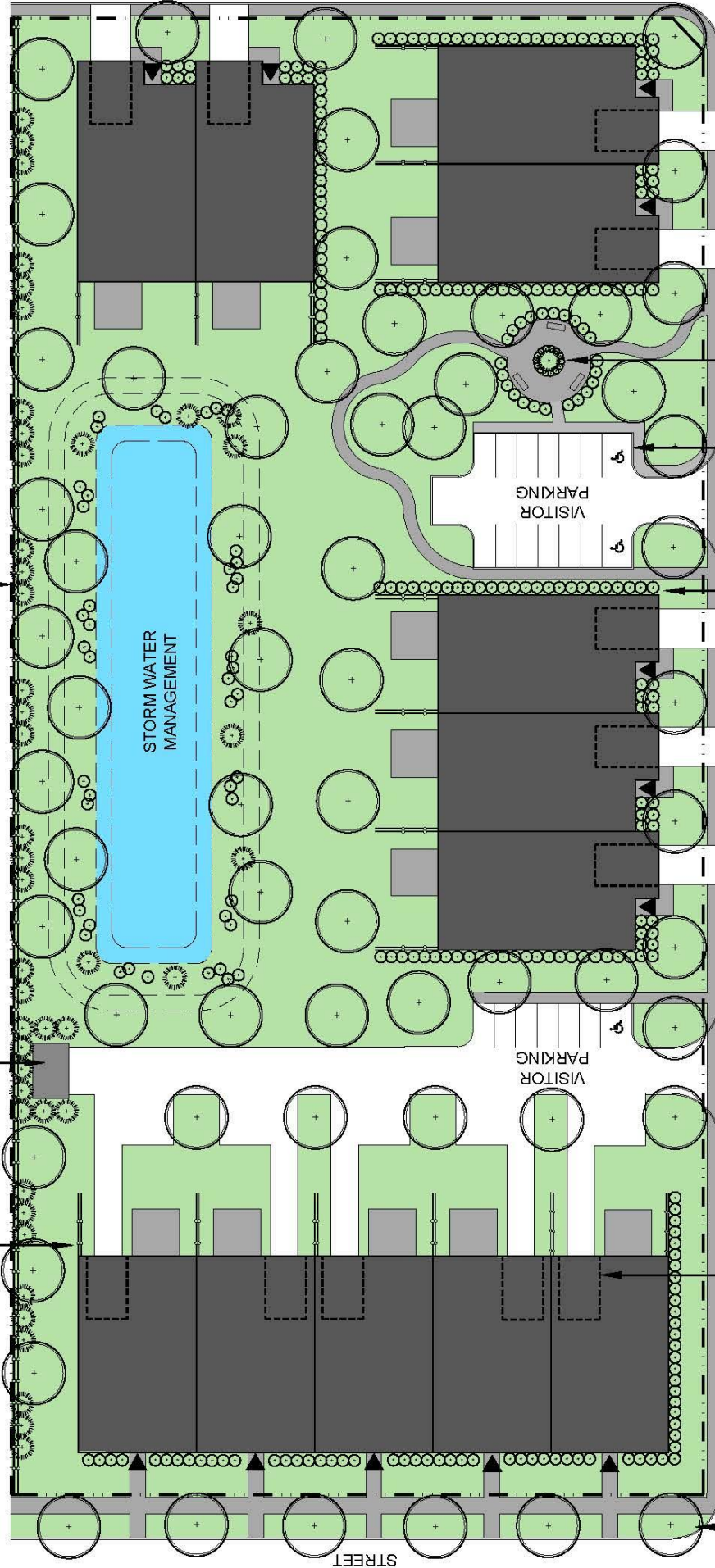
- Pedestrian walkways should be provided to connect the parking area to the building entrance.
- Pedestrian walkways may be raised, painted, or paved with a material that visually and tactically contrasts with the material of the vehicular realm.
- Pedestrian walkways should be accessible by curb cuts or rolled curbs.
- Bicycle racks will be provided near main building entrances and/or parking areas as appropriate.

- Cluster townhouse developments and multi-unit buildings shall include landscaped amenity areas, foundation plantings, entrance features, and landscape buffers.
- Plantings should be used to screen parking, define entries, and enhance the pedestrian environment.
- Plantings are to be pollution, drought, and salt tolerant, low maintenance and incorporate Low Impact Development applications (where applicable) and conform to Crime Prevention through Environmental Design standards.
- Street tree spacing is maximum 10 m apart along the frontage of the subject site.
- Street tree planting within the right-of-way is required where residences front on to the street. The Township will take on maintenance of these trees within the ROW, once the landscape warranty period is complete.
- 1.8 m minimum height solid wood privacy screen/fencing is required between rear privacy areas of each ground floor unit.
- Landscape screening of rear yard setbacks and between townhouse blocks.
- See the Township Landscape Guidelines for more details.

PROVIDE PRIVACY FENCING BETWEEN UNITS

SCREENED WASTE ENCLOSURE

PRIVACY FENCING / LANDSCAPE BUFFER AS REQUIRED BY ADJACENT LAND USE



STREET

SCREENING BETWEEN PARKING AND UNITS

PROVIDE AMENITY SPACE FOR RESIDENTS

PROVIDE ACCESSIBLE VISITOR PARKING

DISPLAY GARAGE INSIDE UNIT

TREES ON RIGHT-OF-WAY FOR FUTURE TOWNSHIP OWNERSHIP

# MULTI-RESIDENTIAL