

Duplex Design Guidelines

I. Content and Character

Situate new developments in keeping with the surrounding residential context. Provide a character that creates a strong and coherent residential streetscape.

II. Scale

- a. Configure building massing to reflect a single family residential character.
- b. Address the compatibility of scale between new buildings and existing adjacent buildings.
- c. Moderate scale by:
 - ◆ incorporating elements such as porches, canopies, bay windows and roof gables;
 - ◆ introducing variation in facades and setbacks;
 - ◆ providing deep roof overhangs; and
 - ◆ appropriate use and combination of materials; and avoiding box like structures and undifferentiated or blank walls

III. Definition of Entrance

- a. Provide clear separation between public and private areas.
- b. Accentuate and highlight pedestrian entrances.
- c. Garages should be designed to:
 - ◆ be accessed from rear lanes or side streets where appropriate;
 - ◆ complement the residential character; and
 - ◆ not impact the usability of open spaces.

IV. Use of Appropriate Materials

- a. Use cladding materials that are appropriate to smaller scale residential housing.
- b. Articulate building facades through the utilization of trellises, railings, columns, and similar elements.
- c. Posts, railings and similar elements should be in keeping with the character and materials of the building and landscape.
- d. Encourage the use of wood framed windows and doors.
- e. Use roof materials appropriate for the style of architecture.
- f. Finish exposed flashing to be compatible with the primary colour of the building.

V. Landscape Design

- a. Design Landscape elements to be complementary and consistent with building design.
- b. Provide private outdoor open spaces for each unit.
- c. Use landscape elements such as gateways, trellises, lighting, planting areas and paving to create an understandable progression from public through to private space, thereby creating a sense of entry.
- d. The landscape design should:
 - ◆ enhance the overall streetscape;
 - ◆ contribute to overall project quality;
 - ◆ reduce the apparent mass of buildings; and
 - ◆ incorporate hard and soft elements.

FOR MORE INFORMATION CALL 604-925-7055.