



City of Regina

INFILL HOUSING GUIDELINES

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City of Regina



REGINA
Infinite Horizons

INFILL HOUSING GUIDELINES

Cities are undergoing constant change. Ongoing renewal and redevelopment has prompted many cities, like Regina, to develop guidelines to inform future policy changes that will ensure that new development has a positive impact on existing neighbourhoods.

Infill development is an important part of the ongoing evolution of all cities. It allows property owners to redevelop their properties to accommodate changing household needs and financial situations, while also providing benefits for the wider community through the renewal and revitalization of housing stock. Compared with new development on the outskirts of the City, infill promotes compact and complete communities and better utilizes existing transportation and servicing infrastructure.

When residential intensification occurs as part of infill development, there is an increase in the diversity and affordability of housing options, and more households can live in existing neighbourhoods and support local businesses and amenities.

Infill development is already occurring throughout Regina's established neighbourhoods. Many cities, including Edmonton, Saskatoon and Ottawa are developing guidelines to increase the degree of compatibility that infill development has on existing neighbourhoods. The City of Regina's Infill Housing Guidelines have the same objective.

The Infill Housing Guidelines will inform future changes to the Zoning Bylaw and other land use documents. At such time, infill development applications will be required to conform to these new regulations, and construction will occur incrementally as demand warrants and development applications are approved.

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Acknowledgments

Thank you to those who assisted in preparation of this document including City of Regina staff, members of the External Working Group, stakeholders and members of the public.

1.0 OVERVIEW

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1.1 Introduction

The Infill Housing Guidelines have been prepared to help implement key objectives of the City of Regina's Official Community Plan and other guiding policy documents.

Design Regina: The Official Community Plan (OCP) is the key policy document that guides future development in Regina. It sets out a vision for Regina, and directs economic and population growth, city building, housing availability and mobility throughout the city. Key priorities for urban development identified in the OCP include:

- enhancing the City's urban form through intensification and redevelopment of existing areas;
- directing 30% of new growth to existing built up areas;
- achieving greater housing diversity and affordability;

- ensuring that residential intensification is compatible with the built form and servicing capacity of existing built up areas; and
- increasing efficient use of land and resources.

In order to achieve these priorities, the City will be embarking on a series of implementation projects. One of these projects is the development of Infill Housing Guidelines, which provide direction to increase the compatibility of future infill development with its surroundings.



Single Detached Dwelling



Stacked Townhouses

1.2 Infill Housing Defined

Infill Housing refers to the development of new residential dwellings in already established neighbourhoods.

Infill Development can include:

1. Development of a new residential dwelling on vacant land;
2. Additions and structural alterations to existing dwellings; or
3. The demolition and redevelopment of existing dwellings.

Infill development does not necessarily lead to intensification. Intensification occurs when there is an increase in the number of residential units or population density in a given area, which can be achieved through some forms of infill development. Unit or population intensification is critical to ensuring that the City manages growth in a way that reduces sprawl, uses resources more efficiently, and provides access to amenities, jobs and services for more people.

Examples of intensification may include:

- Building a new residential dwelling on a vacant lot;
- Adding a secondary suite in an existing or new residential dwelling;
- Lot division which results in one house being replaced by two; and/or
- Replacement of single family homes with a duplex, triplex, fourplex, townhouse or low-rise apartment.

These Infill Housing Guidelines are intended to provide a set of tools and considerations for new residential development in established neighbourhoods, whether it results in intensification or not.



Redevelopment Through Property Severance



Semi-Detached Dwelling

1.3 Rationale and Implementation

Infill development is already occurring throughout Regina's existing neighbourhoods.

Infill Housing Guidelines outline performance standards and requirements for new infill developments that take neighbourhood context and urban design best practices into account. This document does not mandate locations for infill development or intensification, recommend specific property re-zonings, or identify changes in overall density permitted per zone. Instead, it provides design guidance to be followed where relevant infill building types are permitted.

This document responds to a range of priorities and concerns related to infill within the context of established neighbourhoods that have been raised by community members, local developers and architects, City staff and others. Some common concerns include (for more information on comments heard from the public and stakeholders, see Appendix C):

- Infill building heights that are

inconsistent with the heights of surrounding dwellings;

- Lack of façade articulation of infill dwellings, compared with older dwellings;
- Uncommonly high ground floors and porches compared with neighbouring dwellings;
- Inconsistent front yard setbacks and other streetscape elements;
- Significant blank walls on side façades that are visible from the street or neighbouring property;
- Shadowing and overlook on neighbours' rear yards due to infill dwellings that appear oversized compared with the lot size and neighbouring dwellings; and
- New curb cuts being created in locations where rear laneways exist.

This document seeks to address these concerns by building on the strengths of Regina's existing streets and established neighbourhoods. It provides suggestions for infill dwellings that will:

- Be well proportioned and designed;
- Be oriented toward adjacent streets and open spaces;
- Contribute to an attractive,

animated and safe community;

- Have a height and massing that does not overwhelm the character of neighbouring homes or the street; and
- Give consideration to neighbour's access to sunlight, privacy and views.

These Infill Housing Guidelines will inform future changes to the Zoning Bylaw and other land use documents. At such time, new Infill Development applications will be required to conform to these new regulations, and construction will take place incrementally as demand warrants and development applications are approved.

1.4 Key Considerations

The Infill Housing Guidelines prioritize appropriate fit and compatibility with neighbouring dwellings, while providing flexibility for homeowners and allowing for neighbourhood renewal.

These design guidelines suggest tools and approaches for infill developments to address their fit, scale and compatibility with neighbouring properties and the streetscape. They aim to foster infill housing that will have a positive impact on the neighbourhood and street.

Design guidelines in this document focus on elements that relate to fit, scale and compatibility, but they do not address all aspects of property development that are found in the Zoning By-law. These guidelines will be used to inform future changes to the Zoning By-law and other land use documents.

Key considerations, which are addressed through the guidelines in this document, include:

- Lot coverage;
- Parking and access;
- Lot and unit frontage;
- Landscaping and amenity space;
- Setbacks and separation distances;
- Location of utilities and servicing;
- Entrances, front porch and ground floor design;
- Height, depth and massing;
- Terraces and balconies; and
- Façade and roof design.



Conventional Townhouse Cluster



Fourplex

1.5 How to Use this Document

The Infill housing guidelines document will be used as a key input document in a more comprehensive review of residential zoning districts. However, builders and designers may also refer to these guidelines when designing an infill residential development.

Step 1

Refer to Section 2.0: General Design Guidelines: This section provides guidance for elements and design issues that are common to all building types. This Section shall be followed to for all infill development projects.

Step 2

Depending on the type of infill project, the user should refer to the appropriate type-specific guideline section, as follows:

3.0 Single Detached Dwelling Design Guidelines (including Up/Down Duplex Dwellings)

4.0 Semi-Detached Dwelling and Side-Side Duplex Design Guidelines

5.0 Triplex and Fourplex Design Guidelines

6.0 Townhouse Design Guidelines (includes Conventional, Back-to-Back and Stacked Townhouses)

7.0 Low-Rise Apartment Guidelines (for apartment buildings up to four storeys)

Step 3

Refer to the City of Regina Zoning By-law to ensure consistency with relevant regulations.

2.0 GENERAL DESIGN GUIDELINES

2.0

GENERAL DESIGN GUIDELINES

The following guidelines apply to all residential building types, which are located within and planned throughout Regina's established neighbourhoods. These guidelines apply to all residential building types, in addition to the type-specific guidelines found in the Sections 3.0 through 7.0.

2.1 Site Design Guidelines

Location and Organization

- a. Dwellings / buildings should be located near the front of the property.
- b. Primary views should be oriented towards adjacent streets, parks and open spaces.

Site Coverage

- a. A maximum 50% site coverage shall be met for all buildings and covered structures combined, including the dwelling, garage and any additional accessory buildings. Covered structures also include porches and balconies.
- b. The area of a single storey porch, at the front of a dwelling and within the front yard encroachment zone, may be exempted from the site coverage calculation.

- c. The area of front façade projections that are cumulatively no wider than 50% of the total width of the front façade and extend no more than 0.6 metres into the front yard encroachment zone may be exempted from the Site Coverage calculation.

Vehicular Access and Parking

- a. All required parking shall be provided on-site.
- b. Tandem parking pads are counted as a single parking space.
- c. Parking pads accessed from a public street should have a hard surface. Where possible, parking pads accessible from a rear laneway are encouraged to include permeable surface materials, such as permeable pavers, planting, grass-crete or gravel.

- d. Developments should be accessed from adjacent streets or laneways via a single curb cut.
- e. New curb cuts are not permitted where rear laneways exist. Exceptions may be made for townhouse developments and low-rise apartments on a discretionary basis, as long as existing mature trees are not negatively impacted.
- f. Where rear laneways do not exist, or where pre-existing street front curb cuts are provided in combination with rear laneways, parking may be provided via a single street front driveway entrance or the existing driveway.
- g. Where new curb cuts are permitted, curb cut dimensions shall be minimized and located so as to mitigate potential disruptions to the pedestrian environment, landscaped areas and healthy tree growth.



Buildings shall be located near the front of the property, orienting primary views toward adjacent streets, parks and open spaces.

Pedestrian Access

- a. Pedestrian walkways should be incorporated to provide direct access to buildings from the adjacent public sidewalk and public roadway.
- b. A pedestrian walkway with a minimum clearway width of 0.6 metres shall be incorporated to provide access to the side and rear yards and the rear laneway, if applicable, for all dwelling types.
- c. Where reduced side yard setbacks are permitted, the pedestrian walkway shall be located where the side yard setback is a minimum of 1.2 metres in width.
- d. Downcast pedestrian-scaled lighting that does not spill over into neighbouring properties should be provided in key locations, including primary and secondary building entrances.

Entrance Location

- a. Primary building entrances should be located on the primary façade of the building, and they should be visible and directly accessible from the adjacent street.
- b. On corner sites, a secondary entrance that addresses the flanking street is encouraged.
- c. Secondary entrances should be visible from the street. They may be located on the side of the building, provided that there is a minimum side yard setback of 1.2 metres and a walkway a minimum of 0.6 metres in width that connects the entrance directly to a public sidewalk.
- d. Primary and secondary building entrances should incorporate weather protection.

Landscaping

- a. Front, side and rear setback areas should be landscaped where not required for vehicle access.
- b. Amenity spaces should be landscaped with permeable materials and vegetation as much as possible.
- c. Buildings should be designed and located to mitigate disturbances to existing trees.
- d. Plantings should be specified and strategically located to provide significant visual impact on adjacent streets, open spaces and rear laneways, and to maintain privacy for accessory dwelling units and neighbouring properties.



Front yard setback areas should be landscaped.

Utilities and Servicing

- a. Waste / recycling storage areas should be located to the side or rear of buildings, not in front yards. Where this is not possible, storage areas should be screened from view along adjacent streets and sidewalks.
- b. Snow storage areas and waste removal should be considered on a site-by-site basis. Where these functions are carried out in the laneway, landscaping, storage of waste receptacles and other considerations should ensure that these functions are not impacted. Where these functions are carried out from the primary street, ensure that adequate access is provided from waste storage areas to the street.
- c. Utilities, infrastructure and servicing should be located so that they do not interfere with existing trees, mature tree growth or landscaping.

Grading and Drainage

- a. Design grades for all buildings should be set to ensure that water is directed away from the building and neighbouring properties and toward the street or rear laneway.
- b. The existing grade as set by the average grade of neighbouring properties should be maintained.
- c. Landscape design should incorporate strategies to minimize stormwater run-off and reduce water consumption.



Covered front porches are encouraged in keeping with the context of Regina's established neighbourhoods.

2.2 Building Design Guidelines

Building Height

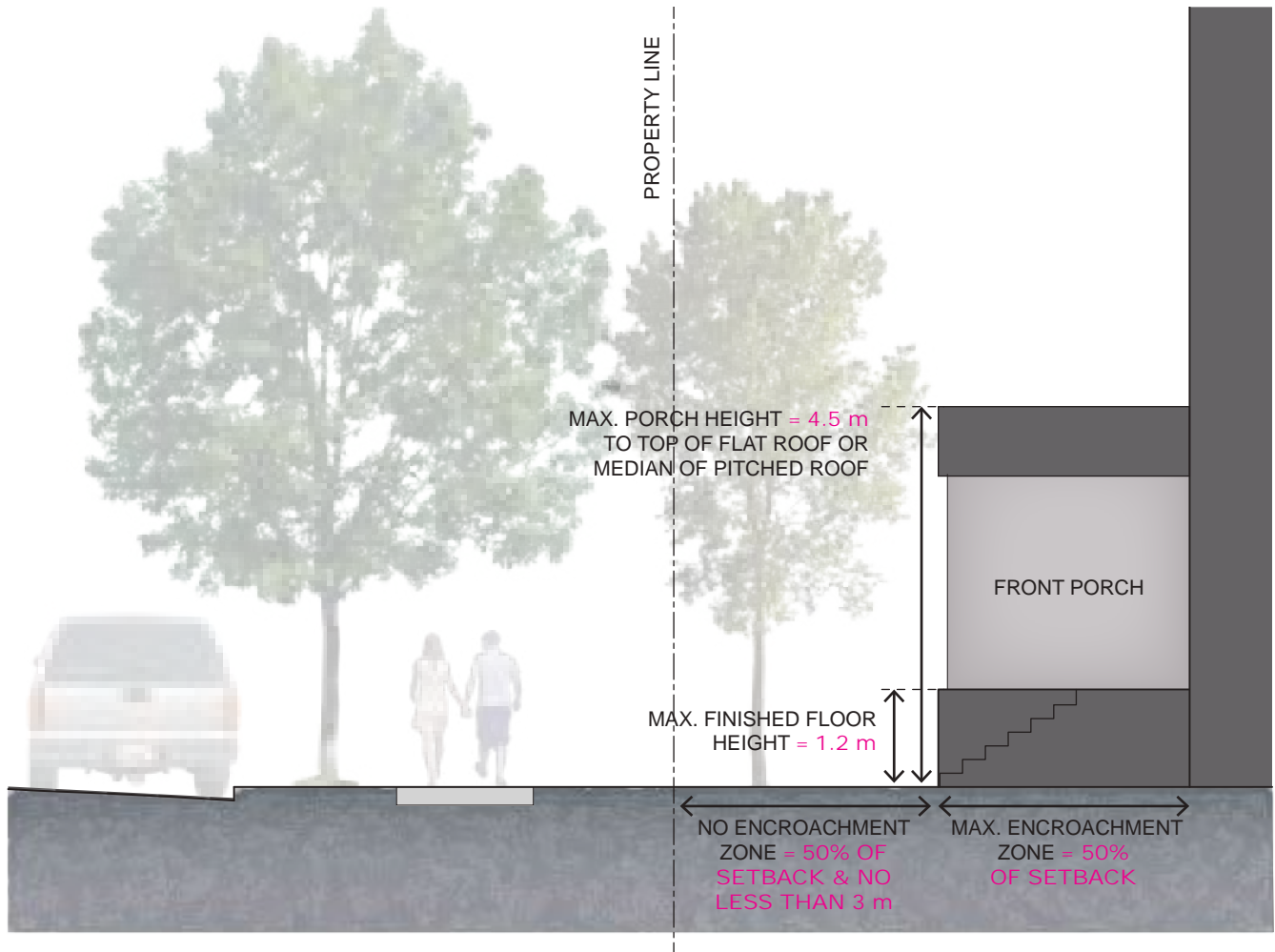
- a. Building heights shall be measured from established grade to the highest point of a flat roof or from established grade to the mean level between the top of the highest exterior wall plate and the ridge of a pitched roof.
 - is maintained from the side property lines.
 - Into the required front yard setback a maximum of 0.6 metres, provided that the no encroachment area is maintained.
 - Into the required rear yard setback a maximum of 1.2 metres.

Permitted Projections

Permitted Façade Projections

- a. Architectural features such as eaves, weather protection, bay windows, landings, and chimneys may project as follows:
 - Into required side setbacks as long as a no encroachment area of at least 0.6 metres
- b. Air conditioning units should be placed at the rear of buildings or on the exterior side yard of a corner property. The unit may project a maximum of 1.0 metres into a rear or exterior side yard setback area, as long as a no encroachment area of at least 0.6 metres is maintained from the side property line.

FIGURE 1: FRONT PORCH DIAGRAM



Front Porches and Stairs

- Covered front porches are encouraged within the front yard encroachment area.
- The finished floor height of a covered front porch, entryway or landing shall be no more than 1.2 metres above established grade (see Figure 1).
- The maximum height of a covered front porch above established grade shall be no more than one storey or 4.5 metres (see Figure 1).
- Where 4.5 metres is used as the median height of a pitched porch roof, no portion of the porch roof shall exceed a maximum height of 5.5 metres.
- Covered front porches and front stairs shall be setback a minimum of 1.2 metres from the side property lines.
- Stairs leading up to the porch shall not extend into the front yard no encroachment area.
- Stairs that are unenclosed, rather than enclosed, are encouraged.
- Covered porches, excluding the stairs, are permitted to be enclosed. In these circumstances, the front façade shall include a minimum of 40% as window area.

- The underside of front porches should be screened from view along the primary street.

Permitted Roof Projections

- Chimneys may extend beyond the maximum building height in keeping with the requirements of the National Building Code.
- Solar panels may project beyond required angular planes (pitched roof) or maximum building height (flat roof) a maximum of 46 cm from the surface of the roof. They shall not extend beyond the roof edges (i.e. eaves) on all sides of the building and,



Dormers may be incorporated to provide additional habitable space within the upper storey. They may protrude beyond the required angular planes.

on pitched roof dwellings, they shall be below or flush with the roof ridge.

Dormers

- a. On pitched roof dwellings, dormers may be incorporated along the sloped portion of the roof to provide opportunities for additional habitable space and glazing within the upper storey.
- b. Dormers may extend beyond required angular planes, but the aggregate base width of dormers shall not exceed 50% of the width of the respective wall.
- c. Dormers shall incorporate a minimum stepback of 0.6 metres measured from the respective façade.
- d. Dormers should be massed to maintain appropriate building and roof proportion.

Window Wells

- a. Window wells are permitted to extend into side yards as long as they incorporate:
 - A minimum 0.2 metre setback from the side property line where no side yard pathway is provided; and
 - A minimum 0.6 metre setback where a side yard pathway with a minimum width of 0.6 metres is provided.
- b. Window wells are permitted to extend into the front yard encroachment zone by a maximum of 1.2 metres, provided that the no encroachment area is maintained.
- c. Window wells are permitted to extend into the rear yard setback a maximum of 1.2 metres.

Integral Front Garages

- a. Front garages are only permitted where front curb cuts are permitted.
- b. Integral front garages may occupy no more than 50% of the ground floor of the front building façade.
- c. There should be no projection of the garage from the front façade of the house where there is no front porch, and no more than a 0.6 metre projection from the main front façade where there is a front porch, provided they do not project into the front yard setback area.
- d. Where dwellings have an integral front garage, a setback of at least 6.0 metres is recommended between the front of the garage



Integrated front garages shall occupy no more than 50% of the building frontage and shall not protrude beyond the front façade more than 0.6 metres where a front porch is provided.

and the front property line to accommodate one vehicle without disrupting the sidewalk.

Building Articulation

- a. Exterior walls should be articulated through a combination of material and colour composition and architectural details, including projections, recesses, reveals, trim, porches, verandas, balconies, terraces and bay windows which incorporate three-dimensional depth and composition and extend to all sides of the building.
- b. Blank walls should be avoided where possible, minimized in size, and mitigated through glazing and articulation.

- c. On corner sites, primary façade treatments and articulation should be continued on both street facing frontages.

Glazing

- a. The surface area of any front façade facing the primary street shall provide a minimum 35% as window area.
- b. On corner lots, the surface area of the side façade facing the flanking street shall provide a minimum of 25% as window area.
- c. Covered porches shall provide a minimum of 40% window area on the front façade.

Building Materials

- a. Building materials should be selected for their functionality and aesthetic quality, as well as their durability, long-term maintenance requirements, and energy efficiency.
- b. The materiality and colour of rooftops, whether flat or pitched, should complement the façade materials and overall design of the building.
- c. Where a flat roof condition is planned, portions of the roof not utilized for mechanical purposes or outdoor amenity space should incorporate green or white roof features including materials that reflect sunlight or contain a high insulation value.

3.0

SINGLE DETACHED DWELLING DESIGN GUIDELINES

3.0

SINGLE DETACHED DWELLING DESIGN GUIDELINES

The following guidelines apply to single detached dwellings, which are free-standing residential buildings. They are usually occupied by a single household or family, but may contain an accessory dwelling unit. They also apply to duplex dwellings that have an up-down configuration. Single detached dwellings may have heights of up to one, two or three storeys, and are prevalent throughout Regina's established neighbourhoods.

3.1 Introduction

- a. These guidelines apply to single detached dwellings and up-down duplexes.
- b. Single detached dwellings may contain an accessory dwelling unit, but duplexes may not.

3.2 Site Design Guidelines

Landscaping

- a. A minimum of 30% of the total property area must be covered with soft landscaping.

Front Yard Setbacks

- a. Single detached dwellings shall maintain a front yard setback of 6.0 metres, unless the front setbacks vary on the adjacent properties. In these circumstances, single detached dwellings shall average adjacent

front yard setbacks. Where one of the adjacent properties is vacant, the front setback of that property is assumed to be 6.0 metres.

- b. Front porches are permitted to encroach into the front yard setback area a maximum of 3.0 metres, for one storey in height only, provided they do not extend into the front yard no encroachment zone.
- c. A front yard no encroachment zone a minimum of 50% of the front setback depth, but not less than 3.0 metres, shall be maintained.

Side Yard Setbacks

- a. On properties with lot widths equal to or greater than 10.0 metres, or where dwellings are constructed on a lot that has been subdivided, single detached dwellings shall maintain a minimum standard side yard setback of 1.2 metres on both sides.
- b. On properties with lot widths less than 10.0 metres, single detached dwellings shall



Single detached dwellings shall incorporate horizontal and vertical articulation on the front façade. Porches and projecting window bays are encouraged.

maintain a minimum standard side yard setback of 1.2 metres on one side and may incorporate a minimum reduced side yard setback of 0.6 metres on the other side.

- c. Where driveway access is permitted through one side of the property, single detached dwellings shall maintain a minimum side yard setback of 3.0 metres on one side to accommodate a combined driveway and pedestrian walkway.

Rear Yard Setbacks

- a. Single detached dwellings with heights up to 5.5 metres shall maintain a minimum rear yard setback of 5.5 metres.

- b. Single detached dwellings with heights up to 8.5 metres shall maintain a minimum rear yard setback of 7.5 metres.
- c. Where permitted, uninhabited accessory buildings shall maintain a minimum rear yard setback of 1.2 metres where rear laneways exist and 0.6 metres where rear laneways do not exist.

Separation

- a. Single detached dwellings shall maintain a minimum 4.0 metre separation distance from detached accessory buildings.
- b. Rear decks, associated with single detached dwellings, may encroach into the 4.0 metre separation distance.

Entrance Location

- a. Single detached dwellings shall incorporate individual unit entrances, with distinct entrances for the primary dwelling and the accessory dwelling or upper duplex unit, as applicable.
- b. In a corner condition, the primary entrance should address the primary street, while a secondary entrance facing the flanking street is encouraged.
- c. Accessory dwelling or upper duplex entrances, as applicable, shall not be located at the rear of the single detached dwelling.

FIGURE 2: SINGLE DETACHED DWELLING (1 OF 2)

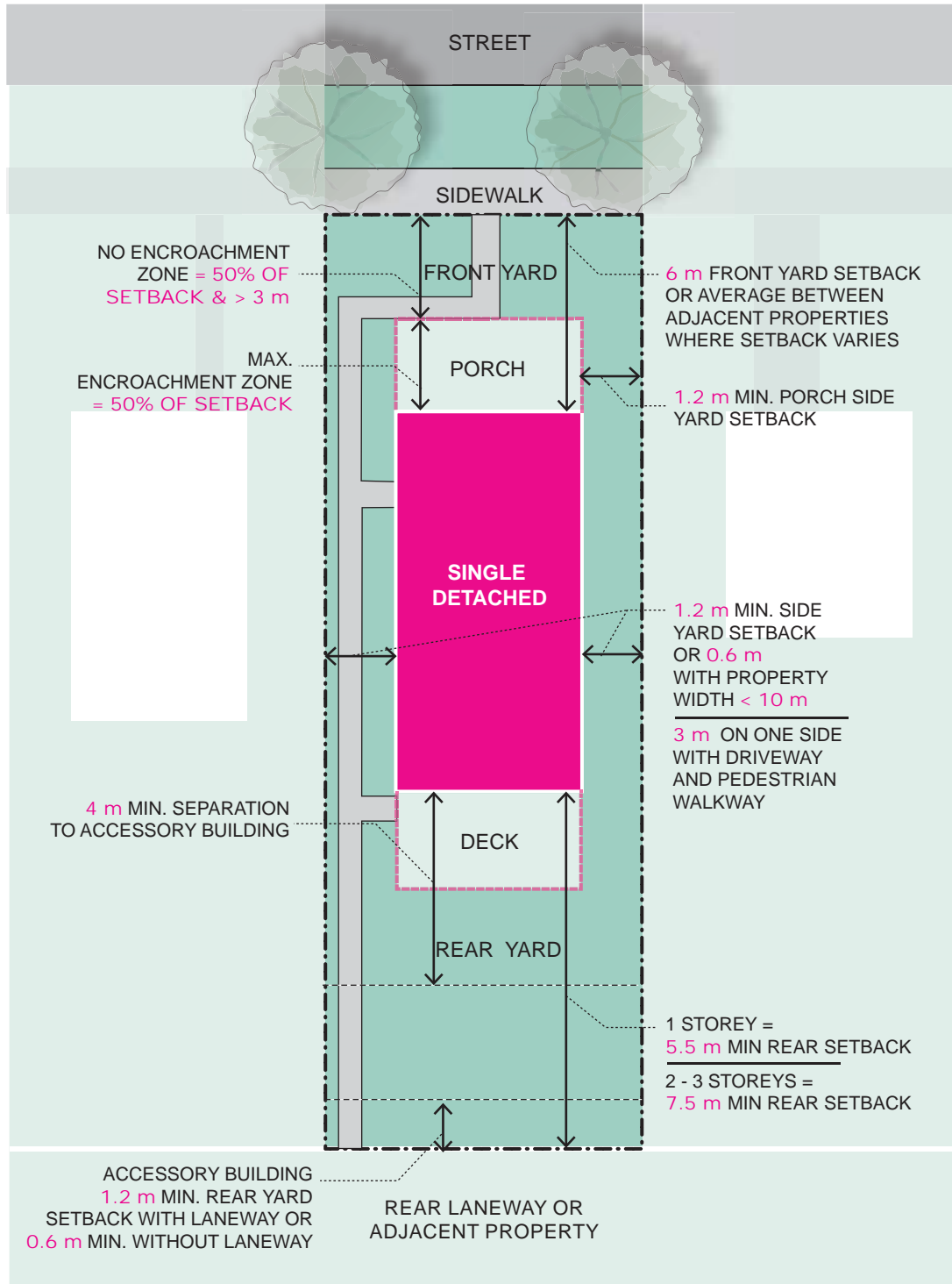
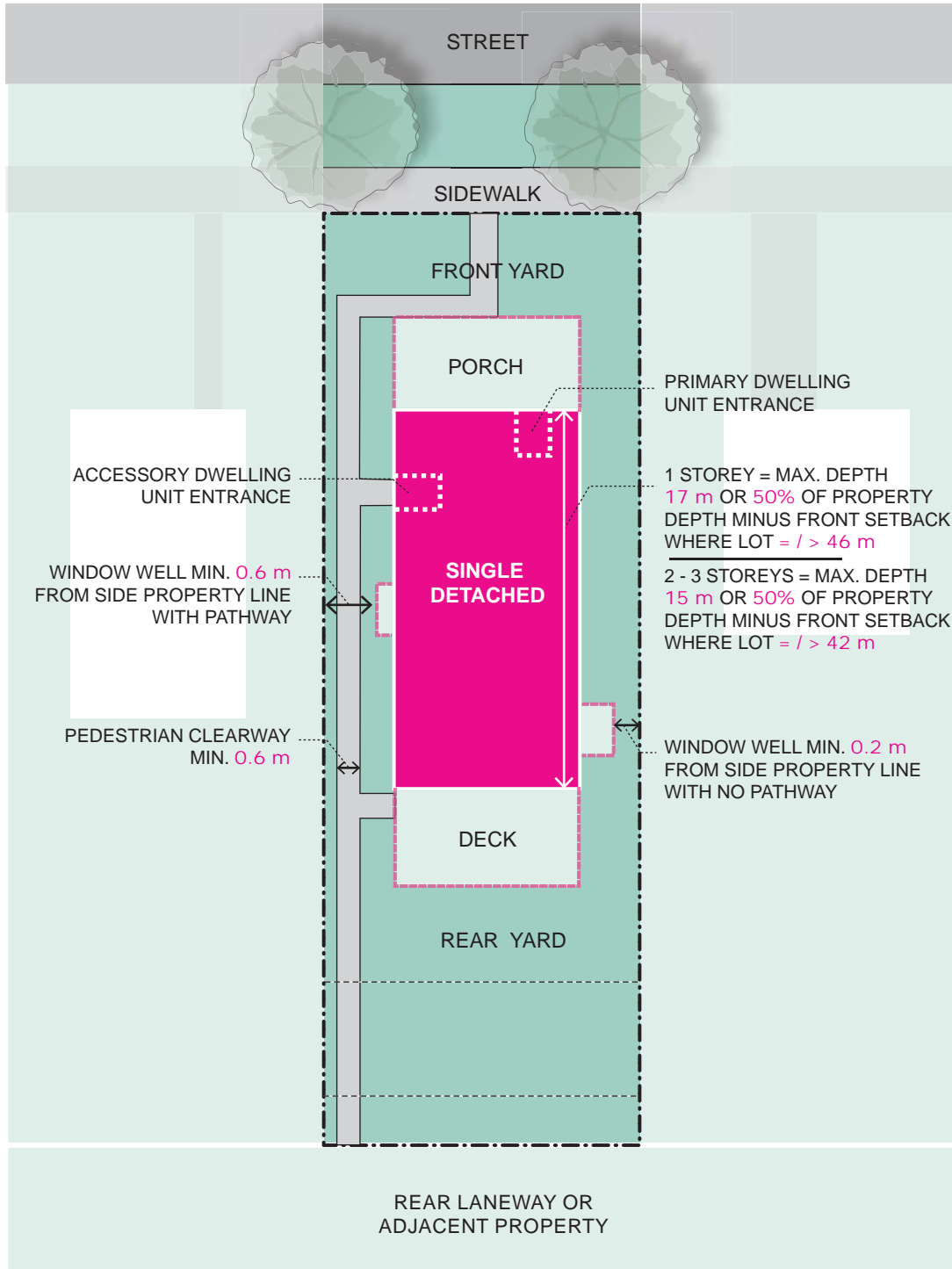


FIGURE 3: SINGLE DETACHED DWELLING (2 OF 2)





Two storey single detached dwellings shall maintain a maximum building height of 8.5 metres above established grade.

3.3 Building Design Guidelines

Building Height

- a. One storey single detached dwellings shall maintain a maximum building height of 5.5 metres above established grade.
- b. Where 5.5 metres is used as the median height of a pitched roof, no portion of the building shall exceed a maximum height of 7.0 metres above established grade, with the exception of permitted roof projections.
- c. Two to three storey single detached dwellings shall maintain a maximum building height of 8.5 metres above established grade.
- d. Where 8.5 metres is used as the median height of a pitched roof, no portion of the building shall exceed a maximum height of 10.0 metres above established grade, with the exception of permitted roof projections.

Building Depth

- a. One storey single detached Dwellings:
 - On lots with depths equal to or less than 46.0 metres, dwellings may incorporate a maximum depth of 17.0 metres.
 - On lots with depths greater than 46.0 metres, dwellings may incorporate a maximum depth equal to 50% of the lot depth, minus the front yard setback.
- b. Two to three storey single detached dwellings:
 - On lots with depths equal to or less than 42.0 metres, dwellings may incorporate a maximum depth of 15.0 metres.
 - On lots with depths greater than 42.0 metres, dwellings

may incorporate a maximum depth equal to 50% of the lot depth, minus the front yard setback.

- c. Single detached dwellings may only reflect maximum building depth standards where applicable minimum setback and separation distance standards have been achieved.

Ground Floor Height

- a. Single detached dwellings shall maintain a maximum finished floor height of 1.2 metres above established grade.

Front Porch and Façade

- a. Where a porch is provided, a portion of the front façade may extend into the permitted front yard encroachment zone to a maximum depth of 0.6 metres.

This projection shall be no wider than 50% of the total width of the front façade.

Terraces and Balconies

- a. Terraces and balconies are permitted at the front and rear of the building, but should be adequately screened to avoid overlook onto flanking properties.

Massing

Flat Roof Structures

- a. One storey flat roof single detached dwellings are not subject to front or side wall setback provisions (see Figure 4 and 5).
- b. Two to three storeys flat roof single detached dwellings: Above a height of 7.2 metres above established grade, the side wall must incorporate a minimum 1.2 metre setback from the side property line.
 - Where standard side yard setbacks (minimum 1.2 metres on both sides) are utilized, side walls may incorporate a maximum height of 8.5 metres (see Figure 6).
 - Where a reduced side yard setback (minimum 0.6 metres on one side) is utilized, the side wall must incorporate a setback above 7.2 metres in height (see Figure 7).
- c. Where no front porch is provided, the front façade of a flat roof structure above 7.2 metres above established grade shall be setback from the remainder of the façade by a minimum of 0.6 metres (see Figure 8).
- d. Where a front porch is provided no front façade setback is required (see Figure 9).

FLAT ROOF ONE STOREY DWELLINGS

FIGURE 4: FRONT ELEVATION WITH REDUCED SIDE SETBACK

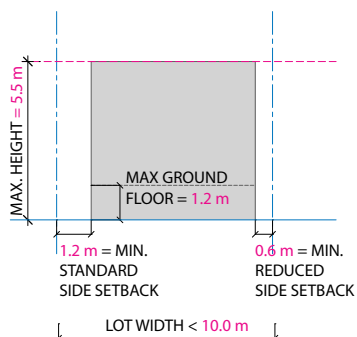
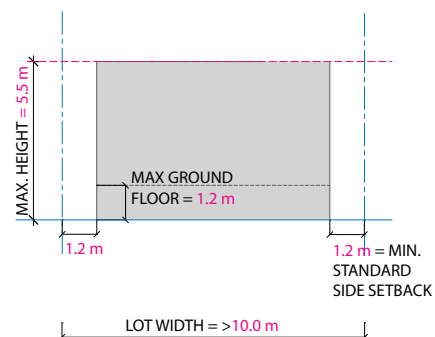


FIGURE 5: FRONT ELEVATION WITH STANDARD SIDE SETBACKS



** All diagrams illustrate a permitted envelope with floor-to-floor heights indicated for reference, but they do not prescribe building design, floor-to-floor heights or articulation within that envelope.*

FLAT ROOF TWO TO THREE STOREY DWELLINGS

FIGURE 6: FRONT ELEVATION WITH REDUCED SIDE SETBACKS

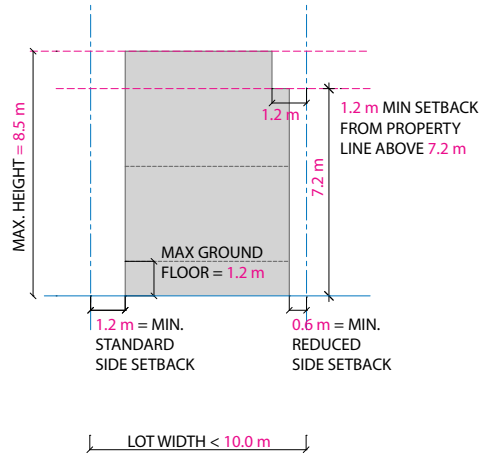


FIGURE 7: FRONT ELEVATION WITH STANDARD SIDE SETBACKS

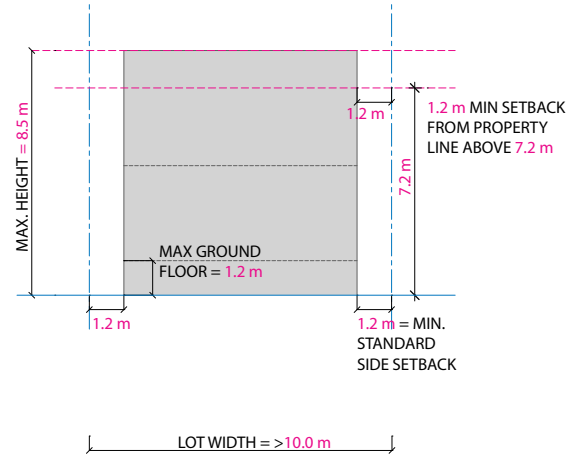


FIGURE 8: SIDE ELEVATION NO FRONT PORCH

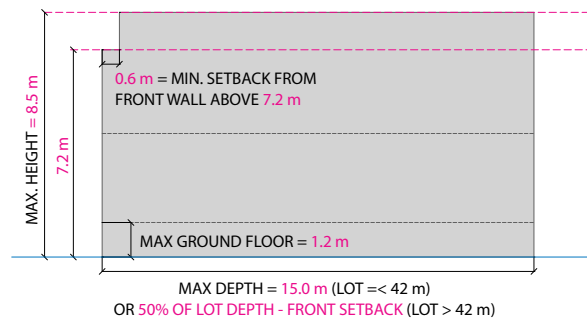
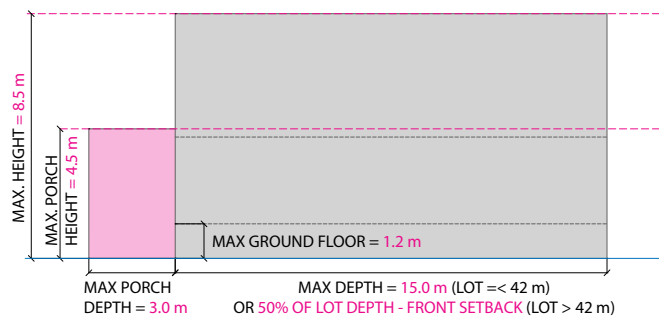


FIGURE 9: SIDE ELEVATION WITH FRONT PORCH



Pitched Roof Structures

- a. One storey pitched roof single detached dwellings are not subject to front or side wall setback or angular plane provisions, as long as maximum height provisions are met (see Figure 10 and 11).
- b. Two to three storey pitched roof single detached dwellings shall conform to either pitched roof perpendicular massing provisions or pitched roof parallel massing provisions.
- c. Pitched roof perpendicular massing:
 - Contain all portions of the structure within 45 degree angular planes starting at 7.2 metres above established grade at the sidewalls, and sloping from the sidewalls to the middle of the structure (see Figure 12 and 13).
 - Where no front porch is provided, the front façade shall be contained within a 45 degree angular plane starting at 7.2 metres above established grade (see Figure 14).
 - Where a front porch is provided, no front façade setback or angular plane is required (see Figure 15).

PITCHED ROOF ONE STOREY DWELLINGS

FIGURE 10: REDUCED SIDE SETBACK

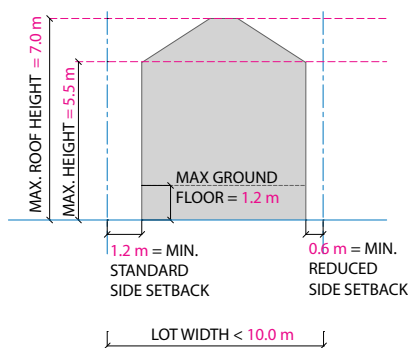
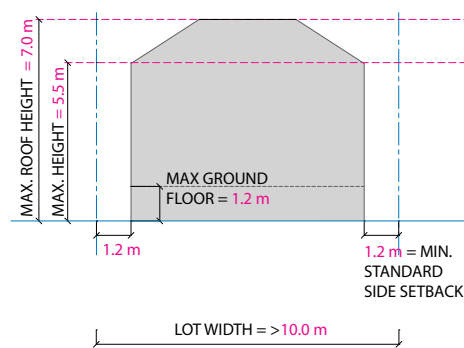


FIGURE 11: STANDARD SIDE SETBACKS



** All diagrams illustrate a permitted envelope with floor-to-floor heights indicated for reference, but they do not prescribe building design, floor-to-floor heights or articulation within that envelope.*

PITCHED ROOF PERPENDICULAR MASSING TWO TO THREE STOREY DWELLINGS

FIGURE 12: REDUCED SIDE SETBACKS

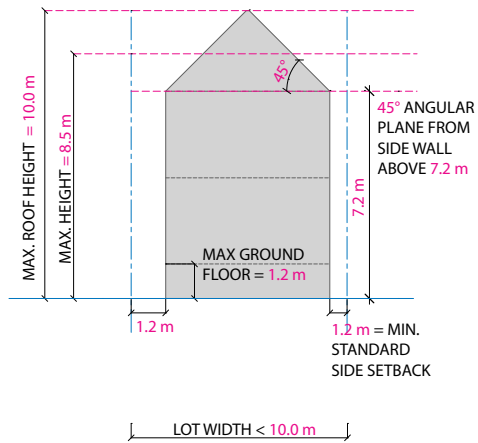


FIGURE 13: STANDARD SIDE SETBACKS

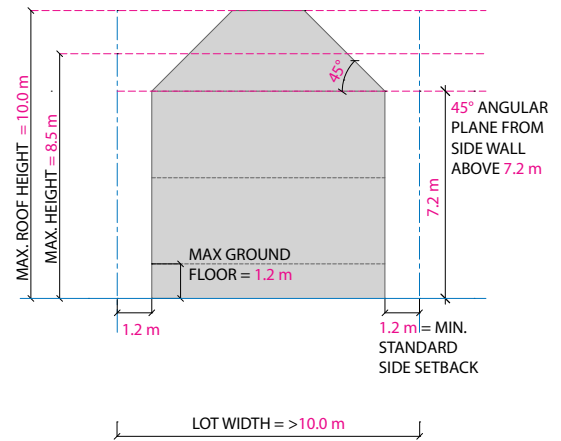


FIGURE 14: SIDE ELEVATION NO FRONT PORCH

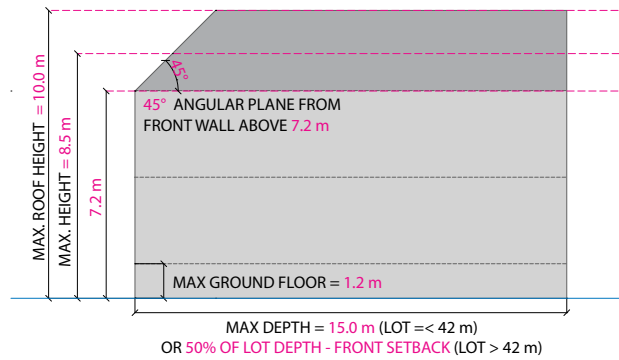
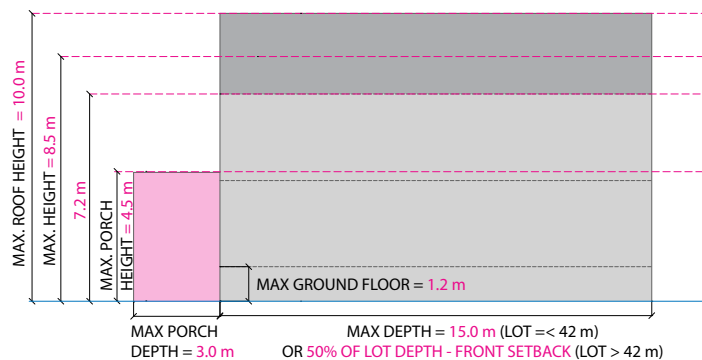


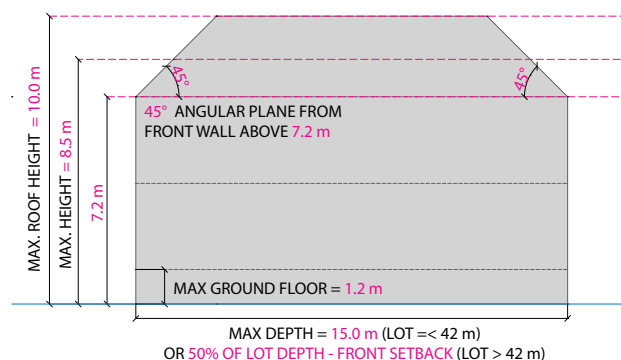
FIGURE 15: SIDE ELEVATION WITH FRONT PORCH



- d. Pitched roof parallel massing:
 - Contain all portions of the structure within 45 degree angular planes starting at 7.2 metres above established grade at the front and rear walls, and sloping from the front and rear towards the middle of the structure (see Figure 16).
 - Side walls are not required to fit within an angular plane (see Figure 17 and 18). However, the area of the side wall above 7.2 metres above established grade may not exceed 60% of the total available side wall area (see Figure 19). The permitted side wall area may be distributed anywhere within the available side wall area.
 - Front and rear wall angular plane provisions shall be followed whether or not there is a front porch.

PITCHED ROOF PARALLEL MASSING TWO TO THREE STOREY DWELLINGS

FIGURE 16: SIDE ELEVATION



** All diagrams illustrate a permitted envelope with floor-to-floor heights indicated for reference, but they do not prescribe building design, floor-to-floor heights or articulation within that envelope.*

PITCHED ROOF PARALLEL MASSING
TWO TO THREE STOREY DWELLINGS

FIGURE 17: FRONT ELEVATION WITH
REDUCED SIDE SETBACKS

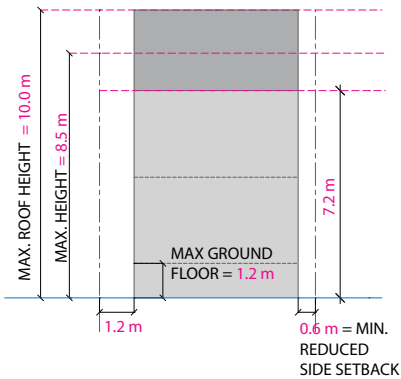


FIGURE 18: FRONT ELEVATION WITH
STANDARD SIDE SETBACKS

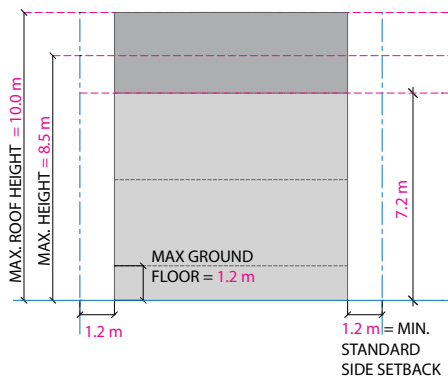


FIGURE 19: SIDE ELEVATION SHOWING
MAXIMUM SIDE WALL AREA

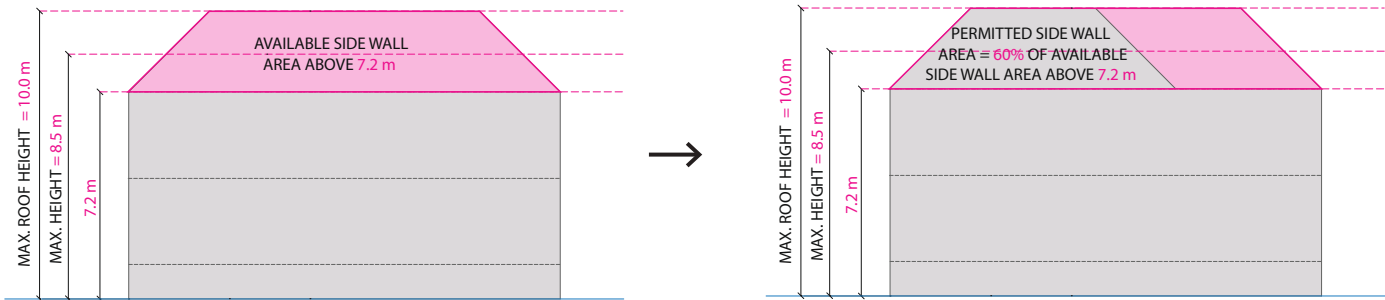


TABLE 1: SITE DESIGN REQUIREMENTS - SINGLE DETACHED DWELLINGS

SITE DESIGN REQUIREMENTS		ONE STOREY BUILDING SINGLE DETACHED DWELLING		TWO TO THREE STOREY BUILDING SINGLE DETACHED DWELLING	
Front Yard Setback	Standard	6.0 metres		6.0 metres	
	With Front Setback Variation	Average between adjacent properties		Average between adjacent properties	
Maximum Front Porch Encroachment		3.0 metres (may not extend into no encroachment zone)		3.0 metres (may not extend into no encroachment zone)	
Minimum Front Yard No Encroachment Zone		50% of front setback but no less than 3.0 metres		50% of front setback but no less than 3.0 metres	
Minimum Side Yard Setback	Property Width less than 10.0 metres	1.2 metres one side	0.6 metres other side	1.2 metres one side	0.6 metres other side
	Property Width equal to / greater than 10.0 metres	1.2 metres on both sides		1.2 metres on both sides	
	Side Yard with Driveway & Pedestrian Walkway	3.0 metres on one side	Either 0.6 or 1.2 metres other side (depending on lot width)	3.0 metres on one side	Either 0.6 or 1.2 metres other side (depending on lot width)
	Front Porch & Stairs	1.2 metres on both sides		1.2 metres on both sides	
Minimum Rear Yard Setback	Primary Dwelling	5.5 metres		7.5 metres	
	Uninhabited Accessory Building(s)	1.2 metres (with rear laneway)	0.6 metres (no rear laneway)	1.2 metres (with rear laneway)	0.6 metres (no rear laneway)
Minimum Accessory Building Separation		4.0 metres from primary dwelling		4.0 metres from primary dwelling	
Minimum Landscaped Area		30% of property area		30% of property area	

TABLE 2: BUILDING DESIGN REQUIREMENTS - SINGLE DETACHED DWELLINGS

BUILDING DESIGN REQUIREMENTS (1 OF 2)	ONE STOREY BUILDING SINGLE DETACHED DWELLING	TWO TO THREE STOREY BUILDING SINGLE DETACHED DWELLING
Maximum Front Porch & Ground Floor Height	1.2 metre finished floor height 4.5 metre porch height	1.2 metre finished floor height 4.5 metre porch height
Maximum Building Height	5.5 metres Pitched Roof: No part of the building may be more than 7.0 metres in height	8.5 metres Pitched Roof: No part of the building may be more than 10.0 metres in height
Maximum Building Depth	17.0 metres for property depths equal to / less than 46.0 metres; Or 50% of property depth, minus the front yard setback, for property depths greater than 46.0 metres	15.0 metres for property depths equal to / less than 42.0 metres; Or 50% of property depth, minus the front yard setback, for property depths greater than 42.0 metres

TABLE 3: BUILDING DESIGN REQUIREMENTS - SINGLE DETACHED DWELLINGS

BUILDING DESIGN REQUIREMENTS (2 OF 2)		ONE STOREY BUILDING SINGLE DETACHED DWELLING	TWO TO THREE STOREY BUILDING SINGLE DETACHED DWELLING
Side Wall Massing	With 1.2 metres side setback	Side wall maximum height of 5.5 metres	<p>Flat Roof: Side wall maximum height of 8.5 metres</p> <hr/> <p>Pitched Roof Perpendicular: Above 7.2 metres, side walls must fit within 45 degree angular plane</p> <hr/> <p>Pitched Roof Parallel: Above 7.2 metres, actual side wall area may be a maximum of 60% of total available side wall area</p>
	With less than 1.2 metre side setback	Side wall maximum height of 5.5 metres	<p>Flat Roof: Above 7.2 metres, side wall must step back to minimum 1.2 metres from side property line</p> <hr/> <p>Pitched Roof Perpendicular: Above 7.2 metres, side walls must fit within 45 degree angular plane</p> <hr/> <p>Pitched Roof Parallel: Above 7.2 metres, actual side wall area may be a maximum of 60% of total available side wall area</p>
Front and Rear Wall Massing	With Front Porch	Front and rear wall maximum height of 5.5 metres	<p>Flat Roof: Front and rear wall maximum height of 8.5 metres</p> <hr/> <p>Pitched Roof Perpendicular: Front and rear wall maximum height of 8.5 metres</p> <hr/> <p>Pitched Roof Parallel: Above 7.2 metres, front and rear walls must fit within 45 degree angular plane</p>
	No Front Porch	Front and rear wall maximum height of 5.5 metres	<p>Flat Roof: Above 7.2 metres, front wall must stepback 0.6 metres; No stepback required on rear wall</p> <hr/> <p>Pitched Roof Perpendicular: Above 7.2 metres, front wall must fit within 45 degree angular plane; No angular plane required on rear wall</p> <hr/> <p>Pitched Roof Parallel: Above 7.2 metres, front and rear walls must fit within 45 degree angular plane</p>

4.0

SEMI-DETACHED DWELLING & DUPLEX DESIGN GUIDELINES

4.0

SEMI-DETACHED DWELLING & SIDE-SIDE DUPLEX DESIGN GUIDELINES

Semi-detached dwellings and side-side duplexes both appear as two units that share one wall, usually a side wall. Semi-detached dwellings are located on two separate properties and are owned separately. Duplexes share one property and are jointly owned. Both residential building types may have heights of up to 2.5 storeys, and are prevalent throughout Regina's established neighbourhoods.

4.1 Introduction

- a. These guidelines relate to semi-detached dwellings and side-side duplexes. These dwellings will function and read as two dwelling units, attached via a shared side wall.
- b. Up-down duplexes shall follow the design guidelines for single detached dwellings.
- c. Duplexes and semi-detached dwellings may not contain an accessory dwelling unit.

4.2 Site Design Guidelines

Landscaping

- a. A minimum of 30% of the total property area must be covered with soft landscaping.

dwellings and duplexes shall average adjacent front yard setbacks. Where one of the adjacent properties is vacant, the front setback of that property is assumed to be 6.0 metres.

- c. A front yard no encroachment zone a minimum of 50% of the front setback depth, but not less than 3.0 metres, shall be maintained.

Front Yard Setbacks

- a. Semi-detached dwellings and duplexes shall maintain a front yard setback of 6.0 metres, unless the front setbacks vary on the adjacent properties. In these circumstances, semi-detached

- b. Front porches are permitted to encroach into the front yard setback area a maximum of 3.0 metres, for one storey in height only, provided they do not extend into the front yard no encroachment zone.

Side Yard Setbacks

- a. Semi-detached dwellings shall maintain a minimum standard side yard setback of 1.2 metres on the exterior side yard, and shall be built to the interior side property line.



Semi-detached dwellings and duplexes shall maintain a front yard setback that is the average of the two adjacent neighbours' front setbacks.

- b. Duplexes shall maintain a minimum standard side yard setback of 1.2 metres on both sides.
- c. Where driveway access is required through the side of the property:
 - Semi-detached dwellings shall maintain a minimum side yard setback of 3.0 metres on the exterior side yard to accommodate for vehicle movement, and shall be built to the interior side property line.
 - Duplexes shall maintain a minimum side yard setback of 3.0 metres on one side to accommodate a combined driveway and pedestrian walkway, and minimum side yard setback of 1.2 metres on the other side.

Rear Yard Setbacks

- a. Semi-detached dwellings and duplexes shall maintain a minimum rear yard setback of 7.5 metres.
- b. Where permitted, accessory buildings shall maintain a minimum rear yard setback of 1.2 metres where rear laneways exist and 0.6 metres where rear laneways do not exist.

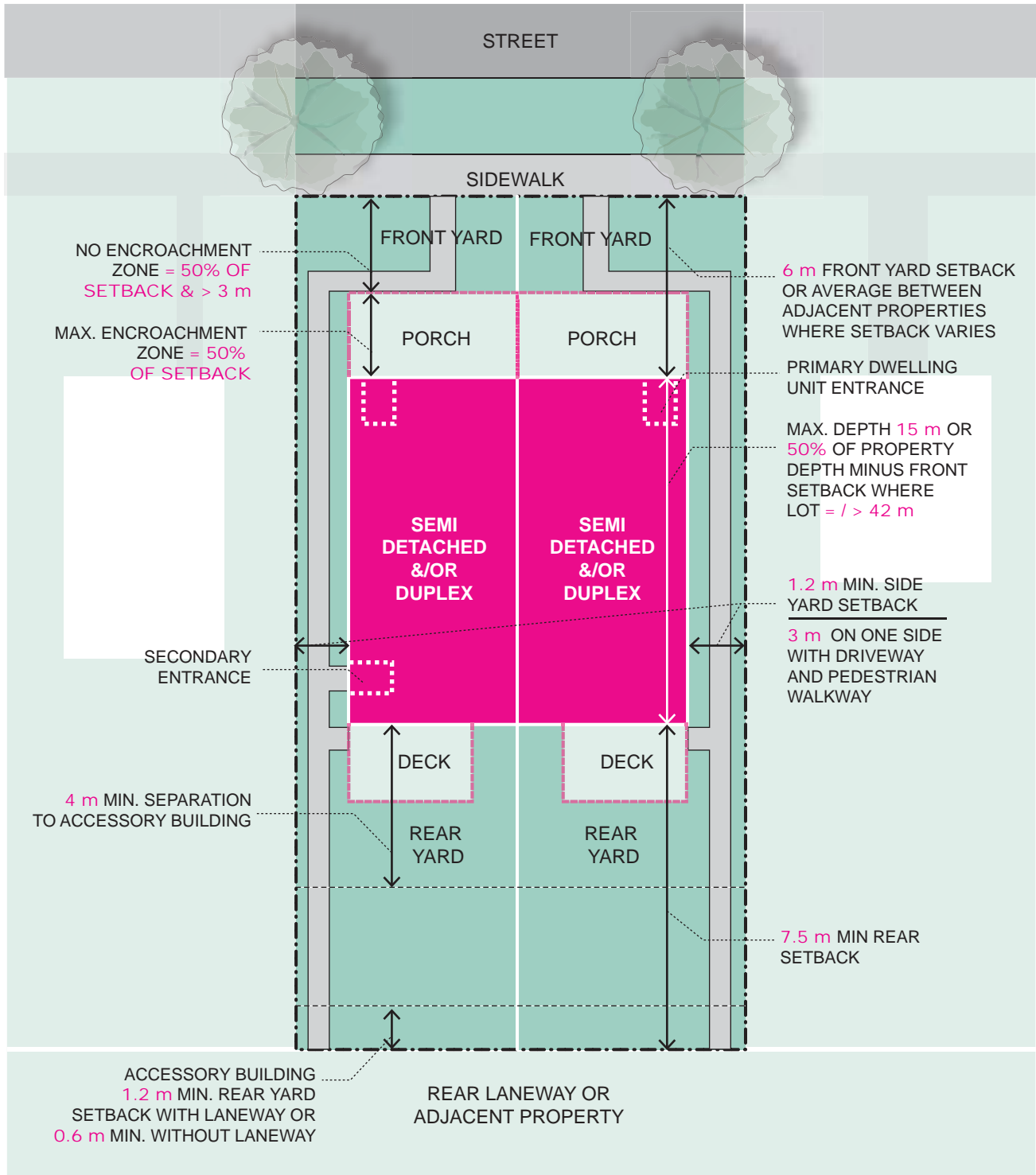
Separation

- a. Semi-detached dwellings and duplexes shall maintain a minimum 4.0 metre separation distance from detached accessory buildings.
- b. Rear decks, associated with semi-detached dwellings and duplexes, may encroach into the 4.0 metre separation distance.

Entrance Location

- a. Semi-detached dwellings and side-side duplexes shall incorporate individual building entrances.
- b. Primary unit entrances shall not be located at the rear of the building.

FIGURE 20: SEMI-DETACHED & DUPLEX DWELLINGS





Semi-detached dwellings and side-side duplexes shall incorporate individual building entrances.

4.3 Building Design Guidelines

Building Height

- a. Semi-detached dwellings and duplexes shall maintain a maximum building height of 8.5 metres above established grade.
- b. Where 8.5 metres is used as the median height of a pitched roof, no portion of the building shall exceed a maximum height of 10.0 metres above established grade, with the exception of permitted roof projections.

Building Depth

- a. On lots with depths equal to or less than 42.0 metres, dwellings may incorporate a maximum depth of 15.0 metres.
- b. On lots with depths greater than 42.0 metres, dwellings may incorporate a maximum depth equal to 50% of the lot depth, minus the front yard setback.

- c. Semi-detached and duplex dwellings may only reflect maximum building depth standards where applicable minimum setback and separation distance standards have been achieved.

Ground Floor Height

- a. Semi-detached and duplex dwellings shall maintain a maximum finished floor height of 1.2 metres above established grade.

Front Porch and Façade

- a. Where a porch is provided, a portion of the front façade may extend into the permitted front yard encroachment zone to a maximum depth of 0.6 metres. This projection shall be no wider than 50% of the total width of the front façade.

Terraces and Balconies

- a. Terraces and balconies are permitted at the front and rear of the building, but should be adequately screened to avoid overlook onto flanking properties.

Massing

Flat Roof Structures

- Where no front porch is provided, the front façade of a flat roof structure more than 7.2 metres above established grade will be setback from the lower storeys by a minimum of 0.6 metres (see Figure 22).
- Where a front porch is provided, no front façade setback is required (see Figure 23).

FLAT ROOF DUPLEX / SEMI-DETACHED DWELLING

FIGURE 21: FRONT ELEVATION

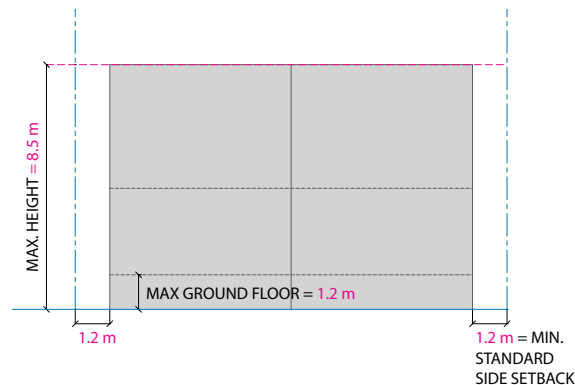


FIGURE 22: SIDE ELEVATION
NO FRONT PORCH

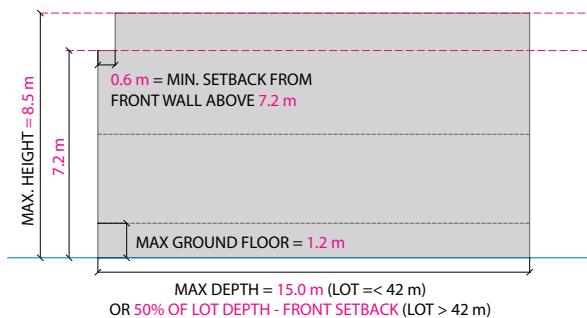
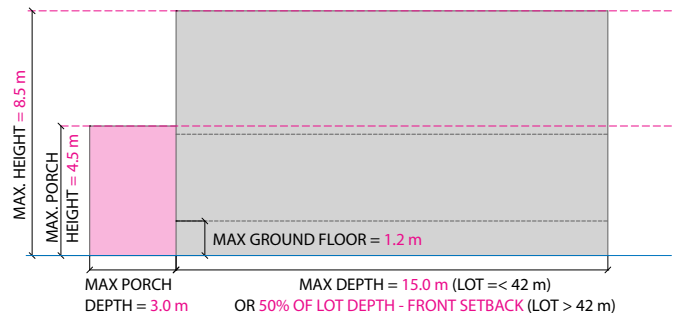


FIGURE 23: SIDE ELEVATION
WITH FRONT PORCH



* All diagrams illustrate a permitted envelope with floor-to-floor heights indicated for reference, but they do not prescribe building design, floor-to-floor heights or articulation within that envelope.

Pitched Roof Structures

- a. Pitched roof semi-detached and duplex dwellings shall conform to either pitched roof perpendicular massing provisions or pitched roof parallel massing provisions.
- b. Pitched roof perpendicular massing:
 - All portions of the structure shall be contained within 45 degree angular planes starting at 7.2 metres above established grade at the sidewalls, sloping from the sidewalls to the middle of the structure (see Figure 24).
 - Where no front porch is provided, the front façade shall be contained within a 45 degree angular plane starting at 7.2 metres above established grade (see Figure 25).
 - Where a front porch is provided, no front façade setback or angular plane is required (see Figure 26).

PITCHED ROOF DUPLEX / SEMI-DETACHED DWELLING PERPENDICULAR MASSING

FIGURE 24: FRONT ELEVATION

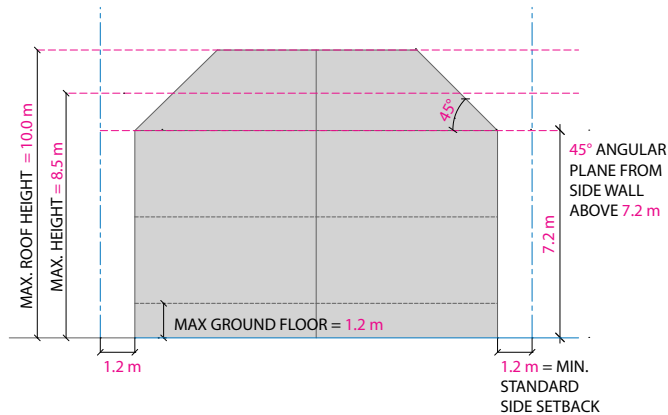


FIGURE 25: SIDE ELEVATION
NO FRONT PORCH

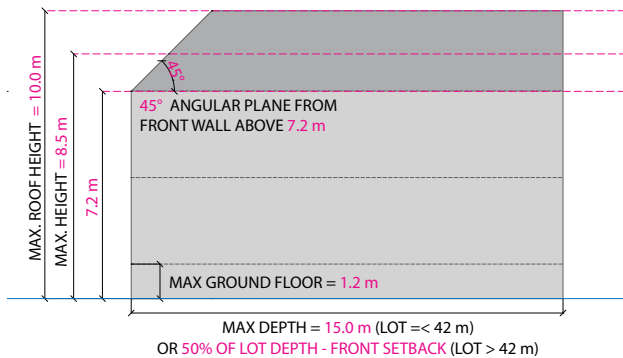
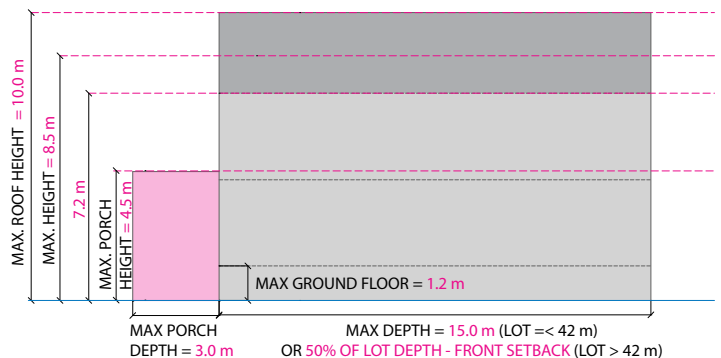


FIGURE 26: SIDE ELEVATION
WITH FRONT PORCH



c. Pitched roof parallel massing:

- All portions of the structure shall be contained within 45 degree angular planes starting at 7.2 metres above established grade at the front and rear walls, and sloping from the front and rear towards the middle of the structure (see Figure 27).

- Side walls are not required to fit within an angular plane (see Figure 28). However, the area of the side wall above 7.2 metres above established grade may not exceed 60% of the total available side wall area (see Figure 29). The permitted side wall area may be distributed anywhere

within the available side wall area.

- Front and rear wall angular plane provisions shall be followed whether or not there is a front porch.

PITCHED ROOF DUPLEX / SEMI-DETACHED DWELLING PARALLEL MASSING

FIGURE 27: SIDE ELEVATION

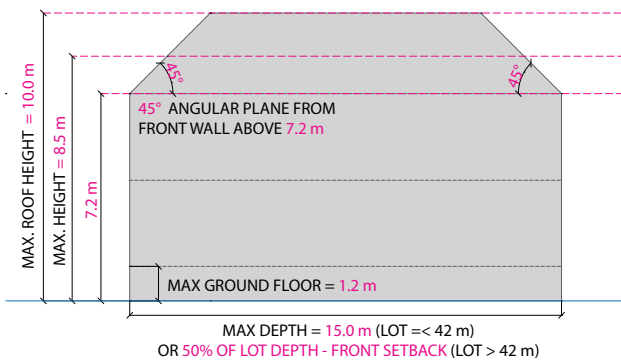


FIGURE 29: SIDE ELEVATION SHOWING
MAXIMUM SIDE WALL AREA

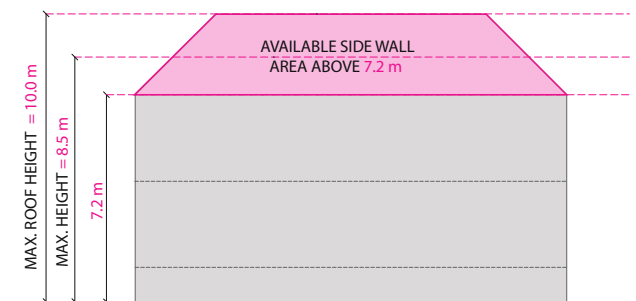
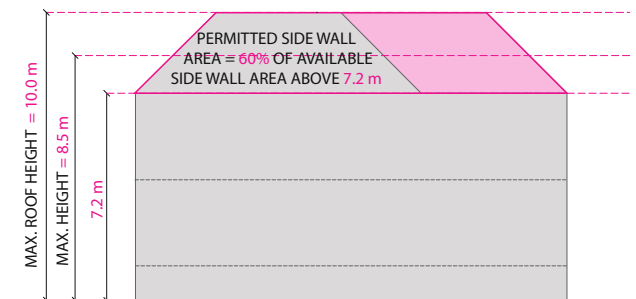
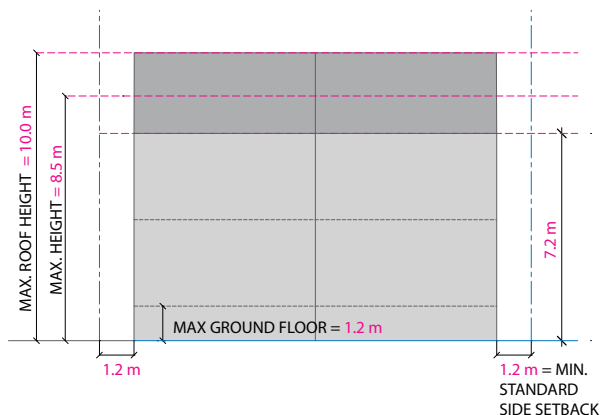


FIGURE 28: FRONT ELEVATION



* All diagrams illustrate a permitted envelope with floor-to-floor heights indicated for reference, but they do not prescribe building design, floor-to-floor heights or articulation within that envelope.

TABLE 4: SITE DESIGN REQUIREMENTS - SEMI-DETACHED DWELLINGS & DUPLEXES

SITE DESIGN REQUIREMENTS		SEMI-DETACHED DWELLING		DUPLEX	
Front Yard Setback	Standard	6.0 metres		6.0 metres	
	With Front Setback Variation	Average between adjacent properties		Average between adjacent properties	
Maximum Front Porch Encroachment		3.0 metres (may not extend into no encroachment zone)		3.0 metres (may not extend into no encroachment zone)	
Minimum Front Yard No Encroachment Zone		50% of front setback but no less than 3.0 metres		50% of front setback but no less than 3.0 metres	
Minimum Side Yard Setback	Standard	1.2 metres one side	N/A 0 metres	1.2 metres both sides	
	Side Yard with Driveway & Pedestrian Walkway	3.0 metres on one side	N/A 0 metres	3.0 metres on one side	1.2 metres one side
	Front Porch & Stairs	1.2 metres on both sides		1.2 metres on both sides	
Minimum Rear Yard Setback	Dwellings	7.5 metres		7.5 metres	
	Accessory Building(s)	1.2 metres (with rear laneway)	0.6 metres (no rear laneway)	1.2 metres (with rear laneway)	0.6 metres (no rear laneway)
Minimum Accessory Building Separation		4.0 metres from Dwelling		4.0 metres from Dwelling	
Minimum Landscaped Area		30% of property area		30% of property area	

TABLE 5: BUILDING DESIGN REQUIREMENTS - SEMI-DETACHED DWELLINGS & DUPLEXES

BUILDING DESIGN REQUIREMENTS		SEMI-DETACHED DWELLING & DUPLEX
Maximum Front Porch & Ground Floor Height		1.2 metre finished floor height 4.5 metre porch height
Maximum Building Height		8.5 metres Pitched Roof: No part of the building may be more than 10.0 metres in height
Maximum Building Depth	Property Depth less than 42.0 metres	15.0 metres
	Property Depth equal to / greater than 42.0 metres	50% of Property Depth, Minus Front Setback
Side Wall Massing (Exterior Side Wall)		<u>Flat Roof: Side wall maximum height of 8.5 metres</u> Pitched Roof Perpendicular: Above 7.2 metres, side walls must fit within 45 degree angular plane <u>Pitched Roof Parallel: Above 7.2 metres, actual side wall area may be a maximum of 60% of total available side wall area</u>
Front and Rear Wall Massing	With Front Porch	<u>Flat Roof: Front and rear wall maximum height of 8.5 metres</u> Pitched Roof Perpendicular: Front and rear wall maximum height of 8.5 metres <u>Pitched Roof Parallel: Above 7.2 metres, front and rear walls must fit within 45 degree angular plane</u>
	No Front Porch	Flat Roof: Above 7.2 metres, front wall must stepback 0.6 metres; No stepback required on rear wall <u>Pitched Roof Perpendicular: Above 7.2 metres, front wall must fit within 45 degree angular plane; No angular plane required on rear wall</u> <u>Pitched Roof Parallel: Above 7.2 metres, front and rear walls must fit within 45 degree angular plane</u>

5.0 TRIPLEX & FOURPLEX DESIGN GUIDELINES

5.0

TRIPLEX & FOURPLEX DESIGN GUIDELINES

The following guidelines apply to triplexes and fourplexes, which are occupied by three and four households or families, respectively, on a single property. They may have heights of up to 3 storeys, and are growing in popularity as they offer affordability and choice, while fitting well into established neighbourhoods.

5.1 Introduction

- | | | |
|--|---|--|
| a. Triplexes should incorporate up – down or side – side configurations. Up – down configurations should read as a large single detached dwelling, while side – side | configurations should read as a small townhouse grouping. | |
| b. Fourplexes may incorporate both up – down / side – side configurations, similar to a stacked townhouse; back to back | | and side – side configurations, similar to a small group of back-to-back townhouses; or side – side configurations, similar to a small townhouse grouping. |

5.2 Site Design Guidelines

Landscaping

- a. A minimum of 15% of the total property area must be covered with soft landscaping.

fourplexes shall average adjacent front yard setbacks. Where one of the adjacent properties is vacant, the front setback of that property is assumed to be 6.0 metres.

front setback depth, but not less than 3.0 metres, shall be maintained.

Front Yard Setbacks

- a. Triplexes and fourplexes shall maintain a front yard setback of 6.0 metres, unless the front setbacks vary on the adjacent properties. In these circumstances, triplexes and

- b. Front porches are permitted to encroach into the front yard setback area a maximum of 3.0 metres, for one storey in height only, provided they do not extend into the front yard no encroachment zone.
- c. A front yard no encroachment zone a minimum of 50% of the

Side Yard Setbacks

- a. Triplexes and fourplexes shall maintain a minimum standard side yard setback of 1.2 metres on either side.
- b. Where driveway access is required through the side of the property, triplexes and fourplexes shall maintain a minimum side



Fourplexes should incorporate a combination of Up-Down and Side-Side configurations, similar to a Stacked Townhouse, and should read as a set of Semi-Detached Dwellings.

yard setback of 3.0 metres on one side to accommodate a combined driveway and pedestrian walkway, and minimum side yard setback of 1.2 metres on the other side.

Rear Yard Setbacks

- a. Triplexes and fourplexes shall maintain a minimum rear yard setback of 7.5 metres.
- b. Where permitted, accessory buildings shall maintain a minimum rear yard setback of 1.2 metres where rear laneways exist and 0.6 metres where rear laneways do not exist.

Separation

- a. Triplexes and fourplexes shall maintain a minimum 4.0 metre separation distance from detached accessory buildings.
- b. Rear decks, associated with triplexes and fourplexes, may encroach into the 4.0 metre separation distance.

Entrance Location

- a. Triplexes and fourplexes with side - side or back - back configurations shall provide individual building entrances for each unit.
- b. Triplexes or fourplexes that contain up-down configurations may provide individual entrances for the ground floor units and/or a shared building entrance.

FIGURE 30: TRIPLEX

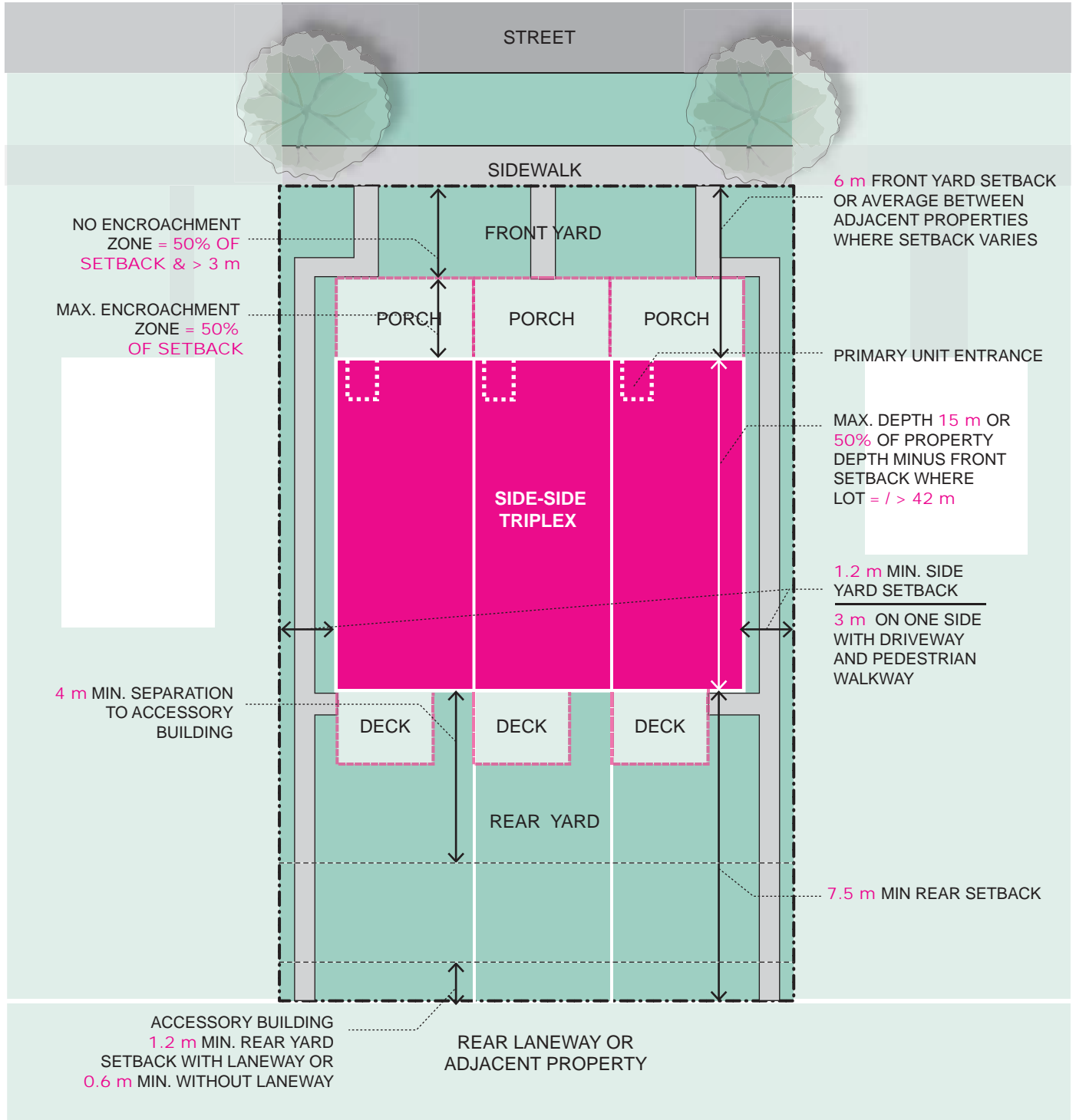
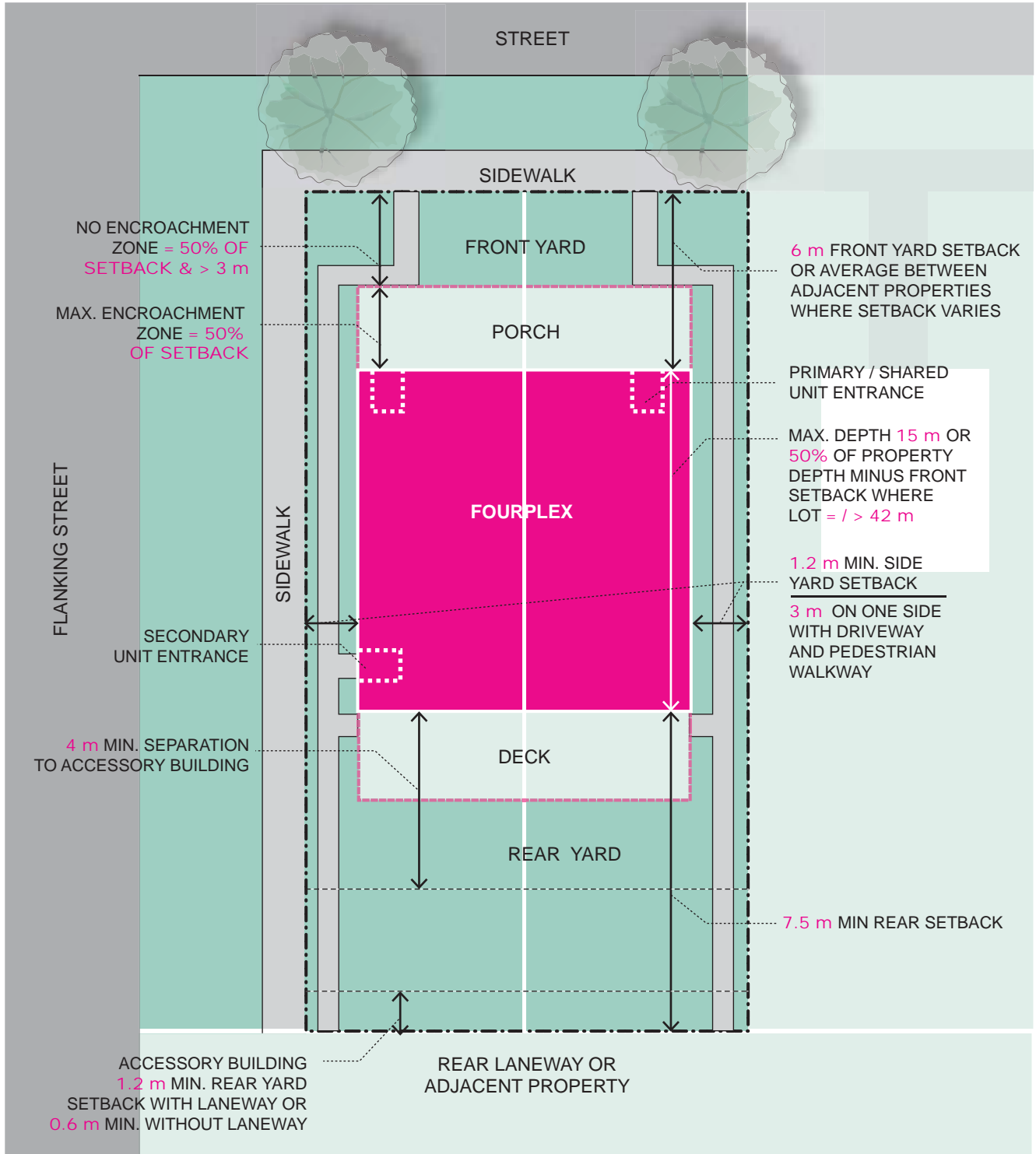


FIGURE 31: FOURPLEX





Triplexes may incorporate either individual unit entrances, or a consolidated building entrance with access to individual units via a shared internal foyer and/or corridors.

5.3 Building Design Guidelines

Building Height

- a. Triplexes and fourplexes shall maintain a maximum building height of 10.5 metres above established grade.
- b. Where 10.5 metres is used as the median height of a pitched roof, no portion of the building shall exceed a maximum height of 12.0 metres above established grade, with the exception of permitted roof projections.

Building Depth

- a. On lots with depths equal to or less than 42.0 metres, triplexes and fourplexes may incorporate a maximum depth of 15.0 metres.
- b. On lots with depths greater than 42.0 metres, triplexes and fourplexes may incorporate a maximum depth equal to half of the total lot depth, minus the front yard setback.

- c. Triplexes and fourplexes may only reflect maximum building depth standards where applicable minimum setback and separation distance standards have been achieved.

Ground Floor Height

- a. Triplexes and fourplexes shall maintain a maximum finished floor height of 1.2 metres above established grade.

Front Porch and Façade

- a. Where a porch is provided, a portion of the front façade may extend into the permitted front yard encroachment zone to a maximum depth of 0.6 metres. This projection shall be no wider than 50% of the total width of the front façade.

Terraces and Balconies

- a. Terraces and balconies are permitted at the front and rear of the building, but should be adequately screened to avoid overlook onto flanking properties.
- b. Where a flat roof condition is planned, triplexes and fourplexes are encouraged to incorporate accessible private outdoor amenity space on the roof, in conjunction with rooftop mechanical features and green or white roof features.

Transitions

- a. Where a triplex or fourplex is located adjacent to a single detached dwelling, duplex or semi-detached dwelling, a transition is required.



Triplexes and Fourplexes shall maintain a maximum finished floor height of 1.2 metres above established grade.

- b. Where a triplex or fourplex is located adjacent to a triplex, fourplex, townhouse, low-rise apartment or non-residential building type, a transition is not required.
- c. Where no front porch is provided, the front façade of a flat roof structure more than 8.5 metres above established grade will be setback from the lower storeys by a minimum of 0.6 metres (see Figure 34).
- d. Where a front porch is provided, no front façade setback is required (see Figure 35).

Massing

Flat Roof Structures

- a. Where a transition is required, triplexes and fourplexes shall incorporate a 0.6 metre side setback above a height of 8.5 metres on the transitioning side wall (see Figure 32).
- b. Where transitions are not required, triplexes and fourplexes are not required to incorporate a side setback (see Figure 33).

FLAT ROOF TRIPLEX & FOURPLEX

FIGURE 32: FRONT ELEVATION WITH TRANSITION

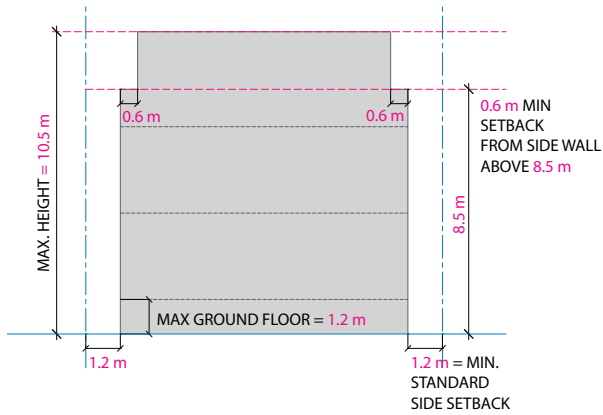
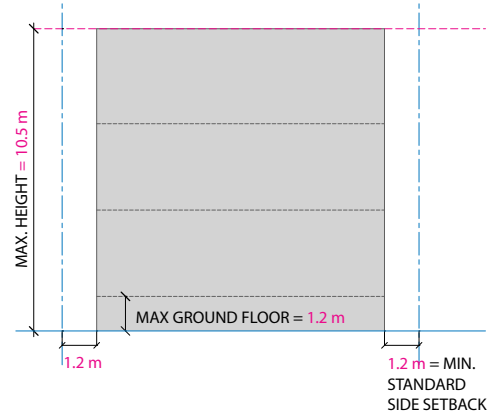


FIGURE 33: FRONT ELEVATION NO TRANSITION



**FIGURE 34: SIDE ELEVATION
NO FRONT PORCH**

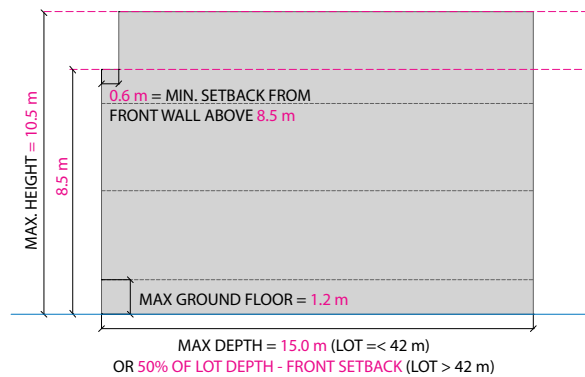
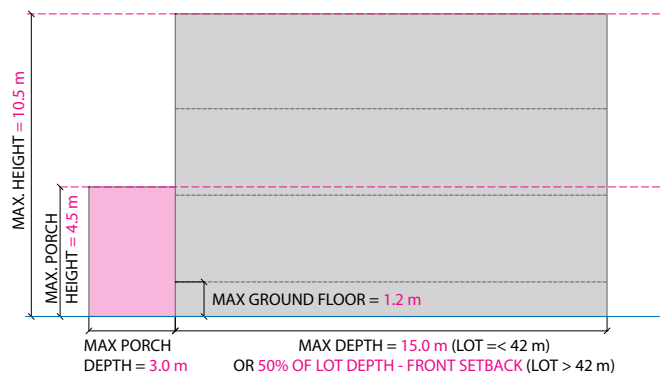


FIGURE 35: SIDE ELEVATION WITH FRONT PORCH



** All diagrams illustrate a permitted envelope with floor-to-floor heights indicated for reference, but they do not prescribe building design, floor-to-floor heights or articulation within that envelope.*

Pitched Roof Structures

- a. Pitched roof triplexes or fourplexes shall conform to either pitched roof perpendicular massing provisions or pitched roof parallel massing provisions.
- b. Pitched roof perpendicular massing:
 - Where a transition is required, all portions of the structure shall be contained within 45 degree angular planes starting at 7.2 metres above established grade at

the sidewalls, sloping from the sidewalls to the middle of the structure (see Figure 36).

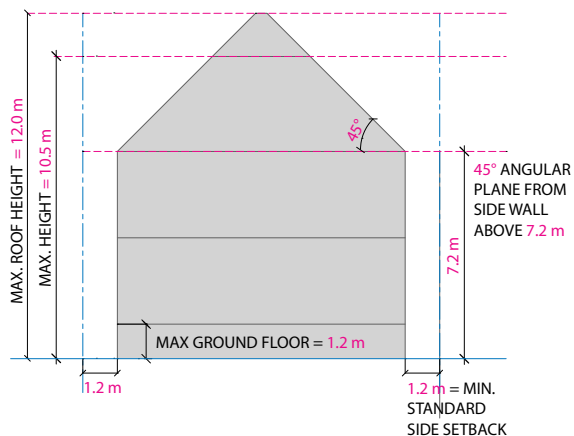
- Where a transition is not required, all portions of the structure shall be contained within 45 degree angular planes starting at 9.3 metres above established grade at the sidewalls, sloping from the sidewalls to the middle of the structure (see Figure 37).
- Where no front porch is provided, the front façade shall be contained within

a 45 degree angular plane starting at 9.3 metres above established grade (see Figure 38).

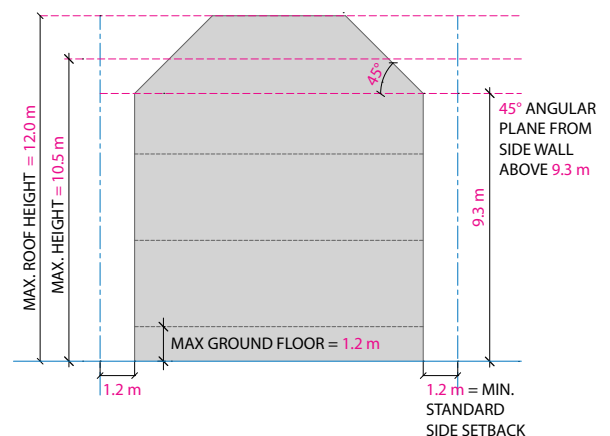
- Where a front porch is provided, no front façade setback or angular plane is required (see Figure 39).

PITCHED ROOF PERPENDICULAR MASSING TRIPLEX & FOURPLEX

**FIGURE 36: FRONT ELEVATION
WITH TRANSITION**



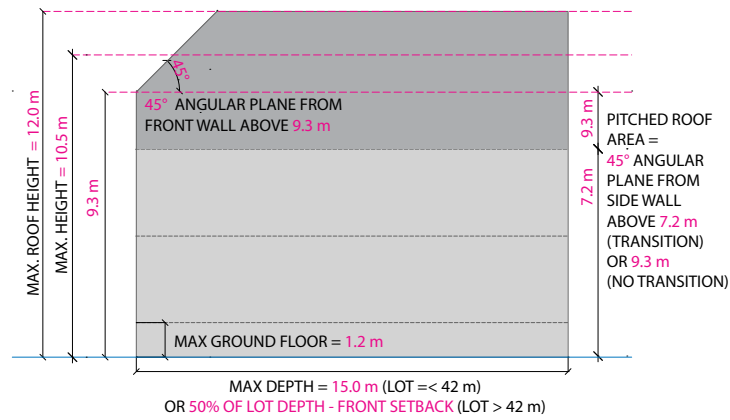
**FIGURE 37: FRONT ELEVATION
NO TRANSITION**



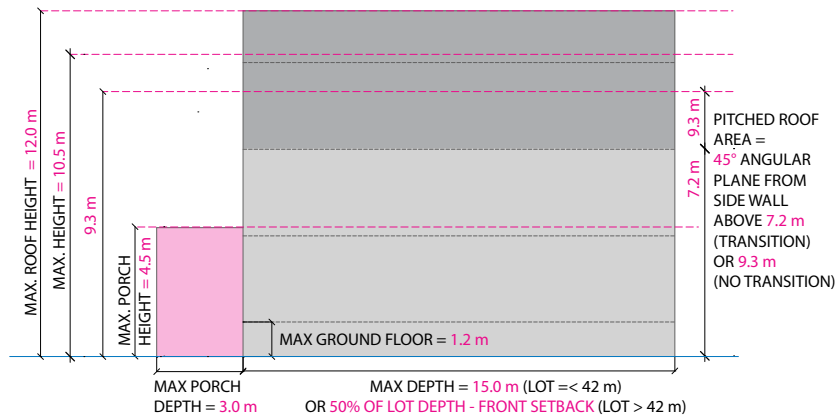
** All diagrams illustrate a permitted envelope with floor-to-floor heights indicated for reference, but they do not prescribe building design, floor-to-floor heights or articulation within that envelope.*

PITCHED ROOF PERPENDICULAR MASSING TRIPLEX & FOURPLEX

**FIGURE 38: SIDE ELEVATION
NO FRONT PORCH**



**FIGURE 39: SIDE ELEVATION
WITH FRONT PORCH**



c. Pitched roof parallel massing:

- Where a transition is required, contain all portions of the structure within 45 degree angular planes starting at 7.2 metres above established grade at the front and rear walls sloping from the front and rear towards the middle of the structure (see Figure 40).
- Where a transition is not required, contain all portions

of the structure within 45 degree angular planes starting at 9.3 metres at the front and rear walls sloping from the front and rear towards the middle of the structure (see Figure 41).

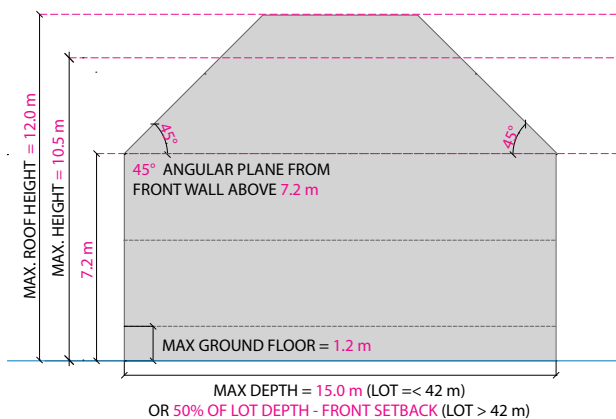
- Side walls are not required to fit within an angular plane (see Figure 42 and 43). However, above 7.2 metres (with transition; see Figure 44) or 9.3 metres (with no

transition; see Figure 45), the area of the side wall may not exceed 60% of the total available side wall area. The permitted side wall area may be distributed anywhere within the available side wall area.

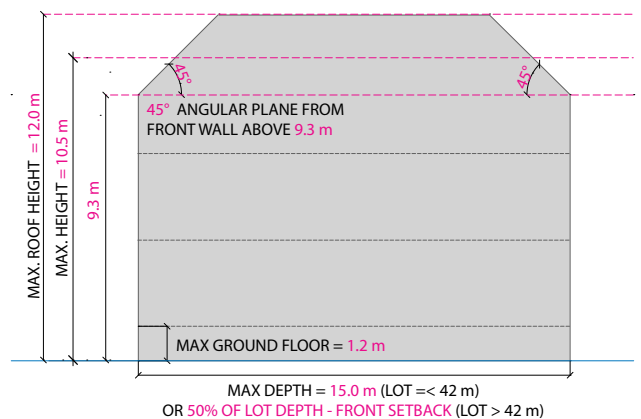
- Front and rear wall angular plane provisions shall be followed whether or not there is a front porch.

PITCHED ROOF PARALLEL MASSING TRIPLEX & FOURPLEX

**FIGURE 40: SIDE ELEVATION
WITH TRANSITION**



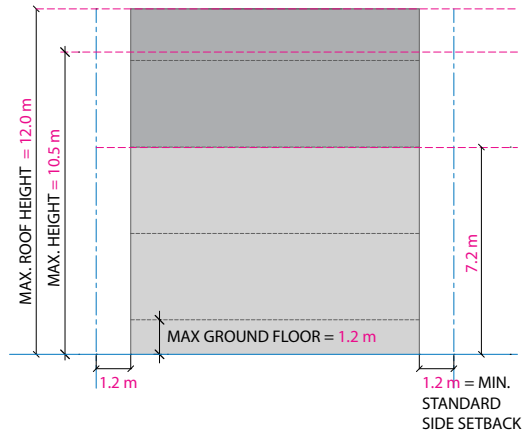
**FIGURE 41: SIDE ELEVATION
NO TRANSITION**



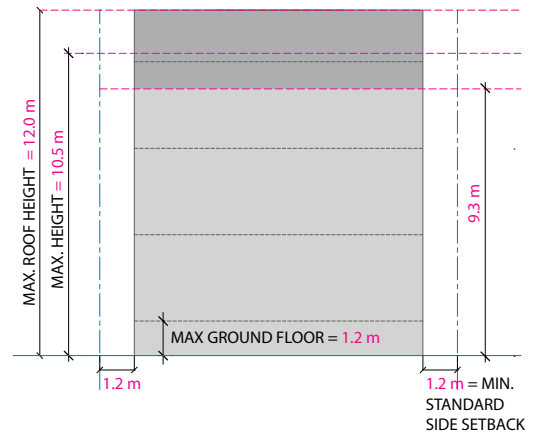
** All diagrams illustrate a permitted envelope with floor-to-floor heights indicated for reference, but they do not prescribe building design, floor-to-floor heights or articulation within that envelope.*

PITCHED ROOF PARALLEL MASSING TRIPLEX & FOURPLEX

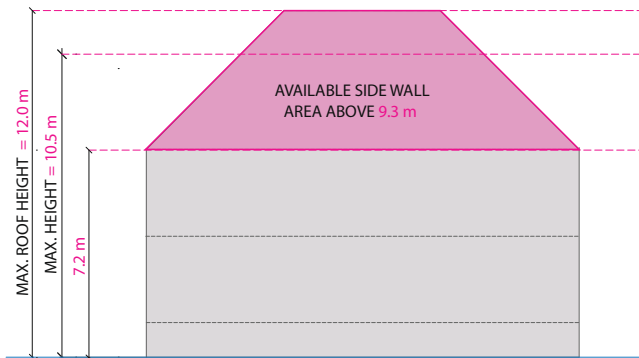
**FIGURE 42: FRONT ELEVATION
WITH TRANSITION**



**FIGURE 43: FRONT ELEVATION
NO TRANSITION**



**FIGURE 44: SIDE ELEVATION SHOWING
MAXIMUM SIDE WALL AREA
WITH TRANSITION**



**FIGURE 45: SIDE ELEVATION SHOWING
MAXIMUM SIDE WALL AREA
NO TRANSITION**

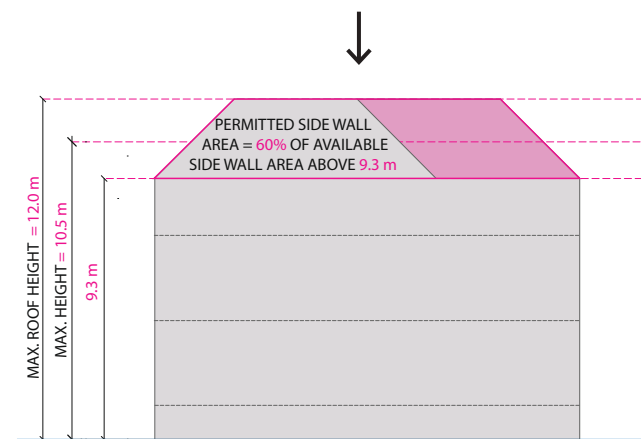
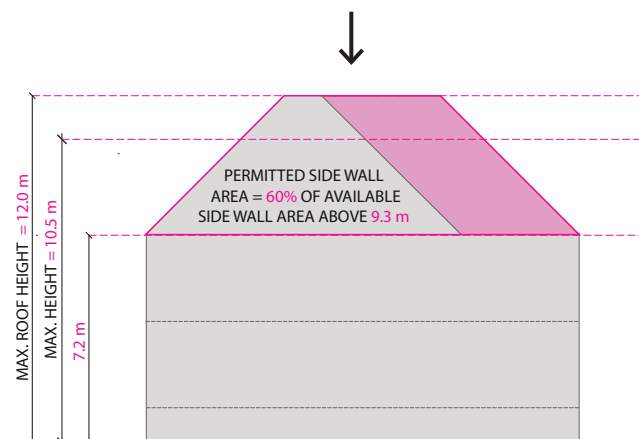
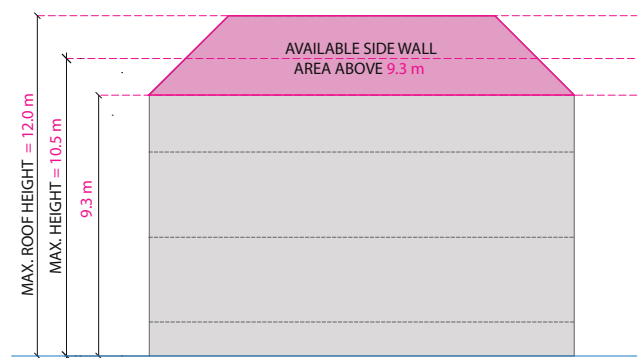


TABLE 6: SITE DESIGN REQUIREMENTS - TRIPLEXES & FOURPLEXES

SITE DESIGN REQUIREMENTS		TRIPLEX		FOURPLEX	
Front Yard Setback	Standard	6.0 metres		6.0 metres	
	With Front Setback Variation	Average between adjacent properties		Average between adjacent properties	
Maximum Front Porch Encroachment		3.0 metres (may not extend into no encroachment zone)		3.0 metres (may not extend into no encroachment zone)	
Minimum Front Yard No Encroachment Zone		50% of front setback but no less than 3.0 metres		50% of front setback but no less than 3.0 metres	
Minimum Side Yard Setback	Standard	1.2 metres both sides		1.2 metres both sides	
	Side Yard with Driveway & Pedestrian Walkway	3.0 metres on one side	1.2 metres on one side	3.0 metres on one side	1.2 metres on one side
	Front Porch & Stairs	1.2 metres on both sides		1.2 metres on both sides	
Minimum Rear Yard Setback	Dwellings	7.5 metres		7.5 metres	
	Accessory Building(s)	1.2 metres (with rear laneway)	0.6 metres (no rear laneway)	1.2 metres (with rear laneway)	0.6 metres (no rear laneway)
Minimum Accessory Building Separation		4.0 metres from Dwelling		4.0 metres from Dwelling	
Minimum Landscaped Space		15% of property area		15% of property area	

TABLE 7: BUILDING DESIGN REQUIREMENTS - TRIPLEXES & FOURPLEXES

BUILDING DESIGN REQUIREMENTS		TRIPLEX & FOURPLEX
Maximum Front Porch & Ground Floor Height		1.2 metre finished floor height 4.5 metre porch height
Maximum Building Height		10.5 metres Pitched Roof: No part of the building may be more than 12.0 metres in height
Side Wall Massing (Exterior Side Wall)	Height Transitions Required	Flat Roof: Above 8.5 metres, side wall must stepback 0.6 metres Pitched Roof Perpendicular: Above 7.2 metres, side wall must fit within 45 degree angular plane Pitched Roof Parallel: Above 7.2 metres, actual side wall area may be a maximum of 60% of total available side wall area
	Height Transitions Not Required	Flat Roof: Side wall maximum height of 10.5 metres Pitched Roof Perpendicular: Above 9.3 metres, side wall must fit within 45 degree angular plane Pitched Roof Parallel: Above 9.3 metres, actual side wall area may be a maximum of 60% of total available side wall area
Front and Rear Wall Massing	With Front Porch	Flat Roof: Front and rear wall maximum height of 10.5 metres Pitched Roof Perpendicular: Front and rear wall maximum height of 10.5 metres Pitched Roof Parallel: Above 7.2 metres (with transition) or 9.3 metres (with no transition), front and rear walls must fit within 45 degree angular plane
	No Front Porch	Flat Roof: Above 8.5 metres, front wall must stepback 0.6 metres; No stepback required on rear wall Pitched Roof Perpendicular: Above 9.3 metres, front wall must fit within 45 degree angular plane; No angular plane required on rear wall Pitched Roof Parallel: Above 7.2 metres (with transition) or 9.3 metres (with no transition), front and rear walls must fit within 45 degree angular plane
Maximum Building Depth	Property Depth less than 42.0 metres	15.0 metres
	Property Depth equal to / greater than 42.0 metres	50% of Property Depth, Minus Front Setback

6.0 TOWNHOUSE DESIGN GUIDELINES

6.0

TOWNHOUSE DESIGN GUIDELINES

Townhouses are groupings of units that can be organized horizontally, vertically, and/or back-to-back. Townhouses may have heights of up to 4 storeys, and they are an increasingly common residential type in intensifying areas.

6.1 Introduction

- a. Conventional townhouses incorporate side-to-side configurations with more than four units in a row. These should read similar to side-side triplexes or a row of semi-detached dwellings.
- b. Back-to-back townhouses incorporate both side-to-side and front-to-rear configurations, and are distinguished from conventional townhouses by having two primary frontages, both of which must front onto public and/or private streets. The two sides of the grouping share internal rear and side walls. These should read as conventional townhouses from both street frontages.
- c. Stacked townhouses incorporate up/down as well as side-to-side configurations. Each combination of one upper and one lower unit is called a module. Stacked townhouses should read similar to conventional townhouses, though they have an additional storey and shared building entrances for each stacked module of units.
- d. A minimum of 5 and a maximum of 8 townhouse units are permitted per grouping. In the case of back-to-back townhouses, a maximum of 8 units per street façade is permitted. Stacked townhouses may include 16 units per grouping (2 per module).

6.2 Site Design Guidelines

Unit Frontage

- a. Townhouses shall maintain a minimum 4.2 metre unit frontage.
- b. Where front garages are permitted and provided, units shall maintain a minimum 6.0 metre unit frontage.

Vehicle Access and Parking

- a. Where rear laneways exist, parking shall be accessed from the laneway.
- b. Where rear laneways do not exist, parking access shall be provided via the adjacent street. On corner conditions, in these

circumstances, access shall be provided from the flanking street.

- c. Where there is no existing rear laneway, a shared driveway or rear laneway should be created as part of the townhouse development to provide access to parking. This driveway may provide access to underground parking.

- d. Where two-way traffic and emergency vehicle access is required, the driveway shall have a minimum width of 6.0 metres and a maximum width of 7.5 metres. Where one-way traffic without emergency vehicle access is required, the driveway shall have a minimum width of 4.5 metres and a maximum width of 5.5 metres.
- e. Individual front driveways and garages are permitted only where no laneway exists or where a laneway cannot be created as part of a townhouse grouping.
- f. Where underground parking is provided, the access ramp should be contained within the building envelope.

Landscaping and Amenity Space

- a. A minimum of 15% of the total property area shall be covered with soft landscaping, while an additional 15% shall be covered with permeable materials.
- b. The required area covered by permeable materials may not be counted as private amenity space.
- c. Townhouse developments are not required to provide communal amenity space.
- d. For conventional townhouses, a minimum of 25 square metres of private outdoor amenity space shall be provided for each unit.
- e. For stacked townhouses, a minimum of 20 square metres of private outdoor amenity space shall be provided for each unit ground-related unit and 15 square metres for each upper level unit.

- f. For back-to-back townhouses, a minimum of 15 square metres of private outdoor amenity space shall be provided for each unit.
- g. Required outdoor amenity spaces should be separated from adjoining units by a wall or privacy screen.
- h. Private front porches that can be accessed by only one unit may be counted as outdoor amenity space.
- i. A Landscape Plan is required for all Townhouse development applications.

Front Yard Setbacks

- a. All townhouse forms shall maintain a front yard setback of 6.0 metres, unless the front setbacks vary on the adjacent properties. In these circumstances, townhouses shall average adjacent front yard setbacks. Where one of the adjacent properties is vacant, the front setback of that property is assumed to be 6.0 metres.
- b. Front entrances and/or porches at the ground level are permitted to encroach into the front yard setback area a maximum of 50% of the front setback depth, provided they do not extend into the front yard no encroachment zone.
- c. A front yard no encroachment zone a minimum of 50% of the front setback depth, but not less than 3.0 metres, shall be maintained.
- d. For back-to-back townhouses, both primary frontages shall conform to the applicable front yard setback and landscaping provisions.

Side Yard Setbacks

- a. All townhouse forms shall maintain a minimum standard setback of 1.2 metres from side property lines.
- b. Where the front or rear façade of townhouse units faces a side property line shared with another property and not a flanking street, a minimum setback of 7.5 metres from the side property line is required.
- c. A minimum 1.2 metre setback should be provided between the edge of any internal laneway or surface parking area and adjacent townhouses. This area should be landscaped to the greatest extent possible.

Rear Yard Setbacks

- a. Conventional townhouses and stacked townhouses shall maintain a minimum rear yard setback of 7.5 metres.
- b. Where permitted, accessory buildings shall maintain a minimum rear yard setback of 1.2 metres where rear laneways exist and 0.6 metres where rear laneways do not exist.

Separation

- a. Groupings of townhouses shall maintain the following separation distances:
 - Townhouses shall provide a minimum front-to-front and back-to-back separation distance of 15.0 metres.
 - Conventional and back-to-back townhouses shall provide a front to side separation distance of 10.5 metres



Front entrances and/or porches at ground level are permitted to encroach into the front yard setback a maximum of 50% of the front setback depth, provided they do not extend into the front yard no encroachment zone.

- Stacked townhouses shall provide a front-to-side separation distance of 13.0 metres
- b. Townhouses shall maintain a minimum 4.0 metre separation distance from detached accessory buildings.

Entrance Location

- a. Conventional and back-to-back townhouses shall incorporate individual building entrances, facing and directly accessible from the adjacent public and/or private street.
- b. Stacked townhouses shall incorporate individual or common building entrances for each unit or module of units, facing and directly accessible from the adjacent street. Consolidation of entrances within each module is encouraged to

create a façade that resembles conventional townhouses to the greatest extent possible.

Utilities and Servicing

- a. Access to parking, garbage collection, utilities and other service functions should be provided underground, to the rear or internal to the townhouse development, wherever possible.
- b. To the greatest extent possible, minimize development footprints by utilizing shared access, storage, parking and garbage locations.

FIGURE 46: CONVENTIONAL TOWNHOUSE

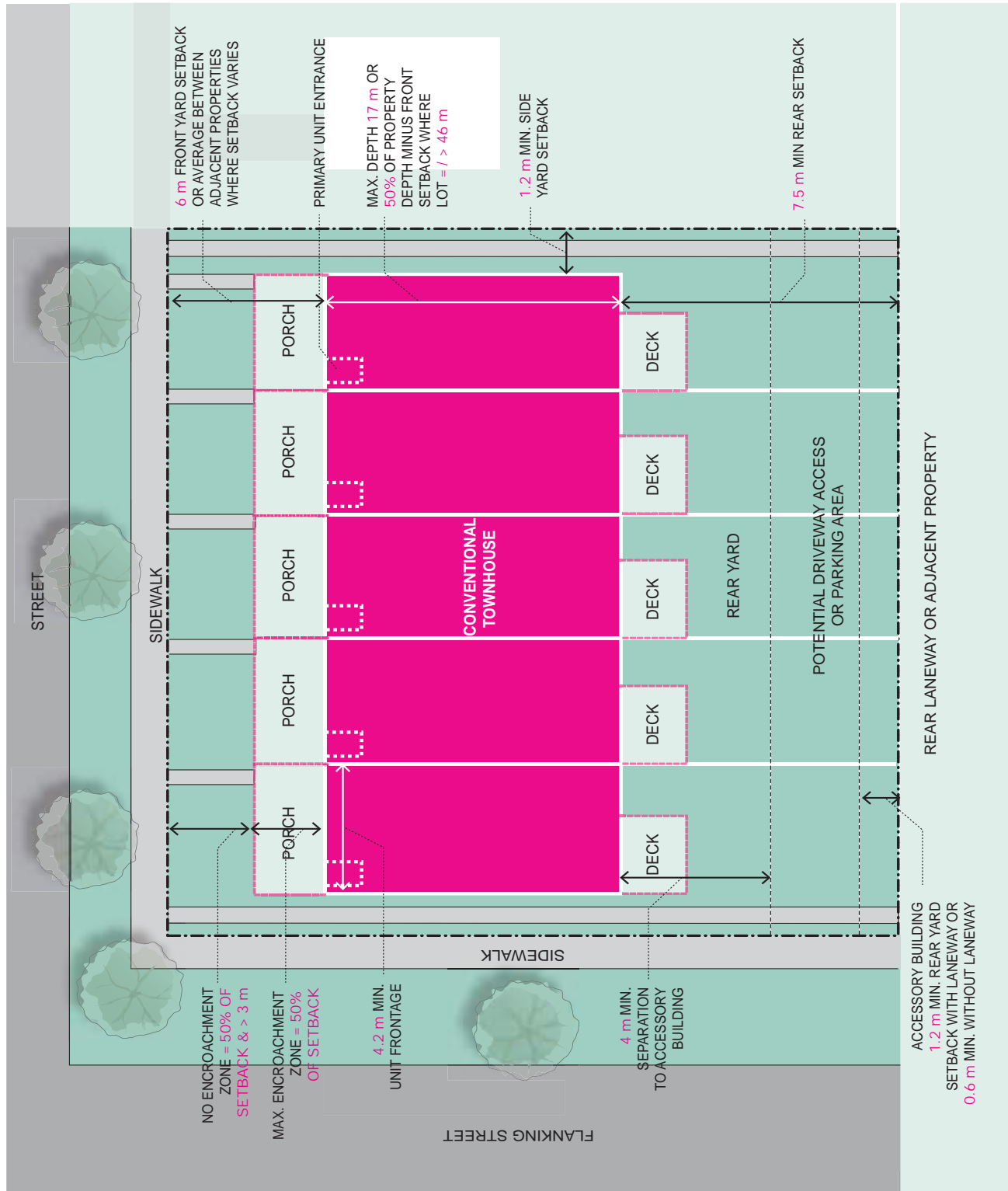


FIGURE 47: BACK-TO-BACK TOWNHOUSE

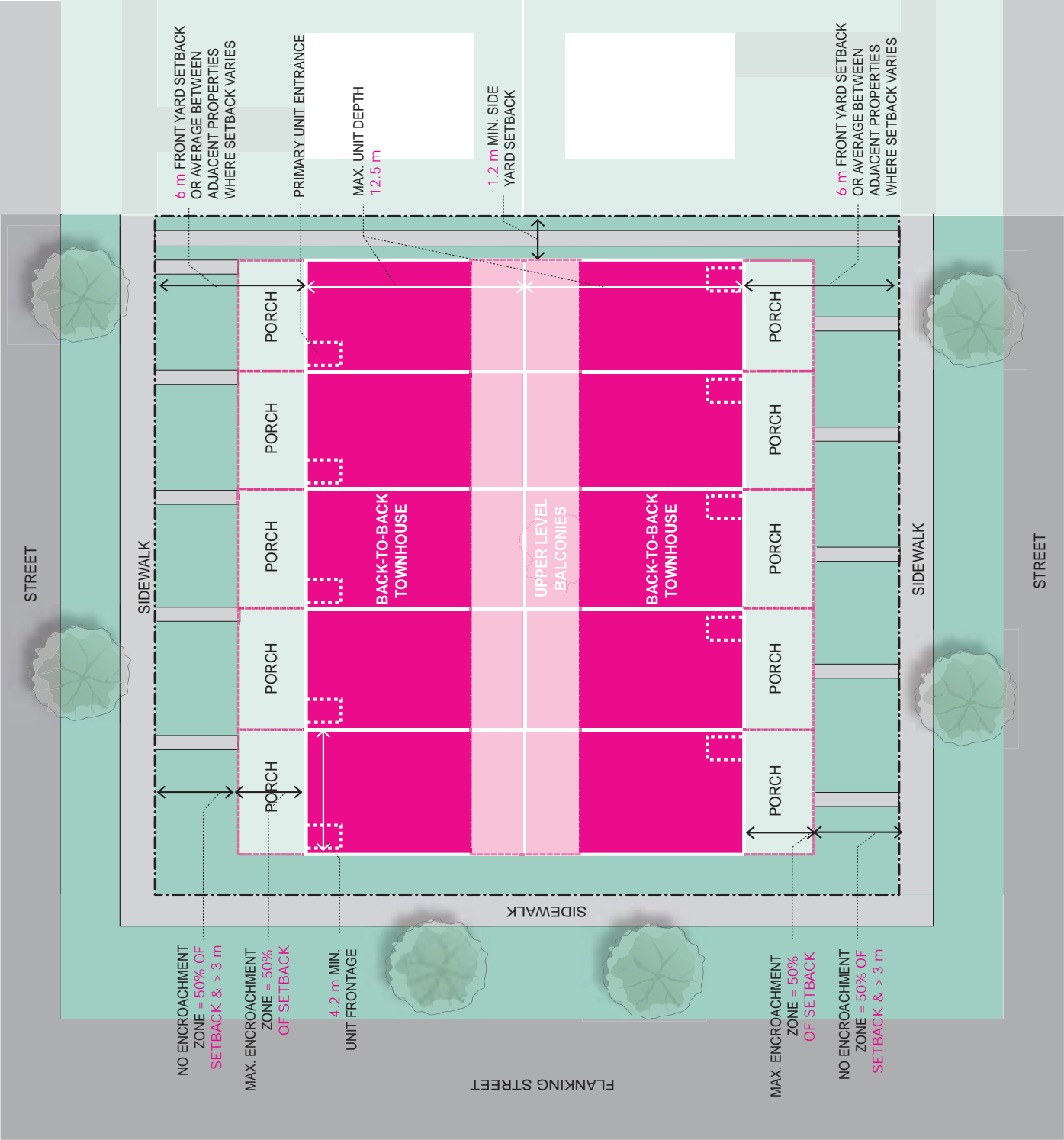
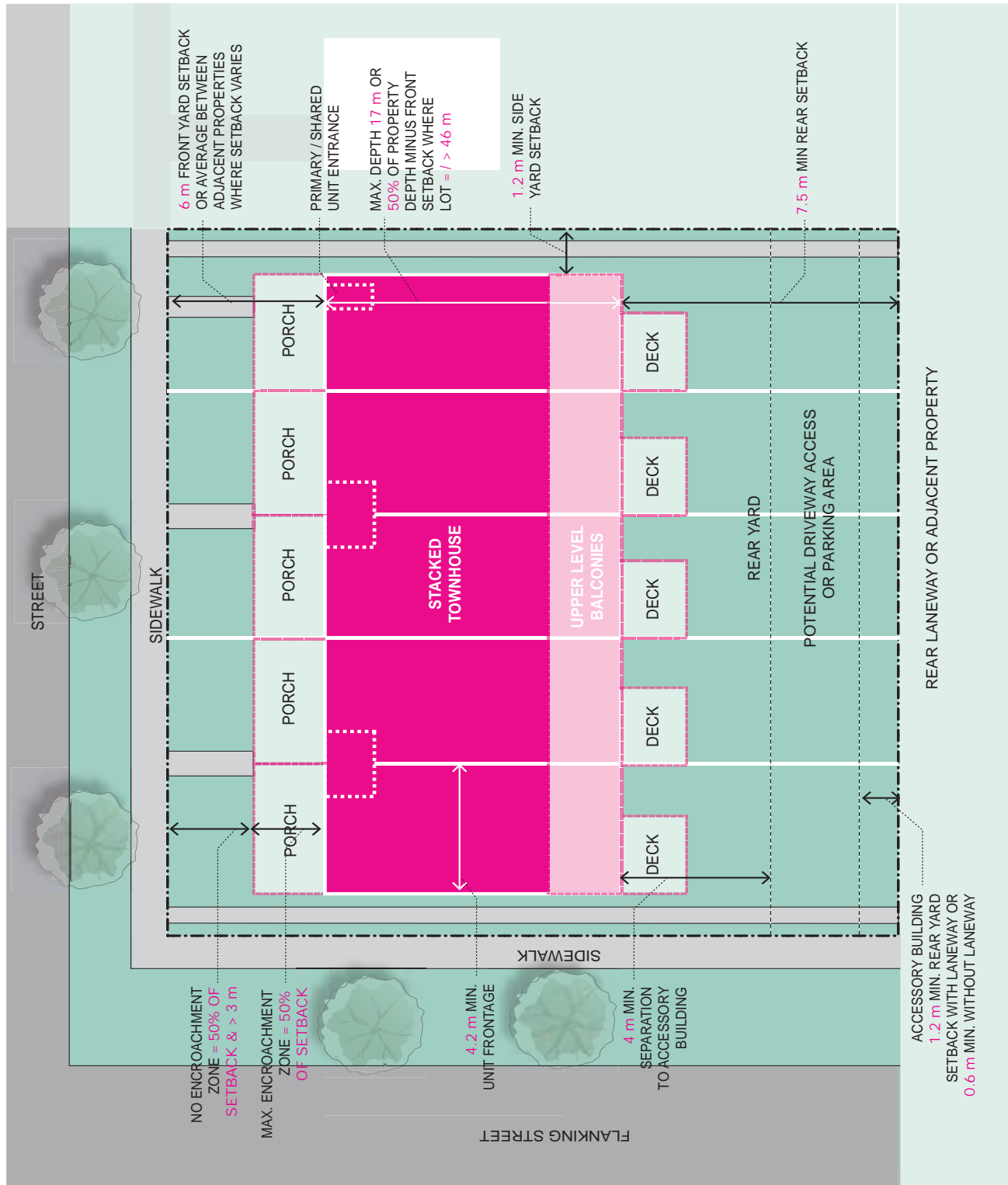


FIGURE 48: STACKED TOWNHOUSE





Conventional and back-to-back townhouses shall maintain a maximum building height of 10.5 metres / 3 storeys above established grade.

6.3 Building Design Guidelines

Building Height

- a. Conventional and back-to-back townhouses shall maintain a maximum building height of 10.5 metres above the established average grade of surrounding properties.
- b. Where 10.5 metres is used as the median height of a pitched roof, no portion of the building shall exceed a maximum height of 12.0 metres above the established average grade of surrounding properties, with the exception of permitted roof projections.
- c. Stacked townhouses shall maintain a maximum building height of 13.0 metres above the established average grade of surrounding properties.
- d. Where 13.0 metres is used as the median height of a pitched roof, no portion of the building

shall exceed a maximum height of 14.5 metres above the established average grade of surrounding properties, with the exception of permitted roof projections.

Building Depth

- a. On lots with depths equal to or less than 46.0 metres, conventional and stacked townhouses may incorporate a maximum depth of 17.0 metres.
- b. On lots with depths greater than 46.0 metres, conventional and stacked townhouses may incorporate a maximum depth equal to half of the total lot depth, minus the front yard setback.
- c. Back-to-back townhouses may incorporate a maximum unit depth of 12.5 metres, regardless of property depth, to ensure

adequate access to sunlight within the unit.

- d. Townhouses may only reflect maximum building depth standards where applicable minimum setback and separation distance standards have been achieved.

Ground Floor Height

- a. Townhouses shall maintain a maximum finished floor height of 1.2 metres above established grade.

Front Porch and Façade

- a. Where a porch is provided, a portion of the front façade of each unit or module of stacked units may extend into the permitted front yard encroachment zone to a maximum depth of 0.6 metres.



Private front porches that can be accessed by only one unit may be counted as outdoor amenity space.

This projection shall be no wider than 50% of the total width of the front façade of each unit.

Terraces and Balconies

- a. Terraces and balconies should be adequately screened to avoid overlook onto flanking properties.
- b. Terraces or balconies are permitted on the front of a building as long as they do not encroach into the front yard no encroachment zone.
- c. Terraces and balconies on the roof or side of a building shall be setback at least 3.0 metres from the side property line.
- d. Terraces and balconies should be inset wherever possible to avoid overlook into adjacent properties.

- e. Where a flat roof condition is planned, townhouses are encouraged to incorporate accessible private outdoor amenity space on the roof, in conjunction with rooftop mechanical features and green or white roof features.

Transitions

- a. Where a townhouse is located adjacent to a single detached dwelling, duplex or semi-detached dwelling, a transition is required.
- b. Where a townhouse is located adjacent to a triplex, fourplex, townhouse, low-rise apartment or non-residential building type, a transition is not required.

Flat Roof Structures

Conventional and Back-To-Back Townhouses

- a. Where a transition is required, townhouses shall incorporate a 0.6 metre stepback above a height of 8.5 metres on the transitioning side wall (see Figure 49).
- b. Where transitions are not required, townhouses are not required to incorporate any side stepbacks (see Figure 50).
- c. Where no front porch is provided, the front façade of a flat roof structure more than 8.5 metres above established grade will be setback from the lower storeys by a minimum of 0.6 metres (see Figure 51).
- d. Where a front porch is provided, no front façade setback is required (see Figure 52).

FLAT ROOF CONVENTIONAL AND BACK-TO-BACK TOWNHOUSE

FIGURE 49: FRONT ELEVATION WITH TRANSITION

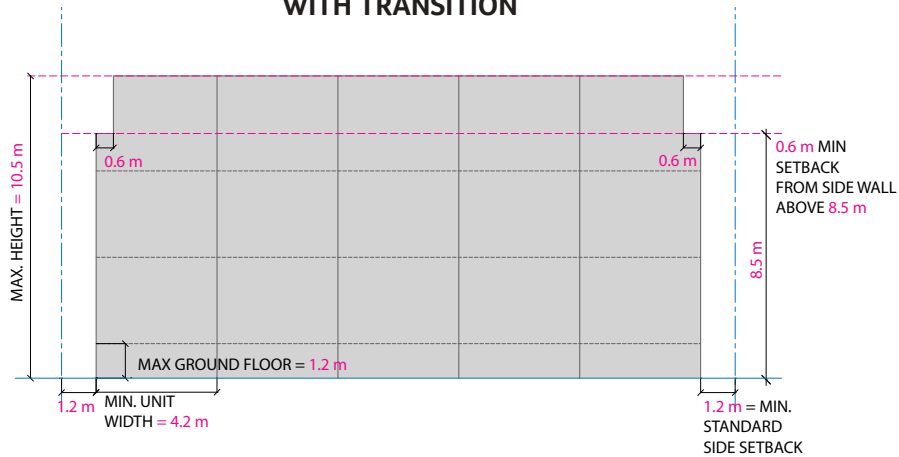


FIGURE 50: FRONT ELEVATION NO TRANSITION

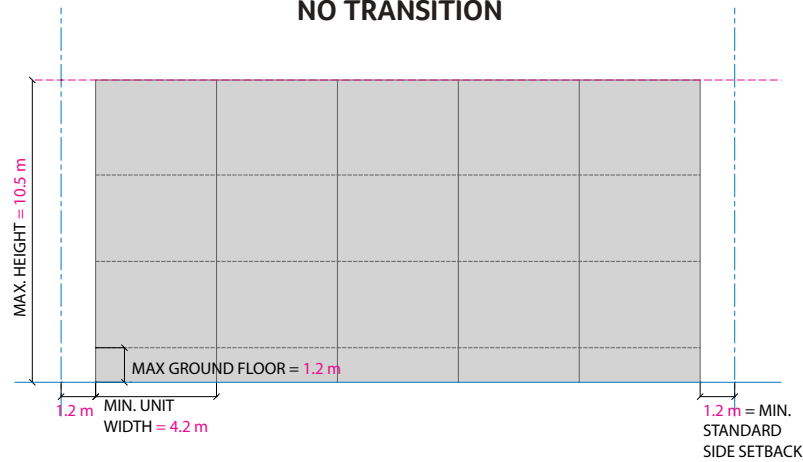


FIGURE 51: SIDE ELEVATION NO FRONT PORCH

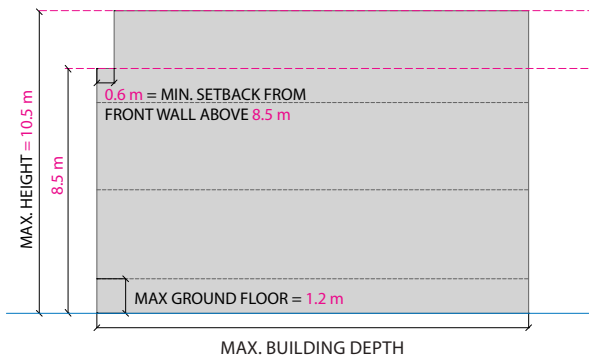
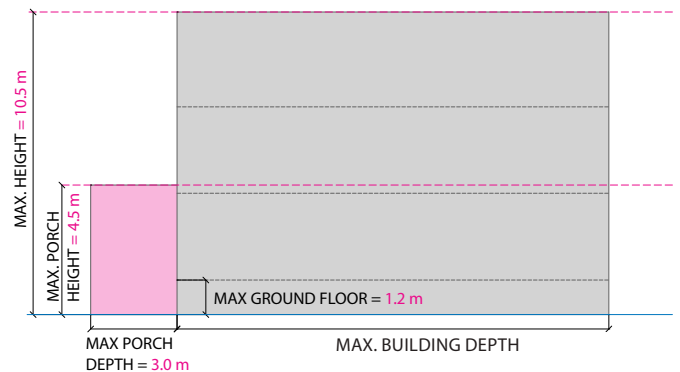


FIGURE 52: SIDE ELEVATION WITH FRONT PORCH



* All diagrams illustrate a permitted envelope with floor-to-floor heights indicated for reference, but they do not prescribe building design, floor-to-floor heights or articulation within that envelope.

Stacked Townhouses

- a.

Where a transition is required, townhouses shall incorporate a 0.6 metre setback above a height of 8.5 metres on the side wall (see Figure 53).
- b.

Where transitions are not required, townhouses are not
- c.

required to incorporate any side setbacks (see Figure 54).
- d.

Where no front porch is provided, the front façade of a flat roof structure more than 11.5 metres above established grade will be setback from the lower storeys by a minimum of 0.6 metres (see Figure 55).

FLAT ROOF STACKED TOWNHOUSE

FIGURE 53: FRONT ELEVATION WITH TRANSITION

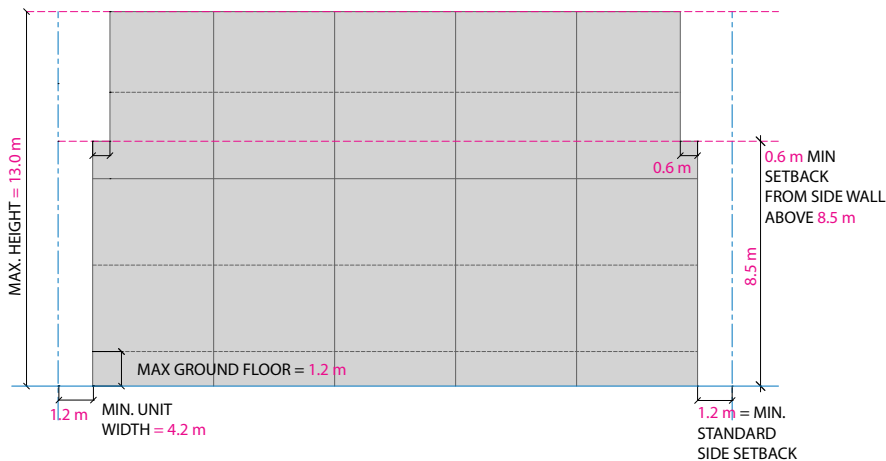
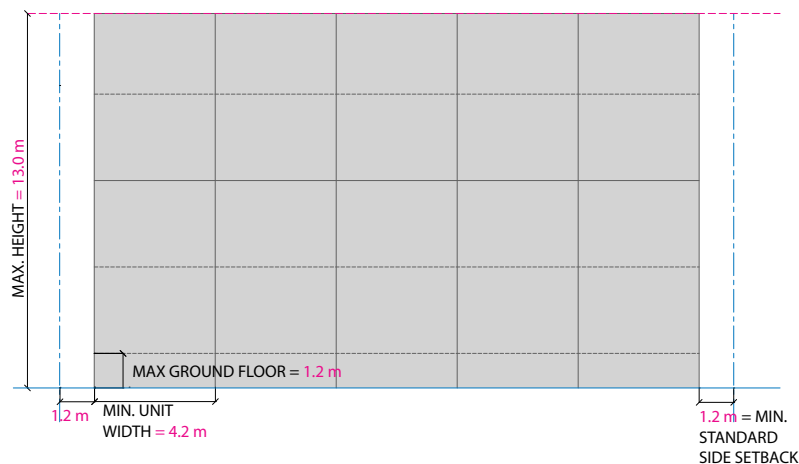
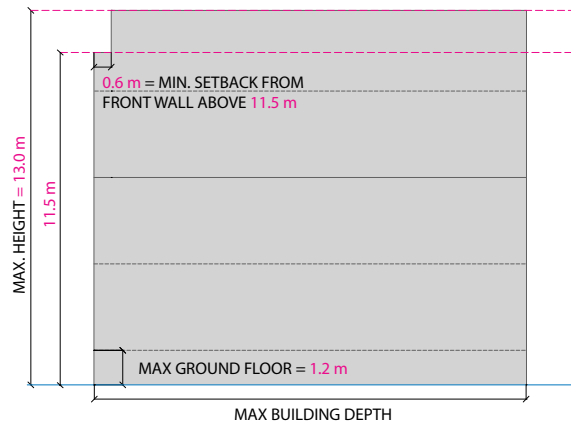


FIGURE 54: FRONT ELEVATION NO TRANSITION

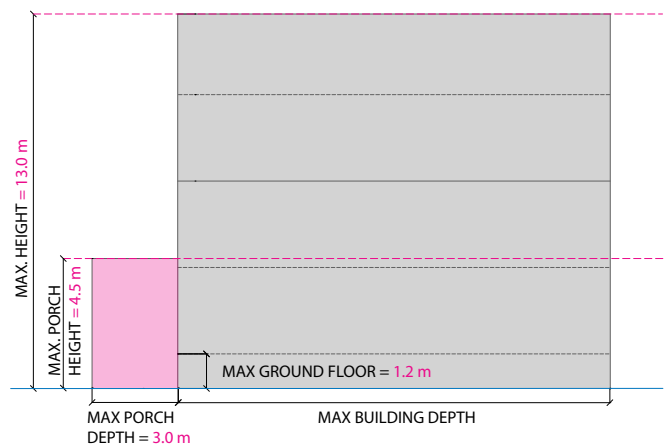


FLAT ROOF STACKED TOWNHOUSE

**FIGURE 55: SIDE ELEVATION
NO FRONT PORCH**



**FIGURE 56: SIDE ELEVATION
WITH FRONT PORCH**



** All diagrams illustrate a permitted envelope with floor-to-floor heights indicated for reference, but they do not prescribe building design, floor-to-floor heights or articulation within that envelope.*

Pitched Roof Structures

Conventional and Back-To-Back Townhouses

- a.

Where a transition is required, any portion of a pitched roof townhouse structure shall contain all portions of the structure within 45 degree angular planes starting at 7.2 metres above established grade
- b.

Where transitions are not required, any portion of a pitched roof townhouse structure shall contain all portions of the structure within 45 degree angular planes starting at 9.3 metres above established grade at the sidewalls, sloping from the
- c.

sidewalls to the middle of the structure (see Figure 58).
- d.

Where no front porch is provided, the front façade shall be contained within a 45 degree angular plane starting at 9.3 metres above established grade (see Figure 59).
- e.

Where a front porch is provided, no front façade setback or angular plane is required (see Figure 60).

PITCHED ROOF CONVENTIONAL AND BACK-TO-BACK TOWNHOUSE

FIGURE 57: FRONT ELEVATION WITH TRANSITION

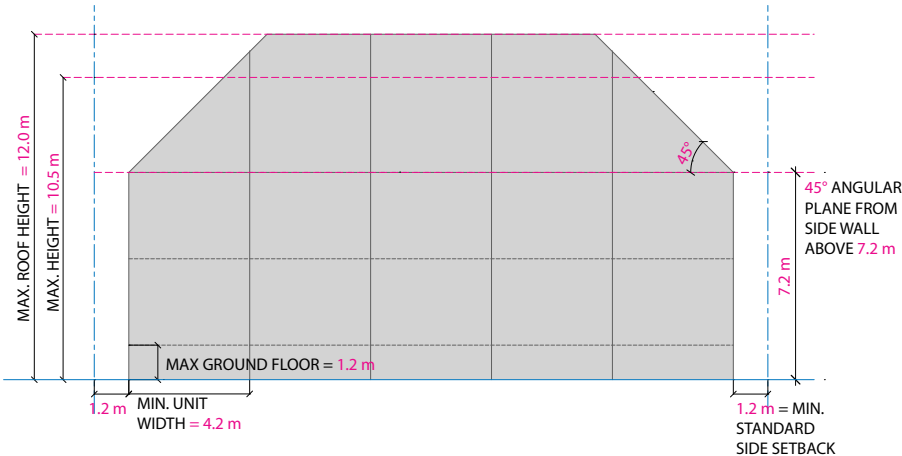
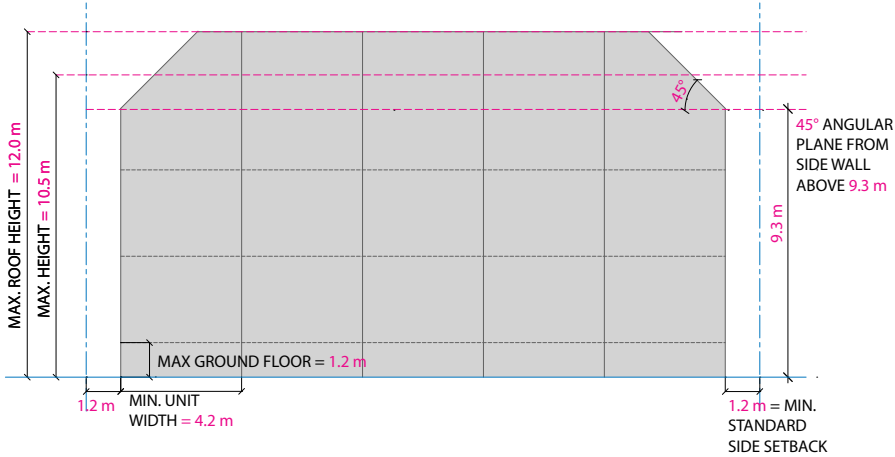
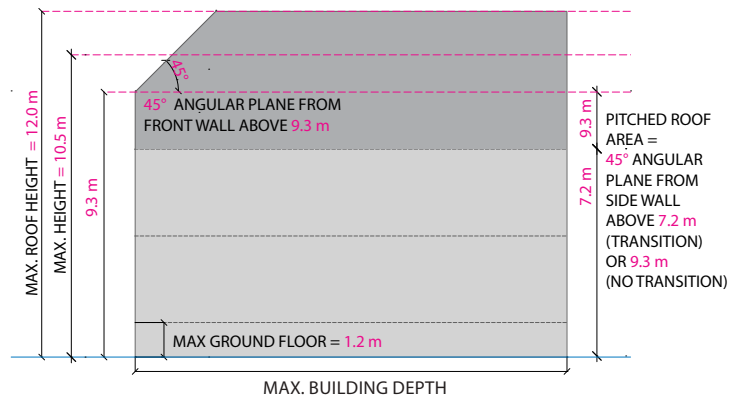


FIGURE 58: FRONT ELEVATION NO TRANSITION

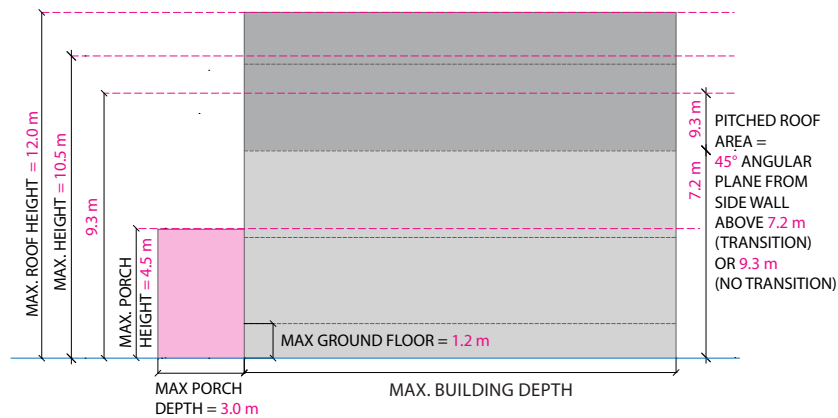


PITCHED ROOF CONVENTIONAL AND BACK-TO-BACK TOWNHOUSE

**FIGURE 59: SIDE ELEVATION
NO FRONT PORCH**



**FIGURE 60: SIDE ELEVATION
WITH FRONT PORCH**



* All diagrams illustrate a permitted envelope with floor-to-floor heights indicated for reference, but they do not prescribe building design, floor-to-floor heights or articulation within that envelope.

Stacked Townhouses

- a. Where a transition is required, any portion of a pitched roof townhouse structure shall contain all portions of the structure within 45 degree angular planes starting at 7.2 metres above established grade at the sidewalls, sloping from the sidewalls to the middle of the structure (see Figure 61).
- b. Where transitions are not required, any portion of a pitched roof townhouse structure shall contain all portions of the structure within 45 degree angular planes starting at 11.8 metres above established grade at the sidewalls, sloping from the sidewalls to the middle of the structure (see Figure 62).
- c. Where no front porch is provided, the front façade shall be contained within a 45 degree angular plane starting at 11.8 metres above established grade (see Figure 63).
- d. Where a front porch is provided, no front façade setback or angular plane is required (see Figure 64).

PITCHED ROOF STACKED TOWNHOUSE

FIGURE 61: FRONT ELEVATION WITH TRANSITION

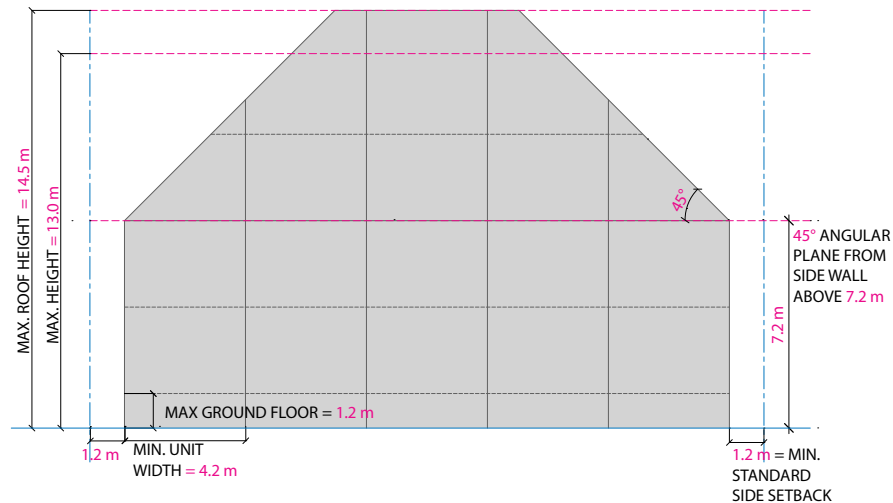
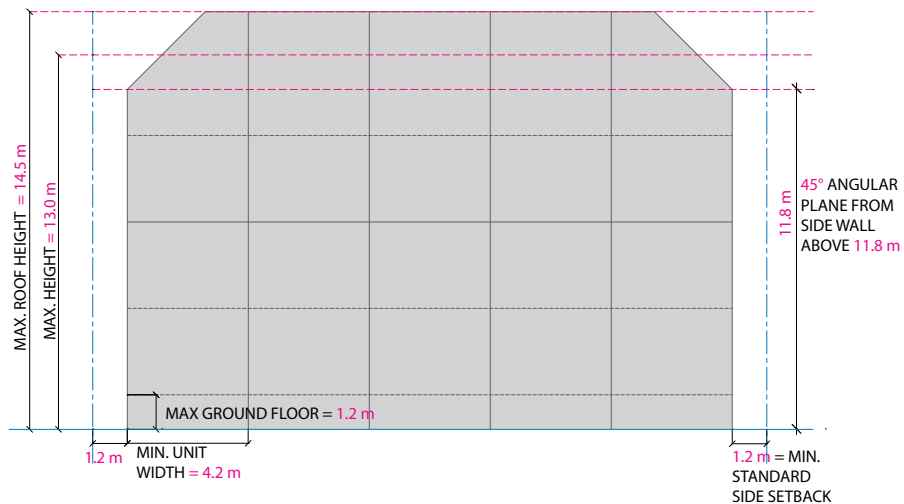
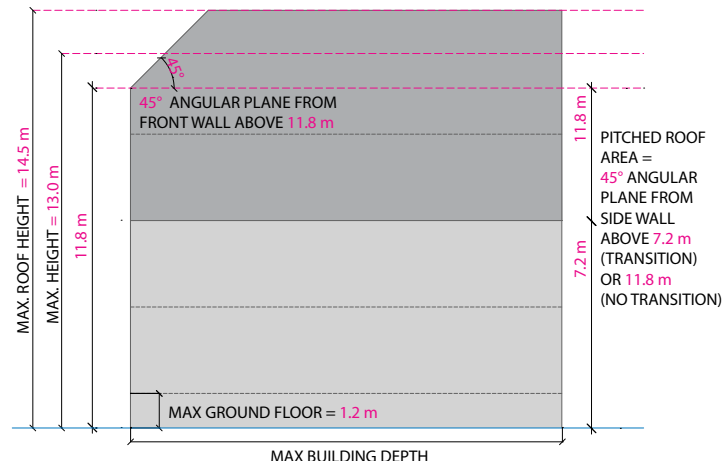


FIGURE 62: FRONT ELEVATION NO TRANSITION

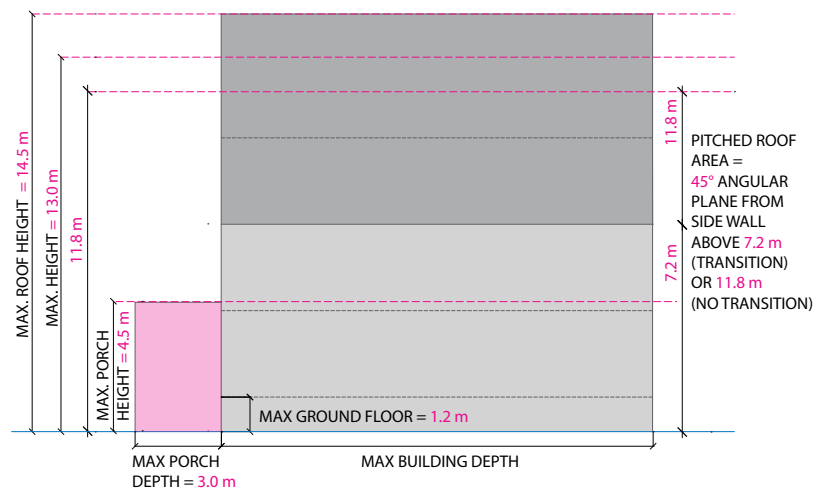


PITCHED ROOF STACKED TOWNHOUSE

**FIGURE 63: SIDE ELEVATION
NO FRONT PORCH**



**FIGURE 64: SIDE ELEVATION
WITH FRONT PORCH**



** All diagrams illustrate a permitted envelope with floor-to-floor heights indicated for reference, but they do not prescribe building design, floor-to-floor heights or articulation within that envelope.*

TABLE 8: SITE DESIGN REQUIREMENTS - TOWNHOUSES

SITE DESIGN REQUIREMENTS		CONVENTIONAL & BACK-TO-BACK TOWNHOUSE		STACKED TOWNHOUSE	
Minimum Amenity Space	Communal	N/A		N/A	
	Private	Conventional: 25 square metres per unit Back-to-Back: 15 square metres per unit		20 square metres per ground-related unit and 15 square metres per upper level unit	
Front Yard Setback	Standard	6.0 metres		6.0 metres	
	With Front Setback Variation	Average between adjacent properties		Average between adjacent properties	
Maximum Front Porch Encroachment		50% of front setback (may not extend into no encroachment zone)		50% of front setback (may not extend into no encroachment zone)	
Minimum Front Yard No Encroachment Zone		50% of front setback, but no less than 3.0 metres		50% of front setback, but no less than 3.0 metres	
Minimum Side Yard Setback	Standard	1.2 metres on all exterior side yards		1.2 metres on all exterior side yards	
	From an Internal Laneway	1.2 metres		1.2 metres	
	Where a Primary Façade faces a side property line	7.5 metres		7.5 metres	
	For Balcony or Terrace	3.0 metres from side property line		3.0 metres from side property line	
Minimum Rear Yard Setback	From a Townhouse Grouping	Conventional: 7.5 metres Back-to-Back: N/A		7.5 metres	
	Accessory Building(s)	Conventional: 1.2 metres (with rear laneway) Back-to-Back: N/A	Conventional: 0.6 metres (no rear laneway) Back-to-Back: N/A	1.2 metres (with rear laneway)	0.6 metres (no rear laneway)
Minimum Accessory Building Separation		4.0 metres		4.0 metres	
Minimum Unit Frontage		4.2 metres / unit		4.2 metres / unit	
Minimum Landscaped Space	Soft Landscaping	15% of property area		15% of property area	
	Permeable Materials	15% of property area		15% of property area	

TABLE 9: BUILDING DESIGN REQUIREMENTS - TOWNHOUSES

BUILDING DESIGN REQUIREMENTS		CONVENTIONAL AND BACK-TO-BACK TOWNHOUSE	STACKED TOWNHOUSE
Maximum Front Porch & Ground Floor Height		1.2 metre finished floor height 4.5 metre porch height	1.2 metre finished floor height 4.5 metre porch height
Maximum Building Height		10.5 metres Pitched Roof: No part of the building may be more than 12.0 metres in height	13.0 metres Pitched Roof: No part of the building may be more than 14.5 metres in height
Maximum Building Depth	Property Depth less than 46.0 metres	Conventional: 17.0 metres per unit Back-to-Back: 12.5 metres per unit	17.0 metres per unit
	Property Depth equal to / greater than 46.0 metres	Conventional: 50% of Property Depth, Minus Front Setback Back-to-Back: 12.5 metres per unit	50% of Property Depth, Minus Front Setback
Side Wall Massing (Exterior Side Wall)	Height Transitions Required	Flat Roof: Above 8.5 metres, side wall must stepback 0.6 metres Pitched Roof: Above 7.2 metres, side wall must fit within 45 degree angular plane	Flat Roof: Above 8.5 metres, side wall must stepback 0.6 metres Pitched Roof: Above 7.2 metres, side wall must fit within 45 degree angular plane
	Height Transitions Not Required	Flat Roof: Side wall maximum height of 10.5 metres Pitched Roof: Above 9.3 metres, side wall must fit within 45 degree angular plane	Flat Roof: Side wall maximum height of 13.0 metres Pitched Roof: Above 11.8 metres, side wall must fit within 45 degree angular plane
Front and Rear Wall Massing	With Front Porch	Flat Roof: Front and rear wall maximum height of 10.5 metres Pitched Roof: Front and rear wall maximum height of 10.5 metres	Flat Roof: Front and rear wall maximum height of 13.0 metres Pitched Roof: Front and rear wall maximum height of 13.0 metres
	No Front Porch	Flat Roof: Above 8.5 metres, front wall must stepback 0.6 metres; No stepback required on rear wall Pitched Roof: Above 9.3 metres, must fit within 45 degree angular plane; No angular plane required on rear wall	Flat Roof: Above 11.5 metres, front wall must stepback 0.6 metres; No stepback required on rear wall Pitched Roof: Above 11.8 metres, must fit within 45 degree angular plane; No angular plane required on rear wall

7.0

LOW-RISE APARTMENT DESIGN GUIDELINES

7.0

LOW-RISE APARTMENT DESIGN GUIDELINES

The following guidelines apply to low-rise apartments, which are organized both horizontally and vertically into separate household or family apartments. They may have heights of up to 4 storeys, and units above the ground floor are typically serviced via a central lobby and interior corridor(s). Low-rise apartments are prevalent on large corner sites and along the edges of Regina's established neighbourhoods.

7.1 Site Design Guidelines

Vehicle Access and Parking

- a. Where rear laneways exist, parking shall be accessed from the laneway.
- b. Where rear laneways do not exist, parking access shall be provided via the adjacent street. On corner conditions, in these circumstances, access shall be provided from the flanking street.
- c. Where there is no existing rear laneway, a shared driveway or rear laneway should be created as part of the low-rise apartment development to provide access to parking. This driveway may provide access to underground parking.
- d. Where two-way traffic and emergency vehicle access is required, the driveway shall have a minimum width of 6.0 metres and a maximum width of 7.5 metres. Where one-way traffic

without emergency vehicle access is required, the driveway shall have a minimum width of 4.5 metres and a maximum width of 5.5 metres.

- e. Where underground parking is provided, the access ramp should be contained within the building envelope.

Landscaping and Amenity Space

- a. A minimum of 15% of the total property area shall be covered with soft landscaping, while an additional 15% shall be covered with permeable materials.
- b. The required area covered by permeable materials may not be counted as communal amenity space.
- c. Low-rise apartment developments are not required to provide private amenity space.

- d. The greater of 50 square metres or a minimum of 5% of the total lot area shall be allocated as a communal amenity space.
- e. Soft landscaped open space may constitute part of the communal amenity space; however, communal amenity spaces shall not be located in any required minimum side or front setback area.
- f. Each communal amenity space shall be at least 50 square metres in size, with no dimension less than 6.0 metres.
- g. Low-rise apartments are encouraged to incorporate accessible communal outdoor amenity space on the roof.
- h. A Landscape Plan is required for all low-rise apartment development applications.



A minimum 15% of the total property area shall be covered with soft landscaping.

Front Yard Setbacks

- a. Low-rise apartments shall maintain a front yard setback of 6.0 metres, unless the front setbacks vary on the adjacent properties. In these circumstances, Apartments shall average adjacent front yard setbacks. Where one of the adjacent properties is vacant, the front setback of that property is assumed to be 6.0 metres.
- b. Front entrances and decks at the ground level are permitted to encroach into the front yard setback area a maximum of 3.0 metres, provided they do not extend into the front yard no encroachment zone.
- c. A front yard no encroachment zone of a minimum of 50% of the front setback depth, but not less than 3.0 metres, shall be maintained.

Side Yard Setbacks

- a. Minimum side yard setbacks shall be equal to the greater of: 1/4 of the height of the wall abutting the side property line; or 3.0 metres.

Rear Yard Setbacks

- a. Low-rise apartments shall maintain a minimum rear yard setback of 7.5 metres.
- b. Where permitted, accessory buildings shall maintain a minimum rear yard setback of 1.2 metres where rear laneways exist and 0.6 metres where rear laneways do not exist.

Separation

- a. Low-rise apartments shall maintain a minimum 4.0 metre

separation distance from detached accessory buildings.

- b. A minimum 1.2 metre separation distance shall be maintained between the edge of the internal laneway or surface parking areas and the building. This area should be landscaped to the greatest extent possible.

Entrance Location

- a. Ground floor units are encouraged to have individual entrances that face adjacent streets, parks and open spaces, while upper level units should be accessed via a consolidated residential lobby and interior corridors.
- b. Mid-block condition: Shared primary entrance(s) shall address the primary frontage.



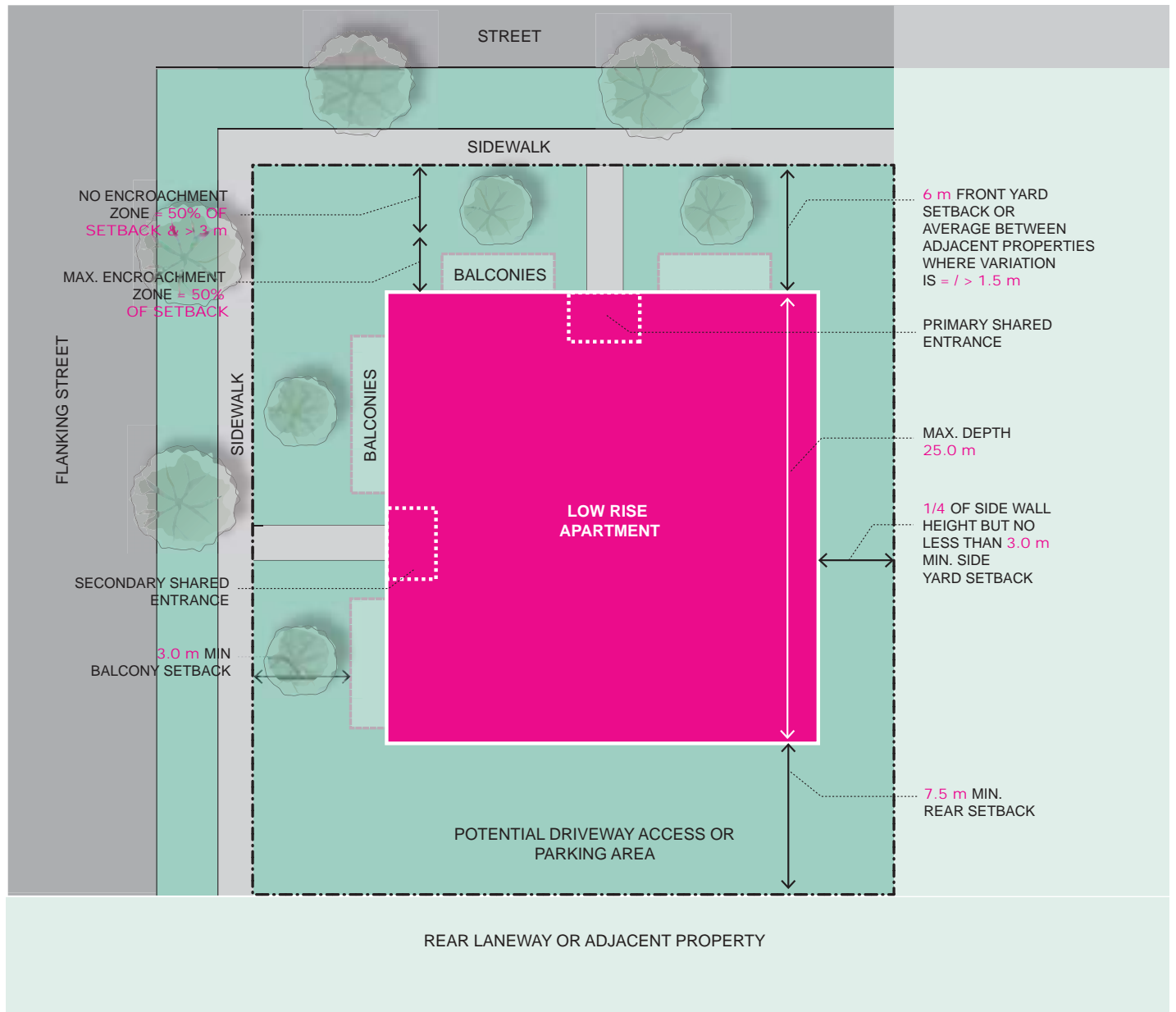
Access to parking, garbage collection, utilities and other servicing functions should be screened from view from adjacent streets.

- c. Corner condition: A minimum of 1 entrance shall address the primary street frontage and the flanking street frontage.

Utilities and Servicing

- a. Access to parking, garbage collection, utilities and other service functions should be provided underground, to the rear or internal to the building and should be screened from view from adjacent streets, parks or open spaces.
- b. Common elements, including bicycle parking, parking garage ramps and access stairways, mailboxes, garbage chutes, storage areas, etc, shall be integrated within the building envelope.
- c. Where servicing and utility elements cannot be integrated into the building envelope, they should be screened with high quality materials and located to the rear of the building or internal to the site.
- d. To the greatest extent possible, minimize development footprints by utilizing shared access, storage, parking and garbage locations.

FIGURE 65: LOW-RISE APARTMENT





Low-rise apartment buildings shall maintain a maximum building height of 13.0 metres above established grade.

7.2 Building Design Guidelines

Building Height

- a. Low-rise apartments shall maintain a maximum building height of 13.0 metres above established grade.
- b. Where 13.0 metres is used as the median height of a pitched roof or pitched roof elements, no portion of the building shall exceed a maximum height of 14.5 metres above established grade, with the exception of permitted roof projections.

Building Depth

- a. Low-rise apartments shall maintain a maximum building depth of 25.0 metres to ensure adequate sunlight access into individual units.

- b. Apartments may only reflect maximum building depth standards where applicable minimum setback and separation distance standards have been achieved.

Transitions

- a. Where a low-rise apartment is located adjacent to a single detached dwelling, duplex, semi-detached dwelling, triplex or fourplex, a transition is required.
- b. Where a low-rise apartment is located adjacent to a townhouse, low-rise apartment or non-residential building type, a transition is not required.
- c. Where a minimum side yard setback of 7.5 metres is incorporated, regardless of the adjacent building type, a transition is not required.

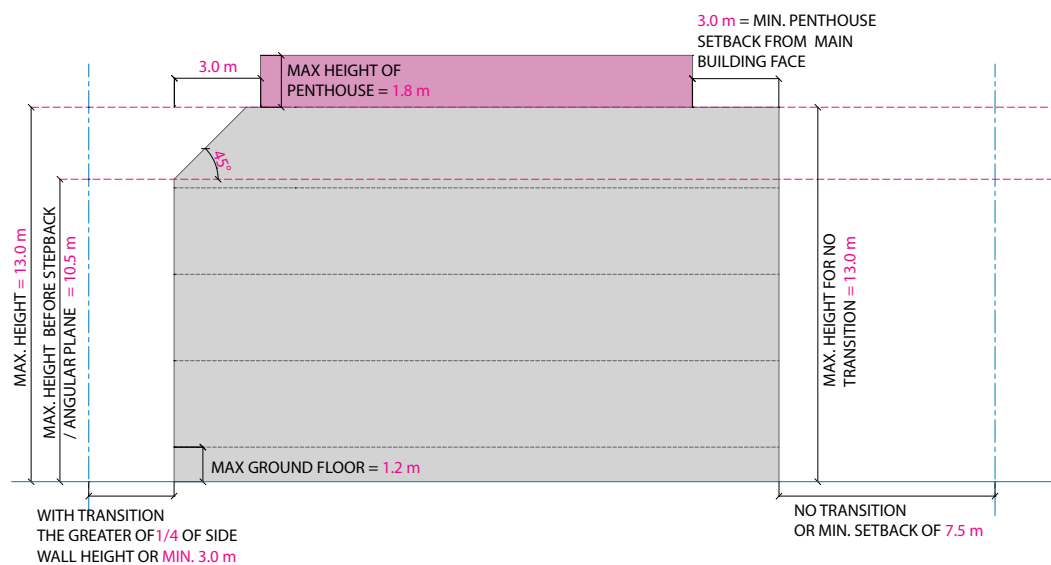
Massing

- a. Where a transition is required, low-rise apartments shall contain all massing within a 45 degree angular plane, measured from a height of 10.5 metres above established grade on the front, rear or side façade, up to a maximum building height of 13.0 metres (see Figure 66).
- b. Where a transition is not required, low-rise apartments may incorporate front, rear and side wall heights up to a maximum of 13.0 metres (see Figure 66).



Where a transition is not required, low-rise apartments may incorporate front, rear and side wall heights up to a maximum of 13.0 metres.

**FIGURE 66: LOW-RISE APARTMENT
FRONT ELEVATION**



* All diagrams illustrate a permitted envelope with floor-to-floor heights indicated for reference, but they do not prescribe building design, floor-to-floor heights or articulation within that envelope.



Terraces and balconies are permitted on the front of a building as long as they do not encroach into the front yard no encroachment zone.

Terraces and Balconies

- a. Terraces and balconies should be adequately screened to avoid overlook onto flanking properties.
- b. Terraces or balconies are permitted on the front of a building as long as they do not encroach into the front yard no encroachment zone.
- c. Terraces and balconies on the roof or side of a building shall be setback at least 3.0 metres from the side property line.
- d. Terraces and balconies should be inset wherever possible to avoid overlook into adjacent properties.

Façade and Roof Design

- a. The rooftop mechanical penthouse shall be stepped back a minimum of 3.0 metres from adjacent exterior walls, and shall project a maximum of 1.8 metres in height beyond the maximum building height.
- b. The rooftop mechanical penthouse should be seamlessly integrated into the design of the low-rise apartment and wrapped in complementary high quality materials.

TABLE 10: SITE DESIGN REQUIREMENTS - LOW-RISE APARTMENTS

SITE DESIGN REQUIREMENTS		LOW-RISE APARTMENT	
Minimum Amenity Space	Communal	5% of lot area or 50 square metres, whichever is greater	
	Private	N/A	
Front Yard Setback	Standard	6.0 metres	
	With Front Setback Variation	Average between adjacent properties	
Maximum Front Porch Encroachment		50% of front setback (may not extend into no encroachment zone)	
Minimum Front Yard No Encroachment Zone		50% of front setback, but no less than 3.0 metres	
Minimum Side Yard Setback	Standard	The greater of 1/4 of the side wall height or 3.0 metres	
	From an Internal Laneway	1.2 metres	
	For Balcony or Terrace	3.0 metres from side property line	
Minimum Rear Yard Setback	Low-Rise Apartment	7.5 metres	
	Accessory Building(s)	1.2 metres (with rear laneway)	0.6 metres (no rear laneway)
Minimum Accessory Building Separation		4.0 metres	
Minimum Landscaped Space	Soft Landscaping	15% of property area	
	Permeable Materials	15% of property area	

TABLE 11: BUILDING DESIGN REQUIREMENTS - LOW-RISE APARTMENTS

BUILDING DESIGN REQUIREMENTS		LOW-RISE APARTMENT
Maximum Building Height		13.0 metres
Maximum Mechanical Penthouse Projection		1.8 metres
Minimum Mechanical Penthouse Stepback (All Sides)		3.0 metres
Front, Rear and Side Wall Massing	Height Transitions Required	Above 10.5 metres, all portions of the building must fit within 45 degree angular plane
	Height Transitions Not Required	Maximum height of 13.0 metres
Maximum Building Depth		25.0 metres

APPENDICES

APPENDIX A

BACKGROUND & CONTEXT

1 Policy Context

The Infill Housing Guidelines have been developed to meet the objectives of key policy documents, which are already in place, to guide new development throughout Regina's established neighbourhoods.

Design Regina: The Official Community Plan

The Official Community Plan (OCP) directs that 30% of the city's future growth should be in the form of infill within established neighbourhoods. This is intended to ensure long-term sustainable growth while enhancing the city's urban form. Good Infill Housing should result in neighbourhood renewal and revitalization, while being appropriate and compatible with existing neighbourhoods.

Other key OCP policies, which direct the development of the Infill Housing Guidelines, include:

- Enhancing the City's urban form through intensification and redevelopment of existing areas (Section C, Goal 3);
- Direct future higher density intensification in the City Centre (Section C, Goal 3, 2.7);
- Require intensification in built or approved neighbourhoods to be compatible with the existing built form and servicing capacity (Section C, Goal 3, 2.8); and
- Prepare guidelines for

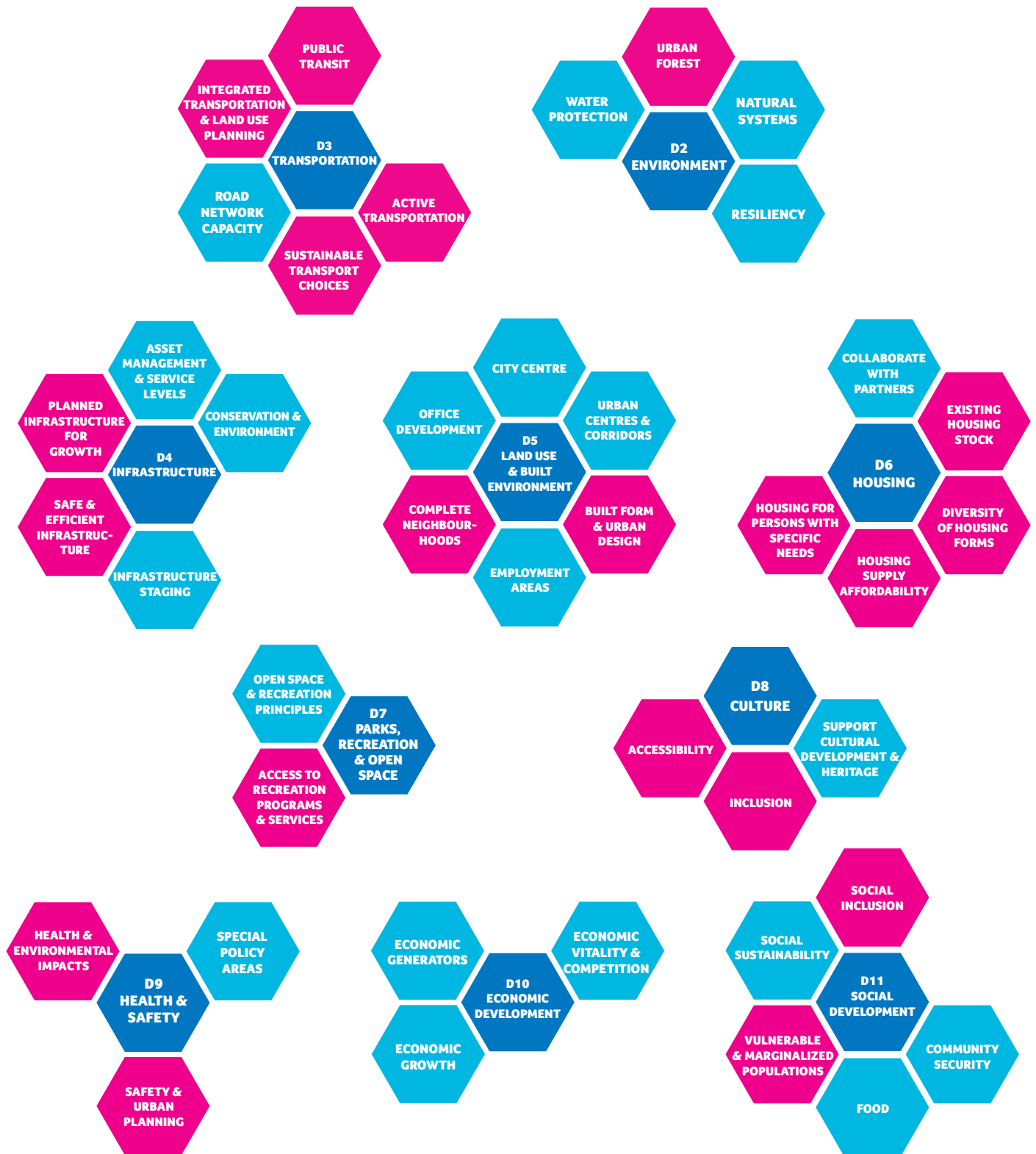
determining compatible urban design, appropriate built forms, densities and design controls (Section C, Goal 3, 2.10.6).

Zoning By-Law No. 9250

While land use documents like neighbourhood plans and the design standards manual play a role, the Zoning By-Law is the key regulatory document which identifies permissions for infill developments, including permitted uses, height, setbacks, density, parking requirements, etc. The Zoning By-law also identifies locations in which different forms of housing are permitted.

Relevant provisions of the Zoning By-Law and other land use documents will be updated over time to reflect the Infill Housing Guidelines.

FIGURE 1: CITY OF REGINA POLICY CONTEXT



Infill Developments will help to achieve many of the objectives of the OCP. Objectives that will be impacted by Infill Development are highlighted in magenta.

2 Development Patterns in Regina

Regina's established neighbourhoods contain a wide range of building types and forms. Infill Housing Guidelines will inform future policy changes that will ensure that new buildings complement their neighbours, regardless of type.

Single Detached Dwellings

Single detached dwellings are the dominant residential building types in Regina's neighbourhoods. They are typically either one storey bungalows or two to two and a half storey dwellings. They may contain an internal Accessory Dwelling Unit.

Bungalows tend to be sited on larger lots, with an integrated garage at the front of the house or a stand-alone garage that is accessed from a rear laneway.

Two storey dwellings are typically located on narrower lots, with a separate rear garage or parking accessed from a rear laneway. In newer parts of the City, they may incorporate front driveway access. Older dwellings often contain one-storey front porches, a unique and special characteristic of Regina's established neighbourhoods.

Neighbourhoods that contain

single detached dwellings are often characterized by streetscapes that include sidewalks on both sides of the street, generous front setbacks, mature landscaping and healthy street trees that provide a canopy for shade and privacy.

Semi Detached and Duplex Dwellings

Semi-Detached Dwellings and Duplex Dwellings may share one property or occupy two properties, and they typically consist of side-by-side units sharing a party wall. In Regina, some there are also some front-back duplexes sharing one property. The two units are often mirrored or are designed to be complementary but distinct.

They are typically mixed in, and fit well, with single detached homes, as they share similar building height, massing, articulation, streetscape, landscape and access characteristics.

(Right) Photographs of a range of building types in Regina



Triplexes, Fourplexes and Townhouses

There are currently few purpose-built triplexes and fourplexes in Regina, though some larger single detached dwellings may be internally divided into units. Purpose-built triplexes and fourplexes tend to appear similar to larger semi-detached dwellings.

Townhouses are also not prevalent in Regina's established neighbourhoods, however examples of Townhouses ranging from 2 to 4 storeys in height can be found throughout the City.

These building types offer an important opportunity to increase density and provide more affordable units in established neighbourhoods. They can also fit well into established neighbourhoods when they have a similar height to single and semi-detached dwellings, and when each individual unit is articulated

to resemble these predominant forms. In addition, Townhouses offer benefits for families, as each unit typically has a direct entrance to the outdoors and a dedicated amenity space.

Parking is typically accessed from a flanking street or rear laneway and streetscapes appear similar to other low-rise residential forms.

Low-Rise Apartments

Low-Rise Apartments in Regina are typically 3 or 4 storeys in height. They are generally located on Collector or Arterial Streets or on corner sites at the edges of low-rise neighbourhoods. Some streets consist exclusively of low-rise apartment forms.

Low-rise apartments are typically accessed through one shared entrance at-grade, with ground level

decks and balconies at the upper levels.

Where they are located within neighbourhoods, generous setbacks allow for consistency with low-rise neighbours, as well as mature tree growth and landscaping, however, in some conditions, buildings are sometimes built closer to the street in keeping with existing context.

Parking is generally accessed from a rear lane, and located at the side or rear of the building.

(Right) Photographs of a range of building types in Regina



3 Public and Stakeholder Consultation

As part of this study, a comprehensive engagement process has been undertaken to garner feedback from the public. This feedback has assisted in the development and refinement of the Infill Housing Guidelines.

Public Meeting # 1

The first Public Meeting and Workshop was held at the Knox Metropolitan United Church on June 8th, 2015. Over 80 members of the public attended.

The objective of this first meeting was to provide:

- A review of Design Regina;
- An overview of the purpose of the OCP and Regina's Growth Plan;
- An introduction to infill and intensification; and
- Discussion about priorities for infill and intensification generally.

Public Meeting # 2

The second public meeting was held on October 6, 2015 at Knox Metropolitan United Church. Over 25 members of the public attended.

This second meeting focused on:

- An overview of the Context Sensitive Infill Housing Design Guidelines;
- A review of feedback received at the first meeting;

- A review of case studies and best practices from other municipalities; and
- A discussion of key site and building design considerations related to Infill Housing.

Feedback received at both meetings is summarized below.

General Feedback

- Manage and maintain service levels for existing and new residences (eg. snow removal, garbage collection, etc);
- Balance the need for strong regulations with personal choice;
- Consultation with neighbouring property owners is encouraged throughout the design and approvals processes;
- Create guidelines that are simple to use / easy to understand; and
- Ensure guidelines are properly enforced.

Site Design Considerations

- Ensure the design of new dwellings respects existing neighbouring properties;
- Guidelines should regulate height, massing & scale, access to sunlight, privacy for

neighbours and back yard green space;

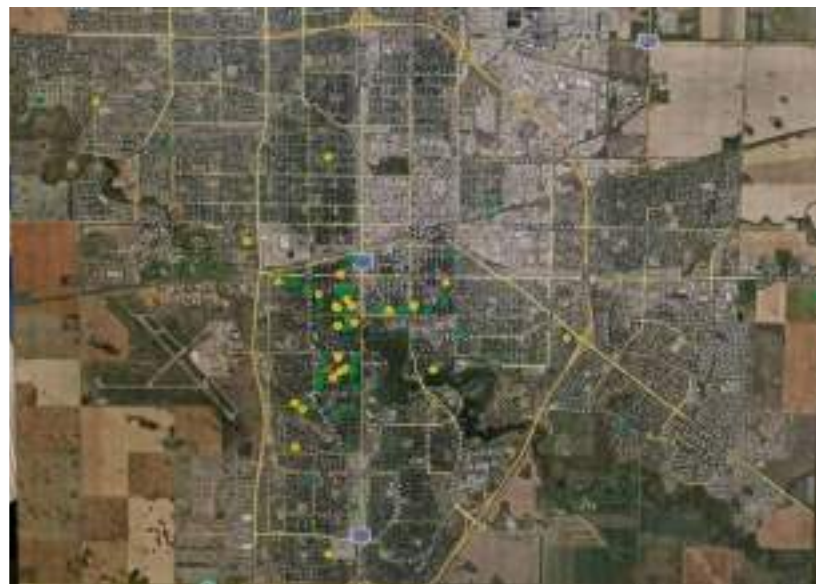
- Building setbacks, location and lot coverage should reflect the established neighbourhood character;
- Parking should be accessed via adjacent rear laneways (if present) or shared driveway (if no laneway);
- Explore a range of parking solutions (garage, outdoor pad) and whether relaxed requirements are possible to encourage alternative modes of transportation;
- Ensure adequate capacity and service level of existing infrastructure (storm water, sewage and water);
- Consider landscaping and permeable paving solutions to assist with managing run-off and to promote on-site storm water management;
- Ensure that there is adequate outdoor amenity space (rear yards, balconies or terraces) and appropriate separation between dwellings and accessory buildings and structures;
- Emphasize high quality landscaping; and
- Promote servicing (garbage, etc.) access from rear laneways.

Building Design Considerations

- Orient dwelling units toward adjacent streets (mid-block), flanking streets (on corner sites), and front yards rather than neighbouring properties;
- Prioritize sunlight access, privacy for neighbours, and surveillance on the adjacent street through building orientation, placement



Consultant Presentation (Public Meeting #2)



Map showing where workshop participants live

and amount of windows and balconies, etc.;

- Ensure appropriate massing and height compared with existing adjacent properties, and consider need for height transitions where appropriate;
- Massing should respond to site characteristics and the established neighbourhood context;
- Material character and finishes should be high quality; and
- Encourage sustainability integrated into building design,

including creative solutions like off-grid options, rain water collection, permeable paving, solar power etc.

External Working Group

An External Working Group was established made up of members of Neighbourhood Associations, developers and builders, real estate professionals, advocacy groups and interested residents. This committee met several times to provide input on the developing Guidelines and implementation process.

Stakeholder Meetings

Throughout the study process, members of the project team also met with City staff from various departments, home builders, designers and developers, and other subject matter experts to obtain important background information, as well as feedback and input to help guide the study process.



Group-Based Workshop Exercises (Public Meeting #1)



Group-Based Discussions (Public Meeting #1)

APPENDIX B

GLOSSARY OF TERMS

1. Additional Dwelling Units

An additional dwelling unit is a second, separate unit on a property. It is a self-contained living space, with its own kitchen, bathroom and living area. Currently, the City of Regina permits one additional dwelling unit per Primary Dwelling, but it must be built within the Primary Dwelling – as a basement, main floor or upper floor suite.

2. Amenity Space

This refers to usable outdoor space on the property, including a backyard, a terrace, a patio or a front porch.

3. Balcony

A habitable outdoor space on the upper storey of a dwelling unit, projecting beyond the exterior building wall.

4. Building Footprint

The outline of the total area of the property that is surrounded by the exterior walls of a building or portion of a building.

5. Build-To Line

The line at which construction of a building façade is to occur on a lot, without additional setback. A

build-to line runs parallel to, and is measured from, the relevant property line.

6. Context-Sensitive or Compatible Development

For the purpose of these studies, the terms “Context-Sensitive” and “Compatible Development” refer to development which considers the character and design of other buildings on the street or neighbourhood.

Within the context of these studies, these terms refer to building forms that are mutually tolerant and can exist together without negatively impacting each other. It does not necessarily mean that new buildings must be ‘the same as’ existing buildings, but that they should share some key characteristics.

Such characteristics may include, but are not limited to, building height, ground floor height, massing, depth, proportions, setbacks, etc.

7. Deck

An open outdoor platform extending from, and adjoining, a dwelling unit.

8. Density and Intensification

Density can have several different meanings. In this study it means:

- Unit density (number of units per hectare)
- Population density (number of people per hectare)

Intensification occurs when there is an increase in density. In this study, intensification refers to the increase in the number of residential units or population density in a given area. Unit or population intensification is critical to ensuring that the City manages growth in a way that reduces sprawl, uses resources more efficiently, and provides access to amenities, jobs and services for more people. This may occur by:

- Building a residential dwelling on a vacant lot
- Adding an additional dwelling unit in an existing or new residential dwelling
- Lot division which results in one house being replaced by two
- Replacement of single family homes with townhouses

Design Regina: The Official Community Plan defines intensification as, “Construction of new buildings or addition to existing buildings on serviced land within existing built areas through practices of building conversion, infill or redevelopment.”

9. Floor Area Ratio

The ratio of a building's gross floor area to the size of the property upon which it is built.

10. Form

Form is the shape or configuration of a building. Two buildings of the same size or massing may have very different forms, making them look very different.

11. Gross Floor Area

The total floor area inside the building envelope, including the external walls, and excluding the roof and garage.

12. Infill Development

For the purpose of these studies, Infill Development refers to the addition of new residential dwellings in existing established neighbourhoods. Infill Development can include 1) development of a new residential dwelling on vacant land, 2) additions and structural alterations to existing dwellings, or 3) the redevelopment of existing dwellings.

13. Interior and Exterior Side Yard

Interior side yards are located where a side yard abuts another property.

Corner lots have a frontage along the main street, as well as a flanking street. The side yard along the flanking street is referred to as the exterior side yard.

14. Interior Living Space

Habitable indoor space, enclosed by exterior building walls, within a dwelling unit.

15. Laneway and Garden Suites

Laneway and Garden Suites are additional dwelling units which are detached from the Primary

Dwelling, and located near the rear of the property. Laneway Suites are accessed from an adjacent laneway at the rear of the property whereas Garden Suites are access from an adjacent public street and sidewalk at the front of the property.

16. Massing

Massing refers to the physical bulk or size of a building. The massing may be organized in many different ways, depending on the form.

17. Patio

A paved outdoor area adjoining a dwelling unit.

18. Porch

A covered platform extending from, or adjoining, a dwelling unit, with or without a foundation or basement. It shall be covered by a roof or other structural elements and have direct access to the ground. It shall include a minimum of 40 percent glazing on the front façade.

19. Primary Dwelling

The Primary Dwelling is the main residential unit on a site.

20. Residential Intensification

Residential intensification refers to the introduction of additional residential units beyond that which currently exists on a given property. Residential Intensification may occur either through 1) development of a previously vacant lot, 2) internal retrofits and renovations to existing dwellings to accommodate additional dwelling units, 3) integral or separate / detached additions to existing dwellings to accommodate additional dwelling units, or 4) redevelopment of an existing single family dwelling to accommodate multiple units, either through the combination of

primary and additional dwelling units on a single lot or multiple suites on smaller sub-divided lots.

21. Scale

Scale refers to the relative size of a building as perceived by a viewer. It refers to the relationship between the elements of the building (like doors, floor heights, etc.) or the relationship between a building and its neighbours.

22. Setback

A setback is the required distance between a property line and the building (or two buildings), usually a maximum and/or minimum. Guidelines can identify front, rear and side setbacks, or the setback between the Primary Residence and the garage or additional dwelling unit.

23. Screening

Screening refers to a feature that obscures direct sightlines. Screening may include vegetation like shrubs or trees that will obscure sightlines at all times of the year, lattice, fencing, walls, translucent glass or a combination of similar features. Railings do not constitute screening.

24. Site Coverage

Site coverage is the portion of a lot that is covered by any building or structure. There is usually a maximum percentage permitted.

25. Terrace

A habitable outdoor space on the upper storey of a dwelling unit, resulting through the stepping back of the exterior building wall above the ground floor.

