

Urban Design Guidelines



DRAFT March 2017

Back to Back and Stacked Townhouses

Table of Contents

- 1 Introduction 1**
 - 1.1 Purpose 1
 - 1.2 Urban Design Objectives 1
 - 1.3 Building Types 2

- 2 Checklist of Principles 3**
 - 2.1 Zoning By-law 3
 - 2.2 Building Height 3
 - 2.3 Building Setbacks 3
 - 2.4 Separation between Buildings 4
 - 2.5 Block Length 4
 - 2.6 Natural Features 4
 - 2.7 Grading and Retaining Walls 4
 - 2.8 Below Grade Units 5
 - 2.9 Building Elevations 5
 - 2.10 Exposed Parking Structures 6
 - 2.11 Landscaped Soft Areas 6
 - 2.12 Common Outdoor Amenity Area 7
 - 2.13 Private Outdoor Space 7
 - 2.14 Pedestrian Connectivity 8
 - 2.15 Waste Collection and Storage 8
 - 2.16 Surface Parking 9
 - 2.17 Utilities and Services 9
 - 2.18 Property Management and Maintenance 9

- 3 Design Standard Diagrams 10**
 - 3.1 RM9 Stacked Townhouses Design Standards 10
 - 3.2 RM10 Back to Back Townhouses on Condominium Road Design Standards 11
 - 3.3 RM11 Back to Back Townhouses on CEC-Road Design Standards 12

Introduction

The City of Mississauga is at the end of its greenfield development phase. New growth is being accommodated through infill and development on vacant and underutilized sites. Development patterns are becoming more compact, using land and resources more efficiently, while maximizing existing infrastructure and community facilities, and promoting alternative modes of transportation. Traditional forms of housing are becoming less common, as land values rise and market demands shift. Back to Back Townhouses (BBT) and Stacked Townhouses (ST) are becoming increasingly popular throughout the GTA for several reasons:

- Achieve increased densities in a low-rise form of housing
- A sensitive way to transition between low-density and high-density built forms
- Contribute to a diversity of housing choices to meet different needs and preferences
- Less expensive construction methods and reduced maintenance fees allow for a more affordable form of housing
- Viewed as being grade related, with a front door directly to the outside

1.1 Purpose

The purpose of these guidelines is to ensure that new developments that include BBTs and STs are designed to be compatible with and sensitive to the established context and to minimize undue impacts on adjacent properties. The guidelines are intended to establish a design expectation for landowners, the development industry and the public, to ensure high quality of development and to meet the City of Mississauga's minimum development standards. These guidelines shall be read in conjunction with Mississauga Official Plan, the City Zoning By-law, other City guidelines and standards, and other relevant documents.

1.2 Urban Design Objectives

The following objectives provide the framework for the design guidelines:

- Ensure compatibility with the existing and planned context
- Design to meet the needs of people of all ages, abilities and incomes
- Balance functional design and aesthetics with long-term sustainability
- Protect and enhance natural features
- Connect streets and provide pedestrian linkages
- Provide high quality private and common amenity areas

1.3 Building Types

BBTs and STs are typically

- 3 to 4 storeys tall
- comprised of units that are stacked vertically and/or horizontally with access from grade
- front onto a public street, condominium road, pedestrian mews or open space
- include surface and/or underground parking

These are illustrated in Figure 1.1 and 1.2

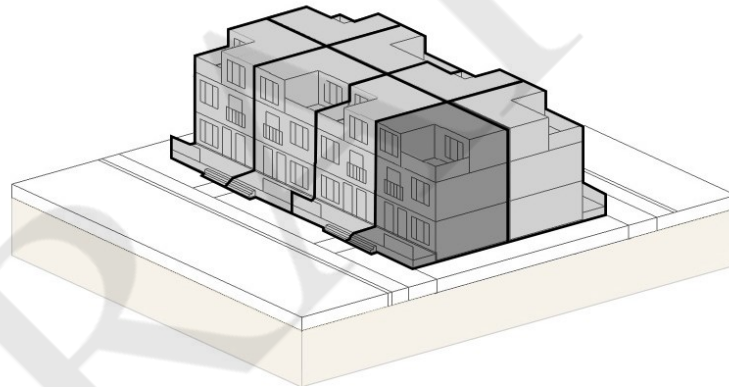


Figure 1.1: Example of Back to Back Townhouse

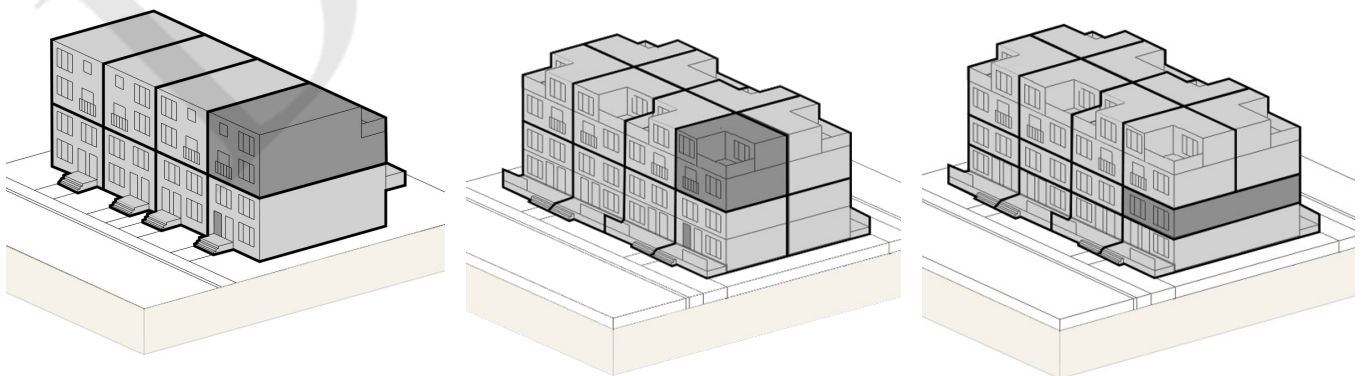


Figure 1.2: Examples of Stacked Townhouse

Checklist of Principles

The following principles are to be considered when designing a development that includes BBTs and/or STs. These principles are intended to ensure that new developments are compatible with and respect the existing and/or planned context through appropriate setbacks, tree preservation and landscape buffers. Consideration shall be given to site design, building massing, orientation, height and grading relative to the street to ensure new developments are compatible with and sensitive to the context.

This checklist is to be used as a guide for developers, design professionals and property owners to ensure they have considered key issues associated with this residential built form.

Check each principle when complete

2.1 Zoning By-law

- Refer to the Zoning By-law regulations that apply to the proposed built form

2.2 Building Height

- New developments will be required to demonstrate an appropriate transition in building heights

- Buildings heights shall be contained within a 45° angular plane, measured from the property line (See Figure 2.1)
- Maximum building heights of 3 storeys for BBTs and 4 storeys for STs

2.3 Building Setbacks

- When existing adjacent front yard setbacks vary, new buildings should align with the average setback between the two adjacent properties or the minimum zoning requirement, whichever is greater

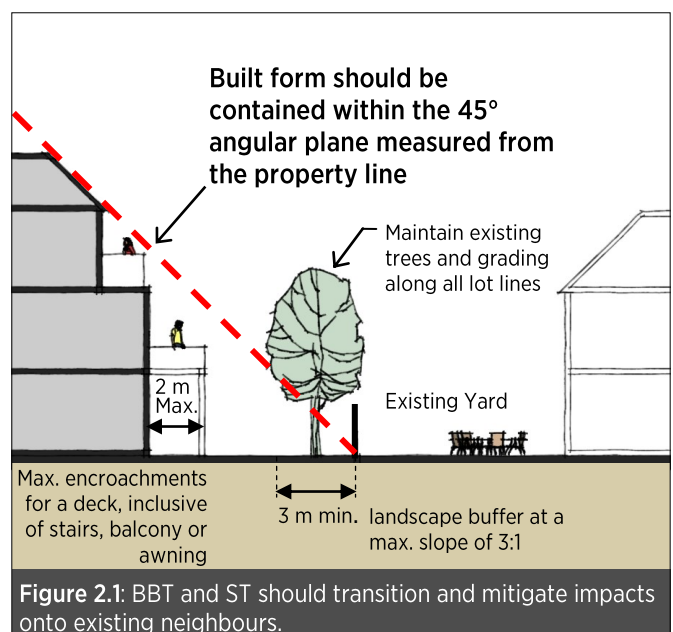


Figure 2.1: BBT and ST should transition and mitigate impacts onto existing neighbours.

2.4 Separation between Buildings

- Separation distance between buildings should be the minimum setbacks as outlined in the Zoning By-law
- In the case of a front wall to front wall condition, the separation distance should be the greater of the 45° angular plane or the minimum setbacks as outlined in the Zoning By-law

2.5 Block Length

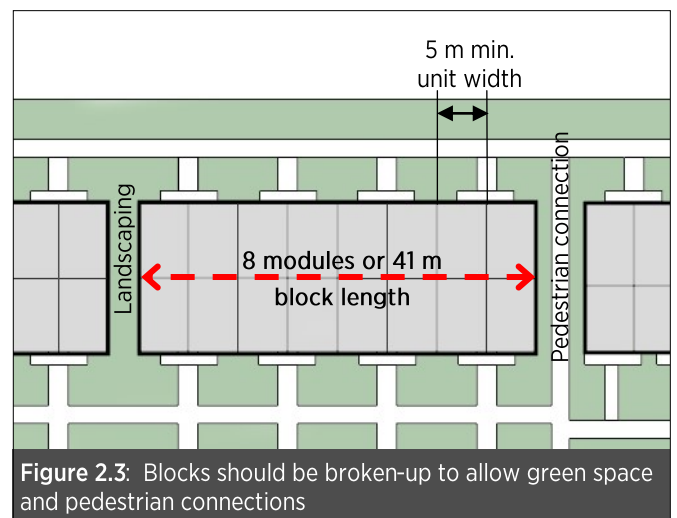
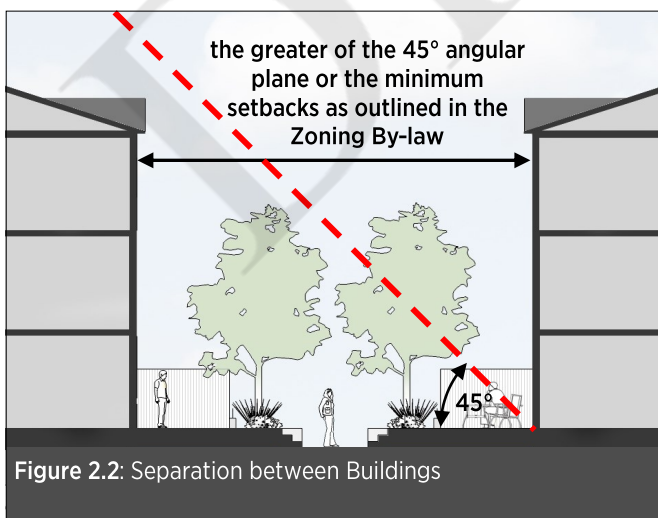
- Excessively long blocks should be avoided
- The maximum length of a block should not exceed the greater of 41 m or 8 linear modules to promote pedestrian connections, allow for landscaping and provide a break in the massing (See Figure 2.2).

2.6 Natural Features

- New developments should preserve and enhance natural heritage features; including, trees, woodlands, valleys and wetlands
- Appropriate setbacks and buffers should be provided to existing and proposed natural features to ensure their health and continued growth

2.7 Grading and Retaining Walls

- Manipulation of site grades should be avoided
- Match existing grades and provide a minimum 3 m wide landscape buffer around the property
- The landscape buffer should be unencumbered by below grade parking structures, easements, retaining walls, utilities, severe grade changes and hard surface areas



- The use of retaining walls should be avoided. Where retaining walls are required, their height should be limited to a maximum of 0.6 m to eliminate the need for railings and reduced long-term maintenance costs (See Figure 2.4)

2.8 Below Grade Units

- Below grade units should be avoided
- Manipulation of site grades requiring retaining walls to accommodate below grade units is discouraged
- If a below grade unit is proposed it must be a through-unit, having windows on both the front and rear of the building. Below grade units are not permitted in back to back unit configurations (See Figure 2.5)

- Below grade units require a minimum of 6 m² of private outdoor space located at grade with unobstructed views and access to daylight
- Balconies and porches should not obstruct daylight into a below grade unit
- Below grade units will not be permitted in the basement of stacked townhouses as defined in the Zoning By-law

2.9 Building Elevations

- Incorporate sloped roofs and half-storeys with dormer windows on upper levels to reduce perceived heights, scale and massing
- Stepback roof top mechanical rooms 3 m from the exterior edges of the building to reduce their visual impact

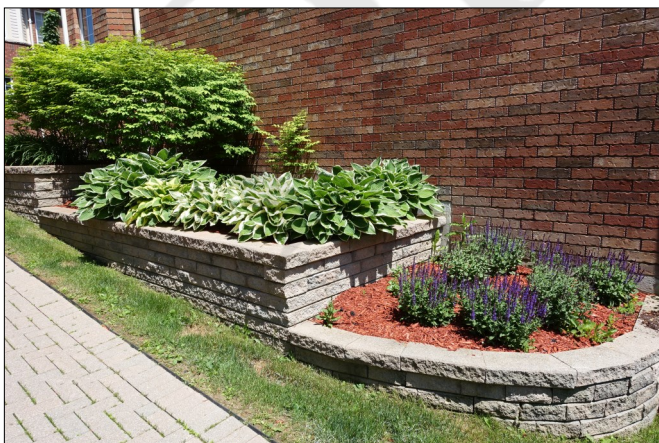


Figure 2.4: Landscape retaining walls should not be higher than 0.6 m

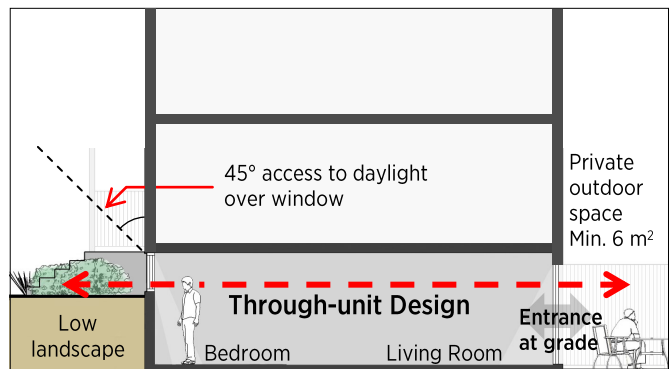


Figure 2.5: Below Grade Units

- Ensure new developments have a variety of façade articulation, building materials and colours for visual interest
- Blank facades on the visible end unit elevation are unacceptable. Visible end units should have entrances, windows and architectural interest to animate the elevation
- Buildings should be designed with high quality and durable materials to avoid long term maintenance costs. Stone and brick is preferred. Stucco and wood are discouraged

2.10 Exposed Parking Structures

- Exposed parking structures should be avoided. Where portions of the underground parking structure are exposed, they should match the building materials (See Figure 2.5)
- Consolidate the entrances to underground parking structures within the same development to minimize the number of overhead doors
- Maintain the minimum soil volume over the parking structure to support the growth of the vegetation. Minimum soil volume varies based on the type of vegetation

2.11 Landscaped Soft Areas

- Landscaped soft areas are required adjacent to paved areas and around the perimeter of the

site. To provide relief between buildings landscaped soft areas should be distributed throughout the development

- Landscaped soft areas should be provided between entrances to individual units and sidewalks, walkways, public streets and condominium roads
- Pair individual landscaped soft areas to increase soil volume for tree growth particularly where there is a driveway (See Figure 2.6)
- Limit the number of stairs to a unit entrance to 3 to 5 risers to maximize landscaped soft area, mitigate safety issue in the winter and reduce maintenance costs
- All stairs should be poured-in-place concrete. Precast stairs are not permitted

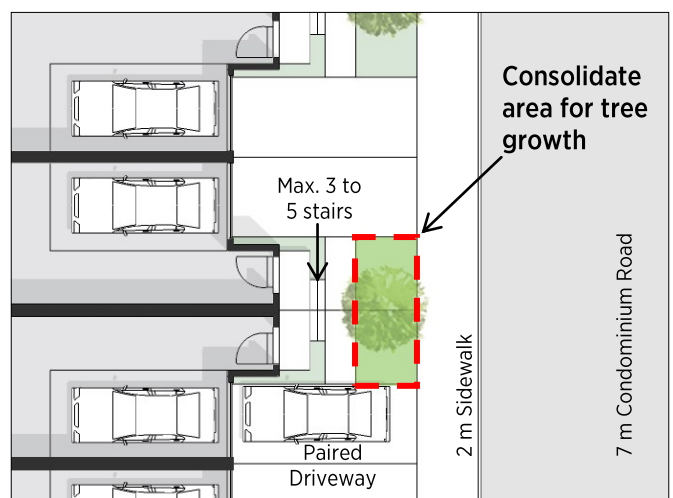


Figure 2.6: Combine landscaped soft areas for tree growth

2.12 Common Outdoor Amenity Area

- A common outdoor amenity area is required for all new multi-unit residential developments
- The total space required is the greater of 5.6 m² per dwelling unit or 10% of the site area
- Common outdoor amenity areas should be centrally located, highly visible and accessible by all residents
- A minimum of 50% of the required common outdoor amenity area shall be provided in one contiguous area (See Figure 2.7)
- A mews will not be considered a common outdoor amenity area
- Refer to the Outdoor Amenity Area Design Reference Note for additional detail.

http://www7.mississauga.ca/documents/pb/main/2015/Amenity_Space_Reference.pdf



Figure 2.7: Common Outdoor Amenity Areas should be centrally located, accessible and highly visible.

2.13 Private Outdoor Space

- Each unit requires a private outdoor space with a minimum contiguous area of 6 m²
- The private outdoor space may be located at grade, on a balcony, deck, porch or on a roof top
- Balconies may project a maximum of 2 m beyond any building façade and should be designed with solid or opaque materials or tinted glass. Recessed or partially recessed balconies are preferred (See Figure 2.8)
- Mechanical equipment, including air conditioning units and the storage of personal items are discouraged in private outdoor spaces

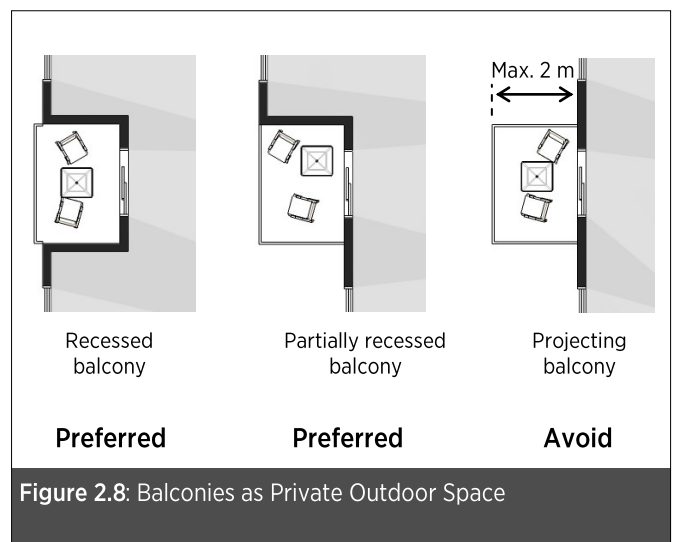


Figure 2.8: Balconies as Private Outdoor Space

2.14 Pedestrian Connectivity

- Provide a walkway after every second block to allow connectivity (See Figure 2.9)
- Sidewalks will be located on both sides of a public street or a condominium road and have a minimum width of 2 m
- Walkways located in all other areas of the site should have a minimum width of 1.8 m
- There should be at least one barrier-free path of travel throughout the site

2.15 Waste Collection and Storage

- Waste collection and storage areas should be considered in the early stages of site design to ensure appropriate placement and functionality

- Waste collection and storage areas should be located internal to the site and should not be visible from a public street or impact residential units or adjacent properties (See Figure 2.10)
- Waste collection pads should be well screened and appropriately setback from existing uses and proposed dwelling units to minimize undesirable noise, odour and visual impacts
- Waste collection and storage areas should not encumber parking stalls or access to other elements of the development (e.g. fire route, entry to the underground parking garage, mailboxes, etc.)

- Refer to the Region of Peel's Waste Collection Design Standards Manual for more information
<https://www.peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf>

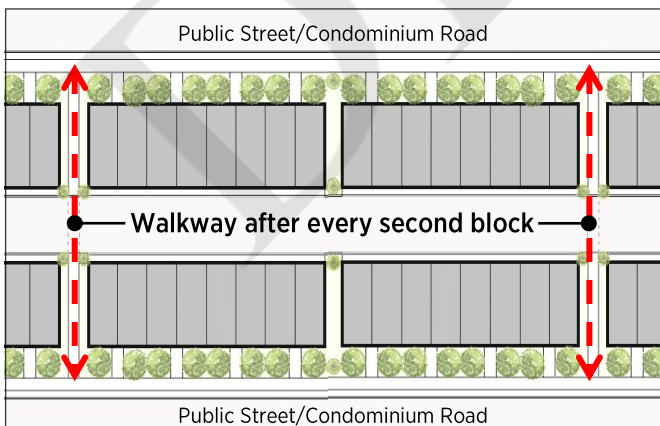


Figure 2.9: Pedestrian connections should be located after every second block



Figure 2.10: Waste collection and storage areas should be constructed of durable materials.

2.16 Surface Parking

- Surface parking should be centrally located within the site and accessed by a sidewalk or walkway
- Parking lots should be setback a minimum of 3 m from a lot line and not located between the front face of a building and the street
- A minimum 3 m setback should be provided between the side wall of a building and a parking space

- Locate above and below grade utilities, easements, etc. to ensure sufficient unencumbered space is provided for public and private trees, and landscaped soft areas
- Community mailboxes should be centrally located and accessed by a sidewalk or walkway (See Figure 2.11)
- Conceal or recess hydro and gas meters into the building's exterior walls (See Figure 2.12)

2.17 Utilities and Services

- The location of above and below grade utilities and services should be considered in the early stages of site design to ensure they meet utility requirements and that any visual impacts from the public street are mitigated

2.18 Property Management and Maintenance

- Long term maintenance and property management should be considered early in the development process to avoid costly maintenance issues
- Use durable and high quality building and site materials



Figure 2.11: Community mailboxes covered and in a central location



Figure 2.12: Place Hydro and Gas Meters and other utilities in concealed or recessed locations.

3.1 RM9 Stacked Townhouses Design Standards

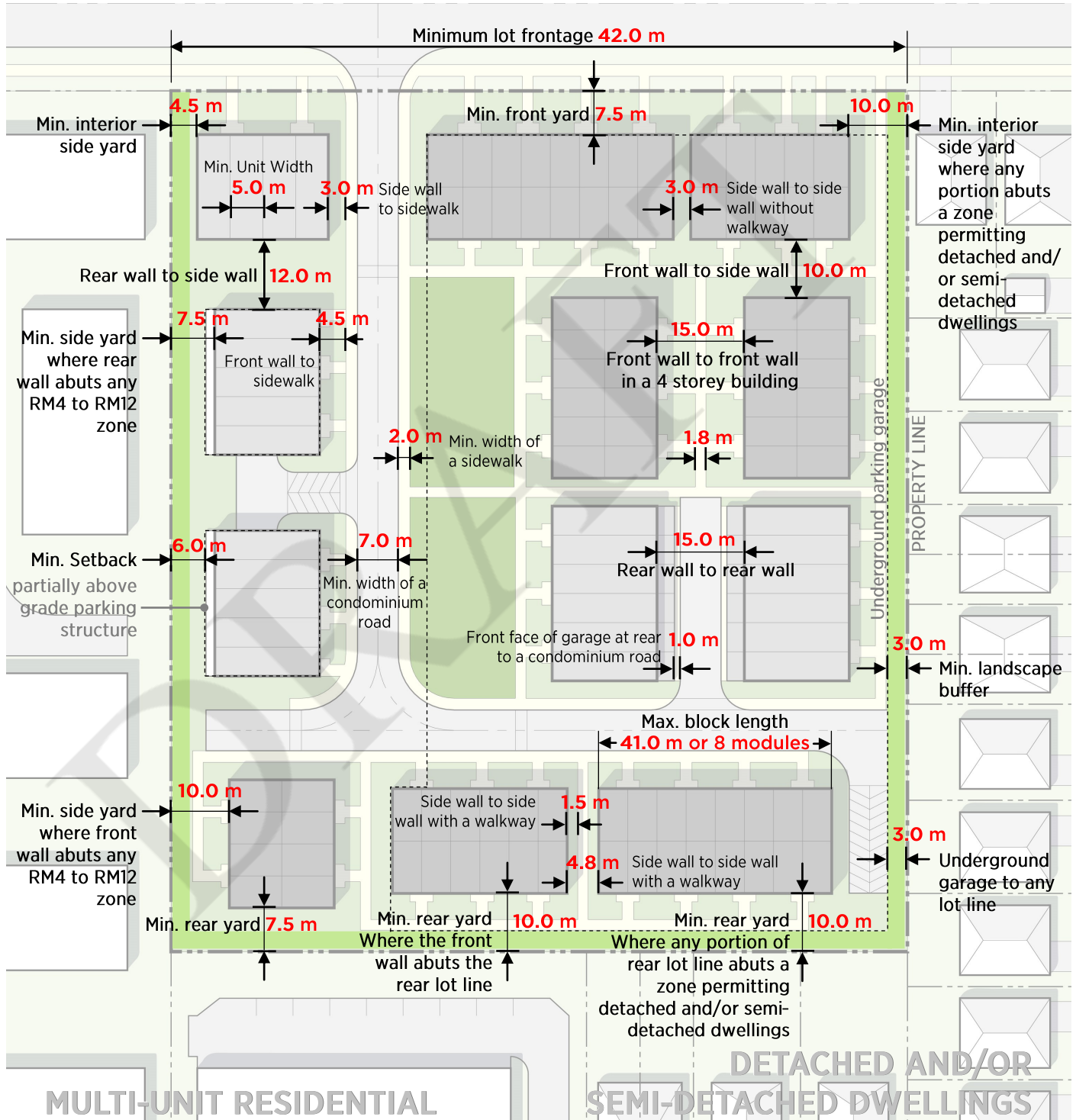


Figure 2.13: Standard Dimensions for Stacked Townhouses (RM9). For Additional Standards refer to the Zoning By-Law.

3.2 RM10 Back to Back Townhouses on Condominium Road Design Standards

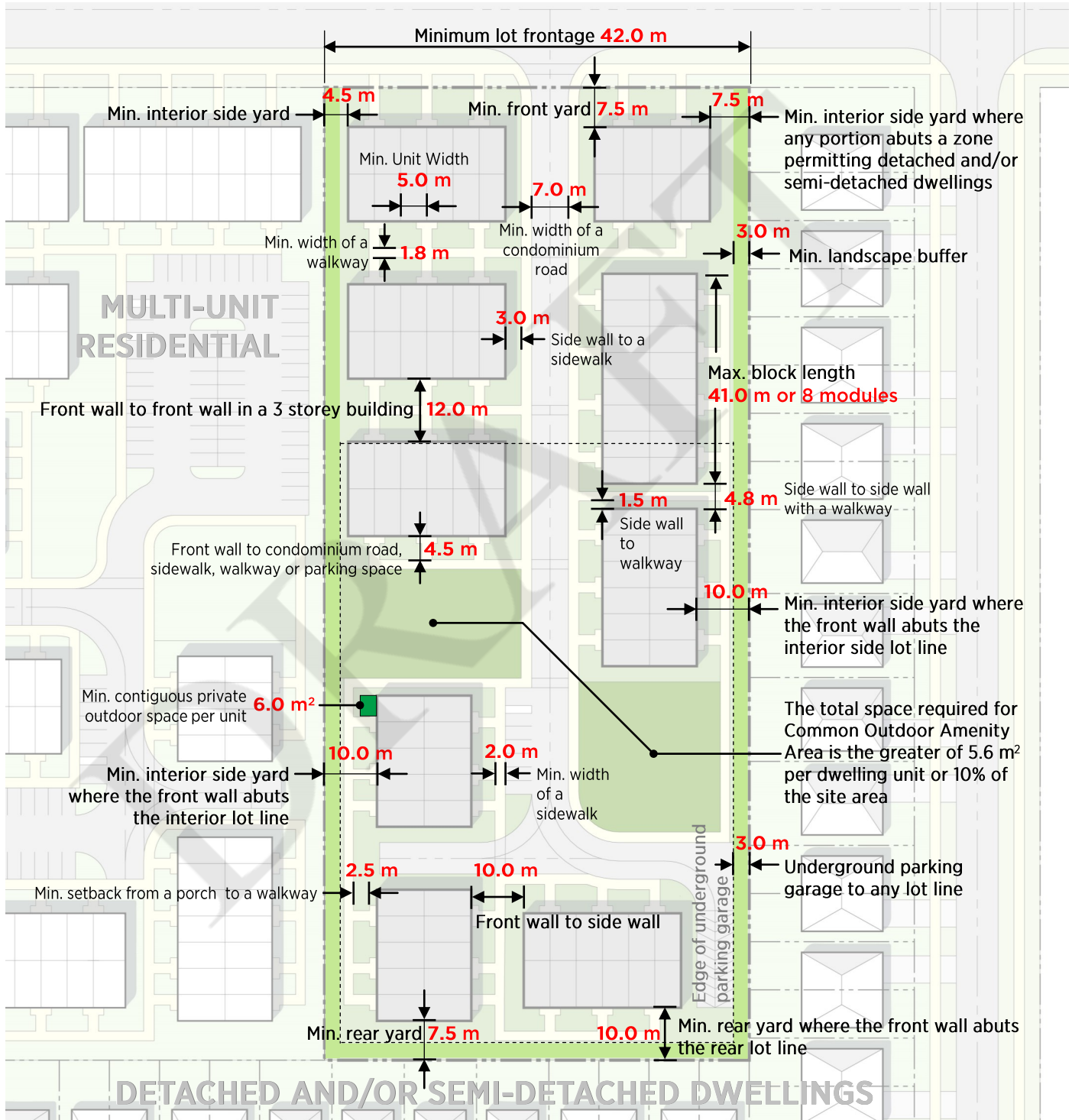


Figure 2.14: Standard Dimensions for Back to Back Townhouses (RM10). For Additional Standards refer to the Zoning By-Law.

3.3 RM11 Back to Back Townhouses on a CEC-Road Design Standards

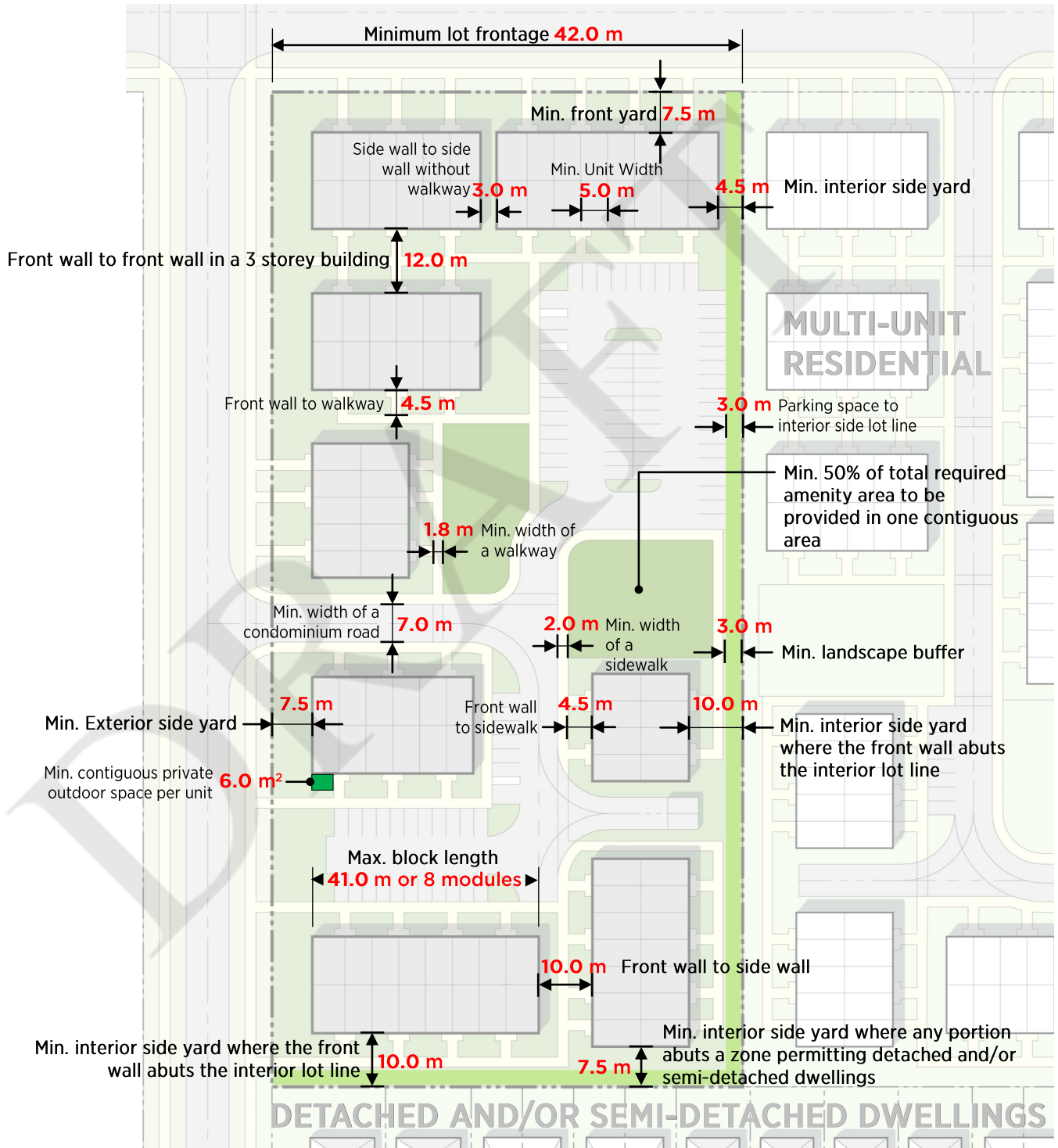


Figure 2.14: Standard Dimensions for Back to Back Townhouses (RM11). For Additional Standards refer to the Zoning By-Law.

DRAFT

City of Mississauga

Planning and Building Department, Development and Design Division
300 City Centre Drive, 6th Floor, Mississauga, ON L5B 3C1- Tel: 905-896-5511 Fax: 905-896-5553
www.mississauga.ca

