

3.7 RESIDENTIAL MID-BLOCKS

OVERVIEW

GENERAL

Midblock connections are public pedestrian routes on privately owned parcels that provide a safe, activated, and pleasant connection to cut through large streetscape blocks. They should be located in accordance with the *Plaza & Pedestrian Map* and are within the Downtown Residential Land Use Area (Official Community Plan – Bylaw 2500,2017). Residential Midblock locations can align with property lines resulting in a 3 m setback on each property or can be within one property or development to achieve the total (6 m/19.68 ft). Midblocks should be secured during Development Permit or Rezoning process with a public right of way secured by latest Servicing Agreement.

USE

The primary use of the commercial Midblock design is focused on pedestrian movement with one primary pedestrian and accessible pathway (minimum 2 m) and space for landscaping.

LANDSCAPING

Planting in Residential Midblocks should consider the narrow and shaded context, with mid-blocks typically located east-west. Midblock Trees should be columnar and shade tolerant planted rhythmically along the pathway, clumping of trees can be explored where space allows. Planting beds, grass, planters, and raingardens can be used to include a variety of landscaping options in residential mid-blocks. See Street Tree and Planting Guidelines for more details.

Photo: Nicole Gurney



RESIDENTIAL MID-BLOCKS

OVERVIEW

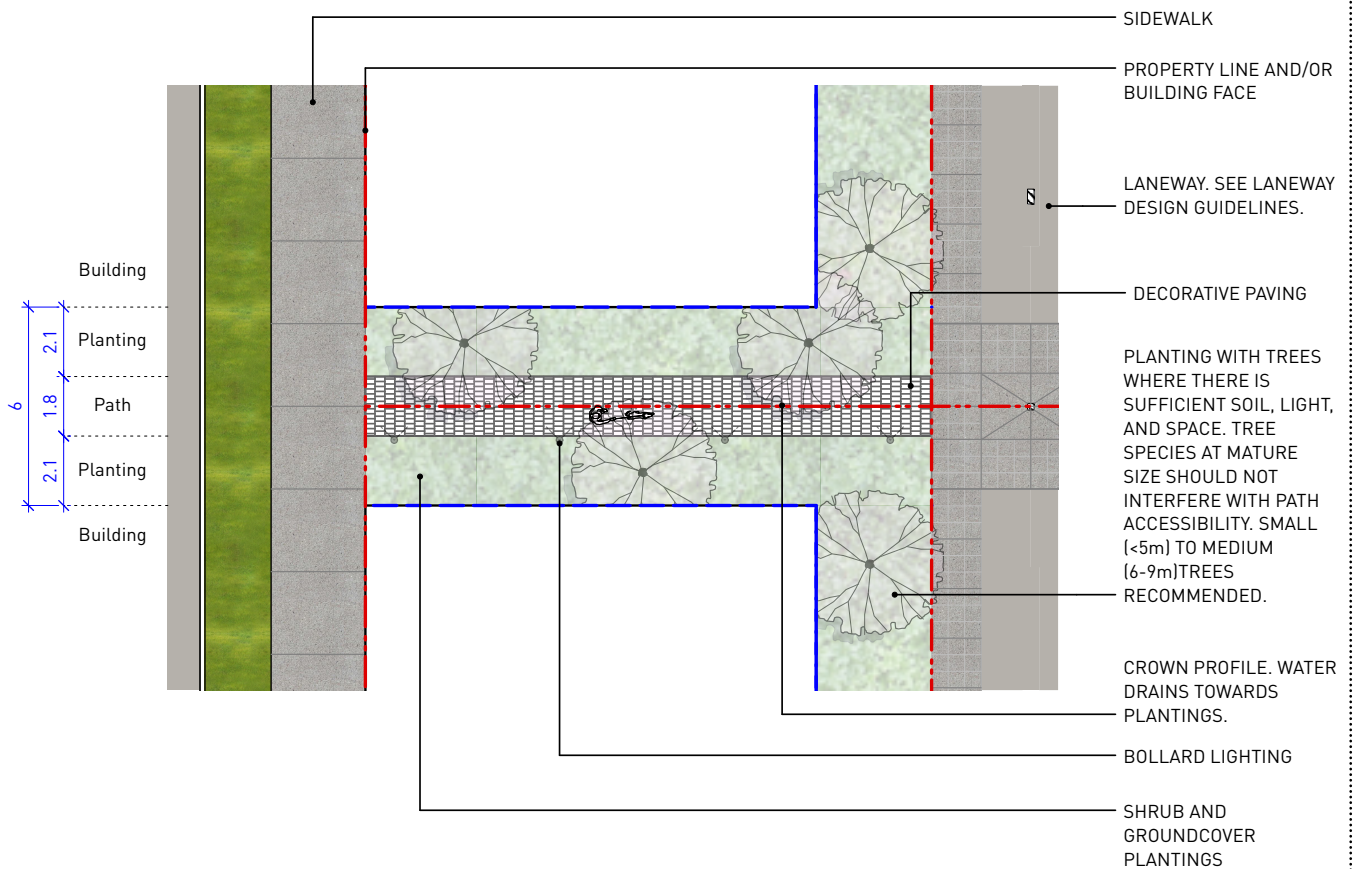
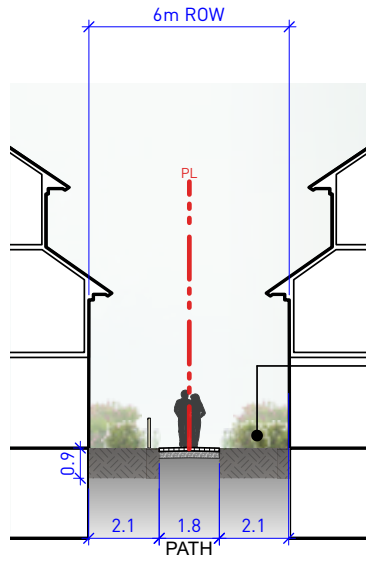


FIG. 1 SUBURBAN CONDITION MIBLOCK - OVERVIEW
Scale: 1:200



RESIDENTIAL MID-BLOCKS

GROWING MEDIUM SECTION



NOTE:
BUILDING CANOPY FORM AND HEIGHT SUBJECT TO
SITE-SPECIFIC ARCHITECTURAL DESIGN.

PLANTING WITH TREES WHERE THERE IS
SUFFICIENT SOIL, LIGHT, AND SPACE. SEE STREET
TREE AND PLANTING GUIDELINES FOR MORE DETAIL.
SEE GENERAL NOTES FOR SOIL REQUIREMENTS.

FIG. 2 SECTION 1 - BIOSWALE WITH DRAIN
Scale: 1:200



RESIDENTIAL MID-BLOCKS

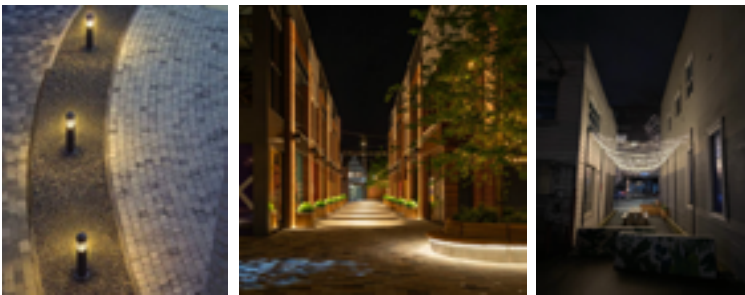
CONSIDERATIONS AND PRECEDENTS – SUBURBAN CONDITION

PAVING



- Unless the route is a multiuse path, the minimum path width is 1.8m, and the maximum width is 2.0 m. In the case of a multiuse path, the path must be 3.0m wide.
- Secondary paths can accompany primary paths. Primary paths have high standards of accessibility, whereas secondary paths can have lower standards of accessibility.
- Materials: Unit pavers

LIGHTING



- Light levels: 2700k - soft ambient lighting
- Form variable but should be vandal resistant (bollards, wall lights, light columns, etc.)
- Festive lighting encouraged (catenary, lanterns)
- Flashing lights discouraged.
- All lights to be dark sky compliant.

CANOPY



- Partial canopy over the walking path is acceptable.
- Tree canopy encouraged along path.
- Canopy over entire right of way is discouraged as it will interfere with plant and tree growth.

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CONSIDERATIONS AND PRECEDENTS – SUBURBAN CONDITION

PLANTING



- Shrubs, groundcovers and trees required along path.
- Where trees are used, 20 cubic metres per tree are required. This volume can be achieved with structural soil under paving.
- Shrubs and groundcovers can be used at grade, in rain gardens, and in planters if grade changes.
- Irrigation is recommended.

GRADE CHANGES



- Grade changes must accommodate universal access along the main path and meet building code standards.
- Planting, art, seating, walls, and other public amenities can be used to direct users around grade changes.

DRAINAGE



- Drainage must be collected by onsite mechanical systems.
- Rain gardens are encouraged. If used, they must have overflow drainage systems.
- Water storage tanks may be used under paving. Water from tanks can be used for different purposes depending on how the water is treated and pre-treated.
- Water must completely drain from main path. Secondary paths can accommodate creative temporary water storage.

RESIDENTIAL MID-BLOCKS

CONSIDERATIONS AND PRECEDENTS – SUBURBAN CONDITION

PUBLIC ART



- Public art is encouraged, provided it does not interfere with the main path's accessibility.
- Public art proposals shall follow the District's Public Art approval process.

SIGNAGE, ACCESS, ACTIVATION, FURNISHINGS



- If residential entrances enter into midblock, they should include address signage.
- Residential entrances with signs are encouraged along midblocks facilitate pedestrian activation of space.
- Signage relative to site design encouraged.

ARCHITECTURAL FACADE



- Uniform facades with no windows or doors within 3m of the finished paving surface must be smaller than 20 metres long to avoid overwhelming the pedestrian scale.