

Back to Back and Stacked Townhouses

(formerly Horizontal Multiple Dwellings)

Urban Design Guidelines and Zoning By-law Regulations

All Wards

CD.06 HOR

Planning and Development Committee

February 27, 2017

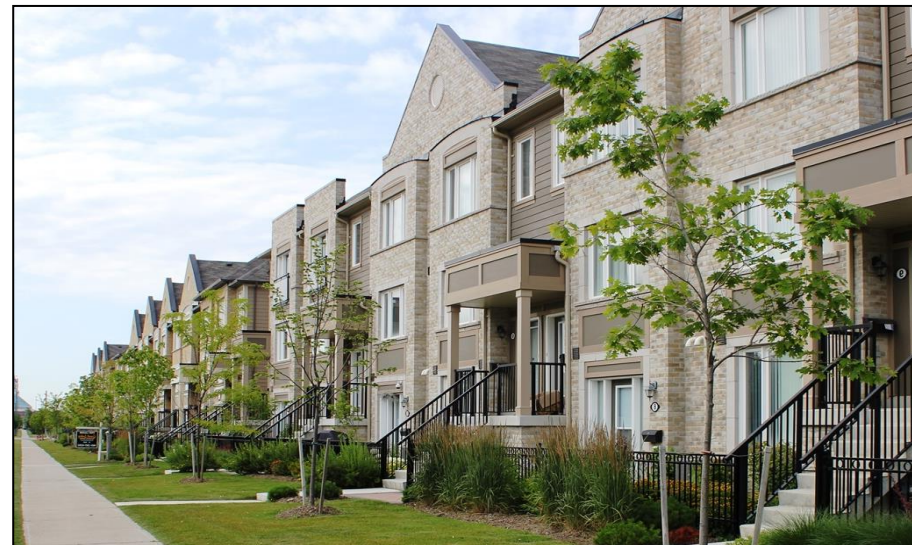


Background

Resolution PDC-0071-2016 directed staff to prepare urban design guidelines for horizontal multiple dwellings and to review the current Zoning By-law regulations and terminology for this built form.

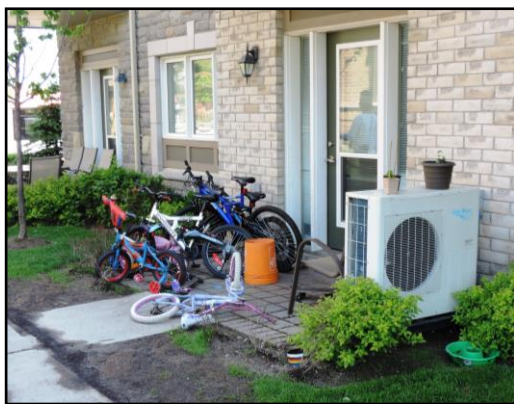
Positive Qualities

1. Increased densities
2. Transition between low- and high-density built forms
3. Diversity of housing choices
4. Affordable
5. Grade related
6. Profitable



Challenges

1. Exposed Parking Structures
2. Grading and Retaining Walls
3. Common Amenity Areas
4. Below Grade Units
5. Building Height
6. Waste Collection and Storage
7. Compliance with Zoning Regulations
8. Adequate parking
9. Reduced Landscaped Areas
10. Utilities and Servicing
11. Unit Size and Storage
12. Property Maintenance

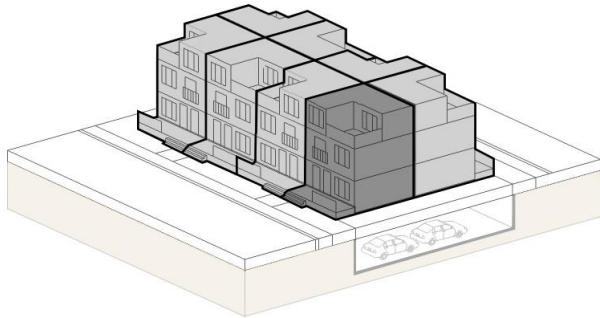


Proposed Changes to the Zoning By-law

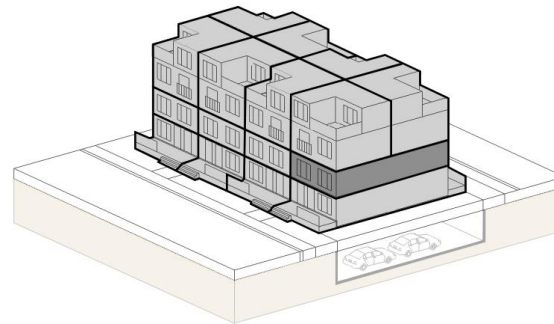
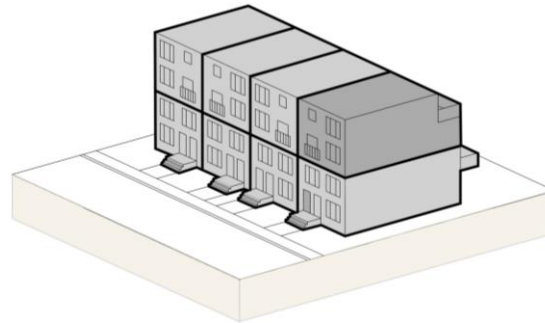
- The current RM9 zone was carried forward from the previous Zoning By-law (By-law 5500) and therefore many of the regulations are outdated
- The current RM9 zone does not include regulations for “Back to Back” and “Back to Back Stacked” units.

Proposed Changes to the Zoning By-law

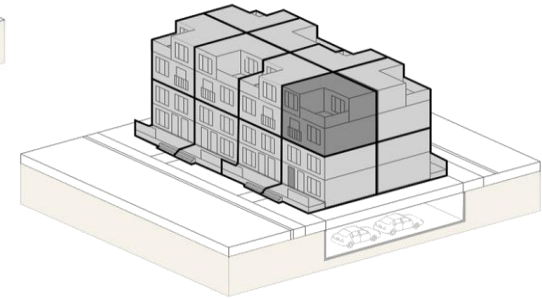
1. Replace the term “Horizontal Multiple Dwelling” with “Back to Back Townhouse” and “Stacked Townhouse”



Back to Back Townhouse



Stacked Townhouse



Proposed Changes to the Zoning By-law

2. Modify the RM9 zone to regulate Stacked Townhouses only
3. Introduce 3 new RM zones for Back to Back Townhouses:
 - RM10: Back to Back Townhouse on a Condominium Road
 - RM11: Back to Back Townhouse on a Common Element Condominium road
 - RM12: Back to Back Townhouse on a Street
4. Create a new definition for average grade that will apply to Back to Back and Stacked Townhouses
5. Define the following terms:
 - Back to Back Townhouse
 - Stacked Townhouse
 - Sidewalk
 - Walkway

Next Steps

March 3, 2017	Draft Urban Design Guidelines and Zoning Regulations available on the study website
March 29, 2017	Open House
April 13, 2017	Presentation to Building Industry and Land Development Association (BILD)
Spring 2017	Public Meeting at PDC
Fall 2017	Final Urban Design Guidelines and Zoning By-law to PDC

Recommendation

Staff report back to Planning and Development Committee at a future statutory public meeting with the results of the consultation on the proposed Urban Design Guidelines and Zoning By-law Amendments for Back to Back and Stacked Townhouses

Questions?