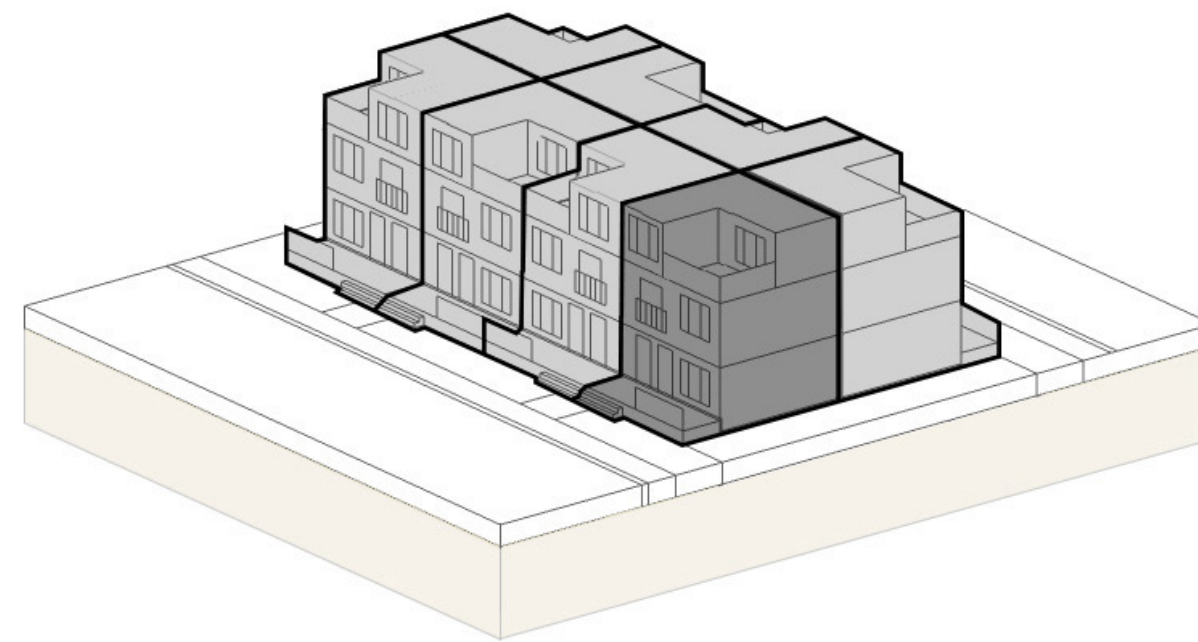


Back to Back and Stacked Townhouses

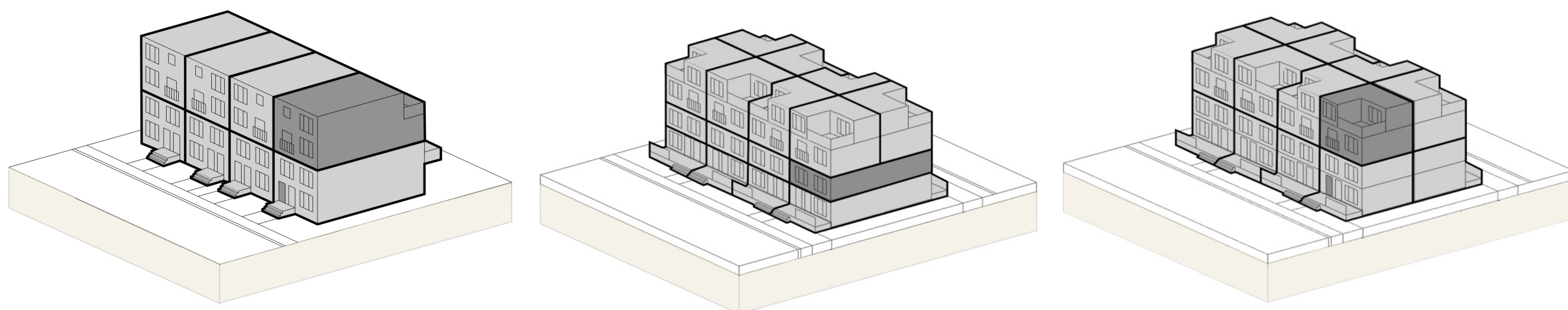
Open House



March 29, 2017



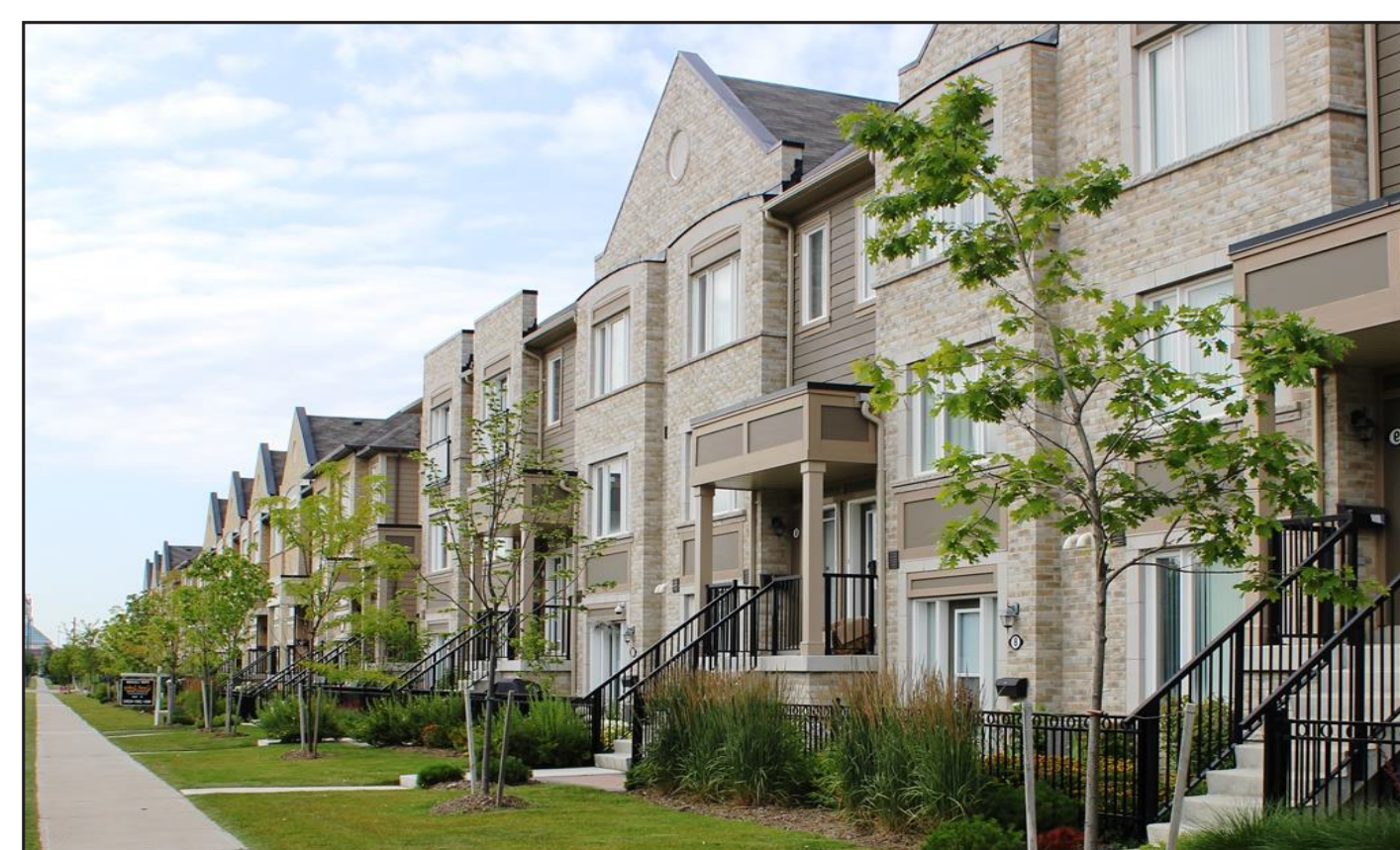
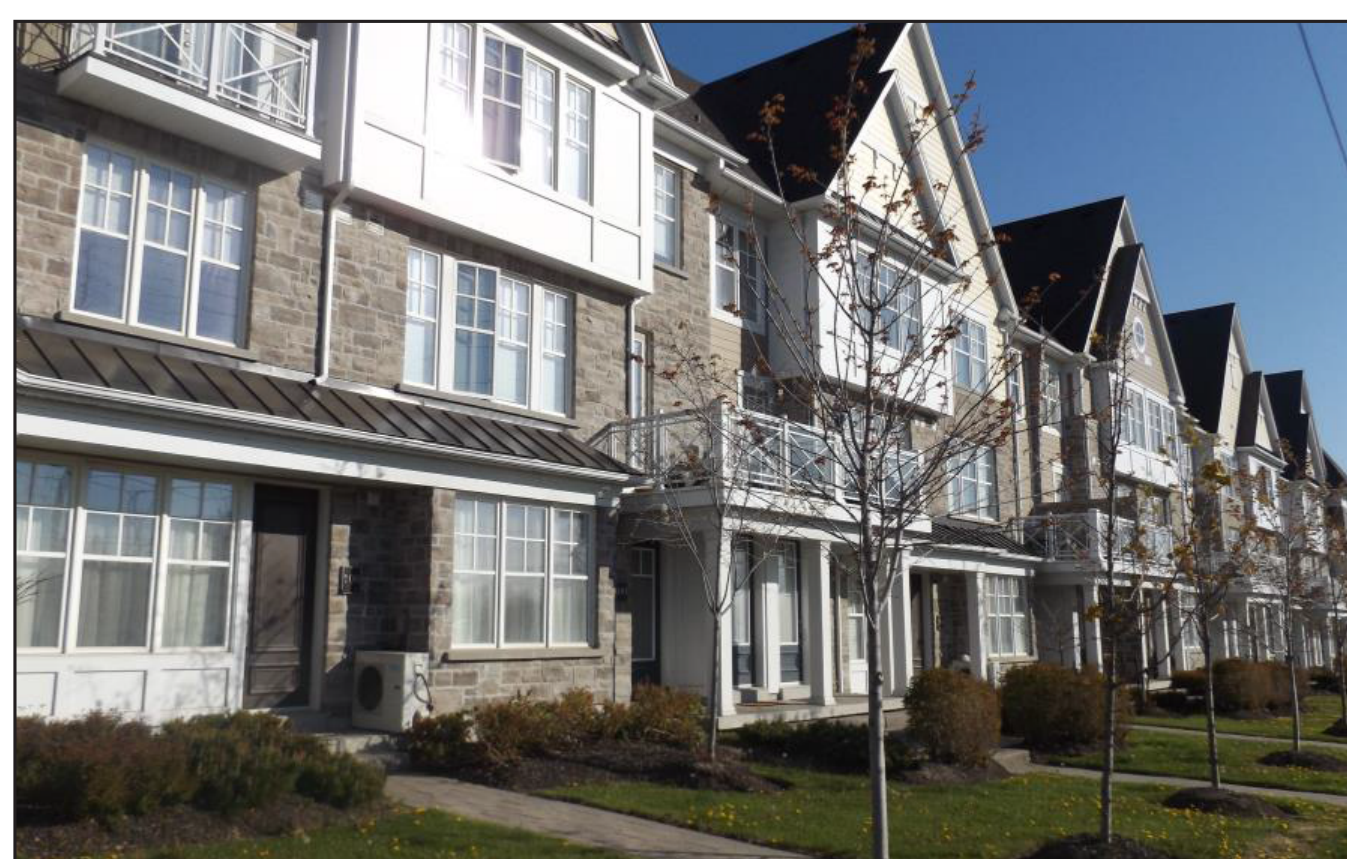
Example of Back to Back Townhouse



Examples of Stacked Townhouse

Positive Attributes

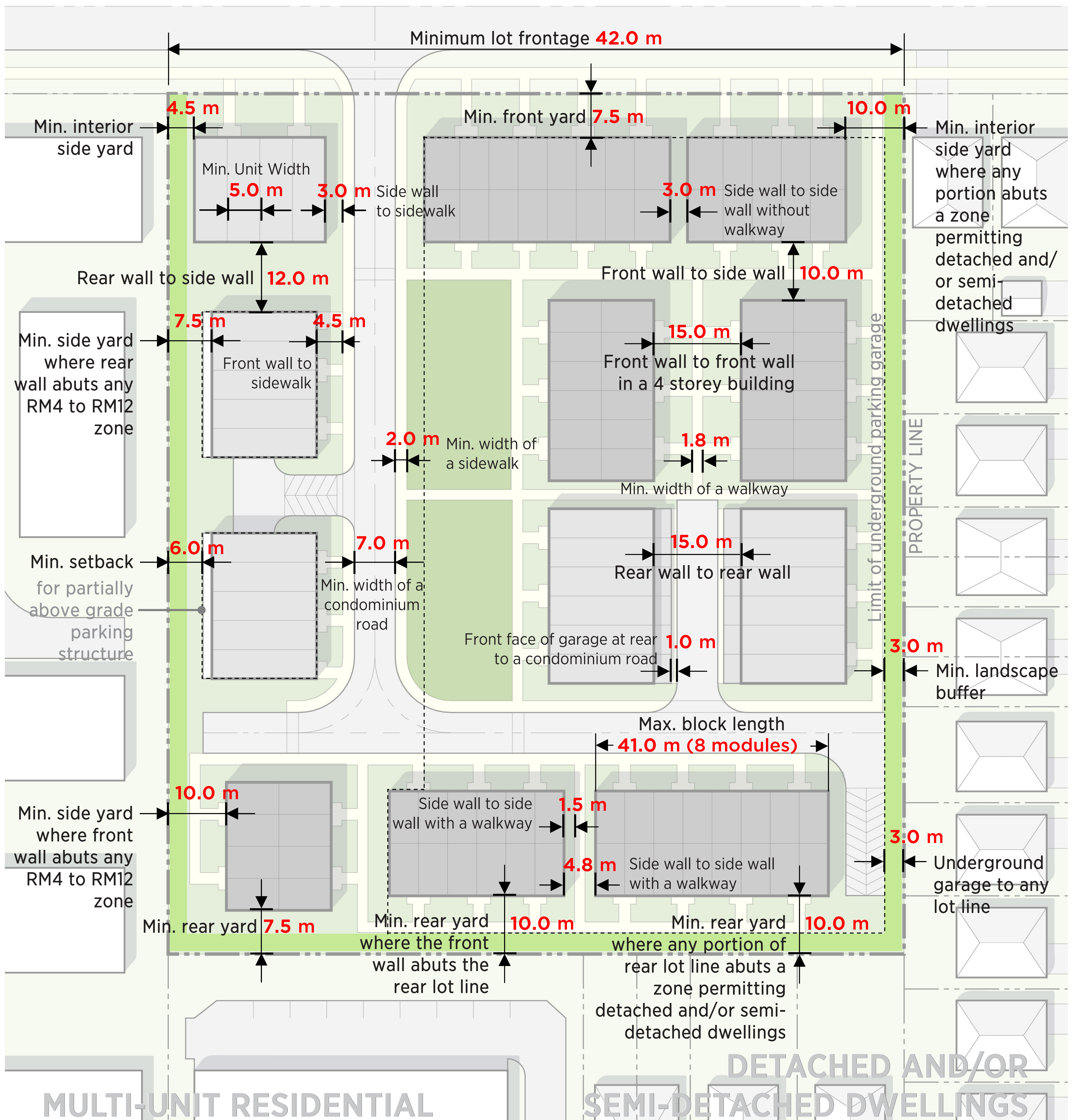
1. Increased densities
2. Transition between low and high density built forms
3. Diversity of housing choices
4. Affordable
5. Grade related



Challenges

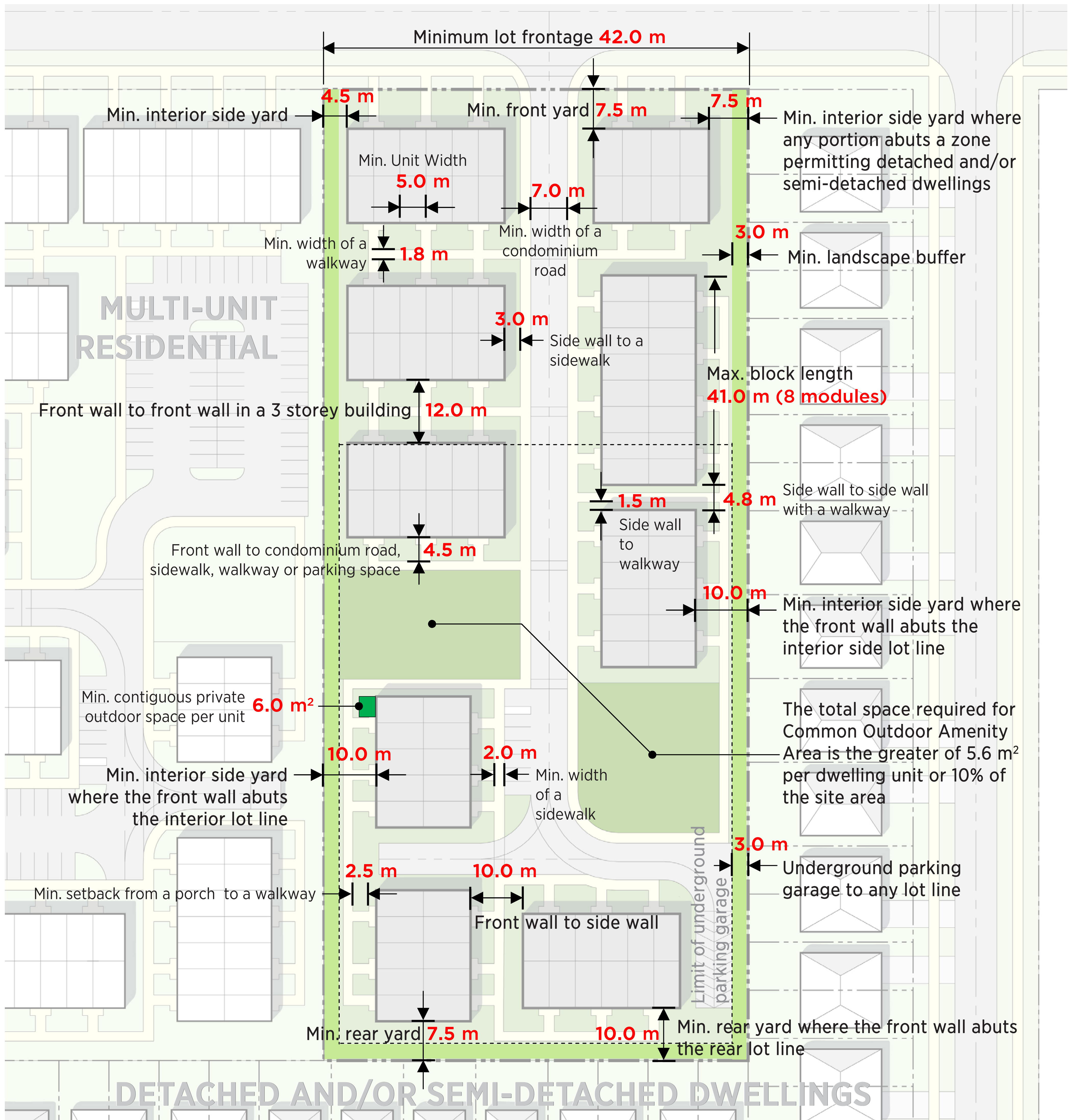
- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Exposed Parking Structures 2. Manipulated Grades and Exposed Retaining Walls 3. Insufficient Common Amenity Area 4. Basement Units 5. Excessive Building Height 6. Inadequate Waste Collection and Storage | <ol style="list-style-type: none"> 7. Compliance with Zoning Regulations 8. Inadequate Parking 9. Reduced Landscaped Areas 10. Undesirable Utilities and Services Locations 11. Unit Sizes and Lack of Storage 12. Property Maintenance Issues |
|--|--|





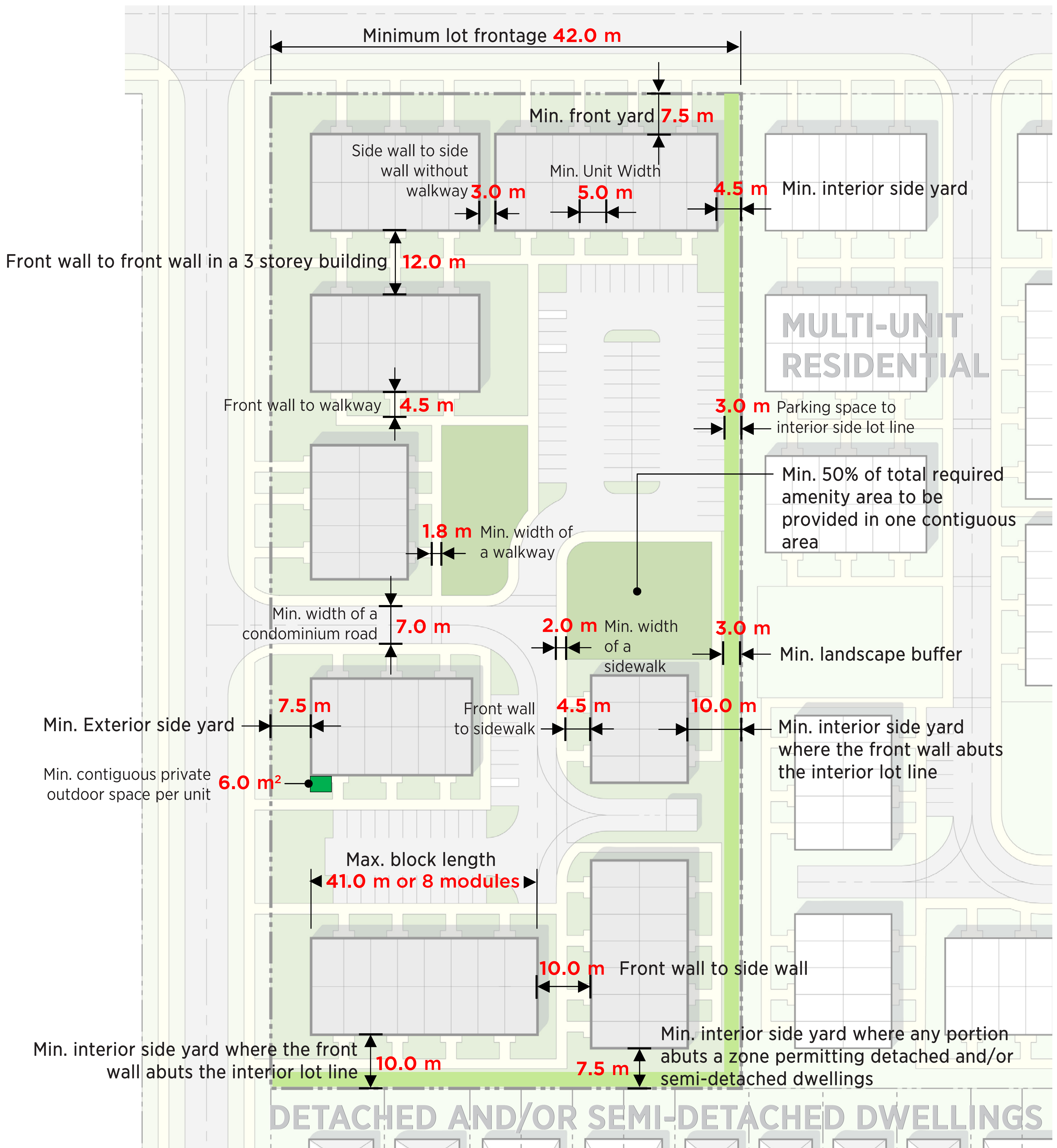
RM9 Stacked Townhouses Design Standards

For additional standards refer to the proposed Zoning By-Law regulations



RM10 Back to Back Townhouses on Condominium Road Design Standards

For additional standards refer to the proposed Zoning By-Law regulations



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

For additional standards refer to the proposed Zoning By-Law regulations

Existing Definitions

CEC - Private Road

means a right-of-way, with or without a sidewalk, for vehicular and pedestrian access over common elements that are privately maintained by a **common element** condominium corporation to be created pursuant to the Condominium Act, R.S.O. 1998, c.19, as amended, and is not a highway as defined by the Municipal Act, R.S.O. 2001, c.25, as amended. (0297-2013)

Driveway

means an internal roadway, that is not a **street, private road, CEC - private road, internal road** or **lane**, which provides vehicular access from a **street, private road, CEC - private road**, to **parking** or **loading spaces**.

Horizontal Multiple Dwelling

means a **building**, other than a **townhouse dwelling**, or **apartment dwelling**, not exceeding four (4) **storeys** in **height**, containing more than three (3) attached **dwelling units** that are divided horizontally and/or vertically, each with an entrance that is independent or through a common vestibule.

Street Townhouse Dwelling

means one of more than two (2) attached **dwelling units**, not exceeding three (3) **storeys** in **height** that are divided vertically above grade by a **party wall** at least 5.0 m in length and at least 2.0 m in **height**, having frontage on a **street**.

Townhouse Dwelling

means a **building** not exceeding three (3) **storeys** in **height** consisting of more than two (2) attached **dwelling units**, which are divided vertically above grade by a **party wall** at least 5.0 m in length and at least 2.0 m in **height**, and having a **yard** abutting at least two (2) exterior walls of each **dwelling unit**.

Townhouse Dwelling on a CEC - Private Road

means one of more than two (2) attached **dwelling units**, not exceeding three (3) **storeys** in **height** that are divided vertically above grade by a **party wall** at least 5.0 m in length and at least 2.0 m in **height**, having a frontage on a **CEC - private road**.

Road: Internal Road

means a private right-of-way over private property for vehicular and pedestrian access, which affords access to dwellings on the same property and is not maintained by a public body.

Proposed New and Amended Definitions

CEC - Road

means a private right-of-way for vehicular travel over common elements that are maintained by a common element condominium corporation.

CEC - Parcel of Tied Land

means an area of land associated with a common element condominium.

Context Grade

Means, with reference to a townhouse, back to back townhouse or stacked townhouse, the average of 12 grade points, eight of which are taken around the perimeter of the site and four of which are based on the location of the proposed building(s):

-2 points at the centreline of the street extending from the side property lines

-2 points located 10 cm outside the subject site from where the side property lines meet the front property line

-2 points located 10 cm outside the subject site at the midpoint of the side property lines

-2 points located 10 cm outside the subject site, measured out from the side property lines, from where the side and rear property lines meet

-4 points taken 3 m from the corners of the proposed buildings

Driveway

means an internal roadway that is not a **street, private road, CEC - road, condominium road** or **lane**, which provides vehicular access from a **street, private road, CEC - road, condominium road** or **lane** to **parking** or **loading spaces**.

Back to Back Townhouse

means a building that has four or more dwelling units divided vertically, including a common rear wall, each with an independent entrance and has a yard abutting at least one exterior wall of each dwelling unit.

Stacked Townhouse

means a building that has four or more dwelling units divided horizontally and/or vertically, each with an entrance that is independent or through a shared landing and/or external stairwell. Units may also be divided vertically by a common rear wall.

Townhouse

means a building that has three or more attached dwelling units divided vertically above grade by a party wall at least 5.0 m in length and at least 2.0 m in height, and has a yard abutting at least two (2) exterior walls of each dwelling unit.

Condominium Road

means a private right-of-way over private property for vehicular travel which provides access to buildings and/or dwelling units on the same property, is not maintained by a public body, and includes CEC - road.

Sidewalk

means an area for pedestrian travel that is abutting a street, condominium road or private road.

Walkway

means an area for pedestrian travel that provides access within or to a property that is not abutting a street, condominium road or private road.