

Back to Back and Stacked Townhouses

Draft Urban Design Guidelines &
Proposed Zoning Regulations

March 29, 2017



What have we done so far?

September 19, 2016	<ul style="list-style-type: none">• Report to PDC summarizing positive and negative qualities of Horizontal Multiple Dwellings• Recommendation that staff to prepare Urban Design Guidelines for Horizontal Multiple Dwellings and to review current zoning regulations and terminology
November 29, 2016	<ul style="list-style-type: none">• Presentation to Building Industry Liaison Team (BILT) summarizing positive and negative qualities of Horizontal Multiple Dwellings• Obtained feedback from the development industry
February 27, 2017	<ul style="list-style-type: none">• Report to PDC to request release of draft Urban Design Guidelines and proposed zoning regulations on March 3, 2017• Change the name to Back to Back and Stacked Townhouses from Horizontal Multiple Dwellings
March 3, 2017	<ul style="list-style-type: none">• Release the draft Urban Design Guidelines and proposed zoning regulations on the City's website for feedback
March 29, 2017	<ul style="list-style-type: none">• Open House to obtain feedback on draft Urban Design Guidelines and proposed zoning regulations

Draft Urban Design Guidelines

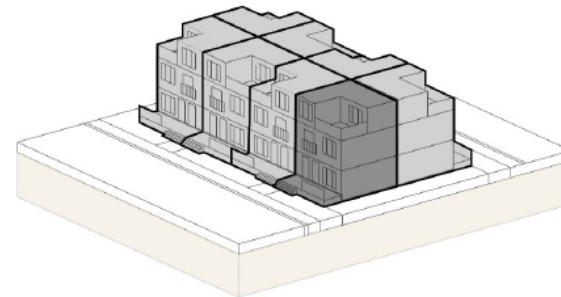
Objectives

- 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

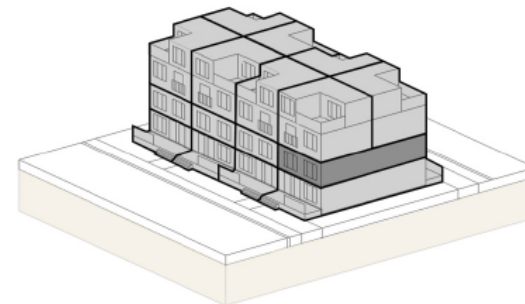
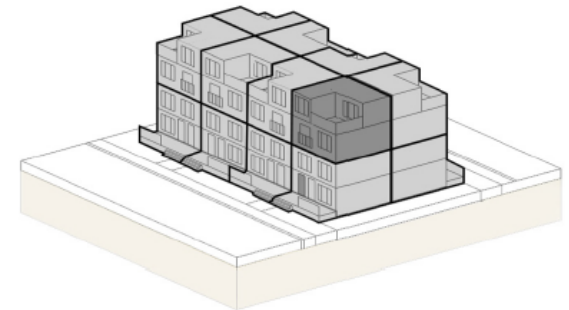
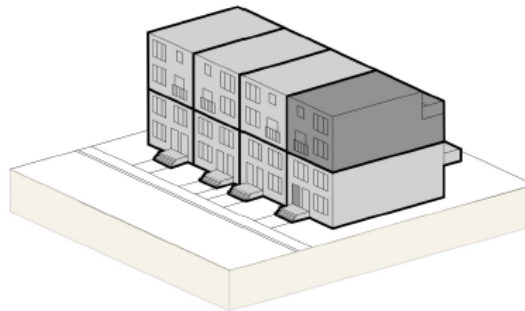
Building Types

Back to Back and Stacked Townhouses are typically:

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



Example of Back to Back Townhouse



Examples of Stacked Townhouse

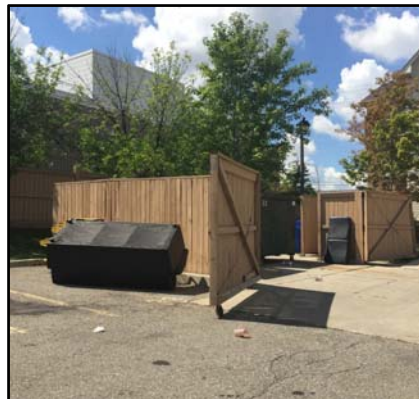
Positive Attributes

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



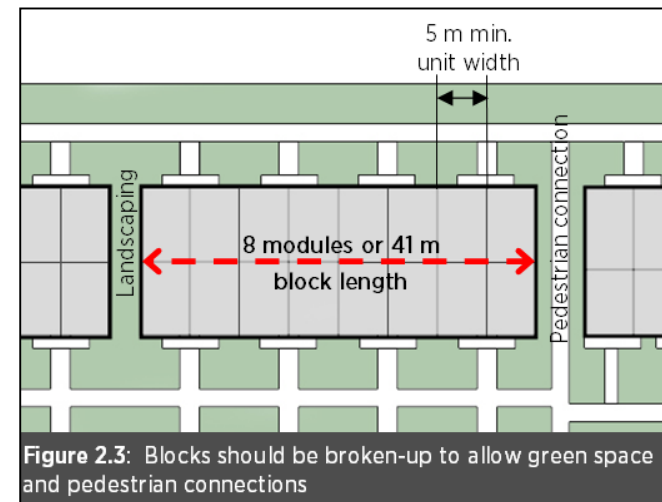
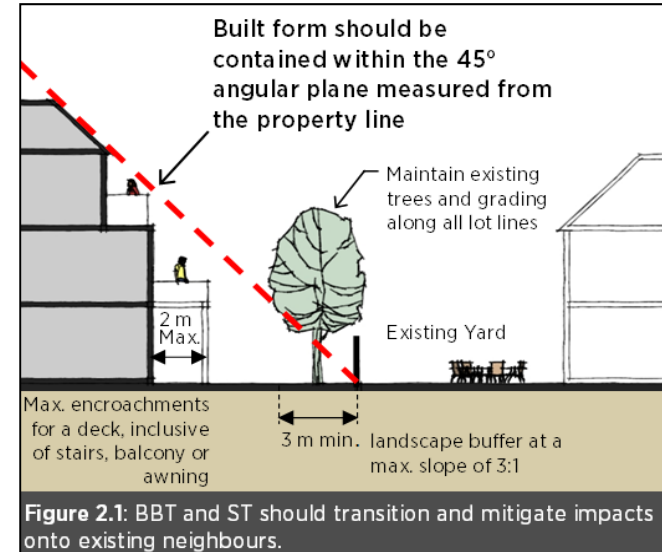
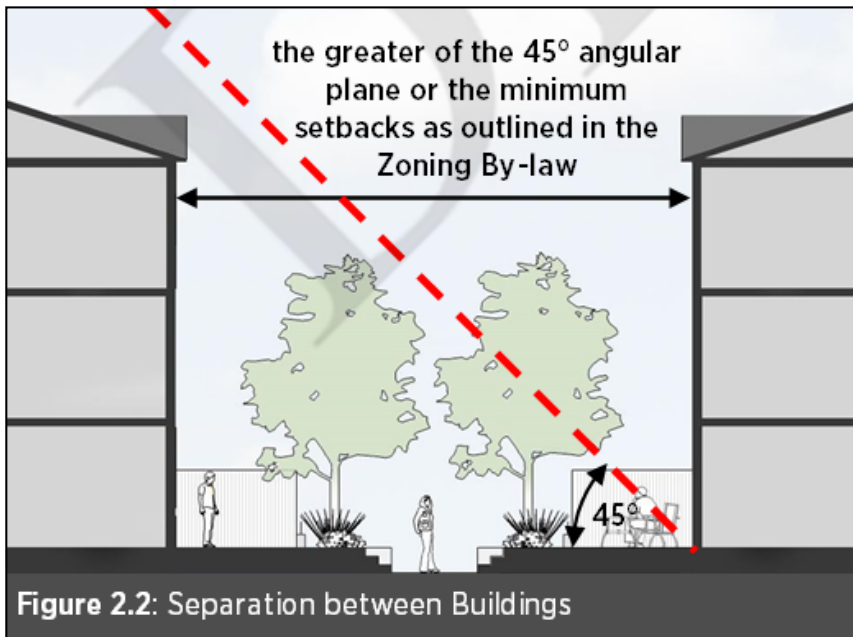
Challenges

1. Exposed Parking Structures
2. Manipulated Grades and Exposed Retaining Walls
3. Insufficient Common Amenity Areas
4. Basement Units
5. Excessive Building Height
6. Inadequate Waste Collection and Storage
7. Compliance with Zoning Regulations
8. Inadequate parking
9. Reduced Landscaped Areas
10. Undesirable Utilities and Services Locations
11. Unit Size and Lack of Storage
12. Property Maintenance Issues



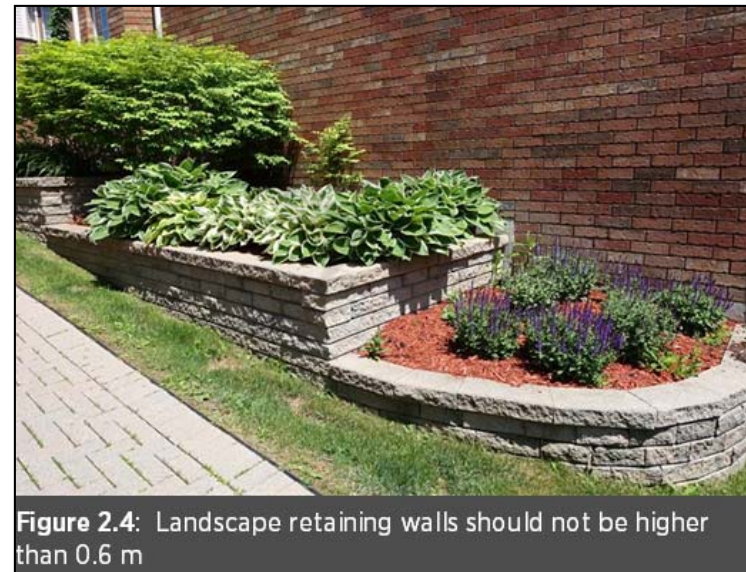
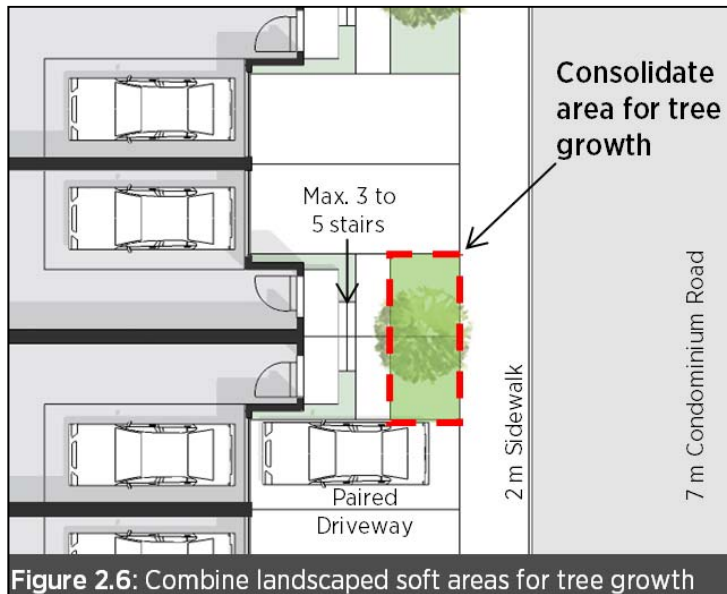
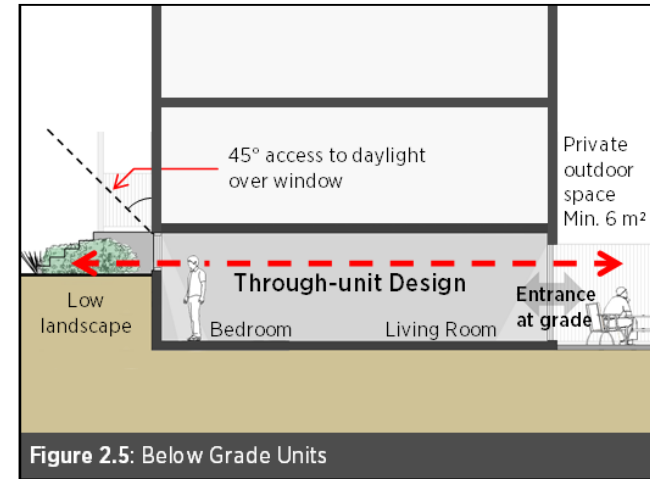
Checklist of Principles

1. Zoning By-law
2. Building Height
3. Building Setbacks
4. Separation between Buildings
5. Building Length



Checklist of Principles

6. Natural Features
7. Grading and Retaining Walls
8. Below Grade Units
9. Building Elevations
10. Exposed Parking Structures
11. Landscaped Soft Area



Checklist of Principles

- 12. Common Outdoor Amenity Area
- 13. Private Outdoor Space
- 14. Pedestrian Connectivity



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

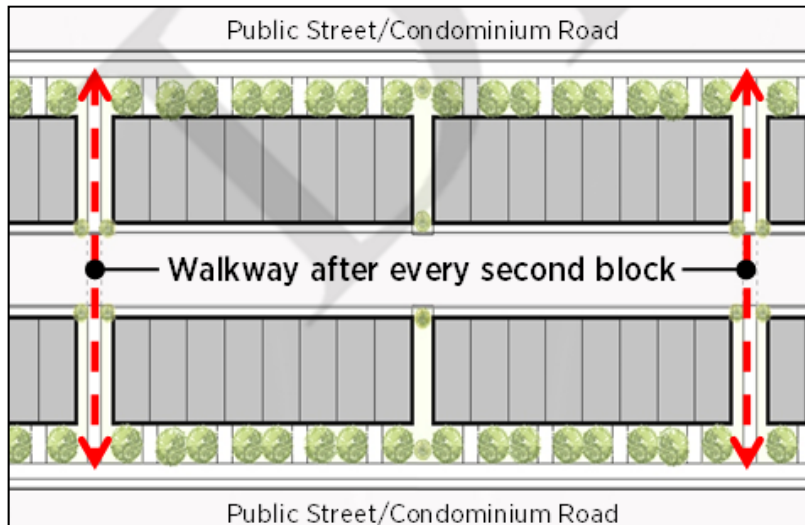


Figure 2.9: Pedestrian connections should be located after every second block

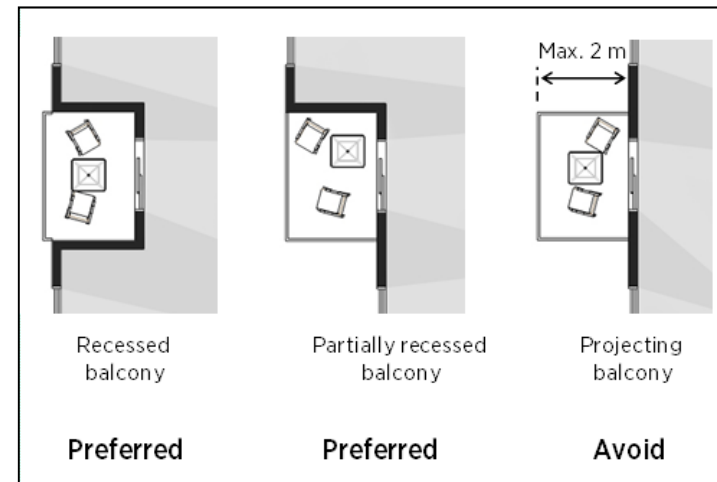


Figure 2.8: Balconies as Private Outdoor Space

Checklist of Principles

- 15. Waste Collection and Storage
- 16. Surface Parking
- 17. Utilities and Services
- 18. Property Management and Maintenance



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



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



Figure 2.11: Community mailboxes covered and in a central location

Proposed Changes to the Zoning By-law

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

Proposed Changes to the Zoning By-law

4. Removing the permissions for basement units (Regulation 4.1.1.4 of current zoning by-law).
5. Create a new definition for average grade that will apply to Back to Back and Stacked Townhouses
6. Define a number of terms, including:
 - Back to Back Townhouse
 - Stacked Townhouse
 - Sidewalk
 - Walkway

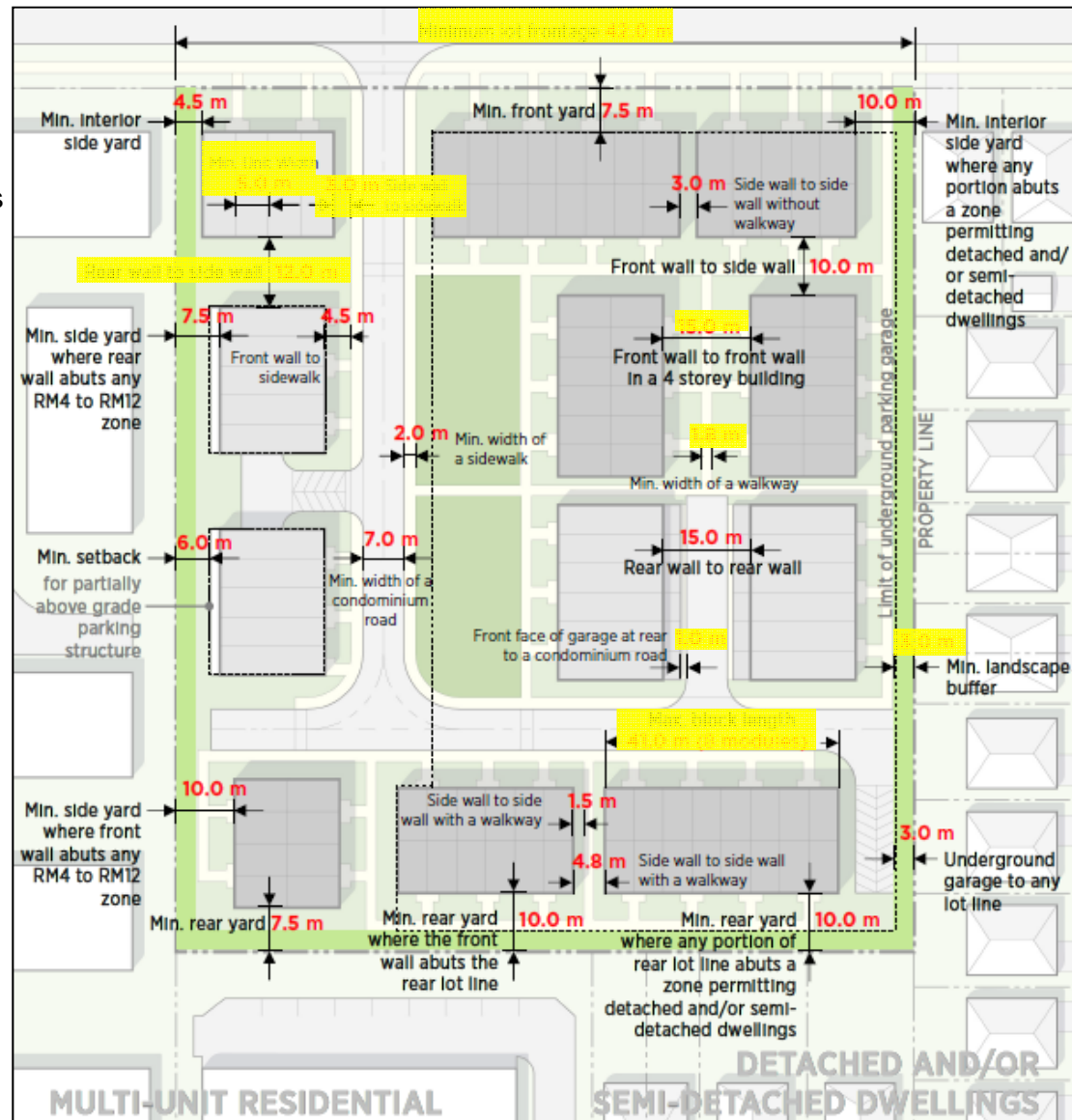
Proposed RM9

Stacked Townhouses - Condo

Building Height
 Flat roof: 13 m & 4 storeys
 Sloped roof: 17 m & 4 storeys

Minimum Private Outdoor Space:
 6.0 m² per unit

Minimum setback of a rooftop amenity space from exterior edge of building:
 1.2 m



Proposed New Zones

RM10: Back to Back Townhouse on a Condominium Road

- Similar to proposed RM9
- Building Height
 - Flat roof: 11 m & 3 storeys
 - Sloped roof: 15 m & 3 storeys
- No rear wall setbacks

RM11: Back to Back Townhouse on a Common Element Condominium road

- Similar to proposed RM9
- Building Height
 - Flat roof: 11 m & 3 storeys
 - Sloped roof: 15 m & 3 storeys
- No rear wall setbacks
- Minimum soft landscaped area per POTL: 7.5 m²

RM12: Back to Back Townhouse on a Street

- Unlike proposed RM9, RM10 and RM11
- Individual units on freehold lots
- Zoning regulations on a unit by unit basis, not the larger parcel like in a condominium development

Proposed Definitions

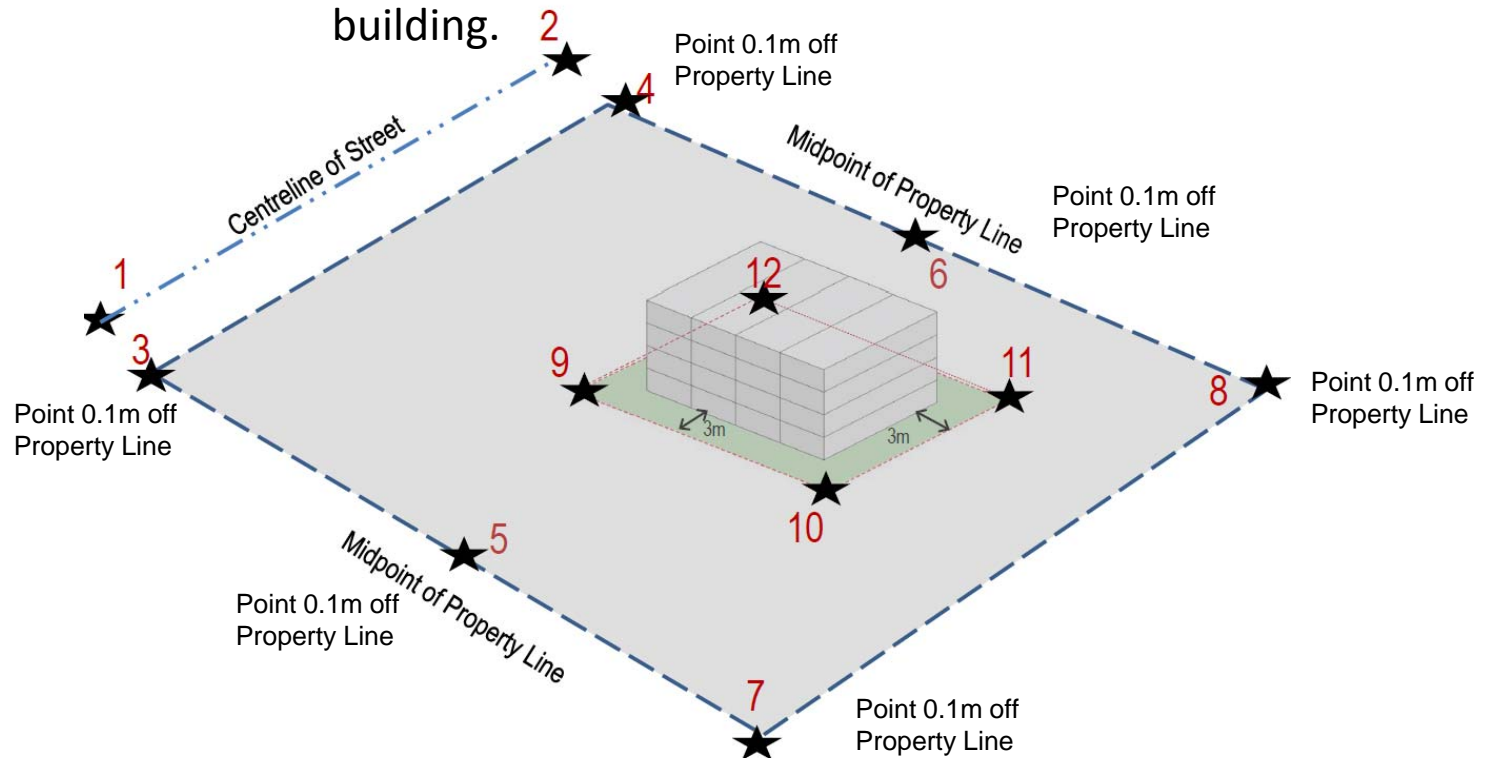
- Several existing definitions are proposed to be modified for clarity and to avoid unnecessary repetition (e.g. Townhouse, CEC-Road, Condominium road)
- Some definitions reflect terminology and features that we already use on a regular basis, but are not formally defined (e.g. Sidewalk vs. Walkway, CEC-Parcel of Tied Land)
- Some definitions are new and are a result of the current review (e.g. Back to Back Townhouse, Stacked Townhouse, Context Grade)

Proposed Definitions

Context Grade:

The average of 12 grade points taken as follows:

- 2 at the centreline of the street extending from the side property lines
- 6 around the perimeter of the property (at a distance 0.1 m from the property lines)
- 4 measured 3.0 m from the corners of the proposed building.



Next Steps

April 13, 2017	Presentation to Building Industry and Land Development Association (BILD)
Spring/Fall 2017	Public Meeting at PDC
Fall/Winter 2017/18	Final Zoning By-law amendment and Urban Design Guidelines to PDC

Questions or Comments?