

INFORMATION SHEET - Townhouses

Draft Fairfield Neighbourhood Plan

What's different from existing policy?

- The Official Community Plan (OCP) supports townhouses throughout the traditional residential areas; the draft plan defines where and how townhouses could be located.
- The OCP supports townhouses of up to 2 storeys and a density of up to 1.0 floor space ratio. The draft plan allows for up to 2.5 storeys where there is no habitable basement, and limits density to 0.85 floor space ratio.
- The OCP supports secondary suites only in detached houses, while the draft plan supports suites in some townhouses.
- The City currently has city-wide design guidelines which apply to all multi-unit developments including townhomes. The plan proposes new guidelines tailored to townhouse design.

What's proposed and where?

- Allow townhouses in a single row:
 - On lots with laneway access or at least 20 m wide in sub-area 3 (near Cook Street Village), sub-area 4 (near Ross Bay Village).
 - Elsewhere, on corner lots of at least 18m (60 ft) width, or directly adjacent to Five Corners Village or Moss at May Village as compatible with neighbourhood character
- Allow townhouses in more than one row only in sub-area 3 (near Cook Street Village) and sub-area 4 (near Ross Bay Village) on lots measuring 39.5 m (130 ft) deep and 18 m (60 ft) wide where there is a laneway or 30 m (100 ft) wide otherwise. In these limited areas where there is no laneway access, this larger lot width is encouraged to support quality site design for livability and open space.
- Townhouses fronting the street may be 2 – 2 ½ storeys tall. Townhomes not fronting the street may be 1 ½ - 2 storeys tall and should be oriented to a laneway (where it exists) or set back from adjacent properties to the side or rear.
- Townhouses facing a public street are allowed to have a rental suite within each unit.
- New design review guidelines are proposed to help maintain neighbourhood character, support street trees and on-site open space, and respect adjacent buildings and yards.

Benefits and tradeoffs

- Townhouses allow for the addition of larger units (3+ bedrooms) with on-site open space (per the plan policy and design guidelines), expanding housing choice
- Townhouses add density near urban villages, shops, services, transit and bicycle routes, helping to support local businesses and reduce car dependency
- Townhouses have on-site parking but may increase the use of street parking and laneway access
- Townhouses are compact, increasing energy and land efficiency
- Townhouses add to the amount of building coverage and reduce on-site green space (while maintaining street trees and modest back yards)
- Townhouses do not generally support re-use of the existing house

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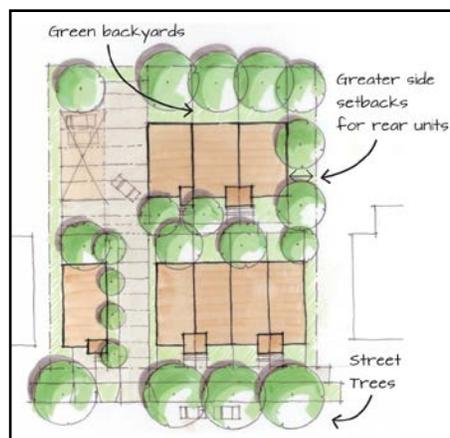
What could this look like?



Illustrative examples of single and multiple rows of townhouses.

What could a site layout look like?

Illustrative example of a townhome development on two assembled lots which are 40m (130ft) deep. Parking clustered to the side (with landscape screening) allows living units to have a strong relationship with green spaces and reduces the need to design the site around car movement.



Illustrative example of townhomes on two assembled lots adjacent to a laneway TBC

Illustrative example of townhomes on a wide (18m/60ft) corner lot.

