

INFORMATION SHEET - Rowhouses and Townhouses

Draft Vic West Neighbourhood Plan

What's proposed and where?

- Allow townhouses and rowhouses in a single row facing the street in all areas either on consolidations of two or more lots, or on corner lots, with landscaped front and back yards and tree planting.
- Allow two rows of townhouses in Areas 1 and 2 (east of Russell Street; or south of Langford Street) where lots are large enough (18m / 60' wide and 40m/130' deep)
- Townhomes 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 set back from adjacent properties.
- New design review guidelines to help maintain neighbourhood character, create a pedestrian-friendly environment, support on-site open space, and respect adjacent buildings and yards.

What's different?

- The OCP supports townhouses of up to 2 storeys throughout Traditional Residential areas, up to a density of 1.0 floor space ratio. The draft plan defines where and how townhouses could be located, and limits density to approx. 0.85 floor space ratio.
- The City currently has city-wide design guidelines which apply to all multi-unit developments including townhomes. The plan proposes new guidelines tailored to townhome design.

Benefits and tradeoffs

- Townhomes allow for the addition of larger units (3+ bedrooms) with access to on-site open space (per the plan policy), expanding housing choice in Vic West
- Townhomes can help minimize car dependency, since ideal lots for townhomes are located in walking distance to transit, shopping, amenities and the downtown
- This development type accommodates more households per lot than much of the existing residential development pattern in the neighbourhood.

What could this look like?



Illustrative examples of single and multiple rows of townhouses.

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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 a wide (18m/60ft) corner lot.