14.4.13 Artenal Road Guidelines for Townhouses Bylaw 9603
2016/12/19

The intent is to provide articulation and character to the building form and landscaping of townhouse development on the arterial roads.

14.4.13.A Front Yard—Building Heights and Form

a) Building massing of 3 storey townhouse units should be reduced by stepping back the top storey or enclosing it under a pitched roof.

14.4.13.B Side Yard—Building Heights

a) Step down to a maximum building height of 2 storeys or 9 m (30 ft.), whichever is less, within 7.5 m (25 ft.) of the side yard interface with single-family housing and 2 storey townhouse developments. For townhouse buildings with a flat roof, the maximum height is 7.5 m (25 ft.).

14.4.13.C Rear Yard—Building Heights and Form

a) Along the rear yard interface with single-family housing:
   - the building height should be 2 storeys or 9 m (30 ft.), whichever is less. For townhouse buildings with a flat roof, the maximum height is 7.5 m (25 ft.);
   - the building form should be limited to two (2) units in a townhouse cluster (i.e., duplex), except in certain situations where the City deems three (3) units in a townhouse cluster (i.e., triplex) as being appropriate.

14.4.13.D Rear Yard—Setbacks

a) Along the rear yard interface with single-family housing:
   - should have a 6 m (19.7 ft.) setback;
   - may have a ground floor setback of 4.5 m (14.8 ft.) up to 50% of the width of the building, subject to:
     - no impact to tree preservation;
     - appropriate opportunities for tree planting (e.g. a landscaped area that could accommodate a tree with a minimum caliper size of 8 cm (3 in.) or a minimum height of 4.0 m (14 ft.), outside of any SRW's);
     - the provision of appropriate private outdoor space (e.g. minimum 30 m² or 323 ft²);
     - bay windows and porches not projecting into the 4.5 m (14.8 ft.) setback.

14.4.13.E Front Yard—Setbacks

a) Along the front yard facing the arterial road:
   - should have a 6 m (19.7 ft.) setback;
   - may have a 4.5 m (14.8 ft.) setback where a 6 m (19.7 ft.) rear yard setback to both the ground and second floors of the rear units is provided, subject to:
     - no impact to tree preservation;
     - an appropriate interface with neighbouring properties;
     - appropriate building articulation with a mix of projections, recesses, and staggered or varied building setbacks;
     - appropriate opportunities for tree planting (e.g. a landscaped area that could accommodate a tree with a minimum caliper size of 8 cm (3 in.) or a minimum height of 4.0 m (14 ft.), outside of any SRW's);
     - the provision of appropriate private outdoor space (e.g. minimum 30 m² or 323 ft²);
     - balconies, bay windows, and porches not projecting into the 4.5 m (14.8 ft.) setback.

14.4.13.F Design Fronting Local Roads

a) Design the townhouse units fronting onto a local road to have a single-family character (e.g., 2 storey height, except that 2½ storeys may generally be permitted at the corner of the arterial road and local road).

14.4.13.G Overlook and Privacy

a) Locate windows and private outdoor areas carefully to avoid adjacent overlook and privacy concerns.

14.4.13.H Roof Lines

a) Vary roof lines to break down the massing, promote opportunities for sunlight penetration and provide visual interest.

14.4.13.l **Landscaping**

a) Landscaping for townhouse developments shall:
- meet the City's 2:1 replacement policy where existing trees are being removed;
- comply with the minimum planting sizes specified in the City's Tree Protection Bylaw where replacement trees are being planted, unless approved otherwise by the Director of Development or designate;
- have a minimum planting height of 0.3 m–0.45 m (1 ft.–1.48 ft.) for shrubs; shrubs over 1.2 m (3.94 ft.) in height is discouraged;
- include an appropriate mixture of deciduous and coniferous trees, with the coniferous being sized and spaced appropriately and to address Crime Prevention Through Environmental Design (CPTED) principles.