

Townhouse Program

CONTEXT



WE'RE UPDATING THE TOWNHOUSE PROGRAM!

The City is updating the current Townhouse Program, which started in 2017. The current program has resulted in very few new townhouses due to the lengthy approvals process and being allowed in very few areas. There is a need for more diverse housing choice in the city.

- The new Townhouse Program will revisit:
 - **Where townhouses are allowed** in the city
 - The **height and density** of townhouses
 - The potential for **secondary suites**
 - The **approvals process**
 - We will also consider opportunities to allow **affordable housing projects** in areas where townhouses are permitted. For more information about this opportunity visit the affordable housing station!
- The planning process includes:
 - **updating the Official Community Plan (OCP)** (e.g. where townhouses are allowed and development permit guidelines);
 - **approvals streamlining** (e.g. allowing projects without a rezoning process through pre-zoning); and,
 - **updates to the Zoning Bylaw** (e.g. building height, floor space, lot coverage, parking requirement, etc).

Community feedback will help to shape the Townhouse Program.

WILL ALL LOTS BE DEVELOPED FOR TOWNHOUSES?

Not all lots are made equally. While we are exploring permitting townhouses on more lots, *some lots may have characteristics that impact projects.* Characteristics might include: shallow or irregular lot sizes; steep slopes; bylaw protected trees; protected heritage buildings; the need for safe vehicle access (e.g. not from a major road or bikeway). Those with the most favorable characteristics may develop sooner. Sites with more challenging characteristics may not redevelop in the short term, or an owner may choose to rezone to another land use envisioned in the Official Community Plan that is more suitable for the site (e.g. rowhouses).

While zoning changes are being explored to allow townhouse developments in more areas of the city, the construction of townhouses entirely depends on property owners and developers coming forward with project proposals. Just because townhouses would be allowed in more areas, does not mean they will be built.

HERITAGE ASSETS:

A Heritage Revitalization Agreement, or similar tool, will continue to be an option when a heritage asset is incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in density or reduced parking requirements, which would make it viable to conserve assets with heritage merit.



WHY IS THIS IMPORTANT?



Allowing **townhouses in lower density neighbourhoods** can **increase housing supply** in a way that integrates well with the neighbourhood. This puts the right type of density **in the right place.**



Pre-zoning for townhouses will help speed up the development approval process, enabling **more homes, faster.**



Allowing townhouses enables **ground-oriented homes that are family friendly**, which **increases housing options.**



Through regulatory tools, townhouse developments can be required to **contribute infrastructure and amenities**, helping ensure **financial sustainability and livability** of the community.

Townhouse Program

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Allow 3 storey townhouses

What: The current Townhouse Program allows up to two and a half storeys.

Why: Additional height can make units larger and therefore more family-friendly, allow for a secondary suite within townhouse units, and make a development more cost effective.



Allow townhouse units to have a secondary suite

What: Secondary suites have their own front entrance and are owned by the same owner of the main unit. The unit can be the same size or smaller than the main unit.

Why: Secondary suites can provide mortgage helpers, add new rental units, and provide flexibility for owners to host guests.



townhouse development where one row has secondary suites and the other does not.

Pre-zone areas of the city for townhouses

What: Under the current Townhouse Program, proposals in areas designated for townhouse still have to apply for rezoning.

Why: Not having to apply for rezoning would streamline the processes and make it easier for properties already designated for townhouses to develop. Some conditions (e.g. site size and access) would still have to be met.



Continue to require 1 off-street parking space per townhouse unit

What: The current Townhouse Program allows 1 parking space per townhouse unit.

Why: This requirement is low compared to the number of average vehicles for townhouse households, but would mean more units are possible, and development costs are lower. While housing is a priority, reducing off-street parking requirements has downsides. It means people will need to find space to park their vehicles on the street, therefore increasing overall demand for curbside space. Curbside space is already used for a variety of activities (putting out garbage bins for pickup, bus stops, delivery services, etc.)



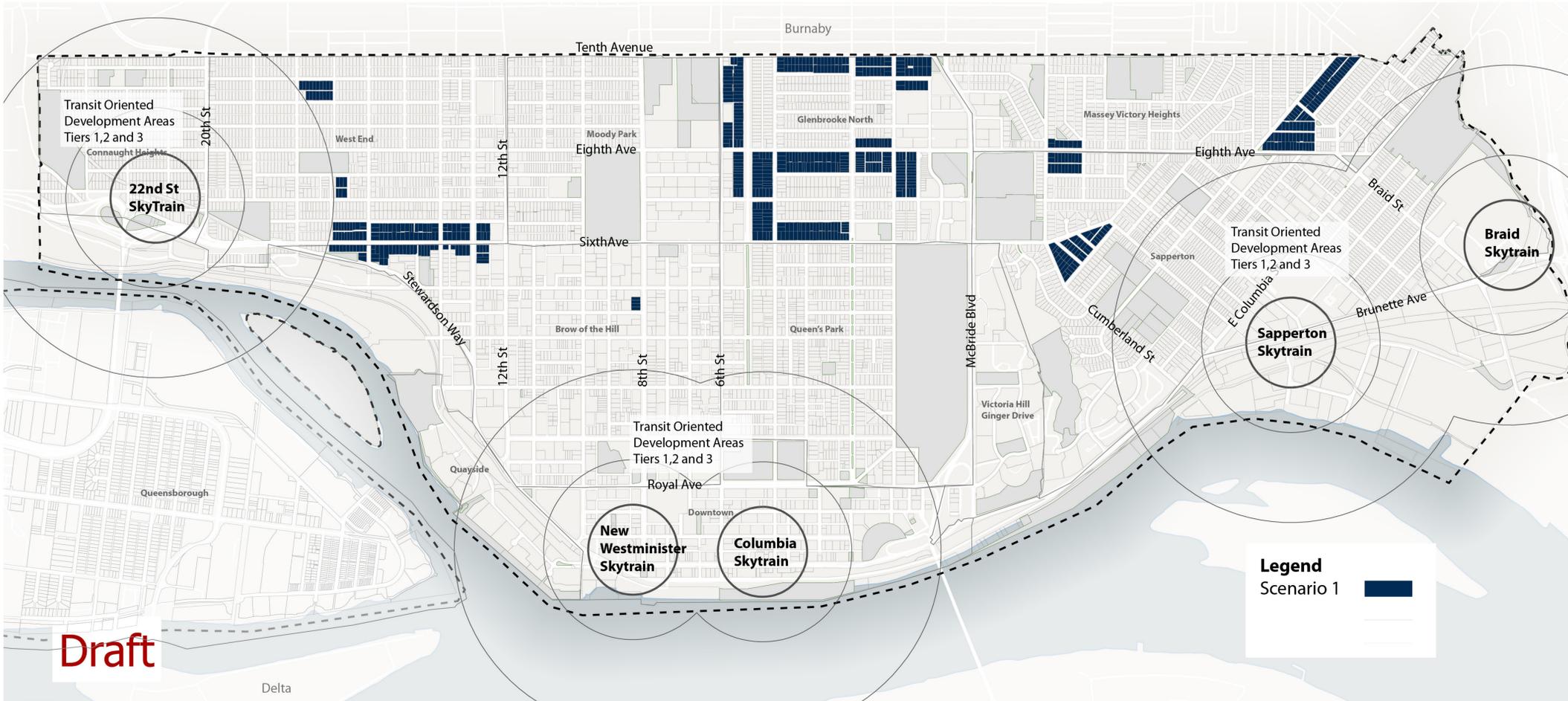
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The City is determining where the Townhouse land use designation should be applied on the Official Community Plan, and could be pre-zoned, which would allow applicants to skip rezoning. Three different scenarios have been identified.

A final scenario will be determined based on further technical analysis by staff, feedback from the community, and direction from Council.

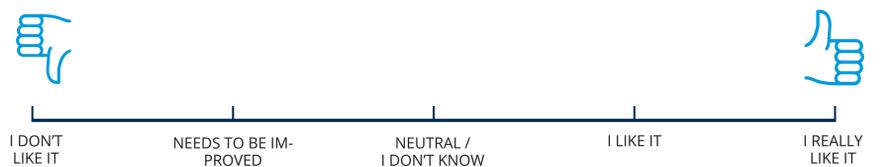


Note: Lots in the Queens Park Heritage Conservation Area are not being considered for townhouses due to the unique heritage conditions of the neighbourhood.

Scenario 1:

expands townhouses to some areas of the city. The lowest density scenario keeps the city more like it is today, but doesn't offer a lot of housing choice. This scenario includes townhouses on blocks that front onto the major road network and currently don't have an accessible lane. This scenario also includes blocks on the edge of the new Transit Oriented Development Areas. Townhouses are proposed in these locations to create a transition from the eight-storey buildings allowed by the Province in Transit Oriented Development Areas to lower densities in the surrounding blocks.

What do you think about this Scenario?



Tell us why!

Have a different idea?



Draw it on one of the printed copies of the map!

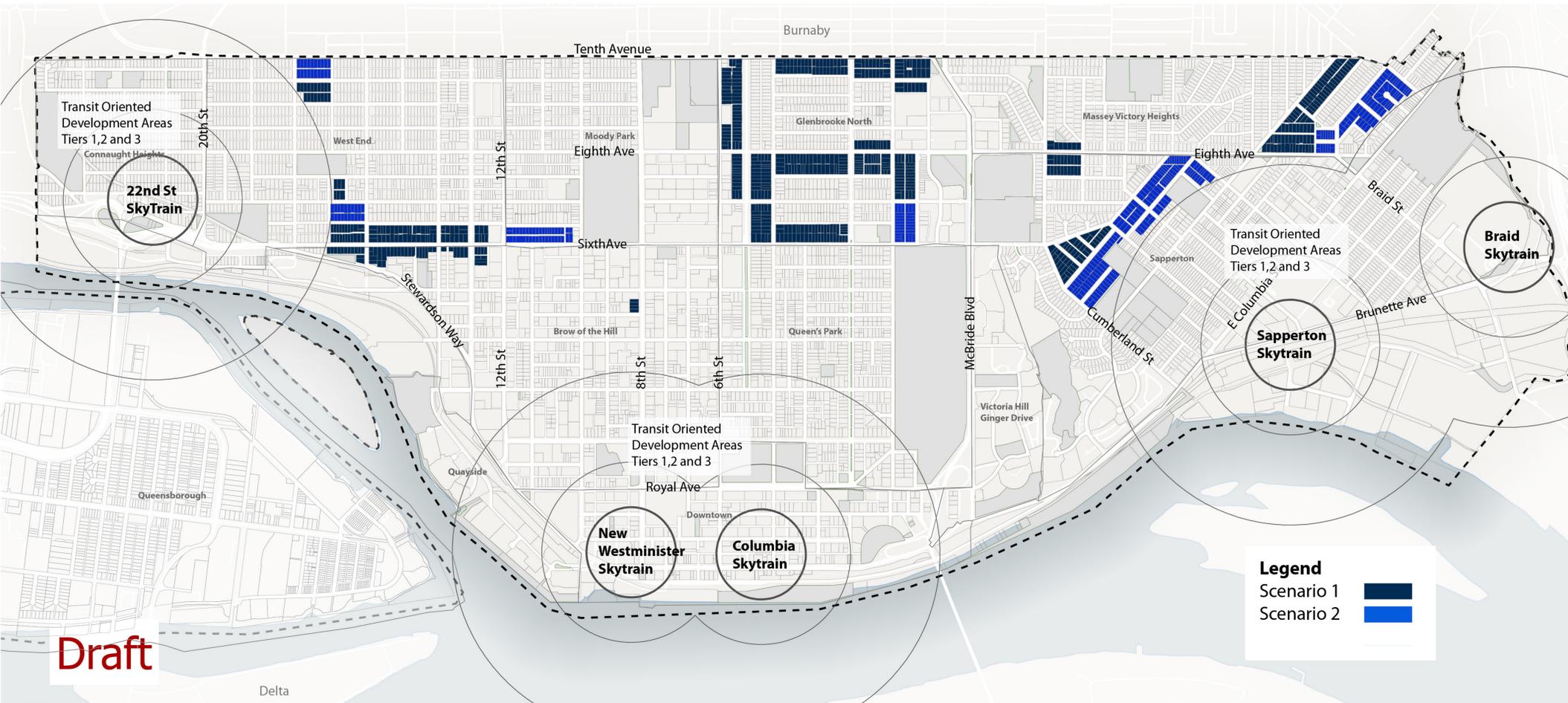
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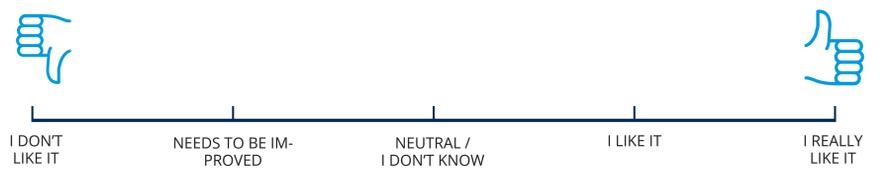


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Scenario 2:

builds on Scenario 1 and expands townhouses to more areas of the city to provide more opportunities for housing choice. This scenario includes a larger transition area between the edge of Transit Oriented Development Areas and the surrounding lower density neighborhoods. It also includes blocks that would allow more family friendly townhouse units in close proximity to community amenities like parks and schools.

What do you think about this Scenario?



Tell us why!

Have a different idea?



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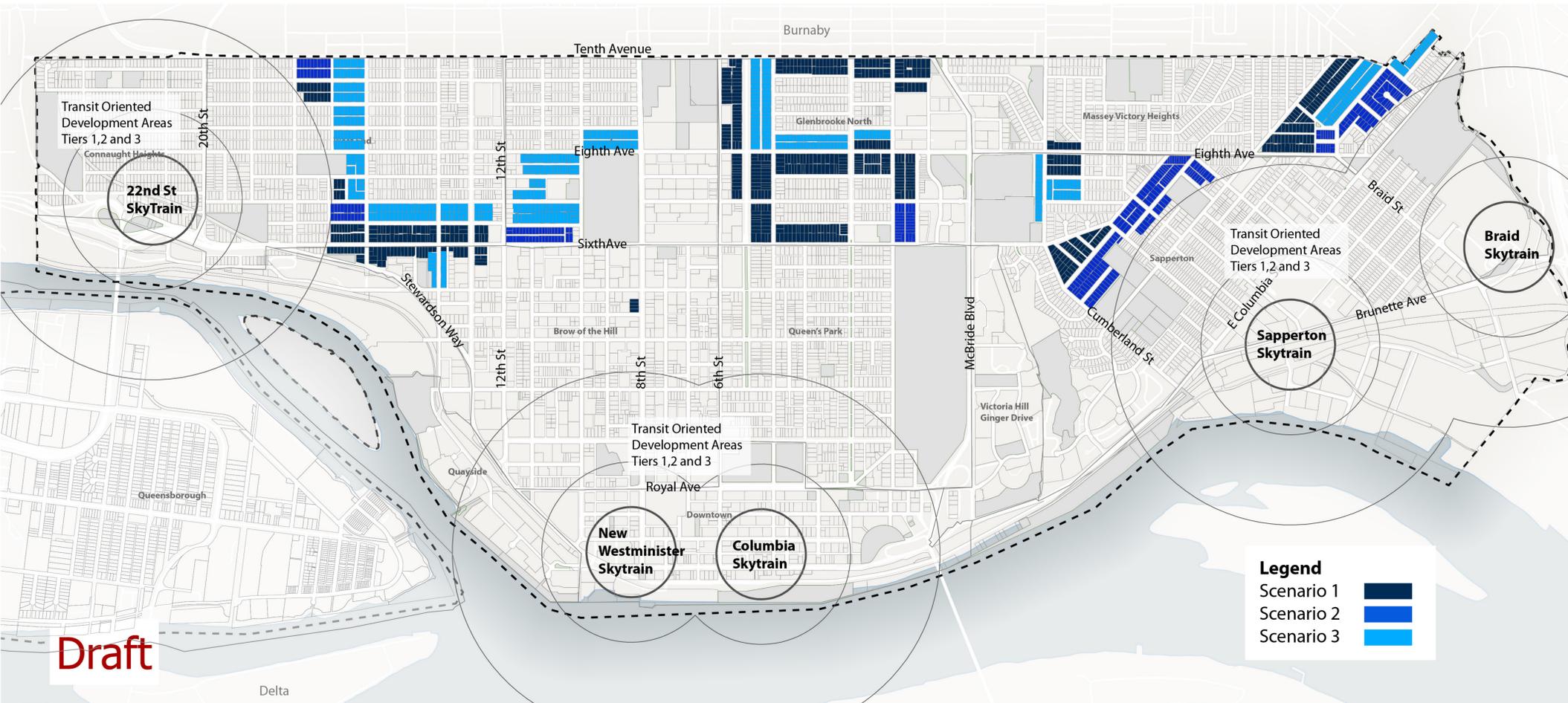
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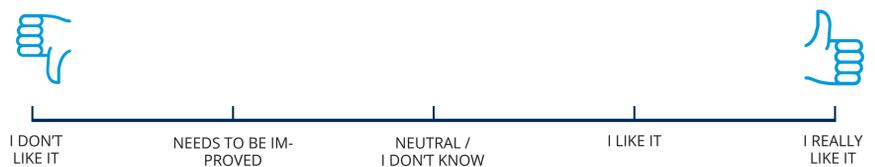


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Scenario 3:

builds on Scenario 2 to maximize opportunities for townhouses. This scenario includes a larger transition area between the edge of Transit Oriented Development Areas and the surrounding lower density neighborhoods. It also includes more blocks that would allow more family friendly townhouse units in close proximity to community amenities like parks and schools. It also takes a more uniform approach to allowing townhouses on blocks next to each other.

What do you think about this Scenario?



Tell us why!

Have a different idea?



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