

# Townhouse

## Excerpts from Stage 3 Report & Draft Zoning

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**abbotsfwd 2050**

Spring 2025 Stage 3 Engagement

TOWNHOUSE



The Townhouse land use designation replaces the former Urban 2 - Ground Oriented designation and enables ground-oriented multi-unit development, like townhouses and rowhouses. This type of housing provides a transition between higher and lower density development and increases housing variety across the city.

Buildings can be up to 3 storeys in height.

Update  
(OCP)

Urban 2 - Ground Oriented now called Townhouse

To improve clarity, the Urban 2 - Ground Oriented land use designation has been renamed to Townhouse.

New  
(OCP)

New  
(Zoning)

Flexibility for Townhouse south of City Centre

A large portion of the residential area south of the City Centre (generally bound by South Fraser Way, Clearbrook Rd, McCallum, and Highway 1) is proposed to be redesignated from Urban 3 - Infill to Townhouse. The previous Urban 3 - Infill land use designation resulted in mostly small lot single detached houses with secondary suites, while the new Townhouse designation supports larger scale townhouse development. This acknowledges the neighbourhood’s proximity to the urban core and all of the services, amenities, and transit that go along with it.

Alongside the new land use designation, the area will be rezoned to allow a variety of small-scale multi-unit housing options as well as the option for larger scale townhouse development on large enough properties (~1,120 m<sup>2</sup> in size and 35 m in width).

Within the Townhouse designation, small-scale multi-unit housing options on local roads will be the same as within the SSMUH 1 land use designation. For more information, see page 34.

New  
(OCP)

Townhouse on select major corridors

Larger-lot townhouse development instead of small-scale 4-unit development will reduce the number of driveway interruptions and conflict points with pathways, sidewalks, bike lanes, and vehicle travel lanes along busy streets. Incorporating townhouse development along select major corridors will also help deliver housing variety to established neighbourhoods.

To achieve this, SSMUH-eligible properties along select major corridors will be rezoned to a new Townhouse 2 Zone (TH2). The TH2 zone will permit single detached homes, duplexes, secondary suites, and garden suites, with the additional option of townhouse development on properties that are at least 1,120 m<sup>2</sup> in size and 35 metres in width.

New  
(Zoning)

HAF

New  
(OCP)

New Townhouse areas in UDistrict

Draft changes re-designate the Urban 3 - Infill lands northeast of the University of the Fraser Valley (north of King Rd and east of McKenzie Rd) to Townhouse in light of SSMUH changes and to broaden housing options near the university.

New  
(OCP)

Guidance for considering further Townhouse expansion

A new Townhouse Expansion Policy allows for the consideration of OCP amendment applications where a proposal seeks to expand the Townhouse land use designation to abutting SSMUH parcels. Suitability and neighbourhood fit will be assessed through the OCP amendment process.

ADDITIONAL GUIDANCE FOR TOWNHOUSE & APARTMENT

New  
(OCP)

Direction for lot consolidation in key locations

Select parcel groupings will rely on new location specific road connections/ dedications or shared access to support the land use opportunity. These areas are outlined on the land use plan in yellow.

New  
(OCP)

**Potential housing opportunities near Salton Road**

The neighbourhood on the east side of Salton Road (north of Highway 1 and south of Fern St) is well situated for higher density residential development, like townhouse or apartment. However, there are known ground conditions that may pose a potential challenge for redevelopment.

A new Salton Rd area-specific policy opens the door to future OCP amendment applications for higher density development, so long as certain conditions are met, including demonstrating that ground conditions can support the type of housing proposed, infrastructure upgrades are feasible, and that development proceeds in a manner that is compatible with surrounding properties.

New  
(Zoning)

**New floor area exemptions when calculating density**

Updates to the zoning bylaw are intended to support housing by no longer counting uninhabitable areas, like hallways, utility rooms, and elevator shafts, when calculating floor area. This will also increase consistency with how floor area is calculated across the region.

New  
(OCP)

**Family friendly amenity spaces**

A revised development permit guideline seeks to ensure that new multi-unit residential development includes amenity areas that are designed with families and children in mind.

Acknowledging that due to site constraints, sometimes functional and contiguous outdoor amenity areas are not possible, updated DP guidelines accommodate enhanced private amenity areas as an alternative, such as larger balconies or roof top patios.

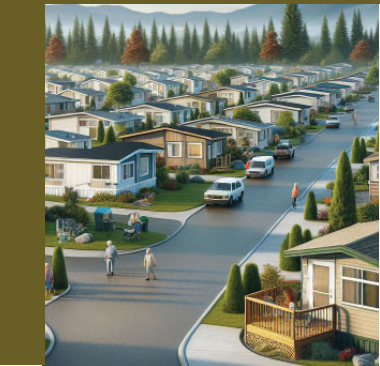
New  
(OCP)

**Short Term Loading & Drop Off**

A new development permit guideline is included to encourage the multi-use of short-term loading and drop-off areas. For instance, a loading area could be used as amenity space, like a plaza or sport court, when not in use.

**DRAFT CHANGES | Urban Area Manufactured Home (MH) Park**

**URBAN AREA MANUFACTURED HOME PARK**



This designation is proposed for one site within the City (31247 and 31313 Livingstone Avenue), recognizing its size and unique location within the urban area.

New  
(OCP)

**Urban Area Manufactured Home Park**

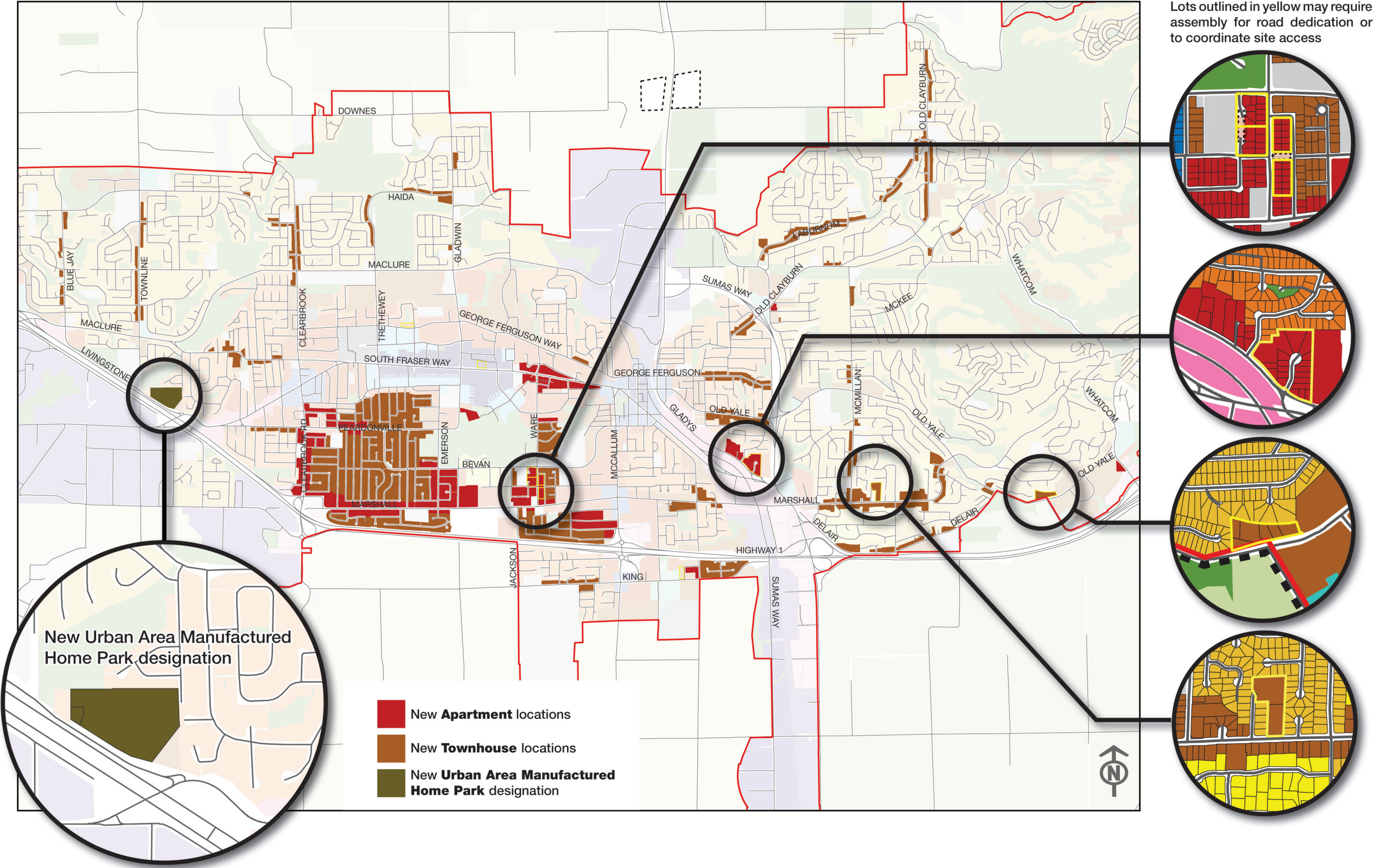
This new draft designation is proposed for a large (~5 ha) Manufactured Home Park site on the north side of Highway 1. Adjacent to park space and designated Urban 3 Infill in the current OCP, draft policy enables Council consideration of alternative suitable long-term future housing reinvestment for this site.

More broadly, the draft Plan converts existing Urban 3 Infill periphery areas to single lot 4 unit housing opportunities (SSMUH), consistent with Provincial legislation. However, Small-Scale Multi-Unit Housing (SSMUH) legislation does not apply to sites zoned for manufactured homes.

Given the unique size of this site within an urban area, exemption from Provincial SSMUH legislation, and landowner interest in alternative phased housing concepts, the draft plan would facilitate Council consideration of apartment and townhouse redevelopment concepts that integrate secured rental housing with substantial non-market and/or seniors housing components.

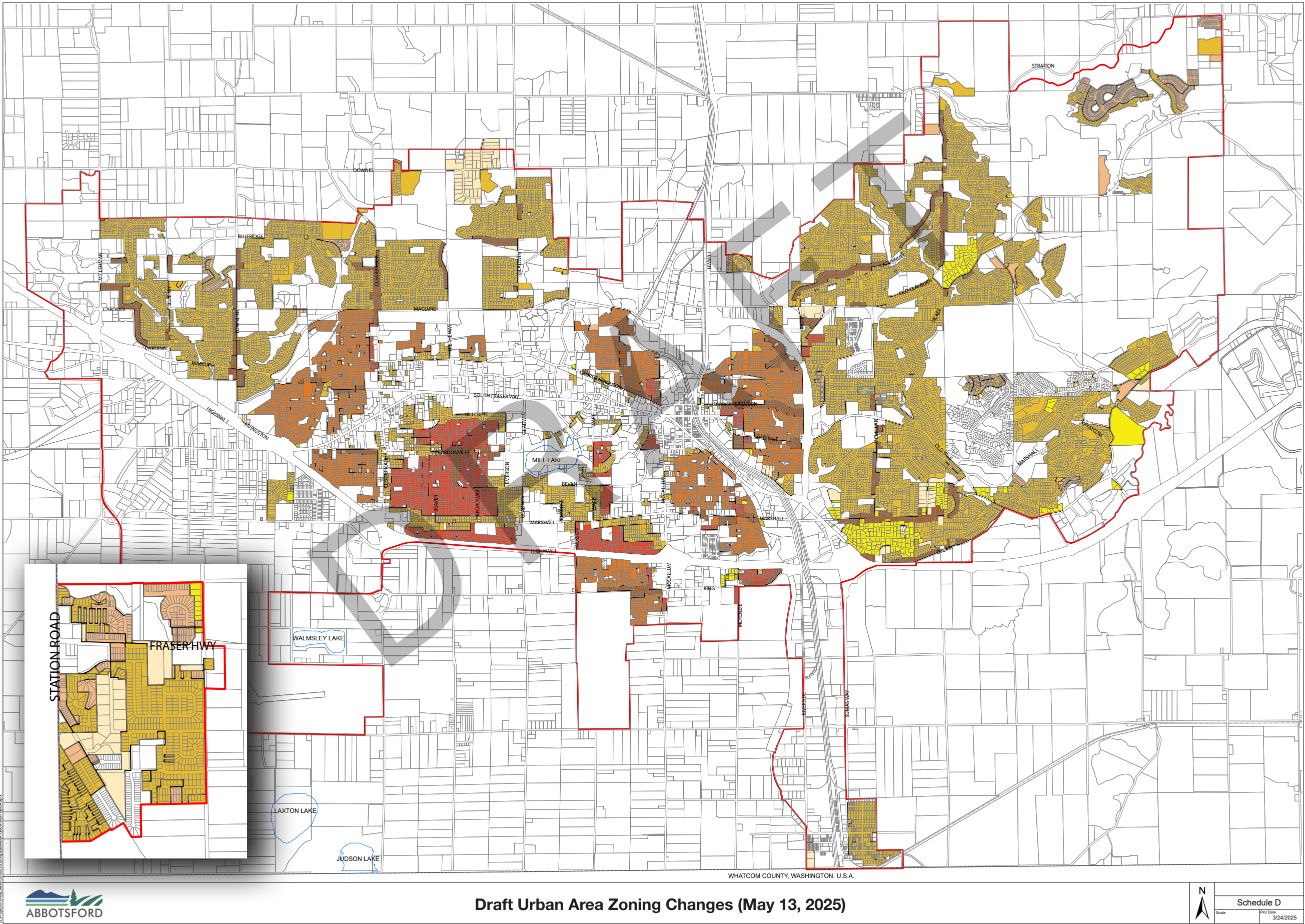
Draft policy further highlights the need for tenant engagement, strategic phasing to minimize resident impacts, and tenant relocation assistance, should Council consider a rezoning application.

Map 5: New Townhouse, Apartment, and Urban Area Manufactured Home Park areas



Permitted Residential Uses on SSMUH-Eligible Lots

|                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>SSMUH 1</div>                        | <div><input checked="" type="checkbox"/> Single Detached</div> <div><input checked="" type="checkbox"/> Duplex</div> <div><input checked="" type="checkbox"/> Townhouse (&lt; 5 units)</div> <div><input type="checkbox"/> Townhouse (5 + units)</div> <div><input checked="" type="checkbox"/> Secondary Suite</div> <div><input checked="" type="checkbox"/> Garden Suite / Coach House</div>            |
| <div>SSMUH 2, 3, &amp; 4</div>            | <div><input checked="" type="checkbox"/> Single Detached</div> <div><input checked="" type="checkbox"/> Duplex</div> <div><input type="checkbox"/> Townhouse (&lt; 5 units)</div> <div><input type="checkbox"/> Townhouse (5 + units)</div> <div><input checked="" type="checkbox"/> Secondary Suite</div> <div><input checked="" type="checkbox"/> Garden Suite / Coach House</div>                       |
| <div>Townhouse (local roads)</div>       | <div><input checked="" type="checkbox"/> Single Detached</div> <div><input checked="" type="checkbox"/> Duplex</div> <div><input checked="" type="checkbox"/> Townhouse (&lt; 5 units)</div> <div><input checked="" type="checkbox"/> Townhouse (5 + units)</div> <div><input checked="" type="checkbox"/> Secondary Suite</div> <div><input checked="" type="checkbox"/> Garden Suite / Coach House</div> |
| <div>Townhouse (major corridors)</div>  | <div><input checked="" type="checkbox"/> Single Detached</div> <div><input checked="" type="checkbox"/> Duplex</div> <div><input type="checkbox"/> Townhouse (&lt; 5 units)</div> <div><input checked="" type="checkbox"/> Townhouse (5 + units)</div> <div><input checked="" type="checkbox"/> Secondary Suite</div> <div><input checked="" type="checkbox"/> Garden Suite / Coach House</div>            |



**Legend**

- Townhouse 1
- Townhouse 2
- SSMUH 1
- SSMUH 2
- SSMUH 2g
- SSMUH 3
- SSMUH 4

**Notes:**  
This draft Zoning Bylaw map is provided for information and community engagement purposes only and is subject to change through subsequent stages of the project.

Further, the City is preparing a transition policy to address rezoning applications that are currently in-stream.

# Working Draft Zoning Bylaw Amendments

## **New Townhouse (TH) Zones**

DRAFT

# 432 – Townhouse 1 Zone

# TH1

| OCP LAND USE     | INTENT                                                                                                                                                            |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Townhouse</b> | The Townhouse 1 zone is intended to enable ground-oriented multi-unit residential development on lands designated Townhouse in the OCP and abutting a Local Road. |

**Note to Reviewer:** This zone will be applied to SSMUH-eligible lots identified as Townhouse in the Draft OCP and located on a Local Road (i.e. the core infill area)

## 432.1 Permitted Uses

| Permitted Uses Table for TH1 Zone |                           |
|-----------------------------------|---------------------------|
| <b>Principal Uses</b>             |                           |
| .1                                | Boarding House            |
| .2                                | Duplex                    |
| .3                                | Residential Care          |
| .4                                | Single Detached Dwelling  |
| .5                                | Townhouse                 |
| <b>Accessory Uses</b>             |                           |
| .6                                | Bed and Breakfast         |
| .7                                | Boarding                  |
| .8                                | Coach House               |
| .9                                | Garden Suite              |
| .10                               | Home Occupation – Level 1 |
| .11                               | Home Occupation – Level 2 |
| .12                               | Secondary Suite           |

## 432.2 Site Specific Permitted Uses

- .1 Notwithstanding Section 356.1 and Section 150, housing for a maximum of seven seniors in a maximum eight bedroom facility registered under the Community Care Facility Act (which housing shall include meals, housekeeping, 24 hour staff support and a minimum of three off-street Parking Spaces) and no other Uses shall be permitted on the following Lot:
  - a. PID: 004-608-593  
Legal Description:  
Lot 432 Section 17 Township 16 NWD Plan 46243

|                                                         |
|---------------------------------------------------------|
| <b>Editorial Note</b>                                   |
| Known civically as: 2077 Ridgeway St<br>(B/L 3159-2021) |

## 432.3 Development Regulations

| Development Regulations Table for TH1 Zone |                                                                     |
|--------------------------------------------|---------------------------------------------------------------------|
| Column I                                   | Column II                                                           |
| .1 Density (maximum)                       | a. Three Dwelling Units on Lots 280 m <sup>2</sup> or less in size; |

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Zoning Bylaw No. 2400-2014



# 432 – Townhouse 1 Zone

## TH1

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                              | <p>b. Four Dwelling Units on Lots greater than 280 m<sup>2</sup> but less than 1,120 m<sup>2</sup> in size and 35 m in Lot Width; and</p> <p>c. No maximum number of Dwelling Units on Lots greater than 1,120 m<sup>2</sup> in size, or greater, and 35 m in Lot Width, or greater.</p> <p>Floor Space Ratio:</p> <ul style="list-style-type: none"> <li>(i) Single Detached Dwelling – 0.5, excluding the floor area of a Garden Suite or Coach House</li> <li>(ii) Duplex – 0.65, including the floor area of a Garden Suite or Coach House</li> <li>(iii) Townhouse with four or fewer units – 1.2</li> <li>(iv) Townhouse with five or more units - 1.5</li> </ul> |
| .2 Maximum Setbacks (Front Lot Line)         | <p>a. Principal Building – 3.0 m, except 6.0 m where a garage faces a Front Lot Line</p> <p>b. Accessory Building or Structure – 6.0 m</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| .3 Maximum Setbacks (Rear Lot Line)          | <p>a. Principal Building – 4.0 m, except when adjacent to a lane, then 3.0 m or 6.0 m where a garages faces a Rear Lot Line</p> <p>b. Garden Suite – 1.5 m</p> <p>c. Accessory Building with Coach House – 1.5 m on a Lot with rear lane access and 4.0 m on a Lot without rear lane access</p> <p>d. Accessory Building or Structure – 1.0 m</p>                                                                                                                                                                                                                                                                                                                       |
| .4 Minimum Setbacks (Interior Side Lot Line) | <p>a. Principal Building – 1.2 m, except 4.0 m where a Dwelling Unit faces an Interior Side Lot Line or an Exterior Side Lot Line.</p> <p>b. Principal Building adjacent to a lane - 3.0 m or 6.0 m where a garage faces an Interior Side Lot Line.</p> <p>c. Garden Suite – 1.2 m</p>                                                                                                                                                                                                                                                                                                                                                                                  |

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Zoning Bylaw No. 2400-2014



# 432 – Townhouse 1 Zone

# TH1

|                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                            | <ul style="list-style-type: none"> <li>d. Accessory Building with Coach House – 1.2 m</li> <li>e. Accessory Building or Structure – 1.0 m</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                  |
| .5 Minimum Setbacks (Exterior Side Lot Line)               | <ul style="list-style-type: none"> <li>a. Principal Building – 3.0 m, except 6.0 m where a garage faces an Exterior Side Lot Line</li> <li>b. Accessory Building or Structure – no less than the actual setback of the Principal Building</li> </ul>                                                                                                                                                                                                                                                                                                  |
| .6 Minimum Setbacks between Buildings                      | <ul style="list-style-type: none"> <li>a. Between Buildings containing residential Uses – 6.0 m, except 2.4 m between side Building Faces</li> <li>b. Between Buildings containing residential Uses and Accessory Buildings or Structures – 1.5 m</li> </ul>                                                                                                                                                                                                                                                                                          |
| .7 Height (maximum)                                        | <ul style="list-style-type: none"> <li>a. Single Detached Dwelling or Duplex – 8.5 m or 3 Storeys, whichever is less</li> <li>b. Townhouse - 11.0 m or three Storeys, whichever is less</li> <li>c. Accessory Building or Structure – 4.5 m</li> <li>d. Garden Suite – 4.5 m or one Storey, whichever is less, except 7.5 m or two Storeys, whichever is less, where the rear Building Face is Setback a minimum of 4.0 m from the Rear Lot Line</li> <li>e. Accessory Building with Coach House – 7.5 m or two Storeys, whichever is less</li> </ul> |
| .8 Maximum vertical distance of Basement above ground      | <ul style="list-style-type: none"> <li>a. 1.4 m above average Finished Grade</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| .9 Lot Coverage for all Buildings and Structures (maximum) | <ul style="list-style-type: none"> <li>a. 40%, except 50% for Townhouse</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| .10 Lot Coverage for all Impermeable Surfaces (maximum)    | <ul style="list-style-type: none"> <li>b. 60%, except 75% for Townhouse</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

## 432.4 Subdivision Regulations

| Subdivision Regulations Table for TH1 Zone |           |
|--------------------------------------------|-----------|
| Column I                                   | Column II |

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|                        |                                                                                                                                                                                                                    |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| .1 Lot Size (minimum)  | <ul style="list-style-type: none"> <li>a. Interior Lot – 495 m<sup>2</sup></li> <li>b. Corner Lot – 585 m<sup>2</sup></li> <li>c. Through Lot – Not permitted</li> <li>d. Panhandle Lot – Not permitted</li> </ul> |
| .2 Lot Width (minimum) | <ul style="list-style-type: none"> <li>a. Interior Lot – 16.5 m</li> <li>b. Corner Lot – 19.5 m</li> <li>c. Through Lot – Not permitted</li> <li>d. Panhandle Lot – Not permitted</li> </ul>                       |
| .3 Lot Depth (minimum) | <ul style="list-style-type: none"> <li>a. Interior Lot – 30.0 m</li> <li>b. Corner Lot – 30.0 m</li> <li>c. Through Lot – Not permitted</li> <li>d. Panhandle Lot – Not permitted</li> </ul>                       |

## 432.5 Landscaping

- .1 Refer to section 140 for all requirements pertaining to landscaping.
- .2 Notwithstanding section 140, on a Lot with four or fewer Dwelling Units, any off-street parking area or Maneuvering Aisle shall be separated from a directly abutting Lot by a landscaped area of not less than 1.2 m in width, consisting of any combination of grass, trees, shrubs, plants, and flowers.

## 432.6 Off-Street Parking

- .1 Refer to section 150 for all requirements pertaining to off-street parking.
- .2 Notwithstanding section 150, the minimum number of off-street Parking Spaces required for a Townhouse with four or fewer Dwelling Units on one Lot is 1.5 spaces per Dwelling Unit and Visitor Parking Spaces are not required.

## 432.6 Conditions of Use

### All Development

- .1 For any development resulting in additional principal Dwelling Units on a Lot abutting an Arterial Road or a Collector Road, the minimum roadway width measured from the centre line of the adjacent highway to the property line must be at least half the right-of-way width requirement as described in Table 7.1 of the Development Bylaw, 2022. If roadway width does not meet the minimum then a road dedication is required.

## All Development with four or fewer Dwelling Units

- .1 Where the Lot Width is less than 20.0 m, a driveway shall have a maximum width of 6.0 m total paved area extending from the Front Lot Line or Exterior Side Lot Line to the Garage on the Lot, except where the Lot includes 3 or 4 Dwelling Units, in which case the maximum width is 9.0 m.
- .2 Where the Lot Width is 20.0 m or greater, a driveway may have a maximum width of 6.0 m total paved area extending from the Front Lot Line or Exterior Side Lot Line to the Garage on the Lot, except where the Lot includes 3 or 4 Dwelling Units, in which the case the maximum width is 11.0 m.
- .3 Building Face(s) of the Principal Building fronting a municipal lane are not permitted any doors on the ground level, except garage doors.

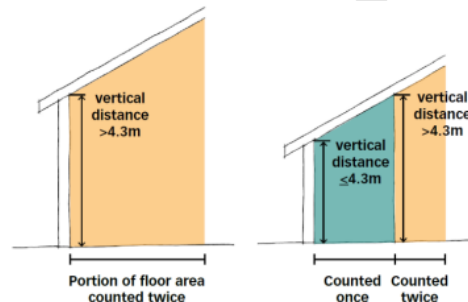
## Townhouse

- .1 Any Townhouse Dwelling Unit with vehicle access from a Street shall:
  - a. have a maximum garage width of 4.0 m, measured between the interior faces of the side walls of the garage.
- .2 For a Townhouse development with five or more Dwelling Units, a common outdoor amenity area of at least 3.0 m<sup>2</sup> per Dwelling Unit shall be provided outside of the applicable Setbacks. The common outdoor amenity area must:
  - a. be available to all Residents of the Principal Buildings;
  - b. not have any dimensions less than 6.0 m or slope greater than 5%; and
  - c. provide for pedestrian amenities, greenery, recreational space, or other leisure activities normally carried out outdoors.
- .3 Where a Building Face of a Townhouse faces a Street it must include the following design techniques:
  - a. an easily identifiable main pedestrian entrance;
  - b. building articulation to minimize the perception of massing, eliminate large blank walls, provide visual interest, and accentuate main entrances facing the Street;
  - c. variations in building materials, colours, rooflines, and other architectural elements; and
  - d. the integration of vertical elements and breaks in the façade of a Building.

## Single Detached Dwelling and Duplex

- .1 Notwithstanding section 120, a maximum of 2 Single Detached Dwellings are permitted on a Lot with a Lot Width of at least 20.0 m.
- .2 A Duplex with attached garages shall comply with the following:
  - a. One attached garage is permitted per principal Dwelling Unit; and
  - b. Attached garage width shall not exceed 4.0 m per principal Dwelling Unit, measured between the interior faces of the side walls of the garage.

- .3 On lands designated SSMUH 1 in the Official Community Plan, a Single Detached Dwelling or Duplex consisting of more than one Storey, **built after the date of adoption of this bylaw**, shall have reduced massing at the uppermost Storey, to be achieved as follows:
- c. The Gross Floor Area of the uppermost Storey shall not exceed 80% of the Gross Floor Area of the Storey immediately below;
  - d. The front or one or more side Building Face(s) of the uppermost Storey shall be recessed by a minimum of 1.2 m from the Building Face(s) of the Storey immediately below;
    - i. For the purpose of measuring the recessed area of the uppermost Storey, structural supports of covered verandahs, porches, patios, entranceways shall be considered part of the Building Face(s);
  - e. The rear Building Face of the uppermost Storey shall not project beyond the rear Building Face of the Storey immediately below, except for permitted projections into Setbacks as specified in Section 140; and
  - f. Any portion of floor area above which there is a vertical distance that exceeds 4.3 m, measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of Gross Floor Area.



## Accessory Units

- .1 A Garden Suite shall:
- a. be limited to one such Use per Lot on a Lot that is less than 20.0 m in width;
  - b. be limited to one such Use per principal Dwelling Unit on a Lot that is 20.0 m in width or larger;
  - c. be limited to a total maximum floor area for all Garden Suites not greater than 15% of the Lot Area, or 100 m<sup>2</sup>, whichever is less;
  - d. not be located in a Building with a floor area that exceeds 15% of the Lot Area, or 100 m<sup>2</sup>, whichever is less;
  - e. not be located between the Principal Building and the Front Lot Line;
  - f. not include a Basement; and
  - g. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, Bed and Breakfast, or Coach House on the Lot.

Last Modified:

# 432 – Townhouse 1 Zone

## TH1

- .2 A CSA A277 or Z240 approved Manufactured Home may be permitted as a Garden Suite.
- .3 A Coach House shall:
  - a. be limited to one such Use per Lot on a Lot that is less than 20.0 m in width;
  - b. be limited to one such Use per principal Dwelling Unit on a Lot that is 20.0 m in width or larger;
  - c. be limited to a maximum floor area not greater than:
    - i. the total floor area of the detached garage; or
    - ii. 15% of the Lot Area; or
    - iii. 100 m<sup>2</sup>, whichever is less;
  - e. not be located between the Principal Building and the Front Lot Line; and
  - f. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, Bed and Breakfast, or Garden Suite on the Lot.

### Home Occupation

- .1 A Home Occupation – Level 2 shall:
  - a. not be operated where there is a Duplex, Townhouse, or more than one Single Detached Dwelling on the Lot.

# 433 - Townhouse 2 Zone

# TH2

| OCP LAND USE     | INTENT                                                                                                                                                                                    |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Townhouse</b> | The Townhouse 2 zone is intended to enable ground-oriented multi-unit residential development on lands designated Townhouse in the OCP and abutting an Arterial Road or a Collector Road. |

**Note to Reviewer:** This zone will be applied to SSMUH-eligible lots identified as Townhouse in the Draft OCP and located on an Arterial or Collector Road (i.e. the ribbons of Townhouse designation on the DRAFT OCP map)

## 433.1 Permitted Uses

| Permitted Uses Table for <i>Townhouse 2 Zone</i> |                           |
|--------------------------------------------------|---------------------------|
| <b>Principal Uses</b>                            |                           |
| .1                                               | Boarding House            |
| .2                                               | Duplex                    |
| .3                                               | Residential Care          |
| .4                                               | Single Detached Dwelling  |
| .5                                               | Supported Housing         |
| .6                                               | Townhouse                 |
| <b>Accessory Uses</b>                            |                           |
| .7                                               | Bed and Breakfast         |
| .8                                               | Boarding                  |
| .9                                               | Garden Suite              |
| .10                                              | Home Occupation – Level 1 |
| .11                                              | Home Occupation – Level 2 |
| .12                                              | Secondary Suite           |

## 433.2 Site Specific Permitted Uses

n/a

## 433.3 Development Regulations

| Development Regulations Table for <i>Townhouse 2 Zone</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Column I                                                  | Column II                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| .1 Density (maximum)                                      | <p>a. Three Dwelling Units on Lots 280 m<sup>2</sup> or less in size;</p> <p>b. Four Dwelling Units on Lots greater than 280 m<sup>2</sup> but less than 1,120 m<sup>2</sup> in size and 35 m in width; and</p> <p>c. No maximum number of Dwelling Units on Lots 1,120 m<sup>2</sup> in size, or greater, and 35 m in width, or greater.</p> <p>Floor Space Ratio:</p> <p>(i) Single Detached Dwelling and Duplex – 0.5, excluding the floor area of a Garden Suite</p> |

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# 433 - Townhouse 2 Zone

## TH2

|                                                            |                                                                                                                                                                                                                                                          |
|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                            | (ii) Townhouse – 1.5                                                                                                                                                                                                                                     |
| .2 Maximum Setbacks (Front Lot Line)                       | a. Principal Building – 3.0 m, except 6.0 m where a garage faces a Front Lot Line<br>b. Accessory Building or Structure – 6.0 m                                                                                                                          |
| .3 Maximum Setbacks (Rear Lot Line)                        | a. Principal Building – 6.0 m, except 4.0 m for Townhouse<br>b. Garden Suite – 1.5 m<br>c. Accessory Building or Structure – 1.0 m                                                                                                                       |
| .4 Minimum Setbacks (Interior Side Lot Line)               | a. Principal Building – 1.2 m<br>c. Garden Suite – 1.5 m<br>d. Accessory Building or Structure – 1.0 m                                                                                                                                                   |
| .5 Minimum Setbacks (Exterior Side Lot Line)               | a. Principal Building – 3.0 m, except 6.0 m where a garage faces an Exterior Lot Line<br>b. Garden Suite – 3.0 m<br>c. Accessory Building or Structure – 3.0 m                                                                                           |
| .6 Minimum Setbacks between Buildings                      | a. Between Buildings containing residential Uses – 6.0 m, except 2.4 m between side Building Faces<br>b. Between Building containing residential Uses and Accessory Building or Structure – 1.5 m                                                        |
| .7 Height (maximum)                                        | a. Townhouse – 11.0 m or three Storeys, whichever is less<br>b. Single Detached Dwelling or Duplex – 9.5 m or three Storeys, whichever is less<br>c. Accessory Building or Structure – 4.5 m<br>d. Garden Suite – 4.5 m or one Storey, whichever is less |
| .8 Lot Coverage for all Buildings and Structures (maximum) | a. 40%, except 50% for Townhouse                                                                                                                                                                                                                         |
| .9 Lot Coverage for all Impermeable Surfaces               | b. 60%, except 75% for Townhouse                                                                                                                                                                                                                         |

## 433.4 Subdivision Regulations

| Subdivision Regulations Table for <i>Townhouse 2 Zone</i> |                                                                                                                                                                                                              |
|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Column I                                                  | Column II                                                                                                                                                                                                    |
| .1 Lot Size (minimum)                                     | a. Interior Lot – 495 m <sup>2</sup><br>b. Corner Lot – 585 m <sup>2</sup><br>c. Interior Through Lot – 495 m <sup>2</sup><br>d. Corner Through Lot – 585 m <sup>2</sup><br>e. Panhandle Lot – Not permitted |
| .2 Lot Width (minimum)                                    | a. Interior Lot – 20.0 m<br>b. Corner Lot – 23.0 m<br>c. Interior Through Lot – 20.0 m<br>d. Corner Through Lot – 23.0 m<br>e. Panhandle Lot – Not permitted                                                 |
| .3 Lot Depth (minimum)                                    | a. Interior Lot – 24.5 m<br>b. Corner Lot – 24.5 m<br>c. Through Lot – Not permitted<br>d. Panhandle Lot – Not permitted                                                                                     |

## 433.5 Landscaping and Off-Street Parking

- .1 Refer to sections 140 and 150 for all requirements pertaining to landscaping and off-street parking.
- .2 Notwithstanding section 140, on a Lot with four or fewer Dwelling Units, any off-street parking area or Maneuvering Aisle shall be separated from a directly abutting Lot by a landscaped area of not less than 1.2 m in width, consisting of any combination of grass, trees, shrubs, plants, and flowers.

## 433.6 Conditions of Use

### All Development

- .1 For any development resulting in additional principal Dwelling Units on a Lot abutting an Arterial Road or a Collector Road, the minimum roadway width measured from the centre line of the adjacent highway to the property line must be at least half the right-of-way width requirement as described in Table 7.1 of the Development Bylaw, 2022. If roadway width does not meet the minimum then a road dedication is required.

## All Development with four or fewer Dwelling Units

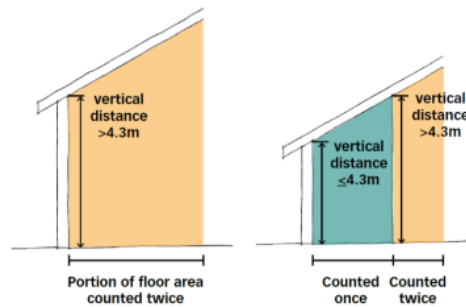
- .1 Where the Lot Width is less than 20.0 m, a driveway shall have a maximum width of 6.0 m total paved area extending from the Front Lot Line or Exterior Side Lot Line to the Garage on the Lot, except where the Lot includes 3 or 4 Dwelling Units, in which case the maximum width is 9.0 m.
- .2 Where the Lot Width is 20.0 m or greater, a driveway may have a maximum width of 6.0 m total paved area extending from the Front Lot Line or Exterior Side Lot Line to the Garage on the Lot, except where the Lot includes 3 or 4 Dwelling Units, in which case the maximum width is 11.0 m.

## Townhouse

- .1 A common outdoor amenity area of at least 3.0 m<sup>2</sup> per Dwelling Unit shall be provided outside of the applicable Setbacks for every Lot with five or more Dwelling Units. The common outdoor amenity area must:
  - a. be available to all Residents of the Principal Buildings;
  - b. not have any dimensions less than 6.0 m or slope greater than 5%; and
  - c. provide for pedestrian amenities, greenery, recreational space, or other leisure activities normally carried out outdoors.

## Single Detached Dwelling and Duplex

- .1 A Duplex with attached garages shall comply with the following:
  - a. One attached garage is permitted per principal Dwelling Unit; and
  - b. Attached garage width shall not exceed 4.0 m per principal Dwelling Unit, measured between the interior faces of the side walls of the garage.
- .2 On lands designated SSMUH 1 in the Official Community Plan, a Single Detached Dwelling or Duplex consisting of more than one Storey, **built after the date of adoption of this bylaw**, shall have reduced massing at the uppermost Storey, to be achieved as follows:
  - a. The Gross Floor Area of the uppermost Storey shall not exceed 80% of the Gross Floor Area of the Storey immediately below;
  - b. The front or one or more side Building Face(s) of the uppermost Storey shall be recessed by a minimum of 1.2 m from the Building Face(s) of the Storey immediately below;
    - i. For the purpose of measuring the recessed area of the uppermost Storey, structural supports of covered verandahs, porches, patios, entranceways shall be considered part of the Building Face(s);
  - c. The rear Building Face of the uppermost Storey shall not project beyond the rear Building Face of the Storey immediately below, except for permitted projections into Setbacks as specified in Section 140; and
  - d. Any portion of floor area above which there is a vertical distance that exceeds 4.3 m, measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of Gross Floor Area.



## Accessory Units

- .1 A Garden Suite shall:
  - a. be part of the same real estate entity as the Principal Building to which it is accessory;
  - b. be limited to one such Use per Lot;
  - c. be limited to a maximum floor area not greater than 15% of the Lot Area, or 100 m<sup>2</sup>, whichever is less;
  - c. not be located in a Building with a floor area that exceeds 15% of the Lot Area, or 100 m<sup>2</sup>, whichever is less;
  - d. not be located between the Principal Building and the Front Lot Line;
  - e. not include a Basement; and
  - f. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, or Bed and Breakfast on the Lot.
- .2 A CSA A277 or Z240 approved Manufactured Home may be permitted as a Garden Suite.

## Home Occupation

- .1 A Home Occupation – Level 2 shall:
  - a. not be operated where there is a Duplex or Townhouse on the Lot.