

RM-7 Rowhouse/Stacked Townhouse Zone

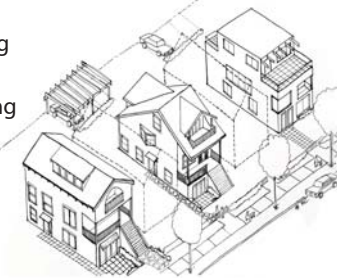
This zone permits rowhouses and stacked townhouses on larger sites, while allowing triplexes, duplexes and infill on smaller sites. Rowhouses are side-by-side units that share a wall and have their own front and backyards. Stacked townhouses are stacked on top of each other, each with its own front door and private outdoor space.

What can be built in the Rowhouse/Stacked Townhouse Zone?

On one typical (33 x 100-120 ft) lot:

- Triplex (with option for 1 lock-off unit)
- Duplex (with or without secondary suites)
- Multiple Conversion Dwelling (conversion of an existing single family dwelling to 2 or 3 dwelling units)
- Pre-1940s Character House conversion to 2 or 3 dwelling units and/or addition of an infill at the back of the lot
- Infill (with existing house) or 2 new principal buildings (houses) on lots that
 - back onto a school or park
 - are more than 170 ft deep
 - are on corner sites
- Single Family dwelling with or without secondary suite/laneway house (only per RS-1 regulations)

Conceptual design of triplex on single lot



Conceptual design of stacked townhouses on assembled sites

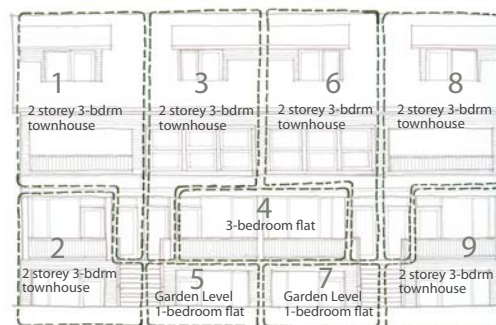


Stacked townhouse - street elevation



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Stacked Townhouse: 9 Units as Seen from the Street Elevation



Conceptual rowhouse design - street elevation



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This board illustrates the main zoning regulations for this zone. Please note that some regulations and guidelines may vary depending on the housing type that is being developed on a lot.

Zoning Regulations (for single family, RS-1 zoning regulations apply)

DENSITY (FSR - floor space ratio)

- Stacked townhouse: 1.2 FSR for sites over 4,800 sq ft and 42 ft wide
0.9 FSR for sites less than 4,800 sq ft or 42 ft wide
- Rowhouse: 1.2 FSR for sites over 4,800 sq ft and 62 ft wide
0.9 FSR for sites less than 4,800 sq ft or 62 ft wide
- Duplex with or without secondary suites: 0.75 FSR
- Retention and conversion of a pre-1940s character house (with or without infill): 0.9 FSR
- Dwelling Unit Density: Stacked townhouse 132 units/ha (53 units/acre);
rowhouse approx. 65 units/hectare (26 units/acre)

HEIGHT

- Duplexes/triplex/rowhouses: max 35 ft (10.7 m)
- Stacked townhouse with 4 or more dwelling units: max 37.5 ft (11.5 m)
- Maximum height is 2 storeys with a partial third storey (basements only permitted if livable)

SETBACKS

- Front yard setback:
 - on regular sites: +/- 18 ft (5.5 m), depending on housing type
 - on shallow sites less than 90 ft (27.4 m) deep: a minimum of 16 ft (4.6m), which can be relaxed for rowhouses
- Side yard setback: minimum 4 ft (1.2 m)

CAR PARKING REQUIREMENTS

- Stacked townhouses: 0.65 car parking spaces per unit
- Rowhouses: 1 car parking space per unit
- Duplex with secondary suites: 3 car parking spaces

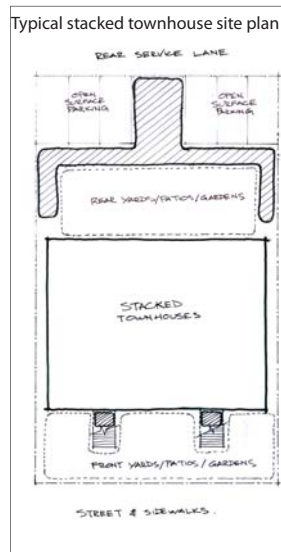
BICYCLE PARKING REQUIREMENTS

- Stacked townhouses: 2.25 bike spaces per unit
- Rowhouses: 1.25 bike parking spaces per unit

Parking for rowhouses at the lane



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Maximum height for stacked townhouses



Maximum height for rowhouses



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All applications for rowhouses and stacked townhouses will be subject to a design review. This is to ensure that the new housing types provide a good fit with the existing neighbourhood.

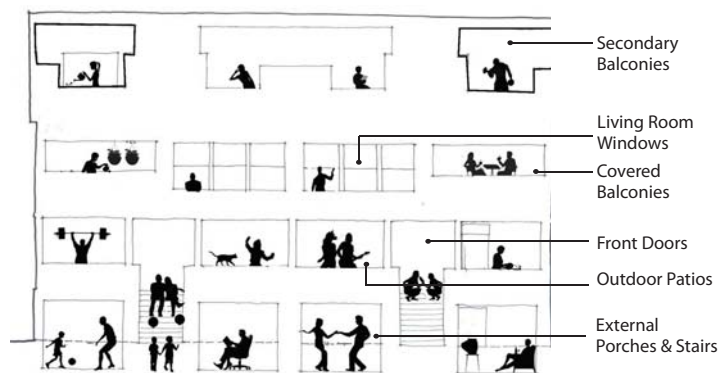
While the guidelines do not prescribe a certain architectural style, they emphasize how new developments can be neighbourly and livable. They guide the development in form and massing. Rather than prescribing a list of acceptable materials, they focus on durability and sustainability.



Guidelines - Highlights (for rowhouses and stacked townhouses)

- Orientation: All units should be oriented towards the street through individual front entrances, porches, balconies and patios.
- Building massing should be reduced by stepping back the top storey or enclosing it under a pitched roof.
- Rowhouse developments should use visual means to separate units in order to avoid monotony and avoid the impression of one continuous building front.
- All dwelling units should have private outdoor space.
- All dwelling units should have access to natural light and ventilation (through two major exposures, i.e. windows or doors).
- Parking for stacked townhouses should be provided in open carports or below ground (above-ground garages are discouraged). Rowhouses can have individual garages or open parking spaces at the lane.

Enrichment of street life through orientation towards the street



Well-defined entry



Examples of reduced massing of end units and upper floor



Two exposures maximize natural light and ventilation

