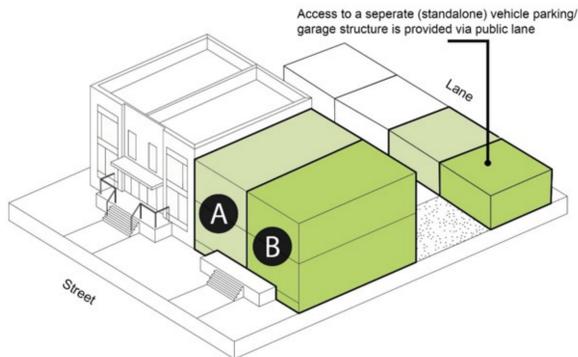


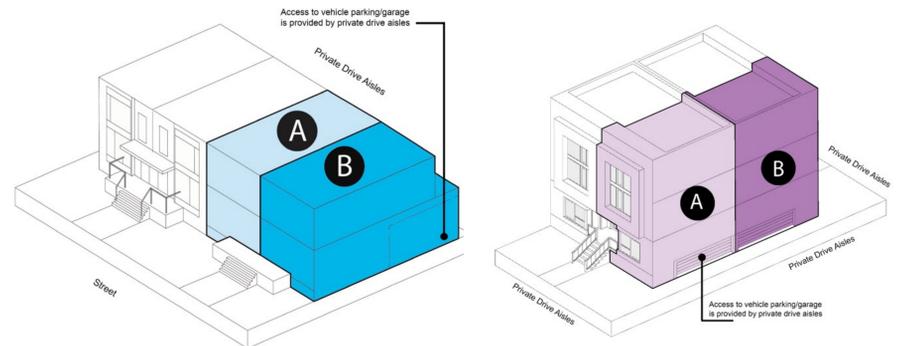
## Rowhomes & Townhomes: Design Ideas & Strategies

### Rowhomes



Rowhomes refer to a multiple unit residential building, comprised of several side by side dwelling units attached to each other in a row, with each unit on its own legal lot (i.e., fee-simple rowhouse) and with its own driveway access. Rowhome buildings front and orient parallel to a public street and driveway access is typically provided by a rear lane. Direct ground-oriented access for each rowhome dwelling unit to both front and rear yards are commonplace.

### Townhomes



Unlike rowhomes, townhomes can take many forms. For the purposes of the Brookwood-Fernridge Neighbourhood Plans and for the Rowhouse Townhouse Land Use Designation only, townhomes can take the form of either a conventional townhome or a back-to-side townhome.

### Emerging Policy Directions

1. To specify guidance on how each new townhouse and rowhouse development project is integrated into and connected with the community, neighbourhood and Rowhouse and Townhouse precincts and Activity Nodes, and at all scales and resolutions in order to uphold the principles of walkable neighbourhoods;
2. To explore the efficacy of regulating building scale and unit density by incorporating a definition of density that is defined by both units per hectare (UPH) as well as floorspace area ratios (FAR). Consideration should be given to maximum impervious cover as well as typical lot coverage;
3. To delineate facing or separation distances between townhouse and rowhouse buildings, based on best practices, in order to provide adequate light penetration into units and onto amenity spaces, support solar optimized design, as well as accommodate other healthy and livability features such as multi-layered landscaping (e.g., trees, understory plantings), private outdoor open spaces, and common amenity spaces (e.g., Nature Conservation, Age-Friendly);
4. To delineate a minimum block length to support a 'fine-grained' mobility pattern, incorporating a combination of multi-modal public streets and pedestrian/cycle pathways to establish said mobility pattern;
5. To extend the planning concept of walkable neighbourhoods to the scale and resolution of a rowhouse and townhouse site or project, based on best practise, in order, for example, to provide a range of pedestrian specific facilities on site and not just vehicle drive isles;
6. To explore opportunities to incorporate requirements for both front and rear person doors that directly connect indoor with outdoor (and vice versa), with consideration for modest elevation from finished grade to delineate public and private space;
7. To explore opportunities to incorporate requirements for appropriately-sized private outdoor open space, at finished-grade and adjacent to one of the front or rear person door entrances of dwelling units (likely front), as well as best practices for appropriately-sized balconies for both rowhome and townhome forms;
8. To clarify the need to relate directly to the existing "natural" grade on site and in relation to abutting properties and avoid the creation of artificial grades, except for defined circumstances (e.g., the provision of 2nd-floor finished-grade private outdoor open space);
9. To review best practices for setbacks and other dimensional and built form controls to ensure new rowhouse and townhouse developments 'fit' with the planned character / context and transition to effectively accommodate forms of development on neighbouring properties in the private realm, from the public realm (streets, parks, Nature Conservation spaces and other open spaces) and to the private realm (front yards, private amenity spaces and entrances);
10. To maximize the usability, comfort and appearance of front yards, building entrances, and private outdoor spaces (balconies, patios, terraces, private at-grade open space). For front yards along a public street, consider establishing minimum setbacks and not just maximums;
11. To incorporate solar optimized design to facilitate both active and passive residential development, which contributes as a key adaptation response to climate change;
12. To explore opportunities to incorporate green infrastructure, including on-site rainwater management and nature conservation spaces (e.g., contiguous space to accommodate nature conservation - trees specifically, possibly similar to the current requirement for on-site common, age-friendly amenity space);
13. To strive for design excellence to the overall quality of rowhouse and townhouse developments in terms of site layout, architecture, landscape design, and materiality; and
14. To explore a 'graduated density' model to facilitate lot consolidation, to help realize arterial road dedication and related works and services, to incorporate the provision of seniors supportive or assisted living uses, and to provide more efficient lot configurations that provide for improved site design.