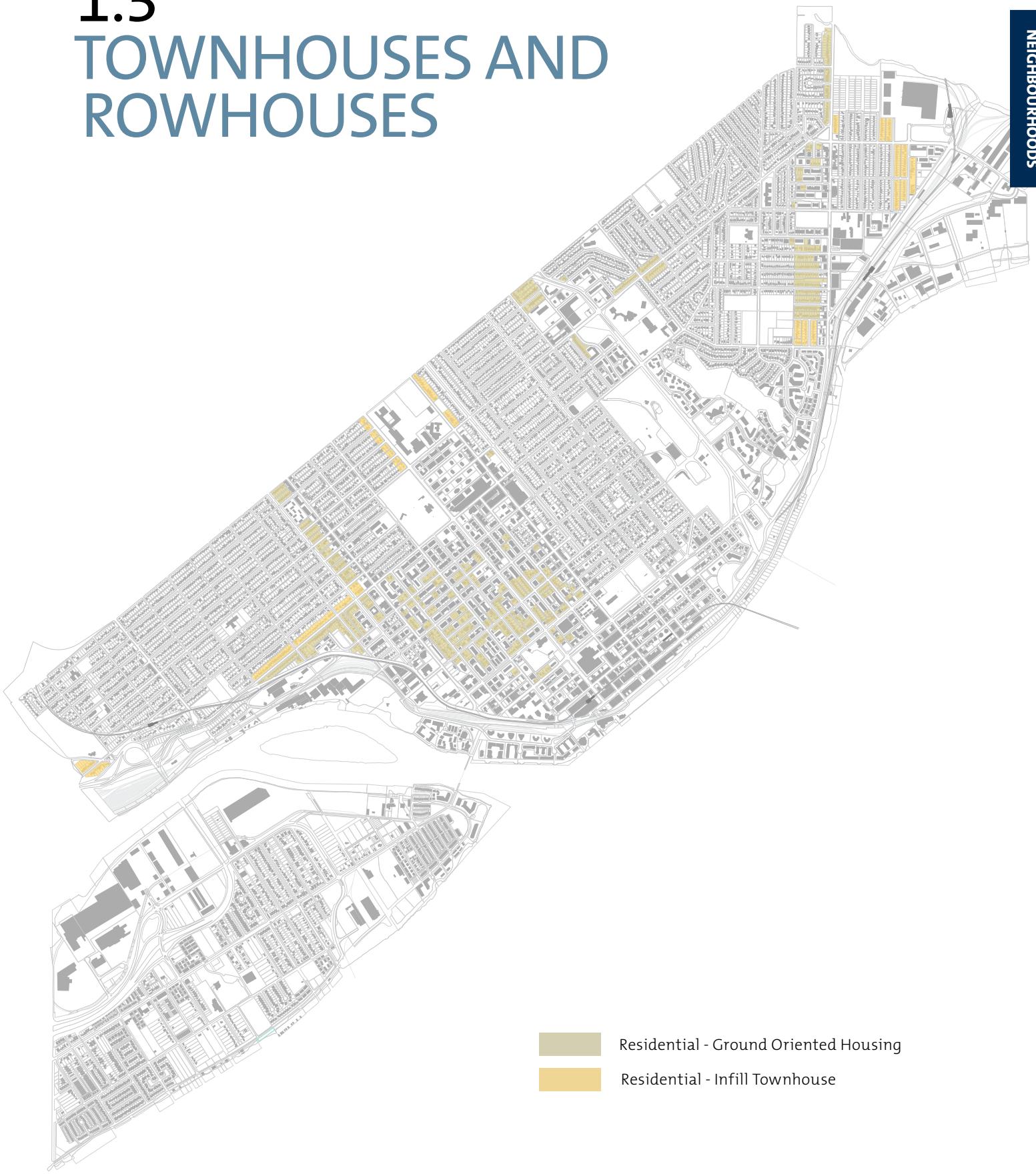
1.3 TOWNHOUSES AND ROWHOUSES



1.3 TOWNHOUSES AND ROWHOUSES
INTRODUCTION

INTRODUCTION

The Infill Townhouse (TH) and Rowhouse (RH) multi-unit residential area, identified as Development Permit Area 1.3 [See Map 1.3], is designated in order to provide an opportunity for an innovative ground oriented housing type. TH and RH provide ground oriented, attached, family friendly housing forms in residential neighbourhoods, increasing housing choice.

THs and RHs are attached, ground oriented, family oriented units. RHs are fee simple developments with parking on each fee simple lot. THs are strata title developments which may have shared or designated parking typically at the rear of the property. For the purpose of this Development Permit Area a street oriented development is one in which all of the units on shallow lots face the street. A courtyard oriented development is where units on a deep lot face an internal courtyard.

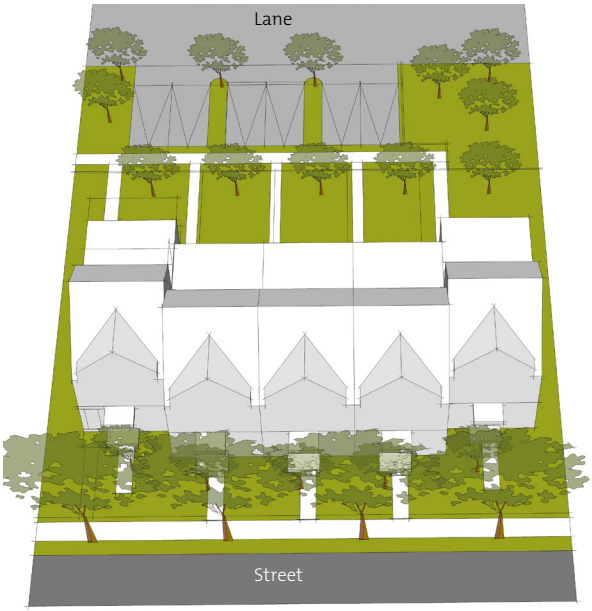
This Development Permit Area establishes guidelines that will shape the development of THs and RHs. The intent of this area is to encourage small scale infill projects that are complementary to the existing single detached dwelling context through appropriate building form, scale and location. Small projects, with a low number of units, are anticipated. Back-to-back and stacked THs are not permitted.

This area is designated as a Development Permit Area with the following purposes:

- establishment of objectives for the form and character of multi-family residential development,
- protection of the natural environment, its ecosystems and biological diversity (as outlined in the Justification section of this schedule), and
- establishment of objectives to promote energy conservation (as outlined in the Justification section of this schedule).

[BYLAW NO. 8151, 2019]

Applications to develop properties located within this Development Permit Area for commercial uses, in accordance with existing commercial zoning, must instead comply with the guidelines included in the Brunette Employment Lands Development Permit Area.



Street oriented development.



Courtyard oriented development.

1.3 TOWNHOUSES AND ROWHOUSES
DEVELOPMENT PERMIT GUIDELINES

GUIDING PRINCIPLES

These ground oriented housing forms will impact the neighbourhood fabric and streetscapes.

Guiding Principles for these forms of infill are:

- Design infill buildings to be good neighbours by minimizing shade, shadow and overlook onto adjacent properties.
- Design buildings for durability and sustainability.
- Provide livable spaces with optimum daylight and ventilation, access to ground level private open space, and functional, efficient interiors.
- Design outdoor spaces as a valued year round asset.
- Create streetscapes that are pedestrian and cyclist friendly, contributing to well-connected neighbourhoods.
- Maintain a scale of development that is compatible with single detached dwelling neighbours.
- Contribute to vibrant, engaging streetscapes.
- Balance efficient space planning with comfort and flexibility.

ENERGY CONSERVATION

The City of New Westminster is committed to energy conservation in building and design with a number of policies, plans and programs aimed at energy and greenhouse gas emissions reduction. ENERGY SAVE NEW WEST is a community energy program designed to improve the energy efficiency and reduce greenhouse gas emissions of residential homes and businesses in New Westminster.



TH/RH streetscape precedent.

1.3.1 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

All infill housing developments are expected to follow CPTED principles including:

- Clearly defined boundaries including private, semi-private and private space.
- The ability to provide surveillance from indoor and outdoor spaces.
- Providing secure access points including gates, lighting and locks.
- Landscape design that does not interfere with sight lines, lighting or provide opportunities for concealment.

1.3.2 SUSTAINABILITY

All forms of infill buildings are encouraged to consider additional current and future opportunities for sustainable design where possible including:

- Passive solar design integrated into the architecture and landscape design.
- Energy efficient design and internal infrastructure including structural supports for future solar panels.
- Opportunities for natural ventilation to optimize air quality and reduce mechanical cooling.
- Healthy, durable building materials.
- Drought resistant, low maintenance plants.
- Architecture and landscape design that integrates water conservation and rainwater management including the use of rain barrels and rain gardens, and maximizes permeable surfaces.
- Secure storage for bicycles.
- Safe, pleasant pedestrian connections to the street and the lane.

1.3.3 SETBACKS

Intent: Setbacks provide adequate separation between neighbours, support a streetscape with transitions between varying front yard depths and optimize functional front and back yards.

Additional information about projections into setbacks can be found in the Zoning Bylaw.

1.3 TOWNHOUSES AND ROWHOUSES
DEVELOPMENT PERMIT GUIDELINES

Side Setbacks

Intent: The purpose of side setbacks for THs or RHs which have a unit side wall facing the side setback is to provide adequate spacing between the side walls of the TH or RH units and the side wall of the buildings on adjacent properties. Where TH units have rear or front walls oriented towards the side setback, the setback is larger to ensure privacy between properties and to allow for the provision of adequate open space for TH units.

- Where a side wall of a TH or RH unit faces a side setback, such as in a street fronting RH development, the side setback shall be 1.83 metres (6 feet).
- Where the rear or front wall of a TH or RH unit faces a side setback, such as in a courtyard style development, the side setback shall be 4.27 metres (14 feet).
- Developments with a mix of street fronting and courtyard THs are required to provide side setbacks appropriate to each unit type.

Front Setbacks

Intent: The purpose of the front setbacks is to optimize valuable front outdoor space. The front setback also maintains the TH or RH compatibility with adjacent single detached dwellings.

- The minimum TH and RH front setback is 4.27 metres (14 feet), except street oriented interior end units where the minimum setback is 5.79 metres (19 feet).
- Front porches are allowed to encroach into the front setback to encourage livable porches, provide a buffer from traffic noise and contribute to a friendly, animated streetscape.

Rear Setbacks

Intent: The purpose of rear setback is to ensure transition to SDD properties and to provide an area for useable at grade open space or parking.

- Rear setbacks are required to be 7.62 metres (25 feet) minimum from the rear property line.

Building Separation

- The minimum courtyard width is 8.53 metres (28 feet) measured between the main building façades.

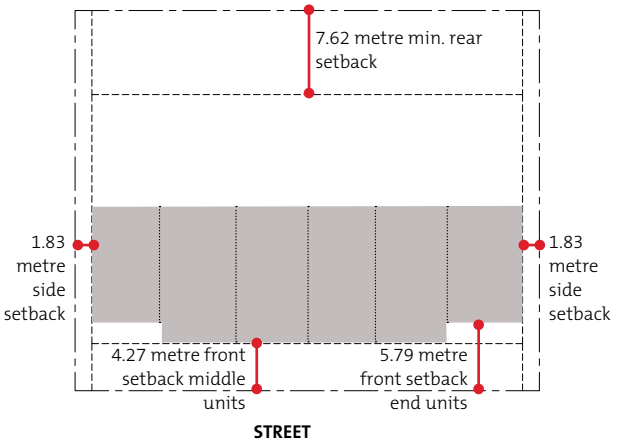


Fig. 1 - Street oriented mid-block setbacks.

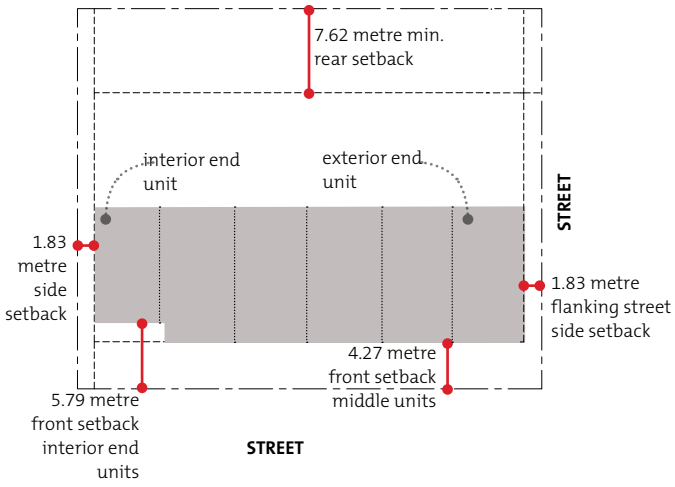


Fig. 2 - Street oriented corner setbacks.

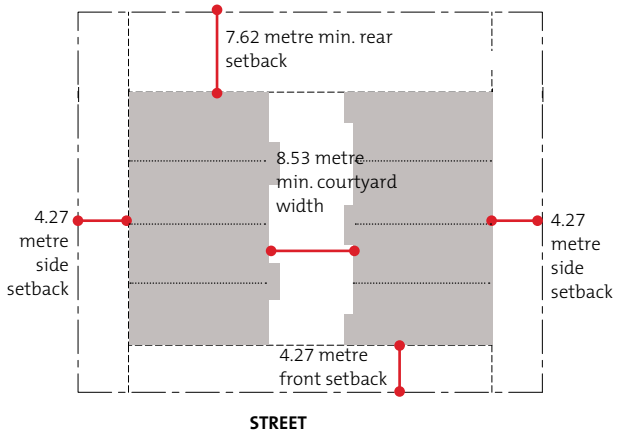


Fig. 3 - Courtyard development setbacks.

1.3 TOWNHOUSES AND ROWHOUSES
DEVELOPMENT PERMIT GUIDELINES

1.3.4 BUILDING SIZE AND MASSING

Intent: Careful attention to the size and mass of THs and RHs are key to successfully fitting these housing forms into residential neighbourhoods. These Guidelines aim to minimize the impact of shade, shadow and overlook on neighbouring properties. They also direct the highest portion of buildings towards the centre of the lot. Integrating the third level plan into the roof form, rather than increasing height by "adding" a roof form above the second level, is required to create a compact building form. Additional information about density and height can be found in the Zoning Bylaw.

General Guidelines

- The maximum building length is 38.10 metres (125 feet) to minimize the massing of buildings and to ensure that new buildings are complementary to surrounding single detached dwellings.
- Each TH or RH development should be both unique from and complementary to any adjacent TH or RH developments.

Projections

Projections are permitted within the required setbacks and building envelope only as follows:

Front Yard

- Eaves up to 0.61 metres (2 feet).
- Unenclosed porches off the main level up to 1.22 metres (4 feet).
- Cantilevered canopies over entrances up to 1.22 metres (4 feet).
- Steps and ramps from first floor to grade – no maximum projection.
- Bay windows of not more than 1.82 metres (6 feet) in length or one storey in height up to 0.61 metres.

Side Yard

- Eaves up to 0.61 metres (2 feet).

Rear Yard

- Eaves up to 0.61 metres (2 feet).
- Unenclosed porches off the main level up to 1.22 metres (4 feet).
- Cantilevered canopies over entrances up to 1.22 metres (4 feet).
- Steps and ramps from first floor to grade – no maximum projection.
- Bay windows of not more than 1.82 metres (6 feet) in length or one storey in height up to 0.61 metres.





TH/RH streetscape precedent. (Left photo: Stewart Howard Architects. Right photo: Ramsay Worden Architects.)

1.3 TOWNHOUSES AND ROWHOUSES
DEVELOPMENT PERMIT GUIDELINES

Courtyard Developments

Intent: The purpose of the building envelope is to optimize daylight and minimize shade and shadowing on neighbours including lots with single detached dwellings.

TH building envelopes:

- will be constructed within a maximum building envelope projecting up 1.83 metres (6 feet) from the interior property line and then inclining inward at a 45 degree angle to the maximum building height, and
- projecting up 1.83 metres (6 feet) from rear property line and degree angle to the maximum building height.

WHAT IS BUILDING ENVELOPE?

The building envelope is the three dimensional space the TH or RH house must be located within. The building envelope is generally defined by front, side and rear setbacks, and height. The building envelope is shown in dark blue in the figures in this Development Permit Area. As the figures show, the building envelope tends to be larger than the maximum building size that would be permitted. The building is shown in light blue in the figures. This means that it is possible to configure RH or TH buildings in different ways, while still fitting within the envelope.

The light blue TH/RH buildings shown within the dark blue building envelopes are for illustrative purposes only.

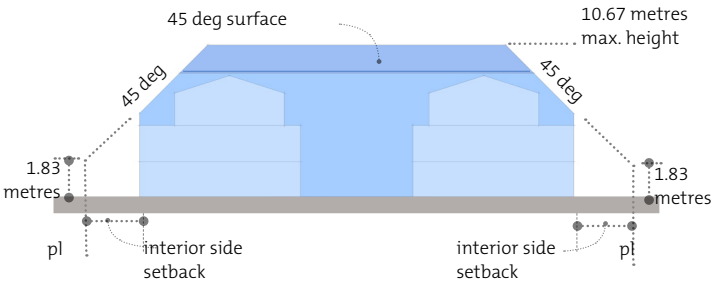


Fig. 4 - Courtyard development rear view.

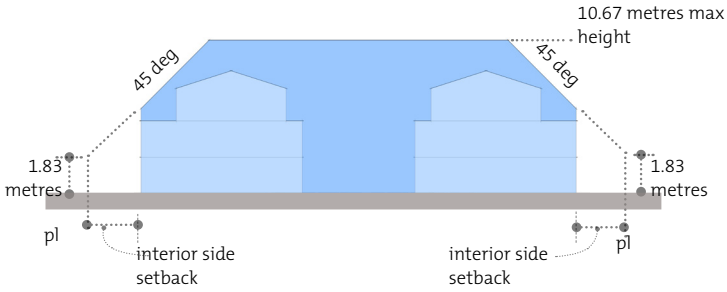


Fig. 5 - Courtyard development front view.

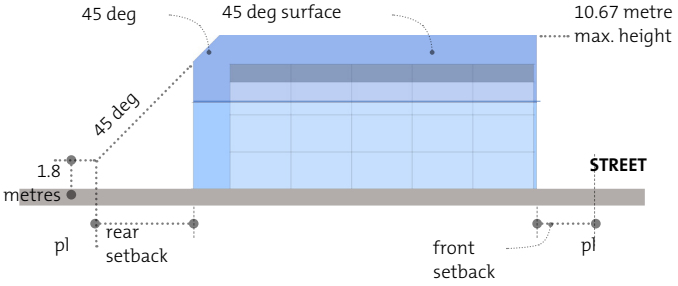


Fig. 6 - Courtyard development side view.

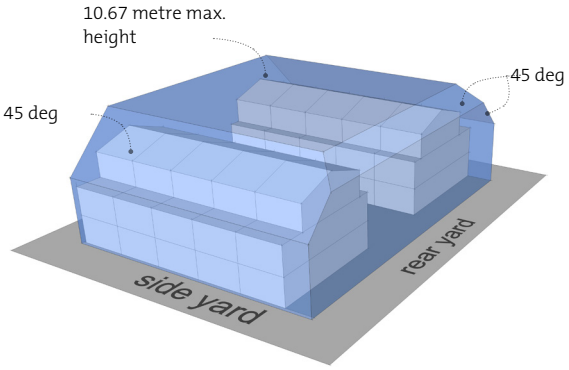


Fig. 7 - Courtyard development 3D view.

1.3 TOWNHOUSES AND ROWHOUSES
DEVELOPMENT PERMIT GUIDELINES

1.3.5 HEIGHT AND ROOF FORMS

Intent: Roof forms are critical to the design of infill housing. The height, shape and opportunities for windows impact shade, shadowing, overlook on neighbouring properties and open space. Additional regulations regarding height are included in the Zoning Bylaw.

- The maximum height of units is two and a half storeys above grade, except for the internal end unit of a street fronting development which can be a maximum of two storeys.
- Buildings shall not read as more than three storeys on any side of a lot, regardless of the slope of the lot.
- Roof forms designed to reinforce the identity of individual units are preferred.
- Upper floor areas should be integrated into the roof form.
- Simple roof forms are preferred.
- Top floors are encouraged to step back to minimize shade and shadow on outdoor spaces.
- In order for buildings to integrate with the existing topography of a sloping site, building sizes (lengths and widths) may need to be reduced and/or floor slabs may need to be stepped.

1.3.6 ARCHITECTURAL EXPRESSION

Intent: These Guidelines encourage new development that emphasizes livability and responds to the West Coast climate through:

- the use of durable, long lasting and high quality materials,
- passive design elements, including solar shading on the west and south elevations,
- outdoor spaces located to optimize sun and surveillance, and
- generous areas of glazing to optimize daylight.

Overall Expression Including Streetscape

- Simple, contemporary building forms combined with primary roof shapes are encouraged.
- Roof forms that clearly express individual units are encouraged.
- Third floor areas are encouraged to be integrated into the roof form.
- Dormers are encouraged where they are clearly secondary to the primary form, where the highest point on the dormer is lower than the primary ridge height and the combined dormer width does not exceed 50% of the width of the upper storey.
- End units in street facing or courtyard developments or corner units adjacent to the street, should include design elements and materials that express the street elevation as the public face including bay windows, generous glazing and landscape design where orienting the front entrance to the street is not practical.
- RH and TH developments should contribute to walkable and appealing streetscapes.
- Each development should provide architectural diversity to ensure a varied streetscape.





Examples of simple, contemporary building forms with front gardens and gates. (Left photo: Ramsay Worden Architects).

1.3 TOWNHOUSES AND ROWHOUSES
DEVELOPMENT PERMIT GUIDELINES

Entrance Guidelines

- Entrances should be expressed in the overall form as a welcoming, sheltered design element.
- Entrances should be clearly visible and identifiable from the street and sidewalk, or internal courtyard. This can be achieved through articulating the building massing and framing entrances with secondary roof elements (such as canopies).
- Activate the transition zone between private entrances/ outdoor living spaces and the public realm or interior courtyards with stoops, stairs, private yards and porches.
- Units should be elevated slightly from grade to create privacy and a transition zone from the street. In the case of entries on sloping sites, where raising all entries above grade may not be possible, entry levels should be established and design completed based on activating the space and establishing the appropriate transition between public and private spaces.
- Entrances should include weather protection.
- All developments should be located to minimize the impact of shade and shadowing on outdoor spaces and adjacent properties
- Street oriented RH and TH unit entries should be oriented to the street, not to internal side yards.
- Courtyard TH entries are encouraged to face the courtyard, not an internal side setback. End units should be oriented to the street.
- Entrances are expected to incorporate a garden or landscaped area, garden gate and a pathway connecting to the public sidewalk or common walkway.

Courtyard Guidelines

- Courtyard entry elements are recommended at the transition to the public realm to provide security, a location for mailboxes and lighting and to reinforce placemaking.
- Courtyard spaces should optimize privacy between facing units.
- Incorporate an entry sequence between the semi-public pathway and private unit entries, including changes in level, layered landscaping, gates, garden walls and changes in materials.



Example of front entry sequence.



Example of courtyard entrance elements.

1.3 TOWNHOUSES AND ROWHOUSES
DEVELOPMENT PERMIT GUIDELINES

Cladding Materials

- Masonry, lapped siding and/or other textured cladding materials are strongly encouraged, especially at the ground floor level.
- Front or flanking street cladding materials should wrap around the building sides a minimum of 1.22 metre (4 feet) to avoid a "wallpaper" effect.
- Synthetic materials intended to mimic natural materials are not recommended. Cultured stone products are strongly discouraged.
- A minimal number of cladding materials are recommended.
- Changes in materials should incorporate appropriate trim and detailing and occur at significant changes in plane including floor level changes and step backs.

Privacy and Overlook

- Strategies to minimize overlook across a courtyard, including offsetting windows, are encouraged.
- The location of upper level windows, decks, balconies and stairs to upper levels should be located and/or screened to minimize overlook.
- Decks and balconies should not be oriented to interior side yards.
- Skylights, translucent eye level windows and clerestory windows (with sills above 1.75 metres / 5.75 feet) are recommended to reduce overlook at interior side yards.

Transition to Existing Single Detached Dwelling Neighbours

- TH and RH developments are expected to relate to the height and location of existing single detached neighbours.
- The end units of street fronting developments adjacent to existing single detached dwellings are encouraged to be maximum two storeys in height.



Example of simple, proportional details and material use at entry.



Example of courtyard development. (Photo: Ramsay Worden Architects)

1.3 TOWNHOUSES AND ROWHOUSES
DEVELOPMENT PERMIT GUIDELINES

1.3.7 OPEN SPACE AND LANDSCAPE DESIGN

Intent: Landscape design is focused on privacy, open space and rainwater management, optimizing livability and increasing neighbourliness.

Private and Shared Open Space

- A minimum of 14.86 square meters (160 square feet) of private open space at grade with a minimum dimension of 1.83 metres (6 feet) is required for each TH and RH unit and which is adjacent to and directly accessible from each unit.
- Where possible, provide areas of shared open space in addition to private open spaces in TH developments. These spaces should be located to optimize sun and be places to play, garden and recreate. Consider incorporating areas of permeable, hard surfaces for all weather use.
- Private and shared open spaces should be a combination of soft and hard landscaping.
- Upper level balconies and decks, including rooftop decks, are encouraged where overlook of neighbouring properties can be to be avoided.
- Upper level decks and balconies may not be enclosed or covered to avoid contributing to building bulk.

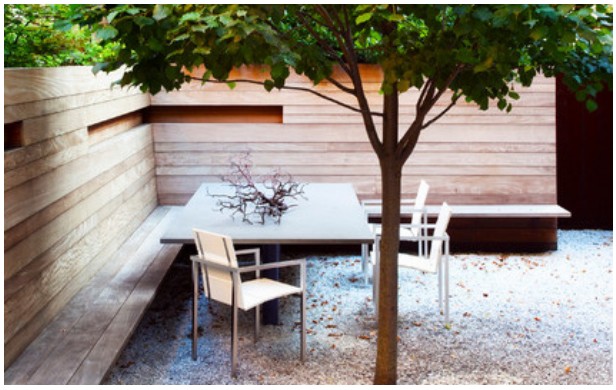
Soft Landscaping, Planting and Trees

- Trees are a key element in the landscape design. The site plan, including building location and outdoor spaces, should focus on the retention of existing trees and addition of new trees. See the Tree Protection and Regulation Bylaw.
- Drought tolerant plants and deciduous trees on the south and west elevations are encouraged.
- Trees and plants should be suitable for the local climate.
- Areas of soft landscaping along the lane are recommended to soften the landscape and to support the development of a pedestrian oriented public space.

Hard Landscaping

- High quality hardscape materials should be used including pavers, brick and concrete. Asphalt is not permitted.





Examples of compact outdoor spaces with trees, planting and permeable surfaces.

URBAN FOREST MANAGEMENT PLAN

In recognition of the urban forest as a valued public resource at risk of decline, the City developed a city-wide Urban Forest Strategy that aims to shift the focus from individual trees in the city, to the protection and enhancement of the city's entire urban forest system.

The Strategy identifies a comprehensive set of 40 actions to reverse the current trend and increase the tree canopy cover from 18% to a target of 27% over the next 20 years. In order to achieve this, new development proposals must consider the Urban Forest Management Strategy and comply with the Tree Protection and Regulation Bylaw.

1.3 TOWNHOUSES AND ROWHOUSES
DEVELOPMENT PERMIT GUIDELINES

Permeable Surfaces and Rainwater Management

- Areas of impermeable paving should be minimized. Areas of asphalt should be avoided.
- Permeable surfaces are encouraged on parking areas and patios.
- Permeable surfaces are highly recommended for pathways, where they do not impact accessibility.
- Landscape design that incorporates rainwater retention including rain gardens, permeable surfaces, rain barrels, swales and other opportunities for infiltration are strongly encouraged.

Screens and Fences

The Zoning Bylaw includes additional detail about fence height.

- Screens, fences or landscaping are encouraged along the interior property line to reduce the visual impact of parked cars on neighbours.
- Balance requirements for privacy with the value of sunlight and views "out" in the design of open space. Consider using plants and trees, and changes in grade to define open space and optimize soft landscaping.
- All screen and fence material should be attractive, durable, and contribute to the quality of the residential landscape design.
- Planting strips are recommended on the public side of screens or fences facing streets or lanes.

1.3.8 RECYCLING AND GARBAGE

- Adequate space for garbage and recycling containers should be provided for all units on the property and screened from view using materials consistent with the overall design.

1.3.9 BICYCLE PARKING

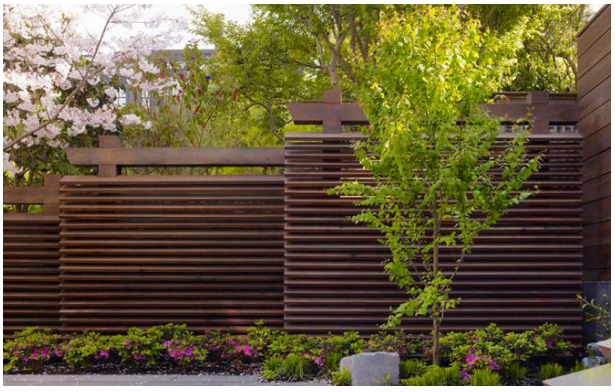
- All THs and CHs are encouraged to provide at least one bicycle parking space for each unit.
- Bicycle parking should be secure and weather protected.



Examples of permeable paving materials.

INTEGRATED STORMWATER MANAGEMENT PLAN

The City's Integrated Stromwater Management Plan (ISMP) outlines & guides the planning of stormwater management initiatives for the City. The long term initiative of the Plan is to minimize runoff volume and to reduce the risks and consequences of pollutants in stormwater runoff entering the Fraser and Brunette rivers. The ISMP includes a set of runoff reduction and water quality targets. The ISMP also includes a Best Management Practice Toolkit that provides guidelines for a range of common tools that infiltrate, treat or detain stormwater. New development will be required to use one or more of these tools in order to meet the ISMP targets.



Example of fence/screen combined with planting.

1.3 TOWNHOUSES AND ROWHOUSES
DEVELOPMENT PERMIT GUIDELINES

1.3.10 VEHICULAR PARKING

General Guidelines

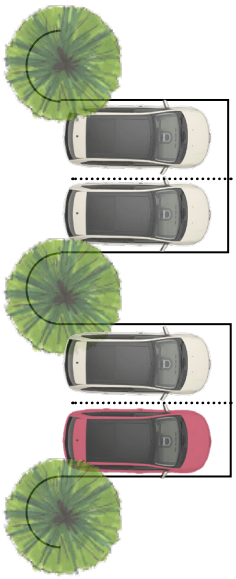
- Driveway crossings of sidewalks reduce walkability and pedestrian safety. Developments with lane access are required to access parking from the lane.
- Driveway lengths should be minimized.
- Permeable surfaces, including unit pavers installed over a bed of sand and gravel, dust-free stone/gravel and grass pavers are encouraged for driveways and vehicle maneuvring areas. Asphalt is not permitted.
- Opportunities for hard surface or covered surface parking areas which are appropriate for all weather play and recreation are encouraged.
- Shared off-street parking areas are highly encouraged to maximize opportunities for green open space and minimize the visual impact of parked cars.
- Tree planting is encouraged between clusters of parked cars to provide shade, optimize landscaping opportunities and reduce the visual impact of parked cars.

[BYLAW NO. 8039, 2018]

- Infrastructure for electric vehicles for residential parking spaces are required to meet electric vehicle charging provisions in the zoning bylaw. Infrastructure for electric vehicles for visitor parking should also be provided.

Parking Type

- Garages are not permitted.
- Parking pads are preferred, to minimize shade and shadowing on residents and adjacent developments.
- Carports are intended to provide weather protection for parked cars only and may not be enclosed. Flat roofs are required to minimize shade and shadowing.
- Carports larger than two car spaces are not encouraged. Adequate space between carports is required.
- The carport should be limited to the structure required to support the roof.
- Screening materials, such as wood trellises and metal louvers, may be used but good visibility into the parking area shall be maintained.
- Carport roofs may extend a maximum of 0.45 metres (1.5 feet) beyond the perimeter of the parking stall.
- "Garage" doors are not permitted on carports.
- Carports are not permitted to be attached to TH or RH buildings.
- Underground parking may be considered if it results in increased open space, is not visible from the edges of the site, does not involve regrading of the site and is fully underground (with the exception of the entrance).



Examples of shared parking areas and tree planting.



Examples of a carport design.

DPA MAP 1.3 TOWNHOUSES AND ROWHOUSES

DEVELOPMENT PERMIT AREAS

Burnaby

Richmond

Coquitlam

Surrey

Delta

See Development Permit Areas in Schedule D. Queensborough Community Plan

See Development Permit Areas in Schedule C. Downtown Community Plan

Residential Neighbourhoods Development Permit Areas

1.3 Townhouses and Rowhouses

[BYLAW NO. 8151, 2019; 8261, 2021]