

10.0

MULTIPLE RESIDENTIAL

Definitions

Cluster Townhouse – means a multiple dwelling divided vertically into three or more townhouses by common walls which prevent internal access between units. This shall not include a street townhouse.

Multiple Residential – a building containing three or more dwelling units.

Standards

Lot and Building Dimensions

Design Criteria:

The following dimensions are standards for cluster townhouse and multiple residential developments (letters refer to corresponding dimensions on Figure 10.1):

- Rear yard depth - minimum 7.5 metres 1 and 2 storey 10.0 m for more than 2 storeys exposed. (A)
- Exclusive use of patio area - minimum 11.0 square metres, including patios and decks but not including stairs. (B)
- Front yard depth - minimum 4.5 metres (from curb or walkway edge). (C)
- Driveway length - minimum 5.5 metres (between garage and curb or walkway edge). (D)
- Sidewalk - minimum width of 1.5 metres (1.8m where parking is adjacent). Sidewalks will be required along one side and possibly both sides of the internal road and be fully accessible with flush curbs. Internal walkways should connect to the municipal sidewalk and be in an alternate, high-contrast material through the drive aisle. (E)
- Separation distance between end of building and rear wall of closest adjacent building - minimum 10.0 metres. (F)
- Separation distance between buildings - minimum 3.0 metres. (G)
- Separation distance between the end of buildings where walkways are located between - minimum 4.8 metres. (H)
- Separation distance between end of building block having windows to habitable rooms and parking areas - minimum 6.0 metres, and 1.5 metres where there is no opening or window to habitable room. (I)
- Roadway width for multiple residential and cluster townhouse projects - minimum 6.1 metres two way traffic, minimum 3.66 meters one way traffic. For these roadways a minimum centerline radius of 12.0m is required to accommodate emergency vehicles (J)
- Setback to rear property line for each private deck having a height 0.6 m and greater - minimum 4.0 metres. (K)
- Setback to rear property line for each private deck having a height less than 0.6m - minimum 1.5 metres. (L)
- Side yard setback between end of building and curb or walkway - minimum 3.0 metres. (M)
- The preferred number of dwelling units should range between 4-6 units within a block. Additional units to a maximum of 8 units per block may be considered subject to providing appropriate enhanced design details. (N)
- Increase rear yard set-back to 10 metres for 3 storey units backing onto single detached properties.

Refer to the following diagram illustrating the specifications for designing cluster townhouse developments.

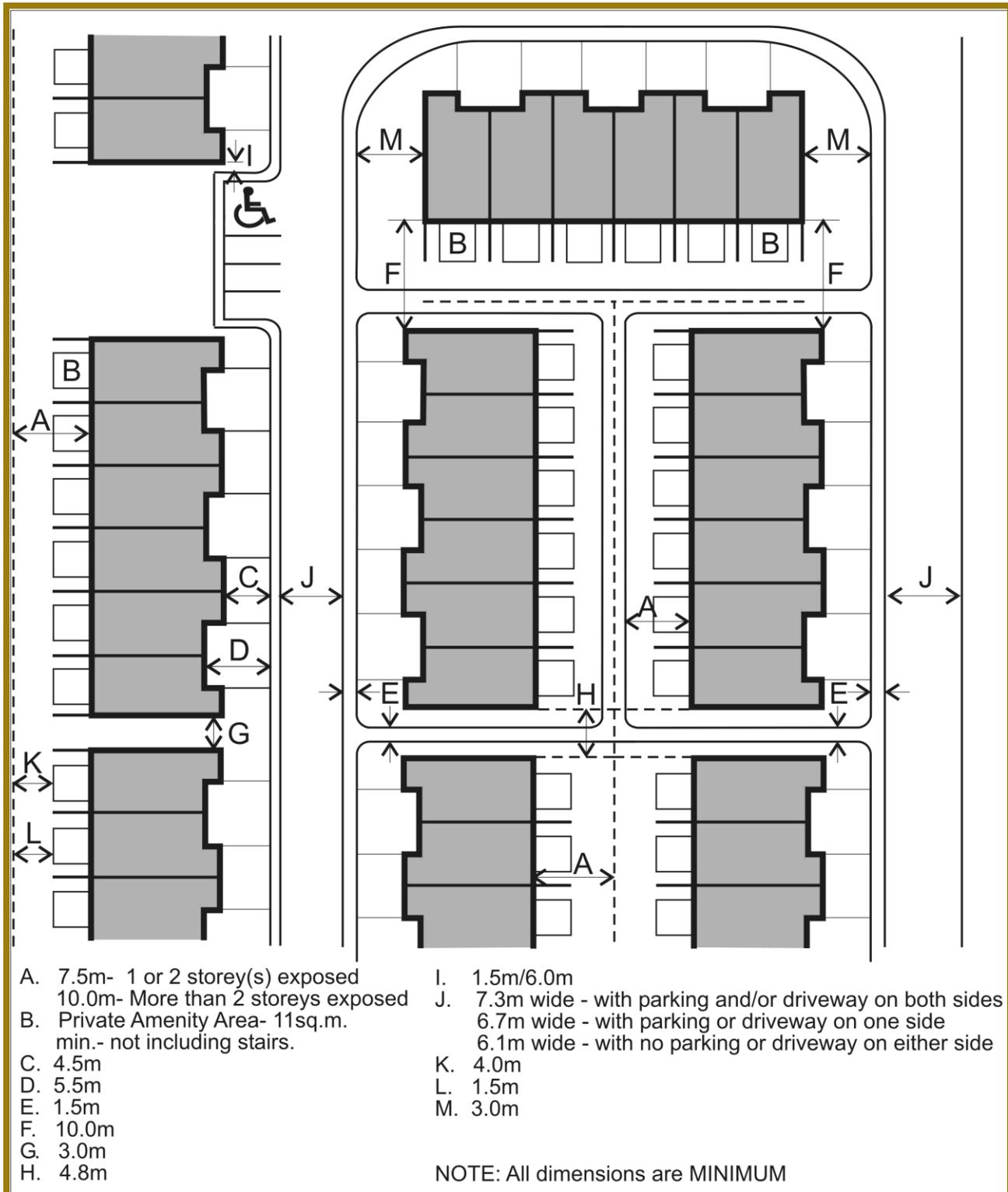


Figure 10.1: Required Dimensions for Cluster Townhouse Development