

RECOMMENDED HOUSING TYPE #1

STACKED TOWNHOUSES

Area Objectives

- This building form is encouraged to provide an innovative housing type that is not commonly developed in Vancouver; bridging the gap between single-family homes and condominiums.
- Development will be oriented towards families by providing ground oriented units with individual entrances, outdoor space and 2 and 3 bedrooms.
- The stacked townhouse form is similar to the rowhouse forms considered by the RPSC Community Vision. Though not supported in the Vision as a new housing type these forms were noted as 'remaining on the table for consideration with future planning work'

Draft Policy

Stacked townhouses will be considered in Sub Area 1 at densities of up to 1.5 FSR* and building heights of up to 4 storeys (40')

**FSR is the ratio of built floor space to site area*



Building Characteristics

To achieve the stated objectives, stacked townhouses in the Area will have the following characteristics:

- A three or four-level building with one unit stacked above another.
- Individual front entrances facing the street or courtyard
- Private outdoor space provided either through front or rear yard patios/courtyards and/or rooftop decks
- No shared internal corridors
- Typically not more than one level of parking.
- Building designs can include both 'through units' with windows and entrances at both ends or back-to-back units with windows at one end.

