

Mark-up of Proposed Text Amendment to Zoning Bylaw 12800

Black Font Existing Text in Zoning Bylaw 12800
~~Strikethrough:~~ Proposed deletion from Zoning Bylaw 12800
Underline: Proposed addition to Zoning Bylaw 12800

6. Definitions General

6.1 General Definitions

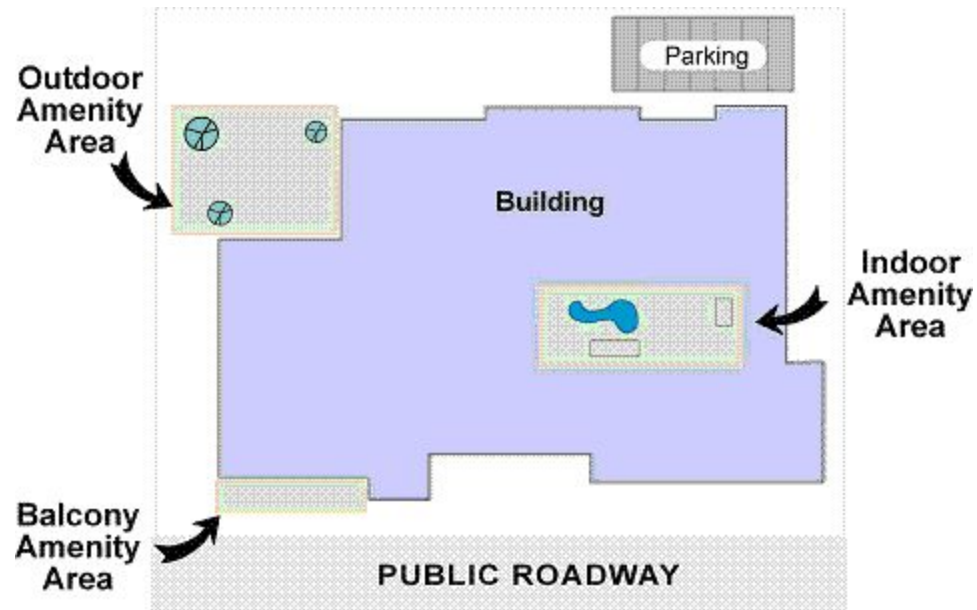
6.1(5) **Amenity Area** means:

- a. with respect to Residential Uses, space outside a Dwelling or Sleeping Unit provided for the active or passive recreation and enjoyment of the occupants of a residential development, which may be for private or communal use and owned individually or in common, subject to the regulations of this Bylaw; ~~and~~
- b. with respect to non-Residential Uses, space provided for the active or passive recreation and enjoyment of the public, during the hours which the development is open to the public, which shall be owned and maintained by the owners of the development, subject to the regulations of this Bylaw; and
- c. with respect to both Residential and non-Residential Uses, may include indoor or outdoor space, Platform Structures, Rooftop Terraces, and Accessory structures.

Rationale

The definition of Amenity Area is amended to provide clarity around what types of spaces and structures can be considered Amenity Area

The following is an example provided for illustrative purposes only:



6.1(x) Common Amenity Area means communal space provided for the active or passive recreation and enjoyment of all occupants of a residential development.

6.1(x) Family Oriented Dwelling means a Dwelling suitable as a residence for a Household with children and meeting the following criteria:

- a. the lowest Storey of the Dwelling is no higher than the third Storey of the building;
- b. the Dwelling has two bedrooms or more, and the average number of bedrooms per Dwelling is not less than 2.25 for all such Dwellings in a development;
- c. the Dwelling has individual and private access to Grade, except that in the case of Stacked Row Housing access to Dwellings above the first Storey may be shared by two Dwellings; and in the case of Apartment Housing, access to Dwellings above

A definition of Common Amenity Area is proposed to provide greater clarity.

the first Storey may be shared, provided that entrances to not more than six Dwellings are located on any one Storey or landing; and

d. the Dwelling has direct access to ~~a Private Outdoor~~ Amenity Area;

6.1 ~~(x)~~ **Floor Area Ratio** means the numerical value of the Floor Area of the building or structure relative to the Site upon which it is located, excluding: (a) Basement areas used exclusively for storage or service to the building; (b) ~~p~~**Parking** ~~a~~**Areas** below Grade; (c) ~~w~~**Walkways** required by the Development Officer; ~~and~~ (d) Floor Areas devoted exclusively to mechanical or electrical equipment servicing the development; ~~divided by the area of the Site; and (e) indoor Common Amenity Area, divided by the area of the Site.~~

6.1 ~~(x)~~ **Platform Structures** means ~~a raised structure on which people can stand, that projects from the wall of a building, may be surrounded by guardrails, parapet walls or similar features, and is intended for use as an Amenity Area. an elevated structure intended for use as outdoor Amenity Area that may project and/or be recessed from the wall of a building, may be surrounded by guardrails, parapet walls or similar features.~~ Common examples include: balconies, raised terraces and decks. This definition does not include a Rooftop Terrace.

6.1 ~~(x)~~ **Privacy Zone** means an area within the minimum Separation Space which shall be free of buildings, public roadways, ~~w~~**Walkways**, on-site roadways, communal parking areas and ~~communal~~ **Common** Amenity Areas.

6.1 ~~(x)~~ **Rooftop Terrace** means ~~a raised surface on which people can stand, that is located on top of a roof or partially recessed within the roof structure of a building, does not project beyond any Façade of the Storey below, is surrounded by guardrails, parapet walls or similar feature, and is intended for use as an Amenity Area. an elevated structure intended for use as an outdoor Amenity Area that may be surrounded by guardrails, parapet walls or similar features, and is located above:~~

This exemption will help encourage the provision of indoor Amenity Area.

Clarification added to ensure structures that are projecting as well as recessed are considered platform structures.

Clarification added to distinguish between rooftop terraces on top of buildings and platform structures on lower portions of buildings.

- a. the uppermost Habitable Room;
 - b. the uppermost Commercial Floor Area intended for occupancy; or
 - c. in the case of an Accessory building other than a Garden Suite, any roof.
- This definition does not include a Platform Structure.

42. General Regulations for Separation Space, ~~Amenity Area~~ And Setbacks

44. Projection into Setbacks and Separation Spaces

The following features may project into a required Setback or Separation Space as provided for below:

- 4. A single Storey Unenclosed Front Porch may project from the first Storey of a Dwelling a maximum of 2.5 m into a required Front Setback, provided that a minimum of 3.0 m is maintained between the Front Lot Line and the Unenclosed Front Porch.

(Renumber the rest of Subsection 44 accordingly)

46. Amenity Area

- ~~1. Where required in any Zone, a development shall provide Amenity Area in accordance with the requirements of the Zone.~~
- 1. Unless otherwise specified in this Bylaw, Amenity Area shall only be required for Row Housing, Stacked Row Housing, and Apartment Housing.
- 2. Unless otherwise specified in this Bylaw, Amenity Area shall be provided in accordance with Table 46(2)

<u>Table 46(2) Amenity Area Requirements</u>			
	<u>Minimum Amenity Area provided on Site per Dwelling</u>	<u>Minimum percentage of total required Amenity</u>	<u>Maximum percentage of total required Amenity</u>

Amenity Area is not discussed in this section. Title has been updated accordingly

A provision to allow single storey verandas to project up to 2.5 m from the front of a building is added.

Amenity Area requirements will no longer be provided by zone. Instead, Amenity Area regulations are consolidated to create consistent standards and ease of use.

A minimum Amenity Area of 15 m2 is proposed for Row Housing. 50% may be provided in the front yard, and 50% may be above grade.

		<u>Area provided on Site at grade</u>	<u>Area provided on Site in a Yard abutting a public roadway other than a Lane at grade.</u>
<u>a. Row Housing</u>	<u>15 m2</u>	<u>50%</u>	<u>50%</u>
<u>b. Row Housing facing flanking Side Lot Line</u>	<u>15 m2</u>	<u>50%</u>	<u>100%</u>
<u>c. Stacked Row Housing</u>	<u>7.5 m2</u>	<u>50%</u>	<u>100%</u>
<u>d. Apartment Housing</u>	<u>7.5 m2</u>	<u>0%</u>	<u>50%</u>

Where Row Housing on a corner site faces a flanking side lot line, 100% of required amenity area may be provided in the front yard.

A minimum Amenity Area of 7.5 m2 is proposed for Stacked Row Housing. 50% may be provided in the front yard, and 50% may be above grade.

A minimum Amenity Area of 7.5 m2 is proposed for Apartment Housing. 50% may be provided in the front yard, and 100% may be above grade.

These regulations are relocated from other areas of the bylaw for simplicity and to ensure standard quality requirements for all Amenity Areas.

Different minimum dimensions for spaces used as amenity area are proposed depending on whether it is at grade or above grade. 3m provides functional yard space, and 1.5m aligns with current construction practices.

2. Amenity Area shall:

- a. with respect to Residential Uses, be located and designed to serve as space for the active or passive recreation and enjoyment of the occupants of a residential development; and
- b. with respect to non-Residential Uses, be located and designed to serve as space for the active or passive recreation and enjoyment of the public so as to maximize the accessibility and use of the Area by the public during the hours which the development is open to the public. Access to the Amenity Area shall be at no cost to the public.

3. Amenity Area shall:

- a. have a minimum length and width of 3.0 m, except that if it is provided above the first Storey the minimum length shall be 1.5 m;

- b. Where provided outdoors, be permanently retained as open space, unencumbered by enclosed Accessory buildings or future additions; and
- c. With respect to Non-residential Use Classes, access to the Amenity Area shall be at no cost to the public during the hours which the development is open to the public.
- 4. When provided at grade, Amenity Area shall be defined either through a Fence or landscaped elements including but not limited to planters, hedges, hard and soft surface treatment, or raised structures.
- 5. Amenity Area may be provided in any Yard, except:
 - a. with respect to Residential Uses, required Amenity Area provided at grade in a Yard Abutting an arterial road, as identified in Bylaw 15101, being a Bylaw to Establish the Transportation System for the City of Edmonton, shall be Setback a minimum of 1.0 m from the Lot line Abutting the arterial road.
- 6. Amenity Area may be located within a required Separation Space, but only if it is intended for the private use of the Dwelling for which the Separation Space is provided.
- 7. For the purposes of calculating required Amenity Area for Group Homes or Lodging Houses with seven or more Sleeping Units, each Sleeping Unit shall be considered a Dwelling and Amenity Area shall be provided in accordance with the requirements in Table 46(2) for Apartment Housing.
- 8. Occupants of each Dwelling shall have access to at least the minimum amount of Amenity Area prescribed for the Dwelling type in which they reside, either as private or Common Amenity Area.
- 3. Amenity Area may include:
 - a. with respect to Residential Uses Classes, patios, balconies with a minimum depth of 2.0 m, Rooftop Terraces, communal lounges and Recreational Facilities and other areas within the Site which are of the nature described in clause (2)(a) above; and

Amenity Area will not be permitted in a front yard within 1 metre of an arterial road.

This ensures congregate living will have access to Amenity Area.

This ensures equal access of all residents to the prescribed amount of Amenity Area.

These regulations have been captured in regulations above.

- b. ~~with respect to Non-residential Use Classes, courtyards, interior landscaped open spaces, arcades, plazas, atriums, public seating areas and other areas within the Site which are of the nature described in clause (2)(b) above.~~
4. ~~Required Amenity Area may be located:~~
- a. ~~with respect to Residential Use Classes, within any Yard, other than a Front Yard; and~~
- b. ~~with respect to Non-residential Use Classes, within any Yard.~~
5. ~~Required Amenity Area may be located within a required Separation Space, but only if it is intended for the private use of the Dwelling for which the Separation Space is provided.~~
6. ~~Where landscaped space at Grade on the Site is in excess of 30% of the Site area, the excess may be included in the required residential Amenity Area.~~
9. ~~Where required Amenity Area is provided outdoors as Common Amenity Area, it shall be provided in areas of at least 50 m² and, to the satisfaction of the Development Officer:~~
- a. ~~be conveniently located and accessible from the building(s) by all occupants;~~
- b. ~~where provided at grade, be clearly visible from above-grade windows;~~
- c. ~~have access to sunlight; and~~
- d. ~~include seating and artificial lighting.~~
10. ~~Notwithstanding subsection 46(9)(a), where the total Amenity Area required on Site is less than 50 m², outdoor Common Amenity Area shall be provided in areas of at least 30 m².~~
11. ~~Where required Amenity Area is provided indoors as Common Amenity Area, it shall, to the satisfaction of the Development Officer:~~
- a. ~~be provided in areas of at least 15 m²;~~
- b. ~~be separate from common circulation areas, including but not limited to lobbies, corridors, and vestibules; and~~
- c. ~~include furniture and fixtures that accommodate active or passive recreation.~~
12. ~~Common Amenity Area provided indoors shall not be included in the calculation of Floor Area Ratio.~~

Descriptions of different Amenity spaces have been moved to the definition of Amenity Area.

Minimum standards for the development of outdoor Common Amenity Area are proposed to ensure high quality spaces are provided.

This exemption will help encourage the provision of indoor Amenity Area.

47. ~~Private Outdoor Amenity Area~~

- ~~1. Where required in any Zone, a development shall provide Private Outdoor Amenity Area in accordance with the requirements of the Zone.~~
- ~~2. Private Outdoor Amenity Area shall be designed for the occupants of a specific Dwelling, and shall be provided immediately adjacent to, and with direct access from, the Dwelling it is to serve. It shall be landscaped and surfaced for convenient use for outdoor activities.~~
- ~~3. Private Outdoor Amenity Area shall be screened in a manner which prevents viewing into a part of it from any adjacent areas at a normal standing eye level. When such screening would impair a beneficial outward and open orientation of view, and there is no adverse effect on the privacy of the Private Outdoor Amenity Area, the extent of screening may be reduced.~~
- ~~4. Private Outdoor Amenity Area may be provided above Grade, and may be located within any Yard other than a Front Yard.~~
- ~~5. Neither the width nor the length of any Private Outdoor Amenity Area shall be less than 4.0 m, except that if it is provided above the first Storey the minimum dimensions shall be 3.0 m.~~
- ~~6. Private Outdoor Amenity Area may be located within a required Separation Space, but only if the Amenity Area is intended for the use of the Dwelling for which the Separation Space is provided.~~

50. Accessory Uses and Buildings**50.3 Accessory Buildings in Residential Zones**

5. Accessory buildings and structures shall be located ~~on an Interior Site~~ as follows:

Regulations governing Private Outdoor Amenity Area are proposed to be removed, as all Amenity Area can be provided in either private or common.

Section 50 is proposed to be amended to provide clarity around the minimum setbacks for accessory buildings on corner lots.

- a. an Accessory building or structure shall be located not less than 18.0 m from the Front Lot Line, unless it complies with the Setback requirements for a principal building;
- b. an Accessory building or structure shall be located not less than 0.9 m from the *interior* Side Lot Line, except where it is a mutual Garage erected on the common property line to the satisfaction of the Development Officer, or where a Garage is placed on the common property line in accordance with the provisions of the RPL Zone, or where the Accessory building does not exceed the permitted ~~f~~Fence Height;
- c. *the distance between an Accessory building and the lot line running parallel to any flanking public roadway, other than a Lane, shall not be less than the Side Setback required for the principal building. If the principal building was developed before October 2, 1961, the distance may be reduced, if the placement of the proposed Garage is consistent with the placement of other existing Garages in the same block;*
- d. an Accessory building or structure shall be located not less than 0.9 m from a principal building and any other Accessory building or structure;
- e. ~~subject to subsection 50.3(5)(e),~~ an Accessory building or structure which exceeds 1.85 m in Height shall be located at not less than 0.6 m from the Rear Lot Line; *and*
- f. where the Accessory building is a detached Garage and where the vehicle doors of the detached Garage face a Lane ~~a~~Abutting the Site, no portion of the Garage shall be located less than ~~4.88~~ *1.2* m from the ~~Rear~~ Lot Line ~~Abutting the Lane, except in the following cases:~~
 - i. ~~on any Site governed by the RPL, RF5, RF6 or UCRH Zone, the minimum distance from the Rear Lot Line to a detached Garage where the vehicle doors face the Lane shall be 2.75 m;~~

These amendments clarify wording but do not change existing regulations.

A rear setback of 1.2 m is proposed for all detached garages where the vehicle doors face a lane to allow for larger backyards.

- ii. ~~on any Site zoned RF4 that has a Site width of less than 10.4 m, the minimum distance from the Rear Lot Line to a detached Garage where the vehicle doors face the Lane shall be 2.75 m;~~
 - iii. ~~those lots within the Mature Neighbourhood Overlay, where the regulations in Section 814.3 shall apply; and~~
 - iv. ~~if the principal building was developed before October 2, 1961, this distance may be reduced, provided that the placement of the proposed Garage is consistent with the placement of other existing Garages in the same block.~~
 - v. ~~on any Site governed by the BRH Zone, the minimum distance from the Rear Lot Line to a detached Garage where the vehicle doors face the Lane shall be 1.2 m.~~
6. ~~Accessory buildings and structures shall be located on a corner Site as follows:~~
- a. ~~in addition to the provisions of subsection 50.3(4)(b), and subject to subsection 50.3(5)(b), the distance between an Accessory building and the lot line running parallel to any flanking public roadway, other than a Lane, shall not be less than the Side Setback required for the principal building; and~~
 - b. ~~where an Accessory building is a detached Garage, and where the vehicle doors of the detached Garage face any flanking public roadway other than a Lane, the distance between the Garage and the lot line running parallel to that flanking public roadway shall not be less than 4.5 m. If the principal building was developed before October 2, 1961, the distance may be reduced, if the placement of the proposed Garage is consistent with the placement of other existing Garages in the same block.~~

These regulations are now captured in a single clause for simplicity.

55. *Landscaping*

55.7 **Additional Landscaping Regulations for Specific Land Uses**

1. The Development Officer may require Landscaping in addition to that specified in Section 55 if:
 - a. there is a likelihood that the proposed development will generate undesirable impacts on surrounding Sites and between Uses within the development, such as poor appearance, excessive noise, light, odours, traffic, litter or dust;
 - b. such additional Landscaping is warranted due to combinations of Uses including, but not limited to the following:
 - i. Row Housing or Stacked Row Housing development, where the ~~Private Outdoor~~ Amenity Area for the Row Housing or Stacked Row Housing faces Single Detached Housing or a Site zoned to allow Single Detached Housing as a Permitted Use, public roadways other than a Lane, or a LRT line;

94. Supportive Community Provision

The purpose of the Supportive Community Provisions is to facilitate the provision of housing in which care is provided to residents in a permanent, residential setting.

1. The portion of a development permit application for Apartment Housing or Group Homes that achieves all of the criteria listed in subsection 94(1)(a) Supportive Community Criteria, shall be considered a supportive community and the regulations of subsection 94(1)(b) shall apply.
 - a. Supportive Community Criteria:
 - i. indoor ~~e~~Common Amenity Area, separate from entryways, corridors and utility areas, comprises a minimum of 10% of the Floor Area of the development, and has the capacity to seat all residents. Such space shall contain one or more common dining areas;

110 (RF1) Single Detached Residential Zone

110.4 Development Regulations for Permitted and Discretionary Uses

8. Notwithstanding subsection 110.4(7), the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.
9. The minimum Front Setback shall be ~~6.0~~ 4.5 m, except that:
- the minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane; and
 - the minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m.
- ~~12. Private Outdoor Amenity Area shall be provided on Site in accordance with Section 47 of this Bylaw.~~

(Renumber the rest of Subsection 110.4 accordingly)

115 (RSL) Residential Small Lot Zone**115.4 Development Regulations for Permitted and Discretionary Uses**

5. The maximum total Site Coverage shall not exceed 45%, inclusive of the attached Garage and any other Accessory buildings: except that:
- The maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.

120 (RF2) Low Density Infill Zone**120.4 Development Regulations for Permitted and Discretionary Uses**

An additional 2% site coverage will be allowed in most residential zones to accommodate the provision of front verandas.

The minimum front setback in several zones is proposed to be reduced in order to allow larger backyards. Setback distances for front attached garages remain at 5.5m to allow safe vehicle reversing and improve the appearance of the street.

The requirement to provide Private Outdoor Amenity Area for low density residential is removed.

8. Notwithstanding subsection 120.4(7), the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.
9. The minimum Front Setback shall be ~~6.0~~ 4.5 m, except that:
- the minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane; and
 - the minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m.
- ~~12. Private Outdoor Amenity Area shall be provided on Site in accordance with Section 47 of this Bylaw.~~

(Renumber the rest of Subsection 120.4 accordingly)

130 (RPL) Planned Lot Residential Zone

130.4 Development Regulations for Permitted and Discretionary Uses

- ~~4.~~
- ~~the minimum Front Setback shall be 4.5 m, except that the Front Setback may be less than 4.5 m, to a minimum of 3.0 m when a landscaped boulevard strip between the curb and the walkway of the road cross-section at the front of the lot is provided as per the City of Edmonton Design and Construction Standards.~~
 - ~~Substantially identical floor plans with similar front elevations must be separated by a minimum of one lot unless finishing treatments are substantially different.~~
4. Notwithstanding subsection 130.4(3), the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by up to 2% of

the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.

- 5. the minimum Front Setback shall be 4.5 m, except that the minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot.
- 6. Substantially identical floor plans with similar front elevations must be separated by a minimum of one lot unless finishing treatments are substantially different.
- 8. ~~A minimum Private Outdoor Amenity Area of 45 m² per principal Dwelling shall be designated on the Site plan. Neither the width nor length of the Private Amenity Area shall be less than 4.0 m. The Private Outdoor Amenity Area may be located within a required Yard, other than a Front Yard, and shall be permanently retained as open space, unencumbered by an Accessory Building or future additions.~~
- 16. General Site Landscaping for principal Dwellings shall be developed in accordance with the following:
 - a. one deciduous tree, one coniferous tree and four shrubs shall be required for each Dwelling;
 - b. all applications for a Development Permit shall include a Site plan that identifies the location, species and size of landscaping required in subsection 130.4(15)(a); and
 - ~~c. the required Site plan shall also identify the proposed Landscaping and screening for any required Private Outdoor Amenity area which is not provided with external access from a Lane, Side Yard or passageway through a Garage; and~~
 - c. all required Landscaping shall be consistent with the relevant requirements of Section 55.

Amenity Area no longer required for low single detached and semi-detached houses.

Amenity area is no longer required to be "private" or screened.

(Renumber the rest of Subsection 130.4 accordingly)

140 (RF3) Small Scale Infill Development Zone

140.4 Development Regulations for Permitted and Discretionary Uses

- ~~11. Notwithstanding subsection 140.4(10), the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.~~
12. The minimum Front Setback shall be ~~6.0~~ 4.5 m, *except that:*
- a. the minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane; and
 - b. the minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m.
- ~~16. Private Outdoor~~ Amenity Area shall be provided on Site in accordance with Section ~~47.4~~ 46 of this Bylaw.
- ~~17. Notwithstanding subsection 47.4 and subsection 47.5 of this Bylaw, on a Corner Site where Row Housing faces the flanking Side Lot Line, Private Outdoor Amenity Area shall be provided as follows:~~
- a. ~~a minimum of 15 m² per Dwelling at Grade;~~
 - b. ~~Private Outdoor Amenity Area may be provided in the Front Yard, provided that the Front Yard does not Abut an arterial road, and is Setback a minimum of 1.0 m from the Front Lot Line. In the case where Private Outdoor Amenity Area is provided in the Front Yard, the Private Outdoor Amenity Area shall be defined either through a decorative fence, or through landscaped elements such as planters, hedges and hard and soft surface treatments; and~~
 - c. ~~the width and length of any Private Outdoor Amenity Area shall not be less than 3.0 m.~~

(Renumber the rest of Subsection 140.4 accordingly)

150 (RF4) Semi-detached Residential Zone

Amenity Area requirements are consolidated in Section 46.

150.4 Development Regulations for Permitted and Discretionary Uses

6. Notwithstanding subsection 150.4(5), the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.
7. ~~The minimum Front Setback shall be established on the following basis:~~
- a. ~~5.5 m for Single Detached Housing, Semi-detached Housing or Duplex Housing with front or flanking access to required off-street parking space or an attached Garage or a Garage that is an integral part of the Dwelling; and~~
 - b. ~~4.5 m for Single Detached Housing, Semi-detached Housing or Duplex Housing with rear access to required off-street parking space or a Garage, except that:~~
 - i. ~~the Front Setback may be less than 4.5 m, to a minimum of 3.0 m when a landscaped boulevard strip between the curb and the walkway of the road cross section at the front of the Site is provided as per the City of Edmonton Design and Construction Standards.~~
7. The minimum Front Setback shall be 4.5 m, except that:
- a. the minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane; and
 - b. the minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m.
- ~~13. Private Outdoor Amenity Area shall be provided on Site in accordance with Section 47 of this Bylaw.~~

(Renumber the rest of Subsection 150.4 accordingly)

155 (RMD) Residential Mixed Dwelling Zone

155.4. Development Regulations for Permitted and Discretionary Uses

~~12. The Front Setback shall be established on the following basis:~~

- ~~a. a minimum of 4.5 m, where primary vehicular access to required off-street parking is provided to the rear or flanking part of the Lot except that it shall be:

 - ~~i. a minimum of 3.0 m where a Treed Landscaped Boulevard is provided at the front part of the Site; or~~~~
- ~~b. a minimum of 5.5 m where primary vehicular access to required off-street parking is provided to the front of the Lot, including when a front attached Garage forms an integral part of the Dwelling, except that it shall be:

 - ~~i. a minimum of 6.0 m where the primary vehicular access is from a private roadway.~~~~

~~12. The minimum Front Setback shall be 4.5 m, except that:~~

- ~~a. the minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane; and~~
- ~~b. the minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m.~~

16. Except for Zero Lot Line Development, the maximum Site Coverage per dwelling shall be in accordance with Table 155.4(16) as follows:

Table 155.4(16) – Maximum Site Coverage				
	Total Maximum Site Coverage	Principal building	Accessory building	Principal building with attached Garage
(a) Single Detached Housing	47%	35%	17%	47%

(b) Semi-detached Housing	45%	32%	17%	45%
(c) Row Housing – Internal Dwelling	55%	35%	20%	55%
(d) Row Housing – End Dwelling	45%	30%	15%	45%

Notwithstanding Table 155.4(16), the maximum Site Coverage for the Principal building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.

17. The maximum Site Coverage per Dwelling in a Zero Lot Line Development shall be in accordance with Table 155.4(17) as follows:

Table 155.4(17) – Maximum Site Coverage				
	Total Maximum Site Coverage	Principal building	Accessory building	Principal building with attached Garage
(a) Single Detached Housing	53%	38%	17%	53%
(b) Semi-detached Housing – Dwelling on a Lot with Side Site Setback reduced to 0 m	55%	38%	20%	55%

(c) Semi-detached Housing – Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m	45%	32%	17%	45%
(d) Row Housing – internal Dwelling	55%	35%	20%	55%
(e) Row Housing – end Dwelling on a Lot with Side Site Setback reduced to 0 m	55%	35%	20%	55%
(f) Row Housing – end Dwelling Abutting a Lot with Side Site Setback reduced to 0 m in a Zero Lot Line Development	45%	30%	15%	45%

Notwithstanding Table 155.4(17), the maximum Site Coverage for the Principal building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.

- 23. On-Site parking shall be provided in accordance with the following regulations:
 - a. Where a Site or a Lot within a Zero Lot Line Development has primary vehicular access not from a Lane, the following regulations shall apply:
 - i. a front or side attached Garage shall be provided;

- ii. two parking spaces per Dwelling that may be in tandem and may include one Garage space shall be provided; and
 - iii. where a driveway provides access to a parking space that is not within the Front Yard, the Development Officer may consider the driveway as a second parking space that is in tandem to the parking space.
- b. Where a Site or a Lot within a Zero Lot Line Development has primary vehicular access from a Lane, the following regulations shall apply:
- i. a Garage, or a Hardsurfaced parking pad shall be provided;
 - ii. the minimum distance from the Rear Lot Line to a Garage or Hardsurfaced parking pad shall be ~~2.75~~ 1.2 m;
 - iii. a Hardsurfaced walkway between the Garage or Hardsurfaced parking pad and an entry to the Dwelling shall be provided;
 - iv. where no Garage is proposed, a Hardsurfaced parking pad to support a future Garage with a minimum width of 4.88 m and depth of 6.10 m shall be constructed a minimum distance of ~~2.75~~ 1.2 m from the Rear Lot Line;
 - v. for Semi-detached Dwellings or Row Housing, where no Garage is proposed, a Hardsurfaced parking pad to support a future Garage with a minimum width of 4.88 m and depth of 5.49 m shall be constructed a minimum distance of ~~2.75~~ 1.2 m from the Rear Lot Line; and
 - vi. any Hardsurfaced parking pad shall include an underground electrical power connection with an outlet on a post approximately 1.0 m in Height, located within 1.0 m of the Hardsurfaced parking pad.
30. ~~Amenity Area shall be provided in accordance with Section 46 of this Bylaw. The following minimum Private Outdoor Amenity Area regulations shall apply:~~
- a. ~~for Row Housing:~~
 - i. ~~the Private Outdoor Amenity Area shall be permanently retained as open space, unencumbered by any buildings;~~

- ii. ~~a maximum of 50% of the required Private Outdoor Amenity Area, including a front veranda, may be located in the Front Setback provided that it is setback a minimum of 1.0 m from the Front Lot Line; and~~
- iii. ~~a maximum of 50% of the required Private Outdoor Amenity Area may be provided above Grade, provided that it shall be at least 10 m² in area, with neither the width or depth less than 2.0 m.~~
- b. ~~for all other Uses:~~
 - i. ~~a minimum Private Outdoor Amenity Area of 45 m² per Dwelling shall be designated on the Site Plan;~~
 - ii. ~~the Private Outdoor Amenity Area shall be located immediately adjacent to, and with direct access from, the Dwelling it is intended to serve;~~
 - iii. ~~neither the width nor length of the Private Outdoor Amenity Area shall be less than 4.0 m;~~
 - iv. ~~the Private Outdoor Amenity Area may be located within a required Setback, other than a Front Setback; and~~
 - v. ~~the Private Outdoor Amenity Area shall be permanently retained as open space, unencumbered by any buildings.~~

160 (RF5) Row Housing Zone

160.4 Development Regulations for Permitted and Discretionary Uses

2. The maximum Density for Multi-unit Project Development shall be 42 Dwellings/ha; provided that:
 - a. this shall be increased by 1 Dwelling/ha for every 6 required resident parking spaces and associated manoeuvring aisles which are provided underground, up to a maximum density of 54 Dwellings/ha. For the purpose of this clause, underground parking shall be covered so as to provide useful Site area that would not otherwise be available. Any projection above the Grade of the surface covering

such parking shall be less than 1.0 m; shall not be located in a Front Yard; and, shall be integrated with the design of buildings and landscaping so as to be unobtrusive; *and*

b. this shall be increased by an additional 10 Dwellings/ha where Common Amenity Area of at least 2.5 m² per Dwelling is provided in addition to Amenity Area required by subsection 46(2) and is developed in accordance with Section 46.

5. The maximum total Site Coverage shall be:

a. for Multi-unit Project Developments 40% with a maximum of 28% for a principal building and a maximum of 12% for Accessory Buildings. Where parking is provided underground or Garages are attached to or designed as an integral part of Dwellings, the maximum for principal buildings shall be 40%; or

b. for lots not part of a Multi-unit Project Development, maximum Site Coverage shall be in accordance with Table 160.4.(5):

c. Notwithstanding Table 160.4(5), the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.

~~6. The Front Setback shall be established on the following basis:~~

~~a. a minimum of 5.5 m, where access to required off-street parking is provided to the rear or flanking part of the Lot except that it shall be:~~

~~i. a minimum of 3.0 m where a treed landscaped boulevard is provided;~~

~~b. a minimum of 5.5 m where a front attached Garage forms an integral part of the Dwelling, except in the case of a private roadway, the minimum shall be 6.0 m; or~~

~~c. notwithstanding 160.4(5) (ab) and (b), the Development Officer, having regard for the siting and appearance of adjoining residences and other residences within the block face, may increase the Front Setback requirement to improve sunlight exposure, views, privacy and to add general interest in the streetscape.~~

6. The minimum Front Setback shall be 4.5 m, except that:

The provision of Common Amenity Area is incentivized through a density bonus in several medium and high density zones.

- a. the minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane; and
 - b. the minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m.
10. Amenity Area shall be provided in accordance with Section 46 of this Bylaw. Minimum Private Outdoor Amenity Areas shall be provided as follows:
- a. a minimum of 30 m² per Dwelling unit, at Grade, shall be provided;
 - b. the Outdoor Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions; and
 - c. notwithstanding Sections 46 and 47 of this Bylaw and 160.4(9)(a) above, where a rear attached Garage is provided and where:
 - i. a minimum outdoor communal recreational space of not less than 50 m² is provided in accordance with 160.4(10) below, whether or not the development has Frontage on a public roadway and whether or not the development has less than 20 Dwellings; or
 - ii. a public Park is adjacent to the Dwelling or where the Dwelling is not separated from the Park by a roadway, other than a Lane;
 - A. a maximum of 50 percent of the required minimum Private Outdoor Amenity Area may be provided in the Front Yard, provided that the Private Amenity Area is setback a minimum of 1.0 m from the Front Property Line. In this case, this area shall be defined either through a decorative fence, or through landscaped elements such as hedges;
 - B. a maximum of 50 percent of the required Private Outdoor Amenity Area may be provided above Grade, provided that it shall be at least 10 m² in area, with neither the width nor the depth less than 2.0 m.
11. Except for developments where all Dwellings have Frontage on a public roadway, or those which contain less than 20 Dwellings, a minimum of 2.5 m² of Amenity Area per Dwelling

~~shall be provided as outdoor communal recreational space, and be aggregated into areas of not less than 50 m².~~

13. Where detached rear parking Garages are developed, the maximum width of the building containing the Garage(s) shall not exceed:
- a. 24 m, provided that the building does not contain more than four separate Garages, outside of the boundaries of the Mature Neighbourhood Overlay (MNO), unless exempted under subsection 160.4(~~1716~~)(b) of this Zone; or
16. Notwithstanding the other regulations in this Zone, in the case of Multi-unit Project Developments:
- a. the minimum Site Area and Site Depth for individual Dwellings that are Bare Land Condominium Units may be reduced, provided that the density of the development does not exceed the density as prescribed in subsection 160.4(2) of this Zone;
 - b. a building containing a rear detached Garages may exceed the maximum width and total number of Garages allowed as specified under subsection 160.4(~~1413~~)(a) of this Zone, outside the boundaries of the Mature Neighbourhood Overlay (MNO).

(Renumber the rest of Subsection 160.4 accordingly)

165 (UCRH) Urban Character Row Housing Zone

165.4 Development Regulations for Permitted and Discretionary Uses

1. Density Regulations
 - a. In the case of lotted subdivisions on Sites 1,700 m² or smaller, Density shall be determined by individual Site Area regulations for individual Dwellings as indicated in Table 165.4(2).
 - b. In the case of lotted subdivisions with a Site Area exceeding 1,700 m², and in the case of Multi-unit Project Developments not served by a private roadway, the

density shall be a minimum of 35 Dwellings/hectare, to a maximum of 63 Dwellings/hectare.

- c. In the case of Multi-unit Project Developments served by a private roadway, the density shall be a minimum of 30 Dwellings/hectare, to a maximum of 54 Dwellings/ha with a private, shared common roadway.

d. The maximum Density shall be increased by 10 Dwellings/ha where Common Amenity Area of at least 2.5 m² per Dwelling is provided in addition to Amenity Area required by subsection 46(2) and is developed in accordance with Section 46.

8. Site Coverage shall be in accordance with Table 165.4(8). *Notwithstanding Table 165.4(8), the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.*

13. *Amenity Area shall be provided in accordance with Section 46 of this Bylaw. Minimum Private Outdoor Amenity Areas, at Grade, directly accessible to each Dwelling, shall be provided in accordance with Section 47 of this Bylaw, and as follows:*
- a. Row Housing Dwelling: 30 m² per Dwelling;*
 - b. Stacked Row Housing Dwelling: 30 m² per Dwelling with livable floor space on the first floor; 15 m² per Dwelling with all livable floor space contained above the first floor;*
 - c. Semi-detached Housing Dwelling: 45 m² per Dwelling;*
 - d. the Outdoor Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions;*
 - e. notwithstanding the above and Sections 46 and 47 of this Bylaw, in the case of a Row Housing Dwelling with a rear attached Garage:

 - i. a maximum of 50 percent of the required Private Outdoor Amenity Area may be located within the Front Yard, including a front veranda, provided that it is setback a minimum of 1.0 m from the Front Property Line. In this case, this**

~~area shall be defined either through a decorative fence, or through landscaped elements such as planters, hedges and hard and soft surface treatments;~~

- ~~ii. a maximum of 50 percent of the required Private Outdoor Amenity Area may be provided above Grade, provided that it shall be at least 10 m² in area, with neither the width nor the depth less than 2.0 m.~~

170 (RF6) Medium Density Multiple Family Zone

170.4 Development Regulations for Permitted and Discretionary Uses

2. The maximum Density for Multi-unit Project Development shall be 80 Dwellings/ha; provided that:
 - a. this shall be increased by one Dwelling/ha for every six required resident parking spaces and associated manoeuvring aisles which are provided underground, up to a maximum density of 105 Dwellings/ha. For the purpose of this clause, underground parking shall be covered so as to provide useful Site area that would not otherwise be available. Any projection above the Grade of the surface covering such parking shall be less than 1.0 m; shall not be located in a Front Yard; and, shall be integrated with the design of buildings and landscaping so as to be unobtrusive; *and*
 - b. *this shall be increased by an additional 10 Dwellings/ha where Common Amenity Area of at least 2.5 m² per Dwelling is provided in addition to Amenity Area required by subsection 46(2) and is developed in accordance with Section 46.*
4. The maximum total Site Coverage shall be 40%, with a maximum of 28% for a principal building and a maximum of 12% for Accessory buildings. Where parking is provided underground or Garages are attached or designed as an integral part of Dwellings, the maximum for principal buildings shall be 40%-. *except that:*

- a. the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.
5. The minimum Front Setback shall be ~~6.0 m.~~ 4.5 m, except that:
- a. the minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane; and
- b. the minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m.
9. Amenity Area shall be provided in accordance with Section 46 of this Bylaw. Minimum Private Outdoor Amenity Area of 30 m² per Dwelling for Dwellings any part of which is contained in the lowest Storey, and 15 m² per Dwelling for Dwellings no part of which is contained in the lowest Storey shall be provided.
- ~~10. Except for developments where all Dwellings have Frontage on a public roadway, or those that contain less than 20 Dwellings, a minimum of 2.5 m² of Amenity Area per Dwelling shall be provided and be developed as communal recreational space and be aggregated into areas of not less than 50 m².~~

(Renumber the rest of Subsection 170.4 accordingly)

210 (RA7) Low Rise Apartment Zone

210.4 Development Regulations for Permitted and Discretionary Uses

2. The maximum Density shall be 125 Dwellings/ha.; and
- a. this shall be increased by an additional 15 Dwellings/ha where Common Amenity Area of at least 2.5 m² per Dwelling is provided in addition to Amenity Area required by subsection 46(2) and is developed in accordance with Section 46.

10. ~~*Amenity Area shall be provided in accordance with Section 46 of this Bylaw. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided.*~~

220 (RA8) Medium Rise Apartment Zone

220.4 Development Regulations for Permitted and Discretionary Uses

2. The maximum Density shall be 224 Dwellings/ha-; *and*
- a. *this shall be increased by an additional 25 Dwellings/ha where Common Amenity Area of at least 2.5 m² per Dwelling is provided in addition to Amenity Area required by subsection 46(2) and is developed in accordance with Section 46.*
12. ~~*Amenity Area shall be provided in accordance with Section 46 of this Bylaw. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided.*~~

230 (RA9) High Rise Apartment Zone

230.4 Development Regulations for Permitted and Discretionary Uses

2. The maximum Density shall be:
- a. 225 Dwellings/ha for any Site less than 1 350 m²; or
- b. 325 Dwellings/ha for any Site of 1 350 m² or greater; ~~and~~
- c. 125 Dwellings/ha for any Site less than 885 m²-; *and*
- d. *the maximum Density shall be increased by an additional 25 Dwellings/ha where Common Amenity Area of at least 2.5 m² per Dwelling is provided in addition to Amenity Area required by subsection 46(2) and is developed in accordance with Section 46.*
10. ~~*Amenity Area shall be provided in accordance with Section 46 of this Bylaw. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided.*~~

310 (CNC) Neighbourhood Convenience Commercial Zone

310.5 Additional Development Regulations for Discretionary Uses

1. The following regulations shall apply to Apartment Housing developments:
 - a. Apartment Housing shall be permitted only in buildings where the first Storey is used for commercial purposes;
 - b. the housing component shall have access at Grade, which is separate from the access for the commercial premises; and
 - c. ~~Amenity Area shall be provided in accordance with Section 46 of this Bylaw. if a development contains two or more Dwellings, a minimum of 7.5 m² of Amenity Area is required per Dwelling, in accordance with the provisions of Section 46 of this Bylaw.~~

320 (CSC) Shopping Centre Zone

320.5 Additional Development Regulations for Discretionary Uses

1. Apartment Housing shall be permitted only above the office or retail component of a shopping centre. ~~Where a development contains two or more Dwellings, a minimum of 7.5 m² of Amenity Area per Dwelling is required in accordance with the provisions of Section 46 of this Bylaw. The housing component of the development shall be designed and sited so as to minimize any impacts from the commercial component of the development related to noise, traffic circulation or loss of privacy.~~
2. ~~Amenity Area shall be provided in accordance with Section 46 of this Bylaw.~~
3. ~~The Apartment Housing component of the development shall be designed and sited so as to minimize any impacts from the commercial component of the development related to noise, traffic circulation or loss of privacy.~~

Text is separated into multiple regulations for clarity.

(Renumber the rest of Subsection 320.5 accordingly)

330 (CB1) Low Intensity Business Zone

330.5 Additional Development Regulations for Discretionary Uses

1. The following regulations shall apply to Apartment Housing developments:
 - a. Apartment Housing shall be permitted only in buildings where the first Storey is used for commercial purposes;
 - b. the housing component shall have access at Grade, which is separate from the access for the commercial premises;
 - c. ~~Amenity Area shall be provided in accordance with Section 46 of this Bylaw where a development contains two or more Dwellings, a minimum of 7.5 m² of Amenity Area per Dwelling is required, in accordance with the provisions of Section 46 of this Bylaw;~~ and
 - d. The maximum Floor Area Ratio of Apartment Housing shall be 1.5.

340 (CB2) General Business Zone

340.5 Additional Development Regulations for Discretionary Uses

3. The following regulations shall apply to Apartment Housing developments:
 - a. Apartment Housing shall be permitted only in buildings where the first Storey is used for commercial purposes;
 - b. the housing component shall have access at Grade, which is separate from the access for the commercial premises;
 - c. ~~Amenity Area shall be provided in accordance with Section 46 of this Bylaw where a development contains two or more Dwellings, a minimum of 7.5 m² of Amenity~~

~~Area per Dwelling is required, in accordance with the provisions of Section 46 of this Bylaw;~~ and

- d. the maximum Floor Area Ratio of Apartment Housing shall be 2.0.

360 (CO) Commercial Office Zone

360.5 Additional Development Regulations for Discretionary Uses

- 1. The following regulations shall apply to Apartment Housing developments:
 - a. Apartment Housing shall be permitted only in buildings where the first Storey is used for commercial purposes;
 - b. the housing component shall have access at Grade that is separate from the access for the commercial premises; and
 - c. ~~Amenity Area shall be provided in accordance with Section 46 of this Bylaw. if a development contains two or more Dwellings, a minimum of 7.5 m² of Amenity Area per Dwelling is required, in accordance with the provisions of Section 46 of this Bylaw.~~

370 (CB3) Commercial Mixed Business Zone

370.4 Development Regulations

- 3. ~~Amenity Area shall be provided in accordance with Section 46 of this Bylaw If Apartment Housing contains two or more Dwellings, a minimum Amenity Area of 7.5 m² per Dwelling shall be provided.~~

570 (CS1) Community Services 1 Zone

570.4.1 Development Regulations for Uses Listed Under Sections 570.2.3 and 570.2.4

1. The maximum Density shall be 42 Dwellings/ha; provided that this shall be increased by 1 Dwelling/ha for every 6 required resident parking spaces and associated manoeuvring aisles which are provided underground, up to a maximum density of 54 Dwellings/ha. For the purpose of this clause, underground parking shall be covered so as to provide useful Site area that would not otherwise be available. Any projection above the grade of the surface covering such parking shall be less than 1.0 m; shall not be located in a Front Yard; and, shall be integrated with the design of buildings and landscaping so as to be unobtrusive-; and

a. this shall be increased by an additional 10 Dwellings/ha where Common Amenity Area of at least 2.5 m² per Dwelling is provided in addition to Amenity Area required by subsection 46(2) and is developed in accordance with Section 46.

8. ~~*Amenity Area shall be provided in accordance with Section 46 of this Bylaw. Minimum Private Outdoor Amenity Areas, at grade, of 30 m² per Dwelling unit shall be provided.*~~

9. ~~*Except for developments where all Dwellings have Frontage on a public roadway, or those which contain less than 20 Dwellings, a minimum of 2.5 m² of Amenity Area per Dwelling shall be provided as communal recreational space, and be aggregated into areas of not less than 50 m².*~~

(Renumber the rest of Subsection 570.4.1 accordingly)

571 (CS2) Community Services 2 Zone

571.4.1 Development Regulations for Uses Listed Under Sections 571.2.3 and 571.2.4

1. The maximum Density shall be 42 Dwellings/ha; provided that this shall be increased by 1 Dwelling/ha for every 6 required resident parking spaces and associated manoeuvring aisles which are provided underground, up to a maximum density of 54 Dwellings/ha. For the purpose of this clause, underground parking shall be covered so as to provide useful Site area that would not otherwise be available. Any projection above the grade of the

surface covering such parking shall be less than 1.0 m; shall not be located in a Front Setback; and, shall be integrated with the design of buildings and landscaping so as to be unobtrusive-; and

a. this shall be increased by an additional 10 Dwellings/ha where Common Amenity Area of at least 2.5 m² per Dwelling is provided in addition to Amenity Area required by subsection 46(2) and is developed in accordance with Section 46.

8. ~~*Amenity Area shall be provided in accordance with Section 46 of this Bylaw. Minimum Private Outdoor Amenity Areas, at grade, of 30 m² per Dwelling unit shall be provided.*~~
9. ~~*Except for developments where all Dwellings have Frontage on a public roadway, or those which contain less than 20 Dwellings, a minimum of 2.5 m² of Amenity Area per Dwelling shall be provided as communal recreational space, and be aggregated into areas of not less than 50 m².*~~

(Renumber the rest of Subsection 571.4.1 accordingly)

572 (CS3) Community Services 3 Zone

572.4.1 Development Regulations for Uses Listed Under Sections 572.2.3 and 572.2.4

1. The maximum Density shall be 42 Dwellings/ha; provided that this shall be increased by 1 Dwelling/ha for every 6 required resident parking spaces and associated manoeuvring aisles which are provided underground, up to a maximum density of 54 Dwellings/ha. For the purpose of this clause, underground parking shall be covered so as to provide useful Site area that would not otherwise be available. Any projection above the grade of the surface covering such parking shall be less than 1.0 m; shall not be located in a Front Yard; and, shall be integrated with the design of buildings and landscaping so as to be unobtrusive-; and

- a. this shall be increased by an additional 10 Dwellings/ha where Common Amenity Area of at least 2.5 m² per Dwelling is provided in addition to Amenity Area required by subsection 46(2) and is developed in accordance with Section 46.
- 8. Amenity Area shall be provided in accordance with Section 46 of this Bylaw. Minimum Private Outdoor Amenity Areas, at grade, of 30 m² per Dwelling unit shall be provided.
- 9. Except for developments where all Dwellings have Frontage on a public roadway, or those which contain less than 20 Dwellings, a minimum of 2.5 m² of Amenity Area per Dwelling shall be provided as communal recreational space, and be aggregated into areas of not less than 50 m².

(Renumber the rest of Subsection 572.4.1 accordingly)

573 (CS4) Community Services 4 Zone

573.4.1 Development Regulations for Uses Listed Under Sections 573.2.3 and 573.2.4

- 1. The maximum Density shall be 42 Dwellings/ha; provided that this shall be increased by 1 Dwelling/ha for every 6 required resident parking spaces and associated manoeuvring aisles which are provided underground, up to a maximum density of 54 Dwellings/ha. For the purpose of this clause, underground parking shall be covered so as to provide useful Site area that would not otherwise be available. Any projection above the grade of the surface covering such parking shall be less than 1.0 m; shall not be located in a Front Yard; and, shall be integrated with the design of buildings and landscaping so as to be unobtrusive.; and
 - a. this shall be increased by an additional 10 Dwellings/ha where Common Amenity Area of at least 2.5 m² per Dwelling is provided in addition to Amenity Area required by subsection 46(2) and is developed in accordance with Section 46.
- 8. Amenity Area shall be provided in accordance with Section 46 of this Bylaw. Minimum Private Outdoor Amenity Areas, at grade, of 30 m² per Dwelling unit shall be provided.

9. ~~Except for developments where all Dwellings have Frontage on a public roadway, or those which contain less than 20 Dwellings, a minimum of 2.5 m² of Amenity Area per Dwelling shall be provided as communal recreational space, and be aggregated into areas of not less than 50 m².~~

(Renumber the rest of Subsection 573.4.1 accordingly)

823 Medium Scale Residential Infill Overlay

823.4 Development Regulations for Stacked Row Housing and Apartment Housing

2. Building Design

- g. Elements of the development and of individual dwellings such as windows, doors, balconies, and Amenity Areas ~~and Private Outdoor Amenity Areas~~ should be sited, oriented and designed to minimize their impact on adjacent dwellings, considering such things as daylight, sunlight, ventilation, quiet, visual privacy, shadowing, views, and noise.

~~3. Amenity Area~~

- a. ~~A minimum Private Outdoor Amenity Area of 7.5 m² shall be provided for each Apartment Housing Dwelling except that for ground Storey Dwellings a minimum of 15.0 m² of Private Outdoor Amenity Area shall be provided.~~
- b. ~~Notwithstanding Section 47 of this Bylaw, the Private Outdoor Amenity Area for Apartment Housing Dwellings shall have a minimum width and length of 2.0 m and may be located within a Front Setback provided that a minimum Setback of 1.0 m is maintained between the property line and the Private Outdoor Amenity Area.~~
- c. ~~Development containing ten (10) to nineteen (19) Apartment Housing Dwellings shall provide a minimum of 2.5 m² of common Amenity Area per Dwelling in addition to the 7.5 m² of Private Outdoor Amenity Area required under Section~~

- ~~823.3(3)(a) Common Amenity Area shall be designed to facilitate active or passive recreational activities and shall:~~
- ~~i. be located outdoors at ground level;~~
 - ~~ii. be aggregated into areas of not less than 25.0 m²;~~
 - ~~iii. have a minimum width and length of 4.0 m;~~
 - ~~iv. have access to sunlight;~~
 - ~~v. include seating and artificial lighting, and~~
 - ~~vi. be directly accessible from the building.~~
- ~~d. Development containing twenty (20) Apartment Housing Dwellings or more shall provide a minimum of 2.5 m² of common Amenity Area per Dwelling in addition to the Private Outdoor Amenity Area required in Section 823.3(3)(a). A minimum of 50 m² of common Amenity Area shall be provided outdoors at Grade. Any remaining area required may be provided indoors or outdoors or a combination thereof, but shall be aggregated into areas of at least 25.0 m².~~
- ~~i. Where provided outdoors, the common Amenity Area shall be designed to facilitate active or passive recreational activities and shall:~~
 - ~~1. have a minimum width and length of 5.0 m;~~
 - ~~2. be within clear view of several residential units when provided at ground level;~~
 - ~~3. be designed to minimize overlook into abutting Sites when provided on a rooftop or building terrace;~~
 - ~~4. have access to sunlight;~~
 - ~~5. include seating and artificial lighting, and~~
 - ~~6. be directly accessible from the building.~~
 - ~~ii. Where provided outdoors, the common Amenity Area should:~~
 - ~~1. be located between buildings to break up the massing of development along the block face when a development contains two or more buildings.~~

- iii. ~~Where provided indoors, common Amenity Area shall:~~
 - 1. ~~be separate from a building's common utility areas (e.g. lobbies, corridors, and vestibules);~~
 - 2. ~~include furniture and fixtures that accommodate small social gatherings and/or active recreational pursuits (e.g. tables and chairs, kitchen facilities, exercise or play equipment); and~~
 - 3. ~~provide access to other public areas within the building and to any outdoor communal recreation space.~~
- e. ~~Notwithstanding any other regulation of this Bylaw, the common Amenity Area or Private Outdoor Amenity Area may be located within any Yard. A minimum Setback of 1.0 m is required between an Amenity Area or Private Outdoor Amenity Area and any property line that abuts a public street.~~

3. Landscaping

- a. In addition to the requirements of Section 55 of this Bylaw, the required Landscape Plan shall demonstrate:
 - i. the use of vertical landscaping features (e.g. hedges, decorative Fences, low walls, shrubs or other plant material) between surface parking areas and ground Storey Apartment Dwellings or ground Storey Stacked Row Housing Dwellings that look onto these areas,
 - ii. entry transitions including features such as steps, decorative Fences, gates, hedges, low walls, and planting beds between the public roadway and Dwellings that front or flank onto the public roadway, and
 - iii. clear delineation of all ~~Private Outdoor Amenity Areas and common~~ Amenity Areas at Grade with vertical landscaping features (e.g. hedges, decorative Fences, gates, low walls).

(Renumber the rest of Subsection 823.4 accordingly)

Table 823.6(2)			
Tier Number	Recipient Parties:	Affected Parties:	Regulation proposed to be varied
Tier 1	The municipal address and assessed owners of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each applicable Community League	The municipal address and assessed owners of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each applicable Community League	823.4(1)(a) – Building orientation 823.4(1)(c) – Front setback 823.4(1)(b) – Determination of front lot line 823.4(1)(f) – Height 823.4(1)(g) – Building length 823.4(2) – Building design 823.4(43)(a)(ii) – Landscaping for entry transitions 823.34(54) – Access and parking 823.5 - Additional Development Regulations for Specific Areas
Tier 2	The municipal address and assessed owners of land Abutting the Site and directly adjacent across a Lane from the Site of the proposed development and the President of each	The municipal address and assessed owners of land Abutting the Site and directly adjacent across a Lane from the Site of the proposed development	823.4(1)(d) – Side setback 823.4(1)(e) – Side Setback abutting a property zoned to allow Single Detached Housing as a Permitted Use or the RF5 Row Housing Zone 823.4(3) – Amenity Area 823.4(43)(a)(i) – Vertical landscaping features 823.4(43)(a)(iii) – Landscaping

	applicable Community League		to delineate Private Outdoor Amenity Areas 823.4(43)(b) – Soil depth
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Amenity Area requirements in the Downtown and Blatchford Special Areas are not proposed to be changed

910.5 (CCA) Core Commercial Arts Zone

4. Development Regulations for Permitted and Discretionary Uses

d. Amenity Area

i. Notwithstanding subsection 46(2), Amenity Area shall be provided in accordance with the following:

- A.* A minimum ~~a~~Amenity ~~a~~Area of 3% of gross floor area of residential uses, to a maximum of 6% shall be required for buildings over 2000m² to the satisfaction of the Development Officer. Amenity ~~a~~Areas may include meeting rooms, fitness facilities, outdoor space, and shall be exempt from FAR calculations.
- B.* Non-residential buildings on sites of less than 1350m² shall not be required to provide Amenity Area.
- C.* Non-residential or mixed-use buildings on sites greater than 1350m² shall provide a minimum Amenity Area of 3% on the non-residential uses to a maximum of 6% of the development. Amenity Areas may include interior landscaped open spaces, arcades, atriums, plazas and gardens and shall be exempt from FAR calculations.

910.6 (CMU) Commercial Mixed Use Zone

4. Development Regulations for Permitted and Discretionary Uses

d. Amenity Areas:

- i. Notwithstanding subsection 46(2), Amenity Areas shall be provided in accordance with the following:*
- A.* A minimum amenity area of 3% of gross floor area of residential uses, to a maximum of 6%, shall be required for buildings over 2000m² to the satisfaction of the Development Officer. Amenity areas may include meeting rooms, fitness facilities, outdoor space, and shall be exempt from FAR calculations. The Development Officer will review amenity area provision to ensure it meets the intent.
 - B.* Non-residential buildings on sites of less than 1350m² shall not be required to provide amenity area.
 - C.* Non-residential or mixed-use buildings on sites greater than 1350m² shall provide a minimum amenity area of 3% on the non-residential uses, to a maximum of 6%. Amenity areas may include interior landscaped open spaces, arcades, atriums, plazas and gardens and shall be exempt from FAR calculations.
 - D.* Developments on sites larger than 3000m² shall provide:
 - 1.* An additional 5% of the site area developed as open space in the form of parks, plazas, atriums and publicly accessible spaces at Grade for the benefit of residents or tenants; and
 - 2.* In large developments, mid block breaks and access shall be provided to facilitate pedestrian access to other walkways, laneway or interior courtyards.

910.7 (HA) Heritage Area Zone

4. Development Regulations

d. Amenity Areas:

i. Notwithstanding subsection 46(2), Amenity Area shall be provided in accordance with the following:

- A. a minimum Amenity Area of 3% of the non-residential Floor Area shall be provided and such Amenity Area shall be exempted from Floor Area calculations to a maximum of 6% of the Floor Area of the development. Such Amenity Areas may include courtyards, interior landscaped open space, arcades, plazas, atriums and seating areas;
- B. non-residential buildings of less than 1 394 m² shall not be required to provide the 3% Amenity Area; and
- C. Amenity Area for Apartment Housing shall not be required;

910.8 (HDR) High Density Residential Zone**4. Development Regulations**

f. Amenity Areas

i. Notwithstanding subsection 46(2), Amenity Areas shall be provided in accordance with the following:

- A. A minimum Amenity Area of 3% of gross floor area of residential uses, to a maximum of 6% shall be required for buildings over 2000m² to the satisfaction of the Development Officer, but in no case shall the Amenity Area be less than 6 m² per unit. Amenity Areas may include meeting rooms, fitness facilities, outdoor space, balconies, and shall be exempt from FAR calculations. The Development Officer will review Amenity Area provision to ensure it meets the intent.
- B. A minimum Private Outdoor Amenity Area of 15m² per dwelling shall be provided where any part of the dwelling unit is contained at Grade.

- C. Developments shorter than 26m on sites 700m² or less, shall be designed to provide common outdoor open space at Grade, podium level or roof level and shall have a minimum **aA**menity **aA**rea of 45m².

910.9 (JAMSC) Jasper Avenue Main Street Commercial Zone

4. Development Regulations

d. Amenity Areas:

- i. Notwithstanding subsection 46(2), Amenity Areas shall be provided in accordance with the following:
 - A. For Residential Uses, a minimum **aA**menity **aA**rea of 3% of gross floor area, to a maximum of 6% shall be required for buildings over 2000m² to the satisfaction of the Development Officer. Amenity **aA**reas may include meeting rooms, fitness facilities, outdoor space, balconies and shall be exempt from FAR calculations. The Development Officer will review **aA**menity **aA**rea provision to ensure it meets the intent.
 - B. Non-residential buildings on sites of less than 1350m² shall not be required to provide Amenity Area.
 - C. Non-residential or mixed-use buildings on sites greater than 1350m² shall provide a minimum **aA**menity **aA**rea of 3% on the non-residential uses, to a maximum of 6%. Such Amenity Area may include interior landscaped open spaces, arcades, atriums, plazas and gardens and shall be exempt from FAR calculations.

910.10 (RMU) Residential Mixed Use Zone

4. Development Regulations

f. Amenity Area:

- i. Notwithstanding subsection 46(2), Amenity Area shall be provided in accordance with the following:*
 - A.* A minimum **aA**menity **aA**rea of 3% of gross floor area of residential uses, to a maximum of 6%, shall be required for buildings over 2000m² to the satisfaction of the Development Officer, but in no case shall be less than 6 m² per unit. Amenity **aA**reas may include meeting rooms, fitness facilities, and outdoor spaces. The Development Officer will review **aA**menity **aA**rea provision to ensure it meets the intent.
 - B.* A minimum **aA**menity **aA**rea of 3% of the non-residential floor area to a maximum of 6% shall be provided. Amenity **aA**reas may include courtyards, interior landscaped open space, arcades, plazas, atriums, gardens and seating areas.
 - C.* Notwithstanding the above, non-residential buildings of sites less than 1390m² shall not be required to provide the 3% **aA**menity **aA**rea.
 - D.* Amenity **aA**reas contained within the building footprint shall be exempt from FAR calculation.

910.11 (UW) - URBAN WAREHOUSE ZONE

4. Development Regulations

e. Amenity Areas

- i. Notwithstanding subsection 46(2), Amenity Area shall be provided in accordance with the following:*
 - A.* Residential Uses or residential conversions containing 3 or more dwelling units shall provide a minimum Amenity Area(s) of 3% of Gross Floor Area of Residential Uses, to a maximum total area of 6% to the satisfaction of the Development Officer, but in no case shall be less than 6 m² per unit.

Amenity Areas may include, but are not limited to, meeting rooms, fitness facilities, balconies and outdoor spaces.

- B.** A minimum of 3% of Non-residential Floor Area shall be required to provide amenity area which may include courtyards, interior landscaped open space, arcades, plazas, atriums, gardens and seating areas;
- C.** Notwithstanding the above, non-residential buildings on sites less than 1,394m² shall not be required to provide the 3% ~~a~~Amenity ~~a~~Area.

910.12 (AED) - ARENA & ENTERTAINMENT DISTRICT ZONE

4. Development Regulations for Permitted and Discretionary Uses

d. Amenity Areas

- i. Notwithstanding subsection 46(2), Amenity Area shall be provided in accordance with the following:*
 - A.** A minimum ~~a~~Amenity ~~a~~Area of 3% of the gross floor area of residential uses to a maximum of 10% shall be required for buildings over 2000m² to the satisfaction of the Development Officer. Amenity ~~a~~Areas may include meeting rooms, fitness facilities, outdoor space, and shall be exempt from FAR calculations.
 - B.** Non-residential buildings on sites of less than 1350m² shall not be required to provide Amenity Area.
 - C.** Non-residential or mixed use buildings on sites greater than 1350m² shall provide a minimum Amenity Area of 4% of the gross floor area on the non-residential uses to a maximum of 10% and may be aggregated on the whole site. Such Amenity Area may include, but is not limited to, interior and exterior landscaped open spaces, arcades, ~~roof top patios/gardens~~ **Rooftop Terraces**, atriums and plazas, and shall be exempt from FAR calculations.

- D.* Required open space shall achieve design excellence and may be located at or above Grade or on rooftops. Parking ~~a~~Areas, ~~d~~Driveways and service access shall not be included as open space.
- E.* A diversity of open space shall be provided throughout the development, designed to accommodate year-round use. Open space shall include, but is not limited to: space devoted to public gatherings, pedestrian movement and other social and recreational functions.
- F.* Public spaces shall support a variety of outdoor activities such as standing, sitting, strolling, conversing and dining.

920.5 (RF4t) Terwillegar Semi-detached Residential Zone

3. The following development regulations shall apply to the development of RF4t Zones within the Terwillegar Special Area, as identified on Appendix I to this Section:
 - ~~i. notwithstanding subsection 50.3 where the vehicle doors of a detached Garage face a Lane abutting the Site, no portion of the Garage shall be located less than 3.0 m from the abutting property line;~~

(Renumber the rest of Subsection 920.5(3) accordingly)

920.6 (RF5t) Terwillegar Row Housing Zone

3. The following development regulations shall apply to the development of RF5t Zones within the Terwillegar Special Area as identified on Appendix I to this Section:
 - ~~i. notwithstanding subsection 50.3 where the vehicle doors of a detached Garage face a Lane abutting the Site, no portion of the Garage shall be located less than 3.0 m from the abutting property line;~~

(Renumber the rest of Subsection 920.6(3) accordingly)

920.8 (TSDR) Terwillegar Single Detached Residential Zone**4) Development Regulations for Permitted and Discretionary Uses**

- ~~o. notwithstanding subsection 50.3 where the vehicle doors of a detached Garage face a Lane abutting the Site, no portion of the Garage shall be located less than 3.0 m from the abutting property line; and~~

920.9 (TSLR) Terwillegar Small Lot Residential Zone**4) Development Regulations for Permitted and Discretionary Uses**

- ~~p. notwithstanding subsection 50.3 where the vehicle doors of a detached Garage face a Lane abutting the Site, no portion of the Garage shall be located less than 3.0 m from the abutting property line;~~

920.10 (TMU) Terwillegar Mixed Use Zone**3) Development Regulations for Discretionary Uses**

- ~~i. Amenity Area shall be provided in accordance with Section 46 of this Bylaw. a minimum Private Outdoor Amenity Area shall be provided in accordance with the following:
 - ~~i. 30 m² per Family Oriented Dwelling, any part of which is contained in the lowest Storey; and~~
 - ~~ii. 15 m² per Family Oriented Dwelling, no part of which is contained in the lowest Storey.~~~~
- m. Notwithstanding Section 46. a minimum Amenity Area of 9.0 m² per Family Oriented Dwelling shall be provided and developed as children's' play space and be aggregated

into areas of not less than 50 m² for developments containing 20 or more Family Oriented Dwellings;

940.5 (GLD) Griesbach Low Density Residential Zone

5) Development Regulations

e. The maximum total Site Coverage:

- i. for Sites with a Site Width less than 12.0 m shall not exceed 49% Site Coverage, with a maximum of 35% for a principal building and a maximum of 14% for Accessory buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 49%.
- ii. for Sites with a Site Width of 12.0 m or greater shall not exceed 45% Site Coverage, with a maximum of 33% for a principal building and a maximum of 12% for Accessory buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 45%.
- iii. Notwithstanding i) and ii) above, the maximum site coverage for Row Housing Dwellings shall not exceed 49% Site Coverage, with a maximum of 35% for a principal building and a maximum of 14% for Accessory buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 49%.

iv. Notwithstanding i), ii), and iii) above, the maximum Site Coverage for the principal building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.

- p. *Amenity Area shall be provided in accordance with Section 46 of this Bylaw. For Row Housing, a minimum Private Outdoor Amenity area, at Grade, of 13 m² per Dwelling shall be provided.*

940.6 (GVC) Griesbach Village Centre Zone**5) Development Regulations for Uses**

- r. The following regulations shall apply to Apartment Housing developments:
- i. the housing component shall have access at Grade, which is separate from the access for commercial premises;
 - ii. ~~*Amenity Area shall be provided in accordance with Section 46 of this Bylaw; where a development contains two or more Dwellings, a minimum of 7.5 m² of Amenity Area per Dwelling is required, in accordance with the provisions of Section 46 of this Bylaw;*~~

940.9 (GLG) Griesbach Low Density Residential with Garage Suites Zone**5) Development Regulations**

- e. The maximum total Site Coverage:
- i. for Sites with a Site Width less than 12.0 m shall not exceed 49% Site Coverage, with a maximum of 35% for a principal building and a maximum of 14% for Accessory buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 49%;
 - ii. for Sites with a Site Width of 12.0 m or greater shall not exceed 47% Site Coverage, with a maximum of 33% for a principal building and a maximum of 14% for Accessory buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 45%; ~~and~~
 - iii. notwithstanding i) and ii) above, the maximum site coverage for Row Housing Dwellings shall not exceed 49% Site Coverage, with a maximum of 35% for a principal building and a maximum of 14% for Accessory buildings. Where a

Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 49% ~~and~~

iv. ~~Notwithstanding i), ii), and iii) above the maximum Site Coverage for the principal building and the maximum total Site Coverage may be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.~~

n. ~~Amenity Area shall be provided in accordance with Section 46 of this Bylaw. For Row Housing, a minimum Private Outdoor Amenity area, at Grade, of 13 m² per Dwelling shall be provided.~~

950.4 (CCHD) Clareview Campus High Density Residential Zone

3) Development Regulations

t. ~~Notwithstanding Section 46, m~~Minimum Amenity Area shall be 5.0 m² for each Dwelling;

950.5 (CCMD) Clareview Campus Medium Density Residential Zone

3) Development Regulations

i. ~~Amenity Area shall be provided in accordance with Section 46 of this Bylaw; A minimum Amenity Area of 7.5 m² per Dwelling shall be provided;~~

t. ~~Notwithstanding 3.(k), when Row Housing is developed, a minimum Private Outdoor Amenity Area of 30m² shall be provided for each Row Housing Dwelling unit and may be achieved through the use of balconies and common areas;~~

(Renumber the rest of Subsection 950.5(3) accordingly)

960.4 (RA7a) Ambleside Low-Rise Apartment Zone

4. Development Regulations for Permitted and Discretionary Uses

- k. ~~Amenity Area shall be provided in accordance with Section 46 of this Bylaw. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided.~~

980 (HVLD) SPECIAL AREA HERITAGE VALLEY LOW DENSITY ZONE

980.5 Development Regulations

- h. The maximum total Site Coverage shall be in accordance with Table 3 as follows:

Table 3 - Maximum Site Coverage				
	Total Max Site Coverage	Principal building	Accessory building	Principal building with Attached Garage
Single Detached Housing or Duplex Housing with front drive access	50%	NA	NA	50%
Single Detached Housing with Lane access	47%	35%	17%	47%
Single Detached Housing - one Side Setback reduced to 0 m	53%	38%	17%	53%

Single Detached Housing - Site depth less than 30 m	53%	N/A	N/A	53%
Semi-detached Housing - per Dwelling	50%	35%	17%	50%
Semi-detached Housing - one Side Setback reduced to 0 m - per Dwelling	53%	38%	17%	53%
Row Housing - end Dwelling	45%	30%	15%	45%
Row Housing - internal Dwelling	55%	35%	20%	55%

Notwithstanding Table 3, the maximum Site Coverage for the principal building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.

- o. For the development of Row Housing the following regulations shall apply:
 - i. The maximum Density for Multi-unit Project Developments shall be 42 Dwellings/ha, except:
 - A. this shall be increased by 1 Dwelling/ha for every 6 required resident parking spaces and associated maneuvering aisles which are provided underground, up to a maximum density of 54 Dwellings/ha. For the purpose of this clause,

underground parking shall be covered so as to provide useful Site area that would not otherwise be available. Any projection above the Grade of the surface covering such parking shall be less than 1.0 m; shall not be located in a required Front Setback and shall be integrated with the design of buildings and landscaping so as to be unobtrusive.; *and*

B. this shall be increased by an additional 10 Dwellings/ha where Common Amenity Area of at least 2.5 m² per Dwelling is provided in addition to Amenity Area required by subsection 46(2) and is developed in accordance with Section 46.

ii. Dwellings shall meet the following criteria:

- A. a minimum of two bedrooms;
- B. individual and private access to Grade; and
- C. direct access to ~~a Private Outdoor~~ Amenity Area.

s. ~~Private Outdoor~~ Amenity Area shall be *provided* in accordance with *Section 46 of this Bylaw Table 5.*

t. ~~The Private Outdoor Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions and shall be in accordance with Table 5 as follows:~~

Table 5 – Minimum Private Outdoor Amenity Area	
Single Detached Housing – Front Drive	No requirements for Single Detached Housing with Front Drive Garages
Single Detached Housing – Lane Access	A minimum area of 45 m² per Dwelling shall be designated on the Site Plan for the active or passive recreation use of the occupants.
Semi-detached or Duplex	

Housing	This area shall be located immediately adjacent to, and with direct access to, the Dwelling it is intended to serve. Neither the width nor length of such an area shall be less than 4.0 m.
Single Detached Housing -one Side Setback reduced to 0 m	This minimum area may be located within a required Setback, other than a Front Setback.
Semi-detached Housing -one Side Setback reduced to 0 m	This area shall be permanently retained as open space, unencumbered by an Accessory Building or future additions.
Row Housing	<p>A minimum area of 30 m² per Dwelling shall be designated on the Site Plan for the active or passive recreation use of the occupants.</p> <p>A maximum of 50% of the required Private Outdoor Amenity Area may be located in the Front Setback, including a front veranda, provided that it is Setback a minimum of 1.0 m from the Front Lot Line. In this case, this area shall be defined by use of a decorative fence or landscape elements such as planters, hedges or hard and soft surface treatments.</p> <p>A maximum of 50% of the required Private Outdoor Amenity Area may be provided above Grade, provided that it shall be at least 10 m² in area, with neither the width or depth less than 2.0 m.</p>

(Renumber the rest of Subsection 980.5 accordingly)

995 (GHL) SPECIAL AREA GRAYDON HILL LOW DENSITY RESIDENTIAL ZONE

995.5 Development Regulations

- i. Notwithstanding Table 1, the maximum Site Coverage for the principal building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.
- o. For the development of Row Housing under this Section the following regulations shall apply:
 - iii. The maximum Density for Multi-unit Project Developments shall be 42 Dwellings/ha; except that:
 - A. this shall be increased by 1 Dwelling/ha for every 6 required resident parking spaces and associated maneuvering aisles which are provided underground, up to a maximum density of 54 Dwellings/ha. For the purpose of this clause, underground parking shall be covered so as to provide useful Site area that would not otherwise be available. Any projection above the Grade of the surface covering such parking shall be less than 1.0 m; shall not be located in a required Front Setback and shall be integrated with the design of buildings and landscaping; and
 - B. this shall be increased by an additional 10 Dwellings/ha where Common Amenity Area of at least 2.5 m² per Dwelling is provided in addition to Amenity Area required by subsection 46(2) and is developed in accordance with Section 46.
 - ii. ~~d~~Dwellings shall meet the following criteria:
 - A. A minimum of two bedrooms;
 - B. Individual and private access to Grade; and
 - C. Direct access to ~~a Private Outdoor~~ Amenity Area.
- p. On-Site parking shall be provided in accordance with the following requirements:

- iii. for Single Detached - Lane access Dwellings, zero lot line Dwellings, Semi-detached Housing or Duplex Housing, and Row Housing where the required off-street parking space is provided from a Lane the following requirements apply:
 - A. one Garage, or Parking Area for one Garage shall be clearly demarcated both on the Site Plan and on the plan accompanying any Development Permit application for a principal building.
 - B. the minimum distance from the Rear Lot Line to a Garage or Parking Area shall be ~~2.75~~ 1.2 m.
- v. ~~*Amenity Area shall be provided in accordance with Section 46. Except for Single Detached – front drive Dwellings, the following minimum Private Outdoor Amenity Area regulations shall apply:*~~
 - i. ~~For Single Detached – Lane access Dwelling, zero lot line Dwellings and Semi-detached or Duplex Dwellings, a minimum area of 45 m² per Dwelling shall be designated on the Site Plan for the active or passive recreation use of the occupants. This yard area shall be located immediately adjacent to, and with direct access from, the Dwelling it is intended to serve.~~
 - ii. ~~Neither the width nor length of such a yard shall be less than 4.0 m. This minimum area may be located within a required Setback, other than a Front Setback.~~
 - iii. ~~For Row Housing a minimum of 30 m² per Dwelling shall be provided. This yard area shall be located immediately adjacent to, and with direct access from, the Dwelling it is intended to serve;~~
 - iv. ~~The Private Outdoor Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions~~
 - v. ~~Notwithstanding Sections 46 and 47 of this Bylaw, in the case of Row Housing with a rear attached garage:~~
 - A. ~~a maximum of 50% of the required Private Outdoor Amenity Area may be located in the Front Setback, including a front veranda, provided that it is~~

- ~~setback a minimum of 1.0 m from the Front Lot Line. In this case, this area shall be defined either through a fence, or through landscaped elements such as planters, hedges and hard and soft surface treatments;~~
- ~~B. a maximum of 50% of the required Private Outdoor Amenity Area may be provided above Grade, provided that it shall be at least 10m² in area, with neither the width or depth less than 2.0 m.~~

997.8. (BRH) Blatchford Row Housing Zone

4. Development Regulations

- k. Notwithstanding subsection 46. Amenity Areas shall be provided in accordance with the following:
- i. ~~Notwithstanding Section 47 of the Zoning Bylaw, w~~Where Private Outdoor Amenity Area is provided the minimum dimension shall be 2 m_±;
 - ii. Where a Dwelling has an individual external access at grade, and no ~~communal~~ outdoor Common Amenity Area is provided for on the Site, a minimum of 30 m² of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2 m_±;
 - iii. Where a Dwelling has an individual external access at grade, and outdoor ~~communal~~ Common Amenity Area is provided for on the Site, a minimum of 15 m² of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2 m_±;
 - iv. For Dwellings located above the first Storey of a building, a minimum Amenity Area of 7.5 m² per Dwelling unit on the Site shall be provided_±;
 - v. For all Multi-unit Project Developments containing 20 or more Dwelling units, a minimum of 2.5 m² of Amenity Area per Dwelling unit shall be provided as outdoor

- ~~communal~~ Common Amenity Area which shall not be located in any required Setback unless the Setback directly abuts a Site zoned BP and shall be aggregated into areas of not less than 50 m²; ~~and~~
- vi. Amenity Area may be provided on Rooftop Terraces ~~rooftops in the form of gardens or patios.~~

997.9 (BLMR) Blatchford Low to Medium Rise Residential Zone

4. Development Regulations

- j. Notwithstanding subsection 46. Amenity Areas shall be provided in accordance with the following:
- i. ~~Notwithstanding Section 47 of the Zoning Bylaw, w~~Where Private Outdoor Amenity Area is provided the minimum dimension shall be 2 m²;
 - ii. Where a Dwelling has an individual external access at grade, and no ~~communal~~ outdoor Common Amenity Area is provided on the Site, a minimum of 30 m² of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2 m²;
 - iii. Where a Dwelling has an individual external access at grade, and outdoor ~~communal~~ Common Amenity Area is provided on the Site, a minimum of 15 m² of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2 m²;
 - iv. For Dwellings located above the ground Storey of a building a minimum Amenity Area of 7.5 m² per Dwelling unit on the Site shall be provided~~;~~;
 - v. Except for developments which contain less than 20 Dwelling units, a minimum of 2.5 m² of Amenity Area per Dwelling unit shall be provided as outdoor ~~communal~~ Common Amenity Area which shall not be located in any required Setback unless

the Setback directly abuts a Site zoned BP and shall be aggregated into areas of not less than 50 m²;

- vi. Notwithstanding the above, where an Apartment Building contains 20 or more Dwelling units and has commercial uses located on the ground floor, except for Live Work Units, a minimum of 2.5 m² of Amenity Area per Dwelling unit shall be provided as indoor and/or outdoor ~~communal~~ Common Amenity Area(s) on the Site. Where outdoor ~~communal~~ Common Amenity Area is provided at grade it shall not be located in any required Setback, unless the Setback directly abuts a Site zoned BP, and shall be aggregated into areas of not less than 50 m²; and
- vii. Amenity Area may be provided on Rooftop Terraces ~~rooftops in the form of gardens or patios~~.

997.10 (BMR) Blatchford Medium Rise Residential Zone

4. Development Regulations

- k. Notwithstanding subsection 46, Amenity Areas shall be provided in accordance with the following:
 - i. ~~Notwithstanding Section 47 of this Zoning Bylaw, w~~where Private Outdoor Amenity Area is provided the minimum dimension shall be 2 m²;
 - ii. Where a Dwelling has an individual external access at grade, and no ~~communal~~ outdoor Common Amenity Area is provided on the Site, a minimum of 30 m² of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2 m²;
 - iii. Where a Dwelling has an individual external access at grade, and outdoor ~~communal~~ Common Amenity Area is provided on the Site, a minimum of 15 m² of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity

- Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2 m~~;~~
- iv. For Dwellings located above the ground Storey of a building a minimum Amenity Area of 7.5 m² per Dwelling unit on the Site shall be provided~~;~~
 - v. Except for developments which contain less than 20 Dwelling units, a minimum of 2.5 m² of Amenity Area per Dwelling unit shall be provided as outdoor ~~communal~~ Common Amenity Area which shall not be located in any required Setback unless the Setback directly abuts a Site zoned BP and shall be aggregated into areas of not less than 50 m²~~;~~
 - vi. Notwithstanding the above, where an Apartment Building contains 20 or more Dwelling units and has commercial uses located on the ground floor, except for Live Work Units, a minimum of 2.5 m² of Amenity Area per Dwelling unit shall be provided as indoor and/or outdoor ~~communal~~ Common Amenity Area(s) on the Site. Where outdoor ~~communal~~ Common Amenity Area is provided at grade it shall not be located in any required Setback, unless the Setback directly abuts a Site zoned BP, and shall be aggregated into areas of not less than 50 m²~~;~~ and
 - vii. Amenity Area may be provided on rooftops in the form of gardens or patios.