

Amenity Area Requirements in Other Municipalities

Beaumont, AB	
<ul style="list-style-type: none"> No requirements 	

Calgary, AB	
Low Density Residential Zones	<ul style="list-style-type: none"> No requirement for single detached and semi-detached housing 12 m² per dwelling for Cottage Housing Cluster 7.5 m² per dwelling for Secondary Suites and Garden Suites
Multi-Residential Zones	<ul style="list-style-type: none"> 5 m² per dwelling Can be provided as private or common amenity space, or a combination of both Common amenity space may be provided indoors or outdoors Common amenity space must have a contiguous area of 50 m² with no dimension less than 6 m Indoor amenity space only satisfies requirements for developments with 100 or more units Private amenity space has a minimum dimension of 2 m

Fort Saskatchewan, AB	
Low Density Residential Zones	<ul style="list-style-type: none"> No requirements
High Density Residential Zones	<ul style="list-style-type: none"> 4.5 m² common amenity area required per dwelling 3.0 m² private amenity area required per dwelling

Leduc, AB	
Low Density	<ul style="list-style-type: none"> 0-16 m² required for single detached and semi-detached

Attachment 4

Residential Development	housing, depending on the zone
Medium and High Density Residential Development	<ul style="list-style-type: none"> • 16 m² required for row housing • 7.5 m² required for apartment housing

St. Albert, AB	
Low Density Residential Zones	<ul style="list-style-type: none"> • No requirements
High Density Residential Zones	<ul style="list-style-type: none"> • Required in some higher density zones • 4-9 m² depending on zone and number of bedrooms

Strathcona County, AB	
Low Density Residential Development	<ul style="list-style-type: none"> • No requirements
Medium to High Density Residential Development	<ul style="list-style-type: none"> • 3.5 m² required for townhouses, multiple dwellings, and apartment dwellings • 1.5 m² required to be private

Stony Plain, AB	
Low Density Residential Development	<ul style="list-style-type: none"> • No requirements
High Density Residential Development	<ul style="list-style-type: none"> • Required for developments of 50 or more dwelling units • Minimum of 2 m² communal amenity area per dwelling grouped into areas of not less than 50 m²

Spruce Grove, AB	
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Attachment 4

Single Detached Housing	<ul style="list-style-type: none"> No requirements
Duplex	<ul style="list-style-type: none"> 7.5 m² private outdoor amenity area in R1 and R2 zones
Row Housing	<ul style="list-style-type: none"> 7.5 m² private outdoor amenity area
Multi-unit dwellings	<ul style="list-style-type: none"> 7.5 m² common amenity area

Saskatoon, SK	
Single and Semi-detached Housing	<ul style="list-style-type: none"> No requirements
Medium Density Townhouses	<ul style="list-style-type: none"> 9 m² per dwelling or 90 m² (whichever is greater).
Low Density Multiple Unit Housing	<ul style="list-style-type: none"> 18 m² per dwelling.
Medium and High Density Multiple Unit Housing	<ul style="list-style-type: none"> 5 m² per dwelling.

Regina, SK	
Low Density Residential	<ul style="list-style-type: none"> No requirements
Multi-unit developments	<ul style="list-style-type: none"> 5% of lot area must be provided as communal amenity area

Winnipeg, MB	
<ul style="list-style-type: none"> No requirements 	

Vancouver, BC	
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- No amenity area requirements for any housing type.
- Common amenity area is excluded in the calculation of floor area, provided that the total area does not exceed a predetermined percentage of the permitted residential floor area.

Ottawa, ON	
Low Density Residential	<ul style="list-style-type: none"> • No requirement
Apartment Housing, Rooming Houses, and Retirement Homes	<ul style="list-style-type: none"> • 15 m² per dwelling for low-rise apartments in residential zones • 6 m² per dwelling for most other dwelling types • a minimum of 50% to be provided communally for most dwelling types
Toronto, ON	
Low Density Residential	<ul style="list-style-type: none"> • No requirements
Apartments	<ul style="list-style-type: none"> • 4 m² per unit of common amenity area for buildings with 20 or more units • Half the amenity space is to be provided indoors. • No more than 25% of the outdoor common amenity space may be a green roof.
Commercial Uses	<ul style="list-style-type: none"> • The lesser of 1.5% of interior floor area, or 4.5% of the area of the lot, if one lot line abuts a street. The percentage of required lot area increases when the lots abuts more than a single street.