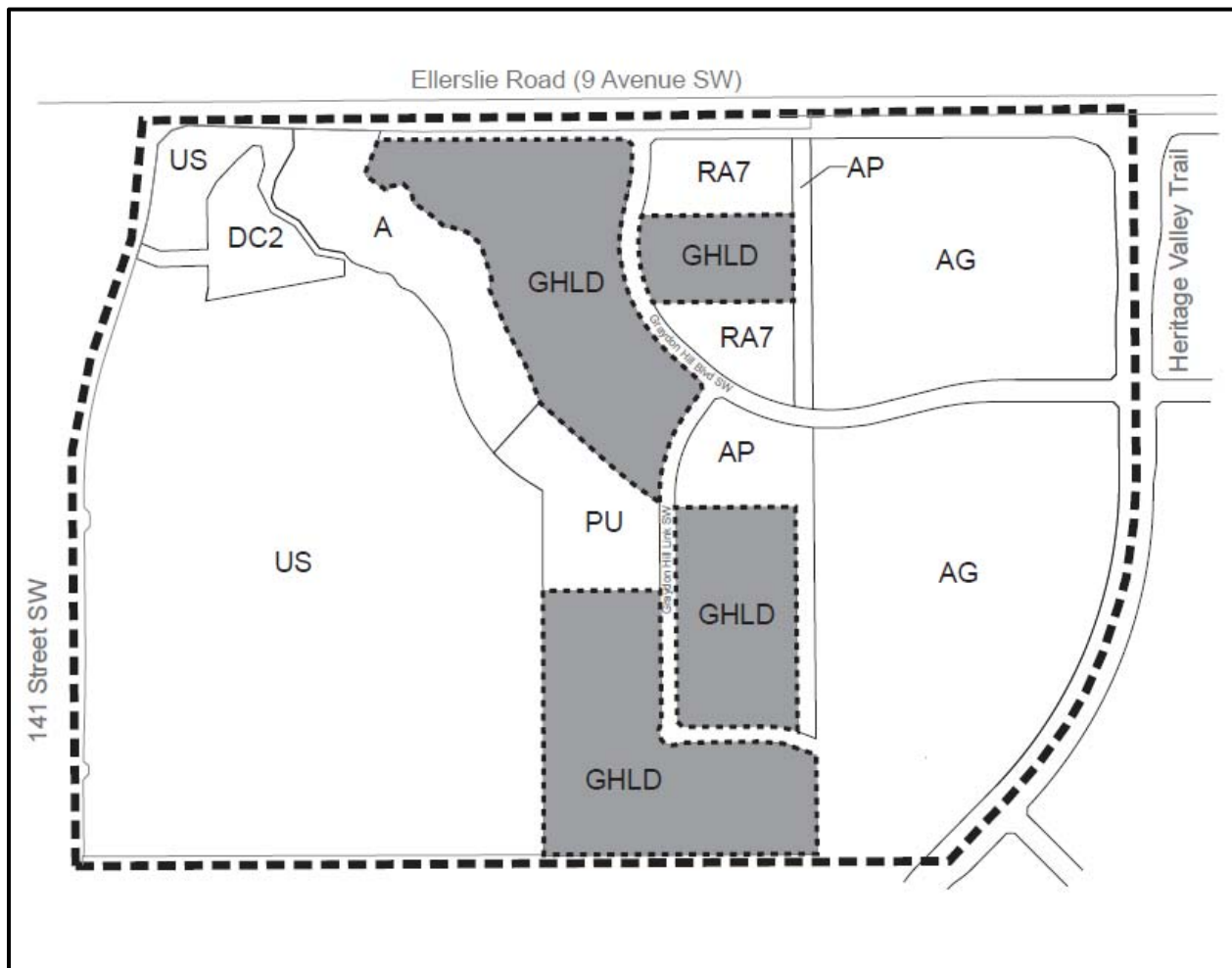




TEXT AMENDMENT GRAYDON HILL NEIGHBOURHOOD

South of Ellerslie Road SW and east of 141 Street SW

To amend the (GHLD) Special Area Graydon Hill Low Density Residential Zone to provide more flexibility to implement low density residential housing.



VIEW OF THE REZONING AREA

RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because the proposed changes are minor in nature and will result in development that conforms to the intent of the GHLD Zone and the Graydon Hill Neighbourhood Area Structure Plan.

THE APPLICATION

The applicant, through Bylaw 18105, proposes to amend the (GHLD) Special Graydon Hill Low Density Residential Zone to provide more flexibility in implementing low density residential uses.

The applicant has proposed the following changes to the GHLD Zone regulations:

- Reduce the minimum site area for Single Detached dwellings from 247 m² to 235 m², to allow for a larger variety of lot configurations
- Remove the requirement to have a 1.8 m building frontage, other than a garage, exposed to the road, to allow for greater flexibility in housing design

Sustainable Development has included a proposed administrative update to the GHLD Zone to bring it into alignment with the terminology, regulations, and formatting standards of the rest of the Edmonton Zoning Bylaw.

This administrative update includes:

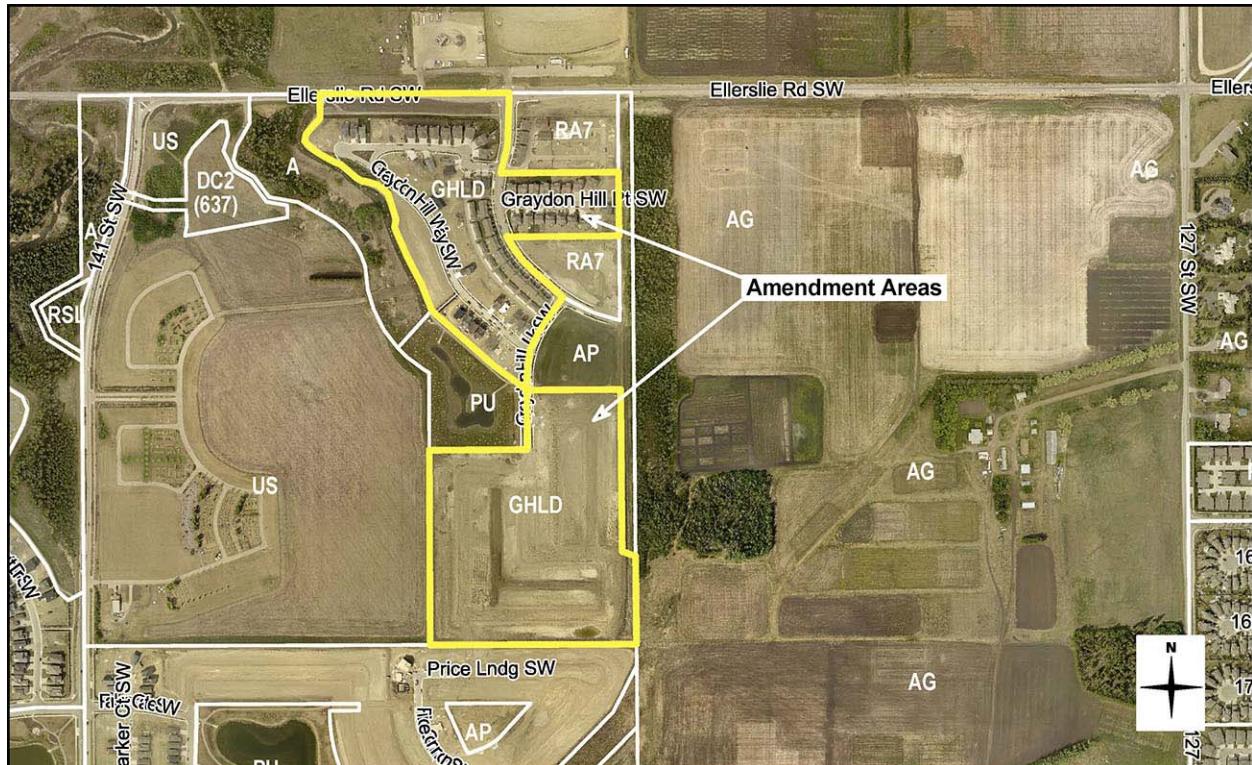
- Capitalizing defined terms in the Zoning Bylaw
- Providing maximum site coverage in a table for readability
- Simplifying wording for side setbacks
- Replacing terms that are no longer in use with defined terms in the Zoning Bylaw
- Clarifying parking area requirements
- Including a regulation stating that no vehicular access from a front or flanking public roadway shall be allowed where a lane exists
- Clarifying wording for amenity areas

SITE AND SURROUNDING AREA

The proposed amendment will be applicable to all areas zoned GHLD in the Graydon Hill neighbourhood. The affected area is 16.63 ha.

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none">• (GHLD) Graydon Hill Low Density Residential Zone	<ul style="list-style-type: none">• Developed and developing Single, Semi-Detached, and Row Housing
CONTEXT		
North	<ul style="list-style-type: none">• (AG) Agricultural Zone	<ul style="list-style-type: none">• Driving range north of Ellerslie Road SW
East	<ul style="list-style-type: none">• (RA7) Low Rise Apartment Zone	<ul style="list-style-type: none">• Developed and developing Low Rise Apartments
	<ul style="list-style-type: none">• (AP) Public Park Zone	<ul style="list-style-type: none">• Pocket Park
	<ul style="list-style-type: none">• (AG) Agricultural Zone	<ul style="list-style-type: none">• Natural wooded area and agricultural land (within Government of Alberta Special Study Area)

South	<ul style="list-style-type: none"> • (HVLD) Heritage Valley Low Density Zone 	<ul style="list-style-type: none"> • Developing Single and Semi-Detached Housing
West	<ul style="list-style-type: none"> • (A) Metropolitan Recreation Zone 	<ul style="list-style-type: none"> • Natural wooded ravine
	<ul style="list-style-type: none"> • (PU) Public Utility Zone 	<ul style="list-style-type: none"> • Storm Water Management Facility
	<ul style="list-style-type: none"> • (US) Urban Service Zone 	<ul style="list-style-type: none"> • Cemetery and agricultural land



AERIAL VIEW OF THE REZONING AREA AND SURROUNDING ZONES

PLANNING ANALYSIS

The proposed amendment to the GHLD Zone makes two minor revisions to the zoning regulations to provide more flexibility to implement a variety of lot configurations and building designs. The proposed changes do not affect the general purpose of the Zone, and do not affect already constructed buildings within the GHLD Zone area. Already constructed buildings are on about 25 percent of the GHLD Zone area, located in the northern part of the Graydon Hill neighbourhood.

The proposed reduction of the site area is in line with recently approved (DC1) Direct Control Provision regulations applied in other low density neighbourhoods. Other comparable zones do not have a minimum building front entrance width requirement, which the GHLD zone currently has. While the proposed amendment removes the 1.8 m frontage requirement, it still ensures that buildings maintain a visible front entry from the street, other than front garages. This approach contributes to the identity of individual houses and street presence along the block face.

The administrative updates proposed will ensure the GHLD Zone is compatible with the rest of the Edmonton Zoning Bylaw and will make it easier for Development Officers to review permits for new housing accordingly.

The proposed amendment conforms to the objectives of the Graydon Hill Neighbourhood Area Structure Plan (NASP) by:

- Providing for a greater variety of housing types
- Helping to meet regional residential density targets
- Ensuring the development of compact urban forms

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

ADVANCE NOTICE April 13, 2017	<ul style="list-style-type: none">• Number of recipients: 141• Number of responses: 0
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Mark up of proposed text amendment
- 2 Application Summary

Red: proposed deletion
Blue: proposed addition

Bylaw 16324
January 21, 2013

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

995.1 General Purpose

To provide for low density housing with the opportunity for zero ~~lot~~^{Lot} line development and Row Housing uses, in accordance with the design objectives in the Graydon Hill Neighbourhood Area Structure Plan.

995.2 Area of Application

The portions of N.W. ¼ Section 24-51-25-W4M, as shown on Appendix I.

995.3 Permitted Uses

- a. Duplex Housing
- b. Limited Group Homes
- c. Minor Home Based Business
- d. Row Housing
- e. Secondary Suites
- f. Semi-Detached Housing
- g. Single Detached Housing

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

- h. Urban Gardens
- i. Fascia On-premises Signs
- j. Temporary On-premises Signs

995.4 Discretionary Uses

- a. Child Care Services
- b. Garage Suites
- c. Garden Suites
- d. Group Homes
- e. Major Home Based Business
- f. Residential Sales Centre
- g. Urban Outdoor Farms

995.5 Development Regulations

Red: proposed deletion
Blue: proposed addition

- a. Single Detached Housing with front drive access shall herein be referred to as "Single Detached - front drive Dwelling".
- b. Single Detached Housing with Lane access shall herein be referred to as "Single Detached - Lane access Dwelling".

*Bylaw 17866
January 23, 2017*

- c. Single Detached Housing with reduced Setback from a Side Lot Line shall herein be referred to as "zero ~~L~~ot line Dwelling".
- d. The minimum ~~Site~~ area shall be:
 - i. ~~235~~47 m² per Single Detached - front drive Dwelling
 - ii. ~~235~~47 m² per Single Detached - Lane access Dwelling
 - iii. ~~235~~47 m² per zero ~~L~~ot line Dwelling
 - iv. 221 m² per Semi-detached or Duplex Dwelling
 - v. 150 m² per Row Housing - internal Dwelling
 - vi. 186 m² per Row Housing - end Dwelling
- e. The minimum Site Width shall be:
 - i. 7.6 m per Single Detached - front drive Dwelling
 - ii. 7.6 m per Single Detached - Lane access Dwelling
 - iii. 7.6 m per zero ~~L~~ot line Dwelling
 - iv. 6.7 m per Semi-detached or Duplex Dwelling
 - v. 5.0 m per Row Housing - internal Dwelling
 - vi. 6.2 m per Row Housing - end Dwelling
- f. The minimum Site Depth shall be 30 m.
- g. The total number of Row Housing Dwellings shall not exceed 10% of the total estimated number of Dwellings in the Graydon Hill Special Area Zone, and shall be limited to five Dwellings per structure.

*Bylaw 16733
July 6, 2015
Bylaw 17062
July 6, 2015*

- h. The maximum building Height shall not exceed 12.0m, in accordance with Section 52.

~~i. The maximum total Site Coverage for:~~

*Bylaw 16733
July 6, 2015*

Red: proposed deletion
Blue: proposed addition

- ~~i. Single Detached front drive Dwellings shall not exceed 50%, inclusive of the attached Garage and any other Accessory buildings.~~
- ~~ii. Single Detached Lane access Dwellings, Semi detached shall not exceed 47% with a maximum of 35% for a principal building, and a maximum Site Coverage of 17% 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 47%.~~

Bylaw 17866
January 23, 2017

- ~~iii. Zero lot line Dwellings shall not exceed 53% with a maximum of 38% for a principal building, and a maximum Site Coverage of 17% for Accessory building. 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 53%.~~
- ~~iv. Semi detached or Duplex Dwellings shall not exceed 45%, with a maximum of 32% for a principal building and a maximum of 17% 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%.~~
- ~~v. Row Housing Dwellings:

 - ~~A. For Multi-unit Site Project Developments the maximum Site Coverage shall be 43% with a maximum of 28% for a principal building and a maximum of 15% 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 43%.~~
 - ~~B. For individual lots the maximum Site Coverage shall be in accordance with Table 1:~~~~

Bylaw 17866
January 23, 2017

Table 1 Maximum Site Coverage Individual Lots			
-	Principle building	Accessory building	Principal building with attached Garage or where parking is provided underground
(a) Row Housing internal Dwelling	35%	20%	55%
(b) Row Housing end Dwelling	30%	15%	45%
(c) Row Housing corner	30%	15%	45%

Red: proposed deletion
Blue: proposed addition

Dwelling			
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~~j.i.~~ i. The maximum total Site Coverage shall be in accordance with Table 1 Maximum Site Coverage – Individual Lots.

<u>Table 1: Maximum Site Coverage - Individual Lots</u>				
<u>-</u>	<u>Principle building</u>	<u>Accessory building</u>	<u>Principal building with attached Garage</u>	<u>Total Maximum Site Coverage inclusive of any other Accessory Buildings</u>
<u>(a) Single Detached – front drive Dwelling</u>			<u>50%</u>	<u>50%</u>
<u>(b) Single Detached – lane access Dwelling</u>	<u>35%</u>	<u>17%</u>	<u>47%</u>	<u>47%</u>
<u>(c) Single Detached Dwelling - zero Lot line Dwelling</u>	<u>38%</u>	<u>15%</u>	<u>53%</u>	<u>53%</u>
<u>(d) Semi-detached or Duplex – front drive dwelling</u>	<u>32%</u>	<u>17%</u>	<u>45%</u>	<u>45%</u>
<u>(e) Semi-detached or Duplex – lane access dwelling</u>	<u>35%</u>	<u>17%</u>	<u>47%</u>	<u>47%</u>
<u>(f) Row Housing – Multi-unit Site Project Development</u>	<u>28%</u>	<u>15%</u>	<u>43%</u>	<u>43%</u>
<u>(g) Row Housing - internal Dwelling</u>	<u>35%</u>	<u>20%</u>	<u>55%</u>	<u>55%</u>
<u>(h) Row Housing end Dwelling</u>	<u>30%</u>	<u>15%</u>	<u>45%</u>	<u>45%</u>

~~k.j.~~ j. The minimum Setback from the Front Lot Line shall be:

- i. 5.5 m for Single Detached - front drive Dwellings; Semi-detached or Duplex Dwellings with front access to required off-street parking ~~space~~.
- ii. 4.5 m for Single Detached - Lane access Dwellings, zero ~~L~~lot line Dwellings, or Semi-detached or Duplex Dwellings with rear or flanking access to required off-street parking ~~space~~ or Ggarage, except that the Setback may be reduced to a minimum of 3.0 m when a landscaped boulevard strip between the curb and the walkway of the road cross

Red: proposed deletion
Blue: proposed addition

section at the front of the Lot is provided as per the City of Edmonton Design and Construction Standards.

iii. 5.5 m for Row Housing:

- A. where access to required off-street parking is provided to the rear or flanking part of the Lot except that it shall be a minimum of 3.0 m where a Treed Landscaped bBoulevard is provided; or
- B. 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.

~~h.~~ k. The minimum Setback from the Rear Lot Line shall be:

- i. 7.5 m, except in the case of a Corner Site it shall be 4.5 m, for Single Detached - front drive Dwellings, zero Lot line Dwellings, Semi-detached or Duplex Dwellings.
- ii. 4.0 m for Single Detached - Lane access Dwellings.
- iii. 7.5 m for Row Housing, except that the Setback may be reduced to 5.5 m where an attached rear Garage is provided.

~~m.~~ The Setback from a Side Lot Line shall be established on the following basis:

~~n.~~ l. For Single Detached ~~front drive Dwellings, Single Detached Lane access Dwellings~~ Housing, Duplex Housing, and Semi-detached, ~~and Row~~ Housing:

- i. The minimum Side Setback shall be 1.2 m.
- ii. On a Corner Site where the building fronts on the Front Lot Line, the minimum Setback Abutting the flanking public roadway other than a lane shall be 2.4 m. The minimum Setback Abutting a Lane shall be 1.2 m.
- iii. On a Corner Site where the building fronts on a flanking public roadway other than a Lane, the minimum Setback Abutting the flanking public roadway shall be 4.5 m.

~~i.~~ ~~For Semi-detached Dwellings or Duplex Dwellings:~~

~~A. The minimum Setback shall be 1.2 m.~~

~~B. On a Corner Site where the building fronts on the Front Lot Line, the minimum Setback abutting the flanking public roadway other than a lane shall be 2.4 m. The minimum Setback abutting a Lane shall be 1.2 m~~

~~C. On a Corner Site where the building fronts on a flanking public roadway other than a Lane, the minimum Setback abutting the flanking public roadway shall be 4.5 m.~~

~~o.~~ For zero Lot line Dwellings:

~~p.~~ m. one Side Setback may be reduced to 0.0 m where:

Red: proposed deletion
Blue: proposed addition

- i. the other Side Setback of the Abutting Lot is a minimum of 1.5 m, to allow for a shared maintenance easement.
- ~~ii.~~ Notwithstanding (13.a) above, the other Side Setback may be 1.2 m where Abutting a Lot on which there is not a zero Lot line Dwelling. ~~where a zero lot line dwelling is adjacent to a non-zero lot line dwelling with a setback of 1.2 m, the other Side Setback may be reduced to 1.2 m.~~
- ~~iii.~~ all roof leaders from the Dwelling are connected to the storm sewer service.
- ~~iv.~~ all roof leaders from Accessory buildings are connected to the storm sewer service or directed to drain directly to an adjacent Lane.
- ~~v.~~ no roof leader discharge shall be directed to the maintenance easement.
- ~~vi.~~ The ~~s~~Site and the ~~Abutting~~adjacent ~~S~~site are both Single Detached ~~Housing~~Dwellings.
- ~~vi.~~ ~~the site and the adjacent site are both Single Detached Dwellings.~~
- vii. the owner of the adjacent Site has registered against title a private maintenance easement a minimum of 1.5 m wide that provides for:
 - A. a 0.30 m eave encroachment easement with the requirement that the eaves must not be closer than 0.90 m to the eaves on the adjacent building.
 - B. a 0.60 m footing encroachment easement.
 - C. a drainage swale, constructed as per the City of Edmonton Design and Construction Standards.
 - D. permission to access the easement area for maintenance of both properties.
- ~~n.~~ The Setback from a Side Lot Line shall be established on the following basis ~~F~~for Row Housing:
 - i. The minimum Setback shall be 1.2 m.
 - ii. On a Corner Site where the building fronts on the Front Lot Line, the minimum Setback A~~a~~butting the flanking roadway other than a lane shall be 4.5 m, except that this may be reduced to 3.0m where:
 - A. ~~t~~There is a T~~r~~eed L~~a~~ndscaped ~~B~~boulevard along the flanking roadway;
 - B. A~~a~~ reduced depth is necessary to be consistent with other development on the flanking block face; and
 - C. ~~T~~he flanking side of the building is not a Blank Wall, and is articulated through architectural elements such as recesses or projections, including but not limited to windows, a side entrance, a porch, or other architectural elements that would be compatible with adjacent

Red: proposed deletion
Blue: proposed addition

development. ~~The minimum setback Abutting a Lane shall be 1.2m.~~

~~r.o.~~ For the development of Row Housing under this Section the following regulations shall apply:

*Bylaw 16733
July 6, 2015*

- i. ~~t~~The maximum Density for Multi-unit Project Developments shall be 42 Dwellings/ha; except that 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.
- ii. ~~d~~Dwellings shall meet the following criteria:
 - A. A minimum of two bedrooms;

*Bylaw 16733
July 6, 2015*

- ~~A.B.~~ Individual and private access to Grade; and
 - ~~B.C.~~ Direct access to a Private Outdoor Amenity Area.
 - iii. ~~m~~Maintenance and/or drainage and utility easement(s) may be required between ~~A~~butting buildings and/or through private ~~Y~~ards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.
 - iv. ~~n~~Notwithstanding the other regulations under this Section, in the case of Multi-unit Project Developments, a building containing rear detached Garages may exceed the maximum width and total number of Garages allowed as specified under 995.4 Development Regulations subsection ~~n~~(iii)C.
- ~~s.p.~~ On-Site parking shall be provided in accordance with the following requirements:
- i. Single Detached - front drive Dwellings shall include a front attached Garage.
 - ii. ~~f~~For Semi-detached Housing or Duplex Housing~~Dwellings~~, if it includes a front attached Garage or a Garage that is an integral part of the Dwelling, the following shall apply:
 - A. in cases where the Site Width is less than 8.6 m; and access is provided from a fronting public roadway, the Garage may protrude a

Red: proposed deletion
Blue: proposed addition

maximum of 4.0 m beyond the front wall and entry of the Dwelling and have a maximum width of 5.6 m;

~~A.B.~~ Each dwelling that has direct access to Grade shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line; and ~~here shall be a minimum of 1.8 m Frontage of the first storey of the principal building, other than a Garage, such that the front entry to the Dwelling is exposed to the public roadway; and~~

~~B.C.~~ front attached Garages ~~must~~ shall be designed such that the Garage is attached to a shared common wall and includes a shared Deriveway apron.

iii. ~~f~~ For Single Detached - Lane access Dwellings, zero lot line Dwellings, Semi-detached Housing or Duplex ~~Dwellings~~ Housing, and Row Housing where the required off-street parking space is provided from a Lane the following requirements apply:

- A. one Garage, or ~~Site~~ 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 ~~Garage site~~ Parking Area shall be 2.75 m.
- C. ~~a h~~ Hard-surfaced walkway ~~is~~ shall be constructed ~~required~~ and connect, the Garage or ~~Garage Site~~ Parking Area and an entry to the Dwelling; except that:

*Bylaw 17062
July 6, 2015*

- 1. where no Garage is proposed, a ~~h~~ Hard-surfaced ~~p~~ Parking pad ~~Area, located a minimum distance of 2.75 m from the Rear Lot Line, and~~ a minimum of 6.1 m wide and a minimum of 4.88 m deep, shall be constructed at the rear of each Lot. Such ~~h~~ Hard surfaced ~~P~~ Parking pad ~~Area~~ shall include an underground electrical power connection with outlet on a post 1.0 m in Height, located within 1.0 m of the parking pad; except that:
- 2. for Semi-detached Housing or Duplex ~~Dwellings~~ Housing where no Garage is proposed, a ~~H~~ Hard-surfaced ~~p~~ Parking pad ~~Area, located a minimum distance of 2.75 m from the Rear Lot Line, and~~ a minimum of 5.49 m wide and a minimum of 4.88 m deep shall be constructed at the rear of each Lot.
- D. ~~I~~ In addition to (A) and (B) above, requirements for zero Lot line Dwellings, Semi-detached Housing or Duplex ~~Dwellings~~ Housing also include:

Bylaw 16733

Red: proposed deletion
Blue: proposed addition

July 6, 2015

1. An Accessory building or structure shall not be located ~~not~~ less than 0.60 m from the Side Lot Line, except where it is a mutual Garage erected on the common property line; and
2. Hard-surfaced parking ~~pads~~ Areas may be attached between two lots at the common property line.

E. ~~F~~or Row Housing where a rear mutual detached ~~rear-parking~~ Garages ~~are~~ is proposed, the maximum width of the building ~~containing the Garage(s)~~ shall not exceed 30 m, and the building shall not contain more than five separate Garages.

E.F. There shall be no vehicular access from the front or flanking public roadway where an Abutting Lane exists.

t.q. Site Landscaping shall be developed in accordance with the following:

- i. ~~f~~For Single Detached - front drive Dwellings, Single Detached - Lane access Dwellings and zero Lot line Dwellings: one deciduous tree, one coniferous tree and four shrubs shall be required for each Dwelling;
- ii. ~~f~~For Semi-detached or Duplex Dwellings or Row Housing: one deciduous tree or one coniferous tree, and two shrubs shall be required in the Front Yard for each Dwelling, except where the Front Yard is 4.5 m or less, and a landscaped boulevard is provided between the sidewalk and the curb as per the City of Edmonton Design and Construction Standards~~in accordance with j(ii)~~, the tree may be placed within the Rear or Side Yard, rather than the Front ~~y~~Yard;
- iii. aAll applications for a Development Permit shall include a ~~s~~Site plan that identifies the location, species and size of Landscaping required; and
- iv. All required Landscaping shall be in accordance with the relevant requirements of Subsection 55.4 Section 55 of this Bylaw.

u.r. For Single Detached - Lane access Dwellings:

- i. ~~e~~Each proposed Lot shall be serviced by both a public roadway and a Lane; and
- ii. ~~A~~all roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work.

v.s. For zero Lot line Dwellings:

- i. aAccess from a Dwelling to a local roadway shall be provided at a distance no greater than 125 m from any point in a Lane.
- ii. aAll roof leaders from the principal building shall be connected to the foundation drain which connects to the storm sewer.

w.t. Development Permit applications shall be reviewed in terms of compatibility with existing structures on the block face, having consideration for the intent of the subdivision design, and taking into account proposed development Setbacks,

Red: proposed deletion
Blue: proposed addition

Dwelling entrances and orientation, massing, roof-lines, the location of windows and other openings in walls and elevational treatment of wall openings, building Ffaçades, and finishing materials.

~~u.~~ Dwelling on Corner Sites shall have flanking side treatments similar to, or reflective of, the front elevation.

~~y.~~ 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 ~~p~~Plan ~~for the active or passive recreation use of the occupants.~~ This ~~yard area~~ Private Outdoor Amenity Area ~~may~~ shall be located ~~immediately adjacent to, and with direct access from, the Dwelling it is intended to serve~~ within a required Setback, other than a Front Setback.
- ii. ~~n~~ 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. ~~F~~ 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. ~~n~~ Notwithstanding Sections 46 and 47 of this Bylaw, in the case of Row Housing with a rear attached ~~G~~Garage:
 - A. a maximum of 50% of the required Private Outdoor Amenity Area may be located in the Front Setback, including an Unenclosed Front Porch ~~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 10 m² in area, with neither the width or depth less than 2.0 m.

~~z.~~ w. Signs shall comply with the regulations found in Schedule 59A.

~~aa.~~ x. Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw.

Bylaw 17403

October 19, 2015

Effective date: February 1, 2016

~~bb.~~ y. Urban Gardens and Urban Outdoor Farms shall comply with Section 98 of this Bylaw.

APPLICATION SUMMARY

INFORMATION

Application Type:	Text Amendment
Bylaw:	18105
Location:	South of Ellerslie Road SW and east of 141 Street SW
Site Area:	16.36 ha
Neighbourhood:	Graydon Hill
Ward - Councillor:	9 – Bryan Anderson
Notified Community Organizations:	Heritage Point Community League
Applicant:	Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone:	(GHLD) Special Area Graydon Hill Low Density Residential Zone
Plan in Effect:	Graydon Hill Neighbourhood Area Structure Plan
Historic Status:	N/A

Written By:
Approved By:
Department:
Section:

Madeleine Baldwin
Tim Ford
Sustainable Development
Planning Coordination