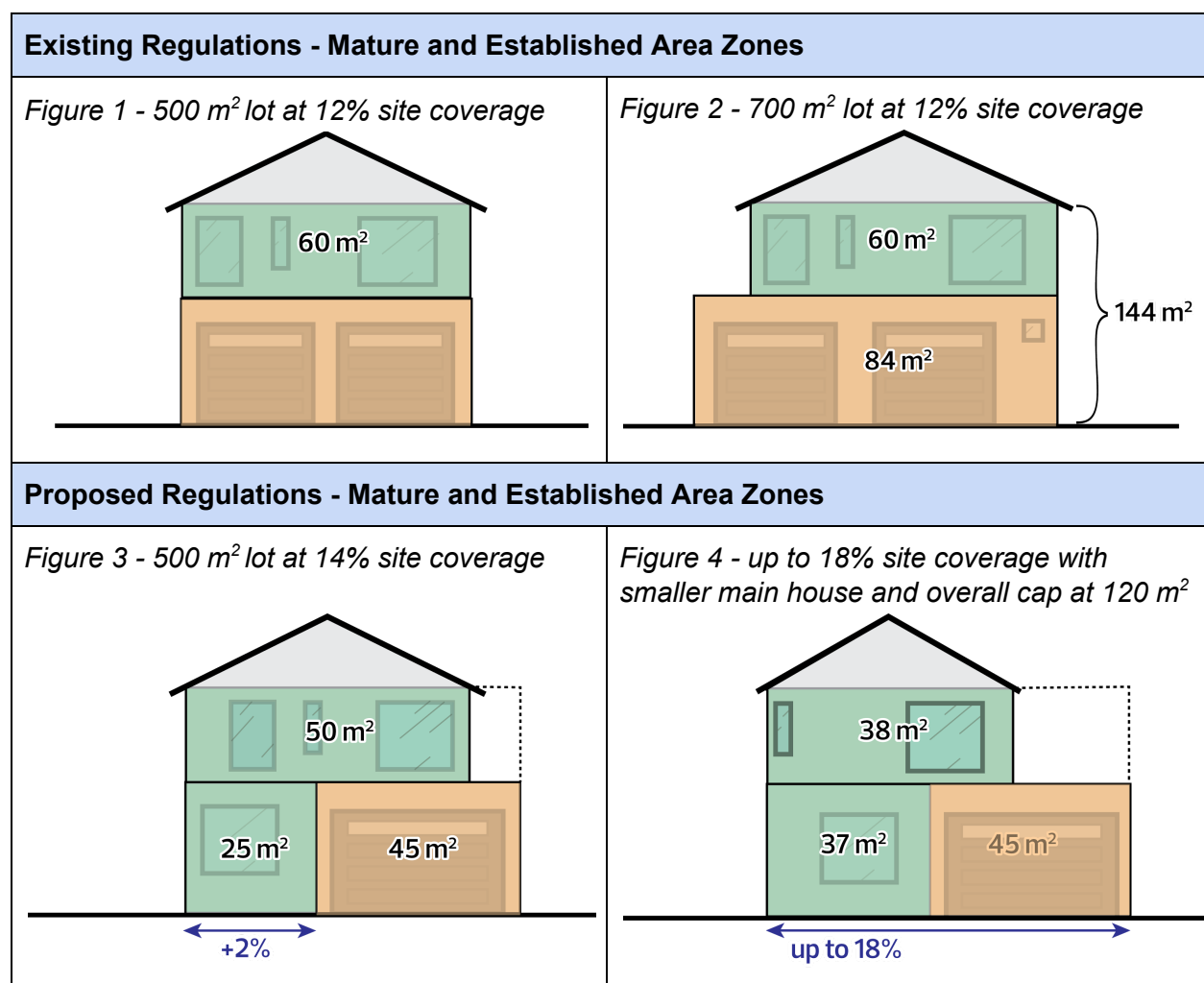


Summary of Draft Amendments

Floor Area and Site Coverage in Mature and Established Zones

Many applicants noted difficulty in providing a livable space, particularly with two bedrooms, within the current 60m² maximum floor area and site coverage limits. At the same time, second storey massing was raised as a concern for adjacent neighbours in terms of shadowing and privacy. Concerns about the overall size and floor area of these buildings was also highlighted, in particular when they result in large parking areas.

These concerns relate to regulations around floor area (the space inside the building) and site coverage (the building footprint on the property). Figures 1 and 2 below show the outcomes of the existing floor area and site coverage regulations in mature and established area zones, with 12 percent site coverage and a maximum floor area of 60m². As the images show, fairly large buildings can already be built under existing regulations. Figures 3 and 4 below show how proposed changes to floor area and site coverage will result in a smaller overall building size with less area at the second storey, and increased opportunities for living space at grade.

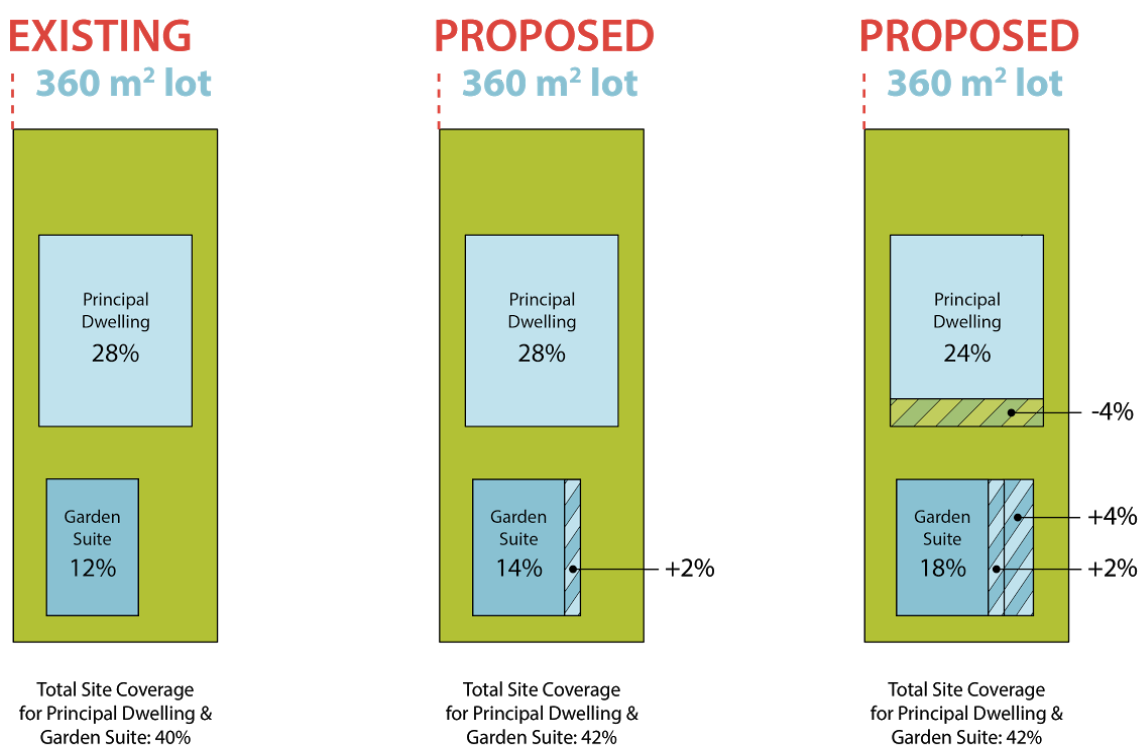


As illustrated in Figures 3 and 4, the total floor area of the suite is increased from 60m² to 75m². This will provide more livable dwelling space, and provide more housing options. At the same time, the maximum second storey floor area is capped at 50m², instead of the current 60m². This means less second storey massing impacts on adjacent properties.

In addition to these changes in floor area, an increase of 2 percent in site coverage is proposed. As shown in Figure 3, this allows living space to be accommodated at grade to achieve the full 75m² suite area. As shown in Figure 5, further flexibility for site coverage up to 18 percent is also provided when the principal home is smaller, as shown in Figure 5 below. This can help encourage even more living space to be provided at grade, reducing the size of the second storey even further.

Regardless of site coverage or the size of the lot, all buildings will be capped at a maximum size of 120 m² to ensure larger buildings cannot be built.

Figure 5 - Total Site Coverage for Principal Dwelling and Suite



Floor Area and Site Coverage in Developing Zones

In developing area zones, the proposed amendments maintain the 60m² second storey floor area. The generally smaller size of lots in these zones is likely to create difficulty in providing at-grade floor area on a significant proportion of properties. As most homes in these areas are also built to their full development potential of two or three storeys, massing at the second storey is less significant. It is also proposed that the maximum

total site coverage and accessory building site coverage by 2 percent to align with the proposed approach for mature and established neighbourhoods and to allow additional design flexibility. The maximum size of 120 m² would also apply in these areas.

Stairways and Elevators

Stairways and elevators are currently included in the calculation of total floor area. Many applicants have chosen to locate stairs outside the building in order to maximize the amount of habitable space provided. This has led to concerns about icy stairwells during winter months. The current floor area restrictions also make it challenging to provide an elevator for accessibility while still allowing for sufficient living area.

The proposed changes include removing stairways from the calculation of floor area to a maximum of 4 square metres in order to incentivize their provision within the suite. This change will increase the safety of dwellings by encouraging indoor stairways, particularly in Edmonton's winter climate. The amendments also propose to remove elevators and associated landing areas from the calculation of floor area to a maximum of 6 square metres to support accessible units.

Amenity Area

Current regulations have also made it challenging to provide outdoor amenity area for the suites as balconies are currently captured under floor area maximums. Under the proposed regulations, amenity areas will continue to count towards site coverage calculations, but will not be included in the total floor area. Greater flexibility is also proposed for the location of above-grade amenity space, such as balconies, to support design innovation, but will continue to be limited to the rear 6 metres of the site to reduce overlook on adjacent properties. Platform structures higher than one metre above grade will also be subject to privacy screening requirements along adjacent property lines to further support privacy for neighbours.

Collapsing Garage and Garden Suites into a Single Use

At present, garage and garden suites are separated into two use classes, with different regulations applying to each as summarized in Table 1 below.

Table 1 - Comparison of Garage and Garden Suite regulations

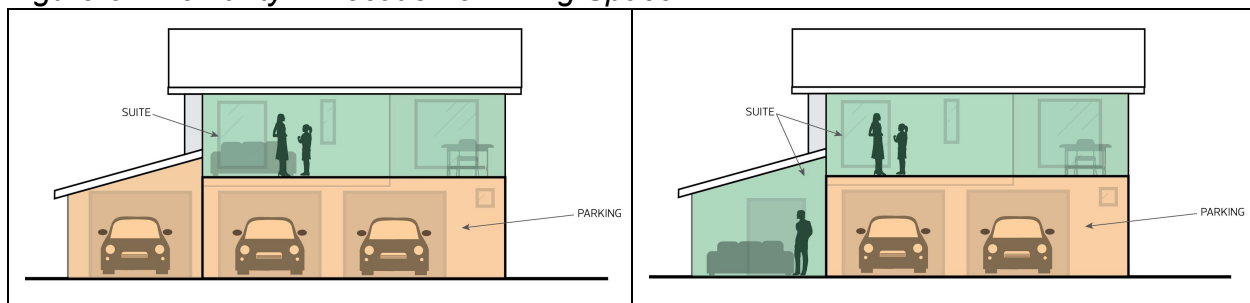
Regulation	Garage Suite	Garden Suite
Living space	60 m ²	50 m ²
Location of living space	Either only at grade or only on the second storey - not both	Only at grade
Site coverage	12% in mature neighbourhood zones 14% or 17% in new neighbourhood zones	Up to 18%
Includes parking spaces	Yes	No

These regulations create limitations in how suites can be designed and can contribute to some of the concerns raised by stakeholders. In cases where a lot is not large enough to accommodate a full suite at grade, all living area is required to be provided on the second storey, including utility or storage areas. This shifts the maximum amount of living space to the second storey, where massing and impacts to adjacent properties are greatest.

Collapsing these uses into one allows for more flexible designs where a combination of both at grade and second storey living space can be provided, as is shown in the illustrations below. This supports reducing second storey massing by allowing some or all portions of the suite to be provided at grade. This could include arrangements with kitchen and living areas at grade with bedrooms above, or locating laundry and storage areas at grade. This type of approach results in less massing on the second storey but is currently prevented by the regulations.

This approach will also remove complexity and provide harmonized regulations for all detached accessory dwellings regardless of their design, ensure consistency and allowing more housing variety to meet a range of needs.

Figure 6 - Flexibility in Location of Living Space



Height

There are currently varying height maximums depending on the style and type of suite being constructed, and the height of the existing principal dwelling on site.

Table 2 - Current height regulations

Suite type	Height maximum
Garage Suite - pitched roof (roof slope of 4/12 or greater)	6.5 m or up to 1.5 m greater than the Height of the existing principal dwelling
Garage Suite - flat roof (roof slope less than 4/12)	5.5 m or up to 1.5 m greater than the Height of the existing principal dwelling
Garden Suite or at-grade Garage Suite - all roof types.	4.3 m

These differing height restrictions create limitations on the design of garage and garden suites. As a result, Administration is proposing an increase in height for garage and garden suites with a flat roof from 5.5 metres to 6.2 metres. This regulation is lower than the maximum height for suites with pitched roofs, but allows for more livable space and more standard construction. The height for garden suites on sites with no lane is proposed to be 4.3 metres in order to reduce privacy impacts for abutting properties.

The link to the height of the existing building also prevents garage and garden suites from being built on many lots in neighbourhoods where bungalows are the predominant form of housing. This regulation prevents garage and garden suites from matching future development patterns as existing development rights on the property would allow up to 8.6 metres to 10 metres for the principal house. A further barrier created by this regulation is that applicants have to submit information about the height of the existing house obtained by a surveyor, which adds cost to the design process.

The proposed amendments remove the link between the maximum height of the garage and garden suite and the height of the existing principal dwelling to allow suites to reflect future development potential and remove costly information requirements.

Grade calculation

An additional grade calculation method is proposed to be added to Zoning Bylaw 12800 specifically for garage and garden suites. This will allow the development officer to calculate grade for a suite using the average of the corners at the rear of the site. This will provide a more accurate calculation of grade based on the typical location of the suite at the rear of the site and will allow for more contextually appropriate development.

Design and Articulation

The need for high quality design was highlighted by stakeholders as an important component in ensuring positive outcomes from garage and garden suites. At the same time, there were concerns that rigid design regulations could decrease innovation and quality. The proposed amendments include a requirement for articulation, along with a list of options for applicants to meet this requirement, including variation along walls, the use of a variety of building materials, a range of architectural features, and landscaping.

Windows and Privacy

A variety of opinions were shared by stakeholders in regards to privacy impacts from garage and garden suites. Some felt it was imperative that privacy for adjacent neighbours be maintained, while other stakeholders felt that full privacy cannot be expected in a city and that privacy is the responsibility of both neighbours. Administration also found that most other cities do not regulate window placement and privacy through their Zoning Bylaws.

The proposed regulations for window locations and privacy are intended to provide development officers the ability to obtain and review contextual information about privacy impacts, including the location of adjacent windows and amenity spaces. The

proposed regulations also provide greater clarity on how the development officer can ensure adequate privacy is provided without making the regulations so prescriptive that they reduce design flexibility. The proposed amendments encourage additional measures such as the use of opaque window treatment and the placement of windows above eye level to minimize overlook.

Discretionary Status

Discretionary use status was highlighted as a challenge to the buildability of garage and garden suites as it increases risk, review times, and the number of appeals on developments with no variances. Some community stakeholders expressed the importance of the discretionary status in providing a mechanism for residents to be aware of proposed garage and garden suites and to negotiate for privacy and other features.

Development can have impacts related to the activities that take place on site. For example, uses that generate high volumes of noise are typically not compatible with residential uses. Garage and garden suites have the same activities as single detached housing and secondary suites, including sleeping, eating, and recreating. Given the similarity of activities, the amendments propose to allow garage and garden suites as a permitted use in zones where single detached housing and secondary suites are permitted uses. This provides a more consistent approach to regulating low density residential uses and creates greater certainty for homeowners wishing to add a garage or garden suite to their property.

Development can also have impacts related to the built form, including the size and design of a building. To address the built form impacts of garage and garden suites, new development regulations have been introduced to address privacy and articulation. As outlined in the sections above, the proposed amendments give the development officer greater ability to ensure that privacy impacts are addressed and that design elements to reduce the appearance of massing are incorporated.

Administration is also bringing forward amendments to Zoning Bylaw 12800, as outlined in the February 15, 2017, Sustainable Development report CR_4066 Communication Process for Low Density Development in Mature Neighbourhood Overlay, that would ensure adjacent neighbours received notification when a Class A garden suite permit is issued. This approach provides a mechanism for information sharing with neighbours even when there are no variances. In cases where a garden suite is approved with a variance, all standard processes will continue to apply, including notification of the right of appeal to all property owners within 60 metres and the community league. These amendments are anticipated for the August 28, 2017, City Council Public Hearing.

Removing location criteria

At present, many new neighbourhood zones have locational criteria restrictions that were removed for mature neighbourhoods in the 2015 amendments. Removing these criteria from new neighbourhood zones will ensure that Edmontonians across the city

have equal access to this housing type and that all neighbourhoods have opportunity for housing diversity to support multiple needs.

Site Area

Many stakeholders expressed a desire for reduced minimum lot sizes in order to encourage the development of garden suites in more areas, particularly new neighbourhoods. A decrease in minimum site area from 400 square metres to 360 square metres is proposed in mature and established area zones to align with the current minimum of 360 square metres for secondary suites. An additional decrease is proposed in developing area zones from 400 square metres to 280 square metres to better align with the minimum site areas of those zones and create opportunities for viable suites in new neighbourhoods. This change will expand opportunities to build garden suites in developing areas as sites in these zones are typically smaller than the current minimum site area.

Although the proposed amendments would permit the new garden suite use class on smaller lots than currently allowed, new suites will be proportional to the lots on which they are constructed due to regulations around site coverage and setback requirements. These regulations will help ensure contextually appropriate suites are developed.

Parking

Currently, two parking spaces are required for the principal dwelling and at least one is required for garage and garden suites, for a total of three parking spaces per site. An additional parking space is also required for garage and garden suites with more than two bedrooms. These requirements reduce flexibility in design by constraining the site, and often lead to large garage structures that have significant massing impacts. The parking requirements also lead to more development above grade because at-grade space is taken up by parking areas.

At the March 15, 2017, Urban Planning Committee meeting, Committee directed Administration to advance amendments to Zoning Bylaw 12800 to reduce parking requirements for low density housing to one space per dwelling. These amendments are scheduled for the June 28, 2017, Public Hearing. While garage and garden suites will still require one space, only two will be required for the site as a whole. This will allow more flexibility to provide floor area at-grade.

The proposed amendments also include a provision that would remove the need for a parking space for a garden suite where the suite meets the requirements of Section 93 - Inclusive Design. This provision will help to encourage development of accessible garage and garden suites by creating more flexibility on site and reducing construction costs. At the June 23, 2017, Urban Planning Committee, Administration will also be presenting amendments to parking regulations in proximity to transit and includes a recommendation to remove parking requirements for garage and garden suites located within transit oriented development areas.

Additional Amendments

Additional amendments to create clarity and consistency across Zoning Bylaw 12800 include:

- Moving all regulations from Section 50 - Accessory Uses and Buildings that are applicable to garden suites in to Section 87 - Garage and Garden Suites to make regulations easier for applicants to access.
- A minimum rear setback of 1.2 metres for all garden suites where the vehicle doors face a lane, and 0.6 metres where the vehicle doors do not face the lane. The minimum rear setback was previously interpreted as being the same as that for a detached garage, which varied between different zones. The proposed amendment will create consistency across zones and encourage development farther from the principal dwelling and maximized rear yard space.
- Administrative updates of other references to garage and garden suites for consistency.