

### Summary of Previous Reports

#### **July 9, 2019 Urban Planning Committee** (item 6.2) - Zoning Bylaw 12800

Amendments: Analysis, Implications and Options - Missing Middle Zoning Review (CR\_6225)

- Amendments are proposed to Zoning Bylaw 12800 for missing middle housing types, including incentives for larger units to RA7 (low rise apartment) and RA8 (medium rise apartment) zones. Additional floor area ratio (0.2 in RA7 and 0.3 in RA8) is permitted where:
  - a minimum of 10 per cent of dwellings have a floor area greater than 100 square metres; and
  - the average number of bedrooms in these dwellings is at least 3.

#### **July 10, 2018 City Council** (Item 6.5) - City Policy for Amenity Contributions in Direct Control Zonings - Additional Information (CR5398rev)

- An incentive to provide three bedroom, family oriented units is created as part of Policy C599.
- As with all other amenities listed in the policy, these units are considered an amenity because they had previously been included in direct control provisions. There was no public process to determine the desirability of these units as a community amenity relative to other options, but members of the public spoke in favour and against its inclusion through the engagement process for the policy.

#### **March 24, 2015 Executive Committee** (item 6.3) - Addressing Barriers to Multi-unit Family Oriented Development - Update (CR\_1417)

- A summary of regulatory barriers to the development of family oriented housing, as per a market analysis conducted in 2013.
- Barriers discussed were parking requirements, limited floor area ratios, and limited amenity area.
  - Floor area ratio considerations later led to including a floor area ratio bonus when family oriented units are provided in the RA9 (high rise apartment) zone.
  - Amenity area and parking regulations have since been amended.

#### **June 4, 2014 Executive Committee** (item 7.1) - Multi-unit Family Oriented Housing Market Analysis - Update (CR\_1107)

- An update on action taken in response to the results of a market analysis conducted in 2013.
  - Actions were to review regulations as part of changes to Zoning Bylaw 12800.

### **September 9, 2013 Executive Committee** (item 6.4) - Market Analysis - Multi-Unit Family Oriented Housing (CR 81)

- Results of the Multi-unit Family Oriented Housing Market Analysis are presented. *"The study aimed to answer the question of whether there is a lack of child friendly apartments because families do not want to live in apartments (lack of demand), or whether families do not want to live in apartments because there is a lack of child friendly options (lack of supply)."*

*"The study also aimed to answer the question of what 'child friendly' means to Edmontonians."*

- *"Overall the data suggests that there is a market for child friendly apartments within Edmonton, and that the most important features are the following, in descending order of importance: price (at or below \$350,000), unit type (three bedrooms at 1150 square feet or two bedrooms and a den at 970 square feet, and two bathrooms), location (central), and parking (two underground tandem stalls)."*

### **September 5, 2012 Executive Committee** (item 6.7) - Family-oriented Development Initiatives – Status Update

- An overview of family-oriented initiatives underway at that time, including preparing a market study, zoning bylaw changes, and incorporating family-oriented housing incentives into existing programs (Business Revitalization Zone (since renamed Business Improvement Area), Development Incentive Program, Central Warehouse Housing Incentive Program, Cornerstones II).

### **April 25, 2012 Executive Committee** (item 6.1) - Incentives to Build Additional Bedroom Units in Multi-storey Buildings

- Options to encourage larger units, including a market study, design guidelines, a design competition, and incorporating requirements or incentives into existing policy and programs.

## **Attachment 1**

### **September 21, 2011 Executive Committee** (item 6.12) - Family Oriented Dwellings

- Proposed zoning bylaw changes to the definition of a Family Oriented Dwelling and results of a survey on practices at 11 other Canadian municipalities.
- The draft zoning bylaw has since removed the definition of family oriented.

### **September 21, 2011 Executive Committee** (item 6.13) - Family-oriented and Multi-generational Development

- Options are presented to encourage housing and amenities suitable for families.