

Blatchford

Position of Administration: Support



Summary

Charter Bylaw 20794 proposes to amend the (BRH) Blatchford Row Housing Zone to allow for a greater variety of row housing products.

Public engagement for this application included a mailed notice and information on the City's webpage. One person was heard from, requesting additional information. No concerns were stated.

Administration supports this application because it:

- Supports the objectives of Blatchford’s Centre City Area Redevelopment Plan by allowing for greater variety of row housing forms at a comfortable pedestrian scale; and
- Continues to align with The City Plan by supporting the continued development of the Blatchford-Kingsway-NAIT Major Node.

Application Details

This application was submitted by WSP on behalf of the City of Edmonton (Blatchford Redevelopment Office).

Text Amendment

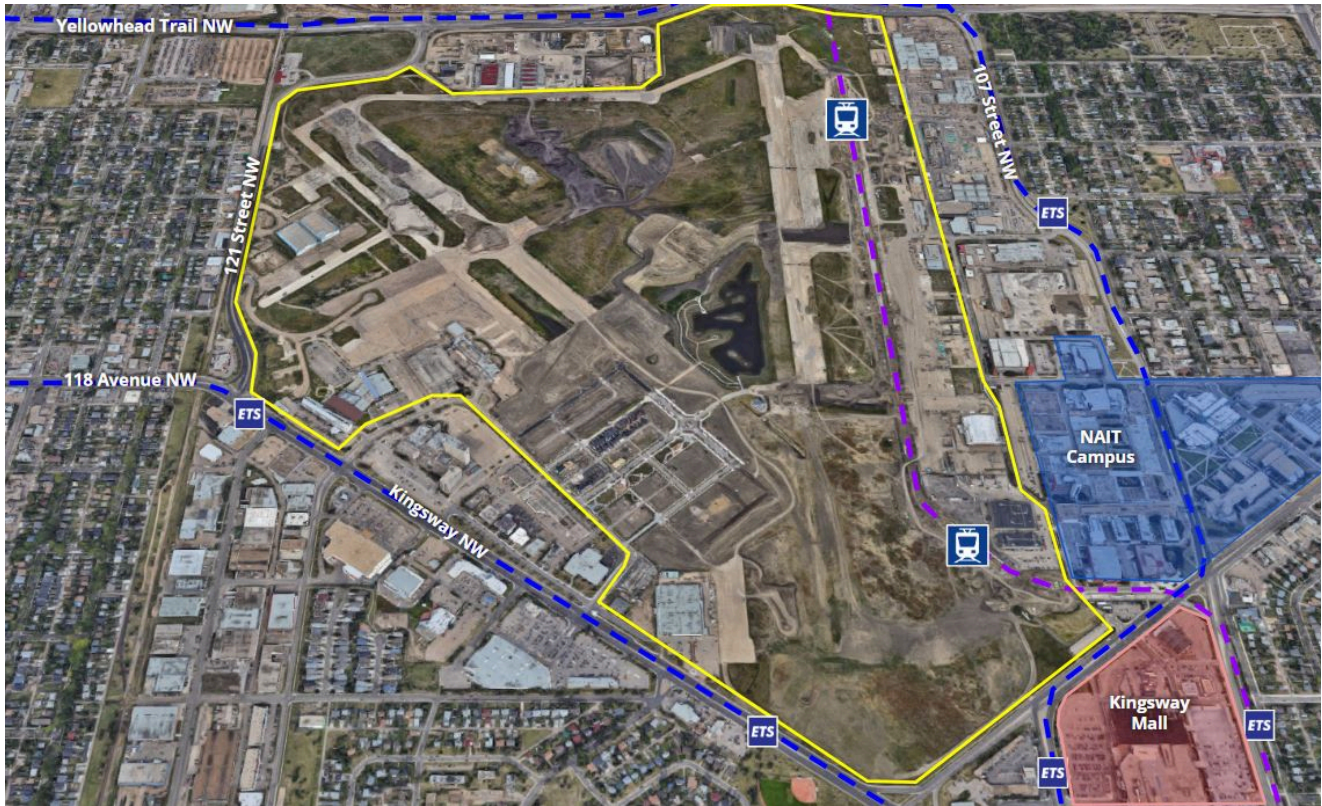
The proposed amendments to the BRH Zone are as follows:

- The removal of the minimum height regulation for a principal building, and increasing the maximum height from 12.0 metres to 13.0 metres.
- A reduction in the minimum lot width of 5.0 metres to 4.25 metres, when abutting an alley.
- The removal of amenity area regulations that are specific to this zone, in favour of the Zoning Bylaw’s standards.

Other minor amendments are proposed as well, which can be found on Appendix I of this report.

Site and Surrounding Area

Blatchford is a centrally located neighborhood on the site of the former Edmonton City Centre Airport. The neighborhood is in the early stages of development, with several blocks of row housing having been built. Key features of the surrounding area include two LRT stops along the Metro Line, the NAIT campus, Kingsway Mall and the Royal Alexandra Hospital.



Site analysis context (yellow line denotes the Blatchford neighbourhood boundary)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposal introduces minor changes with minimal impacts to the neighborhood. The basic approach included:

Mailed Notice, December 14, 2024

- Notification radius: 120 metres
- Recipients: 190
- Responses: 1 (questions only)

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Prince Charles Community League
- Prince Rupert Community League
- Spruce Avenue Community League
- Kingsway Business Association

City staff received an email from a resident requesting more information about the proposed amendments. After providing the information to the resident, they stated they had no further feedback or questions.

Application Analysis

The City Plan

Combining both the Municipal Development Plan and the Transportation Master Plan, The City Plan is the city's strategic direction for planning and development. Recognizing the essential connection between land use and transportation, The City Plan identifies key areas within the city in a Nodes and Corridors system where population, business and employment growth are to be focused.

The City Plan designates this site as being within the Blatchford-NAIT-Kingsway Major Node. Major Nodes are defined as mixed-use destinations which function as dense residential areas and employment hubs featuring large institutions strategically located to serve broad catchment areas within the city and metropolitan region. This application will support the development of this Major Node by allowing for the continued growth of the Blatchford neighbourhood.

Centre City Area Redevelopment Plan

The BRH Zone is one of several special area zones that were created to to achieve the objectives of the Centre City ARP. Specifically, the BRH Zone is used within the Agrihood District of the ARP, which envisions a mix of residential housing typologies such as townhouses, and low, medium and high rise housing. The BRH Zone is intended to allow for housing of a smaller scale, specifically row housing and stacked row housing. The amendments to the BRH Zone do not alter its general purpose and, as such, the zone will continue to allow for residential development that is in alignment with the objectives of the Centre City ARP.

Land Use Compatibility

The primary purpose of the BRH Zone is to provide for row housing and stacked row housing opportunities that are developed in a manner characteristic of urban settings, including but not limited to smaller yards, greater height, and dwellings with individual access at ground level. The proposed amendments to the BRH Zone maintain this primary purpose and are mostly in the service of providing additional flexibility on the scale of housing within the BRH Zone. Below is a list of the proposed amendments, followed by rationale for why the amendment is appropriate:

- Removal of the minimum site width regulation for backyard housing.
 - Removal of this regulation will increase opportunities for backyard housing on smaller lots and is consistent with similar standard residential zoning such as the Small Scale

Residential (RS) Zone and the Small Scale Flex (RSF) Zone where lot width regulations are not tied to backyard housing.

- The introduction of lot width regulations for internal row house dwellings at minimum of 4.25 metres and end row house dwellings at a minimum of 5 metres, when abutting an alley.
 - The BRH Zone is currently silent on lot width, relying instead on a minimum site width regulation of 5.0 metres. Lot width regulations are standard in Zones where the general purpose is to allow for row housing development, where internal dwellings are typically smaller than end dwellings. The introduction of these lot width regulations will improve clarity for builders and the Development Planner while allowing for slightly narrower rowhouse dwelling opportunities.

- Removal of the minimum height regulation.
 - Removal of this regulation will increase opportunities for different scales of housing within Blatchford and is consistent with similar standard zones and special area zones for small scale residential development which do not impose minimum height limits.

- Increasing maximum height from 12 metres to 13 metres.
 - Increasing height by 1 meter will have negligible impacts to surrounding land uses and will provide additional flexibility for housing opportunities.

- Reduction of minimum interior and flanking setbacks for accessory buildings from 0.75 metres to 0.6 metres.
 - 0.6 metres is the current standard in the Zoning Bylaw for minimum interior and flanking side setbacks for accessory buildings.

- Revision of regulation related to window requirements for each facade.
 - This regulation is being revised to require a window on building facades which are most relevant in their contribution to the public realm, specifically the facades of housing that are facing park areas and public pathways.

- Removal of amenity area regulations.
 - The regulations being removed are very prescriptive, especially for row housing development where amenity area is typically not regulated as it is provided naturally through yard space. The removal will allow for the BRH Zone to instead follow the

standard amenity area requirements of the Zoning Bylaw. These standards require that developments with more than 8 dwellings provide a minimum of 7.5 m² of amenity area per dwelling in a variety of indoor and outdoor scenarios.

A track changes document is attached as Appendix 1 to this report.

Appendices

1. BRH Zone track-changes

Written By: Stuart Carlyle

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

3.42 BRH - Blatchford Row Housing Zone

Regular Font Existing Text in Zoning Bylaw 20001
~~Strikethrough:~~ Proposed deletion from Zoning Bylaw 20001
Underline: Proposed addition to Zoning Bylaw 20001

All subsections and references to subsections will be renumbered in accordance with the addition and removal of regulations.

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To allow for medium density street oriented Row Housing and Multi-unit Housing in the form of stacked row housing, which are developed in a manner characteristic of urban settings, including but not limited to smaller Yards, greater Height, and Dwellings with individual access at ground level.</p>	
<p>2. Permitted Uses</p> <p>Residential Uses</p> <p>2.1. Home Based Business</p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> 2.2.1. Backyard Housing 2.2.2. Multi-unit Housing 2.2.3. Row Housing 2.2.4. Supportive Housing 2.2.5. Secondary Suites <p>Sign Uses</p> <p>2.3. Fascia Sign, limited to On-premises Advertising</p>	
<p>3. Discretionary Uses</p> <p>Residential Uses</p> <p>3.1. Residential, limited to Lodging House</p> <p>Commercial Uses</p> <p>3.2. Residential Sales Centre</p> <p>Community Uses</p> <p>3.3. Child Care Service</p> <p>3.4. Special Event</p> <p>Agricultural Uses</p> <p>3.5. Urban Agriculture</p> <p>Sign Uses</p> <p>3.6. Portable Sign, limited to On-premises Advertising</p>	
<p>4. Additional Regulations for Specific Uses</p> <p>Residential Uses</p> <p>4.1. Residential</p> <ul style="list-style-type: none"> 4.1.1. Backyard Housing must comply with Section 6.10, except that: 	

- 4.1.1.1. The maximum Height is 9.0 m, or the Height of any other Dwelling on the Site, whichever is lesser.
 - 4.1.1.2. The maximum second Storey Floor Area is 80.0 m2.
 - ~~4.1.1.3. The minimum Site Width is 7.3 m.~~
 - 4.1.1.4. The minimum separation distance between Backyard Housing and other Dwellings is 4.0 m.
 - 4.1.1.5. Windows must be oriented and sized to minimize overlook into Yards and windows of Abutting Sites through one or more of the following:
 - 4.1.1.5.1. off-setting window placement to limit direct views of Abutting Rear or Interior Side Yard Amenity Areas, or direct view into a Backyard Housing window on an adjacent Site;
 - 4.1.1.5.2. strategic placement of windows in conjunction with Landscaping or the placement of Accessory buildings; and
 - 4.1.1.5.3. placing larger windows such as living room windows, to face an Alley or a flanking Street.
 - 4.1.1.6. Rooftop Terraces are not allowed.
 - 4.1.1.7. Platform Structures, including balconies, must face an Alley or flanking Street.
 - 4.1.1.8. Backyard Housing must not be separated from other Dwellings on a Site through condominium conversions or subdivision.
 - 4.1.1.9. Backyard Housing is not included in the calculation of Density.
- 4.1.2. **Home Based Businesses** must comply with [Section 6.60](#), except that storefronts may only be located along Primary Active Streets and Secondary Active Streets

Community Uses

- 4.2. **Child Care Services** must comply with [Section 6.40](#).
- 4.3. **Special Events** must comply with [Section 6.100](#).

Agricultural Uses

- 4.4. **Urban Agriculture** is not permitted within a standalone principal building.

Sign Uses

- 4.5. **Sign** Uses must comply with Subsections 3 and 4 of [Section 6.90](#).

4.1.1.3 - Removed

Removal of this regulation will increase opportunities for backyard housing on smaller lots and is consistent with similar standard residential zoning such as the Small Scale Residential (RS) Zone and the Small Scale Flex (RSF) Zone where lot width regulations are not tied to backyard housing.

5. Site and Building Regulations

- 5.1. Development must comply with Table 5.1:

Table 5.1. Density and Height Regulations		
Subsection	Regulation	Value
Density		
5.1.1.	Minimum Density	35 Dwelling units/ha
5.1.2.	Maximum Density	130 Dwelling units/ha
Height		
5.1.3.	Minimum Height	7.0 m
5.1.4.	Maximum Height	12.0 m <u>13.0 m</u>
Unless the following applies:		
5.1.5	Maximum Height for Sites that Abut Sites in the BP Zone	15.0 m

5.1.3 - Removed

Removal of this regulation will increase opportunities for different scales of housing within Blatchford and is consistent with similar standard zones and special area zones for small scale residential development which do not impose minimum height limits.

5.1.4 - Revised

Increasing height by 1 meter will have negligible impacts to surrounding land uses and will provide additional flexibility for housing opportunities.

5.2. Development must comply with Table 5.2:

Table 5.2. Site and Setback Regulations		
Subsection	Regulation	Value
Site Coverage		
5.2.1.	Maximum Site Coverage	60%
Site Dimensions		
5.2.2.	Minimum Site area	125.0 m2
5.2.3.	Minimum Site Width	5.0 m
5.2.4.	Minimum Site Depth	30.0 m
Lot Width		
<u>5.2.5</u>	<u>Minimum Lot Width for Row Housing internal Dwellings where developed on separate Lots Abutting an Alley</u>	<u>4.25 m</u>
<u>5.2.6</u>	<u>Minimum Lot Width for Row Housing end Dwellings where developed on separate Lots Abutting an Alley</u>	<u>5.0 m</u>
Setbacks		
5.2.7	Minimum Setback	1.2 m
Setbacks Abutting Streets, Sites in the BP Zone, or public Pathways		
5.2.8	Minimum Setback	2.0 m
5.2.9	Maximum Setback	4.0 m
Unless the following applies:		
5.2.10	Maximum Setback where an outdoor Amenity Area is provided adjacent to the Lot line that Abuts a Site in the BP Zone	6.0 m
Setbacks Abutting Sites in the BRH Zone		
5.2.11	Minimum Setback	1.2 m
5.2.12	Maximum Setback	3.0 m
Setbacks for Accessory buildings or structures		
5.2.13	Despite Subsections 5.2.5 to 5.2.10, minimum Interior and Flanking Side Setback	0.75 m <u>0.6 m</u>
Building Length		
5.2.14	Maximum total length of a building	75.0 m

5.2.5 & 5.2.6 - New Regulations

The BRH Zone is currently silent on lot width, relying instead on a minimum site width regulation of 5.0 metres. Lot width regulations are standard in Zones where the general purpose is to allow for row housing development, where internal dwellings are typically smaller than end dwellings. The introduction of these lot width regulations will improve clarity for builders and the Development Planner while allowing for slightly narrower rowhouse dwelling opportunities.

5.2.13 - Revision

0.6 metres is the current standard in the Zoning Bylaw for minimum interior and flanking side setbacks for accessory buildings.

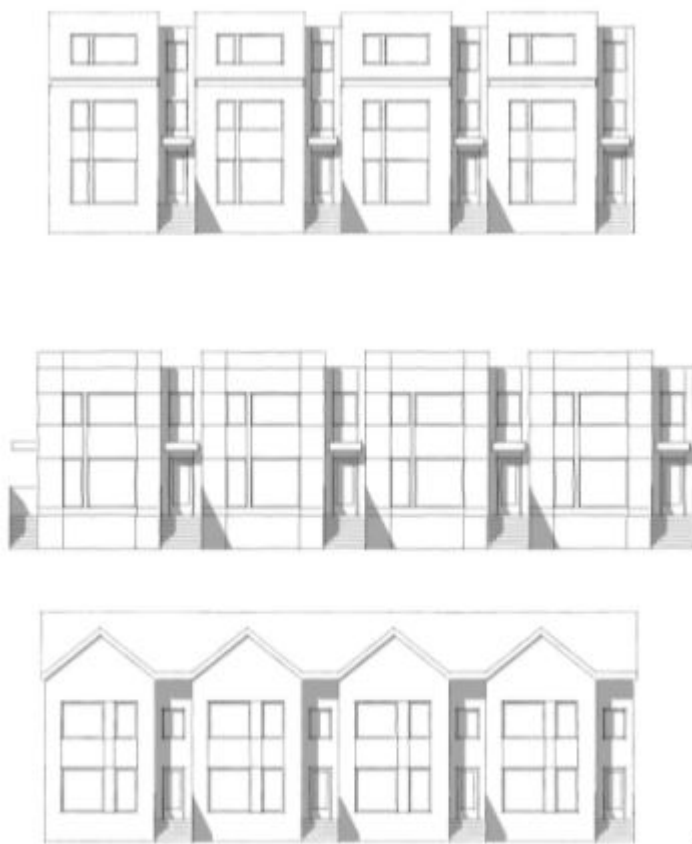
- 5.3. For the purposes of determining side and Rear Lot Lines, the Front Lot Line must be determined on a hierarchy based on the Lot line firstly Abutting:
- 5.3.1. a Retail Street;
 - 5.3.2. a Primary Active Street;
 - 5.3.3. a Secondary Active Street;
 - 5.3.4. a Site in the BP Zone;
 - 5.3.5. a Primary Quiet Street; and finally
 - 5.3.6. a Secondary Quiet Street

6. Design Regulations

- 6.1. All Facades of a principal building must be designed with detail and articulation to ensure that each Dwelling is individually identifiable to create attractive streetscapes and interfaces where Abutting a Site zoned BP, a Street, or an Alley, through a combination of:
- 6.1.1. recesses;
 - 6.1.2. entrances;
 - 6.1.3. windows;
 - 6.1.4. projections;
 - 6.1.5. change in building materials;
 - 6.1.6. colours; or
 - 6.1.7. physical breaks in building mass.

The following illustrations provide a conceptual application of this regulation for interpretive purposes.

Interpretive Diagram for Subsection 6.1



~~6.2. Every Facade of a principal building, other than Backyard Housing, must contain at least 1 window to provide overlook into Yards and open spaces. On Corner Sites and Sites Abutting BP Zone or public Pathways, every Façade of a principal building, must contain at least 1 window to provide overlook.~~

- 6.3. For any Dwelling fronting a Street or a Site zoned BP:
- 6.3.1. all principal Dwellings along this Facade with Floor Area at ground level must have an individually articulated entrance at ground level that faces the Street or Site in the BP Zone;
 - 6.3.2. sliding patio doors must not serve as this entrance; and
 - 6.3.3. features such as porches, stoops, landscaped terraces, pedestrian lighting and patios, decks or gardens must be provided.
- 6.4. A Fence or Landscaped buffer with a maximum Height of 1.2 m is required along property lines that Abut a Site in the BP Zone, a public Pathway, or Amenity Area at

6.2 - Revision

This regulation is being revised to require a window on building facades which are most relevant in their contribution to the public realm, specifically the facades of housing that are facing park areas and public pathways.

ground level, which must include an opening or gate to ensure connectivity between public and private space.

- 6.5. All mechanical equipment, except Solar Collectors, on a roof of any building must be concealed from view from the Abutting Streets by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
- 6.6. The roof design of a building may include a combination of Green Roofs, Solar Collectors, and/or Amenity Area for residents of the building.
- 6.7. Decorative and security lighting must be designed and finished in a manner consistent with the architectural theme of the development and will be provided to ensure a well-lit environment for pedestrians, and to accentuate Architectural Elements or public art.

7. General Regulations

Amenity Area

~~7.1. Despite Section 5.20, Amenity Area must be provided in compliance with the following:~~

- ~~7.1.1. The minimum length and width of a Private Outdoor Amenity Area is 2.0 m;~~
- ~~7.1.2. Dwellings with individual access at ground level and no outdoor Common Amenity Area must provide a minimum of 30.0 m² of Private Outdoor Amenity Area, which may be located in Front Yards with a minimum depth of 2.0 m;~~
- ~~7.1.3. Dwellings with individual access at ground level that provide outdoor Common Amenity Area must provide a minimum of 15.0 m² of Private Outdoor Amenity Area, which may be located in Front Yards with a minimum depth of 2.0 m;~~
- ~~7.1.4. Dwellings located above the Ground Floor must provide a minimum Amenity Area of 7.5 m² per Dwelling;~~
- ~~7.1.5. Cluster Housing with 20 or more Dwellings must provide a minimum of 2.5 m² of outdoor Common Amenity Area per Dwelling, which may not be located in any required Setback unless the Setback Abuts a Site in the BP Zone and the Common Amenity Area is greater than or equal to 50.0 m²; and~~
- ~~7.1.6. Amenity Area may be provided on Rooftop Terraces.~~

Parking, Loading, Storage and Access

- 7.2. Despite Section 5.80, the maximum number of parking spaces per Dwelling is 3 for Sites outside of the defined radius of a Mass Transit Station or the Parking Maximums Map.
- 7.3. Where provided, vehicle access must be from an Alley.
- 7.4. Despite Subsection 7.3, where there is no Abutting Alley, vehicle access must only be provided through one shared access per block face. Said access from the Abutting Street must be in priority order of the following list:
 - 7.4.1. Secondary Quiet Street;
 - 7.4.2. Primary Quiet Street;
 - 7.4.3. Secondary Active Street;
 - 7.4.4. Primary Active Street; and finally
 - 7.4.5. Retail Street.
- 7.5. Provided parking for a Residential Use must be:
 - 7.5.1. at the Ground Floor to the rear of a Site;
 - 7.5.2. incorporated into the rear of a row house; or
 - 7.5.3. in an underground Parkade.
- 7.6. Garages or Hardsurfaced parking pads for a Residential Use that Abuts an Alley must:
 - 7.6.1. have a minimum Rear Setback of 1.2 m;
 - 7.6.2. provide a Hard Surfaced Pathway to the Dwelling entrance;
 - 7.6.3. provide an underground electrical power connection with an outlet on a post approximately 1.0 m in Height, located within 1.0 m of the Hard Surfaced parking
- 7.7. Provided parking for Multi-unit Housing or Row Housing must:
 - 7.7.1. be located at ground level behind the principal building with access from an Abutting Alley or private roadway, and not be visible from a Street; or
 - 7.7.2. be in an underground Parkade.
- 7.8. Parking Areas that Abut a public Pathway or sidewalk must be screened from view.
- 7.9. The maximum number of separate Garages within a rear-detached Garage is 4.

7.1 - Removal

The regulations being removed are very prescriptive, especially for row housing development where amenity area is typically not regulated as it is provided naturally through yard space. The removal will allow for the BRH Zone to instead follow the standard amenity area requirements of the Zoning Bylaw. These standards require that developments with more than 8 dwellings provide a minimum of 7.5 m² of amenity area per dwelling in a variety of indoor and outdoor scenarios.

- 7.10. No parking, loading, storage, or waste collection area is permitted within any Setback other than the Rear Setback.
- 7.11. Despite Subsection 7.10, no parking, loading, storage or waste collection area is permitted within any Site Setback Abutting a Site zoned BP.

Other Regulations

- 7.12. Where any Site has a length or width of 160 m or greater, a pedestrian connection must be provided through the Site, perpendicular to the 160 m or greater length or width, which must:
 - 7.12.1. be publicly accessible at all times;
 - 7.12.2. be generally located at the middle of the block and connect to public sidewalks adjacent to the Site;
 - 7.12.3. be a minimum 6.0 m in width;
 - 7.12.4. provide a minimum 2.5 m wide Hard Surfaced Pathway;
 - 7.12.5. provide soft Landscaping such as shrub planting, ornamental grasses and tree plantings; and
 - 7.12.6. provide pedestrian scaled lighting.
- 7.13. In addition to Subsection 7.12:
 - 7.13.1. the pedestrian connection may be included as part of the required Amenity Area when it is 10.0 m or greater in width;
 - 7.13.2. Facades of Ground Floor Dwellings that Abut the pedestrian connection must be articulated by a combination of recesses, windows, projections, change in building materials, colours, and physical breaks in building mass;
 - 7.13.3. Ground Floor Dwellings that Abut the pedestrian connection that do not front onto a Street or a Site zoned BP must provide an entrance facing the pedestrian connection; and
 - 7.13.4. the owners of impacted Lots must register a Public Access Easement for the pedestrian connection, that ensures the owners are responsible for maintenance and liability, as a condition of the Development Permit.
- 7.14. Maintenance, drainage, and utility easements between Abutting buildings and through private Yards of one or more Dwellings may be required as a condition of Development Permit approval to ensure adequate access for property, drainage and utility maintenance.