

## Jurisdictional Scan

Administration conducted a jurisdictional scan of 10 Canadian municipalities to determine if their zoning bylaws regulate ground floor entrances for multi-unit housing (apartments). Administration reviewed general regulation sections and any residential zones in the municipality's zoning bylaw that permitted multi-unit housing. Administration reviewed municipalities that are of similar size to Edmonton as well as three smaller Alberta municipalities that have recently updated their zoning bylaws. The City of Calgary and City of Ottawa are undergoing a comprehensive review of their respective zoning bylaws and there may be future changes to these regulations.

### City of Calgary

**Division 2: Multi-Residential - Contextual Grade-Oriented (M-CG) (M-CGd#)  
District: Section 581(2)**

This Zone requires all ground floor dwellings to provide individual, separate, and direct access to the outside. If the dwelling faces the street, then the entrance has to be visible from the street.

### City of Vancouver

**West End RM-5, RM-5A, RM-5B, RM-5C AND RM-5D Guidelines (RM-5)**

The design guidelines for these zones recommend that individual entrances and pathways to all ground floor dwellings be limited and spaced at least 6.1 metres apart to avoid fragmenting the front yard space. It also suggests that pathways from multiple units leading to the sidewalk can be grouped together so that there's a single pathway that leads to a common landing or courtyard.

This direction is applicable only to developments for conditional approval uses or where a development proposal requires a variance.

### City of Ottawa

**Residential Fourth Density Zone (R4) Zone - Section 161(15)(f)**

This zone requires that only one entrance to a ground floor unit has to provide

access and face the street. If a lot width is 24 metres or wider, then an entrance is required for every 12 metres of lot width.

**City of Toronto**

**Townhouse and Low Rise Apartment Design Guidelines - 4.3(e)**

The design guidelines recommend that where possible, residential buildings should provide entrances facing the street and dwellings should have a minimum width of 5.5 metres to allow for multiple units on the ground floor with individual entrances.

This direction is applicable to development proposals that require an Official Plan Amendments (amendments to the city’s municipal development plan), Zoning By-law Amendments (rezonings), Plans of Subdivision, or Site Plan Control applications (similar to development permit applications).

**City of Winnipeg**

**No regulations found**

**City of Saskatoon**

**No regulations found**

**City of Burnaby**

**No regulations found**

**City of Richmond**

**No regulations found**

**Town of High River**

**No regulations found**

**City of Kitchener**

**No regulations found**