

Bylaw 17617

Amendment to the RMD Zone to allow for zero lot line Semi-detached and Row Housing

Purpose

To amend the (RMD) Residential Mixed Dwelling Zone, allowing for reductions to lot sizes, lot widths, and increased Site Coverage to accommodate Semi-detached Housing and Row Housing with one Side Setback reduced to zero metres.

Readings

Bylaw 17617 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 17617 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, April 1, 2016, and Saturday, April 9, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

City Council approved Bylaw 16476, which created the (RMD) Residential Mixed Dwelling Zone, on July 15, 2013, to permit a variety of low density residential dwelling types to be developed in a single Zone and to reduce the number of applications for Special Area Zones and Direct Control Zones. The purpose of the Zone is to provide for a range of dwelling types and densities including Single Detached, Semi-detached and Row Housing that provides the opportunity for more efficient utilization of land in developing neighbourhoods, while encouraging diversity in built form.

The (RMD) Residential Mixed Dwelling Zone is intended to support the development of a mixed streetscape; however, under the existing regulations where zero lot line lots are mixed with regular lots within a block, additional lot width is required. This acts as a disincentive to incorporate zero lot line parcels into a mixed streetscape. The proposed amendment supports the development of a mixed streetscape by allowing zero lot line development for multiple dwelling types.

The proposed applicant initiated amendments will enhance the ability of the Zone to achieve its stated purpose, allowing a distance of 1.5 metres between buildings, rather than the typical 2.4 metres required in the (RMD) Residential Mixed Dwelling Zone for Semi-detached and Row Housing dwellings. This will create flexibility for development within the Zone to respond to market conditions by allowing for the creation of more

affordable housing forms. Additionally, the land savings, on the aggregate, will help the City to exceed regional density targets and better utilize infrastructure.

The proposed amendments will allow for the development of zero lot line Semi-detached and Row Housing, however, additional regulations will limit the amount of both uses that can be developed on a zero lot line block, thus achieving a mix of housing types and better urban design. Zero lot line Semi-detached Housing and Row Housing is limited to 80 metres per dwelling type along a blockface. Where front attached garages are developed, these uses will be limited to 35 metres along a blockface. Further, garage and driveway widths for zero lot line Semi-detached and Row Housing will be limited to ensure landscaping is provided in the front yard and a walkable pedestrian environment is maintained where front attached garages are developed. Zero lot line Row Housing will only be permitted on one side of a Lane in order to mitigate potential snow storage impacts.

The proposed bylaw will only apply to the new zero lot line Semi-detached and Row Housing in the (RMD) Residential Mixed Dwelling Zone. Future and in-progress applications for zero lot line Single Detached Housing and development with standard setbacks will not be affected by the amendments.

Policy

The Way We Grow, Edmonton's Municipal Development Plan:

- 4.4.1.1: Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods
- 4.5.1.1: Work proactively and in partnership with others to meet a wide range of affordable housing needs in all areas of the city

The Way We Green, Edmonton's Environmental Strategic Plan:

- Principal 2.4(8) – Density, Diversity, and Mixed-use: Creating resiliency and reducing the carbon footprint of urban development requires space and land use be maximized

Corporate Outcomes

The Way Ahead, Edmonton's Strategic Plan, 2009-2018:

This report contributes to the Corporate Outcomes "Edmonton is attractive and compact", "The City of Edmonton has sustainable and accessible infrastructure", and "Edmonton is an environmentally sustainable and resilient city" as the proposed amendments will allow for more effective utilization of land through the provision of more compact forms of housing.

Public Consultation

A draft of the proposed amendments was circulated to the Edmonton Federation of Community Leagues, Canadian Home Builders' Association – Edmonton Region, Urban

Development Institute – Edmonton Region, and Infill Development in Edmonton Association in October 2015.

An internal circulation of the proposed amendments also occurred in October 2015. Concerns were raised by Transportation Services regarding snow clearing and storage. As a result, a regulation was added to limit zero lot line Row Housing to one side of a Lane in order to mitigate any potential snow clearing impacts. Drainage Services expressed concerns over cross-lot drainage and utility maintenance. Requirements for registrations on title are added to protect and restrict the overland flow of water and to ensure access for utility maintenance.

The Urban Design unit felt that the proposed amendments would create a visually unappealing street wall and were concerned over the removal of the possibility of providing side windows on Semi-detached Housing as a result of the reduced Setback. However, Semi-detached Housing is frequently designed without side windows in the areas in which the (RMD) Residential Mixed Dwelling Zone is typically applied. A regulation was added to limit the width of front driveways for zero lot line Row Housing to limit visual impacts of driveways. An additional regulation limits the amount of Semi-detached and Row Housing that can be developed on a zero lot line block, which will ensure a mix of housing types, adding visual interest to the street wall.

Attachments

1. Bylaw 17617
2. Mark-up Text Amendment to Zoning Bylaw 12800