

**Rationale****Mark-up: Text Amendment to Zoning Bylaw 12800**

Black Font = existing Zoning Bylaw text

Underline Italic Font = proposed addition to Zoning Bylaw

~~Strikethrough~~ = proposed deletion from Zoning Bylaw

**General Definitions**

**6.1(x) Site Side Setback** means the distance that a development or a specified portion of it, must be set back from the outermost Side Lot Line of the Site. A Site Side Setback is not a Side Yard, Amenity Space or Separation Space.

**6.1(x) Zero Lot Line Development** means a development on a Site where one Site Side Setback is reduced to 0 m and each Dwelling is developed on its own Lot.

**155 (RMD) Residential Mixed Dwelling Zone****155.1. General Purpose**

The purpose of this 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.

**155.2 Permitted Uses**

## 1. Limited Group Homes

**6.1(x) Site Side Setback.**

This definition provides a distinction between Side Setbacks for standard lots and zero lot line Sites. It clarifies that for zero lot line Sites, the Site Side Setback applies to the whole development, not just individual Lots.

**6.1(x) Zero Lot Line Development.**

A definition for Zero Lot Line Development has been created in order to distinguish these from standard developments throughout the regulations of the Zone.

Some existing text throughout the Zone has been amended to ensure that only defined terms are capitalized and the text is consistent with the rest of the Zoning Bylaw.

2. Minor Home Based Business
3. Row Housing
4. Secondary Suites
5. Semi-detached Housing
6. Single Detached Housing
7. Fascia On-premises Signs
8. Urban Gardens

**155.3. Discretionary Uses**

1. Child Care Services
2. Garage Suites
3. Garden Suites
4. Group Homes
5. Major Home Based Business
6. Residential Sales Centre
7. Temporary On-premises Signs
8. Urban Outdoor Farms

**155.4. Development Regulations for Permitted and Discretionary Uses**

1. This Zone shall only be applied to a contiguous area of at least 1.0 ha.

2. Row Housing Dwellings shall not exceed 25% of the total estimated number of Dwellings within each contiguous area of this Zone.
3. Row Housing shall not exceed five Dwellings per building.
4. The maximum block face Frontage shall be 150 m per Permitted Use, except that:
  - a. it shall be 300 m if the adjacent public roadway forms a corner that is at least 60 degrees and at most 90 degrees; or if a Treed Landscaped Boulevard is provided; or if the Lot Width is greater than 7.6 m;
  - b. it shall be 80 m for a Zero Lot Line Development consisting of Semi-detached Housing or Row Housing; and
  - c. it shall be 35 m for a Zero Lot Line Development consisting of Semi-detached Housing or Row Housing where a front attached Garage is developed.
5. Except for Zero Lot Line Development, the minimum Lot Site Area per Dwelling shall be in accordance with Table 155.4(5) as follows:

<b>Table 155.4(5) – Minimum Lot Site Area</b>		
	Primary vehicular access is not from a Lane	Primary vehicular access is from a Lane
(a) Single Detached Housing	247 m <sup>2</sup>	247 m <sup>2</sup>
(b) Semi-detached Housing – each Dwelling	221 m <sup>2</sup>	201 m <sup>2</sup>
(c) Row Housing – internal Dwelling	150 m <sup>2</sup>	150 m <sup>2</sup>

4(b). This amendment ensures a greater variety of dwellings types on a blockface when Zero Lot Line Development is built.

4(c). This additional text ensures that front attached Garages in Zero Lot Line Developments are limited on a blockface for aesthetic reasons, to mitigate on-street parking impacts, and to protect the pedestrian environment.

5 and 6. The Minimum Site Area regulations have been broken into two different charts between standard and Zero Lot Line Developments for clarity.

(d) Row Housing – End Dwelling	186 m <sup>2</sup>	186 m <sup>2</sup>
--------------------------------	--------------------	--------------------

6. The minimum Site Area per Dwelling in a Zero Lot Line Development shall be in accordance with Table 155.4(6) as follows:

<b><u>Table 155.4(6) – Minimum Site Area in a Zero Lot Line Development</u></b>		
	<u>Primary vehicular access is not from a Lane</u>	<u>Primary vehicular access is from a Lane</u>
<u>(a) Single Detached Housing</u>	<u>247 m<sup>2</sup></u>	<u>247 m<sup>2</sup></u>
<u>(b) Semi-detached Housing – Dwelling on a Lot with Side Site Setback reduced to 0 m</u>	<u>183 m<sup>2</sup></u>	<u>165 m<sup>2</sup></u>
<u>(c) Semi-detached Housing – Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m</u>	<u>228 m<sup>2</sup></u>	<u>210 m<sup>2</sup></u>
<u>(d) Row Housing – internal Dwelling</u>	<u>150 m<sup>2</sup></u>	<u>150 m<sup>2</sup></u>
<u>(e) Row Housing – end Dwelling on a Lot with Side Site Setback reduced to 0 m</u>	<u>150 m<sup>2</sup></u>	<u>150 m<sup>2</sup></u>

For Zero Lot Line Developments, only one side yard is required. The Minimum Site Areas have been adjusted to reflect this. The minimum Site Area for zero lot line Single Detached Housing has not changed.

<u>(f) Row Housing – end Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m</u>	<u>195 m<sup>2</sup></u>	<u>195 m<sup>2</sup></u>
---	--------------------------	--------------------------

6.7. Except for Zero Lot Line Developments, the minimum Lot Site Width per Dwelling shall be in accordance with Table 155.4(6)(7) as follows:

<b>Table 155.4(6)(7) – Minimum Lot Site Width</b>		
	Primary vehicular access is not from a Lane	Primary vehicular access is from a Lane
(a) Single Detached Housing	7.6 m	7.6 m
(b) Semi-detached Housing – each Dwelling	7.5 m	6.7 m
(c) Row Housing – Internal Dwelling	5.0 m	5.0 m
(d) Row Housing – End Dwelling	6.2 m	6.2 m

8. The minimum Site Width per Dwelling in a Zero Lot Line Development shall be in accordance with Table 155.4(8) as follows:

<b><u>Table 155.4(8) – Minimum Site Width in a Zero Lot Line Development</u></b>
--

7 and 8. The minimum Site Width regulations have been broken into two different charts between standard Lots and Zero Lot Line Developments for clarity.

For Zero Lot line developments, only one side yard is required. The Minimum Lot Widths have been adjusted to reflect this. The minimum Lot Width for zero lot line Single Detached Housing has not changed.

	<u>Primary vehicular access is not from a Lane</u>	<u>Primary vehicular access is from a Lane</u>
<u>(a) Single Detached Housing</u>	<u>7.6 m</u>	<u>7.6 m</u>
<u>(b) Semi-detached Housing – Dwelling on a Lot with Side Site Setback reduced to 0 m</u>	<u>6.1 m</u>	<u>5.5 m</u>
<u>(c) Semi-detached Housing – Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m</u>	<u>7.6 m</u>	<u>7.0 m</u>
<u>(d) Row Housing – internal Dwelling</u>	<u>5.0 m</u>	<u>5.0 m</u>
<u>(e) Row Housing – end Dwelling on a Lot with Side Site Setback reduced to 0 m</u>	<u>5.0 m</u>	<u>5.0 m</u>
<u>(f) Row Housing – end Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m</u>	<u>6.5 m</u>	<u>6.5 m</u>

7.9. For Single Detached Housing, the Lot Site Width on pie shaped lots shall be measured 9.0 m into the Site from the Front Lot Line.

~~8.10.~~ The minimum Site Depth shall be 30 m.

~~9.11.~~ The Front Setback shall be established on the following basis:

- a. a minimum of 4.5 m, where primary vehicular access to required off-street parking is provided to the rear or flanking part of the Lot except that it shall be:
  - i. a minimum of 3.0 m where a Treed Landscaped Boulevard is provided at the front part of the Site; or
- b. a minimum of 5.5 m where primary vehicular access to required off-street parking is provided to the front of the Lot, including when a front attached Garage forms an integral part of the Dwelling, except that it shall be:
  - i. a minimum of 6.0 m where the primary vehicular access is from a private roadway.

~~40.12.~~ The minimum Rear Setback shall be 7.5 m, except in the case of a Corner Site, it may be reduced to 4.5 m.

~~44.13.~~ The maximum building Height shall not exceed:

- a. 12.0 m for Row Housing, and
- b. 10.0 m for all other uses.

~~42.14.~~ A maximum differential of one Storey shall be allowed between the principal buildings on Abutting Sites or between principal buildings on the same Site.

~~43.15.~~ Except for Zero Lot Line Development, the maximum total Site Coverage per Dwelling shall be in accordance with Table 155.4(~~13~~)(15) as follows:

<b>Table 155.4(<del>13</del>)(<u>15</u>) – Maximum Site Coverage</b>				
	Total Maximum Site Coverage	Principal Building	Accessory Building	Principal building with attached Garage
(a) Single Detached Housing	47%	35%	17%	47%

15 and 16. The maximum Site Coverage regulations have been broken into two different charts for standard Lots and Zero Lot Line Developments.

<del>(b) Single Detached Housing with one Side Setback reduced to 0 m</del>	<del>53%</del>	<del>38%</del>	<del>17%</del>	<del>53%</del>
<del>(e)(b) Semi-detached Housing</del>	<del>45%</del>	<del>32%</del>	<del>17%</del>	<del>45%</del>
<del>(e)(c) Row Housing – End <u>internal</u> Dwelling</del>	<del>45%</del> <u>55%</u>	<del>30%</del> <u>35%</u>	<del>15%</del> <u>20%</u>	<del>45%</del> <u>55%</u>
<del>(e)(d) Row Housing – Internal <u>end</u> Dwelling</del>	<del>55%</del> <u>45%</u>	<del>35%</del> <u>30%</u>	<del>20%</del> <u>15%</u>	<del>55%</del> <u>45%</u>

Lots are smaller for Zero Lot Line Developments, as they only require one Side Yard. The Maximum Site Coverages have been adjusted to reflect this and to allow the development of similar sized dwellings to standard lots.

16. The maximum Site Coverage per Dwelling in a Zero Lot Line Development shall be in accordance with Table 155.4(16) as follows:

**Table 155.4(16) – Maximum Site Coverage in a Zero Lot Line Development**

	<u>Total Maximum Site Coverage</u>	<u>Principal Building</u>	<u>Accessory Building</u>	<u>Principal building with attached Garage</u>
<u>(a) Single Detached Housing</u>	<u>53%</u>	<u>38%</u>	<u>17%</u>	<u>53%</u>
<u>(b) Semi-detached Housing – Dwelling on a Lot with Side Site Setback reduced to 0 m</u>	<u>55%</u>	<u>38%</u>	<u>20%</u>	<u>55%</u>



<u>(c) Semi-detached Housing – Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m</u>	<u>45%</u>	<u>32%</u>	<u>17%</u>	<u>45%</u>
<u>(d) Row Housing – internal Dwelling</u>	<u>55%</u>	<u>35%</u>	<u>20%</u>	<u>55%</u>
<u>(e) Row Housing – end Dwelling on a Lot with Side Site Setback reduced to 0 m</u>	<u>55%</u>	<u>35%</u>	<u>20%</u>	<u>55%</u>
<u>(f) Row Housing – end Dwelling Abutting a Lot with Side Site Setback reduced to 0 m in a Zero Lot Line Development</u>	<u>45%</u>	<u>30%</u>	<u>15%</u>	<u>45%</u>

14.17. Excluding Zero Lot Line Development, the Side Setback shall be in accordance with Table 155.4(14)(17) as follows:

<b>Table 155.4(14)(17) – Minimum Side Setback</b>			
	Internal <u>Interior</u> Sites	Corner Sites where the principal building faces the Front Lot Line	Corner Sites where the principal building faces the flanking Side Lot Line

(a) Single Detached Housing	1.2 m	1.2 m for the interior Side Setback	1.2 m for the interior Side Setback
(b) Semi-detached Housing		2.4 m for the Side Setback Abutting a flanking public roadway, other than a Lane.	3.0 m for a Side Setback Abutting a Treed Landscaped Boulevard
(c) Row Housing		1.2 m for the Side Setback Abutting a Lane	In all other cases, 4.5 m

~~15-18.~~ For Single Detached Housing, Semi-detached Housing, and Row Housing, the Development Officer may reduce one Site Side Setback to 0 m, in which case the application shall be a Class B Development.

~~16-19.~~ Site Side Setbacks for Single Detached Housing, Semi-detached Housing, and Row Housing where vehicular access is not from the Lane, shall be reduced to 0 m only on one side of a public roadway, other than a Lane, and shall not be allowed on collector roadways.

20. A Zero Lot Line Development of Row Housing with vehicular access to a Lane shall only be permitted on one side of a Lane within a block.

~~17-21.~~ A Zero Lot Line Development shall only be permitted where: ~~The minimum Side Setback for Single Detached Housing, Semi-detached Housing, and Row Housing may only be reduced to 0 m where:~~

- a. The other side Site Side Ssetback is a minimum of 1.5 m, except that:
  - i. the minimum Site Side Setback Abutting a public roadway other than a Lane shall be 20% of the Site Width of the Lot abutting the flanking public roadway or 2.4 m, whichever is greater;

20. Zero Lot Line Row Houses are restricted to one side of a Lane to reduce snow clearing challenges in Lanes.

21. This clause has been amended to require side setbacks for the Site, as opposed to Side Setbacks for a lot. This clause ensures that there is clarity in terms of Drainage requirements for Zero Lot Line Developments.

- ii. where a Garage is attached to the principal building, and the vehicle doors of the Garage face a flanking public roadway other than a Lane, the distance between any portion of these vehicle doors and the flanking public roadway shall not be less than 4.5 m;
  - iii. the minimum Site Side Setback Abutting a Lane shall be 1.2 m; or
  - iv. the minimum Site Side Setback Abutting a Treed Landscaped Boulevard, where the principal building faces the flanking Side Lot Line, shall be 3.0 m.
- b. all roof leaders from the Dwellings are connected to the individual storm sewer service for each Lot;
- c. no roof leader discharge shall be directed to the maintenance easement; and
- d. the owner of ~~the Site~~ Lot within a development proposed for development ~~the Zero Lot Line Development~~ and the owner of the adjacent Site Lot shall register, on ~~both titles~~ for all adjacent lots, a 1.5 m private maintenance easement that provides for:
- i. a 0.30 m eave encroachment easement with the requirement that the eaves must ~~not~~ be closer than 0.90 m to the eaves of the building on an adjacent parcel;
  - ii. a 0.60 m footing encroachment easement; and
  - iii. permission to access the easement area for maintenance of ~~both~~ the properties.
- e. except for Sites proposed for a Zero Lot Line Development of Single Detached Housing, the owner of the Site proposed for the Zero Lot Line Development shall register on all titles within the Zero Lot Line Development Site as well as all titles on the adjacent Site a restrictive covenant and easement that:
- i. requires a drainage swale constructed to City of Edmonton Design and Construction Standards; and

Clause 21(d) has been amended to require maintenance easements that will enable owners of each Lot to maintain their property.

Clause 21(e) has been added to require registrations on title that will protect and restrict the overland flow of water within and adjacent to Zero Lot Line Developments.

ii. provides for the protection of drainage of the Site, including the right for water to flow across Lots and a requirement not to inhibit the flow of water across Lots.

f. except for Sites proposed for a Zero Lot Line Development of Single Detached Housing, the owner of the Site proposed for the Zero Lot Line Development shall register a utility easement(s) on, where necessary, all Lots within the Zero Lot Line development and the Abutting Lots to ensure adequate access for utility maintenance.

~~18.22. For Single Detached Housing, Semi-detached Housing, and Row Housing with one Side Setback reduced to 0 m, †The Site Side Setback for a Garage in a Zero Lot Line Development may only be reduced to zero where:~~

- a. a 1.5 m private maintenance easement identical to that registered for the principal building is provided; and
- b. all roof leaders from Accessory buildings are connected to the individual storm sewer service for each Lot or directed to drain directly to an adjacent Lane; and
- c. no roof leader discharge shall be directed to the maintenance easement.

~~19.23. On-Site parking shall be provided in accordance with the following regulations:~~

- a. Where a Site or a Lot within a Zero Lot Line Development has primary vehicular access not from a Lane, the following regulations shall apply:
  - i. a front or side attached Garage shall be provided;
  - ii. two parking spaces per Dwelling that may be in tandem and may include one Garage space shall be provided; and
  - iii. where a driveway provides access to a parking space that is not within the Front Yard, the Development Officer may consider the driveway as a second parking space that is in tandem to the parking space.
- b. Where a Site or a Lot within a Zero Lot Line Development has primary vehicular access from a Lane, the following regulations shall apply:

Clause 21(f) has been added to require registrations on titles to ensure access for utility maintenance such as the connection to underground City Services.

- i. a Garage, or a Hardsurfaced parking pad shall be provided;
- ii. the minimum distance from the Rear Lot Line to a Garage or Hardsurfaced parking pad shall be 2.75 m;
- iii. a Hardsurfaced walkway between the Garage or Hardsurfaced parking pad and an entry to the Dwelling shall be provided;
- iv. where no Garage is proposed, a Hardsurfaced parking pad to support a future Garage with a minimum width of 4.88 m and depth of 6.10 m shall be constructed a minimum distance of 2.75 m from the Rear Lot Line;
- v. for Semi-detached Dwellings or Row Housing, where no Garage is proposed, a Hardsurfaced parking pad to support a future Garage with a minimum width of 4.88 m and depth of 5.49 m shall be constructed a minimum distance of 2.75m from the Rear Lot Line; and
- vi. any Hardsurfaced parking pad shall include an underground electrical power connection with an outlet on a post approximately 1.0 m in height, located within 1.0 m of the Hardsurfaced parking pad.

24. Notwithstanding subsection 54.1(4), a front attached Garage for Row Housing and Semi-Detached Housing as part of a Zero Lot Line Development shall be developed with the following regulations:

- a. The width of the Garage shall not exceed 65% of the width of the front of the dwelling; and
- b. Driveway widths shall be no wider than the width of the Garage.

~~20-25.~~ For Abutting Lots, including Lots within a Zero Lot Line Development Site, with Semi-detached Housing and Row Housing an Accessory building or structure shall be located not less than 0.60 m from the Side Lot Line, except where a Garage may be erected on the common property line to the satisfaction of the Development Officer.

24. This text has been added to ensure that front attached Garages, in a Zero Lot Line Row Housing Development, do not visually dominate the blockface by limiting the garage door and driveway widths. This will also ensure that a landscaped front yard is maintained.

21-26. For Row Housing Sites, *including a Zero Lot Line Development Site*, with detached rear Garages, the maximum width of the building containing the Garage(s) shall not exceed 30 m and the building shall not contain more than five separate Garages.

22-27. Each Dwelling within Semi-detached Housing and Row Housing, *including a Zero Lot Line Development Site*, shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.

23-28. Dwellings on Corner Sites shall have flanking side treatments similar to the front elevation of the principal building.

24-29. General Site Landscaping shall be in accordance with the following:

- a. all required Landscaping shall be consistent with the relevant requirements of subsection 55.4 of this Bylaw; and
- b. notwithstanding 155.24(a), where primary vehicular access is from a Lane, General Site Landscaping shall be developed in accordance with the following:
  - i. one deciduous, one coniferous tree and four shrubs shall be required for each principal dwelling; and
  - ii. all applications for a Development Permit shall include a Site Plan that identifies:
    - A. the location, species and size of the required landscaping ; and
    - B. the proposed Landscaping and screening for any required Private Outdoor Amenity that does not have access from a Lane, Site Setback or passageway through a Garage.

25-30. The following minimum Private Outdoor Amenity Area regulations shall apply:

- a. for Row Housing:

- i. the Private Outdoor Amenity Area shall be permanently retained as open space, unencumbered by any buildings;
  - ii. a maximum of 50% of the required Private Outdoor Amenity Area, including a front veranda, may be located in the Front Setback provided that it is setback a minimum of 1.0 m from the Front Lot Line; and
  - iii. a maximum of 50% of the required Private Outdoor Amenity Area may be provided above Grade, provided that it shall be at least 10 m<sup>2</sup> in area, with neither the width or depth less than 2.0 m.
- b. for all other Uses:
- i. a minimum Private Outdoor Amenity Area of 45 m<sup>2</sup> per Dwelling shall be designated on the Site Plan;
  - ii. the Private Outdoor Amenity Area shall be located immediately adjacent to, and with direct access from, the Dwelling it is intended to serve;
  - iii. neither the width nor length of the Private Outdoor Amenity Area shall be less than 4.0 m;
  - iv. the Private Outdoor Amenity Area may be located within a required Setback, other than a Front Setback; and
  - v. the Private Outdoor Amenity Area shall be permanently retained as open space, unencumbered by any buildings.

~~26-31.~~ Signs shall comply with the regulations found in Schedule 59A.

