



# Item 3.3: Side Setback Amendments to the (RF3) Small Scale Infill Development Zone



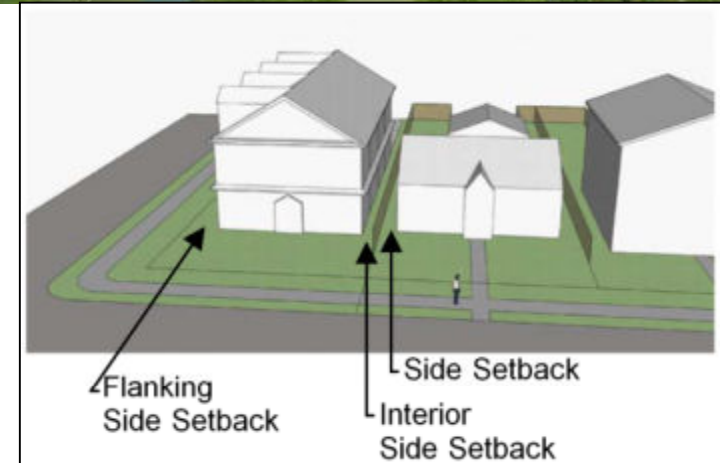


## Executive Committee Motion [April 21, 2015]

1. That Administration prepare and return to Executive Committee with, amendments to the Small Scale Infill Development Zone (RF3) within Mature Neighbourhood Overlay to provide for:
  - an increased interior side setback in conjunction with a corresponding reduction of the flanking side setback
  - front setback areas that may be used for the provision of private outdoor amenity areas at-grade.
2. That Administration consider applying architectural treatment to the portion of the building facing the interior side yard.

# Current Regulations

- 1.2 metre interior Side Setback
- Impacts on neighbours
  - loss of perceived privacy from overlooking windows and rooftop terraces;
  - minimal area to install landscaping to screen the structure;
  - loss of sunlight and increased shadowing; and
  - large uninterrupted expanses of wall facing neighbouring properties.



# Public Consultation

- Canadian Home Builders' Association
- Interactive Workshop
- Edmonton Insight Community
- Public online survey



OPEN CITY



# Amendment – Setbacks

- Increase interior Side Setback from 1.2 metres to 3.0 metres
- Reduce flanking Side Setback from 2.5 metres to 2.0 metres

## Current Side Setbacks



2.5 m Flanking  
Side Setback

1.2 m Side Setback  
1.2 m Interior  
Side Setback

## Proposed Side Setbacks

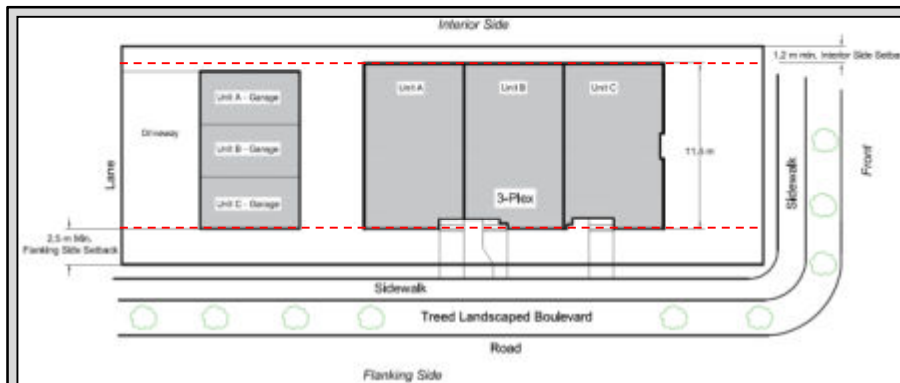


2.0 m Flanking  
Side Setback

1.2 m Side Setback  
3.0 m Interior  
Side Setback

# Amendment – Setbacks

- Overall reduction in width of the allowable building pocket by 1.3 metres



Current Side Setbacks

- Building pocket width 11.5 m



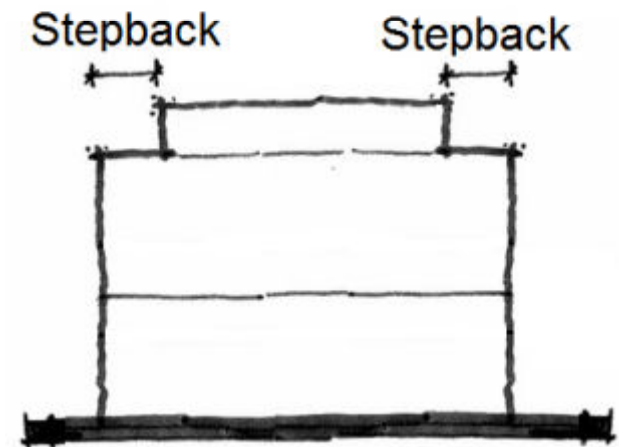
Proposed Side Setbacks

- Building pocket width 10.2 m

- Maximum 6.0 metres Front Setback in the Mature Neighbourhood Overlay

# Amendment – Private Outdoor Amenity Area

- Minimum at grade amenity area requirement of 15 m<sup>2</sup>
  - Minimum length and depth requirement of 3.0 metres
- Front Yard amenity area
- Rooftop terraces
  - Required Stepback
    - Front Façade: 1.0 metres
    - Rear Façade: 1.5 metres
    - Flanking Façade: 1.0 metres
    - Interior Façade: 1.0 – 1.5 metres



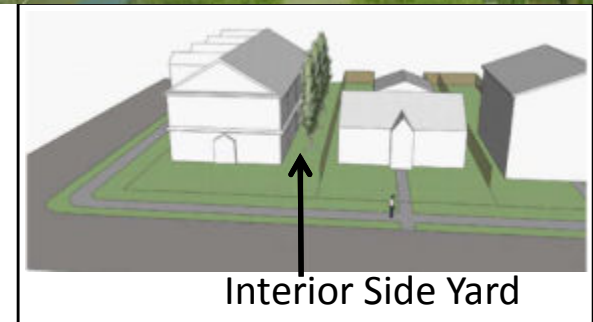
# Amendment – Additional Changes

## Landscaping

- Interior Side Yard - landscaping required

## Architectural treatment

- Additional treatment along façade facing neighbouring properties
- Individually defining each dwelling on all façades
- Front door facing each roadway





# Amendment – Additional Changes

## Additional changes to RF3 Small Scale Infill Development Zone

- Apply changes to other forms including:
  - Apartment Housing and Stacked Row Housing
- Reduced flanking Side Setback





## Next Step

### Recommendation:

- That Administration prepare amendments to Zoning Bylaw 12800, as generally outlined in Attachment 2 of the December 7, 2015, Sustainable Development report CR\_2397, and return to City Council Public Hearing.



## Item 3.3: Side Setback Amendments to the (RF3) Small Scale Infill Development Zone







## Next Step – Motion #2

### Recommendation:

That Administration prepare amendments to Zoning Bylaw 12800, as generally outlined in Attachment 2 of the December 7, 2015, Sustainable Development report CR\_2397, and return to City Council Public Hearing, with the following changes:

- for Lots where the Front Setback on the Abutting Lot and the general context of the blockface is less than 9.5 metres, the Front Setback for Row Housing on corner lots within the Mature Neighbourhood Overlay shall be consistent within 1.5 metres of the Front Setback on the Abutting Lot and with the general context of the blockface, to a maximum Front Setback of 6.0 metres.
- for Lots where the Front Setback on the Abutting Lot and the general context of the blockface is 9.5 metres or greater, the Front Setback for Row Housing on corner lots within the Mature Neighbourhood Overlay shall be consistent within 3.0 metres of the Front Setback on the Abutting Lot and with the general context of the blockface

### Minimum Front Setback Comparison

Average Front Setback	Option #1	Option #2	Option #3	Option #4
	1.5m protrusion; 6.0m Max	1.5m protrusion - Current MNO	Less than 10.0m: 1.5m protrusion; 6.0m Max; Greater than 10.0m; 3.0m protrusion	Motion #2 (2.5m protrusion)
2.5	3.0	3.0	3.0	3.0
3.0	3.0	3.0	3.0	3.0
3.5	3.0	3.0	3.0	3.0
4.0	3.0	3.0	3.0	3.0
4.5	3.0	3.0	3.0	3.0
5.0	3.5	3.5	3.5	3.0
5.5	4.0	4.0	4.0	3.0
6.0	4.5	4.5	4.5	3.5
6.5	5.0	5.0	5.0	4.0
7.0	5.5	5.5	5.5	4.5
7.5	6.0	6.0	6.0	5.0
8.0	6.0	6.5	6.0	5.5
8.5	6.0	7.0	6.0	6.0
9.0	6.0	7.5	6.0	6.5
9.5	6.0	8.0	6.0	7.0
10.0	6.0	8.5	7.0	7.5
10.5	6.0	9.0	7.5	8.0
11.0	6.0	9.5	8.0	8.5
11.5	6.0	10.0	8.5	9.0
12.0	6.0	10.5	9.0	9.5

Mean Front Setback Range in RF3





## Next Step – Motion #3

### Recommendation:

- That Administration prepare amendments to Zoning Bylaw 12800, as generally outlined in Attachment 2 of the December 7, 2015, Sustainable Development report CR\_2397, and return to City Council Public Hearing, with the following changes:
  - that the Front Setback for Row Housing on corner lots within the Mature Neighbourhood Overlay be consistent within 2.5 metres of the Front Setback on the Abutting Lot and with the general context of the blockface.

## Next Step – Motion #3

Interior Side Setback (m)	3.0
Flanking Side Setback (m)	2.0
Rear Setback (m)	Variable (40 % Site depth)
Front Setback (m)	Variable (assume 10m - 2.5m = <b>7.5m</b> )
Site Coverage	<b>Principal: 32%; Accessory: 17%</b>

Site Dimensions (width x length) (m)	15.24 x 39.62	15.24 x 42.67	15.24 x 45.72
Site Area (m <sup>2</sup> )	603.81	650.29	696.77
Setback Area (m <sup>2</sup> )	437.18	464.93	492.67

Building Pocket Area (m <sup>2</sup> ) (Site Area - Setback Area)	166.63	185.36	204.10
Building Pocket Coverage	<b>27.60%</b>	<b>28.50%</b>	<b>29.29%</b>





## Next Step – Motion #4

### Recommendation:

- That Administration prepare amendments to Zoning Bylaw 12800, as generally outlined in Attachment 2 of the December 7, 2015, Sustainable Development report CR\_2397, and return to City Council Public Hearing, with the following changes:
  - that amendments maintain the current regulations for establishing the required Front Setback for Row Housing on Corner Sites in the Mature Neighbourhood Overlay.

## Next Step – Motion #4

Interior Side Setback (m)	3.0
Flanking Side Setback (m)	2.0
Rear Setback (m)	Variable (40 % Site depth)
Front Setback (m)	Variable (assume 10m - 1.5m = <b>8.5m</b> )
Site Coverage	<b>Principal: 32%; Accessory: 17%</b>

Site Dimensions (width x length) (m)	15.24 x 39.62	15.24 x 42.67	15.24 x 45.72
Site Area (m <sup>2</sup> )	603.81	650.29	696.77
Setback Area (m <sup>2</sup> )	447.42	475.17	502.91

Building Pocket Area (m <sup>2</sup> ) (Site Area - Setback Area)	156.39	175.12	193.86
Building Pocket Coverage	<b>25.90%</b>	<b>26.93%</b>	<b>27.82%</b>

**Legend**

- RF3 Zoning
- MNO Boundary
- Arterial Road Network

