

Summary of Stakeholder Discussions and Development Permit Variances

Initial stakeholder comments

During the initial discussions with both internal and external stakeholders, the most frequently mentioned issues, opportunities and concerns were:

- maximum height and density for low to medium density housing should be increased;
- three storeys would allow for increased efficiency and more options for site design and “drive-in” parking;
- “over-zoning” occurs to gain greater height and density in row housing than is allowed in the 2 .5 storey (RF5) Row Housing Zone, for example, (RF6) Medium Density Multiple Family Zone and (RA7) Low Rise Apartment are used increasingly for three storey row housing); and
- consider alternatives for at grade private amenity area, such as potential for larger shared amenity areas or above grade amenity area.

Development permit review

Administration has reviewed development permit decisions of ground-oriented multi-unit project developments for the period of February 2007 to November 2013. Over 80 percent of all approved row housing and semi-detached housing permits included development regulation variances.

The most common variances for row housing and semi-detached housing development permits (six units or more), include:

- separation space: 57 percent of row housing and 31 percent of semi-detached permits had variances;
- bicycle parking: 33 percent of row housing permits had variances;
- private amenity area: 31 percent of semi-detached and 23 percent of row housing permits had variances;
- front setbacks: 30 percent of row housing permits and 28 percent of semi-detached permits had variances; and
- minimum site area: 28 percent of semi-detached permits had variances.