

Markup of Proposed Changes to Use Classes and Special Area Blatchford Regulations

| | |
|--------------------------|-------------------------------------------|
| Black Font | Existing Text in Zoning Bylaw 12800 |
| Strikethrough | Proposed deletion from Zoning Bylaw 12800 |
| <u>Underline</u> | Proposed addition to Zoning Bylaw 1280 |

7. 2 Residential Uses

7.2(2) Garden Suites

Garden Suite means an Accessory building containing a Dwelling, which is located separate from the principal Use which is Single Detached Housing, and which may contain a Parking Area. A Garden Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. This Use includes Mobile Homes that conform to Section 78 of this Bylaw. This Use does not include Secondary Suites, or Blatchford Lane Suites, ~~or Blatchford Accessory Suites.~~

7.2(4) Multi-unit Housing

Multi-unit Housing means development that consists of three or more principal Dwellings arranged in any configuration and in any number of buildings. ~~This Use does not include Blatchford Townhousing or Blatchford Stacked Row Housing.~~

7.2(5) Row Housing

Row Housing means development consisting of a building containing a row of three or more principal Dwellings joined in whole or in part at the side only with none of those Dwellings being placed over another in whole or in part. Each principal Dwelling has separate, individual, and direct access to ground level. ~~This Use does not include Blatchford Townhousing.~~

Rationale

Updates due to removal of use classes.

Updates due to removal of use classes.

7.2(6) Secondary Suites

Secondary Suite means development consisting of a Dwelling located within, and Accessory to, a structure in which the principal Dwelling is in a building that is in the form of Single Detached Housing, Semi-detached Housing, Duplex Housing, or Multi-unit Housing that is built in the form of Row Housing. A Secondary Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the principal Dwelling within the structure. A Secondary Suite also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from outside the structure. This Use Class includes the Development or Conversion of Basement space or space above ground level to a separate Dwelling, or the addition of new floor space for a Secondary Suite to an existing Dwelling. A Secondary Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision. This Use Class does not include Garden Suites, Lodging Houses, or Blatchford Lane Suites, ~~Blatchford Accessory Suites, or Blatchford Townhousing.~~

Updates due to removal of use classes.

Updates due to removal of use classes.

981 Special Area Heritage Valley Row Housing

7. Heritage Valley Paisley Laneway Housing

- a. Paisley Laneway Housing means an Accessory building containing up to two Dwellings located apart from the principal building, which may be either Stacked Row Housing or Row Housing and may contain a Parking Area. Paisley Laneway Housing has cooking facilities, food preparation, sleeping and sanitary facilities. Paisley Laneway Housing may be separated from the principal Dwelling by strata, subdivision, or condominium conversion. This Use Class does not include Multi-unit Housing, Duplex Housing, Garage Suites, Garden Suites, Secondary Suites, Semi-detached Housing, Lodging Houses, or Blatchford Lane Suites, ~~Blatchford Accessory Suites, or Blatchford Townhousing.~~

Updates due to removal of use classes.

997 Special Area Blatchford

997.1 General Purpose

To designate portions of the Blatchford Neighbourhood, as shown on Appendix I to this Section, as a Special Area and to adopt appropriate land use regulations for this Special Area in order to achieve the objectives of the City Centre Area Redevelopment Plan, as adopted by Bylaw 16033.

997.2 Application

The designation, location, and boundaries of each underlying Land Use Zone affected or created through Section 940 shall apply as indicated on Appendix I to this Section.

997.3 Zones Created by Special Area Provisions

Specific zones, as contained in Sections 997.7, 997.8, 997.9 and 997.10 have been created in accordance with Section 900 of the Zoning Bylaw.

Where a discrepancy exists between the Special Area regulations and general zoning regulations, the Special Area regulations shall prevail.

997.4 Blatchford Street Classifications

The following street classifications are referenced within the Special Area Zones and are shown on Appendix I:

Retail Street

Retail Streets are streets with a predominant pedestrian character that serve areas with significant ground floor commercial uses. Retail Streets take priority over Active Streets and Quiet Streets for the purposes of determining the Front Lot Lines of Abutting parcels. Retail Streets may be designed for

The Blatchford neighbourhood is made up of 4 districts: Park, Agrihood, Technology and Research, and Town Center. The Town Centre (or Market District) is intended to be the hub of daily life for Blatchford which requires a specific street classification to facilitate. This district's streets are envisioned as essential elements of the public space network. The

non-vehicular access only. Retail Streets will be primarily located within the Market Centre.

Primary Active Street

Primary Active Streets serve the most intensive residential and commercial land uses and carry the majority of motorized traffic in Blatchford. Primary Active Streets take priority over Secondary Active Streets and Quiet Streets for the purposes of determining the front lot lines of abutting parcels.

Secondary Active Street

Secondary Active Streets are high traffic streets serving a mix of higher-intensity land uses. Secondary Active Streets take priority over Quiet Streets for the purposes of determining the front lot lines of abutting parcels.

Primary Quiet Street

Primary Quiet Streets are low traffic residential streets that prioritize safety and comfort for residents over convenience for people travelling through. Primary Quiet Streets take priority over Secondary Quiet Streets for the purposes of determining the front lot lines of abutting parcels. Primary Quiet Streets may be designed for non-vehicular access only.

Secondary Quiet Street

Secondary Quiet Streets are low traffic residential streets. Active Streets and Primary Quiet Streets take priority over Secondary Quiet Streets for the purposes of determining the front lot lines of abutting parcels. Secondary Quiet Streets may be designed for non-vehicular access only.

Retail Street classification is predominately pedestrian to help create these hub streets within the Market.

Active and Primary Streets are more intense from a vehicular perspective, but the vision for the retail street is pedestrian oriented. The intent is to create pedestrian focused retail streets. The hierarchy is only affected for determining front lot lines and setbacks.

997.5 Blatchford-Specific Uses

1. ~~Blatchford Townhousing~~ means development consisting of a building containing a row of three or more Dwellings joined in whole or in part at the side only with no principal Dwelling being placed over another in whole or in part. Individual Dwellings are separated from one another by a Party Wall. Each Dwelling has separate, individual, and direct access to ground level. Where Blatchford Accessory Suites or Blatchford Lane Suites are a Permitted or Discretionary Use Class in a Zone, a building which contains Blatchford Townhousing may also contain either a Blatchford Accessory Suite or Blatchford Lane Suite. This Use Class does not include Row Housing or Blatchford Stacked Row Housing.”;
2. ~~Blatchford Accessory Suite~~ means development consisting of a Dwelling located within, and Accessory to, a structure in which the principal use is Blatchford Townhousing. A Blatchford Accessory Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the principal Dwelling within the structure. A Blatchford Accessory Suite also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from the front, side or rear of the structure. This Use Class includes the Development or Conversion of Basement space to a separate Dwelling. This Use Class does not include Multi-unit Housing, Garden Suites, Row Housing, Secondary Suites, Blatchford Stacked Row Housing or Lodging Houses, or Blatchford Lane Suites.
3. **Blatchford Lane Suite** means an Accessory Dwelling located above a detached Garage. A Blatchford Lane Suite is Accessory to a building in which the principal Use is **Blatchford Townhousing Multi-unit Housing**. A Blatchford Lane Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. A Blatchford Lane Suite has an entrance separate from the vehicle entrance to the detached Garage, either from a common indoor landing or directly from the exterior of the structure. This Use Class does not include Garden Suites, Row Housing, or Secondary Suites, ~~Blatchford Stacked Row Housing, or Blatchford Accessory Suites.~~

Blatchford specific uses (Blatchford Townhousing, Blatchford Stacked Rowhousing, and Blatchford Accessory Suites) were originally created to allow for more creative built forms which were intended to encourage and facilitate density.

With the creation of Multi-unit Dwellings Use, and amendments to the Secondary Suite regulations, these definitions are no longer required and create inconsistencies within the Zoning Bylaw. This amendment is intended to resolve those inconsistencies and simplify the Blatchford Special Area Zones.

- ~~4. **Blatchford Stacked Row Housing** means development consisting of a building containing three or more principal Dwellings arranged two deep, either vertically so that Dwellings are placed over others, or horizontally so that Dwellings are attached at the rear as well as at the side. Each Dwelling shall have separate and individual access, not necessarily directly to ground level, provided that no more than two Dwellings may share access to ground level. This Use does not include Duplex Housing, Row Housing or Blatchford Townhousing.~~

997.6 Special Land Use Provisions for Blatchford-Specific Uses

- ~~1. **Blatchford Accessory Suites** -- A Blatchford Accessory Suite shall comply with the following regulations:~~
- ~~a. The maximum Floor Area of the Blatchford Accessory Suite shall be as follows:~~
 - ~~i. In the case of a Blatchford Accessory Suite located completely below the first Storey of a Blatchford Townhousing Dwelling (other than stairways or a common landing), the Floor Area (excluding the area covered by stairways) shall not exceed the Floor Area of the first storey of the associated principal Dwelling.~~
 - ~~ii. In the case of a Blatchford Accessory Suite developed completely or partially above ground level, the Floor Area (excluding the area covered by stairways) shall not exceed 40% of the total Floor Area above grade of the building containing the associated principal Dwelling, nor 70 m^2 , whichever is the lesser.~~
 - ~~b. The minimum Floor Area for a Blatchford Accessory Suite shall be not less than 30 m^2 .~~
 - ~~c. Only one of a Blatchford Accessory Suite or Blatchford Lane Suite may be developed in conjunction with a principal Dwelling.~~
 - ~~d. A Blatchford Accessory Suite shall not be developed within the same principal Dwelling containing a Group Home or Limited Group Home, or a Major Home Based Business, unless the Blatchford Accessory Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business.~~
 - ~~e. Notwithstanding the definition of Household within this Bylaw, the number of unrelated persons occupying a Blatchford Accessory Suite shall not exceed three.~~

The changes to this section are the removal of regulations that only allow Lane Suites Adjacent to public rights of way, allowing for the opportunity for Lane Suites mid-block, which will assist in attaining the vision of Blatchford, of more dense missing middle housing, with a variety of housing choices.

- ~~f. The Blatchford Accessory Suite shall not be separated from the principal Dwelling through a condominium conversion or subdivision.~~
- ~~g. Blatchford Accessory Suites shall not be included in the calculation of densities in this Bylaw.~~

2. **Blatchford Lane Suites** - A Blatchford Lane Suite shall comply with the following regulations:

- ~~a. The minimum Site area for a Blatchford Townhousing Dwelling containing a Blatchford Lane Suite is 219 m².~~
- b. The maximum height of a Garage containing a Blatchford Lane Suite shall be 9 m or the Height of the principal Dwelling as constructed at the time of the Blatchford Lane Suite Development Permit application, whichever is the lesser.
- c. The maximum Second Storey Floor Area of the Blatchford Lane Suite shall be 80 m².
- ~~d. The minimum Floor Area for a Blatchford Lane Suite shall be 30 m².~~
- e. The minimum Site width for a Site with a Blatchford Lane Suite shall be 7.3 m.
- ~~f. Blatchford Lane Suites shall be limited to Lots where at least one Side Lot Line abuts a public right-of-way such as a street, Lane or Walkway.~~
- g. The minimum distance between a detached Garage containing a Blatchford Lane Suite and the principal Dwelling on the same Site shall be 4 m.
- h. Windows contained within the Blatchford Lane Suite portion of the detached Garage shall be placed and sized such that they minimize overlook into Yards and windows of abutting properties through one of more of the following:
 - i. Off-setting window placement to limit direct views of abutting rear or side yard amenity areas, or direct view into a Blatchford Lane Suite window on an adjacent site;
 - ii. Strategic placement of windows in conjunction with landscaping or the placement of other accessory buildings; and

Removed minimum site area and minimum floor area requirements to align with recent changes to Garden Suites. Appropriate site size for Blatchford Lane Suites is now controlled by the minimum site width and minimum site size requirements of the Blatchford Zones.

Added clarification that the maximum floor area for Blatchford Lane Suites is for the Second Storey/portion of the suite above the garage.

Locational restrictions for Lane Suites to not be allowed mid-block was the result of consultation with FRS in 2014. Since that time, Garden Suites have been permitted throughout the City and this change aligns this Blatchford Specific Use with requirements for Garden Suites.

- iii. Placing larger windows such as living room windows, to face a lane or a flanking street.
 - i. Rooftop Terraces shall not be allowed on Blatchford Lane Suites.
 - j. Platform structures, including balconies, shall be allowed as part of a Blatchford Lane Suite developed above a detached Garage only where the balcony faces the Lane or a flanking public street.
 - ~~k. Only one of a Blatchford Accessory Suite or Blatchford Lane Suite may be developed in conjunction with a principal Dwelling.~~
 - l. Notwithstanding the definition of Household within this Bylaw, the number of unrelated persons occupying a Blatchford Lane Suite shall not exceed three.
 - m. A Blatchford Lane Suite shall not be developed within the same principal Dwelling containing a Group Home or Limited Group Home, or a Major Home Based Business and an associated principal Dwelling, unless the Blatchford Lane Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business;
 - n. The Blatchford Lane Suite shall not be separated from the principal Dwelling through a condominium conversion or subdivision.
 - o. Blatchford Lane Suites shall not be included in the calculation of densities in this Bylaw.
- ~~3. **Blatchford Urban Agriculture** — Blatchford Urban Agriculture shall comply with the following regulations:~~
- ~~a. The Development Permit application shall include a site plan that, in addition to meeting the requirements of Section 13.2, shows the location of any growing plots, composting,~~
 - ~~b. Fencing, animal buildings, lot grading alterations, outdoor storage and irrigation equipment;~~
 - ~~c. The Blatchford Urban Agriculture development shall not generate pedestrian or vehicular traffic, or parking, in excess of that which is characteristic of the Zone in which it is located;~~

This has been removed to allow both Lane Suites and Secondary suites in conjunction with one principal dwelling.

This use class is no longer required as the Urban Agriculture Use Class now establishes similar rules. This use has been added to the Blatchford Zones and the regulations governing Urban Agriculture will replace these regulations.

- d. ~~The Blatchford Urban Agriculture development shall not generate odour, waste, or visual impact, in excess of that which is characteristic of the Zone in which it is located;~~
- e. ~~Storage sheds, greenhouses, cisterns, tool sheds, compost bins, or similar structures shall not be located in a setback that abuts a public street;~~
- f. ~~Notwithstanding the Site Coverage requirements in the underlying zone, the Development Officer shall exclude raised beds, and seasonal structures such as hoop houses, cold frames, and other temporary growing shelter types that are used for the extension of the growing season from the calculation for maximum Coverage; and~~
- g. ~~Notwithstanding Section 54, no parking shall be required for Blatchford Urban Agriculture developments.~~
- h. ~~Notwithstanding Section 12, a Development Permit is only required for Blatchford Urban Agriculture that involves buildings, Fencing, or keeping animals.~~