

Markup of Proposed Changes to the (BRH) Blatchford Row Housing Zone

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

997.8 (BRH) Blatchford Row Housing Zone

1. General Purpose

The purpose of this Zone is to provide for medium density street oriented Multi-Unit Housing ~~Blatchford Townhousing and Blatchford Stacked Row Housing, in the form of row housing and stacked row housing,~~ which is developed in a manner characteristic of urban settings, including but not limited to smaller Yards, greater Height, and Dwellings with individual access at ground level.

2. Permitted Uses

- ~~a. Blatchford Accessory Suites, when developed on an end Dwelling Unit of individual lot Blatchford Townhousing~~
- a. Blatchford Lane Suites
- ~~b. Blatchford Townhousing~~
- c. Limited Group Home
- d. Live Work Units
- e. Minor Home Based Business
- f. Multi-unit Housing
- g. Secondary Suites
- ~~g. Blatchford Stacked Row Housing~~
- g. Urban Gardens

Rationale

General Purpose has been updated to reflect the updates to use classes.

- h. Fascia On-premises Signs

3. Discretionary Uses

- ~~a. Blatchford Accessory Suites, when developed on an internal Dwelling Unit with individual lot Blatchford Townhousing~~
- b. Child Care Services
- c. Group Home
- d. Lodging Houses
- e. Major Home Based Business
- f. Residential Sales Centre
- g. Special Event
- h. Urban Outdoor Farms
- i. Temporary On-premises Signs

4. Development Regulations

- a. The minimum Density shall be 35 Dwellings/ha.
- b. The maximum Density shall be 130 Dwellings/ha.
- ~~c. The maximum Density for Blatchford Townhousing shall be 75 Dwellings/ha~~
- ~~d. The maximum Density for Blatchford Stacked Row Housing shall be 130 Dwellings/ha.~~
- c. The Height shall be a minimum of 7 m and a maximum of 12 m, except for Sites abutting a Site zoned BP, in which case the maximum Height shall be 15 m.
- d. The maximum site coverage shall be 60%.
- e. The minimum Site Area shall be 125 m².
- f. The minimum Site Width shall be 5.0 m.

Density changes to align with the current densities of the comparable RF5 Zone which has a minimum density of 35 dwellings per hectare and no maximum density. A maximum density is included in this zone to provide clarity regarding potential densities for these areas.

Site Coverage has been increased to allow for additional flexibility requested by builders. While this is an increase over a comparable standard zone such as the RF5 zone that is a zone that is intended

g. The minimum Site Depth shall be 30.0 m.

c. ~~The Site Area, Site Dimensions, and Site Coverage shall be as follows:~~

| | Minimum Site Area | Minimum Site Width | Minimum Site Depth | Maximum Site Coverage |
|---|------------------------------|-------------------------------|-------------------------------|----------------------------------|
| i: Blatchford Townhousing— Internal Dwelling (Individual Lot) | 150 m² | 5 m | 30 m | 55 % |
| ii: Blatchford Townhousing— End Dwelling (Individual Lot) | 186 m² | 6.2 m | 30 m | 45 % |
| iii: Blatchford Townhousing— (Multi-unit Project Development) | 522 m² | 17.4 m | 30 m | 50 % |
| iv: Blatchford Stacked Row Housing Development | 522 m² | 17.4 m | 30 m | 50 % |

to be applied to both greenfield and infill settings. The BRH Zone is specifically intended to accommodate This amendment is comparable with other Special Area Zones that are intended to accommodate for new neighborhood development.

Site Area, Site Width and Site Depth have been simplified and changed to reflect the current standard for Row Housing as found in the RF5 zone.

- h. Site Setbacks shall be 1.2 m. Except that: as follows:
- i. a minimum setback of 2.0 m and a maximum setback of 4.0 shall be where a Lot line Abuts a public roadway other than a Lane, a public Walkway, or a Site zoned BP. The maximum Setback may be increased up to 6.0 m where an outdoor Amenity Area is provided adjacent to the Lot line abutting a Site zoned BP; and
 - ii. a minimum setback of 1.2 m and a maximum setback of 3.0 shall be required where a Lot line Abuts a Site zoned BRH.
 - iii. ~~All Sites shall provide a minimum 2 m setback from Sites zoned BP.~~
 - iv. ~~All Sites shall provide a minimum 2 m, and maximum 3 m, setback from public Walkways.~~
 - v. ~~The Front Setback shall be a minimum of 2 m and a maximum of 3 m.~~
 - A. ~~1.2 m for Rear Yards that abut a public roadway, including a Lane;~~
 - B. ~~1.2 m for individual Lot Blatchford Townhousing; and~~
 - C. ~~1 m per 4 m increment of building Height or portion thereof, with a minimum 2 m, for Blatchford Townhousing developed as a Multi-unit Project Development and for Stacked Row Housing, where Rear Yards do not abut a public roadway.~~
 - v. ~~Minimum Side Setbacks shall be provided, on the following basis:~~
 - A. ~~Individual Lot Blatchford Townhousing:~~
 - i. ~~1.2 m minimum for End Dwelling units;~~
 - ii. ~~2 m minimum for End Dwelling Units that flank a public roadway other than a Lane; and~~
 - iii. ~~0 m for Internal Dwelling units.~~

Simplified setback regulations based on feedback from Development Officers and builders. Overall setbacks have been reduced as part of this process, but this is in line with comparable zoning and the context of the neighborhood.

~~B.—Blatchford Townhousing developed as a Multi-unit Project Development and Blatchford Stacked Row Housing:~~

~~i.—1.2 m minimum where the Side Yard abuts a flanking public roadway, including a Lane; and~~

~~ii.—1 m per 4 m increment of building Height or portion thereof, with a minimum 2 m where the Side Yard does not flank a public roadway.~~

i. For the purposes of determining Side and Rear Lot Lines, the Front Lot Line shall be determined on a hierarchy based on the Lot Line firstly ~~a~~Abutting:

- i. ~~a~~ a Retail Street;
- ii. a Primary Active Street;
- iii. a Secondary Active Street;
- iv. a Site zoned BP;
- v. a Primary Quiet Street; and
- vi. a Secondary Quiet Street.

j. The average number of bedrooms for ~~Blatchford Townhousing~~ Dwelling units developed on Multi-unit Project Development Sites shall be 2. 5 bedrooms or more per Dwelling.

k. ~~For Sites which abut Blatchford Townhousing, an~~ An Accessory building or structure shall be located not less than 0.75 m from the Side Lot Line, except where a Garage or Blatchford Lane Suite may be erected on the common property line to the satisfaction of the Development Officer.

l. Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw except that it shall not be required where the side walls of Abutting buildings face each other and habitable windows are not located directly opposite each other such that privacy is not impacted.

m. Notwithstanding ~~subs~~Section 46 of the Zoning Bylaw, Amenity Area shall be provided in accordance with the following:

- i. Where Private Outdoor Amenity Area is provided the minimum dimension shall be 2 m;

Added Retail Street to reflect new street designation within the Market District.

Updates to regulations due to removal of use classes.

Provides additional flexibility and layout options, while ensuring privacy is maintained.

- ii. Where a Dwelling has an individual external access at ground level, and no outdoor Common Amenity Area is provided for on the Site, a minimum of 30 m² of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2 m;
 - iii. Where a Dwelling has an individual external access at ground level, and outdoor Common Amenity Area is provided for on the Site, a minimum of 15 m² of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2 m
 - iv. For Dwellings located above the first Storey of a building, a minimum Amenity Area of 7.5 m² per Dwelling unit on the Site shall be provided;
 - v. For all Multi-unit Project Developments containing 20 or more Dwelling units, a minimum of 2.5 m² of Amenity Area per Dwelling unit shall be provided as outdoor Common Amenity Area which shall not be located in any required Setback unless the Setback directly abuts a Site zoned BP and shall be aggregated into areas of not less than 50 m²; and
 - vi. Amenity Area may be provided on Rooftop Terraces.
- n. Live Work Units shall only be permitted where they front onto Primary Active Streets or Secondary Active Streets and shall have individual front entrances at ground level.
- t. Notwithstanding Section 54 of the Zoning Bylaw, for Sites not within the defined radius of Transit Centre or LRT station, or within the boundary of the Main Streets Overlay, the maximum number of Vehicular Parking spaces per Dwelling shall be 3, the following parking regulations shall Apply the following regulations apply:
- i. ~~Any individual lot Blatchford Townhousing development containing a Blatchford Lane Suite or Blatchford Accessory Suite shall not provide more than 2 parking stalls on the Site.~~
- m. ~~Vehicular access to Sites from public streets shall be restricted to the abutting Lanes. Where there is no abutting Lane, vehicular access shall be provided from a Secondary Quiet Street. Where there is no abutting Secondary Quiet Street or the Secondary Quiet~~

With the changes to parking regulations and proposed removal of Blatchford use classes regulations this regulation was redundant.

~~Street does not provide for vehicle access, vehicular access shall be provided from a Primary Quiet Street. Where there is no Primary Quiet Street or the Primary Quiet Street does not provide for vehicle access, then the street access shall be provided from a Secondary Active Street. Street access shall be limited to one shared access point per block face. Where a Site is more than 0.5 ha in size, more than one Site access may be developed, provided that street access shall be limited to one shared access point per block face. Vehicular access shall be provided from the Lane. Where there is no abutting Lane, vehicular access shall be limited to one shared access per block face, and:~~

- ~~i. a vehicular access shall be provided from an abutting Secondary Quiet Street;~~
 - ~~ii. If there is no abutting Secondary Quiet Street, then access shall be provided from a Primary Quiet Street;~~
 - ~~iii. If there is no abutting Primary Quiet Street, access shall be provided from a Secondary Active Street; and~~
 - ~~iv. If there is no Secondary Active Street, access shall be provided from a Primary Active Street;~~
 - ~~v. If there is no abutting Primary Active Street, access shall be provided from a Retail Street.~~
- p. ~~If more than one vehicular access is required an additional vehicular access may be permitted, at the discretion of the Development Officer, provided that justification be submitted for review and approval by the Development Officer. Additional vehicular access shall be located off of the abutting Blatchford Street Classifications as listed in 997.8.4(i). In such cases, the application shall be processed as a Class B application.~~
- q. Resident parking ~~for Blatchford Townhousing~~ shall be provided at ground level at the rear of the Site or incorporated into the rear of the Row House, or in an underground parkade structure.

Rewording of this regulation to clarify where accesses should be located, and added Retail Street classification to this to this regulation.

Added regulation to provide Development Officer discretion to allow for additional access when satisfactory justification is provided. This will allow the Development Officer to provide additional accesses where appropriate, but does not compel the Development Officer to provide a second access.

Updates to regulations due to removal of use classes.

- r. Where residential parking ~~for Blatchford Townhousing~~ is provided abutting a Lane and a Garage or Hardsurfaced parking pad is provided, the following regulations shall apply:
- i. the minimum distance from the Rear Lot Line to a Garage or Hardsurfaced parking pad shall be 1.2 m;
 - ii. Hardsurfaced Walkway between the Garage or Hardsurfaced parking pad and an entry to the Dwelling shall be provided;
 - iii. 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 1.2 m from the Rear Lot Line; and
 - iv. 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.
- s. Resident and visitor parking for ~~Blatchford Stacked Row~~ Multi-Unit Housing shall be located at ground level behind the principal building, such that it is not seen from the street and is accessed from an Abutting Lane or a private on-site road, or in an underground parkade structure.
- t. Where detached rear parking Garages are developed, the building containing the Garage(s) shall not contain more than four separate Garages.
- u. No parking, loading, storage, or trash collection area shall be permitted within any Setback other than the Rear Setback. Loading, storage and trash collection areas shall be screened in accordance with Section 55.4. If parking abuts a Residential Zone or a Lane serving a Residential Zone, parking areas shall be screened in accordance with Section 55.4. Notwithstanding the above, no parking, loading, storage or trash collection shall be permitted within any Site Setback abutting a Site zoned BP.
- ~~t. One off street vehicular loading space shall be required for any building containing 20 or more Dwelling units. Where the building contains less than 20 Dwelling units, no off street vehicular loading space shall be required.~~
- v. Landscaping shall comply with Section 55 of this Bylaw. In addition to Section 55, landscaping shall be as follows:

Updates to regulations due to removal of use classes.

Loading space requirements removed to align with the requirements of the Zoning Bylaw.

- i. Landscape plans for Multi-unit Project Developments shall be prepared by a professional landscape architect or horticulturalist; and
 - ii. Landscape design shall consider appropriate plant material for horticultural zone 3a.
- w. Where any Site has a length or width of 160 m or greater, a pedestrian connection shall be provided through the Site, perpendicular to the 160 m or greater length or width. A pedestrian connection is a publicly-accessible private pedestrian corridor, distinct from a public Walkway. The following regulations apply to pedestrian connections:
 - i. The pedestrian connection shall be generally located at the middle of the block and connect to public sidewalks adjacent to the Site;
 - ii. The pedestrian connection shall be a minimum 6 m in width and shall incorporate a minimum 2.5 m wide hard surfaced Walkway with soft Landscaping such as shrub planting, ornamental grasses and/or tree planting, and shall include pedestrian scaled lighting. When a width of 10 m or greater is provided for the pedestrian connection, it may be applied towards the required Amenity Area for the Site;
 - iii. The facades of ground floor Dwellings abutting the pedestrian connection shall be articulated by a combination of recesses, windows, projections, change in building materials, colours, and/or physical breaks in building mass;
 - iv. Ground floor Dwellings abutting the pedestrian connection that do not front onto a public street or a Site zoned BP shall provide an entrance facing the pedestrian connection; and
 - v. The owner(s) shall register a Public Access Easement for the pedestrian connection to ensure public access through the Site. Easements shall ensure the owner(s) are responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times. Such an easement shall be a required condition of a Development Permit.
- x. Maintenance and/or drainage and utility easement(s) between abutting buildings and/or through private Yards of one or more Dwellings may be required as a condition of

Development Permit approval to ensure adequate access for property, drainage and utility maintenance.

- ~~x. Blatchford Lane Suites shall be limited to Individual Lot Blatchford Townhousing. They shall further be limited to Lots where at least one Side Lot Line abuts a public right-of-way such as a street, Lane or Walkway.~~
- ~~y. When Blatchford Accessory Suites are developed within an internal Dwelling, the Development Officer shall consult with Fire Rescue Services with respect to emergency access and safety requirements prior to the issuance of a Development Permit.~~

5. Urban Design Regulations

- a. All facades of a principal building, and any Accessory building containing a Blatchford Lane Suite, shall be designed with detail and articulation to ensure that each Dwelling unit is individually identifiable to create attractive streetscapes and interfaces where abutting a Site zoned BP, a public street or a Lane. Building facades shall be articulated by a combination of recesses, entrances, windows, projections, change in building materials, colours, or physical breaks in building mass. The following illustration provides a possible conceptual application of this regulation for interpretive purposes.
- b. Every façade of a principal building shall contain at least 1 window to provide overlook into Yards and open spaces.
- c. The length of the front façade of any building shall not exceed 75 m.
- d. Sites which abut a Primary Active Street, a Secondary Active Street, a Retail Street or a Site zoned BP shall be designed to front that abutting Lot line with active residential or commercial frontages, or Amenity Areas. Parking and circulation areas are not permitted to front a Primary Active Street, a Secondary Active Street or a Retail Street, or a Site zoned BP and shall not be visible from these Lot lines.
- e. For any Dwelling fronting a public street or a Site zoned BP, all principal Dwellings along this Façade with Floor Area at ground level shall have an individually articulated entrance at ground level ~~facing the public street or Site zoned BP shall be provided.~~

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.

New regulation to require active frontages to front Blatchford Parks sites to improve the interface to these public spaces.

Added standard wording requiring at grade access to have man doors rather than sliding doors so

Sliding patio doors shall not serve as this entrance. In addition, features such as porches, stoops, landscaped terraces, pedestrian lighting and patios, decks or gardens shall be provided. Where a Dwelling abuts both a public street and a Site zoned BP, the entrance shall face the Site zoned BP.

- f. Where any part of a Dwelling unit Abuts a Site zoned BP, a public Walkway or Amenity Area at ground level, a maximum 1.2 m high Fence or landscaped buffer shall be provided along the property line to delineate the division between public and private space. Openings or gates shall be provided to ensure connectivity between public and private space.
- g. All mechanical equipment, except Solar Collectors, on a roof of any building shall be concealed from view from the abutting public streets by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
- h. The roof design of a building may include a combination of Green Roofs, Solar Collectors, and/or Amenity Area for residents of the building.
- i. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and will be provided to ensure a well-lit environment for pedestrians, and to accentuate architectural elements and/or public art.
- j. Exterior lighting associated with the development shall be designed, located or screened so as to reduce impacts on adjacent off-site residential units.

6. Additional Regulations for Specific Uses

- a. Signs shall comply with Schedule 59A of the Zoning Bylaw. Notwithstanding this schedule, the following apply:
 - ii. there shall be no exterior display or advertisement for Live Work Units other than an identification plaque or sign which is a maximum of 20 cm x 30.5 cm in size located on the ground floor building face, where appropriate; and

these entrances may act as primary at street accesses for the dwellings.

New section for use related regulations to align with current standards within the Zoning Bylaw.

- iii. Comprehensive Sign Design Plan in accordance with the Section 59.3 may be required at the discretion of the Development Officer.