

Markup of Proposed Changes to the (BMR) Blatchford Medium Rise Residential Zone

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

997.10 (BMR) Blatchford Medium Rise Residential Zone

1. General Purpose

The purpose of this Zone is to provide for medium rise residential development, with the potential for limited ground floor commercial, office and service Uses along Retail and Active Streets, developed in a manner sensitive to the street environment and adjacent residential areas.

2. Permitted Uses

- a. Bars and Neighbourhood Pubs, ~~for less than 100 occupants and 120 m² of Public Space~~
- b. Cannabis Retail Sales
- c. Child Care Services
- d. Convenience Retail Stores
- e. Creation and Production Establishments
- f. Fascia On-premises Signs
- g. General Retail Stores
- h. Health Services
- i. Indoor Participant Recreation Services
- j. Liquor Stores

Rationale

General purpose updated to reflect new Retail street designation.

Moved to Regulations for Specific Uses section.

- k. Live Work Units
- l. Minor Home Based Businesses
- m. Multi-unit Housing
- n. Personal Service Shops
- o. Private Clubs
- p. Professional, Financial and Office Support Services
- q. Projecting On-premises Signs
- r. Religious Assembly
- s. Residential Sales Centres
- t. Restaurants, ~~for less than 100 Occupants and 120 m² of Public Space~~
- u. Second Hand Stores
- v. Secondary Suites
- w. Specialty Food Services, ~~for less than 100 Occupants and 120 m² of Public Space~~
- x. Urban Gardens
- y. Vehicle Parking, limited to an Underground Parkade

3. Discretionary Uses

- a. Major Home Based Businesses
- b. Special Event
- c. Urban Outdoor Farms
- d. Temporary On-premises Signs

Use class removed with recent changes to parking regulations.

Moved to Regulations for Specific Uses section.

Moved to Regulations for Specific Uses section.

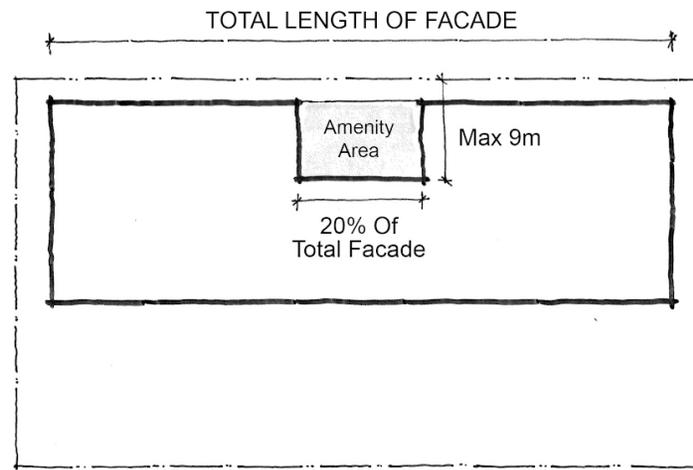
4. Development Regulations

- a. The minimum Density shall be 75 Dwellings/ha.
- b. The maximum Density shall be 425 Dwellings/ha.
- c. ~~The minimum Site Area shall be 875 m².~~
- c. Height shall be a minimum of 21.0 m and a maximum of ~~39.0 m~~ 45.0 m.
- d. ~~The minimum Site Width shall be 25 m.~~
- e. ~~The minimum Site Depth shall be 35 m.~~
- d. The maximum Site Coverage shall be 65%.
- e. Site Setbacks shall be a minimum of 3.0 m, except that: as follows:
 - i. a minimum 2.0 m, and a maximum 4.0 m, Setback shall be provided from a Lot Line adjacent to a Site zoned BP. The maximum Setback may be increased where outdoor Amenity Areas are provided adjacent to the Lot Line;
 - ii. a minimum 2.0 m, and a maximum 4.0 m, Setback shall be provided from a Lot Line adjacent to a walkway or public street other than a Lane;
 - iii. a minimum 1.2 m Setback shall be provided from a Lot Line adjacent to a Lane; and
 - iv. a minimum 0.0 m Setback shall be provided from a Lot line adjacent to a Retail Street or Primary Active Street is required. To support amenity opportunities, the Setback may be increased up to a maximum of 9.0 m where an outdoor Common Amenity Area or Publicly Accessible Private Park is provided within the Setback area. The portion of the building which is Setback more than 3.0 m shall be a maximum of 20% of the total length of the building façade. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes.

Density changes to align with the current densities of the comparable RF8 Zone which has a minimum density of 75 dwellings per hectare and no maximum density. A maximum density is included in this zone to provide clarity regarding potential densities for these areas. The maximum density is similar to the middle-range of maximum density outlined in the RF9 Zone.

Maximum height increased to allow for appropriate transition from the Town Centre towards the NAIT lands.

The proposed setbacks are comparable to current setbacks but have been modified to better-reflect the Multi-unit approach to development within the neighborhood.



- i. All Sites shall provide a minimum 2 m setback from Sites zoned BP.
- ii. All Sites shall provide a minimum 2 m, and maximum 3 m, setback from public Walkways.
- iii. The Front Setback shall be:
 - A. For Multi-unit Housing, a minimum of 2 m and a maximum of 3 m;
 - B. For Mixed Use Multi-unit Housing where the Front Lot Line abuts a Secondary Active, Primary Quiet or Secondary Active Street, a minimum of 2 m and a maximum of 3 m; and
 - C. For Mixed Use Multi-unit Housing where the Front Lot Line abuts a Primary Active Street, a minimum of 0 m and a maximum of 3 m, excepting that a Front Setback may be increased up to a maximum of 9 m where a communal outdoor Amenity Area or a Public Amenity Space is provided within the

~~Setback area. The portion of the building which is Setback shall be a maximum of 20% of the total length of the building façade. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes;~~

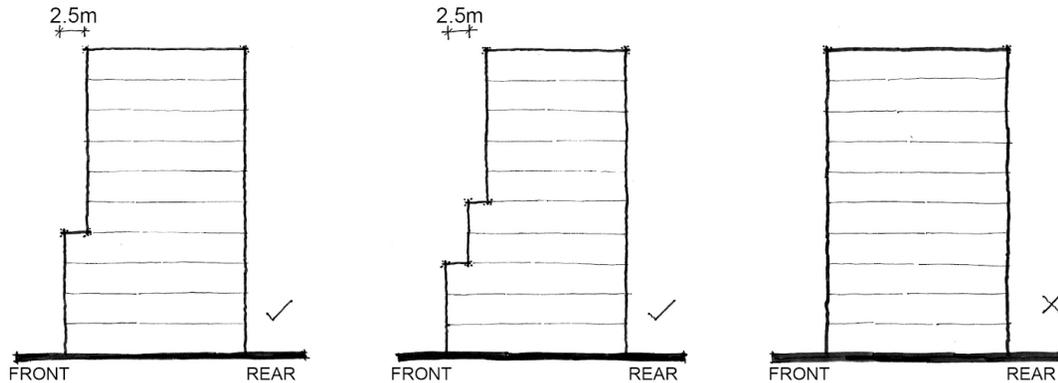
- ~~iv. The minimum Rear Setback shall be:

 - ~~A. 2 m for Rear Yards that abut a public roadway, including a Lane; and~~
 - ~~B. 1 m per 4 m increment of building Height or portion thereof, with a minimum 6 m, where Rear Yards do not abut a public roadway.~~~~
- ~~v. The minimum Side Setback shall be 1 m per 4 m increment of building Height or portion thereof, up to a maximum of 4 m.~~
- f. For the purposes of determining Side and Rear Lot Lines, the Front Lot Line shall be ~~the Lot Line abutting a Primary Active Street. Where the Lot does not abut a Primary Active Street, the Front Lot Line shall be the Lot Line abutting a Secondary Active Street.~~ determined as indicated below from highest priority to lowest priority based on the Lot Line abutting:
 - i. 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.
- g. All buildings shall include a podium base. The podium of the building shall be a minimum Height of 6.0 m up to a maximum of 14.0 m. The portion of the building located above the podium shall Stepback a minimum of 2.5 m on all sides excepting that side directly abutting a

Reworded regulation for consistency between zones. Changes to this regulation are intended to ensure activation of predominantly pedestrian streets.

Numerical changes to bring these regulations with the expected format of the Zoning Bylaw.

Lane. The following illustration provides a possible conceptual application of this regulation for interpretive purposes.



- h. Separation Space shall be provided in accordance with ~~Section 48 of~~ the Zoning Bylaw except that it shall not be required for the podium base, as defined in 997.10.4(g).
- i. Notwithstanding subsection 46, Amenity Area shall be provided in accordance with the following:
 - i. Where Private Outdoor Amenity Area is provided the minimum dimension length or width shall be 2.0 m;
 - ii. Where a Dwelling has an individual external access at ground level, and no outdoor Common Amenity Area is provided on the Site, a minimum of 30.0 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 2.0 m;
 - iii. Where a Dwelling has an individual external access at ground level, and outdoor Common Amenity Area is provided on the Site, a minimum of 15.0 m² of Private

Updated wording to clarify intent.

Numerical changes to bring these regulations with the expected format of the Zoning Bylaw.

- 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 2.0 m;
- iv. For Dwellings located above the ground Storey of a building a minimum Amenity Area of 7.5 m² per Dwelling unit on the Site shall be provided;
 - v. Except for developments which contain less than 20 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 50.0 m²;
 - vi. Notwithstanding the above, where an Apartment Building contains 20 or more Dwelling units and has commercial uses located on the ground floor, except for Live Work Units, a minimum of 2.5 m² of Amenity Area per Dwelling unit shall be provided as indoor and/or outdoor Common Amenity Area(s) on the Site. Where outdoor Common Amenity Area is provided at ground level it 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 50.0 m²; and
 - vii. Amenity Area may be provided on rooftops in the form of gardens or patios.
- j. The maximum Floor Area of any Religious Assembly or individual business premises shall not exceed 275.0 m² , excluding Live Work units.
 - k. The following Uses shall not be in any free standing structure separate from a structure containing Residential Uses, and shall not be developed above the ground floor: Bars and Neighbourhood Pubs, Cannabis Retail Sales, Child Care Services, Convenience Retail Stores, Creation and Production Establishments, General Retail Stores, Health Services, Indoor Participant Recreation Services, ~~Minor Alcohol Sales~~, Liquor Stores, Personal Service Shops, Private Clubs, Professional, Financial and Office Support Services, Restaurants, Religious Assembly, Second Hand Stores, and Specialty Food Services.

Updated to reflect the current use classes and add Cannabis Retail Sales to list of uses not allowed to be located within a free-standing building.

- l. Where Use Classes, that may in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties or within the same Building, and where the Site containing such Use Classes is directly adjacent to Sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including: Landscaping and screening, which may exceed the requirements ~~of Section 55~~ of the Zoning Bylaw; noise attenuation measures such as structural soundproofing; and downward direction of all exterior lighting on to the proposed development.
- m. Vehicular-oriented Uses, including but not limited to drive through operations and Accessory drive through pick up services, shall not be permitted in this Zone.
- n. Live Work Units shall only be permitted where they front onto a Primary Active Streets or Secondary Active Street, and shall have individual front entrances at ground level.
- o. ~~Parking shall comply with Section 54 of the Zoning Bylaw. Notwithstanding Section 54, Parking shall be provided in accordance with following:~~ the following regulations apply:
 - ~~i. Multi-unit Housing shall meet the Dwelling unit parking space requirements and visitor parking requirements as specified for Transit Oriented Developments (TOD) in Section 54 Schedule 1 (A);~~
 - ~~ii. Parking for Residential Related and Commercial Use Classes shall be provided on the basis of 50% of the requirements identified in Section 54 Schedule 1(A);~~
 - i. 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.
- p. Resident Bicycle Parking spaces ~~for Apartment Housing~~ shall be provided in ~~an amount equal to at least 50% of the number of Dwelling units located on the Site and shall be in a~~ weather protected, well-lit, and secure area; ~~and~~

Reworded regulation to remove reference to specific section of the Zoning Bylaw.

Specific requirements have been removed to align with recent amendments to parking regulations to allow for individual developments manage parking rates. Changed references to align with new regulations for Transit Centers to ensure parking regulations within the Blatchford Area utilize the appropriate section.

Updated to remove references to use classes which no longer exist.

- q. Visitor Bicycle Parking for Residential and Residential-Related Use classes shall be provided in an amount equal to at least 10% of the number of Dwelling units located on the Site, to a maximum of 50 Bicycle Parking spaces, with 5 Bicycle Parking spaces being the minimum to be provided. Visitor Bicycle Parking shall be located adjacent to a high-traffic area such as a building entrance.
- r. ~~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 Secondary Quiet Street or the Secondary Quiet Street does not provide for vehicle access, then the street 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. In no case shall off-street parking be accessed from a Primary Active Street. 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 Abutting 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.

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

Removed restriction for more than one access to only be permitted for sites greater than 0.5 ha. Additional accesses are now at the discretion of the Development Officer when appropriate justification can be provided. This will provide the ability for the Development Officer to provide additional accesses where appropriate, but also does not compel the Development Officer to provide a second access on sites more than 0.5 ha in area.

- s. ~~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 on the abutting Blatchford Street Classifications as listed in 997.10.4(f). In such cases, the application shall be processed as a Class B application.~~
- t. Resident Parking for ~~Multi-unit Housing developments with more than 20 Dwelling units~~ and mixed use developments shall be provided in ~~an u~~Underground ~~parkade parking structures~~.
- u. ~~Notwithstanding 997.70.4(t), non-resident and visitor parking may be located on Parking for non-residential Uses and visitor Parking is permitted at ground level and in underground parking structures. Where a Surface p~~Parking ~~Lot~~ is provided ~~at ground level~~, it shall be located such that it is not seen from the street and is accessed from an Abutting Lane or a private on-site road. Surface parking shall not comprise more than 15% of the total site area.
- v. 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 from view in accordance with the provisions of ~~subsection 55.4 of~~ the Zoning Bylaw. If Parking abuts a Residential Zone or a Lane serving a Residential Zone, parking areas shall be screened in accordance with ~~the provisions of subsection 55.4 of~~ the Zoning Bylaw. Notwithstanding the above, no parking, loading, storage or trash collection shall be permitted within any Site Setback abutting a Site zoned BP.
- ~~u. Notwithstanding Section 54.4 Schedule 3, One off-street vehicular loading space shall be required for any building.~~
- w. Landscaping shall comply with ~~Section 55 of this~~ the Zoning Bylaw, ~~except. In addition to Section 55, landscaping shall be as follows:~~
 - i. Landscape plans shall be prepared by a professional landscape architect or horticulturalist; and
 - ii. Landscape design shall consider appropriate plant material for horticultural zone 3a.

Simplified to reflect Multi-Unit designation.

Reworded regulation to align with recent changes to parking use classes and definitions.

Reworded regulations to remove reference to specific sections of the Zoning Bylaw.

Numerical changes to bring these regulations with the expected format of the Zoning Bylaw.

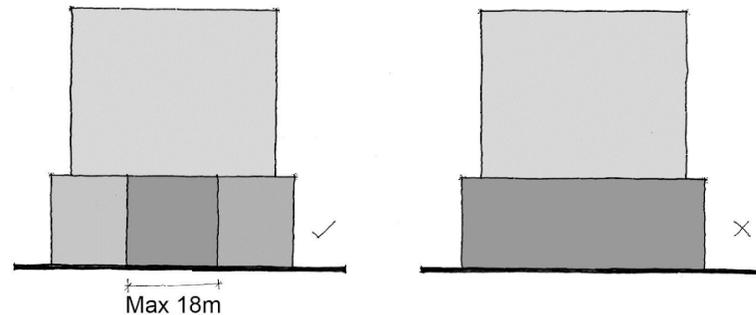
- x. Where any Site has a length or width of 160.0 m or greater a pedestrian connection shall be provided through the Site, perpendicular to the 160.0 m or greater length or width. A pedestrian connection is a publicly-accessible private pedestrian corridor, distinct from a public Walkway. The following 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 6.0 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 10.0 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.
- y. Signs shall comply with Schedule 59B of the Zoning Bylaw. Notwithstanding this schedule, the following regulations apply:
- i. There shall be no exterior display or advertisement for Live Work Units other than an identification plaque or sign which is a maximum of 20.0 cm x 30.5 cm in size located on the ground floor building face, where appropriate; and

Numerical changes to bring these regulations with the expected format of the Zoning Bylaw.

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

5. Urban Design Regulations

- a. Where non-residential uses, excluding Live Work Units, are developed fronting onto a public street, not including a Lane, or a Site zoned BP, the following regulations shall apply:
 - i. At least 70% of each individual store Frontage and the flanking side of a store located on a corner shall have clear non reflective glazing on the exterior on the ground floor. Transparency is calculated as a percent of linear metres at 1.5 m above the finished Grade; and
 - ii. Each unit shall have an external entrance at ground level that shall be universally accessible.
- b. Building façade(s) abutting a Site zoned BP, or a public street shall be articulated by a combination of recesses, windows, projections, change in building materials, colours, or physical breaks in building mass, to create attractive streetscapes and interfaces. A continuous building façade without recess, balcony or other form of articulation shall not exceed 18 m in horizontal direction. The following illustration provides a possible conceptual application of this regulation for interpretive purposes.



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

- c. 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.
- d. 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. 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.
- e. Where any part of a Dwelling unit Abuts a Site zoned BP, a public Walkway or an 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.
- f. Buildings located at the intersection of two Active Streets shall provide courtyards / plaza, major entryways or distinctive architectural features consistent with the style of the building or

influences on the other corners of the intersection to enhance pedestrian circulation and, where applicable, enhance axial views.

- 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 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. Bars and Neighbourhood Pubs, Restaurants, and Specialty Food Services shall only be permitted for less than 100 occupants and 120 m² of Public Space.
- b. Professional, Financial and Office Support Services shall not include loan offices.

Moved use specific regulations from uses to specific section to align zones with current standards of the Zoning Bylaw.