

Charter Bylaw 18967

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2861

WHEREAS City Council at its meeting of February 22, 2001, gave third reading to Bylaw 12800, as amended; and

WHEREAS Council considers it desirable to amend the text of the Edmonton Zoning Bylaw;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by:

a) Adding the following after Section 3.2(1)(m):

“n. Stacked Row Housing is deemed to be Multi-unit Housing

o. Apartment Housing is deemed to be Multi-unit Housing”;

b) Deleting the definition of “Dwelling” entirely and replacing it as follows:

“**Dwelling** means:

a. a self contained unit comprised of one or more rooms accommodating sitting, sleeping,

sanitary facilities, and a principal kitchen for food preparation, cooking, and serving. A

Dwelling is used permanently or semi-permanently as a residence for a single Household; or

b. a Sleeping Unit, for the purposes of calculating Density for Group Home or Lodging House Uses”;

c) Deleting the definition of “Family Oriented Dwelling” entirely from Section 6;

d) Deleting the definition of “Separation Space” entirely from Section 6 and replace it as follows:

“**Separation Space** means open space around Dwellings separating them from adjacent

buildings or activities within a Site, and providing daylight, ventilation, and privacy. Separation

Space is not a Yard”;

e) Deleting the definition of “Apartment Housing” from Section 7.2 entirely, and renumbering the rest of the section accordingly;

f) Adding the following after Section 7.2(3):

“4. **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.”;

g) Deleting the phrase “Stacked Row Housing or” from Section 7.2(5);

h) Deleting Section 7.2(6) entirely and replacing it as follows:

“6. **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, Blatchford Lane Suites, Blatchford Accessory Suites, or Blatchford Townhousing.”;

i) Deleting the definition of “Stacked Row Housing” from Section 7.2 entirely

j) Deleting Section 7.3(6) entirely and replacing it as follows:

“6. **Lodging Houses** means:

- a. a purpose-built building;
- b. a part of a Multi-unit Housing development with 6 or more Dwellings; or
- c. a building wholly converted from a Single Detached House, Semi-detached House, or a Multi-unit Housing development with 5 or less Dwellings;

that is used for Congregate Living, containing Sleeping Units and four or more persons where there is no provision of on-site care, treatment or professional services of a physical or mental

health nature. This Use does not include Extended Medical Treatment Services, Detention and Correction Facilities, Fraternity and Sorority Housing, Group Homes, and Limited Group Homes.”;

k) Adding the word “maximum” before “Floor Area Ratio” and “Density” in Section 11.4(1)(b);

l) Deleting Section 20.2(1)(a)(i) entirely and replacing it as follows:

“i. Duplex Housing, Garden Suite, Multi-unit Housing, Row Housing, Semi-detached Housing, or Single Detached Housing.”

m) Deleting Section 20.6.2(1)(a) entirely and replacing it as follows:

“a. construction of, and any demolition associated with, new Duplex Housing, Garden Suite, Multi-unit Housing, Row Housing, Semi-detached Housing, or Single Detached Housing; or

n) Deleting Section 26(1)(b) entirely and replacing it as follows:

“b. Multi-unit Housing and Row Housing;”;

o) Deleting the term “Stacked Row Housing” from Section 44(3)(e) and replacing it with “Multi-unit Housing”;

p) Deleting the phrase “Stacked Row Housing, and Apartment Housing.” from Section 46(1) and replacing with “ and Multi-unit Housing.”;

q) Deleting Table 46(2) entirely and replacing it as follows:

Table 46(2) Amenity Area Requirements			
	Minimum Amenity Area provided on Site per Dwelling	Minimum percentage of total required Amenity Area provided on Site at ground level	Maximum percentage of total required Amenity Area provided on Site in a Yard abutting a public roadway other than a Lane at ground level
a. Row Housing	7.5 m ²	50%	50%
b. Row Housing facing flanking Side Lot Line	7.5 m ²	50%	100%

c. Multi-unit Housing	7.5 m ²	0%	100%
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r) Deleting Section 46(3)(a) and 46(3)(b) entirely and replacing it as follows:

“a. have a minimum length and width of 1.5 m;

b. be permanently retained as open space, unencumbered by enclosed Accessory Buildings or future additions, where it is provided outdoors; and”;

s) Deleting the term “Apartment Housing” in Section 46(7) and replacing it with “Multi-unit Housing”;

t) Deleting Section 48 entirely and replacing it as follows:

“48. Separation Space

1. Where required in any Zone, any residential or residential-related development shall provide Separation Space in accordance with this Section 48.

2. Separation Space shall be contained fully within the Site of the proposed development unless otherwise specified in the applicable Land Use Zone.

3. The minimum Separation Space between principal buildings on the same Site shall be 2.4 m.”

u) Deleting the term “Apartment Housing” from Section 50.5(4)(a) and replacing it with “Multi-Unit Housing”;

v) Deleting the terms “Apartment Housing” and “Stacked Row Housing” in Subsection (1) of Section 54.2 Schedule 1(A) and replacing it with “Multi-unit Housing”;

w) Deleting the term “Apartment Housing” in Subsection (11) of Section 54.2 Schedule 1(A) and replacing it with “Multi-unit Housing”;

x) Deleting the terms “Apartment Housing” and “Stacked Row Housing” in Subsection (1) of Section 54.2 Schedule 1(C) and replacing it with “Multi-unit Housing”;

y) Deleting the term “Apartment Housing” in Subsection (4) of Section 54.2 Schedule 1(C) and replacing it with “Multi-unit Housing”;

z) Deleting the phrase “and Stacked Row Housing,” from Section 55.2(1) and adding “and” before “Row Housing”;

2. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by:

- a) Deleting the term “and Stacked Row Housing” in Table 55.2(1)(d);
- b) Deleting the phrase “Stacked Row Housing and Apartment Housing” in Section 55.3(1)(a) and replacing it with “Multi-unit Housing”;
- c) Deleting Section 55.7(1)(b)(i) entirely and replacing it as follows:

“i. Row Housing development, where the Amenity Area for the Row Housing faces Single Detached Housing or a Site zoned to allow Single Detached Housing as a Permitted Use, public roadways other than a Lane, or a LRT line;”;
- d) Deleting the term “Low Rise Apartments” from Section 55.7(1)(b)(ii) and replacing it with “Multi-unit Housing”;
- e) Deleting the Section name “140 RF3 Low Density Development Zone” from Schedule 59A.1 and replacing it with “140 RF3 Small Scale Infill Development Zone”;
- f) Deleting the term “Apartment Housing” from Section 80(4)(a) and Section 80(4)(b)(iii) and replacing it with “Multi-unit Housing”;
- g) Deleting Section 86(3) entirely and replacing it as follows:

“3. Only one of a Secondary Suite or a Garden Suite may be developed in conjunction with each principal Dwelling, except in the RF1, RF2, and RF3 Zones where one Secondary Suite and one Garden Suite may both be developed in conjunction with a Single Detached House.”
- h) Deleting Section 86(6) entirely and replacing it as follows:

“6. Secondary Suites shall not be included in the calculation of maximum densities in this Bylaw. Secondary Suites shall be included in the calculation of minimum densities in this Bylaw.”
- i) Deleting Section 87(19) entirely and replacing it with the following:

“19. Only one of a Secondary Suite or Garden Suite may be developed in conjunction with a principal Dwelling, except in the RF1, RF2, and RF3 Zones where one Secondary Suite and one Garden Suite may both be developed in conjunction with a Single Detached House.”;
- j) Deleting the term “Apartment Housing” from Section 94(1) and Section 94(1)(b)(i) and replacing it with “Multi-unit Housing”;
- k) Deleting Section 110.4(11) entirely and replacing it as follows:

“11. Separation Space shall be provided in accordance with Section 48 of this Bylaw.”;

- l) Adding the following after Section 110.4(19):

“20. The maximum occupancy of a Lodging House shall be 6 residents.”;

- m) Deleting Section 115.3(7) in its entirety and replacing it as follows:

“7. Semi-detached Housing and Duplex Housing where the Side Lot Line abuts a lot in an Industrial or Commercial Zone, or a property zoned to allow Row Housing or Multi-unit Housing as a Permitted Use, or is not separated from it by a public roadway more than 10.0 m wide”

- n) Deleting Section 115.4(10) entirely and replacing it as follows:

“10. Separation Space shall be provided in accordance with Section 48 of this Bylaw.”;

- o) Adding the following after Section 115.5(3):

“4. The maximum occupancy of a Lodging House shall be 6 residents.”;

- p) Deleting Section 120.4(11) entirely and replacing it as follows:

“11. Separation Space shall be provided in accordance with Section 48 of this Bylaw.”;

- q) Adding the following after Section 120.4(19):

“20. The maximum occupancy of a Lodging House shall be 6 residents.”;

- r) Deleting Section 130.4(10) entirely and replacing it as follows:

“10. Separation Space shall be provided in accordance with Section 48 of this Bylaw.”;

- s) Adding the following after Section 130.4(24):

“25. The maximum occupancy of a Lodging House shall be 6 residents.”;

- t) Deleting Section 135.16 entirely and replacing it as follows:

“16. Separation Space shall be provided in accordance with Section 48 of this Bylaw.”;

- u) Adding the following after Section 135.4(17):

“18. The maximum occupancy of a Lodging House shall be 6 residents.”;

v) Deleting Section 140.1 entirely and replacing it as follows:

“140.1 General Purpose

The purpose of this Zone is to provide for a mix of small scale housing.”;

w) Deleting Section 140.4 entirely and replacing it as follows:

“140.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Width shall be 7.5 m
2. The minimum Site Depth shall be 30.0 m
3. The minimum Site Area for Single Detached Housing shall be 225.0 m²
4. The minimum Site Area for Duplex Housing, Semi-detached Housing, and Multi-unit Housing shall be 150 m² per principal Dwelling.
5. Garden Suites shall comply with Section 87 of this Bylaw
6. The maximum Height shall not exceed 10.0 m, in accordance with Section 52.
7. Maximum Site Coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Principal building with attached Garage	Total Site Coverage
<i>a.</i> Single Detached, Semi-detached and Duplex Housing	28%	14%	42%	42%
<i>b.</i> Multi-unit Housing	45%	17%	45%	45%

8. Notwithstanding subsection 140.4(7), the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.
9. The minimum Front Setback shall be 4.5 m, except that:
 - a. the minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane; and

- b. the minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m.
10. The minimum Rear Setback shall be 7.5 m, except on a Corner Site, where a Dwelling with an attached Garage faces the flanking public roadway, it may be reduced to 4.5 m.
11. Side Setbacks shall be established on the following basis:
 - a. Side Setbacks shall total at least 20% of the Site Width to a maximum total of 6.0 m, with a minimum Side Setback of 1.2 m on each side;
 - b. on a Corner Site where the building faces the Front Lot Line, the minimum Side Setback flanking the roadway shall be 20% of the Width of the Lot flanking the roadway, to a maximum of 3.1 m;
 - c. on a Corner Site where the building faces the flanking Side Lot Line, the minimum Side Setback Abutting the flanking Side Lot Line shall be 2.0 m. However, if a building facing the flanking Side Lot Line has an attached Garage that faces the flanking Side Lot Line, the Side Setback from the flanking Side Lot Line to the Garage shall be a minimum of 4.5 m; and
 - d. on a Corner Site where the building faces the flanking Side Lot Line, Multi-unit Housing shall provide a minimum interior Side Setback of 3.0 m.
12. Separation Space shall be provided in accordance with Section 48 of this Bylaw.
13. Amenity Area shall be provided on Site in accordance with Section 46 of this Bylaw.
14. Notwithstanding Section 44 of this Bylaw, on a Corner Site where Multi-unit Housing face the flanking Side Lot Line, single Storey Platform Structures, verandas and porches may project into the flanking Side Setback a maximum of 1.5 m, provided a Tree Lined Boulevard is present along the roadway adjacent to the flanking Side Lot Line. Where eaves are designed as an integral part of a veranda or porch, eaves may project an additional 0.3 m into a required flanking Side Setback.
15. The maximum number of Dwellings per Site shall be as follows:
 - a. where Single Detached Housing is developed in this Zone, a maximum of one Single Detached principal Dwelling per Site; and
 - b. where Semi-detached Housing or Duplex Housing are allowed in this Zone, a maximum of two principal Dwellings per Site shall be allowed.
16. Each principal Dwelling within Semi-detached Housing shall be individually defined on all Façades through a combination of architectural features that may include variations in the rooflines, non-repetitive window spacing, projection or recession of the Façade, porches or entrance features, building materials, or other treatments.

17. All Principal buildings adjacent to a public roadway, other than a Lane, shall have an entrance feature facing that public roadway. For Corner Lots, the entrance feature must face at least one public roadway.
 18. Where a building Façade with a length of 12.2 m or greater is adjacent to a public roadway other than a Lane, all principal Dwellings along this Façade with Floor Area at ground level shall have an entrance door that fronts onto the roadway. Up to two Dwellings may share one of these entrance doors. Sliding patio doors shall not serve as this entrance.
 19. The maximum width of any Multi-unit Housing buildings facing a public roadway other than a lane shall be 28.1 m.
 20. On Corner Sites the Façades of a principal building adjacent to the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.
 21. On Corner Sites, where Multi-unit Housing faces the flanking Side Lot Line, the Façade of the principal building facing the interior Side Lot Line shall include design techniques including, but not limited to, the use of varied rooflines, variations in building Setbacks and articulation of building Façades, in order to minimize the perception of massing, eliminate large uninterrupted expanses of wall and provide visual interest when the structure is viewed from an adjacent Lot.
 22. Secondary Suites shall comply with Section 86 of this Bylaw.
 23. The maximum occupancy of a Lodging House shall be 6 residents.
 24. Fraternity and Sorority Housing shall only be located on a Site within the Garneau Area Redevelopment Plan area where lawfully existing at the effective date of Bylaw 6220.
 25. Signs shall comply with the regulations of Schedule 59A of this Bylaw.
 26. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.
 27. Urban Gardens shall comply with Section 98 of this Bylaw.”;
- x) Deleting Section 150.4(12) entirely and replacing it as follows:
- “12. Separation Space shall be provided in accordance with Section 48 of this Bylaw.”;
- y) Adding the following after Section 150.4(22):
- “23. The maximum occupancy of a Lodging House shall be 6 residents.”;
- z) Deleting Section 160.1 in its entirety and replacing it as follows:
- “160.1 General Purpose**

The purpose of this Zone is to provide for ground oriented housing.”;

3. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by:

- a) Deleting “Row Housing, on a Site of 1.4 ha or less” from Section 160.2 and renumbering the remainder of the Section numerically accordingly;
- b) Deleting “, where developed within Single Detached Housing, Semi-detached Housing or Row Housing” after “Secondary Suites” in Section 160.2;
- c) Deleting “Semi-detached Housing, on a Site of 1.4 ha or less” from Section 160.2. and renumbering the remainder of the Section numerically accordingly;
- d) Deleting “Row Housing, on a Site larger than 1.4 ha” from Section 160.3 and renumbering the remainder of the Section numerically accordingly;
- e) Deleting “, on a Site larger than 1.4 ha” after “Semi-detached Housing” in Section 160(3);
- f) Deleting “Stacked Row Housing, provided that each Dwelling has individual access to ground level.” from Section 160.3 and renumbering the remainder of the Section numerically accordingly;
- g) Deleting Section 160.4 entirely and replacing it as follows:

“160.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Area shall be 125 m² per principal Dwelling.
2. The minimum Site Width shall be 5.0 m.
3. The minimum Site Depth shall be 30.0 m.
4. The minimum Density shall be 35 Dwellings/ha.
5. The maximum Height shall not exceed 10.0 m, in accordance with Section 52.
6. The maximum total Site Coverage shall be 50%. The maximum total Site Coverage shall be increased by up to 2% of the Site Area to accommodate single Storey Unenclosed Front Porches.
7. The minimum Front Setback shall be 4.5 m, except that:
 - a. the minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane; and
 - b. the minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m.
8. The minimum Rear Setback shall be 7.5 m, except that:

- a. the minimum Rear Setback may be reduced to 5.5 m for a rear attached garage
 - b. individual buildings that are 6.5 m or less in Height may have a minimum Rear Setback of 1.2 m.
9. The minimum Side Setbacks shall be 1.2 m, except that it shall be 3.0 m where the Side Yard abuts a flanking public roadway other than a Lane.
 10. Parking, loading, storage, or trash collection may be permitted within the Side Setback, provided a minimum 1.5 m wide landscaping buffer is provided within the setback and that all parking and service areas are screened from view from any Site zoned to allow Single Detached Housing as a Permitted Use.
 11. Separation Space shall be provided in accordance with Section 48 of this Bylaw.
 12. The average number of bedrooms per principal Dwelling in a development shall be at least 2.25.
 13. Amenity Area shall be provided in accordance with Section 46 of this Bylaw.
 14. Where detached rear parking Garages are developed, the maximum width of the building containing the Garage(s) shall not exceed:
 - a. 25 m, provided that the building does not contain more than four separate Garages, outside of the boundaries of the Mature Neighbourhood Overlay (MNO); or
 - b. 13 m, provided that the building does not contain more than two separate Garages, within the boundaries of the Mature Neighbourhood Overlay (MNO).
 15. Notwithstanding the other regulations in this Zone, in the case of Multi-unit Project Developments, a building containing rear detached Garages may exceed the maximum width and total number of Garages allowed as specified under subsection 160.4(14)(a) of this Zone, outside the boundaries of the Mature Neighbourhood Overlay (MNO).
 16. Signs shall comply with the regulations found in Schedule 59A.
 17. Each principal Dwelling within Semi-detached Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.
 18. On Corner Sites the Façades of a principal building abutting the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.
 19. Side and front Façades shall include design techniques including, but not limited to, the use of varied rooflines, variations in building Setbacks and articulation of building Façades, in order to minimize the perception of massing, eliminate large uninterrupted expanses of wall and provide visual interest when the structure is viewed from an adjacent Lot or roadway.

20. Where the Site Abuts a Lane, vehicular access shall be from the Lane.
21. Principal buildings adjacent to a public roadway, other than a Lane, shall have an entrance feature facing that public roadway.
22. Where a building Façade with a length of 12.2 m or greater is adjacent to a public roadway other than a Lane, all principal Dwellings along this Façade with Floor Area at ground level shall have an entrance door that fronts onto the roadway. Up to two Dwellings may share one of these entrance doors. Sliding patio doors shall not serve as this entrance.
23. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.
24. Urban Gardens shall comply with Section 98 of this Bylaw.”;
- h) Deleting the term “Row Housing” from Section 165.1 and replacing it with “ground-oriented Multi-unit Housing”;
- i) Deleting “Row Housing, except those with a rear attached Garage in neighbourhoods located within the boundaries of the Mature Neighbourhood Overlay” from Section 165.2 and renumbering the remainder of the Section numerically accordingly;
- j) Deleting “, where developed within Single Detached Housing, Semi-detached Housing or Row Housing” after “Secondary Suites” in Section 165.2;
- k) Deleting “Semi-detached Housing” from Section 165.2 and renumbering the remainder of the Section numerically accordingly;
- l) Deleting “Row Housing with a rear attached Garage in neighbourhoods located within the boundaries of the Mature Neighbourhood Overlay” from Section 165.3 and adding “Duplex Housing” and “Semi-detached Housing” alphabetically and renumbering the Section numerically accordingly;
- m) Deleting Section 165.4 entirely and replacing it as follows:

“165.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Area shall be 125 m² per principal Dwelling
2. The minimum Site Width shall be 5.0 m
3. The minimum Site Depth shall be 30.0 m
4. The minimum Density, inclusive of Secondary Suites, shall be 35 Dwellings/ha.
5. The maximum Height shall be 12.0 m.
6. Front Setbacks shall be in accordance with Table 165.4(6).

Table 165.4(6) Front Setback Regulations				
	(a) rear Lane access		(b) no rear Lane access	
	(i) Treed Landscaped Boulevard	(ii) No Treed Landscaped Boulevard	(iii) front attached Garage	
			A. public roadway	B. private roadway
Front Setback	3.0 m minimum 6.0 m maximum	4.5 m minimum 6.0 m maximum	5.5 m minimum 6.5 m maximum	6.0 m minimum 6.5 m maximum

7. Side Setbacks shall be in accordance with Table 165.4(7).

Table 165.4(7) Minimum Side Setback Regulations				
	(i) Side Setback - building up to two Storeys, not to exceed 8.9 m in Height ¹	(ii) Side Setback - building exceeding two Storeys, not to exceed 8.9 m in Height		(iii) Side Setback - flanking public roadway
		(A) internal Side Setbacks	(B) Side Setback abutting a Zone with Single Detached as Permitted Use or RF5 Row Housing Zone	
(a) Side Setback	1.2 m	2.2 m	3.0 m	3.0 m
(b) Option to (a) above: Side Setback and Stepback option	1.2 m first two Storeys not to exceed 8.9 m in Height	1.2 m first two Storeys up to 8.9 m in Height plus 1.0 m Stepback above two Storeys or	1.2 m first two Storeys up to 8.9 m in Height plus 1.8 m Stepback above two Storeys or	3.0 m

		exceeding 8.9 m in Height	exceeding 8.9 m in Height	
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8. Rear Setbacks shall be in accordance with Table 165.4(8).

Table 165.4(8) Minimum Rear Setback Regulations				
	(a) Rear Setback	(b) Rear Setback - Corner Lot	(c) Rear Setback with attached rear Garage	(d) Rear Setback in neighbourhoods located within, or abutting, a Site within, the Mature Neighbourhood Overlay (except with an attached rear Garage, where (c) applies)
Rear Setback	7.5 m	4.5 m	5.5 m	30% of lot depth

9. Maximum Site Coverage shall be 50%. The maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.

10. Where the Site Abuts a Lane, vehicular access shall be from the Lane.

11. Parking shall be developed in accordance with the following:

- a. where there is no Lane access, parking may be located at the rear of the building, provided that where three or more Dwellings are attached, access from the public roadway shall be via a single common driveway;
- b. where there is no Lane access and the Dwelling has a width of 6.5 m or greater, a front attached Garage may be developed;
- c. notwithstanding 165.4(11)(a) and (b) above, in no case shall parking be accessed directly from a collector roadway, or accessed via the front of lots or Dwellings that front onto a road located directly across from or adjacent to a school or public park Site.

12. Where the required off-street parking spaces are located at the rear of any Dwelling the following requirements apply:

- a. one Garage, or Site for one Garage shall be clearly demarcated both on the Site and on the plan accompanying any application for a principal building, located in accordance

with the regulations of this Bylaw. A Hardsurfaced Walkway is required between the Garage or Garage Site and an entry to the Dwelling;

- b. where detached rear parking Garages are developed, the maximum width of the building containing the Garage(s) shall not exceed:
 - i. 25 m, provided that the building does not contain more than four separate Garages, outside of neighbourhoods located within the boundaries of the Mature Neighbourhood Overlay; or
 - ii. 13 m, provided that the building does not contain more than two separate Garages, in neighbourhoods located within the boundaries of the Mature Neighbourhood Overlay.

13. Within the boundaries of the Mature Neighbourhood Overlay, attached Garages shall be developed in accordance with the following:

- a. a Garage may protrude beyond the front or flanking wall of the principal building a distance that is characteristic of existing Garages on the blockface;
- b. a Garage may have a maximum width that is characteristic of the width of existing attached Garages on the blockface;
- c. building mass shall be articulated through features such as recessions or off-sets, architectural treatments, and Landscaping; and
- d. for Semi-detached Housing, Duplex Housing, and Row Housing, and Multi-unit Housing, Garages shall be designed so that the Garage is attached to a shared common wall and includes a shared driveway apron where possible.

14. Separation Space shall be provided in accordance with Section 48 of this Bylaw.

15. Amenity Area shall be provided in accordance with Section 46 of this Bylaw.

16. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.

17. Urban Gardens shall comply with Section 98 of this Bylaw.”;

- n) Deleting Section 165.5 entirely and renumber the following sections numerically.
- o) Deleting “Row Housing, Stacked Row Housing” from Section 165.5(1) and replacing it with “Multi-unit Housing”;
- p) Deleting Section 165.5(1)(a) and Section 165.5(1)(b) and replacing it as follows:

“a. each principal Dwelling shall have individual front door access to a public roadway, except in the case of Multi-unit Housing access to Dwellings above the first Storey may be shared by two Dwellings;

b. each principal Dwelling shall be oriented toward the street such that front and flanking facades and yards include design elements such as windows, covered porches, varied building articulation and landscaping as the dominant elements facing the public streetscape;”;

q) Deleting Section 165.5(2) entirely and replacing it as follows:

“2. Multi-unit Housing shall be developed in accordance with the following regulations:

- a. the maximum width of the frontage of the front Façade of a building containing Multi-unit Housing shall be 48 m;
- b. design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks, articulation of building façades, and varied architectural designs shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;
- c. maintenance and/or drainage and utility easement(s) may be required between abutting buildings and/or through private yards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.”;

r) Deleting Section 165.5(3) entirely and replacing it as follows:

“3. Where there are more than two buildings along a block face, Semi-detached Housing shall employ design elements such as varied roof lines, articulation of building facades, and variations of window and door treatments to prevent more than two identical building facades.”;

s) Deleting “Low Rise Apartments” from Section 210.1 and replacing it with “low rise Multi-unit Housing”;

t) Adding “Child Care Services”, “Convenience Retail Stores”, “General Retail Stores”, “Health Services”, “Professional, Financial and Office Support Services”, and “Specialty Food Services” to Section 210.2 alphabetically and renumbering the Section accordingly;

u) Deleting “Child Care Services”, “Convenience Retail Stores”, “Conversion of Single Detached, Semi-detached and Duplex Dwellings to Professional, Financial and Office Support Services”, and “Health Services” from Section 210.3, and adding “Business Support Services”, “Restaurants”, and “Special Event” alphabetically and renumbering the Section accordingly;

v) Adding “that existed prior to August 26, 2019” after “Duplex Housing”, “Semi-detached Housing”, and “Single Detached Housing” in Section 210.3;

w) Deleting Section 210.4 entirely and replacing it as follows:

“210.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Density shall be 45 Dwellings/ha.
2. The maximum Height shall not exceed 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52.
3. The maximum Floor Area Ratio shall be 2.3. The maximum Floor Area Ratio may be increased to 2.5 where:
 - a. a minimum of 10 percent of Dwellings have a Floor Area greater than 100 m²; and
 - b. the average number of bedrooms in these Dwellings is at least 3.
4. The minimum Front Setback shall be 4.5 m., except:
 - a. Where the Site is located within the boundaries of the Mature Neighbourhood Overlay and Abuts a Site zoned to allow Single Detached Housing as a Permitted Use, the minimum Front Setback shall be 6.0 m, or 1.5 m less than the average Front Setback on Abutting Lots, whichever is less. Where an Abutting Lot is vacant, the vacant Lot shall be deemed to have a Front Setback of the next Abutting Lot; or
 - b. where the Site is located within the boundaries of the Main Streets Overlay, does not Abut a Site zoned to allow Single Detached Housing as a Permitted Use, and the proposed development includes Commercial Uses at ground level, the minimum Front Setback shall be 1.0 m and the maximum Front Setback shall be 3.0 m.
5. The minimum Rear Setback shall be 7.5 m, except that individual buildings that are 6.5m or less in Height may have a minimum Rear Setback of 1.2m.
6. The minimum Side Setback shall be 1.2 m, except:
 - a. for buildings over 10.0 m in Height, the portion of the building above this Height shall require a minimum Side Setback of 3.0 m; and
 - b. for all buildings, the minimum Side Setback shall be 3.0 m Abutting a flanking public roadway other than a Lane.
7. Notwithstanding Section 210.4(5) and 210.4(6), for buildings on a Site larger than 1.0 ha Abutting a Site zoned to allow Single Detached Housing as a Permitted Use, the following shall apply:
 - a. The minimum Setback along that Abutting property line shall be 7.5 m. This minimum Setback is permitted to be a minimum of 3.0 m where an acceptable landscaped buffer is provided. In no case shall the Setback be reduced where the proposed building Abuts the south property line of a neighbouring site;
 - b. For buildings over 10.0 m in Height, the portion of the building above this Height shall require a minimum Setback of 10.0 m from that Abutting property line, except that:

- i. This minimum Setback is permitted to be a minimum of 1.0 m per Storey, plus 2.5 m where variations in Yards and Stepbacks, recessed balconies, or other design techniques minimize building massing and/or shadow impacts, provide architectural interest, and is complementary to the surrounding development. In no case shall this Setback be less than 5.5 m nor shall the Setback be reduced where the proposed building Abuts the south property line of a neighbouring site.
8. Where the Site Abuts a Lane, vehicular access shall be from the Lane.
9. Principal buildings adjacent to a public roadway, other than a Lane, shall have an entrance feature facing that public roadway.
10. Surface parking is not permitted to be located between any building and a public roadway, other than a Lane.
11. Parking, loading, storage, or trash collection may be permitted within the Side Setback, provided a minimum 1.5 m wide soft landscaping buffer is provided within the Setback and that all parking and service areas are screened from view from any Site zoned to allow Single Detached Housing as a Permitted Use.
12. Side, front and rear Façades shall include design techniques including, but not limited to, the use of varied rooflines, variations in building Setbacks and articulation of building Façades, in order to minimize the perception of massing, eliminate large uninterrupted expanses of wall, and provide visual interest when the structure is viewed from an adjacent Lot or roadway.
13. Where a building Façade with a length of 12.2m or greater is adjacent to a public roadway other than a Lane, all principal Dwellings along this Façade with Floor Area at ground level shall have an entrance door that fronts onto the roadway. Up to two Dwellings may share one of these entrance doors. Sliding patio doors shall not serve as this entrance. This is not required for Sites outside the boundaries of the Mature Neighbourhood Overlay that have Façades with a Setback greater than 4.5m from the lot line adjacent to the public roadway.
14. Upgrading of public pedestrian Walkway systems, roads, or Lanes adjacent to the Site may be required to the satisfaction of the Development Officer and the applicable City department.
15. Soil above underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover.
16. Separation Space shall be provided in accordance with Section 48 of this Bylaw.
17. Amenity Area shall be provided in accordance with Section 46 of this Bylaw.

18. The Development Officer may require information regarding the location of windows and Amenity Areas on adjacent properties to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.
19. Signs shall comply with the regulations found in Schedule 59B.
20. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.
21. Urban Gardens shall comply with Section 98 of this Bylaw.”;

x) Deleting Section 210.5 entirely and replacing it as follows:

“210.5 Additional Development Regulations for Commercial Uses

1. The following regulations shall apply to Commercial Uses:
 - a. Commercial Uses shall not be located above the ground floor;
 - b. the total Floor Area of each commercial premises not fronting on an arterial road shall not exceed 275 m²; and
 - c. these Uses shall not be permitted in any freestanding structure separate from a structure containing Residential Uses. Their principal entrance shall be a separate, outside entrance.

y) Adding the following after Section 210.5:

“210.6 Additional Development Regulations for Specific Areas

1. The following additional regulations shall apply to residential development abutting 109 Street between the north side of 69 Avenue and the east west Lane between 81 Avenue and Whyte Avenue:
 - a. the Front Setback abutting 109 Street shall be a minimum of 3.0 m.
 - b. the minimum Side Setback abutting 109 Street shall be 3.0 m;
 - c. a pedestrian Walkway system shall be provided along the portion of the Lot adjacent to 109 Street with the following features:
 - i. a sidewalk with a clear walking width of 2.0 m;
 - ii. a landscaped boulevard 2.0 m wide separating the sidewalk from 109 Street; and
 - iii. boulevard trees at a 6.0 m spacing.

The pedestrian Walkway system should maintain continuity with the design that has been constructed for other new developments along 109 Street. Utility relocation which may be required to construct the pedestrian Walkway system shall be at the expense of the developer.

- z) Deleting the phrase “Medium Rise Apartments” from Section 220.1 and replacing it with “medium rise Multi-unit Housing”;
- aa) Deleting “Stacked Row Housing, excluding Semi-detached and Duplex Housing” from Section 220.2 and adding “Child Care Services”, “Convenience Retail Stores”, “General Retail Stores”, “Health Services”, “Professional, Financial and Office Support Services”, and “Specialty Food Services” alphabetically and renumbering the Section accordingly;

4. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by:

- a) Deleting “Child Care Services”, “Convenience Retail Stores”, and “Conversion of Single Detached, Semi-detached and Duplex Dwellings to Professional, Financial and Office Support Services” from Section 220.3, and adding “Business Support Services”, “Duplex Housing that existed prior to August 26, 2019”, “Restaurants”, and “Semi-detached Housing that existed prior to August 26, 2019” alphabetically and renumbering the Section accordingly;
- b) Deleting “Single Detached Housing, Semi-detached and Duplex Housing” from Section 220.3 and replacing it with “Single Detached Housing that existed prior to August 26, 2019”;
- c) Deleting Section 220.4 entirely and replacing it as follows:

“220.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Density shall be 75 Dwellings/ha.
2. The maximum Floor Area Ratio shall be 3.0. The maximum Floor Area Ratio may be increased to 3.3 where:
 - a. a minimum of 10 percent of Dwellings have a Floor Area greater than 100 m²; and
 - b. The average number of bedrooms in these Dwellings is at least 3.
3. The maximum Height shall not exceed 23.0 m, in accordance with Section 52.
4. The minimum Front Setback shall be 4.5 m, except:
 - a. where the Site is located within the boundaries of the Mature Neighbourhood Overlay and Abuts a Site zoned to allow Single Detached Housing as a Permitted Use, the minimum Front Setback shall be 6.0 m, or 1.5 m less than the average Front Setback on Abutting Lots, whichever is less. Where an Abutting Lot is vacant, the vacant Lot shall be deemed to have a Front Setback of the next Abutting Lot; or
 - b. where the Site is located within the boundaries of the Main Streets Overlay, does not Abut a Site zoned to allow Single Detached Housing as a Permitted Use, and the

- proposed development includes Commercial Uses at ground level, the minimum Front Setback shall be 1.0 m and the maximum Front Setback shall be 3.0 m.
5. The minimum Rear Setback shall be 7.5 m, except that individual buildings that are 6.5 m or less in Height may have a minimum Rear Setback of 1.2 m.
 6. The minimum Side Setback shall be 1.2 m, except:
 - a. for buildings over 10.0 m in Height, the portion of the building above this Height shall require a minimum Setback of 3.0 m from the Side Lot Line; and
 - b. for all buildings, the minimum Side Setback shall be 3.0 m Abutting a flanking public roadway other than a Lane.
 7. Notwithstanding the other regulations of this Zone, for buildings on a Site larger than 1.0 ha Abutting a Site zoned to allow Single Detached Housing as a Permitted Use, the following shall apply:
 - a. The minimum Setback along that Abutting property line shall be 7.5 m. This minimum Setback is permitted to be a minimum of 3.0 m where an acceptable landscaped buffer is provided. In no case shall the Setback be reduced where the proposed building Abuts the south property line of a neighbouring site;
 - b. For buildings over 10.0 m in Height, the portion of the building above this Height shall require a minimum Setback of 10.0 m from that Abutting property line, except that:
 - i. This minimum Setback is permitted to be a minimum of 1.0 m per Storey, plus 2.5 m where variations in Yards and Stepbacks, recessed balconies, or other design techniques minimize building massing and/or shadow impacts, provide architectural interest, and is complementary to the surrounding development. In no case shall this Setback be less than 5.5 m nor shall the Setback be reduced where the proposed building Abuts the south property line of a neighbouring site.
 8. Surface parking is not permitted to be located between any building and a public roadway, other than a Lane.
 9. Parking, loading, storage, or trash collection may be permitted within the Side Setback, provided a minimum 1.5 m wide landscaping buffer, including vegetation such as trees or shrubs, is provided within the setback and that all parking and service areas are screened from view from any Site zoned to allow Single Detached Housing as a Permitted Use.
 10. Side and front Façades shall include design techniques including, but not limited to, the use of varied rooflines, variations in building Setbacks and articulation of building Façades, in order to minimize the perception of massing, eliminate large uninterrupted expanses of wall and provide visual interest when the structure is abutting an adjacent roadway.
 11. Separation Space shall be provided in accordance with Section 48 of this Bylaw.

12. Where the Site Abuts a Lane, vehicular access shall be from the Lane.
 13. Principal buildings adjacent to a public roadway, other than a Lane, shall have an entrance feature facing that public roadway.
 14. Where a building Façade with a length of 12.2 m or greater is adjacent to a public roadway other than a Lane, and has a minimum Setback between 3.0 m and 4.5 m from the Lot line adjacent to the public roadway, all principal Dwellings along this Façade with Floor Area at ground level shall have an entrance door that fronts onto the roadway. Up to two Dwellings may share one of these entrance doors. Sliding patio doors shall not serve as this entrance.
 - a. This is not required for Façades with a Setback greater than 4.5 m from the lot line adjacent to the public roadway, except for Sites located within the boundaries of the Mature Neighbourhood Overlay.
 15. Upgrading of public pedestrian Walkway systems, roads, or lanes adjacent to the Site may be required to the satisfaction of the Development Officer and the applicable City department.
 16. Soil above underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover.
 17. Amenity Area shall be provided in accordance with Section 46 of this Bylaw.
 18. The Development Officer may require information regarding the location of windows and Amenity Areas on adjacent properties to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.
 19. Signs shall comply with the regulations found in Schedule 59B.
 20. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.
 21. Urban Gardens shall comply with Section 98 of this Bylaw.
- d) Deleting Section 220.6 entirely and replace it as follows:

“220.6 Additional Development Regulations for Commercial Uses

1. The following regulations shall apply to Commercial Uses:
 - a. Commercial Uses shall not be located above the ground floor;
 - b. the total Floor Area of each commercial premises not fronting an arterial road shall not exceed 275 m²;
 - c. these Uses shall not be permitted in any freestanding structure separate from a structure containing Residential Uses. The principal entrance to these Uses shall be a separate, outside entrance.”;
- e) Replacing “48.0 m” in Section 220.7(3)(c) with “80 m”;
- f) Deleting the word “apartments” in Section 230.1 and replacing it with “buildings”;

- g) Deleting “, where developed within Row Housing” after “Secondary Suites in Section 230.2;
- h) Deleting the term “Apartment Housing” in subsection (d) of Table 1 in Section 230.4(1) and replacing it with “Multi-unit Housing”;
- i) Deleting the term “Apartment” in Section 230.5(1)(a) and replacing it with “Multi-unit”;
- j) Deleting Section 230.5(1)(b) in its entirety and replacing it as follows:

“b. Except for Multi-unit Housing and Group Homes that meet the Supportive Community Provisions, all ground level Dwellings shall have an Amenity Area in front of each exterior entry that establishes a transition area between the Amenity Area and the abutting public roadway (including a Lane), or the abutting private roadway.
- k) Deleting the term “Apartment” in Section 230.7(1)(a), Section 230.7(2)(a), and Section 230.7(7) and replacing it with “Multi-unit”;
- l) Deleting Section 230.7(12) in its entirety and renumbering the remainder of the Section accordingly;
- m) Deleting the term “Apartment Housing” in Section 310.5(1) and Section 310.5(1)(a) and replacing it with “Multi-unit Housing”;
- n) Deleting the term “Apartment Housing” in Section 320.5(1) and Section 320.5(3) and replacing it with “Multi-unit Housing”;
- o) Deleting the term “Apartment Housing” in Section 330.5(1), Section 330.5(1)(a), and Section 330.5(1)(d) and replacing it with “Multi-unit Housing”;
- p) Deleting the term “Apartment Housing” in Section 340.5(3), Section 340.5(3)(a), and Section 340.5(3)(d) and replacing it with “Multi-unit Housing”;
- q) Deleting the term “Apartment Housing” in Section 360.4(1), Section 360.5(1), and Section 360.5(1)(a) and replacing it with “Multi-unit Housing”;
- r) Deleting the term “Stacked Row Housing” in Section 570.2.4(6) and replacing it with “Multi-unit Housing”;
- s) Deleting Section 570.4.1(9) entirely and replacing it as follows:

“9. The average number of bedrooms per principal Dwelling in a development shall be at least 2.25.”;

- t) Deleting the term “Stacked Row Housing” in Section 570.4.1(10) and Section 570.4.1(10)(a)(ii) replacing it with “Multi-unit Housing”;
- u) Deleting the term “Stacked Row House” in Section 570.4.1(10)(a) and replacing it with “Multi-unit Housing”;
- v) Deleting the term “Stacked Row Housing” in Section 571.2.4, Section 571.4.1(10), and Section 571.4.1(10)(a)(ii) and replacing it with “Multi-unit Housing”;
- w) Deleting Section 571.4.1(9) entirely and replacing it as follows:

“9. The average number of bedrooms per principal Dwelling in a development shall be at least 2.25.”;
- x) Deleting the term “Stacked Row House” in Section 571.4.1(10)(a) and replacing it with “Multi-unit Housing”;
- y) Deleting the term “Stacked Row Housing” in Section 572.2.4, Section 572.4.1(10), and Section 572.4.1(10)(a)(ii) and replacing it with “Multi-unit Housing”;
- z) Deleting Section 572.4.1(9) entirely and replacing it as follows:

“9. The average number of bedrooms per principal Dwelling in a development shall be at least 2.25.”;

5. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by:

- a) Deleting the term “Stacked Row House” in Section 572.4.1(10)(a) and replacing it with “Multi-unit Housing”;
- b) Deleting the term “Stacked Row Housing” in Section 573.2.4, Section 573.4.1(10), and Section 573.4.1(10)(a)(ii) and replacing it with “Multi-unit Housing”;
- c) Deleting Section 573.4.1(9) entirely and replacing it as follows:

“9. The average number of bedrooms per principal Dwelling in a development shall be at least 2.25.”;
- d) Deleting the term “Stacked Row House” in Section 573.4.1(10)(a) and replacing it with “Multi-unit Housing”;

- e) Deleting the phrase “Stacked Row Housing or Apartment Housing” from Section 814.3(2) and replacing it with “or Multi-unit Housing”;
- f) Deleting Section 814.3(4) entirely and replacing it with:

“4. The minimum Rear Setback shall be 40% of Site Depth, except in the RF5 Zone, individual buildings up to 6.5 m in Height shall be permitted with a minimum Rear Setback of 1.2 m.”;
- g) Deleting Section 814.3(5) entirely and replacing it with:

“5. The maximum Height shall not exceed 10.0 m in the RF5 Zone and 8.9 m in all other Zones.”;
- h) Deleting “Stacked Row Housing and Apartment Housing” from Section 814.3(18)(d) and replacing it with “and Multi-unit Housing”;
- i) Deleting Section 815 entirely;
- j) Deleting the term “Apartment” in the subtitle for Section 816.4 and replacing it with “Multi-unit”;
- k) Deleting the term “Apartment” in the subtitle for Section 816.5 and replacing it with “Multi-unit”;
- l) Deleting Section 816.5(1)(c) entirely and replacing it as follows:

“c. The minimum Side Setback shall be 3.0 m. Where the Side Yard abuts an arterial road, the minimum Side Setback shall be 4.5 m.”;
- m) Deleting the phrase “and Stacked Row Housing” from Section 816.5(2)(a);
- n) Deleting Section 816.5(3)(a) entirely and replacing it as follows:

“a. Notwithstanding Section 46(3)(a) of this Bylaw, the Amenity Area for Multi-unit Housing Dwellings shall have a minimum width and length of 2.0 m and may be located within a Front Setback provided that a minimum Setback of 1.0m is maintained between the property line and the Amenity Area.”;
- o) Deleting the term “Apartment Housing” from Section 819.3(6) and Section 819.4(14) and replacing it with “Multi-unit Housing”;
- p) Deleting Section 823 entirely;

- q) Deleting the term “Apartment Housing” from Section 860.5(4)(d) and replacing it with “Multi-unit Housing”;
- r) Deleting Section 910.7.4(d)(i)(C) entirely and replacing it as follows:
 “C. Amenity Area for Multi-unit Housing shall not be required.”;
- s) Deleting the phrase “stacked town houses, apartment units” in Section 910.8.5(b)(i) and replacing it with “Multi-unit Housing.”;
- t) Deleting the term “Apartments” from Section 910.9.5(c)(iv) and replacing it with “Multi-unit Housing”;
- u) Deleting the phrase “, where developed within Row Housing” after “Secondary Suites” in Section 910.10(2);
- v) Deleting the term “Apartment Housing” from Section 910.12.4(a)(ii) and replacing it with “Multi-unit Housing”;
- w) Deleting the term “Row Housing” from Section 920.6(3)(a), Section 920.6(3)(b), and Section 920.6(3)(d)(iii) and replacing it with “Multi-unit Housing”;
- x) Deleting Section 920.8.3(g) entirely and replacing it as follows:
 “g. Semi-detached Housing, and Duplex Housing, where the Side Lot Line abuts a Site in a Commercial Zone or a property zoned to allow Row Housing or Multi-unit Housing as a Permitted Use, or is not separated from it by a public roadway more than 10.0 m wide
- y) Deleting Section 920.8.4(i) entirely and replacing it as follows:
 “i. Separation Space shall be provided in accordance with Section 48 of this Bylaw.”;
- z) Deleting Section 920.9.3(g) entirely and replacing it as follows:
 “g. Semi-detached Housing, and Duplex Housing where the Side Lot Line abuts a lot in a Commercial Zone or a property zoned to allow Row Housing or Multi-unit Housing as a Permitted Use, or is not separated from it by a public roadway more than 10.0 m wide.”

6. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by:

- a) Deleting Section 920.9.4(j) entirely and replacing it as follows:
 “j. Separation Space shall be provided in accordance with Section 48 of this Bylaw.”;

- b) Deleting Section 920.10.3(k) entirely and renumbering the remainder of the Sections alphabetically accordingly;
- c) Deleting Section 940.6.3(b) entirely and renumbering the remainder of the Sections alphabetically accordingly;
- d) Adding the following to Section 940.6.3 after “Minor Amusement Establishments” and renumbering the remainder of the Sections alphabetically accordingly:

“Multi-unit Housing is permitted only in buildings where the first storey is used for commercial purposes”;
- e) Deleting the term “Apartment Housing” in Section 940.6.5(c), Section 940.6.5(f), Section 940.6.5(r), and Section 940.6.5(r)(iii) and replacing it with “Multi-unit Housing”;
- f) Deleting Section 940.7(3)(f) entirely and replacing it as follows:

“f. Separation Space shall be provided in accordance with Section 48 of this Bylaw.”;
- g) Deleting Section 940.8(3)(b) entirely and replacing it as follows:

“b. The minimum Front Setback shall be 3.0 m, except 1.0 m for Dwellings with direct access to ground level.”;
- h) Deleting the phrase “except that it is not applicable to where the building faces a public roadway, other than a lane” from Section 940.8(3)(c).
- i) Deleting the term “apartments” from Section 950.4.1 and replacing it with “residential buildings”;
- j) Deleting the term “apartments” from Section 950.5.1 and replacing it with “residential buildings”;
- k) Add subsection number “4” to “Development Regulations” after Section 950.7.3.
- l) Deleting Section 950.7.4(k) entirely and replacing it as follows:

“k. Separation Space shall be provided in accordance with Section 48 of this Bylaw.”;
- m) Deleting Section 960.4.1 entirely and replacing it as follows:

“1. The purpose of this Zone is to accommodate the development of quality low-rise residential developments in accordance with the Ambleside residential urban design objectives. The intent

is to incorporate appropriate development controls and urban design guidelines to ensure that low-rise residential development is architecturally appealing and compatible with adjacent and future developments in the neighbourhood.”;

- n) Deleting “Apartment Housing, on a Site of 1.4 ha or smaller” from Section 960.4.2 and renumbering the remainder of the Sections alphabetically accordingly;
- o) Adding the following to Section 960.4.2 after “Minor Home Based Business” and renumbering the remainder of the Sections alphabetically accordingly;
 “Multi-unit Housing, on a Site of 1.4 ha or smaller”;
- p) Deleting “Stacked Row Housing, including Row Housing but excluding Semi-detached and Duplex Housing” from Section 960.4.2 and replacing it with “Row Housing” after “Multi-unit Housing on a Site 1.4 ha or smaller” and renumbering the remainder of the Sections alphabetically accordingly;
- q) Deleting “Apartment Housing, on a Site larger than 1.4 ha” from Section 960.4.3 and renumbering the remainder of the Sections alphabetically accordingly;
- r) Adding the following to Section 960.4.3 after “Major Home Based Business” and renumbering the remainder of the Sections alphabetically accordingly;
 “Multi-unit Housing, on a Site larger than 1.4 ha”;
- s) Deleting the phrase “Apartment Housing, Stacked Row Housing” from Section 960.4.4(l) and 960.4.4(l)(i) and replacing it with “Multi-unit Housing”;
- t) Deleting the term “Apartment Housing” from Section 960.4.4(l)(vi), Section 960.4.5(b)(vi), and Section 960.4.5(d)(iv) replacing it with “Multi-unit Housing”;
- u) Deleting Section 960.5.4(k) entirely and replacing as follows:
 “k. Multi-unit Housing may be permitted above an office or retail/commercial component of a mixed Use building or shopping centre complex. Stand alone Multi-unit Housing will only be permitted adjacent to 9 Avenue N.W, transit stations or stormwater lakes. The residential component of any mixed Use development shall be designed and sited so as to minimize any impacts from the commercial component related to noise, traffic circulation or loss of privacy.”;
- v) Deleting “, where developed within Row Housing” after “Secondary Suites” in Section 960.6.2;

- w) Deleting the term “apartments” from Section 960.6.4(b) and replacing it with “Multi-unit Housing”;
- x) Deleting the term “Apartment Housing” from Section 960.6.4(b)(i) and replacing it with “Multi-unit Housing”;
- y) Deleting the term “Stacked Row Housing” from the following Sections and replacing it with “Multi-unit Housing”:

Section 981.1, Section 981.5(a) Table 1, Section 981.5(b) Table 2, Section 981.5(c), Section 981.5(g) Table 3, Section 981.5(r), Section 981.5(v)(i), Section 981.5(x) Table 4;

- z) Deleting Section 981.5(aa) entirely and replacing it with the following:

“aa. Separation Space shall be in accordance with Section 48 of this Bylaw, except that Separation Space shall not be required between the principal building and Paisley Laneway Housing.

7. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by:

- a) Deleting the term “Apartment Housing” from Section 981.7(a) and replacing it with “Multi-unit Housing”;
- b) Deleting Section 994.7(1) entirely and replacing it as follows:

“1. Notwithstanding Section 7.2(2), Garden Suites may be Accessory to Semi-detached Housing, Duplex Housing, Row Housing, and Multi-Unit Housing.”;

- c) Deleting “911.5” and renumbering the “Orchards Row Housing Zone” as Section 994.5;
- d) Deleting the term “Stacked Row Housing” from the following Sections and replacing it with “Multi-unit Housing”:

Section 994.5.4(a) Table 1, row (v); 994.5.4(b); 994.5.4(c)(i); 994.5(4)(p); 994.5.4(q); 994.5(4)(r);

- e) Deleting “911.9” and renumbering the “Orchards Rear Attached Row Housing Zone” as Section 994.6;
- f) Deleting the term “Stacked Row Housing” from the following Sections and replacing it with “Multi-unit Housing”:

Section 994.6.4(a) Table 1, row (iv); 994.6.4(d); 994.6.4(i); 994.6.4(n); 994.6.4(o); 994.6.4(p);

g) Deleting Section 994.6.5(a) entirely and replacing it as follows:

“a. Child Care Services, Group Homes, Limited Group Homes, and Lodging Houses shall only be permitted when designed as an integral component of the built form for Multi-Unit Housing, Semi-detached Housing, or Row Housing.”;

h) Adding the term “Blatchford” before “Stacked Row Housing” in Section 997.5(1), Section 997.5(2), and Section 997.5(3);

i) Deleting the term “Apartment Housing” in Section 997.5(2) and replacing it with “Multi-unit Housing”;

j) Adding the following after Section 997.5(3):

“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.”;

k) Adding the term “Blatchford” before “Stacked Row Housing” in the following Sections:

Section 997.8.1, Section 997.8.2, Section 997.8.4(b); Section 997.8.4(d)(iv); Section 997.8.4(e)(iv)(C); 997.8.4(e)(v)(B); 997.8.4(l)(iii); 997.8.4(p);

l) Deleting Section 997.8.4(i) entirely and replacing it as follows:

“i. Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw.”;

m) Adding the term “Blatchford” before “Stacked Row Housing” in the following Sections:

997.9.2; 997.9.4(b); 997.9.4(d)(i); 997.9.4(e)(iii)(A); 997.9.4(o)(i); 997.9.4(r);

n) Deleting the term “Apartment Housing” and replacing it with “Multi-unit Housing” in the Following Sections:

997.9.4(a); 997.9.4(d)(ii); 997.9.4(e)(iii)(A); 997.9.4(e)(iii)(B); 997.9.4(o)(i); 997.9.4(o)(iii); 997.9.4(q);

- o) Deleting Section 997.9.4(h) entirely and replacing it as follows:

“h. Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw.”;

- p) Deleting the term “Apartment Housing” from the following Sections and replacing it with “Multi-unit Housing”:

997.10.4(g)(iii)(A); 997.10.4(g)(iii)(B); 997.10.4(g)(iii)(C); 997.10.4(q)(i); 997.10.4(q)(iii);
997.10.4(s);

- q) Deleting Section 997.10.4(j) entirely and replacing it as follows:

“j. Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw.”;

- r) Deleting the phrase “an Apartment” from Section 991.10.4(k)(vi) and replacing it with “a Multi-unit Housing”;

- s) Deleting the phrase “, where developed within Row Housing” after “Secondary Suites” in Section 998.6.2;

- t) Deleting the term “Stacked Row Housing” from Section 998.6.1, Section 998.6.4(q), and Section 998.6.4(r) replacing it with “Multi-unit Housing”;

- u) Deleting the term “Apartment Housing” from Section 999.4.4(3)(b) and replacing it with “Multi-unit Housing”;

- v) Deleting Section 999.6.4(2) entirely and renumbering the remainder of the Section accordingly;

- w) Deleting the term “Apartments” in Section 999.6.4(2) and replacing it with “Multi-unit Housing”;

- x) Deleting “Apartment Housing” from the following Sections, and renumbering the remainder of the Sections numerically or alphabetically accordingly:

140(2); 210(2); 220(2); 230(2); 310(3); 320(3); 330(3); 340(3); 360(3); 370(2); 574 Appendix I Subsection 2; 574 Appendix II Subsection 2; 910.5(2); 910.6(2); 910.7(2); 910.8(2); 910.9(2); 910.10(2); 910.11(2); 910.12(2); 920.10(2)(d); 940.6(4); 950.4(2); 950.5(2); 960.5(3); 960.6(2); 997.9(2); 997.10(2); 999.5(2); 999.6(2);

- y) Deleting “Row Housing” from the following Sections, and renumbering the remainder of the Sections numerically or alphabetically accordingly:

140(2); 210(2); 220(2); 230(2);

- z) Deleting “Stacked Row Housing” from the following Sections, and renumbering the remainder of the Sections numerically or alphabetically accordingly:

140(2); 165(3); 210(2); 230(2); 910.7(2); 910.10(2); 910.11(2); 920.10(2)(d); 960.6(2); 981(3); 994.5(2); 994.6(2); 998.6(2); 999.5(2); 999.6(2);

8. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by:

- a) Adding “Multi-unit Housing” alphabetically to the following Sections and renumbering the remainder of the Sections numerically or alphabetically accordingly:

140(2); 160(2); 165(2); 210(2); 220(2); 230(2); 310(3); 320(3); 330(3); 340(3); 360(3); 370(2); 574 Appendix 1 Subsection 2; 574 Appendix II Subsection 2; 910.5(2); 910.6(2); 910.7(2); 910.8(2); 910.9(2); 910.10(2); 910.11(2); 910.12(2); 920.10(2)(d); 940.6(4); 950.4(2); 950.5(2); 960.5(3); 960.6(2); 981(3); 994.5(2); 994.6(2); 997.9(2); 997.10(2); 998.6(2); 999.5(2); 999.6(2).

READ a first time this	day of	, A. D. 2019;
READ a second time this	day of	, A. D. 2019;
READ a third time this	day of	, A. D. 2019;
SIGNED and PASSED this	day of	, A. D. 2019.

THE CITY OF EDMONTON

MAYOR

CITY CLERK