

Description of Proposed Changes

Administration has prepared Charter Bylaw 18967 to facilitate missing middle housing development. This attachment provides a description of the proposed bylaw changes. A summary of zone-specific amendments can be found in the tables starting on page 11 of this attachment.

Intent of zones

Each zone in Zoning Bylaw 12800 includes a general purpose statement outlining what the zone's regulations are intended to achieve. However, certain zones contain regulations that do not reflect or align with the intent of the zone as described in the general purpose statement. For example, the general purpose of the (RA7) Low Rise Apartment Zone states that the zone is intended for low rise apartments. The zone, however, allows single or semi-detached housing and requires them to be developed under the regulations of a lower intensity zone. This creates inconsistencies between the intent of the zone and the type of development that can actually be provided.

To address the above noted issue, Administration is proposing to update the general purpose statement of each zone to better reflect the intended outcomes of the zone, and to align regulations and the list of permitted and discretionary uses with that stated intent.

Introduction of Multi-unit Housing use

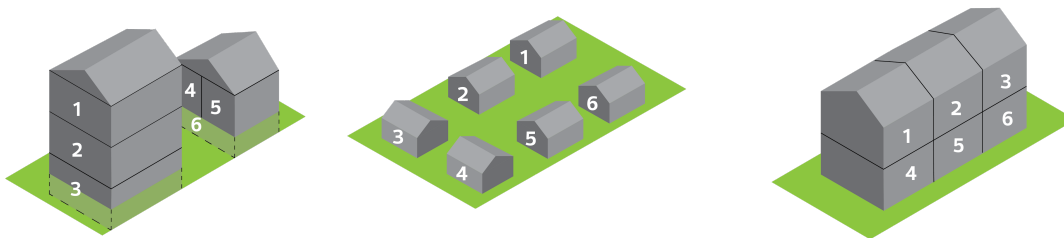
Zoning Bylaw 12800 defines different configurations of housing into different uses, such as row housing, stacked row housing, and apartment housing. The current definitions of these uses limit flexibility in building design. For example, the definition of stacked row housing specifies that units may be stacked on top of each other, or attached at the rear and the sides of the unit, but does not contemplate a mix of horizontally and vertically stacked units. This limits how units can be provided on a site, even if they are within the same overall building envelope.

The current use definitions do not accommodate other forms of Multi-unit Housing. For example, a site with six small homes arranged around a central courtyard is not currently captured under row housing, stacked row housing, or apartment housing. This limits the flexibility of Zoning Bylaw 12800 to accommodate innovative housing forms to meet the needs of Edmontonians.

In order to address the challenges described above, the proposed amendments create a new use called Multi-unit Housing, defined as:

“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.”

This definition will replace stacked row and apartment uses in zones. It will also be inclusive of other building forms such as row, semi-detached, and single detached housing, provided that at least three dwelling units are provided on site. This approach will allow for a greater range of unit configurations, including tiny homes or courtyard housing, and will also include dwellings that are part of a mixed use building. The images below describe hypothetical developments of six dwelling units that would all be considered “Multi-unit Housing”.



However, while row housing is a form of Multi-unit Housing, the “Row Housing” use class will remain within the Zoning Bylaw as it is applied and used in other zones (e.g. Special Area Zones) that are not being changed by the proposed amendments.

Achieving expected development intensity

Administration has found that the intensity of development in medium density zones is often well below what is intended for the zone. For example, nearly a quarter of all permits issued for the (RA7) Low Rise Apartment Zone from 2012 to 2017 were for row housing rather than apartments. Administration proposes two complementary approaches to address this issue: the removal of development rights for new low density housing forms while maintaining development rights for existing low density housing forms:

Removal of low density housing forms

Administration is proposing to remove any new Single-detached, Semi-detached, and Duplex housing as permitted uses in the (RA7) Low Rise Apartment Zone and (RA8) Medium Rise Apartment Zone. This will prevent a lower level of development intensity than anticipated in the zone. The flexibility of the definition of the new Multi-unit Housing use would still allow for the construction of these lower density housing forms as long as they are configured in a way that meets the new definition of Multi-unit Housing and achieve the minimum density requirements outlined below.

Legal Conforming Low Density Uses

Existing low density housing, for example a single detached house built on an (RA7) Low Rise Apartment Zone property, will be accommodated by listing single detached, semi-detached and row housing development as existing prior to the passage of the bylaw as discretionary uses in the (RA7) Low Rise Apartment Zone and (RA8) Medium Rise Apartment Zone. This will allow these existing buildings to remain as legally conforming uses which could be enlarged or expanded. In addition to enabling homeowners to continue to invest in their existing homes, this approach will support the preservation of the 17 existing low density buildings that are on the Inventory of Historic Resources in the (RF6) Medium Density Multiple Family Zone and 32 in the (RA7) Low Rise Apartment Zone.

Minimum density regulations

The proposed amendments add density minimums to the (RF5) Row Housing Zone, (UCRH) Urban Character Row Housing Zone, (RA7) Low Rise Apartment Zone and (RA8) Medium Rise Apartment Zone. Unlike density maximums, the Development Authority will be allowed to grant variances to these minimums where they deem it to be necessary. This change, in addition to the removal of low density uses from these zones, will help increase the intensity of development in these zones to the levels intended.

Density Maximums

The proposed amendments will remove maximum density from the (RA7) Low Rise Apartment Zone and (RA8) Medium Rise Apartment Zone, while maintaining maximum height and floor area ratio to regulate the overall building size. Five Special Area Zones in downtown Edmonton feature height and floor area ratio limits and no maximum density regulation and Administration has found that this is a common approach to medium density zoning in other municipalities, such as the City of Calgary. Administration believes that unit density requirements in the RA7 and RA8 zones likely does not accurately reflect the number of people that will live in a building, which is more dependent on the size of the unit provided, as smaller units will likely have less occupants.

By removing maximum density but regulating height and floor area ratio, developments like student housing, senior care facilities, and permanent supportive housing that have sleeping units rather than individual dwellings are better accommodated. Density maximums in the (RF5) Row Housing Zone will be regulated by a minimum site area per unit of 125 square metres to provide a progression in intensity from the (RF3) Small Scale Infill Development Zone.

Overlays

There are three existing Overlays that currently impact the medium density zones, including:

- The Mature Neighbourhood Overlay, which applies to the RF3 and RF5 Zones within the boundaries of the mature neighbourhoods.
- The Medium Scale Residential Overlay, which applies to all (RF6) Medium Density Multiple Family Zone and (RA7) Low Rise Apartment Zone sites within the same boundary as the Mature Neighbourhood Overlay
- The Medium Density Residential Overlay, which applies to select (RA8) Medium Rise Apartment Zone sites in the Strathcona and Belvedere neighbourhoods.

Administration is proposing minor changes to the allowable height in the Mature Neighbourhood Overlay in the RF5 zone. The Medium Scale and Medium Density Residential Overlays are proposed to be retired while relocating key design regulations into the underlying RA7 and RA8 Zones. This will simplify land use regulation while retaining key features of each overlay. More detail on a variety of considerations related to the overlays is outlined in the sections below.

Incorporating Design Regulations and Retiring the Medium Scale and Medium Density Overlays

Administration heard differing viewpoints on these overlays. Some felt the two overlays restrict development and led to projects not being developed or sites being rezoned to Direct Control. This viewpoint is supported by the findings in Attachment 2 of Urban Form and Corporate Strategic Development Report CR_4231, which shows that the majority of sites that were rezoned from (RA7) Low Rise Apartment Zone to DC2 were subject to the Medium Scale Residential Infill Overlay. Other stakeholders felt the urban design elements of the overlays are essential in preventing drab, uninteresting apartment developments.

In order to capitalize on the benefits of the overlays in supporting quality design while reducing barriers to development, Administration proposes to incorporate design regulations into the standard regulations of the (RA7) Low Rise Apartment Zone and the (RA8) Medium Rise Apartment Zone and to retire the overlays from the Zoning Bylaw. The design regulations proposed to be incorporated into the zones reflect what have become best-practice and are standard design principles which are required in other forms of development across the City. This approach will ensure high quality development in all Edmonton neighbourhoods, while also reducing regulation complexity. The regulations that are proposed to be incorporated into the underlying zones are:

- street orientation of building entrance features and individual entrances for units at grade
- articulation of all building facades
- requirement for vehicular access to be provided from the lane where one exists
- requirements for parking to be behind buildings

- contextual front setbacks where adjacent to low density development
- smaller front setbacks on pedestrian shopping streets
- smaller side setbacks to enable infill development
- specific design regulations for 109 Street
- minimum soil depth

The above regulations is intended to ensure that developments in these zones provide guidance in creating well designed developments across the city.

Medium Density Overlay Height Limit

The Medium Density Residential Overlay, which applies to select properties that are zoned (RA8) Medium Rise Apartment Zone in the Strathcona and Belvedere neighbourhoods, limits building height to the same four-storey height allowed under the (RA7) Low Rise Apartment Zone. The application of the Overlay in Belvedere was introduced as part of Zoning Bylaw 12800 when it was adopted in 2001, and Administration was unable to locate the rationale for this change. The Overlay was applied to Strathcona based on recommendations in the 1998 Strathcona Area Redevelopment Plan. The Plan states that the intent for the area “is to continue to accommodate walk up apartment development and to ensure that future apartment development or redevelopment maintains the pedestrian friendly character of the streetscape, is compatible with the scale of apartments that have been built to date, and has minimal impact on adjacent single family development.” In addition to this Plan, Administration also considered Edmonton’s Municipal Development Plan, which calls for medium and higher density residential development in proximity to LRT stations and transit avenues, both of which are present in the areas of application of the Medium Density Residential Overlay.

Administration analyzed the implications of removing the height maximums of the Medium Density Overlay in Attachment 3 - Technical Analysis of CR_6225. This analysis found that a four storey versus a six storey building had similar and negligible differences in shadowing impacts. The proposed inclusion of design regulations in the (RA8) Medium Rise Apartment Zone also ensure appropriate articulation to reduce the massing of six storey buildings, along with a requirement that any portion of the building greater than 10 metres in height be setback three metres from side property lines. The addition of requirements for ground level units to be street-oriented also ensure the intent of the plan to promote pedestrian-oriented streets.

Mature Neighbourhood Overlay

The Mature Neighbourhood Overlay imposes limits on missing middle housing forms. Two amendments to the Overlay are proposed that would apply to the (RF5) Row Housing Zone to better enable missing middle housing forms:

- 10 metre high buildings to enable the construction of 3 storey row housing development.
- allow smaller buildings at the rear of a site in the (RF5) Row Housing Zone, such as cluster housing or courtyard homes and garden suites, which would be equivalent to the scale of a garden suite.

Community Consultation in Overlays

Currently, when there is a proposed variance to the Medium Density or Medium Scale Residential Overlays, a Development Officer must circulate information to a specified set of neighbouring property owners prior to rendering a decision, and wait 21 days for responses. The Development Officer must then send another notification to the same property owners after their decision is made and wait an additional 21 days to allow the opportunity for appeal before the permit becomes valid. The current notification process is a barrier to missing middle housing development that is adding approximately 2 months to the approval process for these types of housing under these Overlays. Analysis has shown that applicants find the Overlays so restrictive that a Direct Control rezoning process is more frequently undertaken to enable development than to apply for a Development Permit under the regulations of the Overlays. Retiring these Overlays will result in removing the requirement for Community Consultation in these areas prior to rendering a decision, but will still require the 21 day notification of the decision.

Administration's research related to the number and quality of responses received through this advance notification prior to the Development Officer's decision was undertaken as part of report CR_4851. Administration reviewed 570 consultation responses that were completed and signed by neighbours, submitted from November 2015 to May 2016 and found that only eight percent of people contacted through the pre-consultation notification process provided any input beyond a brief statement of neutrality or support. Only three percent of respondents commented on land use impacts that could inform the Development Officer's decision. At the same time, this notification process leads to considerable delays in the development permit processing time. Combined with the appeal notification requirement for all variances, this leads to six weeks of time in application processing for notices alone.

Administration considered other information mechanisms that are available to neighbours, including the 21 day notice period once the Development Officer's decision is made, as well as new tools such as CityGram that allow interested individuals to sign up for notices about development occurring in their neighbourhood. Based on this analysis, Administration recommends removing the Overlays to reduce complexity in the Zoning Bylaw, streamline decision making processes, and reduce consultation fatigue. Further work through the Zoning Bylaw Renewal will also provide an opportunity for further refinement of notification processes.

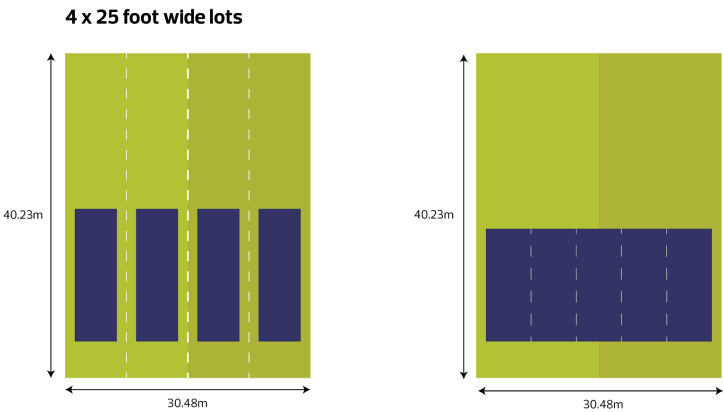
Changes to the (RF3) Small Scale Infill Development Zone

The Charter Bylaw proposes a number of changes to (RF3) Small Scale Infill Development Zone but will not significantly change the scale and built form of development. The changes will, however, allow more flexibility in the way housing units are provided.

Options for Mid-block Development.

The (RF3) Small Scale Infill Development Zone currently limits row, stacked row, and apartment housing to corner sites, sites abutting arterial or service roads, and sites abutting commercial, medium, or high density zones. The proposed bylaw amendment will allow Multi-unit Housing, which includes row housing, to be developed mid-block. This change acts on Action 16 of *Edmonton’s Infill Roadmap 2014* which is to “create more opportunities for row housing in the (RF3) Small Scale Infill Development Zone by removing location restrictions and changing the site regulations that currently limit this form of infill on RF3 lots.”

A number of design regulations have been added to ensure that new development is well-designed and of an appropriate scale. Buildings adjacent to roadways will be required to face the street. Buildings that are wider than a typical house on a 50 foot wide lot are required to have individual, street facing entrances for ground floor units. A maximum facade length of 28.1 m is also introduced to limit the width of mid-block multi-unit buildings. This is the length of a building that could be developed on two 50 foot wide lots, where alternatively, four narrow houses could be developed.



Density

Maximum density is not currently regulated in the (RF3) Small Scale Infill Development Zone, however the zone’s general purpose statement limits the number of dwellings in a development to four. The zone also requires a minimum site area of 750 square metres for apartment and stacked row housing, regardless of the number of dwellings proposed. This leads to a minimum 190

square metre requirement per unit, which is greater than the existing requirements for row housing in other zones.

The proposed amendments remove the absolute maximum number of dwellings and instead introduce a minimum site area for Multi-unit Housing forms. A new minimum site area of 150 square metres per principal dwelling of Multi-unit Housing provides more flexibility while still controlling overall site density. This minimum site area aligns with the current minimum site area for an internal row house, and the current minimum for duplex housing. Attachment 3 - Technical Analysis provides examples of how the site area minimum translates to the number of units allowed on standard lots.

Mix of Suites

Garden Suites are currently only allowed on a lot with a single detached house, while Secondary Suites are allowed in single detached, semi-detached, duplex, and row housing. A garden suite is not allowed on a lot that has a Secondary Suite. Action 23 of the *Infill Roadmap 2018* is to “create opportunities to include a mix of suites on a property” and is “intended to allow for additional suites to be constructed on a lot in order to allow for additional opportunities for low-scale infill.” One way to enable this action is to allow one Garden Suite and one Secondary Suite to be developed on a lot. Administration proposed to create this type of opportunity on properties with a single detached house in the (RF3) Small Scale Infill Development Zone. At the July 9, 2019 Urban Planning Committee, Administration was directed to extend this opportunity to the (RF1) Single Detached Residential Zone and the (RF2) Low Density Infill Zone. This is included in the proposed changes.

Administration notes that there are still opportunities to permit a broader mix of suites on a property by allowing Garden Suites on lots with Semi-Detached housing, including those with Secondary Suites. While Administration has heard from residents that want this opportunity, Administration is not proposing this outcome at this time. Further consultation and analysis is required prior to undertaking such a change.

Changes to site dimensions

Currently, the (RA7) Low Rise Apartment Zone and (RA8) Medium Rise Apartment Zone have a minimum site area requirement of 800 square metres. This can place limitations on development on smaller parcels that may have been subdivided into smaller parcels under lower density zoning, or have been ‘stranded’ between two other larger developments.

To address this issue, Administration proposes to remove the minimum site dimension in these zones. This will allow more efficient use of land and the realization of expected development in these zones. This will also allow the

construction of small apartment buildings on smaller lots. Floor area ratios will ensure that development is proportional to the size of the site.

Commercial Uses in the (RA7) Low Rise Apartment Zone and (RA8) Medium Rise Apartment Zone

The (RA7) Low Rise Apartment Zone and (RA8) Medium Rise Apartment Zone currently contain a small number of discretionary commercial uses. The proposed amendments change the existing allowance for child care services, professional, financial and office support services, and convenience retail stores from discretionary to permitted uses in order to enable the development of “light” mixed-use buildings.

The proposed amendments also add general retail, health services, and specialty food services as permitted uses, while business support services, restaurants, and special events are proposed as discretionary uses. Each commercial premise is restricted to the ground floor of the building and restricted to 275 square metres of floor area to limit the impact of these uses and ensure a pedestrian friendly streetscape is established. This change provides an opportunity for more day-to-day commercial uses to be located closer to residents, supports a vibrant local economy, and reduces the distance travelled to these services.

Larger Units

A definition for family oriented dwelling was introduced to Zoning Bylaw 12800 in 1980 and has not been revised since. The current definition requires the following conditions to be met for dwellings to be considered family oriented:

- there must be a minimum of two bedrooms, with an average of 2.25 bedrooms among all family-oriented dwellings in a building
- the lowest storey of the dwelling cannot be higher than the third story of the building
- individual access must be provided to grade, or when dwellings are located above grade, there cannot be more than six units per storey
- dwellings must have direct access to amenity area

The proposed amendments remove this definition and introduce other methods for accommodating a diversity of households types through unit size, including overall square footage and the number of bedrooms.

In the (RF5) Row Housing Zone, where development is currently required to meet the family oriented dwelling definition, requirements for some units to be larger will be maintained. The average number of bedrooms in dwellings will be required to be at least 2.25.

In the (RA7) Low Rise Apartment Zone and (RA8) Medium Rise Apartment Zone where there are currently no requirements for larger units, an incentive for their provision is proposed. The maximum floor area ratio in these zones could be increased by 0.2 where 10 percent of dwellings have a floor area of at least 100 square metres and the average number of bedrooms in those units is at least three. Compared to the existing family oriented housing requirements, this approach reflects common practices in other municipalities such as Portland and recent changes made to the (RA9) High Rise Apartment Zone. This approach can create greater flexibility in terms of dwelling location within the building and creates opportunities for amenities to be provided in ways that best meet the needs of households. Incentives also have the benefit of providing flexibility for individual projects to cater to different housing needs, creating fewer barriers to delivering housing options.

Changes to side setbacks

Current side setback requirements in the medium density zones, particularly the (RA7) Low Rise Apartment Zone and (RA8) Medium Rise Apartment Zone, were designed for large site development and can prove difficult to meet on smaller sites. This can be particularly problematic in infill situations. The medium density and medium scale overlays allow smaller setbacks than the base zones for this reason, and rezonings from medium density zones to direct control zones often include reductions in side setbacks. Proposed regulations will allow smaller side setbacks like the current overlays do, but with added flexibility for lower portions of the buildings.

In the (RF5) Row Housing Zone, the standard side setback is 1.2 metres, but a 7.5 metre side setback is required abutting low density zones. The rationale for this larger setback requirements is unclear as the maximum height in the (RF5) Row Housing Zone is the same as most low density zones. At most, there would be a 1.1 metre difference between development in the (RF5) Row Housing Zone when abutting a zone subject to the 8.9 metre height limit in the Mature Neighbourhood Overlay. Given this minor change in scale, Administration proposed to remove the 7.5 metre side setback requirement and introduce a standard 1.2 metre requirement.

The (RA7) Low Rise Apartment Zone and (RA8) Medium Rise Apartment Zone currently require a 7.5 metre side setback when abutting a low density zone, with an additional 2.5 metre stepback requirements for portions of the building above 10 metres in height. In these zones, this requirement is proposed to be retained with some simplification for sites over 1.0 hectares. This will mitigate the impacts of larger site development in suburban contexts and not apply overly onerous requirements to smaller infill sites. Proposed side setbacks in the (RA7) Low Rise Apartment Zone and (RA8) Medium Rise Apartment Zone are proposed to be 3.0 metres on smaller sites, with portions of the building below 10.0 m in height be

allowed a minimum side setback of 1.2 metres. This aligns with side setback requirements in most low density zones for buildings that are 10.0 metres or less in height.

Zone-specific amendments

For each zone, the first table provides a highlight of proposed changes to the zone. The second table provides a comparison between existing regulations in the standard zone and as it applies within the Mature Neighbourhood Overlay (MNO), and the proposed changes through the Missing Middle Zoning Review.

140 (RF3) Small Scale Infill Development Zone	
Uses	<ul style="list-style-type: none"> Remove apartment, row and stacked row housing as a use, and replace with Multi-unit Housing as a permitted use Allow Multi-unit Housing to be located anywhere that site size requirements are met, including mid-block, to enable mid-block row housing forms. Single detached, semi-detached, and duplex housing will remain as permitted uses Allow a single detached house to have both a garden suite and secondary suite
Appearance	<ul style="list-style-type: none"> Require street orientation of buildings Require all street-adjacent units with floor area on the main floor to have direct access to ground level in buildings larger than a detached house Building facade length limited
Overlays	<ul style="list-style-type: none"> Still subject to all regulations of the Mature Neighbourhood Overlay
Other regulations	<ul style="list-style-type: none"> Remove the four dwelling limit set out in the purpose statement Revise allowable activities in rear and side yards, including storage and parking, while ensuring appropriate screening is provided

RF3 Zone - Proposed changes	Existing	Existing (MNO)	Proposed	Proposed (MNO)
Minimum Site Width	10m - 17m	10m - 17m	7.5m	7.5m

Attachment 4

Mimumum Site Depth	30m	30m	No change	No change
Minimum Site Area (Single-detached housing)	250.8m ²	250.8m ²	225m ²	225m ²
Minimum Site Area (all other housing forms)	300m ² - 450m ²	300m ² - 450m ²	300m ²	300m ²
Maximum Site Coverage (Single, Semi-detached, Duplex Housing)	40% - 42%	40% - 42%	42%	42%
Maximum Site Coverage (Multi-unit Housing)	45%	45%	No change	No change

160 (RF5) Row Housing Zone	
Uses	<ul style="list-style-type: none"> Remove single detached, semi-detached, duplex, row, and stacked row housing and replace with Multi-unit Housing
Appearance	<ul style="list-style-type: none"> Require street orientation of buildings Require all street-adjacent units with floor area on the main floor to have direct access to ground level in buildings larger than a detached house
Overlays	<ul style="list-style-type: none"> Subject to all regulations of the Mature Neighbourhood Overlay, except for Height Minor modifications to the Rear Setbacks (see next table) to allow different types of housing forms such as courtyard housing.
Setbacks	<ul style="list-style-type: none"> Remove 7.5m requirement when abutting RF5 Zone or a zone permitting Single Detached Housing
Other regulations	<ul style="list-style-type: none"> Requirements for larger units Parking, loading, storage, and trash collection allowed in side setback where a landscape buffer is provided

RF5 Zone - Proposed Changes	Existing	Existing (MNO)	Proposed	Proposed (MNO)
Minimum Site Width	5m - 20m	5m - 20m	5m	5m
Minimum Site Depth	30m	30m	No change	No change
Minimum Site Area	150m ² - 740m ²	150m ² - 740m ²	125m ² per Dwelling	125m ² per Dwelling
Maximum Density (Dwellings per ha)	42	42	Removed	Removed
Minimum Density (Dwellings per ha)	None	None	35	35
Maximum Height	10m	8.9m	10m	10m
Maximum Site Coverage	40% - 55%	40% - 55%	50%	50%

Attachment 4

Minimum Rear Setback (for individual buildings less than 6.5m in Height)	7.5m	40% of Site Depth	1.2m	1.2m
Minimum Side Setback (flanking a public roadway other than a Lane)	4.5m	4.5m	3m	3m

165 (UCRH) Urban Character Row Housing Zone	
Uses	<ul style="list-style-type: none"> Remove semi-detached, duplex, row, and stacked row housing and replace with Multi-unit Housing
Appearance	<ul style="list-style-type: none"> Require all units to have direct access to ground level
Overlays	<ul style="list-style-type: none"> Not subject to any overlays
Site coverage	<ul style="list-style-type: none"> Consolidating all site coverage requirements Total maximum site coverage of 50%, providing more flexibility in site coverage for a mix of principal and accessory buildings
Other regulations	<ul style="list-style-type: none"> Removing redundant garage and driveway size regulations; applying attached garage regulations from the Mature Neighbourhood Overlay to developments in mature neighbourhoods Removing redundant landscaping requirements Removing some design regulations that are redundant or difficult to enforce

UCRH Zone - Proposed Changes	Existing	Proposed
Minimum Site Width	5m - 20m	5m
Mimumum Site Depth	30m	No change
Minimum Site Area	150m ² - 740m ²	125m ² per Dwelling
Maximum Density (Dwellings per ha)	54 - 63	Removed
Minimum Density (Dwellings per ha)	30 - 35	35
Minimum Side Setback (flanking a public roadway other than a Lane)	4.5m	3m
Maximum Site Coverage	40% - 55%	50%

210 (RA7) Low Rise Apartment Zone	
Uses	<ul style="list-style-type: none"> ● Remove single, semi-detached, duplex, row, and stacked row housing and replace with Multi-unit Housing allowed on any site size ● Allow Single Detached, Semi-detached and Duplex Housing as discretionary uses if these existed prior to the passage of the Zoning Bylaw Amendment ● Adding some low impact commercial uses
Appearance	<ul style="list-style-type: none"> ● Require street orientation of buildings ● Require all street-adjacent units with floor area on the main floor to have direct access to ground level in buildings larger than a detached house ● Require articulation of front, side and rear façades
Overlays	<p>Incorporate following regulations from the Medium Scale Residential Infill Overlay into the zone:</p> <ul style="list-style-type: none"> ● street orientation of building entrance features and individual entrances for units at grade ● articulation of all building facades ● requirement for vehicular access to be provided from the lane where one exists ● requirement for surface parking to be behind street-adjacent buildings ● contextual front setbacks where adjacent to low density development in mature neighbourhoods ● smaller front setbacks on pedestrian shopping streets ● pedestrian walkway requirements ● specific design regulations for 109 Street ● Soil depth is required to accommodate landscaping
Other regulations	<ul style="list-style-type: none"> ● Incentives for larger units ● Parking, loading, storage, and trash collection allowed in side setback where a landscape buffer is provided

RA7 Zone - Proposed Changes	Existing	Proposed
Maximum Density (Dwellings per ha)	125	Removed
Minimum Density (Dwellings per ha)	None	45

Minimum Site Width	20m	Removed
Minimum Site Area	800m ²	Removed
Maximum Floor Area Ratio	1.2	2.3; 2.5 with larger units
Minimum Front Setback	6m	4.5m
Minimum Front Setback (Sites in the Mature Neighbourhood Overlay that abut low-density zones)	6m	6m, but could be reduced based on context
Minimum Front Setback (Sites in Main Street Overlay not abutting low-density zones and propose ground-floor Commercial uses)	6m	1m
Maximum Front Setback (Sites in Main Street Overlay not abutting low-density zones and propose ground-floor Commercial uses)	6m	3m
Minimum Rear Setback	7.5m	7.5m
Minimum Rear Setback for individual buildings or portions of buildings up to 6.5m in Height	Not applicable	1.2m
Minimum Side Setback	1m per storey; 2m minimum	1.2m; 3m for portion of building where Height is greater than 10m
Minimum Side Setback (flanking a public roadway other than a Lane)	4.5m	3m
Minimum Side Setback for Sites greater than 1.0 ha and abut a low-density zone	1m per storey; 2m minimum	7.5m, can be reduced to 3m if criteria met
Minimum Side Setback for Sites greater than 1.0 ha, abut a low-density zone, and the proposed building is greater than 10m in Height	1m per storey; 2m minimum	10m, can be reduced to 5.5m if criteria met

220 (RA8) Medium Rise Apartment Zone	
Uses	<ul style="list-style-type: none"> Remove single, semi-detached, duplex, row, and stacked row housing and replace with Multi-unit Housing allowed on any site size Adding some low impact commercial uses
Appearance	<ul style="list-style-type: none"> Require street orientation of buildings Require that all street-adjacent units with floor area on the main floor in buildings larger than a detached house to have direct access to ground level Require articulation of front and side façades
Overlays	<p>Incorporate following regulations from the Medium Density Residential Overlay into the zone:</p> <ul style="list-style-type: none"> street orientation of building entrance features and individual entrances for units at grade articulation of all building facades requirement for vehicular access to be provided from the lane where one exists requirement for surface parking to be behind street-adjacent buildings contextual front setbacks where adjacent to low density development in mature neighbourhoods smaller front setbacks on pedestrian shopping streets pedestrian walkway requirements
Other regulations	<ul style="list-style-type: none"> Incentives for larger units Parking, loading, storage, and trash collection allowed in side setback where a landscape buffer is provided

RA8 Zone - Proposed Changes	Existing	Proposed
Maximum Density (Dwellings per ha)	224	Removed
Minimum Density (Dwellings per ha)	None	75
Minimum Site Width	20m	Removed
Minimum Site Area	800m ²	Removed

Maximum Floor Area Ratio	2.5	3.0; 3.3 with larger units
Maximum Site Coverage	50%	Removed
Minimum Front Setback	6m	4.5m
Minimum Front Setback (Sites in the Mature Neighbourhood Overlay that abut low-density zones)	6m	6m, but could be reduced based on context
Minimum Front Setback (Sites in Main Street Overlay not abutting low-density zones and propose ground-floor Commercial uses)	6m	1m
Maximum Front Setback (Sites in Main Street Overlay not abutting low-density zones and propose ground-floor Commercial uses)	6m	3m
Minimum Rear Setback	7.5m	7.5m
Minimum Rear Setback for individual buildings or portions of buildings up to 6.5m in Height	Not applicable	1.2m
Minimum Side Setback	1m per storey; 2m minimum	1.2m; 3m for portion of building where Height is greater than 10m
Minimum Side Setback (flanking a public roadway other than a Lane)	4.5m	3m
Minimum Side Setback for Sites greater than 1.0 ha and abut a low-density zone	1m per storey; 2m minimum	7.5m, can be reduced to 3m if criteria met
Minimum Side Setback for Sites greater than 1.0 ha, abut a low-density zone, and the proposed building is greater than 10m in Height	1m per storey; 2m minimum	10m, can be reduced to 5.5m if criteria met

See Attachment 2 - Mark-up of Proposed Changes to Missing Middle Zones (RF3, RF5, UCRH, RA7, RA8, and the Mature Neighbourhood Overlay) for the full mark-up changes to the Zoning Bylaw text.

Summary of administrative changes

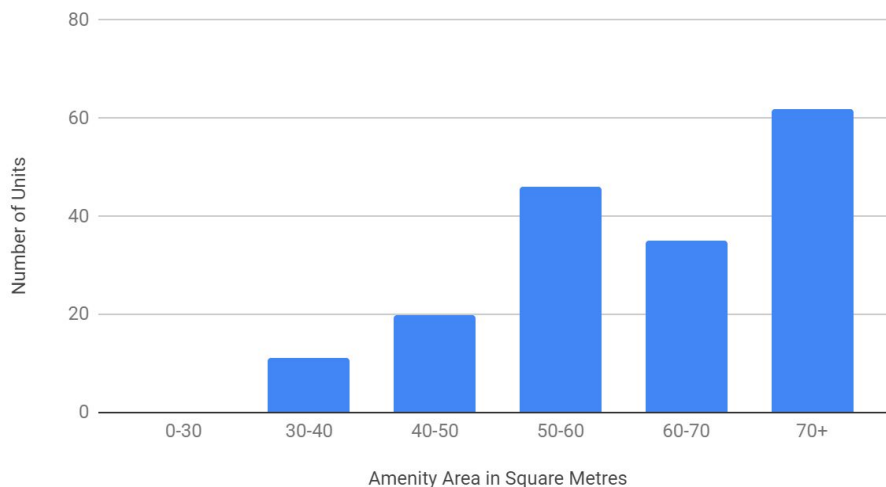
The introduction of the new Multi-unit Housing use results in a number of related amendments to ensure the consistency and functionality of Zoning Bylaw 12800.

Consolidating Amenity Area Requirements

Because the new Multi-unit Housing definition will allow row housing to be considered Multi-unit Housing, differences between amenity area requirements for these uses can be consolidated. The required amenity area per dwelling will be 7.5 square metres, which is the current requirement for apartment and stacked row housing.

Administration expects that amenity area will continue to be provided in excess of the minimum requirements. In February, 2017, the amenity area requirements for row housing in the (RF5) Row Housing Zone were reduced from 30 to 15 square metres. An analysis of amenity area provided for 174 fee simple row housing units in the (RF5) Row Housing Zone approved since February 2017 shows that all have provided at least 30 square metres of amenity area, with most providing over 50 square metres.

Amenity Area for RF5 Row Housing



The proposed amendments to allow Multi-unit Housing mid-block in RF3 is also likely to result in more developments with significant amounts of amenity area. These types of developments will be more likely to have a large backyard than Multi-unit Housing on a corner site.

Changing separation space regulations

The separation space regulations that require certain distances between buildings on the same site have not been updated substantially since the late 1980s. Administration has also been unable to find similar regulations in other municipalities' zoning bylaws. They have been identified as a significant barrier to achieving urban style medium density residential development. Current requirements can create up to 10 metre side setbacks between buildings. This is considerably higher than a typical 2.4 metre side separation between dwellings on separate lots. These regulations result in an inefficient use of land and largely unusable space.

The proposed amendments will require a standard of 2.4 metres between dwellings on the same site. This is consistent with typical spacings where each home has a 1.2 metre side setback. Changing to this standard will achieve a more efficient use of land form while maintaining a suitable distance between buildings. Requirements in the Alberta Building Code will regulate adequate separation or materials to ensure fire safety.

Consistency

Multi-unit Housing has been added as a use in zones in place of stacked row housing and apartment housing where currently listed. References to stacked row housing and apartment housing in regulations have also been updated for clarity and consistency.

Changes related to Lodging House regulations

At the July 9, 2019 meeting, Urban Planning Committee identified an inconsistency in how Lodging Houses were further regulated in the (RF3) Small Scale Infill Development Zone but not in other low density residential zones and made a motion to Administration to resolve this issue.

As an interim measure to regulate intensity and create consistency across the low density residential zones ((RF1) Single Detached Residential Zone, (RSL) Residential Small Lot Zone, (RF2) Low Density Infill Zone, (RPL) Planned Lot Residential Zone, (RLD) Residential Low Density Zone, (RF3) Small Scale Infill Development Zone, and (RF4) Semi-detached Residential Zone), a regulation to restrict Lodging Houses to a maximum of six Sleeping Units will be introduced. This aligns with development regulations as it relates to Limited Group Homes. Administration will be conducting a comprehensive review of how co-housing and supportive housing should be regulated starting in Q4 2019 and further refinements to how these uses should be regulated will occur upon the review's completion.

Attachment 4

The definition of “Dwelling” is amended as a housekeeping amendment to allow Sleeping Units to be used to calculate density for Group Homes and Lodging Houses. Finally, the Lodging House definition is amended to define when a building has to be completely converted in order for a Lodging House use to be allowed.