

King Edward Park Proposal

Figure 1.1

RF3 WIDE-SHALLOW CORNER LOT

70' x 113' (674 Sq.M)

4 Townhomes + 4 Secondary Suites



Figure 1.2 RENDERING OF PROPOSAL

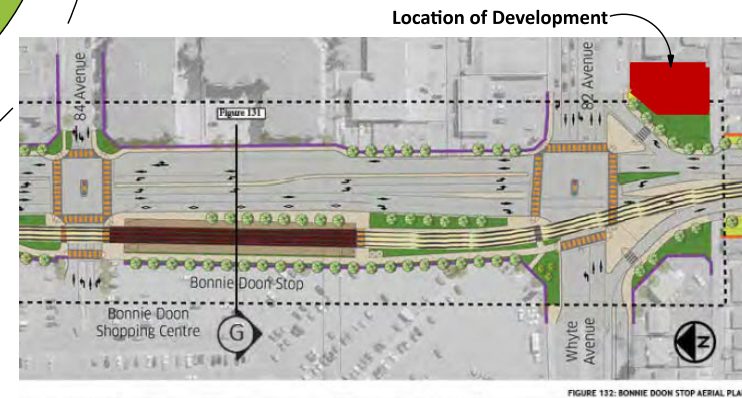


Figure 1.3 Valley LRT Design Guide, Bonnie Doon Stop

Example of what would have been achievable when the Multi-unit Housing Use was created, had Secondary Suites not been defined as only within "Multi-unit Housing that is built in the form of Row Housing"(7.2(6)). As such, in order to proceed with a development offering rental income opportunity in this prime location, DWELLING D WAS REMOVED. The removal of a Dwelling had a significant affordability impact on the remaining three townhomes.

ADDITIONAL REQUESTED TEXT AMENDMENT:

7.2(6) Definition of Secondary Suite

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~~ **in which no more than two principal Dwellings are vertically placed over the other in whole or in part.** A Secondary Suite has cooking facilities [etc].

7.2(5) Definition of Row Housing

Row Housing means development consisting of a building containing a row of three or more principal Dwellings joined in whole or in part at the side only with none of those Dwellings being placed over another in whole or in part. [etc.]

Allow Secondary Suites in the following types of Developments:

- **Multi-Unit Housing in creative configurations**
- **Multi-Unit Housing similar in nature to a Duplex**

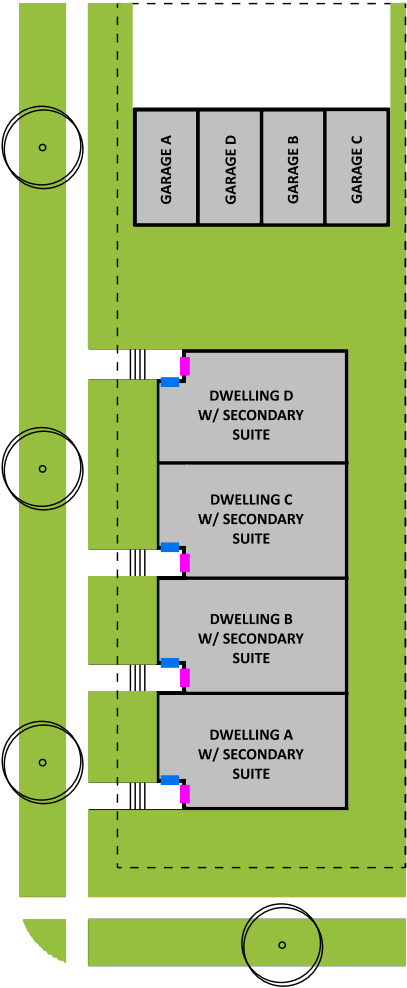
Rationale

Promote development of multi-housing on shallow lots.

Is in harmony with other text amendments proposed in Bylaw Charter 19503.

These Secondary Suites are BUILDABLE - Code compliance and Building Permits are attainable.

**CURRENTLY IN THE
LAND USE BYLAW**



Alberta Building Code

While the Land Use Bylaw assigns directional appointments to a building - such as the sides, front or rear - this is not the case with the Building Code. Row-housing refers to a building with three or more principal dwellings that are adjacent to one another, without another principal dwelling above or below. The dwellings can be attached on any exterior wall, and do not need to be in the form of a continuous straight line. The Building Code provides a straight-forward path of compliance for construction of secondary suites shown in the below examples equally, these details are clearly outlined in the Secondary Suite Design Guide available on the City of Edmonton's website.



■ PRINCIPAL ENTRANCE
■ SECONDARY SUITE ENTRANCE

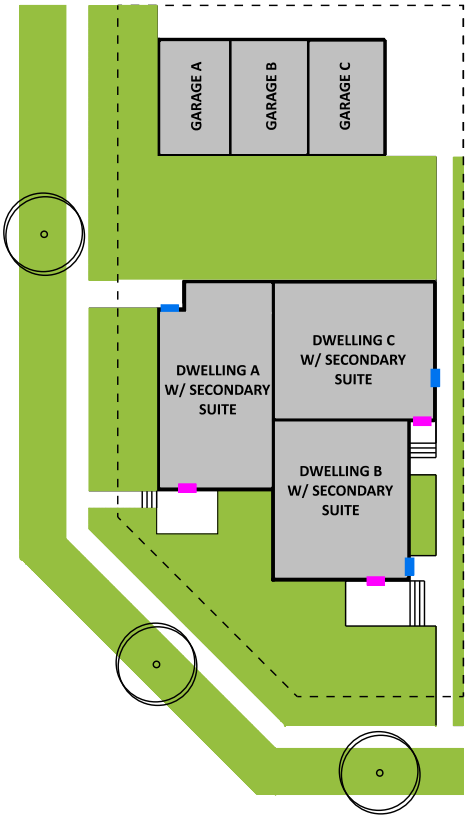


Figure 3.1
TYPICAL 4-PLEX CORNER LOT
50' X 150' (696 Sq.M)
4 TOWNHOMES
4 SECONDARY SUITES
TOTAL: 8 DWELLINGS

Figure 3.2
WIDE-SHALLOW CORNER LOT
66' X 120' (735 Sq.M)
4 TOWNHOMES
4 SECONDARY SUITES
TOTAL: 8 DWELLINGS

Figure 3.3
SHALLOW CORNER LOT
60' X 120' (625 Sq.M)
3 TOWNHOMES
3 SECONDARY SUITES
TOTAL: 6 DWELLINGS

Bold Move Text Amendment

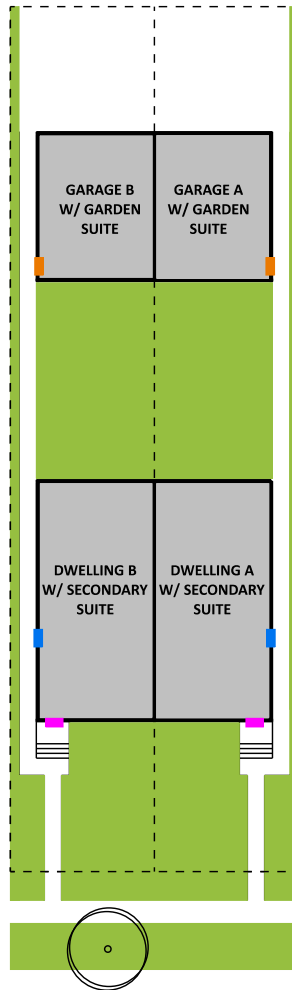


Figure 4.1
INTERIOR LOT - RF1, RF2, RF3
44' X 150' (613 Sq.M)
SEMI-DETACHED HOUSING
2 SECONDARY SUITES
2 GARDEN SUITES
TOTAL: 6 DWELLINGS

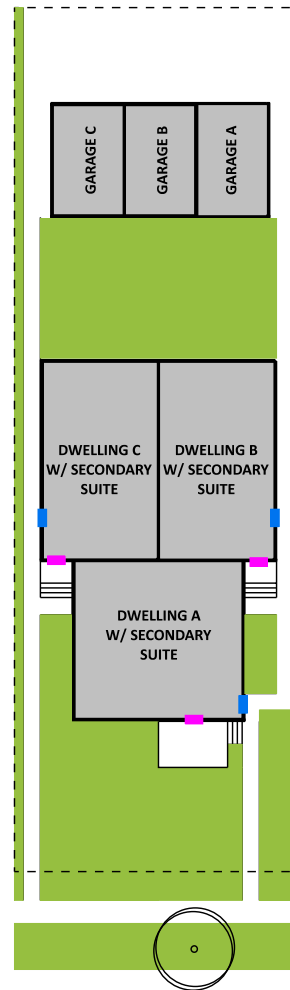


Figure 4.2
INTERIOR LOT
44' X 150' (613 Sq.M)
3 TOWNHOMES
3 SECONDARY SUITES
TOTAL: 6 DWELLINGS

■ PRINCIPAL ENTRANCE
■ SECONDARY SUITE ENTRANCE
■ GARDEN SUITE ENTRANCE

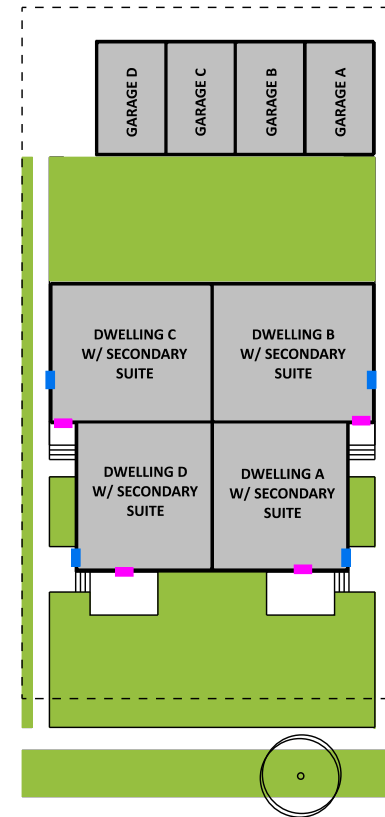


Figure 4.3
SHALLOW INTERIOR LOT
66' X 120' (735 Sq.M)
4 TOWNHOMES
4 SECONDARY SUITES
TOTAL: 8 DWELLINGS

CURRENTLY IN THE LAND USE BYLAW

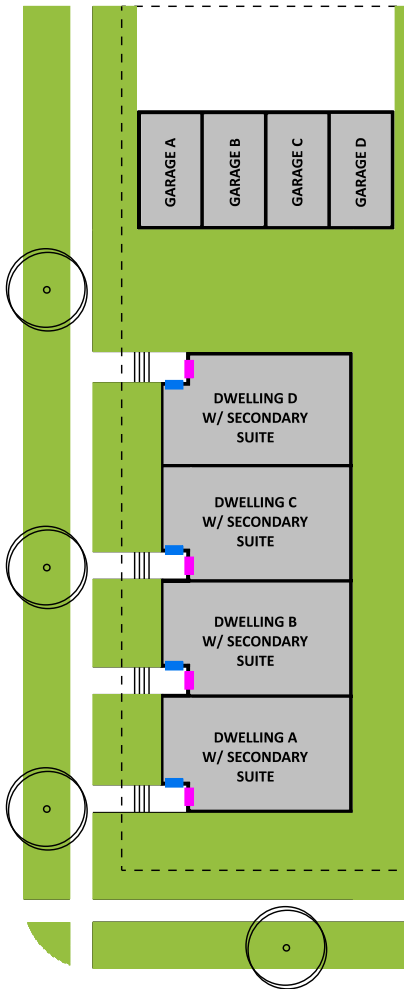


Figure 5.1
TYPICAL 4-PLEX CORNER LOT
50' X 150' (696 Sq.M)
4 TOWNHOMES
4 SECONDARY SUITES
TOTAL: 8 DWELLINGS

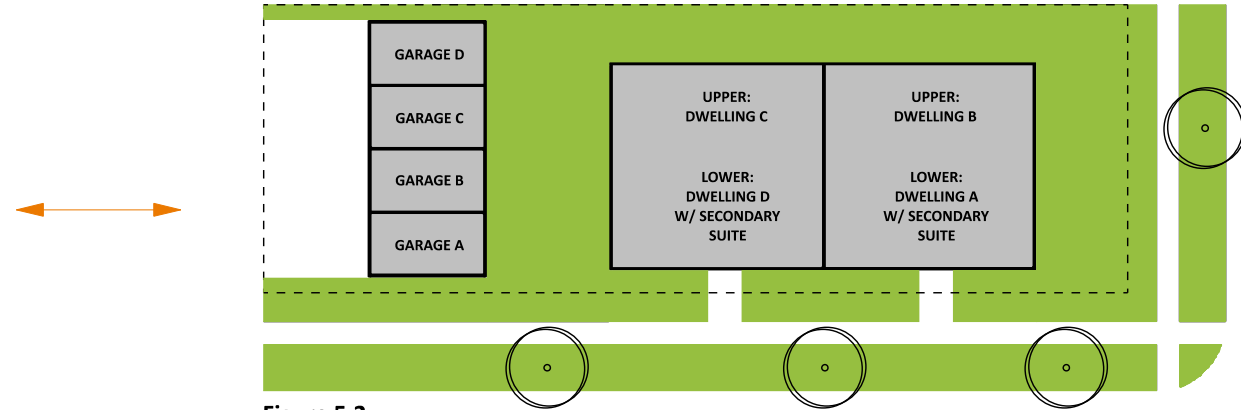


Figure 5.2

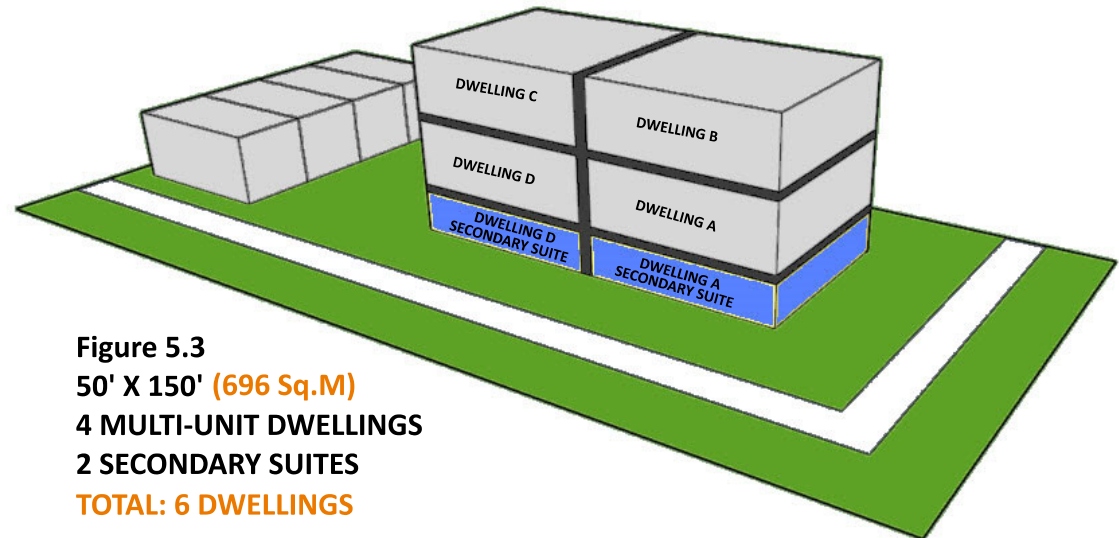


Figure 5.3
50' X 150' (696 Sq.M)
4 MULTI-UNIT DWELLINGS
2 SECONDARY SUITES
TOTAL: 6 DWELLINGS

Alberta Building Code

As with ANY form of stacked housing, there is no single path within the Building Code, it is up to each applicant to decide upon and convey their respective path of compliance to the Building Safety Codes Officer, showing that the Building Code's Intent is met or exceeded.

IDEA has engaged with the Safety Codes section of Development Services regarding the proposed amendment to the definition of Secondary Suites. Restricting the form to only two dwellings stacked vertically maintains a structure similar in nature to a Duplex. Last year, the Safety Codes section of Development Services released a document called *Design Considerations for Duplexes, with or without Secondary Suite Development Permit approval*. This document highlights several of the same considerations required for the above structure.