

RLD Zone Mark-up of Proposed Text Amendment to Zoning Bylaw 12800

<p>Black Font <i>Strikethrough:</i> <i>Underline:</i></p>	<p>Existing Text in Zoning Bylaw 12800 Proposed deletion from Zoning Bylaw 12800 Proposed addition to Zoning Bylaw 12800</p>	<p>Rationale</p>
<p>145. (RLD) Residential Low Density Zone</p> <p>145.1.General Purpose</p>	<p>The purpose of this Zone is to facilitate a range of ground-oriented housing forms that use land and infrastructure more efficiently than typical low-density development. The zone provides flexibility of lot sizes and widths to provide choice and to accommodate a mix of housing types in developing neighbourhoods.</p>	<p>The Zone includes a range of low-density housing types to provide a mix of housing choices to meet the needs of different households within the same neighbourhood, under a single zone.</p> <p>Edmonton Federation of Community Leagues stakeholders expressed the concern that the Zone does not align with the requirements of the Mature Neighbourhood Overlay. To address this concern, Adminsitration amended the Zone’s General Purpose to clarify the intent that it be applied only in developing neighbourhoods. As per Zoning Bylaw 12800 Section 11.4(1)(d) Limitation of Variance, there shall be no variance to the General Purpose of the Zone.</p>

<p>145.2. Permitted Uses</p> <ol style="list-style-type: none"> 1. Duplex Housing 2. Garden Suite 3. Limited Group Home 4. Minor Home Based Business 5. Secondary Suite 6. Semi-detached Housing 7. Single Detached Housing 8. Urban Gardens 9. Fascia On-premises Signs <p>145.3. Discretionary Uses</p> <ol style="list-style-type: none"> 1. Child Care Services 2. Group Home 3. Lodging Houses 4. Major Home Based Business 5. Residential Sales Centre 6. Special Event 7. Urban Outdoor Farms 8. Temporary On-premises Signs 	<p>The Zone includes low-density housing types other than Row Housing. Row Housing is excluded because including it triggers enhanced EPCOR servicing requirements that significantly increase infrastructure costs. This factor has limited use of the existing Residential Mixed Dwelling (RMD) Zone.</p> <p>Discretionary uses include the Special Event Use added at the November 26, 2018, City Council Public Hearing.</p>
<p>145.4. Development Regulations for Permitted and Discretionary Uses</p>	<p>Zero Lot Line Development makes more efficient use of land than conventional single detached housing by reducing one Side Setback to 0m.</p> <p>Reverse Housing does not front onto a public roadway, but rather a</p>

					green space, plaza or multi-use trail, and vehicular access is provided from a lane.																																								
<p>1. The maximum total Site Coverage shall be:</p> <p>a. in accordance with Table 145.4(1)(a) for all Uses described in Table 145.4(1)(a):</p> <table border="1"> <thead> <tr> <th colspan="5">Table 145.4(1)(a) - Maximum Site Coverage</th> </tr> <tr> <th></th> <th>Principal building</th> <th>Accessory building</th> <th>Total where Primary vehicular access is from a Lane</th> <th>Total where Primary vehicular access is not from a Lane</th> </tr> </thead> <tbody> <tr> <td>A. Single Detached Housing</td> <td>35%</td> <td>17%</td> <td>52%</td> <td>50%</td> </tr> <tr> <td>B. Single Detached Housing - Zero Lot Line Development</td> <td>38%</td> <td>18%</td> <td>56%</td> <td>53%</td> </tr> <tr> <td>C. Semi-detached Housing</td> <td>35%</td> <td>18%</td> <td>53%</td> <td>50%</td> </tr> <tr> <td>D. Semi-detached Housing - Zero Lot Line Development</td> <td>38%</td> <td>20%</td> <td>58%</td> <td>55%</td> </tr> <tr> <td>A. Duplex Housing</td> <td>35%</td> <td>17%</td> <td>52%</td> <td>50%</td> </tr> <tr> <td>B. Duplex Housing -</td> <td>38%</td> <td>18%</td> <td>56%</td> <td>53%</td> </tr> </tbody> </table>					Table 145.4(1)(a) - Maximum Site Coverage						Principal building	Accessory building	Total where Primary vehicular access is from a Lane	Total where Primary vehicular access is not from a Lane	A. Single Detached Housing	35%	17%	52%	50%	B. Single Detached Housing - Zero Lot Line Development	38%	18%	56%	53%	C. Semi-detached Housing	35%	18%	53%	50%	D. Semi-detached Housing - Zero Lot Line Development	38%	20%	58%	55%	A. Duplex Housing	35%	17%	52%	50%	B. Duplex Housing -	38%	18%	56%	53%	<p>Maximum total Site Coverage is slightly higher for developments where primary vehicle access is from a Lane because the garage requires a separate structure rather than being integrated with the Principal Dwelling.</p>
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<p>Zero Lot Line Development</p>					
<p>b. a maximum of 55% for all other Uses described in 145.2 and 145.3.</p>					
<p>2. Notwithstanding 145.4(1), the maximum Site Coverage for the principal building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed for Garden Suites, to accommodate single storey Unenclosed Front Porches.</p>					<p>An additional 2% Site Coverage is provided for single storey Unenclosed Front Porches, which help to provide interest and activity to street frontage.</p>
<p>3. Section 55.10 of the Zoning Bylaw shall not apply to this Zone.</p>					<p>Section 55.10 limits the area covered by Impermeable Material to 70 percent of the total Lot area. Due to relatively small lot sizes and requirements for hardsurfaced walkways and parking areas, impermeable surfaces may exceed 70 percent.</p> <p>To reduce stormwater runoff to the sewer system associated with impermeable surfaces, the Zone includes regulations to allow roof leaders to discharge to a rain garden or City right of way, rather than directly to the storm sewer.</p>
<p>4. The minimum Site Depth shall be 27.0 m.</p> <p>5. Front Setbacks shall be in accordance with Table 145.4(5):</p>					<p>Lot sizes in some developing neighbourhoods are slightly smaller than the typical minimum site depth of 30 m. Minimum site depth is</p>

Table 145.4(5) - Front Setback Regulations			
(a) Access from rear Lane or flanking side of the Lot			(b) No rear Lane access, including when a front attached Garage forms an integral part of a Dwelling
(i) Treed Landscaped Boulevard	(ii) No Treed Landscaped Boulevard	(iii) Reverse Housing	5.5 m
3.0 m	4.5 m	3.0 m	

6. The minimum Rear Setback shall be 7.5 m, except in the case of a Corner Site, it shall be 4.5 m.

7. The minimum Side Setback

- a. excluding Zero Lot Line Development shall be 1.2 m, except as outlined in Table 145.4(7)(b);
- b. for Zero Lot Line Development, may be reduced to 0 m on one side where the other Site Side Setback is a minimum of 1.5 m, except as outlined in Table 145.4(7)(b);

Table 145.4(7)(b) - Side Setback Regulations			
	Corner Site flanking Side Setback, not Abutting a Treed Landscaped Boulevard	Corner Site where a Garage faces a flanking public roadway	Corner Site flanking Side Setback, Abutting a Treed Landscaped Boulevard
Side Setback	2.4 m	4.5 m measured from the vehicle doors of the Garage	3.0 m

reduced to 27 m to avoid the need for variances to accommodate this minor difference.

The Zone does not include regulations regarding minimum or maximum site area or site width, providing flexibility to developers to build to different sizes, styles and configurations.

Separation between buildings is addressed by setback requirements.

Setback requirements ensure a consistent streetscape, including where a treed boulevard is present.

The minimum rear setback for Corner Sites is reduced to accommodate sites where Dwellings face a flanking public roadway.

<p>8. A Zero Lot Line Development shall only be permitted where:</p> <ul style="list-style-type: none"> a. all roof drainage from the Dwelling, including an Attached Garage, and Accessory buildings, shall be directed away from buildings and towards a public roadway, including a Lane, or to a drainage work; b. no roof leader discharge shall be directed to the maintenance easement; c. the owner of a Lot within a development proposed for the Zero Lot Line Development and the owner of the adjacent Lot shall register, on titles for all adjacent Lots: <ul style="list-style-type: none"> i. a 1.5 m private maintenance easement that requires: <ul style="list-style-type: none"> A. An unobstructed minimum width drainage pathway of 0.30 m to be free and clear of all objects; B. a 0.30 m eave encroachment easement with the requirement that the eaves must no be closer than 0.90 m to the eaves of the building on an adjacent parcel; C. a 0.60 m footing encroachment easement; D. permission to access the easement area for maintenance of the properties; and E. that the Garage, Parking Area or Driveway shall not encroach on the private maintenance easement; ii. a restrictive covenant and easement that: 	<p>New regulations allow roof leaders to discharge to a drainage work, such as rain garden, or to City right of way, rather than directly to the storm sewer. These provisions ensure adequate drainage while supporting Low Impact Development that reduces stormwater runoff to the sewer system.</p> <p>Easements and restrictive covenants ensure access for maintenance purposes and require that a drainage pathway be retained and not obstructed.</p>

<ul style="list-style-type: none"> A. requires a drainage swale constructed to City of Edmonton Design and Construction Standards; and B. provides for the protection of drainage of the Site, including the right for water to flow across Lots and the requirement not to inhibit the flow of water across Lots; and iii. where utilities cross over another titled Lot, a utility easement(s) on all Lots within the Zero Lot Line Development and the adjacent Lots to ensure adequate access for utility maintenance. 	
<p>9. A Zero Lot Line Development with front drive access shall not be located:</p> <ul style="list-style-type: none"> a. directly across a public roadway, other than a Lane, from another Zero Lot Line Development with front drive access; or b. on collector roadways. 	<p>Zero Lot Line Development with front attached garages does not accommodate onstreet parking. To ensure sufficient onstreet parking, Zero Lot Line Developments are not allowed directly across from each other on both sides of a road, or on collector roadways.</p>
<p>10. Where a Site Abuts a Lane at the Rear Lot Line, vehicle access shall be from the Lane.</p> <p>11. Notwithstanding Section 145.4(10), access may be allowed from a public roadway other than a Lane, when:</p> <ul style="list-style-type: none"> a. a Site Abuts a Lane at the Rear Lot Line, and the additional vehicular access supports an additional principal Dwelling on the Site; or b. Site access from a public roadway other than a Lane will result in a consistent streetscape with Lots on the same block face that cannot take access from a Lane. 	<p>The requirement that vehicle access must be from the Lane if a Lane is provided, makes efficient use of infrastructure and supports a consistent streetscape, provision of street trees, and onstreet parking.</p> <p>Additional provisions address exceptional cases where lane access would be unfeasible or undesirable.</p>

<p>12. The maximum building Height shall not exceed 10.0 m.</p> <p>13. Except for Reverse Housing, each principal Dwelling shall have an entrance door or entrance feature facing a public roadway, other than a Lane.</p> <p>14. Principal buildings on Corner Sites shall have flanking side treatments similar to the front elevation of the building.</p>	<p>Minimal design regulations for individual dwellings will accommodate different design preferences, while requiring basic design elements such as entrance doors facing a public roadway, and similar design and materials on the front and side of buildings on corner sites.</p>
<p>15. On-site parking shall be provided in accordance with the following requirements:</p> <p>a. Where a Site has primary vehicular access from a public roadway other than a Lane, the following regulations shall apply:</p> <ul style="list-style-type: none"> i. A front or side attached Garage shall be provided; ii. Where a Driveway provides access to a parking space within a Garage, the Development Officer may consider the Driveway as a second parking space that is in tandem to the parking space; and iii. The Driveway, including walkway, shall be no wider than the Garage. <p>b. Where a Site has primary vehicular access from a Lane, the following regulations shall apply:</p> <ul style="list-style-type: none"> i. A Garage, or a Hardsurfaced parking pad, shall be provided; ii. The minimum distance from the Rear Lot Line to a Garage or Hardsurfaced parking pad shall be 1.2m; iii. Where a Site is developed with Reverse Housing, the minimum Setback between one Side Lot Line and a detached Garage shall be 1.1 m; and 	<p>The Zone does not prescribe a specific number of Off-street parking spaces or their size, therefore the standard parking provisions of Zoning Bylaw 12800 apply. This will ensure that the Zone benefits from amendments to parking requirements over time.</p>

<p>iv. A Hardsurfaced parking pad shall include an underground electrical power connection with an outlet on a post approximately 1.0 m in Height, located within 1.0 m of the parking pad.</p>	
<p>1. Notwithstanding Section 48, Separation Space shall not be required:</p> <ul style="list-style-type: none">a. between a Garden Suite and the associated principal Dwelling on the same Site; orb. where side walls of buildings on abutting Lots face each other and windows of habitable rooms are not located directly opposite each other, such that privacy is not impacted. <p>2. Signs shall comply with the regulations found in Schedule 59A of this Bylaw.</p>	