

Ground-oriented Multi-unit Residential Developments Marked DRAFT Text
Proposed Changes Nov. 7, 2014 –for Discussion

Black Font = existing Zoning Bylaw text

Underline Font = proposed addition to Zoning Bylaw

~~Strikethrough~~ = proposed deletion from Zoning Bylaw

The following portions of Sections of the Zoning Bylaw include proposed Text Amendments, some of which include entire subsections for context.

See also: Table 1: Summary: DRAFT Zoning Bylaw Text Amendments "Ground-oriented Multi-unit Residential Developments" (Nov. 7, 2014)(background/rationale)

- 6.1(62) "Ground-oriented Residential Developments" – definition – NEW since March 24, 2014 Draft.
- 6.1(63) REVISED – NAME CHANGE: "Multi-unit Residential Developments" definition change from "Multi-unit Project Developments" – all incidences in Bylaw replaced
- 13.5 Comprehensive Site Plan
- 54.2 Required Off-street Vehicular Accessory Parking (driving aisles)
- 54.3 Schedule 2 Bicycle Parking Requirement
- 55 Landscaping (portion of regulations included)
 - *corrects error as a result of Bylaw 15632 (Dec. 13, 2010). Keeps clause that removed some non-project landscaping requirements from RF5 Zone – additional lot landscaping requirements are added to RF5, same as in UCRH*
- 60. Bare Land Condominium – deleted and replaced by Section 98
- 98 Section 98 "Multi-unit Residential Developments" – replaces Section 60 Bare Land Condominium
 - Section # changed from 60, from General Regulations, to 98 under Special Land Use Provisions to better reflect the application of the regulations.*
- 150 (RF4) Semi-detached Residential Zone
- 155 (RMD) Residential Mixed Use Zone
- 160 (RF5) Row Housing Zone
- 165 (UCRH) Urban Character Row Housing Zone
- 170 (RF6) Medium Density Multiple Family Zone – addresses ground-oriented
- 180 (RA7) Low Rise Apartment Housing Zone – addresses ground-oriented, separates Uses, separates regulations from Uses
- 370-373 (CS1), (CS2), (CS3) and (CS4) Community Services Zones – to be consistent with changes in (RF5) Row Housing Zone & regulations move to Section 98.

A Note on "Height and Grade" proposed Text Amendments.

The proposed Amendments may be modified in the event that proposed changes under a separate Text Amendment Project, "Height and Grade" are adopted before the final Bylaw is considered for adoption. Changes proposed in the "Height and Grade" project would eliminate the regulation of Storeys in the Zoning Bylaw. Regulations in the "Ground-oriented Multi-unit Residential Developments" project that would separate "Storeys" regulations from "Height" regulations within the zones, and an amendment that would allow for no limit on Storeys under certain conditions [proposed 98.2(5) regulation] would therefore be unnecessary.

To see background information on the Multi-unit Residential Developments project, and proposed Height and Grade Amendments, see the Zoning Bylaw Text Amendment Website: **<http://www.edmonton.ca/zoningtextamendments>**

Section 6.1 General Definitions

6.1(62) Section 6.1 General Definitions

6.1(62) Ground-oriented Residential Development consists of Residential Use building types where all Dwellings within a building have direct access to Grade, provided that no more than two Dwellings may share access to Grade. This includes all Single Detached Housing, Semi-detached Housing, Duplex Housing, Row Housing, Stacked Row Housing, and Accessory Dwellings including Secondary Suites, Garage Suites, and Garden Suites. This does not include Apartment Housing.

6.1(632) Multi-unit Residential Project Developments are Residential or Residential-related Use developments of three or more Dwellings or seven or more Sleeping Units -Commercial or Industrial uses contained in one or more principal buildings on a comprehensively-planned Site that includes common property, such as, but not limited to, communal parking areas, Driveways, private roadways, ~~a~~Amenity ~~a~~Areas, or maintenance areas that are shared. Typical Multi-unit Project Developments include rental projects and conventional Condominium developments, ~~developments projects developed in accordance with the Condominium Property Act, RSA 2000, c. C 22.~~

13.5 Comprehensive Site Plan

1. All applications for ~~m~~Multi-unit project ~~Residential d~~Developments, including ~~conventional condominium and Bare Land Condominium projects,~~ must include submit a comprehensive Site plan as part of a prior to development permit application and subdivision. , if applicable.
2. All development shall conform to the comprehensive Site plan.
3. The comprehensive project ~~s~~Site plan shall show:
 - a. project Site dimensions and area;
 - b. dimensions, individual and aggregate area of the private Site area associated with each ~~Dwelling Principal building or Bare Land Condominium Unit,~~ including the Private Outdoor Amenity Area, ~~or Bare Land Condominium Unit boundary dimensions, if applicable;~~
 - c. the aggregate total and individual areas of the private Sites outdoor space, including Private Outdoor Amenity Areas associated, ~~with each Dwelling Units;~~ and all Principal building or Bare Land Condominium Unit.s in the case of Bare Land Condominium subdivisions;
 - d. location of all existing and proposed buildings or structures on Site if part of a development permit application, showing dimensions for the following:
 - e. building envelopes, including project perimeter Setbacks and Yards for all units, ~~and in the case of Bare Land Condominium subdivisions, all minimum Setbacks;~~
 - e. f. area-designated all public roadways adjacent to and providing access to the Site if applicable;

- ~~f.~~ ~~g.~~ common areas, including dimensions for the following:
 - i. area dedicated to private roadway;
 - ii. pedestrian circulation areas
 - iii. ~~ii.~~ emergency access routes;
 - iv. ~~-iii.-a~~ Amenity a Areas;
 - v. ~~iv.~~ maintenance areas;
 - vi. ~~v.~~ waste removal locations;
 - vii. ~~vi.~~ common parking areas;
- h. such other information as deemed necessary by the Development Officer or Subdivision Authority, as applicable, including any items listed in sections 13.2 or 13.3, as applicable.

54.2 Required Off-street Vehicular Accessory Parking

- 4. Vehicular Parking Dimensions and Configuration
 - a. All required parking spaces and drive aisles shall be clear of any access driveways, ramps, columns, Signs or other similar obstructions, and shall conform to the following minimum dimensions:
 - vi. aisles shall be a minimum of 7.0 m wide for 90° parking, 5.5 m wide for 60° parking, and 3.6 m wide for 45° parking and parallel parking;

54.3 Schedule 2

Schedule 2 - Bicycle Parking Requirement

Use of Building or Site	Minimum Number of Bicycle Parking Spaces
1. All Residential and Residential-Related Use Classes of 20 Dwellings or more, and all Non-residential Use Classes outside the boundaries of the Downtown Area Redevelopment Plan, <u>except in the case of Single Detached Housing, Semi-detached Housing, Duplex Housing and Row Housing.</u>	5% of the number of vehicular parking spaces required under Schedule 1 to a maximum of 50 Bicycle Parking spaces with 5 Bicycle Parking spaces being the minimum to be provided.
2. Administration Use and Educational Facilities	10% of the number of vehicular parking spaces required under Schedule 1, with 5 Bicycle Parking spaces being the minimum number of spaces to be provided.
3. All Residential and Residential-Related Use Classes of 20 Dwellings or more, and all Non-residential Use Classes within the boundaries of the Downtown Area Redevelopment Plan <u>except in the case of Single Detached Housing, Semi-detached Housing, Duplex Housing and Row Housing.</u>	20% of the number of vehicular parking spaces required under Schedule 1 to a maximum of 50 Bicycle Parking spaces, with 5 Bicycle Parking spaces being the minimum to be provided.

55. Landscaping

55.2 Applicability

4. Landscaping for Single Detached, Semi-detached, Duplex and Secondary Suite Housing in the RF1, RSL, RF2, RF3, RF4, RF5 and UCRH Zones and Row Housing and Stacked Row Housing in the RF5 Zone and the UCRH Zone, where they are not part of a Multi-unit Project Residential Development, shall be provided in accordance with the following:

...
 - b. ~~except in the case that Dwellings are part of a Multi-unit Project Development;~~ all Yards, visible from a public roadway, other than a Lane, on a Site developed with Single Detached, Semi-detached, Duplex or Secondary Suite or, in the RF5 or UCRH Zone, Row Housing or Stacked Row Housing, shall be seeded or sodded within 18 consecutive months of the occupancy of the development. Alternate forms of Landscaping, including hard decorative pavers, washed gravel, shale or similar treatments, flower beds or cultivated gardens, may be substituted for seeding or sodding, provided that all areas of exposed earth are designed as either flower beds or cultivated gardens; and
 - c. except as required in subsection 130.4(15), the tree and shrub planting requirements of subsection 55.4(6) shall not apply to Single Detached, Semi-detached, Duplex or Secondary Suite Housing or, in the RF5 or UCRH Zone, Row Housing and Stacked Row Housing unless they are part of a Multi-unit Project Residential Development, in which case the requirements in section 55.4(6) shall apply.

98.—60. Bare Land Condominium Ground-oriented Multi-unit Residential Project-Developments Latest proposed changes (Oct. 16, 2014).

98.1. Applicability: The provisions of this Section shall apply to all developments which meet the definitions of subsection 6.1(62) "Ground-oriented Residential Development" and subsection 6.1(63) "Multi-Unit Residential Development", except these regulations shall only apply where there are five or more Dwellings.

98.2 Development Regulations

1. Except as amended or added to by this Section, the regulations of the underlying Zone shall apply. In the event of a conflict between the regulations of this Section and the underlying Zone, the regulations of this Section shall apply.

A Bare Land Condominium project must comply with all the general regulations of this Bylaw and with the regulations of the applicable Zone such that each Bare Land Condominium Unit is to be treated in the same respect as a lot.

2. In cases where an Overlay applies, if there is a conflict between the regulations of this Section and the Overlay, the regulations of the Overlay shall apply.
3. An application for a Bare Land Condominium Ground-oriented Multi-unit project Residential Development shall include a comprehensive Site plan, in accordance with Section 13.5 of this Bylaw.
4. The maximum Density of an underlying Zone shall be increased by one Dwelling/ha for every six required parking spaces which are provided in underground Parking Garages or in Garages attached to Dwellings, to a maximum of 30% greater than the Density allowed in the underlying Zone, when the following criteria are met:
 - a. for each additional Dwelling allowed under this provision there shall be a minimum of 5 m² outdoor Amenity Area provided in addition to the minimum requirements as follows:
 - i) added to the Private Outdoor Amenity Area requirements of the applicable zone, or if subsection 98.2(12) applies, added to the reduced Private Outdoor Amenity Area, and distributed to one or more individual Dwellings; and/or
 - ii) added to the common Amenity Area requirements of the applicable Zone, or if subsection 98.2(12) applies, added to the common Amenity Area requirements, whether or not they are otherwise increased in accordance with 98.2(12)(a)(i).
 - b. the area above the underground Parking Garage shall be landscaped or shall provide active hardsurfaced shared recreational space.
5. Notwithstanding limits on the number of Storeys in the underlying Zone, there shall be no limit on the number of Storeys, provided that where a Multi-unit Residential Development abuts a Site zoned to allow Single Detached Housing as a Permitted Use, a minimum Setback of 7.5 m from the nearest property line is provided.

6. Privacy Zones, with a minimum depth of 4.5 m, are required in front of a Principal Living Room Window or other Habitable Room Window and may be contained within minimum window or wall separations, as applicable in subsection 98.2(7), except that:

a. Privacy Zones shall not be required:

- i. where the sill of the window subject to the Privacy Zone is at least 2.0 m above the elevation of the exterior area immediately outside the window for a distance of at least 4.5 m out from the window;
- ii. between Garden Suites or Garage Suites and the associated principal Dwelling on the same Site.

b. the minimum depth of Privacy Zones shall be no less than:

- i. the minimum window or wall separation, where it is less than 4.5 m in accordance with subsection 98.2(7);
- ii. 3.0 m in the case of a window facing a public street with a Treed Landscaped Boulevard.

7. Notwithstanding Section 48 of this Bylaw, the minimum distance between Habitable Room Windows, Principal Living Room Windows, Non-habitable Room Windows and Blank Walls shall be in accordance with Table 98.2(7) and shall be applied to buildings within the same Site, except as noted in Table 98.2(7). The window and wall separations do not apply between principal Dwellings and Garage or Garden Suites associated with these Dwellings.

Table 98.2(7) Minimum window and wall separations	Minimum window or wall separation
<u>a. distance between a wall containing a Principal Living Room Window and a:</u>	
<u>i. wall containing another Principal Living Room Window</u>	<u>12.0 m</u>
<u>ii. wall containing a Habitable Room Window, other than a Principal Living Room Window</u>	<u>11.0 m</u>
<u>iii. wall containing a Non-habitable Room Window, entries or a Blank Wall</u>	<u>6.0 m</u>
<u>iv. boundary to another Site.</u>	<u>6.0 m</u>
<u>b. distance between a wall containing a Habitable Room Window, other than a Principal Living Room Window and a:</u>	
<u>i. wall containing a Principal Living Room Window</u>	<u>11.0 m</u>
<u>ii. wall containing another Habitable Room Window, other than a Principal Living Room Window</u>	<u>10.0 m</u>
<u>iii. wall containing another Habitable Room Window, other than a Principal Living Room Window where both are located on side walls facing each other, notwithstanding 98.2(7)(b) (ii), the distance shall be reduced to not less than 3.0 m, when the following criteria are met:</u>	<u>3.0 m when conditions in first column apply</u>

<p><u>A. the Habitable Room Windows are not located directly opposite each other, or where the sills of the Habitable Windows are at least 2.0 m above the elevation of the floor on which they are located, or a minimum of one of the windows that faces another window on the opposite wall are made of translucent materials, or other such means are implemented, to the satisfaction of the Development Officer and</u></p> <p><u>B. the distance between walls is at least equal to the total of the minimum Side Setback requirements for both Dwellings.</u></p>	
<u>iv. Non-habitable Room Window, entries or a Blank Wall</u>	<u>5.0 m</u>
<u>v. boundary to another Site, shall be reduced where the Habitable Room windows on the subject Site are on the side walls, in which case the conditions in 98.2(7)(b)(iii) apply</u>	<u>5.0 m</u> <u>reduction to not less than 3.0 m under conditions in first column</u>
<u>c. distance between walls containing Non-habitable Room Windows, entries and Blank Walls</u>	<u>3.0 m</u>
<u>d. the Development Officer may reduce the window and wall separation distances in 98.2(7)(a) to (c) above, to a distance no less than the required applicable minimum Setback, where Site conditions limit provision of the required separations</u>	

8. Where a private roadway is flanked on both sides by Dwellings with attached Garages, and where individual buildings on both sides contain four or more Dwellings:

a. one or more of the following regulations shall be applied to minimize the impact of the Garages on Dwelling building Façades and Site design:

i. the exterior walls above the first Storey of each Dwelling shall be stepped back a minimum distance of 2.0 m, or

ii. one-third of the Dwellings on each side of the private roadway shall be offset a minimum of 1.5 m from the edge of the roadway, at a minimum frequency of every third Dwelling, provided that any driveway leading to the Garage is defined through surface colour treatment, texture, or varied hard surface, such as paving blocks or brick or

iii. where the width of individual Garages do not exceed 60 percent of the width of the Façade(s) of individual Dwellings, one of 98.2(8)(a)(i) or (ii) shall be applied, or, alternatively, the following design elements shall be applied:

A. Dwellings shall be offset a minimum of 1.5 m from the edge of the private roadway, or alternatively the Garage portion of the Façade(s) shall be recessed or projected a minimum of 1.5 m from the balance of the Façade(s) and

- B. any areas between the Façade of the Dwellings and the edge of the private roadway that are not within a driveway shall be defined through one or more of the following features: trees, shrub beds or rock gardens and/or built elements such as stairs, private entrance features, patios, verandas or porches.

Required parking spaces in this case may be in tandem, notwithstanding subsection 54.2 Schedule 1, row (1) of this Bylaw.

- b. alternative design proposals in relation to the regulations in 98.2(8)(a) shall be at the discretion of the Development Officer.

9. Where a Driveway is a required parking space, the minimum depth shall be 6.0 m measured to a private roadway.

10. Surface parking shall be provided in accordance with Section 54 of this Bylaw, except:

- a. surface parking spaces designated for visitors and surface parking spaces designated for specific Dwellings that are not located adjacent to the applicable Dwelling shall be aggregated into areas of not more than 12 spaces in one location, and shall be distributed throughout the Site to the satisfaction of the Development Officer, and

- b. notwithstanding subsection 55.4(6)(b), where surface parking for specific Dwellings is proposed directly in front of Dwellings in a linear configuration, treed landscaped islands shall be provided at a minimum frequency of one for every 12 parking spaces.

11. Walkways shall be provided as follows:

- a. a walkway with a minimum 1.5 m finished width shall be provided along a private roadway that provides access to 20 or more Dwellings.

- b. notwithstanding 98.2(11)(a) above, where the Dwellings do not have entrance doors facing a private roadway, a walkway with a minimum 1.5 m finished width shall provide access to the principal entrances of Dwellings;

- c. walkways shall connect principal entrances of Dwellings to private roadways, adjacent public roadways, visitor or communal surface parking areas, common Amenity Areas, and any adjacent public walkways, multi-use trails, and Public Parks;

- d. walkways shall require a clear width of 3.0 m, exclusive of buildings, fencing, or any other obstruction, to accommodate the finished width of the walkway, and to allow for walkway maintenance.

- e. walkways shall connect with abutting public walkways, multi-use trails or Public Parks at intervals no greater than 120 m.

12. Notwithstanding Section 47 and the regulations in the underlying Zone, minimum required Private Outdoor Amenity Area may be reduced to 20 m² per Dwelling, with no dimension less than 3.0 m, where

- a. a common outdoor Amenity Area is provided in accordance with Section 46 of this Bylaw that:
 - i. is a minimum of 5 m² per Dwelling aggregated into an areas of not less than 100 m² each; and
 - ii. has no dimension less than 4.0 m; or
- b. the Site is located near a Public Park, such that:
 - i. no Dwelling on the Site is farther than 200 m from the nearest boundary of the Public Park, and
 - ii. the Public Park is not separated from the Site by an arterial roadway.
- 13. Dwellings adjacent to a public roadway shall include a front entrance door and a Principal Living Room Window or other Habitable Room Window facing the public roadway, except that this shall not be required where the Dwelling is adjacent to an arterial roadway. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.
- 14. Dwellings adjacent to both a Front Setback and a flanking Side Setback of the Site shall use consistent building materials and architectural features, such as windows, doors or porches.
- 3. ~~In the case where a Multi-unit Project Development Bare Land Condominium subdivision is served by a private roadway, the following shall apply:~~
 - a. ~~a private roadway includes a Lot, Bare Land Condominium Unit, Common Property or portion of Common Property that may be created pursuant to the Condominium Property Act, RSA 2000, c. C-22, created for the purpose of vehicular access and circulation throughout the subdivision or development, including a bridge and any structure incidental to the roadway;~~
 - b. ~~for the sole purpose of applying the regulations of this Bylaw, a private roadway, as described in Section 60(3)(a), shall be deemed to be the same as a "public roadway";~~
 - c. ~~the private roadway must allow for the safe and efficient movement of emergency vehicles and be designed to a standard acceptable to the Development Authority or Subdivision Authority;~~
 - d. ~~where the physical parameters of the private roadway exceed the legally prescribed boundary of private roadway, the boundary of the private roadway shall be deemed to be the edge of the carriageway or sidewalk parallel with the carriageway~~

150 (RF4) Semi-detached Residential Zone

Regulations subject to amendment only are included

150.3 Discretionary Uses

3. Garden Suites

Remainder of subsection 150.3 is re-numbered accordingly

150.4 Development Regulations for Permitted and Discretionary Uses

1. Site regulations for Single Detached Housing, except in the case of Ground-oriented Multi-unit Residential Developments where the development consists of multiple Dwellings, these regulations shall only apply where there are four or fewer Dwellings:
 - a. the minimum Site area shall be 250.8 m² ;
 - b. the minimum Site Width shall be 7.6 m, where a Lane exists;
 - c. the minimum Site Width shall be 12.0 m, where no Lane exists;
and
 - d. the minimum Site depth shall be 30.0 m.
2. Site Regulations for Semi-detached Housing and Duplex Housing, except in the case of Ground-oriented Multi-unit Residential Developments where the development consists of multiple Dwellings, these regulations shall only apply where there are four or fewer Dwellings:
 - a. the minimum Site area shall be 442.2 m²;
 - b. the minimum Site Width shall be 13.4 m, where a Lane exists;
 - c. the minimum Site Width shall be 15.0 m, where no Lane exists;
and
 - d. the minimum Site depth shall be 30.0 m....
4. The maximum Height shall not exceed 10.0 m ~~nor 2 1/2 Storeys.~~
5. The total number of Storeys shall not exceed 2 ½ Storeys, except there shall be no limit to the number of Storeys where the regulations in subsection 98.2(5) are met.

Remainder of subsection 150.4 is re-numbered accordingly

- ~~11. Separation Space shall be provided in accordance with Section 48 of this Bylaw and in the following situations where except that it shall not be required:~~
 - ~~a. between a Garage Suite or a Garden Suite and the associated principal Dwelling on the same site; or~~
 - ~~b. where side walls of abutting buildings face each other, and habitable windows are not located directly opposite each other, such that privacy is not impacted and:~~
 - ~~i. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling;~~

- ~~i. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.~~

Remainder of subsection 150.4 is re-numbered accordingly

18. Ground-oriented Multi-unit Residential Developments:

- a. Ground-oriented Multi-unit Residential Developments shall comply with Section 98 of this Bylaw, except that where the development consists of multiple Dwellings, Section 98 shall only apply where there are five or more Dwellings.
- b. ~~14.~~ Notwithstanding subsection 150.4(~~134~~) of this Bylaw, for Ground-oriented Multi-unit Project Residential Development on Sites 750 m² or greater, the maximum number of Dwellings shall be 34 Dwellings/hectare, however this shall be increased in accordance with the regulations in subsection 98.2(4) of this Bylaw.
- c. ~~19.~~ Notwithstanding the other regulations of this Zone, where a Ground-oriented Multi-unit Project Residential Development abuts a Site zoned to allow Single Detached Housing as a Permitted Use or the RF5 Row Housing Zone, the following regulations shall apply along the said property line:

Remainder of subsection 150.4 is re-numbered accordingly

155 (RMD) Residential Mixed Dwelling Zone
Regulations subject to amendment only are included

155.4 Development Regulations for Permitted and Discretionary Uses

11. The maximum building Height shall not exceed:

- a. 12.0 m ~~nor 3 storeys~~ for Row Housing, and
- b. 10.0 m ~~nor 2 ½ storeys~~ for all other ~~u~~Uses

12. The maximum number of Storeys shall not exceed:

- a. three Storeys for Row Housing; and
- b. 2 ½ Storeys for all other Uses, except there shall be no limit to the number of Storeys where the regulations in subsection 98.2(5) are met.

The remainder of Section 155.4 is renumbered accordingly.

15. ~~14.~~ The Side Setback shall be in accordance with Table 155.4(14) as follows:

Table 155.4(14) – Minimum Side Setback				
	(i) Internal Sites	(ii) Corner Sites where the principal building faces the Front Lot Line	(iii) Corner Sites where the principal building faces the flanking Side Lot Line	(iv) <u>Abutting external Sites</u>
(a) Single Detached Housing	1.2 m	<u>1.2 m column (i) Setback for the interior Side Setback</u> 2.4 m for the Side Setback Abutting a flanking public roadway, other than a Lane. 1.2 m for the Side Setback Abutting a Lane	1.2 m column (i) Setback for the interior Side Setback 3.0 m for a Side Setback Abutting a Treed Landscaped Boulevard In all other cases, 4.5 m	<u>1.2 m</u>
(b) Semi-detached Housing	1.2 m			<u>1.2 m</u>
(c) Row Housing	<u>1.5 m</u>			<u>1.5 m first two Storeys up to 10.0 m in Height</u> <u>3.0 m third Storey and any portion of building exceeding 10.0 m in Height.</u>

The remainder of Section 155.4 is renumbered accordingly.

265. The following minimum Private Outdoor Amenity Area regulations shall apply:

- a. for Row Housing:
 - i. the Private Outdoor Amenity Area shall be permanently retained as open space, unencumbered by any buildings;

- ii. a maximum of 50% of the required Private Outdoor Amenity Area, including a front veranda, may be located in the Front Setback ~~provided that it is setback a minimum of 1.0 m from the Front Lot Line;~~ and
- iii. a maximum of 50% of the required Private Outdoor Amenity Area may be provided above Grade, provided that it shall be at least ~~10~~ 7.5 m² in area, with neither the width or depth less than 2.0 m.

27. Ground-oriented Multi-unit Residential Developments shall comply with Section 98 of this Bylaw.

Subsection 155.4(26) is renumbered as 155.4(27)

160 (RF5) Row Housing Zone

Regulations subject to amendment only are included

160.2 Permitted Uses

1. Limited Group Homes
2. Minor Home Based Business
3. Row Housing, ~~on a Site of 1.4 ha or less~~
4. Semi-detached Housing, ~~on a Site of 1.4 ha or less~~
5. Fascia On-premises Signs

160.3 Discretionary Uses

1. Child Care Services
2. Garage Suites
3. Garden Suites
4. Group Homes
5. Lodging Houses
6. Major Home Based Business
7. Religious Assembly
8. Residential Sales Centre
9. ~~Row Housing, on a Site larger than 1.4 ha~~
10. ~~Semi-detached Housing, on a Site larger than 1.4 ha~~
9. ~~11. Secondary Suites, where developed within a Single Detached Housing form~~
10. ~~12. Single Detached Housing~~
11. ~~13. Stacked Row Housing, provided that each Dwellings has individual access to grade.~~
12. ~~14. Freestanding On-premises Signs~~
13. ~~15. Temporary On-premises Signs~~

160.4 Development Regulations for Permitted and Discretionary Uses

1. The maximum Density for Multi-unit Project-Residential Development shall be 42 Dwellings/ha, however this shall be increased in accordance with the regulations in subsection 98.2(4) of this Bylaw. ~~provided that this shall be increased by one Dwelling/ha for every six required resident parking spaces and associated manoeuvring aisles which are provided underground, up to a maximum density of 54 Dwellings/ha. For the purpose of this clause, underground parking or attached Garages shall be covered so as to provide useful Site area that would not otherwise be available. Any projection above the grade of the surface covering such parking shall be less than 1.0 m; shall not be located in a Front Yard; and, shall be integrated with the design of buildings and landscaping so as to be unobtrusive;~~

2. Site Area and Site Dimensions for individual Dwellings shall be in accordance with Table 160.4(2), except in the case of Ground-oriented Multi-unit Residential Developments where the development consists of multiple Dwellings, these regulations shall only apply where there are four or fewer Dwellings:

Table 160.4(2) Site Area and Site Dimensions			
	Minimum Site Area ¹	Minimum Site Width	Minimum Site Depth ¹
(a) Row Housing Internal Dwelling	150 m ²	5.0 m	30.0 m
(b) Row Housing end Dwelling	186 m ²	6.2 m	30.0 m
(c) Semi-detached Housing, each Dwelling	210 m ²	6.7 m	30.0 m
(d) Stacked Row Housing Development	740 m ²	20.0 m	30.0 m
(e) Single Detached Housing with Lane access parking - outside the boundaries of the Mature Neighbourhood Overlay	258 m ²	8.6 m	30.0 m
(f) Single Detached Housing with Lane access parking - within the boundaries of the Mature Neighbourhood Overlay	270 m ²	9.0 m	30.0 m
(g) Single Detached Housing with Front attached Garage	312 m ²	10.4 m	30.0 m

- ~~1. Note: Exceptions may apply to Bare Land Condominium Units as part of a Multi-unit Project Development. See Section 160.4(16).~~
3. Semi-detached Housing, Row Housing and Stacked Row Housing shall be located on Sites of 1.4 ha or less. The Development Officer may exercise discretion in those cases in which Semi-detached Housing, Row Housing and Stacked Row Housing is proposed on Sites greater than 1.4 ha, having regard for Site design, building massing and scale.
4. ~~3.~~ The maximum Height shall not exceed 10.0 m ~~nor 2 1/2 Storeys.~~
5. The total number of Storeys shall not exceed 2 ½, except there shall be no limit to the number of Storeys where the regulations in subsection 98.2(5) are met.
- ~~6.~~ ~~4.~~ The maximum total Site Coverage shall be:
- for Ground-oriented Multi-unit Project Residential Developments 40% with a maximum of 28% for a principal building and a maximum of 12% for Accessory Buildings. Where parking is provided underground or

Garages are attached to or designed as an integral part of Dwellings, the maximum for principal buildings shall be 40%; or

- b. for lots not part of a Ground-oriented Multi-unit Project Residential Development, maximum Site Coverage shall be in accordance with Table 160.4.(5 4):

Table 160.4(4) is re-numbered as Table 160.4(5) and remains "as is"

7.—5. The Front Setback shall be established on the following basis:

- a. a minimum of ~~5.5~~ 4.5 m, where access to required off-street parking is provided to the rear or flanking part of the Lot except that it shall be:
 - i. a minimum of 3.0 m where a ~~treeed~~ landscaped ~~boulevard~~ is provided;
- b. a minimum of 5.5 m where a front attached Garage forms an integral part of the Dwelling, except in the case of a private roadway, the minimum shall be 6.0 m; or
- c. notwithstanding 160.4(~~75~~) (~~a~~b) and (b), the Development Officer, having regard for the siting and appearance of adjoining residences and other residences within the block face, may increase the Front Setback requirement to improve sunlight exposure, views, privacy and to add general interest in the streetscape.

Remainder of Section 150.4 is re-numbered accordingly

9. ~~7.~~ Minimum Side Setbacks shall be provided, on the following basis:

- a. Single Detached Housing and Semi-detached Housing: 1.2 m excepting a Side Yard abutting a flanking roadway;
- b. other Uses: 1.5 m excepting a Side Yard abutting a flanking roadway;
- c. ~~b.~~ 4.5 m where the Side Yard abuts a flanking public roadway other than a Lane, except that this may be reduced to 3.0 m where:
 - i. there is a treed landscaped boulevard along the flanking roadway;
 - ii. the depth of the Side Setback would be consistent with other development on the flanking block face; and
- d. ~~c.~~ in the case of Multi-unit Project Residential Developments, as prescribed in 160.4(14), if applicable.

8. ~~Separation Space shall be provided in accordance with Section 48 of this Bylaw, and in the following situations where except that it shall not be required:~~

- ~~a. between a Garage Suite or a Garden Suite and the associated principal Dwelling on the same site; or~~
- ~~b. where side walls of abutting buildings face each other habitable windows, are not located directly opposite each other, such that privacy is not impacted and:~~

- ~~i. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling;~~
 - ~~i. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.~~
- 10.9. Minimum Private Outdoor Amenity Areas shall be provided as follows:
- a. a minimum of 30 m² per Dwelling unit, at Grade, shall be provided, however in the case of Ground-oriented Multi-unit Residential Developments this may be reduced in accordance with subsection 98.2(12) of this Bylaw;
 - b. the Outdoor Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions; and
 - c. notwithstanding 160.4(9)(a) above, and Section 47 of this Bylaw, the minimum Private Outdoor Amenity Area may be located partially or wholly above Grade, and may be located partially or wholly within the Front Yard, including a front veranda. In this case, this area shall be defined either through a decorative fence, or through landscaped elements such as planters, hedges and hard and soft surface treatments, provided that:
 - i. at least a portion of the minimum Private Outdoor Amenity Area shall be aggregated into an area of 15 m² or greater, with neither the width nor length being less than 3.0 m;
 - ii. the balance of the required Private Outdoor Amenity Area shall be aggregated into areas of 7.5 m² or greater, with neither the width nor depth less than 2.0 m.
 - ~~d. notwithstanding Sections 46 and 47 of this Bylaw and 160.4(9)(a) above, where a rear attached Garage is provided and where:~~
 - ~~e. i. a minimum outdoor communal recreational space of not less than 50 m² is provided in accordance with 160.4(10) below, whether or not the development has Frontage on a public roadway and whether or not the development has less than 20 Dwellings; or~~
 - ~~i. a public Park is adjacent to the Dwelling or where the Dwelling is not separated from the Park by a local roadway, other than, or a Lane, but not a collector roadway or an arterial roadway;~~
 - ~~A. a maximum of 50 percent of the required minimum Private Outdoor Amenity Area may be provided in the Front Yard, provided that the Private Amenity Area is setback a minimum of 1.0 m from the Front Property Line. In this case, this area shall be defined either through a decorative fence, or through landscaped elements such as hedges;~~
 - ~~B. a maximum of 50 percent of the required Private Outdoor Amenity Area may be provided above Grade, provided that it shall be at least 10 m² in area, with neither the width nor the depth less than 2.0 m.~~

11. Site Landscaping for Dwellings fronting onto a public roadway shall be developed in accordance with the following, except if the Dwellings are part of a Multi-unit Residential Development, the requirements under 55.4(6) also apply to common areas not covered by (a) and (b) below:

- a. Row Housing, Stacked Row Housing attached horizontally and Semi-detached Housing: one deciduous tree or one coniferous tree, and two shrubs shall be required in the Front Yard of each Dwelling, except where the Front Yard is 4.5 m or less, and a Treed Landscaped Boulevard is provided in accordance with Table 160.4(5)(a)(i), the tree may be placed within the rear or Side Yard, rather than the Front yard;
- b. Stacked Row Housing attached vertically: one deciduous tree or one coniferous tree, and two shrubs shall be required for each 6 m of linear Site Frontage, except where the Front Yard is 4.5 m or less, and a Treed Landscaped Boulevard is provided in accordance with Table 160.4(8), the trees may be placed within the rear or Side Yard, as applicable, rather than the Front yard;
- c. all applications for a Development Permit shall include a Landscape Plan in accordance with the requirements of subsection 55.3 of this Bylaw that identifies the location, species and size of Landscaping required in subsection 160.4(12)(a) or (b) as applicable; and
- d. all required Landscaping shall comply with the relevant requirements of Section 55 of this Bylaw.

Section 160.4 is renumbered accordingly

153. Where detached rear parking Garages are developed, the maximum width of the building containing the Garage(s) shall not exceed:

- a. 24 24.6 m, provided that the building does not contain more than four separate Garages, outside of the boundaries of the Mature Neighbourhood Overlay (MNO), unless it is a Multi-unit Project Residential Development, in which case the building may be exempted from this requirement under subsection 160.4(16)(b) of this Zone; or
- b. 12 12.3 m, provided that the building does not contain more than two separate Garages, within the boundaries of the Mature Neighbourhood Overlay (MNO).
- c. a building containing a rear detached Garage 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).

164. Ground-oriented Multi-unit Residential Developments:

- a. Ground-oriented Multi-unit Residential Developments shall comply with Section 98, except that where the development consists of multiple Dwellings, Section 98 shall only apply where there are five or more Dwellings.
- b. Notwithstanding the other regulations of this Zone, where a Multi-unit Project Residential Development abuts a Site zoned to allow Single

Detached Housing as a Permitted Use or the RF5 Row Housing Zone, the following regulations shall apply along the said property line:

- ~~15. No outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m of any property line that abuts a Site zoned to allow Single Detached Housing as a Permitted Use.~~
- ~~16. Notwithstanding the other regulations in this Zone, in the case of Multi-unit Project Developments:~~
 - ~~a. the minimum Site Area and Site Depth for individual Dwellings that are Bare Land Condominium Units may be reduced, provided that the density of the development does not exceed the density as prescribed in subsection 160.4(1) of this Zone;~~
 - ~~b. a building containing a rear detached Garage may exceed the maximum width and total number of Garages allowed as specified under subsection 160.4(134)(a) of this Zone, outside the boundaries of the Mature Neighbourhood Overlay (MNO).~~

Section 160.4 is renumbered accordingly

23 Each Stacked Row Housing Dwelling shall have individual access to Grade.

Section 160.4 is renumbered accordingly

264. Each Dwelling that has direct access to Grade and located adjacent to a public roadway shall have an entrance door or entrance feature facing a the public roadway, other than a Lane, except that this shall not be required where the Dwelling is adjacent to an arterial roadway. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.

165 (UCRH) Urban Character Row Housing Zone

Regulations subject to amendment only are included

165.4 Development Regulations for Permitted and Discretionary Uses

1. Density Regulations
 - a. In the case of lotted subdivisions on Sites 1,700 m² or smaller, Density shall be determined by individual Site Area regulations for individual Dwellings as indicated in Table 165.4(2).
 - b. In the case of lotted subdivisions with a Site Area exceeding 1,700 m², and in the case of Ground-oriented Multi-unit Project Residential Developments not served by a private roadway, the density shall be a minimum of 35 Dwellings/hectare, to a maximum of 63 Dwellings/hectare.
 - c. In the case of Ground-oriented Multi-unit Project Residential Developments served by a private roadway, the density shall be a minimum of 30 Dwellings/hectare, to a maximum of 54 Dwellings/ha with a private, shared common roadway, however this shall be increased in accordance with the regulations in subsection 98.2(4) of this Bylaw.
2. Site Area, Site dimensions, and building Height shall be in accordance with Table 165.4(2); exceptions apply in the case of Ground-oriented Multi-unit Residential Developments. In the case of Ground-oriented Multi-unit Residential Developments, only the maximum building Height and maximum number of Storeys regulations apply, except in developments consisting of multiple Dwellings where there are four or fewer Dwellings all regulations shall apply. In the case of Multi-unit Residential Developments, there shall be no limit to the number of Storeys where the regulations in subsection 98.2(5) are met.

**Table 165.4(2) Site Area, Site Dimensions
Building Height**

	(i) minimum Site Area ¹	(ii) minimum Site Width ¹	(iii) minimum Site Depth ¹	(iv) maximum building Height	(v) <u>maximum number of Storeys¹</u>
(a) Row Housing internal Dwelling	150 m ²	5.0 m	30.0 m	12.0 m 3-Storeys	<u>3 Storeys</u>
(b) Row Housing end Dwelling	186 m ²	6.2 m	30.0 m	12.0 m 3-Storeys	<u>3 Storeys</u>
(c) Semi- detached Housing, per Dwelling	210 m ²	6.7 m	30.0 m	12.0 m 3-Storeys	<u>3 Storeys</u>
(d) Stacked Row Housing Development	740 m ²	20.0 m	30.0 m	12.0 m 3-Storeys	<u>3 Storeys</u>

1. Note: exceptions may apply to Bare Land Condominium Units as part of a

~~Multi-unit Project Development. See Section 165.5.~~

1. Note: see exceptions to Site Area, Site Width, Site Depth and Storeys in 165.4(2) above.

5. Side Setbacks shall be in accordance with Table 165.4(5).

Table 165.4(5) Minimum Side Setback Regulations

	(i) Side Setback - building up to two Storeys, not to exceed 8.6 m in Height ¹	(ii) Side Setback - building exceeding two Storeys, <u>and exceeding</u> 8.6 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 ¹	(A) Without Treed Landscaped Boulevard	(B) With Treed Landscaped Boulevard, subject to 165.4(6)
(a) Side Setback	<u>Semi-detached Housing: 1.2 m</u> <u>All other Uses: 1.5 m</u>	2.2 m	3.0 m	4.5 m	3.0 m
(b) Option to (a) above: Side Setback and Stepback Option	<u>Semi-detached Housing: 1.2 m</u> <u>all other Uses: 1.5 m</u> first two Storeys not up to exceed 8.6 m in Height	<u>Semi-detached Housing: 1.2 m</u> <u>all other Uses: 1.5 m</u> first two Storeys up to 8.6 m in Height plus 1.0 m Stepback above two Storeys or <u>where Height exceeds</u> 8.6 m in Height	<u>Semi-detached Housing: 1.2 m</u> <u>all other Uses: 1.5 m</u> first two Storeys up to 8.6 m in Height plus 1.8 m Stepback above two Storeys or <u>where Height exceeds</u> 8.6 m in Height	4.5 m	3.0 m

1. Note: Increased Setback requirement applies to Ground-oriented Multi-unit Project Residential Developments, whether or not the Height exceeds two Storeys, in accordance with subsection

160.4(154) of the RF5 Row Housing Zone

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

Table 165.4(7) Minimum Rear Setback Regulations				
	(a) Rear Setback	(b) Rear Setback - Corner Lot	(c) Rear Setback with attached rear Garage ¹	(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

1. **Notes:**

- a. Row Housing with a rear attached Garage: this Use is a Discretionary Development in neighbourhoods located within the boundaries of the Mature Neighbourhood Overlay.
- b. Increased Setback requirement applies to Ground-oriented Multi-unit Project Residential Developments, whether or not the Height exceeds two Storeys, in accordance with subsection 160.4(154)(b) of the RF5 Row Housing Zone.

8. Site Coverage shall be in accordance with Table 165.4(8).

Table 165.4(8) Site Coverage Regulations			
Site Coverage - Individual Units			
	(i) Principal Dwelling/ building	(ii) Accessory building	(iii) Principal Building with attached Garage or where parking is provided below Grade
(a) Row Housing - internal Dwelling	35%	20%	55%
(b) Row Housing - end Dwelling	28%	17%	45%
(c) Row Housing or Semi-detached Housing - corner Dwelling	28%	15%	40%
(d) Semi-detached Housing - internal (non corner) Dwelling	30%	17%	45%
(e) Stacked Row Housing Development	28%	15%	40%

Site Coverage - <u>Ground-oriented Multi-unit Project Residential Developments</u>	Site Coverage for Project Site
(f) Bare Land Condominium Projects	The Development Officer will calculate Site Coverage for individual Units at the standards indicated in Table 165.4(5)(a) to (e) above.

(f)(g) All <u>Ground-oriented Multi-unit Project Residential Developments-Standard Condominium Project (not Bare Land)</u>	The Development Officer will calculate on a project basis: the maximum total shall not exceed 40%, with maximum of 28% for the principal buildings and 15% for Accessory buildings. Where parking is provided in an attached Garage, or parking is provided below Grade, the maximum for the principal building shall be 40%.
--	---

9. On-Site parking shall be accessed from a rear or side Lane only, in accordance with subsection 165.4(10), except as follows:
- 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;
10. Where the required off-street parking spaces are located at the rear of any Dwelling the following requirements apply:
- b. where detached rear parking Garages are developed, the maximum width of the building containing the Garage(s) shall not exceed:
 - i. 24.6 m ~~24 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 (MNO), unless exempted under subsection 165.5(5) of this Zone;
 - ii. 12.3 m ~~12 m~~, provided that the building does not contain more than two separate Garages, in neighbourhoods located within the boundaries of the Mature Neighbourhood Overlay (MNO);"
 - iii. Notwithstanding subsection 165.4(10)(b)(i), a building containing rear detached Garages may exceed the maximum width and total number of Garages specified outside of the boundaries of the Mature Neighbourhood Overlay (MNO).
11. Where a front attached Garage is allowed in accordance with subsection 165.4(9)(b), it shall be developed in accordance with the following regulations: ...
- e. front attached Garages must be designed such that the Garage is attached to a shared common wall and includes adjoining shared Driveway aprons, unless, in the case of a Row Housing or Stacked Row Housing end unit, the abutting Dwelling already has a Driveway shared with another abutting Dwelling;
- ~~12. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that Separation Space shall not be required where side walls of abutting buildings face each other, and habitable windows are not located directly opposite each other, such that privacy is not impacted and:~~
- ~~a. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling. ;~~
 - ~~b. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.~~

The remainder of Section 165.4 is renumbered accordingly

12. 13. Minimum Private Outdoor Amenity Areas, ~~at Grade~~, directly accessible to each Dwelling, shall be provided in accordance with Section 47 of this Bylaw, and as follows:
- a. Row Housing Dwelling: 30 m² located at Grade, per Dwelling;
 - b. Stacked Row Housing Dwelling: 30 m² located at Grade, per Dwelling with livable floor space on the first floor; 15 m² per Dwelling with all livable floor space contained above the first floor;
 - c. Semi-detached Housing Dwelling: 45 m² located at Grade, per Dwelling;
 - d. the Outdoor Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions;
 - e. notwithstanding 165.4(14)(a) to (c) above, the Private Outdoor Amenity Area may be reduced in the case of Multi-unit Residential Developments, in accordance with subsection 98.2(13) of this Bylaw;
 - f. notwithstanding 165.4(14)(a) to (c) above, and Sections 46 and 47 of this Bylaw, where a minimum of 30 m² of Private Outdoor Amenity Area is required, it may be located partially or wholly above Grade, and may be located partially or wholly within the Front Yard, including a front veranda. In this case, this area shall be defined either through a decorative fence, or through landscaped elements such as planters, hedges and hard and soft surface, provided that:
 - i. at least a portion of the minimum Private Outdoor Amenity Area shall be aggregated into an area of 15 m² or greater, with neither the width nor length being less than 3.0 m
 - ii. the balance of the required Private Outdoor Amenity Area shall be aggregated into areas of 7.5 m² or greater, with neither the width nor depth less than 2.0 m.
- ~~f. notwithstanding the above and Sections 46 and 47 of this Bylaw, in the case of a Row Housing Dwelling with a rear attached Garage:~~
- ~~i. a maximum of 50 percent of the required Private Outdoor Amenity Area may be located within the Front Yard, including a front veranda, provided that it is setback a minimum of 1.0 m from the Front Property Line. In this case, this area shall be defined either through a decorative fence, or through landscaped elements such as planters, hedges and hard and soft surface treatments;~~
 - ~~ii. a maximum of 50 percent of the required Private Outdoor Amenity Area may be provided above Grade, provided that it shall be at least 10 m² in area, with neither the width nor the depth less than 2.0 m.~~
13. 14. Site Landscaping shall be developed in accordance with the following except if the Dwellings are part of a Multi-unit Residential Development, the requirements under 55.4(6) apply to any common areas not covered by (a) and (b) below, :

- a. Row Housing, Stacked Row Housing attached horizontally (~~front to back as well as to the side~~) and Semi-detached Housing: one deciduous tree or one coniferous tree, and two shrubs shall be required in the Front Yard of each Dwelling, except where the Front Yard is 4.5 m or less, and a Treed Landscaped Boulevard is provided in accordance with Table 165.4(3), the tree may be placed within the rear or Side Yard, rather than the Front yard;
- ...
- c. all applications for a Development Permit shall include a Landscape Plan in accordance with the requirements of subsection 55.3 of this Bylaw that identifies the location, species and size of Landscaping required in subsection 165.4(~~154~~)(a) or (b) as applicable; and
- d. all required Landscaping shall comply with the relevant requirements of Section 55 of this Bylaw.

165.5 Ground-oriented Multi-unit Project Residential Development Regulations

Where a Ground-oriented Multi-unit Project Residential Development is proposed within this Zone, it shall comply with the following: ~~must adhere to all the regulations in the following subsection, as well as all other regulations within this Zone, unless exempted within this subsection, as follows.~~

- 1. All Dwellings must front onto a public roadway.
- 2. Ground-oriented Multi-unit Residential Developments shall comply with Section 98, except that where the development consists of multiple Dwellings, Section 98 shall only apply where there are five or more Dwellings.
- ~~2. Notwithstanding Table 165.4(2), the minimum Site Area for individual Bare Land Condominium Units may be reduced, provided that the Multi-unit Project Development complies with the density regulations contained in subsection 165.4(1) of this Zone.~~
- ~~3. Notwithstanding Table 165.4(2), the minimum Site Depth may be reduced to for Bare Land Condominium Units.~~
- 3. 4. Notwithstanding the Setback regulations of this Zone, where a Ground-oriented Multi-unit Residential Project Development abuts a Site Zoned to allow Single Detached Housing as a Permitted Use, or the RF5 Row Housing Zone, any increased Setback requirements in subsection 160.4(~~154~~)(b) of the RF5 Zone shall apply.
- 4. 5. Where a Ground-oriented Multi-unit Residential Project Development abuts a Site zoned to allow Single Detached Housing as a Permitted Use or the RF5 Row Housing Zone, a solid screen fence, a minimum of 1.83 m in Height, shall be installed along all shared property lines, except for common flanking Front Yard boundaries.
- ~~6. Notwithstanding Section 165.4(10)(b)(i), a building containing rear detached Garages may exceed the maximum width and total number of Garages specified outside of the boundaries of the Mature Neighbourhood Overlay (MNO).~~

5. ~~7.~~ Notwithstanding ~~S~~subsection 165.4(14), the Landscape Plan shall address the entire Ground-oriented Multi-unit Site Residential Project Development, including ~~individual Bare Land Condominium Units and~~ common areas in accordance with the regulations of Section 55 of this Bylaw.

170 (RF6) Medium Density Multiple Family Zone

Regulations subject to amendment only are included

170.2 Permitted Uses

1. Duplex Housing
2. ~~1.~~ Limited Group Homes
3. ~~2.~~ Minor Home Based Business
4. ~~3.~~ Stacked Row Housing, including Row Housing, Semi-detached Housing and Duplex Housing, on a Site ~~1.4 ha or less~~
5. Semi-detached Housing
6. Stacked Row Housing
7. ~~4.~~ Fascia On-premises Signs

170.3 Discretionary Uses

1. Child Care Services
2. Convenience Retail Stores
3. ~~2.~~ Fraternity and Sorority Housing, where lawfully existing on a site within the ~~Garneau Area Redevelopment Plan area at the effective date of Bylaw 6220~~
4. ~~3.~~ Garage Suites
5. ~~4.~~ Garden Suites
6. ~~5.~~ Group Homes
7. ~~6.~~ Lodging Houses
8. ~~7.~~ Major Home Based Business
9. ~~8.~~ Personal Service Shops and Convenience Retail Stores, when designed as an integral and secondary component of a residential development consisting of ~~150 Dwellings or more~~
10. ~~9.~~ Religious Assembly
11. ~~10.~~ Residential Sales Centre
13. ~~Stacked Row Housing including Row Housing, Semi-detached Housing and Duplex Housing on a Site larger than 1.4 ha~~
12. ~~11.~~ Secondary Suites, where developed within a Single Detached House
13. ~~12.~~ Single Detached Housing

170.4 Development Regulations for Permitted and Discretionary Uses

1. The maximum Density shall be 80 Dwellings/ha, however this shall be increased in accordance with subsection 98.2(4);
provided that this shall be increased by one Dwelling/ha for every six required resident parking spaces and associated manoeuvring aisles which are provided underground, up to a maximum density of 105 Dwellings/ha. For the purpose of this clause, underground parking shall be covered so as to provide useful Site area that would not otherwise be available. Any projection above

grade of the surface covering such parking shall be less than 1.0 m; shall not be located in a Front Yard; and shall be integrated with the design of buildings and landscaping so as to be unobtrusive.

2. Duplex Housing, Semi-detached Housing, Row Housing and Stacked Row Housing shall be located on Sites of 1.4 ha or less. The Development Officer may exercise discretion in those cases in which Duplex Housing, Semi-detached Housing, Row Housing and Stacked Row Housing is proposed on Sites greater than 1.4 ha, having regard for Site design, building massing and scale.

3.2. The maximum Height shall not exceed 14.0 m nor four Storeys.

4. The total number of Storeys shall not exceed four, except there shall be no limit to the number of Storeys where the regulations in subsection 98.2(5) are met.

The remainder of subsection 170.4 is renumbered accordingly

6. 4. The minimum Front Setback shall 6.0 m be as follows:

- a. Row Housing, Stacked Row Housing, Single Detached Housing, Semi-detached Housing and Duplex Housing:
 - i. a minimum of 4.5 m, where access to required off-street parking is provided to the rear or flanking part of the Lot except that it shall be a minimum of 3.0 m where a Treed Landscaped Boulevard is provided;
 - ii. a minimum of 5.5 m where a front attached Garage forms an integral part of the Dwelling, except in the case of a private roadway, the minimum shall be 6.0 m
- b. all other Uses: 6.0 m.

The remainder of subsection 170.4 is renumbered accordingly

~~7. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required between a Garage Suite or a Garden Suite and the associated principal Dwelling on the same Site~~

10.8. Minimum Private Outdoor Amenity Area shall be as follows:

- a. of 30 m² per Dwelling for Dwellings any part of which is contained in the lowest Storey, however in the case of Ground-oriented Multi-unit Residential Developments this may be reduced in accordance with subsection 98.2(13) of this Bylaw;
- b. and 15 m² per Dwelling for Dwellings no part of which is contained in the lowest Storey shall be provided.

14. Ground-oriented Multi-unit Residential Developments shall comply with Section 98, except that where the development consists of multiple Dwellings, Section 98 shall only apply where there are five or more Dwellings.

The remainder of subsection 170.4 is renumbered accordingly

170.5 Development Regulations for Discretionary Uses

1. Fraternity and Sorority Housing shall be allowed only where lawfully existing on a site within the Garneau Area Redevelopment Plan area at the effective date of Bylaw 6220
2. ~~1.~~ The following regulations shall apply to Personal Service Shops and Convenience Retail Stores developments:
 - a. the total Floor Area of these Uses on any Site shall not exceed 275 m²; and
 - b. these Uses shall not be allowed ~~permitted~~ in any freestanding structure separate from a structure containing Residential Uses. Their principal entrance shall be a separate, outside entrance.
 - c. these Uses shall only be allowed when designed as an integral and secondary component of a residential development consisting of 150 Dwellings or more

210 (RA7) Low Rise Apartment Zone

Regulations subject to amendment only are included

210.3 Discretionary Uses

- ~~3. Conversion of Single Detached, Semi-detached and Duplex Dwellings to Professional, Financial and Office Support Services~~

Remainder of Section 201.3 is renumbered accordingly

10. Professional, Financial and Office Support Services

Remainder of Section 201.3 is renumbered accordingly

210.4 Development Regulations for Permitted and Discretionary Uses

- ~~4. The maximum Height shall not exceed 14.0 m. nor 4 Storeys. Floor Area may be developed in attic areas as additional space to a Dwelling, and not counted as a Storey, provided the additional Floor Area creates architectural interest to the design of the building and the development is within the maximum allowable Height. In cases where dormers or other windows are proposed, the development shall be considered a Discretionary Development.~~

5. Storeys:

- a. the maximum number of Storeys shall not exceed four, except there shall be no limit to the number of Storeys where the regulations in subsection 98.2(5) are met.
- b. Floor Area may be developed in attic areas as additional space to a Dwelling, and not counted as a Storey, provided the additional Floor Area creates architectural interest to the design of the building and the development is within the maximum allowable Height. In cases where dormers or other windows are proposed, the development shall be considered a Discretionary Development.

Remainder of Section 201.4 is renumbered accordingly

7. 6. The minimum Front Setback shall 6.0 m be as follows:

- a. Row Housing, Stacked Row Housing, Single Detached Housing, Semi-detached Housing and Duplex Housing:
 - i. minimum of 4.5 m, where access to required off-street parking is provided to the rear or flanking part of the Lot except that it shall be a minimum of 3.0 m where a Treed Landscaped Boulevard is provided;
 - ii. a minimum of 5.5 m where a front attached Garage forms an integral part of the Dwelling, except in the case of a private roadway, the minimum shall be 6.0 m;
- b. all other Uses: 6.0 m.

Remainder of Section 201.4 is renumbered accordingly

10. 9. Except for Ground-oriented Multi-unit Residential Developments, where the requirements of subsection 98.2(7) apply, Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required where side walls of abutting buildings face each other and

~~H~~Habitable wWindows are not located directly opposite each other, or where the sills of the Habitable Windows are at least 2.0 m above the elevation of the floor on which they are located, or a minimum of one of the windows that faces another window on the opposite wall are made of translucent materials, or other such means are implemented such that privacy is not affected, to the satisfaction of the Development Officer and:

- a. in the case of buildings on separate Sites, each development complies with the Setback requirements for the building;
- b. in the case of buildings on the same Site, the separation distance between buildings is at least equal to the total of the minimum Side Setback requirements for both buildings

Remainder of Section 201.4 is renumbered accordingly

12. 11. Notwithstanding the other regulations of this Zone, where any building exceeds 10.0 m or 2 ½ Storeys in height, or is a Multi-unit Project Residential Development, and abuts a Site zoned to allow Single Detached Housing as a Permitted Use, or the RF5 Row Housing Zone, the following regulations shall apply along the said property line:

Remainder of Section 201.4 is renumbered accordingly

17. Ground-oriented Multi-unit Residential Developments shall comply with Section 98 , except that where the development consists of multiple Dwellings, Section 98 shall only apply where there are five or more Dwellings.

210.5 Additional Development Regulations for Discretionary Uses

3. Professional, Financial and Office Support Services shall be allowed at the discretion of the Development Officer only through the
~~E~~conversion of Single Detached, Semi-detached and Duplex Dwellings to Professional, Financial and Office Support Services shall be in accordance with Section 77 of this Bylaw.

Amendments to CS1, CS2, CS3 and CS4, Community Service Zones

CS1 (570.2.2) Discretionary Uses

1. Commercial Schools, ~~only when a temporary or part time use of an existing Permitted Use development~~
18. Freestanding Off-premises Signs, ~~in a location where such Signs lawfully existed as of the Effective Date of the Bylaw, and that such Signs shall not be subject to the Setback provisions of this Zone.~~

CS1: (570.3.2): Development Regulations for Uses Listed Under Sections 570.2.2

3. Commercial Schools shall only be allowed where a temporary or part time Use of an existing Permitted Use development.
4. Group Homes, and Lodging Houses shall comply with Section 96 of this Bylaw.
5. Freestanding Off-premises Signs shall only be allowed in a location where such Signs lawfully existed as of the Effective Date of the Bylaw adopting this Zone, and shall not be subject to the Setback provisions of this Zone.

CS2 (571.2.1) Permitted Uses

1. Carnivals, ~~for periods not exceeding four days~~

CS2 (571.3.1) Development Regulations for Uses Listed Under Sections 571.2.1 and 571.2.2

5. Carnivals shall be allowed for periods not exceeding four days.
Remainder of Section 571.3.1 is renumbered accordingly

CS3 (572.2.2) Discretionary Uses

7. ~~Outdoor Participant Recreation Services, where lawfully existing on June 14, 2001, the effective dates of the Edmonton Zoning Bylaw 12800, on the same site only~~
8. ~~Public Education Services, where the Site is designated as a school/park site by the Neighbourhood Structure Plan~~

CS4 (573.2.2) Discretionary Uses

7. ~~Outdoor Participant Recreation Services, where lawfully existing on the effective date of the Edmonton Zoning Bylaw 12800, on the same site only.~~

CS3 (572.3.1) Development Regulations for Uses Listed Under Sections 572.2.1 and 572.2.2

6. Outdoor Participant Recreation Services shall be allowed only where lawfully existing on June 14, 2001, the effective dates of the Edmonton Zoning Bylaw 12800, on the same Site only.
7. Public Education Services, shall be allowed only where the Site is designated as a school/park site by the Neighbourhood Structure Plan.

Remainder of Section 572.3.1 is renumbered accordingly.

CS4 (573.3.1) Development Regulations for Uses Listed Under Sections 573.2.1 and 573.2.2

6. Outdoor Participant Recreation Services shall be allowed only where lawfully existing on June 14, 2001, the effective dates of the Edmonton Zoning Bylaw 12800, on the same Site only.

CS1 (570.2.3), CS2 (571.2.3), CS3 (572.2.3), CS4 (573.2.3) Permitted Uses

2. Row Housing, on a Site of less than 1.4 ha

CS1 (570.2.4), CS2 (571.2.4), CS3 (572.2.4), CS4 (573.2.4) Discretionary Uses

1. Child Care Services accessory to a residential use
- 4. Row Housing, on a Site larger than 1.4 ha
4. 5. Stacked Row Housing, provided that each building contain not more than four Dwellings, with each Dwelling having Habitable Rooms in the lowest Storey of the building in which the Dwelling is located and individual access to grade.

The remainder of the above CS1, CS2, CS3 and CS4 Sections are renumbered accordingly

CS1 (570.3.2): Development Regulations for Uses Listed Under Section 570.2.2

3. Group Homes and Lodging Houses shall comply with Section 96 of this Bylaw.

CS1 (570.4.1) Development Regulations for Uses Listed Under Sections 570.2.3 and 570.2.4

CS 2 (571.4.1) Development Regulations for Uses Listed Under subsections 571.2.3 and 571.2.4

CS3 (572.4.1) Development Regulations for Uses Listed Under subsections 572.2.3 and 572.2.4

CS4 (573.4.1) Development Regulations for Uses Listed Under subsections 573.2.3 and 573.2.4

1. The maximum Density shall be 42 Dwellings/ha, except that it shall be increased in accordance with the regulations in subsection 98.2(4) of this Bylaw; provided that this shall be increased by 1 Dwelling/ha for every 6 required resident parking spaces and associated manoeuvring aisles which are provided underground, up to a maximum density of 54 Dwellings/ha. For the purpose of this clause, underground parking shall be covered so as to provide useful Site area that would not otherwise be available. Any projection above the grade of the surface covering such parking shall be less than 1.0 m; shall not be located in a Front Yard; and, shall be integrated with the design of buildings and landscaping so as to be unobtrusive.
2. Row Housing shall comply with be located on Sites of 1.4 ha or less. The Development Officer may exercise discretion in those cases in which Row

Housing and is proposed on Sites greater than 1.4 ha, having regard for Site design, building massing and scale.

- ~~3.~~ 2. The maximum Height shall not exceed 10.0 m ~~nor 2½ Storeys.~~
4. The total number of Storeys shall not exceed 2 ½, except there shall be no limit to the number of Storeys where the regulations in subsection 98.2(5) are met.

The remainder of the above CS1, CS2, CS3 and CS4 Sections are renumbered accordingly

- ~~7. Separation Space shall be provided in accordance with Section 48 of this Bylaw.~~

The remainder of the above CS1, CS2, CS3 and CS4 subsections are renumbered accordingly

- ~~9.~~ 8. Minimum Private Outdoor Amenity Areas, at grade, shall be provided as follows:
 - a. of 30 m² per Dwelling unit shall be provided at Grade, however this may be reduced in accordance with subsection 98.2(13) of this Bylaw;
 - b. notwithstanding 574.4.1 (8)(a) above, and Section 47 of this Bylaw, the minimum Private Outdoor Amenity Area may be located partially or wholly above Grade, and may be located partially or wholly within the Front Yard, including a front veranda. In this case, this area shall be defined either through a decorative fence, or through landscaped elements such as planters, hedges and hard and soft surface treatments, provided that:
 - i. at least a portion of the minimum Private Outdoor Amenity Area shall be aggregated into an area of 15 m² or greater, with neither the width nor length being less than 3.0 m
 - ii. the balance of the required Private Outdoor Amenity Area shall be aggregated into areas of 7.5 m² or greater, with neither the width nor depth less than 2.0 m;
11. Stacked Row Housing shall comply with the following:
 - a. not more than four Dwellings shall be contained in a single building;
 - b. each Dwelling shall have Habitable Rooms in the lowest Storey of the building in which the Dwelling is located;
 - c. each Dwelling shall have individual access to Grade.

The remainder of the above CS1, CS2, CS3 and CS4 Sections are renumbered accordingly

14. Child Care Services shall be allowed only as accessory to a residential Use.

The remainder of the above CS1, CS2, CS3 and CS4 Sections are renumbered accordingly

CS1 (570.4.2), CS2 (571.4.2), CS3 (572.4.2), CS4 (573.4.2) Additional Development Regulations for all Uses Listed in this Zone

2. Ground-oriented Multi-unit Residential Developments shall comply with Section 98 of this Bylaw.