

## Summary of Stakeholder Discussions and Development Permit Variances

### Initial stakeholder comments

During the initial discussions with both internal and external stakeholders, the most frequently mentioned issues, opportunities and concerns were:

- maximum height and density for low to medium density housing should be increased;
- three storeys would allow for increased efficiency and more options for site design and “drive-in” parking;
- “over-zoning” occurs to gain greater height and density in row housing than is allowed in the 2 .5 storey (RF5) Row Housing Zone, for example, (RF6) Medium Density Multiple Family Zone and (RA7) Low Rise Apartment are used increasingly for three storey row housing); and
- consider alternatives for at grade private amenity area, such as potential for larger shared amenity areas or above grade amenity area.

### Development permit review

Administration has reviewed development permit decisions of ground-oriented multi-unit project developments for the period of February 2007 to November 2013. Over 80 percent of all approved row housing and semi-detached housing permits included development regulation variances.

The most common variances for row housing and semi-detached housing development permits (six units or more), include:

- separation space: 57 percent of row housing and 31 percent of semi-detached permits had variances;
- bicycle parking: 33 percent of row housing permits had variances;
- private amenity area: 31 percent of semi-detached and 23 percent of row housing permits had variances;
- front setbacks: 30 percent of row housing permits and 28 percent of semi-detached permits had variances; and
- minimum site area: 28 percent of semi-detached permits had variances.