

Ground-oriented Multi-unit Project Residential Regulations

Summary of Proposed Zoning Bylaw Changes - Nov. 7, 2014 REVISED DRAFT

The following is a summary of the key proposed changes (excepting minor amendments pertaining to new definitions, formatting and clarity). See the more detailed "Table 1: Summary: DRAFT Zoning Bylaw Text Amendments – Ground-oriented Multi-unit Residential Developments" (Nov. 7), which includes a rationale for the proposed changes.

1. Definition: Ground-oriented Residential Developments – New: includes Single Detached, Semi-detached, Duplex, Row and Stacked Row Housing, plus Accessory Dwellings.
2. Definition: Multi-unit Residential Developments – Revised "Multi-unit Project Developments" Definition. Now only applies to residential projects.
3. Section 13.5 Comprehensive Site Plan. Revised to be consistent with proposed changes to address Multi-unit Residential Developments.
4. Bicycle parking 54.3 Schedule 2 requirements for Row Housing, Semi-detached, Single Detached and Duplex Housing developments are deleted (typically stored in Garage)
5. Landscaping requirements – Section 55 and RF5 Zone adds requirements within RF5 Row Housing Zone, that apply to subdivided standard lots; same as existing (UCRH) Urban Character Row Housing Zone regulations.
6. Section 98 Ground-oriented Multi-unit Residential Developments. Replaces existing Section 60 Bare Land Condominium. Applies to those Multi-unit Residential Developments that are "Ground-oriented".
7. Regulations apply equally to both subdivided and unsubdivided project units – Section 98. Treats all forms of Ground-oriented Multi-unit Residential Developments equally, i.e. whether or not it is a Bare Land Condominium, standard Condominium, or rental project. Bare Land Condominium Units no longer regulated in same manner as standard subdivided lot.
8. Minimum Site Area and Site dimensions for individual Dwellings in Ground-oriented Multi-unit Residential Developments in RF4, RF5 and UCRH zones will no longer apply, unless the development consists of four or fewer Dwellings. Section 98 regulations apply to five or more Dwellings on a single Site.
9. Revised Density bonus – moved to Section 98. Provisions to allow bonus where "drive-under" attached Garages are provided (in addition to underground Parking Garages), and to ensure some additional Amenity Area is provided in return for the bonus.
 - Density bonus provisions in RF5 and RF6 are moved to Section 98, and would apply to any "Ground-oriented Multi-unit Residential Development", within any zone.

10. Height and Storeys – Section 98 and the zones: eliminates limits to number of Storeys, provided that, in the case of a Site next to a Zone where Single Detached Housing is a Permitted Use, a 7.5 m Setback is provided.
11. Height and Storeys – Zone regulations: “Storeys” are detached from “Height” regulations in individual zones. This will allow for variances on number of Storeys as Height cannot be varied as per Section 11.4(2) of the Zoning Bylaw.
 - Proposed amendments to delete Storeys in the Zoning “Height & Grade” project may make these changes and those in bullet #10 above unnecessary.
12. Side Setbacks – Row Housing: increased from 1.2 m (some zones) to 1.5 m to be consistent with Building Code (2.4 m required between eaves of Row Housing Dwellings).
13. Separation Distance regulations replaced – Section 98: alternative window and wall separation regulations, offering increased flexibility in situations such as shallow front yards, internal site building separations (particularly for windows on the sides of buildings), and Privacy Zones. Intent is to reduce unnecessary development variances.
12. “Rear-loaded” Garages or “Auto-courts” – Section 98. Design approaches to reduce the impact of Façades dominated by “rear loaded” garages facing a private roadway, where the private roadway is functioning similarly to a public Lane. Options include offsetting Dwellings from roadway, second Storey Stepbacks, and limits on Garage width.
13. Walkway and connectivity requirements – Section 98
 - sidewalk required on at least one side of a private roadway, developments of 20 or more Dwellings
 - exemption may apply where Dwelling fronts onto other than a private roadway.
14. Private Amenity Area flexibility in location – conditions removed – RF5 and UCRH Zones
 - minimum 30 m² Private Amenity Area may be at Grade and above Grade, or Front Yard and Rear Yard, but would remain a Class “B” Discretionary development.
15. Private Amenity Area flexibility in minimum size – Section 98.
 - where at-Grade requirement is 30 m², this may be reduced to 20 m² where a larger common Amenity Area (double existing requirements) is provided, or development is in proximity to a Public Park. This would trigger a Class B Discretionary development.
16. Façade orientation requirements – Section 98 where Dwellings are adjacent to a public roadway, front entrance door and a Habitable Room Window facing the public roadway are required. Exception where Dwellings face an arterial roadway.
17. Uses with regulations attached: regulations are separated from listed Permitted and Discretionary Uses (RF5, RF6, RA7 zones) and moved to regulations sections