Table 1: Summary: DRAFT Zoning Bylaw Text Amendments – "Ground-oriented Multi-unit Residential Developments"

REVISED DRAFT Nov. 7, 2014

EXISTING REGULATION	PROPOSED ZONING BYLAW AMENDMENT ~~Existing text removed marked as strikethrough,~~ **Additions underlined** (see also marked draft amendments)	RATIONALE/NOTES/COMMENTS
1. NEW Definition	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.	• **REV –NEW (since March 24 DRAFT):** This includes Single Detached, Semi-detached, Duplex, Row and Stacked Row Housing, and Accessory Dwellings, as these have direct access to Grade or share access to Grade with a Principal Dwelling. • Regulations in new Section 98 "Ground-oriented Multi-unit Residential Developments" pertain to Multi-unit Residential Developments that are Ground-oriented.
2. 6.1(62) Multi-unit Residential Developments - Definition	**6.1(63~~2~~) 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.~~	• **REV (since March 24 DRAFT):** adding Bare Land Condominium as an example was unnecessary (left out in original definition as they were regulated in same manner as subdivided fee simple lots) • Aug. 20 addition: "Seven or more Sleeping Units" added to cover larger Lodging/Group Homes, i.e. anything more than a Limited Group Home. • Title changed as regulations pertain to residential developments • Section 98 includes regulations, and specifically regulates only those "Ground-oriented Multi-unit Residential Developments" with five(5) or more Dwellings and seven (7) or more Sleeping Units.
3. 13.5 Comprehensive Site Plan	• Revise wording to be consistent with a revised Section 98 "Ground-oriented Multi-unit Residential Developments" o Use same terminology/regulations to address both subdivided and unsubdivided projects. o Requirements apply to all "Multi-unit Residential Developments" (not only "Ground-oriented Multi-unit Residential Developments"). o See marked text	• Consistency with proposed changes to Section 98. • Relevance is special setback or separation requirements in the zones, e.g. where the development abuts a Zone where Single Detached is a Permitted Use or the RF5 Zone (2 ½ Storey residential zones) • **REV (since March 24 DRAFT):** Added: 13.5(3(g)(ii) ii. pedestrian circulation areas
4. 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	• **REV –NEW (since March 24 DRAFT)::** DRIVE aisles shall be clear of driveways and other obstructions – to ensure clear width is applied. • 7.0 m also minimum width that applies to private roadways (no

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(4)(a)(vi) aisles width	other similar obstructions, and shall conform to the following minimum dimensions: vi. aisles shall be a minimum of 7.0 m wide for 90º parking, 5.5 m wide for 60º parking, and 3.6 m wide for 45º parking and parallel parking;	other formal standard exists)
5. 54.3 Schedule 2 Bicycle Parking Requirement	• Removes requirement for Bicycle Parking facilities the case of Single Detached Housing, Semi-detached Housing and Row Housing	• Requirement is often varied. • Typically, Single Detached, Semi-detached and Row Housing developed in a Ground-oriented Multi-unit Residential Development includes individual attached or detached Garages, which can accommodate bicycles.
6. 55 Landscaping **55.2 Applicability** Address RF5 subdivided lot landscaping in same manner as UCRH Zone	**55.2(4)** 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: **55.2(4)(b) Remove clause: "…**except in the case that Dwellings are part of a Multi-unit Project Development,…" 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…" 55.2(4)(c) - *maintains* RF5 Zone on the list of Dwelling types and zones where the landscaping requirements in 55.4(6) *shall not* apply if they are on stand-alone subdivided lots, i.e. they are not part of a Multi-unit Residential Development**:** c) except as required in subsection 130.4(15), the tree and shrub planting requirements of subsection 55.4(6) shall not	• Amendment maintains the Landscaping requirement in 55.4(6) (shrub and tree requirements) for Multi-unit Residential Developments in the RF5 Zone (as it is now). The amendments include new requirements in the RF5 Zone itself for RF5 fee simple lots modeled under the UCRH Zone, under 160.4(12) and provides clarity within Section 55. 4. addresses general landscaping requirements for subdivided standard lots (not condominium units) Updated term "Multi-unit Residential Development" b) It is redundant, already specified in 55.2(4) and an error in Bylaw 15632 Dec 13, 2010, when RF5 Zone was amended Exception was (at time of Bylaw 15632) meant for UCRH Zone, which has requirements for landscaping within the Zone for subdivided lots, not RF5 55.2(4)(c) **REV (Since March 24 DRAFT):** add in the same requirements for landscaping for lots in the RF5 Zone itself as UCRH – simplifies RF5 subdivided requirements. Therefore, the clause removing the requirements in 55.4(2)(4)(c) can remain "as is" **(see Row #7).**

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	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.	Existing requirements – i.e. for "Multi-unit Residential Developments – unchanged:] 55.4(6) requirements apply in the case of Multi-unit Residential Developments – this is maintained in Bylaw: 55.4(6): Trees and shrubs shall be provided in accordance with subsection 55.8. For development consisting of Residential Use Classes, the number of trees and shrubs provided shall be determined on the basis of the following: a. one tree for each 35 m^2 and one shrub for each 15 m^2 of Setback at grade; and b. one tree for each 20 m^2 and one shrub for each 10 m^2 of required parking area islands. In no case shall there be less than one tree per required parking area island.
7. NEW: **RF5 landscaping added** **UCRH Landscaping revised** **RF5: requirements added 160.4(11) Site Landscaping**	RF5: 160.4(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 (front to back as well as to the side), Single Detached Housing 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. 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	• **REV - NEW (since March 24 DRAFT)** • Landscaping regulations are same as for UCRH – for fee simple, subdivided Dwellings. Exception in Section 55 applies for Multi-unit Residential Developments. 160.4(10) Common areas will still be addressed in 55.4(6) in Landscaping; 160.4(10)(a) Adding in requirements for individual lots in the RF5 Zone here negates the need to "correct" the exception to landscaping requirements in subsection 55.2(4)(c).

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REV: 165.4(14) **Now 165.4(13)** **UCRH landscaping** requirements –	160.4(11)(a) or (b) as applicable; and all required Landscaping shall comply with the relevant requirements of Section 55 of this Bylaw. UCRH Zone 165.4(13) 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,:	• **NEW – Revision added (since March 24 DRAFT)** • 165.4(13) UCRH Amendment clarifies that 55.4(6) addresses areas of Multi-unit Residential Developments that are not covered by the individual Dwelling regulations.
8. Section 60 Bare Land Condominium Name of Section becomes **98 "Ground-oriented Residential Multi-unit Residential Developments"**	• Re-number and rename Section 60 to 98 "Ground-oriented Residential Multi-unit Residential Developments" • Regulations have been revised so that they apply to all types of Ground-oriented Multi-unit Residential Developments	• Re-name Section 60 so that it addresses "Ground-oriented" residential "Multi-unit Residential Developments" • See Row #1 and #2 for definitions. • Moved to 90 Section, to "Special Land Use Regulations" from "General Land Use Regulations" • Subdivided projects (Bare Land Condominium Units) currently have to adhere to more regulations than non-bare land units.
9. 98 "Ground-oriented Residential Multi-unit Residential Developments" **NEW Applicability Statement**	• **NEW Applicability statement:** 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.	• **REV –NEW (since March 24 DRAFT)** • Refers to new definitions – see Rows #1 and #2. • Limits to five Dwellings or more. Definition of "Multi-unit Residential Developments" however, specifies three or more Dwellings (Row #2). • This allows modest infill, i.e. 3-plex Row Housing, and fourplex Row Housing, to be exempt from regulations in Section 98.
10. 60(1) Bare Land Unit/Lot Equivalency -*deleted*	• Remove Bare Land to lot equivalency requirement in previous subsection 60(1)	• Ensure same standards of development apply to both subdivided and unsubdivided Multi-unit Residential Developments, as per regulations in new Section 98.

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11. NEW 98.2(1) and (2) Reference to underlying Zone Reference to Overlays	98.2(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. (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.	98.2(2). Addresses in particular, the Mature Neighbourhood Overlay (MNO), Medium Density Residential Overlay (MDRO) and Medium Scale Residential Infill Overlay (MSRIO) that apply in established neighbourhoods. Any potential conflicts may be reviewed at the time that these overlays are under review. • The restrictions within the overlays include Height (each caps the number of Storeys) which may conflict with 98.2(5) which removes restriction on Storeys in an underlying Zone.
12. 60(2) comprehensive Site Plan requirement. **Now 98.2(3)**	98.2(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.	• Consistent with expansion of Section 98 to apply regulations to all "Ground-oriented Multi-unit Residential Developments"
13. NEW **98.2(4) Density bonus** where underground parking or attached Garages are provided. Moved from RF5 160.4(1) RF6 170.4(1)] CS1, CS2, CS3 & CS4 - 570.2.3, 571.2.3, 572.2.3 & 573.2.3 and revised and expanded	• Amendments delete provisions for Density bonus in the RF5, RF6 and CS Zones zones, replacing them with revised Density bonus provision in Section 98, applies them to RF4, UCRH, RA7 zones as well. 98.2(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 m^2 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	• **REV (since March 24 DRAFT)** (for RF5 and RF6), reducing extra 86 m^2 Amenity Area required for each additional Dwelling (calculated on the area of six surface parking stalls) to 5 m^2 – Existing regulation has no additional Amenity Area requirement • Change would allow Density bonus to apply to all zones, i.e. RF4, UCRH, RA7 (RMD currently has no Density limits), but for "Ground-oriented Multi-unit Residential Development" only. • RF5 and RF6 maximum Densities with bonus are almost the same: RF5 max. with bonus would be 54.6 du/ha (54 current max.); RF6 at 104 max. (105 current). RF6 Densities are typically substantially less than the base density limit of 80 du/ha. • Density formula is the same as in existing RF5 and RF6 regulation: 1 additional Dwelling for each 6 parking spaces provided underground (except that attached Garages are included here) • Attached Garages will generally have to be located under the

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	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)(1)(i). b. the area above the underground Parking Garage shall be landscaped or shall provide active hardsurfaced shared recreational space. • Revised regulation for RF5, and CS1-CS4: 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 Section 98 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;~~	living area, as Site Area has to be made available to accommodate increased density; therefore, there is no proposed regulation requiring attached Garages to be flush or near flush to the walls of the Dwellings. • **Zoning Bylaw Definition: (70) "Parking Garage** means an Accessory Building or Structure, or any portion of a principal building or structure, containing communal parking spaces used for vehicular parking or storage;" • Intent of existing Density bonus regulation is that additional area provided by placing parking underground is used for landscaping and/or Amenity Area, not only to accommodate additional Dwellings. The 5 m^2 extra outdoor Amenity Area requirement for each additional Dwelling provided is added to provide a quantifiable requirement at a reasonable rate. It would be added to the base Amenity Area, i.e. including if it is reduced, in accordance with 98.2(12). • RF6 (170.4.1) is same proposed amendment as Column#2, except that base Density is 80 Dwellings/ha vs. 42 Dwellings/ha.
14. NEW **98.2(5) Number of Storeys shall be increased** with a 7.5 m Setback from property line.	**NEW: Increase in number of Storeys** 98.2(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.	• **REV –NEW (since March 24 DRAFT)** • This regulation allows RF5 Row Housing and RF4 Semi-detached Housing to increase to 3 Storeys from 2 ½ Storeys. RF6 and RA7 already allow 4 Storeys and UCRH already allows 3 Storeys. • Where overlays restrict number of Storeys (MNO to 2 ½, MSRIO & MDRO to 4), 98.2(5) would not apply, as per clause 98.2(2) (**Row #11**). However, an applicant could seek a

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	•	variance to number of Storeys as prescribed in the applicable Overlay. • Three Storeys accommodates "drive-under" Garages. Applicability would be larger Sites able to accommodate the increased setback. On smaller sites, second unit (i.e. 7.5 m from property boundary) would be able to be three Storeys without a variance (unless Overlay restricts). • This regulation also allows increase in Storeys without an increase in Height in the underlying Zone. • This regulation goes hand-in-hand with separation of "Height" regulation from "Storeys" regulation. These are proposed to be de-coupled in the RF4, RF5, RMD, UCRH, RF6 and RA7 Zones (see **Row #27**). • **Related Height & Grade project**: Separate proposed "Height and Grade" amendments would delete the Storeys regulation. If this occurs before this Bylaw is considered at Public Hearing, this amendment would not be required. 98.2(5) 7.5 m Setback is based on existing regulations contained within the RF5, UCRH, RF6, RA7 and RA8 Zones - 7.5 m buffer Multi-unit Residential Developments next to a Permitted Single Detached Housing Zone (may be reduced to 3.0 m)
15. NEW **98.2(6) Privacy Zones (requirements in Section 98)**	98.2(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;	• **REV –NEW (since March 24 DRAFT)** • Privacy Zone regulations are retained, but conditions modified from Section 48 Separation Distance (a)(i) is same as regulation in Section 48 Separation Space, 48(2)(2)

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<tr><td></td><td>ii. <u>between Garden Suites or Garage Suites and the associated principal Dwelling on the same Site.</u>

<u>b. the minimum depth of Privacy Zones shall be reduced to not less than::</u>

<u>i. the minimum window or wall separation, where it is less than 4.5 m in accordance with subsection 98.2(7);</u>

<u>ii. 3.0 m in the case of a window facing a public street with a Treed Landscaped Boulevard.</u></td><td>(b)(i) addresses side wall to side wall separation, exceptions where Privacy Zones may be reduced.

(b)(ii) addresses "street-oriented" development, and reduced setback requirements that have been applied to UCRH, RF4 and other zones.</td></tr>
<tr><td>16. NEW

Replace Section 48 Separation Space requirements

98.2(7) Minimum window and wall separations</td><td><u>98.2(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.</u>
<table>
<tr><th><u>Table 98.2(7) Minimum window and wall separations</u></th><th><u>Minimum window or wall separation</u></th></tr>
<tr><td></td><td></td></tr>
<tr><td><u>a. distance between a wall containing a Principal Living Room Window and a:</u></td><td></td></tr>
<tr><td><u>i. wall containing another Principal Living Room Window</u></td><td><u>12.0 m</u></td></tr>
<tr><td><u>ii. wall containing a Habitable Room Window, other than a Principal Living Room Window</u></td><td><u>11.0 m</u></td></tr>
<tr><td><u>iii. wall containing a Non-habitable Room</u></td><td><u>6.0 m</u></td></tr>
</table></td><td>• REV – NEW (since March 24 DRAFT)
• Replaces modified Section 48 Separation Distance regulations with simpler internal distance regulations. Will apply to all Ground-oriented Multi-unit Residential Developments. (see also Row #31 for proposed replacement regulations).

• See graphics which depict internal distance scenarios

• Separation Space requirements are proposed to be removed from the following zones, and replaced with these regulations, which will apply only to "Ground-oriented Multi-unit Residential Developments only": RF4, RF5, UCRH, RF6.
• Separation Space requirements will not apply to "Ground-oriented Multi-unit Residential Developments" in RA7, but will apply to higher density developments within that Zone.

a. i) 12.0 m is a reduction from Section 48 requirement of 15 m between two Principal Living Room Windows, i.e. 7.5 m + 7.5 m.
ii) 11.0 m is equivalent to a 6.0 m Separation Space from one Principal Living Room Window (reduced from 7.5 m) and 5.0 m Separation Space from a Habitable Room Window (existing regulation. Net 1.5 m reduction.
iii) Reduced 9 (2 Storey) m to 6 m. Existing Regulations: 7.5 m</td></tr>
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	Window, entries or a Blank Wall iv. property line to another Site. — 6.0 m b. distance between a wall containing a Habitable Room Window, other than a Principal Living Room Window and a: i. wall containing a Principal Living Room Window — 11.0 m ii. wall containing another Habitable Room Window, other than a Principal Living Room Window — 10.0 m 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: 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 such that privacy is not affected, to the satisfaction of the Development Officer and — 3.0 m reduced, conditions in first column apply	Principal Living Rm. Window + 1.2 m + 0.3 m above 1st Storey (max. 3 m) above 1st Storey 7.5 m + 1.5 m = 9.0 m, 2-Storey next to a 2-Storey iv) 6.0 m to another Site means Setback should be minimum 6.0 m, except this would not apply to a public road right-of-way, i.e. Privacy Zone may be reduced to 3.0 m, per 98.2(6)(c). This will greatly reduce the need for variances for street-oriented development. Addresses buildings on adjacent Sites, i.e. in the event that there are narrow Setbacks for the building(s) on these adjacent Sites. Buffer to Single Detached is still 7.5 m, but may be reduced to 3.0 m if a side/flanking wall. b. i) same as (a)(ii) above, but listed here for ease of interpretation. ii) Habitable to Habitable is same as current:5 m + 5 m =10m iii) Based on exceptions to Separation Space in existing zones, i.e. RF4, RF5, UCRH, to address side walls, typically bedroom windows same as proposed Row Housing Setbacks: 1.5 m + 1.5 m iii) A) conditions are added to existing exceptions in some zones, and provides "other such means", but "to the satisfaction of the Development Officer" means Class B. windows height, same as height exempting the Privacy Zone requirement, i.e. 48(2)(2) existing regulation, and 98.2(6) proposed (above eye level)

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	B. the distance between walls is at least equal to the total of the minimum Side Setback requirements for both Dwellings.	
	iv. and a Non-habitable Room Window, entries or a Blank Wall: 5.0 m	b) iv) Substantial net reduction of from 10 m or 8 m from Section 48. Current regulation is 5.0 m (Habitable) + 5 m (total 10 m) or 5 m (Habitable) + 3 m reduced (total 8 m). v) Side wall reduction to 3.0 m still applies, as per 98.2(7)(b)(iii) above. Expectations are different for side wall separations, as compared to a rear or front wall.
	v. and a boundary to another Site, shall be reduced where the Habitable Room windows on the subject Site are on side walls, in which case the conditions in 98.2(7)(b)(iii) apply: 5.0 m reduction to not less than 3.0 m under conditions in first column	
	c. distance between walls containing Non-habitable Room Windows, Entries and Blank Walls: 3.0 m	c) Current: 1.2 m plus 0.3 m each additional Storey above first Storey, to a maximum of 3.0 m
	d. the Development Officer may reduce the window and wall separation distances in 98.2(7)(a) to (c) above, to not less than any applicable minimum Setback, where Site limitations provide challenges to meeting the required separations, and where other design solutions address visual privacy, daylight, ventilation and views.	d) addresses conflicts with Setbacks. This would apply in cases around the periphery of the Multi-unit Residential Development, where Setbacks exist. The following are examples of separation distances between main walls of Townhouse Dwellings: • 9.14 m (30') (Chicago) • 9.0 m in front of a Principal Living Room Window (Wood Buffalo); 6.0 m in front of a Habitable Room Window (other than a Principal Living Room Window). • 11.0 m (Toronto Zoning Bylaw) • 12.0 m (St. Albert) • 15.0 m (Mississauga) • 15.0 m, reduced where 2 Storeys or less (Toronto Infill Townhouse Design Guidelines, 2003) Front/Rear Wall to a Side Wall: • 6.0 m (St. Albert) • 10.0 M – Rear Wall to Side Wall (Mississauga)

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17. NEW **98.2(8)** Minimize impact of Garages on Site and Facades .	8. Where a private roadway is flanked on both sides by Dwellings with attached Garages, and where individual buildings contain four or more Dwellings: a. one or more of the following regulations shall be applied in order 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.	• **REV since March 24 DRAFT**: this replaces proposed minimum 3.0 m Setback/landscaped area between private roadway and the Dwelling/Garage [DRAFT regulation was 60(6)]. 98.2(8) Addresses private roads that include garage doors facing garage doors, with minimal or no Setbacks, where pedestrian walkway may be on the other "front" side of the dwellings • Three or fewer dwellings provides a break in the massing, breaking up the "garage wall", so these regulations do not apply. • **See graphics** depicting scenarios (i), (ii) and (iii). (a)(i) Stepback to mitigate the "canyon effect" of three-Storey high buildings with no varied massing. (ii) Allowing an offset of 1.5 m of the Façade from the edge of the private roadway, or alternatively, a 1.5 m recession or projection of the Garage portion of the Façade allows for transition elements to soften the transition from the Façade to the private roadway. (iii) Single Garages can mitigate impact of "Garage walls" and allow for design elements such as windows, entries and landscaping to break up the impacts. • Row House Dwelling of 5.7 m width can accommodate a narrow Garage at 60% of width of Dwelling Façade. Min. Single Garage width = 3.0 m width + (8" walls x 2) = 3.0 m +0.406 m = 3.406 m i.e. 3.406 m/5.7 m = 59.8 % • Other areas: St. Albert R3 Zone, and Mississauga RM6 Zone, require 6.0 m Setback/separation between front or rear wall of a building and an on-site or private roadway. • City of Edmonton . 6.0 m Setback standard, attached Garages to a Public Roadway.

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	Required parking spaces in this case may be in tandem, notwithstanding subsection 54.2 Schedule 1, row (1) of this Bylaw. b. alternative design solutions to the regulations in 98.2(8)(a) shall be considered at the discretion of the Development Officer.	Detached Garage Setback to *Public* Lanes: varies between 1.2 m (MNO) to 2.75 m (compact lot zones) to 4.88 m (outside MNO) (b) Flexibility allowed, provided that alternative design meets the intent.
18. 98.2(9) **NEW – Depth of driveway** where it is a parking space	98.2(9) Where a Driveway is a required parking space, the minimum depth shall be 6.0 m measured to a private roadway.	• Consistent with the Front Setback requirement in RF5 Zone to a private roadway and accommodates longer vehicles, lessening potential "overhang" effect onto roadways.
19. 98.2(10) **NEW – surface parking requirements – dispersed parking for visitors**	98.2(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.	• **NEW (since March 24 DRAFT)** • Addresses surface parking that is not convenient for visitors, and in come cases, for residents • Reflects comments received in the "City of Edmonton Row Housing and Semi-detached Housing" Survey completed July 2014. More convenient parking locations desired.
20. 98.2(11) **NEW – Walkways requirement**	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	(a) **REV (since March 24 DRAFT):** increase width to 1.5 m from 1.2 m. 1.5 m is public standard, and is contained within the "Complete Streets" guidelines. • Other standards at 1.5 m width (e.g. Mississauga, Toronto, Seattle, WA) • Under 15.5(b)(i) of the Zoning Bylaw, the Development Officer may request the construction of " a pedestrian walkway

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	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.	system to serve the development". This regulation provides more context as to when this would be required. (b) March 24 draft required sidewalk on one side of private roadway, for 30 dwellings or more. The change here reduces it to 20 dwellings, but removes the requirement that the walkway/sidewalk must be on one side of the roadway where (b) applies – essentially this is where the private road functions in the same manner as a public lane. Rationale – scale: 20 dwellings is the threshold in RF5 where Amenity Area, in the form of communal outdoor recreational space, is required. (e) **REV (since March 24 DRAFT):** interval reduced from 150 m to 120 m, as latter is the standard public access interval in the City's Top-of-Bank Policy. 15.5(b)(ii) of the Zoning Bylaw contains clause that the Development Officer may require the walkway system to connect to a walkway system in an adjacent development 15.5(c) Zoning Bylaw allows Development Officer to specify number and location of pedestrian access points.
21. Private Roadway regulations – deleted. **was 60(3)(a) to (d)**	60(3)(a) "…private roadway includes a Lot, Bare Land Condominium Unit, Common Property…." 60(3)(b) equivalency statement that a "for the sole purpose of applying the regulations in this Bylaw, a private roadway…shall be deemed to be the same as a "public roadway" is removed. .	60(3)(a) Explanation of a private roadway no longer needed, as the regulation that a bare land unit is deemed to be the same as a Lot has been removed from Section 60. 60(3)(b) private roadway equivalency to a public roadway statement is no longer required, as it was needed to establish bare land condominium unit yard and property boundary equivalencies to standard lot yards, and these equivalencies are no longer required. • Existing regulation 54.2(a)(v)(i) provides minimum drive aisles widths - 7.0 m (with 90 degree parking stalls). Same as minimum standard requested by Transportation for private roadway widths.

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		• Development Permit review by Transportation and Fire Services will result in recommendations for private roadways or drive aisles development standards.
22. 98.2(12) NEW: Private Outdoor Amenity Area Conditions where it shall be reduced	98.2(12). Notwithstanding Section 47 and the regulations in the underlying Zone, required Private Outdoor Amenity Area may be reduced to 20 m^2 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 m^2 per Dwelling aggregated into an areas not less than 100 m^2 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.	• **REV (since March 24 DRAFT):** reduced Private Outdoor Amenity Area option was drafted into the RF5 and RF6 Zones. These sections are deleted and replaced by over-arching regulations that would apply to any "Multi-unit Ground-oriented Residential Development: in 98.2(12). • **REV (since March 24 DRAFT):** Maximum 15 m^2 reduction has been reduced to 10 m^2 (i.e. reduction would be from 30 m^2 to 20 m^2) after additional review and site planning scenarios and other municipalities and impacts on overall density were considered. • This option triggers a Class "B" Discretionary development. a) (ii) outdoor communal Amenity Area is double minimum requirements for the RF5 Zone, i.e. minimum 100 m^2 vs. 50 m^2, calculated at minimum 5 m2/Dwelling vs. 2.5 m^2 per Dwelling (which currently applies to 20+ Dwellings, not fronting a public roadway). b) unlike existing requirement for flexibility in location of Private Outdoor Amenity Area in the RF5 Zone (in the case only of an attached Rear Garage), it allows for Public Park to be located across the street and does not have to be abutting or across the lane the development b) ii) **REV (since March 24 DRAFT):** disallowing park space when it is across from a collector road has been removed. Many collectors run through neighbourhoods – disallowing this is seen as too restrictive. • Other areas vary widely, a number have a minimum that applies to all multi-unit residential, a number of them do not have minimum Amenity Area requirements (some have % of

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		lot landscaped, minimum rear yard depths, and/or minimum amenity area calculated based on a % of site area, floor area, or number of bedrooms). Private Amenity Area requirements: 18 municipalities reviewed • Range: 4.5 m^2 (Red Deer), 4.46 m^2 (Portland R3), 5 m^2 (Calgary Multi-Residential Districts) to greatest requirements of 37 m^2 (Vancouver, RM5 oriented to families with children), and 46 m^2 (Burnaby, RM1, three-bedroom Townhouse requirements & R8 Zone). • Median requirement is in 20 m^2 per Dwelling range, i.e. 18.6 m^2 (Chicago RT2.5, RT4, RT4.5), 18 m2 (Saskatoon RM1 and RM2), 19 m^2 (Ottawa R3, based on a 130 m^2 floor area); 20 m^2 (Calgary, new R-CG Zone). • Private Amenity Area reduction is a Class B development • Consistent with stakeholder consultation and flexibility in Amenity Area size and location in a recent Survey. Private Amenity Area requirements: Edmonton DC1 and Specialty Zones • RF6 Stacked Row Housing – Dwellings any part of which contained in lowest Storey: 30 m^2; 15 m^2 no part contained in lowest Storey. • Rossdale DC1 (Areas 1(A) and 2(G): Dwellings any part of which contained in lowest Storey: 12 m^2; 6 m^2 no part contained in lowest Storey. • Riverdale DC1 Site A – Row Housing Residential: 10 m2 at-Grade. • The "City of Edmonton Row Housing and Semi-detached Housing Resident Survey" (July 2014) showed substantial

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		support for alternatives to the standard 30 m^2 at-grade Private Outdoor Amenity Area requirement. Given a choice of Private Outdoor Amenity Area Scenarios: o 50.5 % preferred a 30 m^2 yard, o 31.5% preferred a modest size yard of 20 m^2 (with cost savings) and o 27% preferred a 15 m^2 deck or balcony (with additional cost savings) Given a choice of a larger Private Yard, combination smaller Private Yard with a common Outdoor Amenity Area, or smaller Private Yard and Public Park: o 37.2% of Respondents preferred to have a smaller yard area (15 m^2) if it meant that they would be within a block of a Public Park o 31.9% would choose a larger shared 100 m^2 yard with a smaller yard instead of a larger private yard of 30 m^2 with no shared yard and no Public Park nearby. o 31% of respondents chose a private yard of 30 m^2 with no public park or shared yard nearby.
23. NEW 98.2(13) entrance and window requirements	98.2(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.	• **REV (since March 24 DRAFT):** so that an entrance door is required where Dwelling faces a public roadway • Orientation in Multi-unit Residential Developments is sometimes not definitive: some Dwellings "front" onto a public roadway, but are accessed via a private road (in a similar manner to which a Dwelling may have lane access). • Arterial roadways are noted as an exception to this requirement, given factors such as noise and separation from residential development. • Requirements facing a Front Setback (a public roadway) are more stringent than those where building faces a private

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		roadway. • Existing standards: RF3, RF4, RF5 zones require a front entrance or feature facing a public roadway o UCRH requires that Dwellings front onto a public street o RF6 and RMD (Residential Mixed Use Zones) DO NOT have any requirement to be oriented to address the street. o UCRH: 165/6(1)(a) "each dwelling shall have individual front door access to a public roadway, except in the case of Stacked Row Housing access to Dwellings above the first Storey may be shared by two Dwellings."
24. RF5 Zone – 160.4(24) entrance door or entrance feature required facing a public roadway	2~~6~~4. 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.	**REV (since March 24 DRAFT):** • Makes it clear that this requirement only applies for Dwellings adjacent to a public roadway • Internal Dwellings are covered by proposed regulation 98.2(13) (Row #23 above). • Exempts the requirement where Dwellings face an arterial roadway, for consistency with proposed regulation 98.2(13) (Row #23 above).
25. NEW 98.2(15) Dwelling addresses corners	98.2(15). 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.	• Corner requirements based on 160.4(21) in the RF5 Zone.
26. RF4 Zone 150.3(3) add Garden Suites	150.3(3) add Garden Suites as a Discretionary Use	• Garden Suites were deleted in error in Bylaw 16271 (March 18, 2013) from list of Discretionary Uses (Bylaw moved location restrictions listed with the Use to regulations).
27. Maximum Height and Storeys limits **RF4: 150.4(4)** **RMD: 155.4(11)** **RF5: 160.4(3)** **UCRH: 165.4(2)(iv)(Table)**	• Removes maximum Storeys from Height regulation so that Height maximum is a measurement. • Storeys would be in a separate regulation for each zone. RF5: 160.4(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	• **NEW (since March 24 DRAFT):** • This will allow the Development Officer to vary the number of Storeys, but not the Height, thus allowing for increased flexibility without need for applicants to go to SDAB to get a variance. • However, under 98.2(5) (**row #14**)provides for no limit on Storeys, provided that a 7.5 m buffer is provided to any Site zoned to allow Single Detached Housing as a Permitted Use.

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RF6: 170.4(3)&(4) **RA7 210.4(4)&(5)** **CS1, CS2, CS3, CS4: 570.4.3, 571.4.3, 572.4.3, 573.4.3**	where the regulations in subsection 98.2(5) are met. RA7: 210.4(4) Maximum Height shall not exceed 14.0 m. Remainder of subsection 210.4(4) is split into 210.4(5) (a) (Storeys) and (b which, includes provision for "..attic areas as additional space to a Dwelling…" See marked text for all proposed changes by zone.	• **Related Height & Grade project**: separate proposed "Height and Grade" amendments would delete the Storeys regulations within the individual zones. If this occurs before this Bylaw is considered at Public Hearing, this amendment would not be required. Change here would separate Storeys from Height as an interim solution to allow, for example three Storeys where current limits are 2 ½ Storeys under conditions in 98.2(5) or with a variance, as merited. • This change would be able to proceed without waiting for Bylaw changes in the "Height and Grade" project.
28. Front Setbacks: Reduce to 4.5 m where access via rear lane, or 3.0 m with Treed Landscaped Boulevard Row Housing, Stacked Row Housing, Single Detached Housing, Semi-detached Housing and Duplex Housing only RF5 160.4(5)(a) RF6 170.4(4) RA7 210.4(6)	RF5: 160.4(7)(a) 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 ~~t~~Treed ~~l~~Landscaped ~~b~~Boulevard is provided; RF6: 170.4(6) & RA7 210.4(7) 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.	• **NEW (since March 24 DRAFT):** • Update Zones that do not have reduced Front Setbacks allowed for Ground-oriented Residential Development so that development can be more oriented toward the street, and take advantage of "Treed Landscaped Boulevards". • • Existing reduced Setbacks apply in UCRH Zone • • RA7 maintains 6.0 m Front Setback for Apartment Housing.

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29. Row Housing Side Setbacks: increase from 1.2 m to 1.5 m RF5 Zone 160.4(7)(a)(i) RMD Zone Table 155.4(14)(c)(i) UCRCH Zone 165.4(5)(a)(i) & (b)(i) & (b)(ii)	Minimum Side Setback (Row Housing) increase 1.2 m to 1.5 m RF5 renumbered 160.4(8)(a)(i) RMD renumbered 155.4(15)(c)(i) In UCRH includes 1.5 m Side Setback up to 8.6 m in Height In RF5 includes 1.5 m Side Setback	• **NEW (since March 24 DRAFT):** • In 2010, Side Setbacks for Row Housing in RF5 were reduced from 2.0 m to 1.2 m (Bylaw 15632) (and in the new URCH Zone were set at1.2 m). • Building Code requires 2.4 m between the eaves of buildings containing three or more Dwellings. Otherwise, requires Building Code Variance. Also then requires incombustible materials in the soffits, the fascia board, and restrictions on soffit venting. • Walls on Semi-detached and Single Detached have lower standards, 2.4 m wall-to-wall is okay.
30. RMD Side Setback – external **Table 155.4(14)** **- no external Setbacks specified**	• 155.4(15)(ix) New Column added • Single and Semi-detached: 1.2 m external Setbacks (same as internal) • Row Housing: 1.5 m first to 10.0 m in Height/2 Storeys; 3.0 m third Storey/portion exceeding 2 Storeys	• **NEW (since March 24 DRAFT):** • RMD Zone only lists internal Setbacks • External Setbacks are same as internal Setbacks for Single Detached and Semi-detached Housing • External Setback required, especially for 12 m Row Housing. • Proposed Row Housing Setback for third Storey/above 10 m is same as UCRH Zone
31. Section 48 Separation Space Regulations – applicability – Deleted: RF4 150.4(12) RF5 160.4(9) UCRH165.4(12) RF6 170.4(8) Revised: RA7	• Remove Separation Space requirements within RF4, RF5, UCRH and RF6 Zones • Maintain Separation Space requirements only within the RA7 Small Scale Apartment Zone. • Marked change below would add conditions (below) to address situations where Separation Space would not be required in RA7 in the context of placement of windows. • Existing RA7 regulation modified to address Ground-oriented Multi-unit Residential Developments. 210.4~~(9)(~~10) <u>Except for Ground-oriented Multi-unit Residential Developments, where the requirements of subsection 98.2(7)</u>	• **NEW (since March 24 DRAFT):** • Separation Space is only required within Multi-unit Residential Developments, as internal separations between buildings are typically not regulated through property lines and setbacks. • These regulations are very often varied, and unnecessary. • RA7 Separation Space regulations are maintained as it addresses mid-rise walk-up Apartments, that are not covered by "Ground-oriented Multi-unit Residential Development" regulations. 210.4(9)(b) RA7 existing regulation also addresses any conflict

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210.4(9) (now 10)	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 ~~w~~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 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	where Separation Space is applied between buildings, by allowing buildings to be separated by the equivalent of the total of the minimum Side Setbacks. • In other than Ground-oriented Multi-unit Residential Developments, privacy can be addressed by off-setting windows, placing windows at sufficient height to not have an impact on Privacy, or through alternative window treatments, including window frosting. • 210.4(10) exception revision is based on proposed 98.2(7)(b)(iii)(A) regulation, i.e. reduced separation where Habitable Room Windows are located on side walls (**row 16**) **See Row #16 -** window/walls separation – replaces Separation Space requirements. •
32. NEW: Cross references to regulations in Section 98 Ground-oriented residential Multi-unit Residential Regulations RF4: 150.4(18)(a) RMD: 155.4 (27) RF5: 160.4(16)(a) [was Sec. 160.4(14)] UCRH: 165.5(2) RF6: 170.4(14) RA7: 210.4(17) CS1, CS2, CS3, CS4	Clause applies to zones: Ground-oriented Multi-unit Project 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. RF4: Density regulations in RF4 Zone are moved from 150.4(14) to 150.4(18)(a) Ground-oriented Multi-unit Residential Developments subsection. Multi-unit Residential Development buffer requirements are also moved from 150.4(19) to this Section. RF5: References are in 160.4(16); buffer requirements are moved from 160.4(19) to 160.4(16)(b). RMD: reference is new 155.4(27) UCRH: Regulations are within Section 165.5(2) RF6: 170.4(14). Buffer regulations also relate to buildings over 10 m in Height, and remain in 170.4(11). RA7: Regulation is in 210.4(17). Buffer regulations relate also	• **NEW (since March 24 DRAFT):** • Clarity: ensures that Applicants are aware that additional regulations apply if the application involves a Ground-oriented Multi-unit Residential Development

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	to Height as with RF6 and remain in 170.4(12). CS1 to CS4: regulations are within subsections 570.4.2(2) (CS1), 571.4.2(2) (CS2), 572.4.2(2) (CS3) and 573.4.2 (2) (CS4).	
33. RF5 160.4(15) restrictions within 3.0 m of Site zoned for Single Detached as Permitted Use	160.4(15) deleted. ~~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.~~	• Redundant. Relevance is Ground-oriented Multi-unit Residential Developments • Clause remains in 160.4(15)(a) [was 160.4(14)(a)]
34. RF5 Row Housing Zone **UCRH Zone** **CS1-CS4 Zones** **RF5: 160.4(9)(c)** **Flexibility in location of** required Private Outdoor Amenity Area applies, only, where there is a rear attached Garage, and then only under conditions: 160.4(9) (c)(i) a minimum outdoor communal recreational space of not less than 50 m^2 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	RF5 Zone (160.4(9)(c) UCRH Zone 165.4(14)(e) • Expands situations where a portion, or all of the 30 m^2 required Private Outdoor Amenity Area may be located above Grade, or within a Front Yard. RF5 160.4(9) (revised marked changes) also CS1-CS4 Zones (570.4.1, 571.4.1, 572.4.1, 573.4.1 – see marked Bylaw): 9. Minimum Private Outdoor Amenity Areas shall be provided as follows: a. a minimum of 30 m^2 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	• Flexibility in location of Private Outdoor Amenity Area in RF5 and UCRH Zones is maintained; i.e. front/back Yard, or at Grade and above Grade; i.e. not all required to be at Grade, & not prohibited from being in Front Yard. • Condition in RF5 & UCRH (only where a rear attached Garage) and additional requirements in RF5 (requires either a larger communal Amenity Area or is adjacent to a Public Park) are removed. • Flexibility still triggers Class "B" Discretionary Development (as it is now). • Flexibility would be added to CS1 through CS4, which are all based on the same regulations as the RF5 Zone. a) cross references regulation in 98.2(12) that would allow for reduced Private Outdoor Amenity Area, under certain conditions c) Allows for wider variety of Private Outdoor Amenity scenarios, including multiple balconies/decks, things such as roof-top decks, etc, to cater to different lifestyles, needs and Yard maintenance preferences. • **REVISIONS (since March 24 DRAFT):** 160.4(9)(c) removed 1 m Setback requirement for Private Outdoor Amenity Area located in a Front Yard (also the RMD Zone, see **row #25 below**)

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ii) a public Park is adjacent to the Dwelling or where the Dwelling is not separated from the Park by a roadway, other than a Lane; 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 m^2 in area, with neither the width nor the depth less than 2.0 m. *UCRH Zone 165.4(14)(e) also has flexibility in location of Private Outdoor Amenity Area, but does not have condition (i) or (ii) above (no communal Amenity Area or nearby Park requirement)*	surface treatments, provided that: i. at least a portion of the minimum Private Outdoor Amenity Area shall be aggregated into an area of 15 m^2 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 m^2 or greater, with neither the width nor depth less than 2.0 m; ~~c. notwithstanding Sections 46 and 47 of this Bylaw and 160.4(9)(a) above, where a rear attached Garage is provided and where:~~ ~~i. a minimum outdoor communal recreational space of not less than 50 m^2 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~~ ~~ii 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 m^2 in area, with neither the width nor the depth less than 2.0 m.~~	Rationale: restrictive: may be handled by fencing and/or landscaping to define a Front Yard Amenity Area. c) (i) Changes requirements so that at least one portion of the Private Outdoor Amenity Area must be a minimum of 15 m^2 in area (minimum dimension of 3 m). c) (ii) **REV (since March 24 DRAFT)** 160.4(9)(c) (ii) balance of Amenity Area reduced from minimum of 10 m^2 to 7.5 m^2, as latter is more common balcony area and is requirement for (CHBA member request) c) (i) & (ii) means that, to total 30 m^2 in Area, combination could be 15 m^2 above Grade/at Grade, or (Front Yard/Rear Yard), or, if smaller, 7.5 m^2 minimum still applies, so it could be : 15 m^2/7.5 m^2 & 7.5 m^2 combination (total 30 m^2), e.g. if two 7.5 m^2 balconies, and 15 m^2 Rear Yard. If a reduced Private Outdoor Amenity Area is allowed, per 98.2(12) (**row #22**), combination could be 15 m2 at Grade, plus 7.5 m2 above Grade (total 22.5 m2)

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35. RMD Zone **Row Housing Amenity Area Requirements** **Flexibility in location of required Private Outdoor Amenity Area** **155.4(25)**	155.4(26) 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 m^2 in area, with neither the width or depth less than 2.0 m.	• Same changes as to RF5 (**Row #34** above) – only difference is RMD did not have the requirement that context be an attached rear Garage. (a)(ii) Same change proposed for the RF5 Zone – see note on 160.4(9)(c) above (iii) Same change proposed for the RF5 Zone – see note on 160.4(9)(c) (ii) above
36. RF5 - 160.4(13) [was 160.4(13)) **UCRH 165.4(10)(b)** **Maximum detached Garage building width** 24 m maximum width outside of the boundaries of the MNO 12 m within the boundaries of the MNO Exceptions for Multi-unit Residential Developments	• RF5 160.4(14) UCRH 165.4(10) Increase maximum width outside of the boundaries of the MNO to 24.6 m • Increase maximum width within the boundaries of the MNO to 12.3 m • Exceptions apply for Multi-unit Residential Developments, i.e. .notwithstanding the above, maximum width may be increased • Regulations moved from Multi-unit Residential Regulations as follows: RF5: moved from 160.4(16) to 160.4(14)(c) UCRH: moved from 165.5(6) to 165.4(10(b)	• Allows for four 20' garages: (4 x 6.096 m). Reduces number of routine variances to regulation. • Allow for two 20' garages (2 x 6.096 m) Rationale for the exceptions (2010 Amendments) was that a condominium Association would have responsibility for drainage easements required between detached Garages and the Row Housing Dwellings.

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37. RF4 Zone – 150.4(1) and (2), RF5 Zone – Table 160.4(2) and 160.4(16)(a) - UCRH Zone – Table 165.4(2) **Site Area and Site Depth Regulations - Multi-unit Residential Development regulations**	RF4: 150.4(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) to (d) remain "as is"* 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) to (d) remain "as is"* RF5: 160.4(2) Site Area and Site ~~D~~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) remains "as is".* Deletes Note under Table 160.4(2): ~~1. Note: Exceptions may apply to Bare Land Condominium Units as part of a Multi-unit Project Development. See Section 160.4(16).~~ 160.4(16) a - deleted ~~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;~~	• Site Area and Site Dimensions are exempted for Ground-oriented Multi-unit Residential Developments in the case of development consisting of multiple Dwellings, where there are five or more Dwellings. Exception is made for clarity in the RF4, RF5 and UCRH Zones. • Regulations in Section 98 apply instead. Density and Minimum Amenity Area regulations still apply. • **REV (since March 24 DRAFT) –** 150.4(2) states Site regulations "…only apply where there are four or fewer Dwellings:" Developments smaller than 5 Dwellings, i.e. triplex or fourplex developments, are more likely to be infill within single detached neighbourhoods, and more closely approximate fee-simple developments, therefore Site Width, Site Depth and Site Area regulations per Dwelling will still apply. • RMD Zone regulations apply to "Lots" rather than to "Sites" therefore exceptions for Ground-oriented Multi-unit Residential Developments are not required. • Removes regulation in RF5 and UCRH Zones that minimum Site Area and Site Depth of Bare Land Units may be reduced – no longer required – see full marked text in proposed changes. • Flexibility in Bare Land Unit Site Area and Depth no longer required, as Bare Land Units are no longer regulated in same manner as a lot.

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	UCRH: 165.4(2): (Paragraph before Table 165.4(2) 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, the maximum number of Storeys shall be increased in accordance with the regulations in subsection 98.2(5). *Table 165.4(2) is revised in accordance with Row #27 (Height and Storeys regulations separated).* Deletes existing Note 1, and adds new Note 1, under Table 165.4(2) – (see marked proposed revisions for full changes): ~~*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 160.4(2) above.	
38. UCRH Zone – 165.4(8)(f) (Table) Site Coverage Regulations	• Deletes 165.4(8)(f) Bare Land Unit Site Coverage • Amendment provides that all Multi-unit Residential Developments shall have Site Coverage regulations applied to the overall project itself.	• Bare Land Condominium Units are no longer required to have Site Coverage requirements applied in the same way as a standard lot. • Consistent with the objective of treating all Multi-unit Residential Developments in the same manner. • This applies Site Coverage to Multi-unit Residential Developments in UCRH Zone in the same was as existing regulations in RF5 Zone [see 160.4(4)(a) in RF5 Zone)]

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39. RF5, CS zones, RF6, RA7 Zone **Uses – clean-up format listed Uses & Regulations** RF6: Stacked Row Housing. Row Housing, Semi-detached Housing and Duplex Housing are currently listed under the same line under Permitted Uses (Sites 1.4 ha or less) and Discretionary Uses (Sites 1.4 ha or greater).	• Proposed Amendment separates these four Uses as listed in RF6 Zone as Permitted Uses • conditions (triggering Discreitonary development) are moved to regulations sections **(Rows #40 and 41 below)**	• **NEW (since March 24 DRAFT)** • Regulations should be listed within regulations sections of individual zones and not as a modifier of Permitted or Discretionary Uses. • Changes are consistent with standard Zone clean-up that has been an on-going process for all zones. • Regulations that are included as a modifier of listed Uses are moved from Permitted Uses and Discretionary Uses to regulations Section in the RF5, RF6. RA7 and CS zones (see **Rows #40 and 41 below**)
40. RF5, CS1 to CS4, RF6 Zones **Site size regulations** contained on list of Permitted and Discretionary Uses – clean-up **160.3 RF5 and RF6 170.3** Stacked Row Housing. Row Housing, Semi-detached Housing and (Duplex Housing RF6 only) listed as Discretionary on Sites >1.4 ha	RF5, RF6 and CS zones Site Area regulations are moved to regulations sections RF5: <u>160.4(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.</u> RF6: 170.4(2) – as 160.4(3) above, except includes Duplex Housing	• **NEW (since March 24 DRAFT)** • Site size regulations relating to: o Row Housing and Stacked Row Housing (RF5, RF6, CS zones) o Duplex Housing and Semi-detached Housing (RF6) currently listed with list of Uses in each Zone are moved to applicable Development Regulations sections. (see marked text). • RA7 Zone has already been amended in this manner. Site size regulations that trigger a Class B development are contained in subsections 210.4(13) and (14), within "Development Regulations for Permitted and Discretionary Uses" (Bylaw 15053 November 13, 2012).

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CS Zones: Row Housing and Stacked Row Housing listed as Discretionary on Sites > 1.4 ha	CS1: 570.4.1, CS 2: 571.4.1, CS3: 572.4.1, CS4: 573.4.1 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.	
41. RF5, CS1 to CS4, RF6, RA7 zones Development regulations attached to listed Permitted and Discretionary Uses **RF5 Zone: Discretionary Uses**: 160.3(13) Stacked Row Housing… **RF6 Zone: Discretionary Uses:** 170.3(2) Fraternity and Sorority Housing… **RF6 Zone: : Discretionary Uses:** 170.3(8) 8.Personal Service Shops and Convenience Retail Stores…	• Development Regulations – delete from Use lists and move to appropriate "Regulations for Permitted and Discretionary Uses" sections within applicable zones. RF5: move Stacked Row Housing access to Grade requirement to 160.4(23) "Development Regulations for permitted and Discretionary Uses" RF6: move requirements for Fraternity and Sorority Housing to 170.5(1) RF6: move Personal Service Shops and Convenience Retail Stores requirements to 170.5(2)(c)	• **NEW (since March 24 DRAFT)** • regulations remain the same – **see marked text for details**

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RA7 Zone: **210.3 Discretionary Uses** 3……Professional, Financial and Office Support Services	RA7: move Professional Financial and Office Support Services requirements to 210.5(3)	• regulations remain the same – **see marked text for details**
CS1 570.2.2 Discretionary Uses Commercial Schools and Freestanding Off-premises Signs…	CS 1: move Commercial Schools and Freestanding Off-premises Signs requirements to 570.3.2 (3) and (5).	
CS2 571.2.1 Permitted Uses: Carnivals….	CS2: move Carnivals requirements to 571.3.1(5)	
CS3: 572.2 & CS4 573.2.2 Discretionary Uses Outdoor Participant Recreation Services…	CS3 and CS4: move Outdoor Participant Recreation Services requirements to 572.3.1 (6) (CS3) and 573.1(6)(CS4)	
CS3: 572.2 Discretionary Uses Public Education Services	CS3: move Public Education Services requirement to 572.3.1(7)	
CS1 570.2.4, CS2 571.2.4, CS3 572.2.4, CS4 573.2.4 Discretionary Uses Child Care Services…. and Stacked Row Housing…	CS1, CS2, CS3 and CS4: move Child Care Services requirements to 570.4.1(14) (CS1), 571.4.1(14) (CS2), 572.4.1(14) (CS3) and 573.4.1(CS4) (14) CS1, CS2, CS3 and CS4: move Stacked Row Housing requirements (maximum four units per building and individual access to Grade) to 570.4.1(11) (CS1), 571.4.1(11) (CS2), 572.4.1(11) (CS3) and 573.4.1(CS4) (11)	

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42. CS1 Zone 570.2.2 **5. Group Homes**	CS1: 570.3.2(4) 4. Group Homes, and Lodging Houses shall comply with Section 96 of this Bylaw.	• Clarity – added for clarity and consistency with cross-references in other zones. These regulations were adopted through Bylaw 15953, November 13, 2012)

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