

CITY OF EDMONTON

ROW HOUSING AND SEMI-DETACHED HOUSING RESIDENT SURVEY



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Summary

This study, commissioned by the City of Edmonton, included a survey of residents of select row and semi-detached housing projects in the city. The findings of the study will inform the City's current review of the zoning bylaw pertaining to ground-oriented Row Housing and Semi-detached Housing Multi-unit Project Developments. The results of the survey point to an overall satisfaction with the dwelling units as well as the developments. Guest parking is an issue, especially their location and number and restrictions placed on them. It emerged primarily in Sandstone at Walker and Mosaic Ridge – developments which did not have the option of close guest parking on nearby public or private roadways. Respondents preferred large private yards at the ground level and were willing to pay extra for them. When given the option of having either a shared yard or to be within a block of a public park along with a reduced private yard or a large private yard, the residents' preference was a public park within the block along with a small private yard of their own (small private yard scenario having a reduced cost over the larger yard scenario).

Introduction

The City of Edmonton is currently engaged in assessing the effectiveness of the Zoning Bylaw's regulations for residential ground-oriented multi-unit project developments. The aim here is to understand whether the current regulations meet the needs of different demographic groups. The assessment also examines whether or not the regulations allow for flexibility in responding to changes in neighbourhood life cycles, in accordance with goals laid out in the Municipal Development Plan - *The Way We Grow*. This study partly contributes to the City's review process and will be used to revise and standardize requirements where required.

The review focuses on ground-oriented Row Housing and Semi-detached Housing Multi-unit Project Developments. Multi-unit Project Developments, as defined in the Zoning Bylaw, include "developments of three or more Dwellings, Commercial or Industrial uses developed on a site that includes common property, such as, but not limited to, communal parking areas, driveways, private roadways, amenity areas, or maintenance areas that are shared." The review intends to engage the public and key stakeholder groups through multiple means including a survey of the residents, focus groups and meetings with the key stakeholders.

This report presents the findings of the survey of the residents of a few select row housing and semi-detached housing projects in the city. Data collection and analysis were carried out by students from the University of Alberta Planning program under the supervision of a faculty member. The students also assisted with preparing this report. Six developments in the city - Sandstone, Mosaic Ridge, Greisbach, Rossdale, Legacy Pointe and Blackstone - were selected, totalling 410 dwelling units. The nature of these communities varied from an established mature neighbourhood, newly built subdivisions (some occupied and some not fully occupied) to subdivisions still under construction. The six together represent a fairly broad cross section of subdivided and unsubdivided bare land condominium row and semi-detached housing developments across the city.

The fourteen page questionnaire (Appendix 1), prepared by the City in consultation with University of Alberta faculty, had 40 questions arranged in several sections. The initial few questions were intended to capture the demographics and socio-economic characteristics of the respondents. This was followed by questions on the characteristics and impressions of the housing they lived in, for example, housing type and other housing details like bedrooms, entrances, parking spaces, yard and so on. The next several questions were scenario-based. For instance, respondents were asked about their choice of the size of the private yard factoring in the associated cost. Also included were questions eliciting preferences about shared yard versus a public park and its proximity, and scenarios based on the combination of private yard, shared yard and public park. Satisfaction with the dwelling and development they lived in were captured in the last few questions.

Students conducted a door to door survey over a period of three weeks - the last week of March and the first two weeks of April, 2014. A number of visits were undertaken. Respondents were provided with multiple options to participate in the survey. They could fill out the form in

person at their homes with the help of the student researchers, mail in the survey using a pre-stamped envelope or fill out the survey online. Students also volunteered to collect the questionnaire from respondents' homes once they were filled out.

In total, 115 responses were received from the six neighbourhoods (maps in Appendix 2 shows the six areas). Below is a breakdown of the responses by project sites.

Neighbourhood	Rossdale	Sandstone	Greisbach	Legacy Pointe	Mosaic Ridge	Blackstone
Units	47	138	40	21	140	72
Paper copies	19	33	9	2	25	11
Online	2	5	2	0	5	1
Survey received	21	38	11	2	31	12

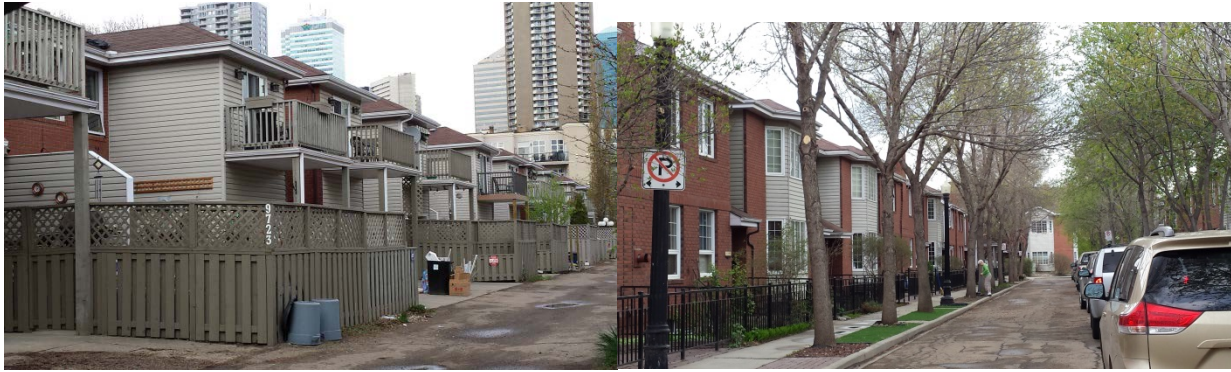
Our analysis here is limited to descriptive and a few correlation analyses. We used Pearson's coefficient¹ to assess whether any two variables in the data (for instance, number of children in a household versus satisfaction with the outdoor amenity spaces) were related to one another. If they were related, we also wanted to know the strength and direction of the relationship.

Neighbourhood Profiles

Rossdale

Nestled in the heart of Edmonton's central core, the Rossdale neighbourhood is one of Edmonton's oldest and most mature neighbourhoods. According to the 2009 municipal census, 60% of residents in Rossdale own their dwellings while 40% rent. In 2006, the area's median household income (\$67,350) was just over \$10,000 more than the City median. In terms of housing type, half of the inventory is apartments, just over one-third (36%) is single-detached and about 10% is row housing. The subdivision in Rossdale selected for this study consists of 47 units of subdivided-fee simple type row housing (subdivided lots with common wall agreements along property boundaries where units are attached), zoned (RF5) Row Housing Zone. The development was originally approved for construction almost 25 years ago. The lots are wider (8m) but shallower (20m) compared to RF5 standards. The units in this subdivision vary between 1,700 and 1,862 ft² with rear attached single garages with one parking space in the driveway. Private outdoor amenity space includes a rear balcony and front patio in addition to 30 m² fenced rear yard areas.

¹ Pearson coefficient in statistics tells us the strength of relationship between two variables, i.e. how changes in one variable correlate with changes in the second variable.



Photos: Rossdale Row Housing, Rosedale

Elsinore (Legacy Pointe)

Located in north-central Edmonton, just south of the Anthony Henday Drive, approximately 11 kilometers away from the downtown core, Elsinore is considered to be an established neighbourhood. Developed primarily in the 1980s, today Elsinore has a mix of single detached houses, semi-detached/triplex/fourplex and row houses. However, according to the 2009 municipal census, single detached houses make up about 80% of all the housing type. Ninety six percent (96%) of all dwellings are owner-occupied. Individuals between the ages of 50 and 70+ account for 37% of the neighbourhood's population. The 2006 census of Canada places the median household income in Elsinore at \$ 106,146, almost double the City median of \$57,085.

Legacy Pointe is a subdivided bare land, condominium style, two storey row housing and semi-detached development in Elsinore, zoned (RF5) Row Housing Zone. The project started in 2012 and is still under construction. It consists of 42 row housing units and 32 semi-detached units. Currently, only 21 units are occupied. Most of the units are either two or three bedrooms with 2 ½ bathrooms. Each unit has tandem parking spaces: single attached garages (double garages in some semi-detached dwelling units) and driveway spaces. Private yard spaces range from 30 m² to 70 m².



Photos: Legacy Pointe, Elsinore

Blackstone and Mosaic Ridge

Blackstone and Mosaic Ridge are a part of Terwillegar Towne, located in southwest Edmonton just off the Anthony Henday Drive. Both developments are zoned (RF5t) Terwillegar Row Housing Zone, a variation of the standard (RF5) Row Housing Zone, except for the southwest 32 units in Blackstone which are zoned (TMU) Terwillegar Mixed Use Zone. Terwillegar Towne is Edmonton's first community planned and built upon the principles of new urbanism. Towne's development started in the late 1990s and continued into the early 2000s, consisting of a variety of housing types including single detached (68%), duplex/triplex/fourplex (10%), row housing (12%) and apartment style dwellings (10%). In 2009, the dwelling owner to renter occupation ratio was much higher than the City average with 93% of residents owning their homes. The neighbourhood is overwhelmingly populated by families with young children. In 2006, the median household income of the neighbourhood was \$92,492, well above the City's median income of \$57,085.

Blackstone is a subdivided bare land condominium project developed by Rohit Communities. It is comprised of 72 row housing units, the 40 units in the northeast portion of which are two-storeys and the 32 units in the southwest portion of which are three storeys (three storeys due to slight grade differences on the first level permitted under a greater height allowance on the portion zoned TMU). The development is characterized by rear attached double garages with sloped driveways and decks of 18 m² each above. Units also have 30-42 m² front landscaped areas. Units are just over 1,300 ft² with three bedrooms and 2 ½ bathrooms.

Mosaic Ridge is an unsubdivided project in Terwillegar Towne. It is a two storey (just over 1,200 ft² with two bedrooms and 2 ½ bathrooms) with attached rear double garages accessed through an internal private roadway. The front of a large proportion of the units faces a common amenity area. One hundred and twenty-six (126) units of the project were built in 2007-08, of which 112 are row house units, zoned (RF5t) Terwillegar Row Housing Zone, and 14 are semi-detached, zoned (RF4t) Terwillegar Semi-detached Housing Zone. A common walkway amenity area abuts individual front yards. Outdoor amenity areas include 30 m² front yards and common space with pathways between buildings. Visitor parking spaces are spread throughout the site, but strictly limited by number of visits and the duration of stay.



Photos: Blackstone, Terwillegar Towne



Photos: Mosaic Ridge, Terwillegar Towne

Griesbach

The developing neighbourhood of Griesbach is situated in the established portion of north Edmonton and is bound by the major arterial roads of 137th and 153rd avenues as well as 97th Street and Castle Downs Road. The neighbourhood is located approximately eight kilometers away from the City's downtown core and is a major area of redevelopment on the site of the former Canadian Forces Base. As of 2009, housing type in the Griesbach area was mixed with single-detached about 43%, row housing (19%), apartments (24%) and duplex/triplex/fourplex (14%). Seventy-five percent (75%) of residents owned their homes. Youth and children made up a fairly significant part of the neighbourhood population with 19% of individuals ranging in age from 0-9 and another 16% falling in the 10-19 age cohort. In 2006, the neighbourhood's median household income of \$56,470 was only slightly lower than the City's median income of \$57,085.

The part of Griesbach selected for this study consists of 40 subdivided – bare land condominium row housing units. The row housing units are zoned (RF5g) Griesbach Row Housing Zone, which allows up to 12 m high 2 ½ storey units, 2 m higher than the standard (RF5) Row Housing Zone. Built between 2006 and 2014, the project is characterized by 2 ½ storey street-oriented units with detached double garages with access from a back lane and 50-70 m² fenced private rear yards. Units are higher end, two and three bedroom units between 1,750-2,200 ft² with 2 ½ bathrooms.



Photos: Griesbach Row Housing, Griesbach

Walker (Sandstone at Walker)

Approximately 17 kilometers away from the downtown core, the neighbourhood of Walker is located in southeast Edmonton. Walker is one of Edmonton's newest neighbourhoods and is still developing. Very little can be said about Walker's demographics as only 33 dwellings had been constructed at the time of the release of 2009 municipal census data (13 single-detached, 16 semi-detached /triplex/ fourplex and four row houses), mostly unoccupied or under construction.

Sandstone at Walker is comprised of 138 three storey row housing units, and is a subdivided bare land condominium project built in 2012. It is zoned (RF6) Medium Density Multiple Family Zone, which allows up to four storeys, including stacked row housing. Sixty-eight (68) units are 1,200 ft² two bedrooms units and the remainder are 1,550 ft² three bedroom units. It is characterized by single attached at-grade garages, with parking also available in the driveways. The shared outdoor amenity area in the middle of the site is almost double the area required under RF6 Zone regulations, plus the west side of the property is adjacent to a walkway linking to a stormwater facility.



Photos: Sandstone at Walker

Appendix 3 summarizes further details of the row housing and semi-detached housing developments surveyed for this study.

Findings²

On average, there were 2.34 residents per dwelling unit. A vast majority (77%) lived in these development sites for one to five years. Rossdale is the only site that had residents living there for longer than five years; this is partly due to the age of the subdivision as it is the oldest among the six studied. Demographically, most of the senior citizens in the study lived in Rossdale and Griesbach while Sandstone at Walker, Blackstone and Mosaic Ridge were home to children nine years of age or younger.

² Further breakdown of data that is not covered in this report is available with Graham Beck, Principal Planner at the City of Edmonton.

Question #3: Owned/rented:

Among the respondents, 83.5% owned the units they lived in. Most of the renters who responded resided in Mosaic Ridge (25.8%).

Question #4: Income:

Slightly over half (50.5%) of the households earned \$100,000 or above. Greisbach and Rossdale respondents reported much higher incomes and the 2006 census showed household median income in Terwillegar Towne and Elsinore close to \$100,000 or more.

Question #8 Housing type:

Ninety-six percent (96%) of respondents lived in row housing. Those who lived in semi-detached housing (4%) were all from Mosaic Ridge.

Question #9: Top three influences on home selection:

Less than one-third (28.7%) of respondents stated that their top reason for choosing their homes was “affordable and good value for my/our needs” The second most popular first choice was “other reasons” (14.5%) which included locations and proximity to work/school and amenities like parks and trails. About twenty six percent (26.1%) chose “the size of the home meets the needs” as the second choice. The third most influential factor was “minimal yard work” for just over twenty five percent (25.2%). These percentages may not add to 100 because respondents were to choose the three top reasons and rank them as well.

Questions #10 – 11: Size of homes:

An overwhelming majority (78%) of respondents were happy with the size of their homes. Those who said that their homes were too small (20%) mainly complained about the size and number of bedrooms.

Questions #12 -13: Bedrooms:

Most of the respondents had either two bedrooms or three bedrooms. Two bedroom units were slightly higher in number than three bedroom units (53% versus 43.5%). The overwhelming majority (83.5%) were satisfied with the number of bedrooms they had in their homes.

Questions #14 -15: Entrances:

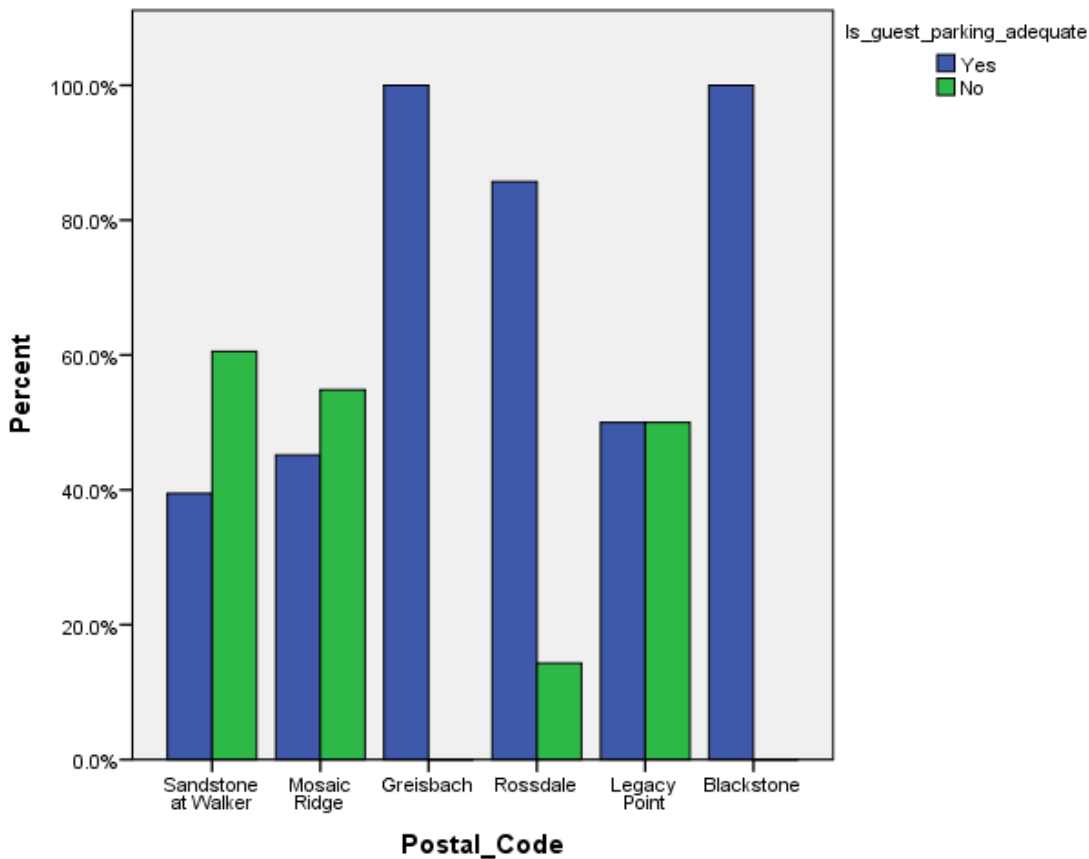
Ninety percent (90%) liked the number of entryways they had in their homes except a few in Sandstone (22% of Sandstone respondents) and in Mosaic Ridge (10% of Mosaic Ridge respondents). They expressed their dissatisfaction with the locations of the entryways and long

distances for the guests to walk from the visitors' parking areas to the main entrance of their homes. Moving large items due to the absence of a driveway to the front door was also identified as an issue.

Questions #16- 22: Parking garages/spaces:

On average, 77% of respondents agreed with the statement that “they had adequate number of parking stalls A majority (58%) had two parking stalls. Twenty-eight percent (28%) had three or more parking spaces. Over 85% in Greisbach reported not having attached private garage. Sandstone, Mosaic Ridge, Rossdale, Legacy Pointe and Blackstone have attached parking garages. Sandstone, Rossdale, Legacy Pointe and Blackstone have driveways available for parking as well.

About sixty-two percent (61.7%) of respondents responded positively to the question of whether there is adequate parking for guests. Those who said ‘no’ complained about residents often using the guest parking and the limits placed on the frequency and duration of guest parking. A majority of respondents from Sandstone at Walker (60%) and Mosaic Ridge (55%) (which do not have nearby on-street parking) did not find guest parking adequate.



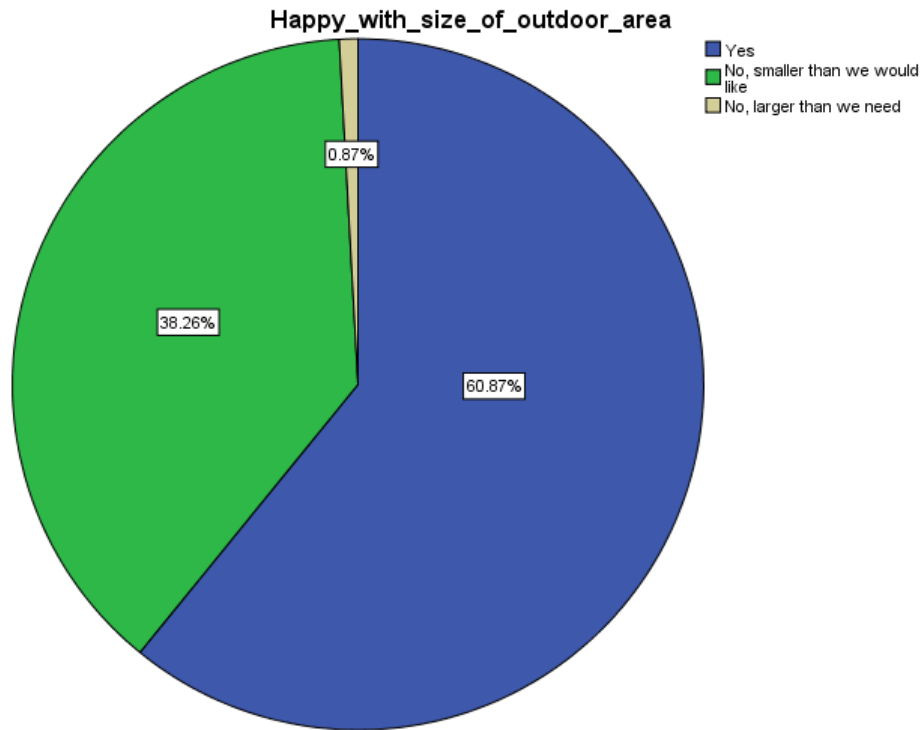
In response to questions about the type and number of guest parking available in the project site, respondents from Sandstone, Mosaic Ridge and Blackstone indicated that common parking areas are available for guests. In Greisbach and Rossdale (which do not have common guest parking areas) and Legacy Pointe, respondents indicated that guest parking is available on the roadways nearby.

Parking on the driveway is an option for guest parking for a majority of respondents of Sandstone (58%) and about one-third of each of Rossdale (33%) and Blackstone (33%) communities. Responses from Rossdale and Blackstone differed from the actual parking availability. All of Blackstone has two-car garages, plus sloped driveways – which can allow for four parking spaces in total per unit, but two in tandem on the driveway. Likewise, Rossdale has single garages with a tandem parking space behind (typically only two on-site spaces). It is possible that some may not see tandem parking on the driveways as effective guest parking, hence only one-third responded this way.

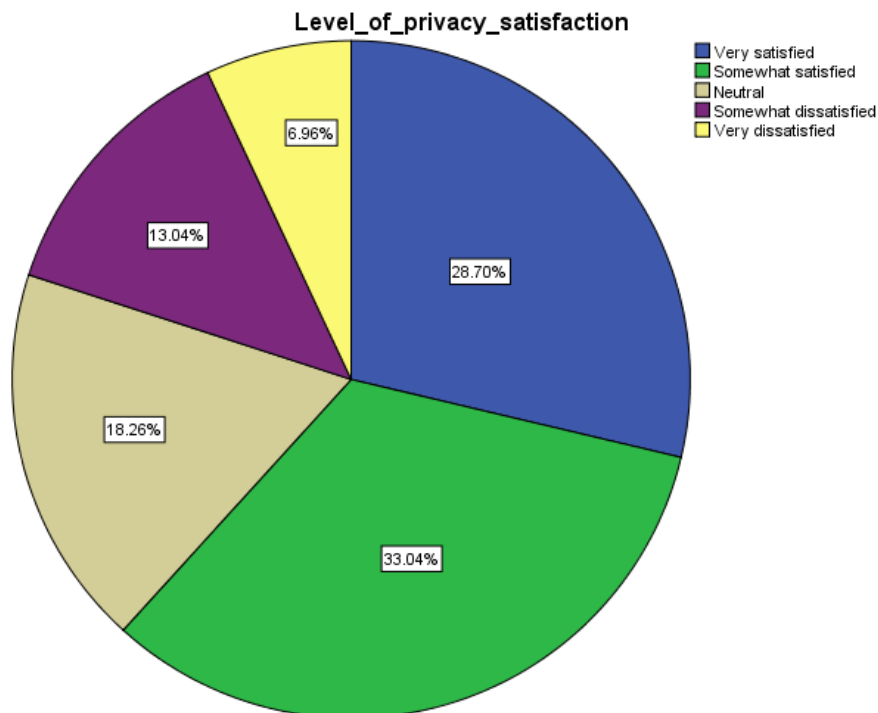
Questions #23-26: Private yard/balcony/deck:

Questions regarding private yard/balcony/deck pertained to the type of private outdoor area and the level of satisfaction with the size and privacy. Forty-one percent (41%) said that they had a private fenced yard and a private balcony or deck; 36% had a private balcony or deck only. All have dedicated Private Outdoor Amenity Area – but in some cases it is not fenced (i.e. Sandstone) and therefore appears functionally to be common Amenity Area. In Blackstone, the at-Grade Amenity Area is just a landscaped area and the functional Amenity Area is the decks. Interestingly, slightly over half of the respondents from Mosaic Ridge reported that they did not have private yard. Mosaic Ridge actually does have private yards. The reality may be distorted in the responses perhaps due to the quality of private outdoor areas, or location in relation to the dwellings.

The majority of residents (61%) were happy with the size of their private outdoor area. In each case, a 30 m² ground-level minimum private yard (Private Outdoor Amenity Area) is required per dwelling, and most of the dwellings in most of the developments comply with this requirement. Variances were issued to the minimum Private Outdoor Amenity Area for some dwellings in the development approval of the Sandstone at Walker development, justified by the fact that the common outdoor recreation space (Amenity Area) is close to double that required by the Zoning regulations. In the case of Blackstone, ground-level Private Outdoor Amenity Area is comprised mostly of landscaped areas located at the front of the dwellings but the effective usable Private Outdoor Amenity Area is comprised of decks above the attached garages, each approximately 18 m² in area.



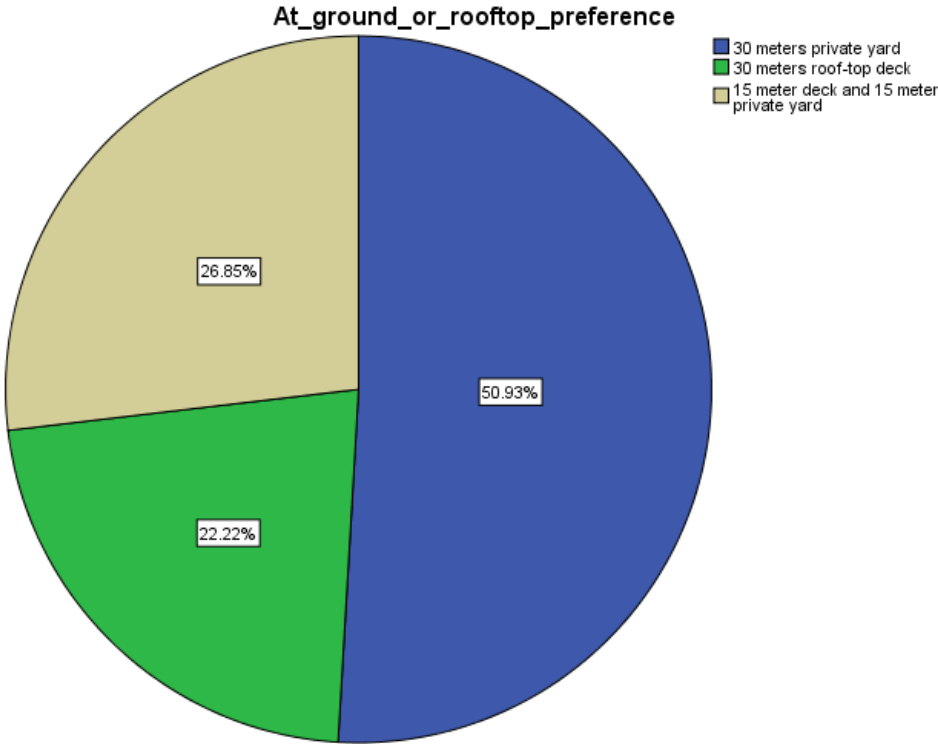
About twenty-nine percent (28.7%) were very satisfied with the level of privacy of the outdoor private area while 33% were somewhat satisfied. Those who were either neutral or not fully satisfied (44%) suggested a better location of yard/balcony or deck. Adding a privacy wall between balconies was among the frequently suggested options.



A slight majority of respondents preferred to have a larger private yard at ground level, over a smaller private yard (Question #27), and also prefer the larger yard over split amenity areas at ground level and above grade (Question #28). In both cases, respondents were willing to pay more for the ground level option (cost being higher due to larger land requirements as compared to the other options).

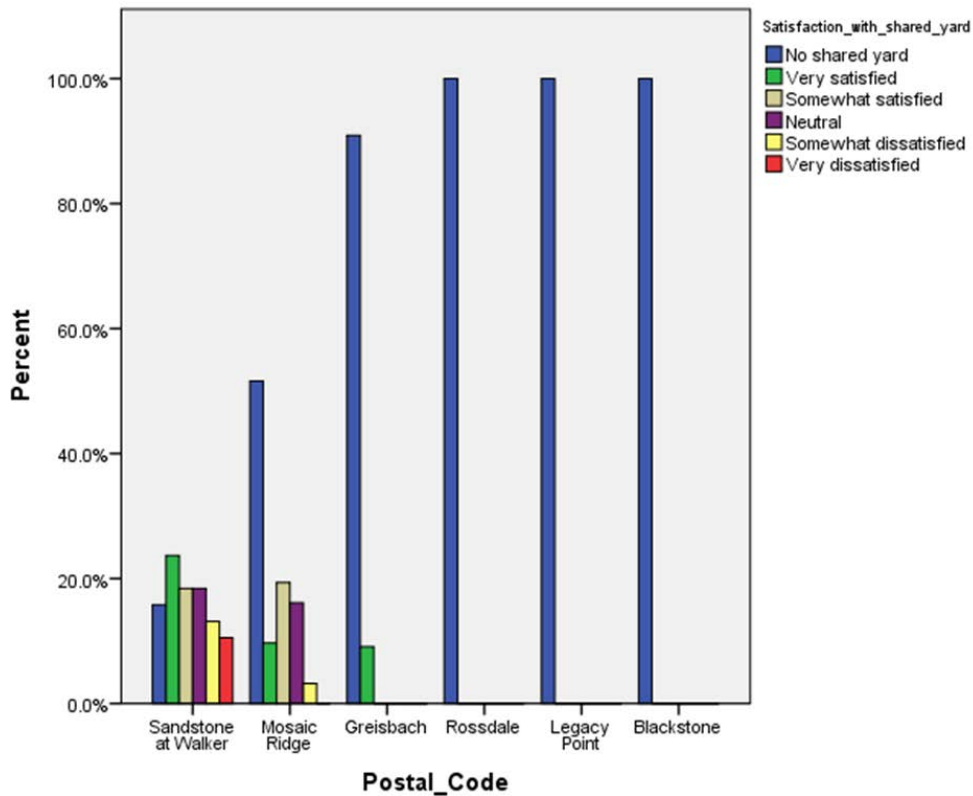
When asked about the choice of the size of private yard and the associated cost (question #27), just over half (50.5%) preferred a larger yard of 30 m² at an additional cost of \$6,000 over a private yard of 20 m² in size. About one-third (31.5%) would go for a modest size 20 m² of private yard. A few (4 out of 111) said that size of yard was irrelevant.

When asked about the preference of the type of private yard – at-ground or roof-top, factoring in the associated cost (question #28), just over half (51%) chose a 30 m² private at ground level. Just over twenty-seven percent (27%) preferred a 15 m² deck or balcony and a 15 m² yard at the ground level (\$10,000 cost savings over the 30 m² ground level private yard). Twenty-two percent (22%) preferred a roof top or a garage top deck area of 30 m² with no private yard area (with a more substantial, \$20,000 savings over the 30 m² ground level private yard).



Questions #29-33: Shared yards:

Overall, fifty-seven percent (57.4%) of respondents reported having shared yards. Shared yards were reported more frequently in Mosaic Ridge and Sandstone. Among them, 54% were very satisfied or somewhat satisfied; 33% were from Sandstone and 19% from Mosaic Ridge.



Respondents with shared yards were asked their opinion on ways to improve outdoor amenity space. Their responses were varied. Suggestions included larger sized yards; better landscaping; and, additional outdoor furniture and playground equipment. Only 5% suggested more fencing. Fewer (4%) believed connections to public sidewalks and 4% believed connections to other sidewalks would improve the outdoor amenity space. Others suggested nearby park space. Some other ideas included more trees/shrubs, more benches and creating kid-friendly areas. A few mentioned resolving issues with neighbours.

Respondents were asked about their preferences vis-à-vis proximity to a park versus shared and private yards through scenario-based questions. Respondents preferred to have a larger public park space within a block of their development as compared to a smaller shared yard space associated with their development.

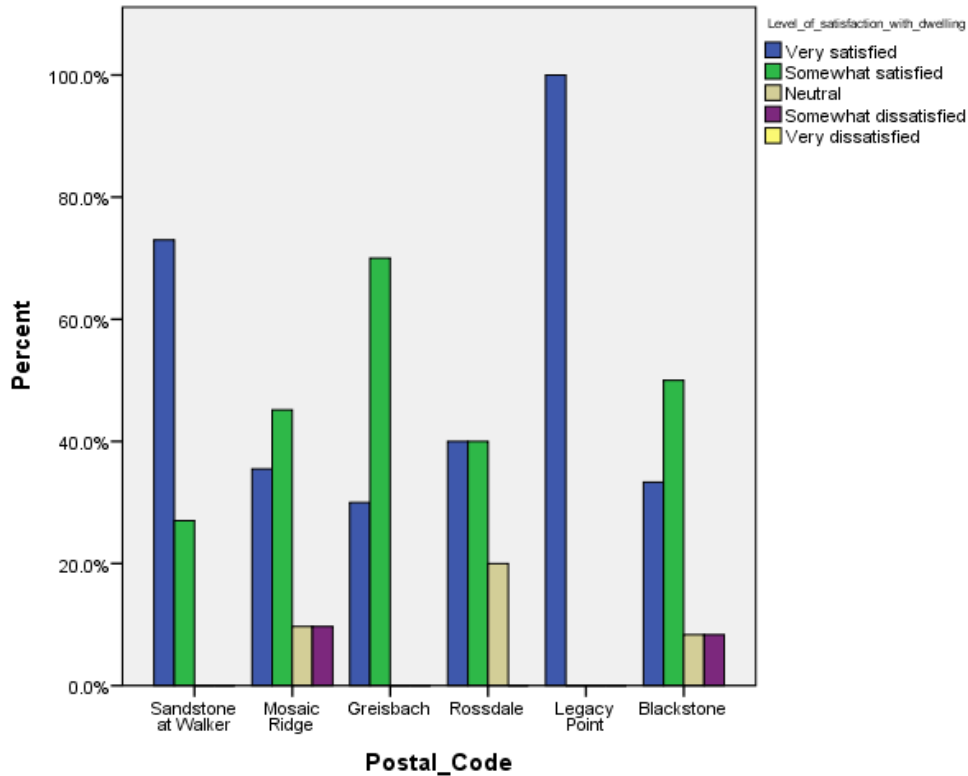
The first scenario included a 30 m² private yard (standard minimum size in the Zoning Bylaw). The variable was either a modest 100 m² shared yard or a larger public park, within a block of the development. Among the most preferred option, a public park of minimum 400 m² that is easily accessible and within a block of their homes and does not require crossing a public street to get to it was ranked the highest (58%). Among the second most preferred option, forty-six percent (46%) asked for a public park, minimum 400 m² in size, within a block of their homes,

but requires crossing a public street to get to it. Within the third choice, a shared yard associated with the development, with a minimum size of 100 m² came to the top (58 %). These percentages do not add to 100 because these choices were to be ranked in the order of preference.

Respondents were willing to accept smaller private yards in return for being within a block of a public park and where there is a cost savings of \$9,000 over a larger private yard. When the option of a smaller private yard (15 m²) close to a park or shared common yard was compared to a standard 30 m² yard (with no common yard or park nearby), most respondents preferred to have a park instead of a shared yard or a larger private yard. A 15 m² private yard along with a public park with a minimum area of 400 m² within a block was the most frequently chosen first choice (37.2%) and second choice (36.6%) scenario. The second most popular first choice scenario was a 15 m² private yard with 100 m² shared yard within the development (at 31.9%), closely followed by third most popular first choice – a 30 m² private yard with no public park or shared yard (at 31%). The option mentioned most frequently as respondents' third choice was a 30 m² private yard area and no shared yard or park within the block (38%), costing \$9000 more than the other two scenarios. Here also the percentages do not add to 100 because respondents were to choose the three options and rank them as well.

Questions #34-35: Satisfaction with current row housing dwelling

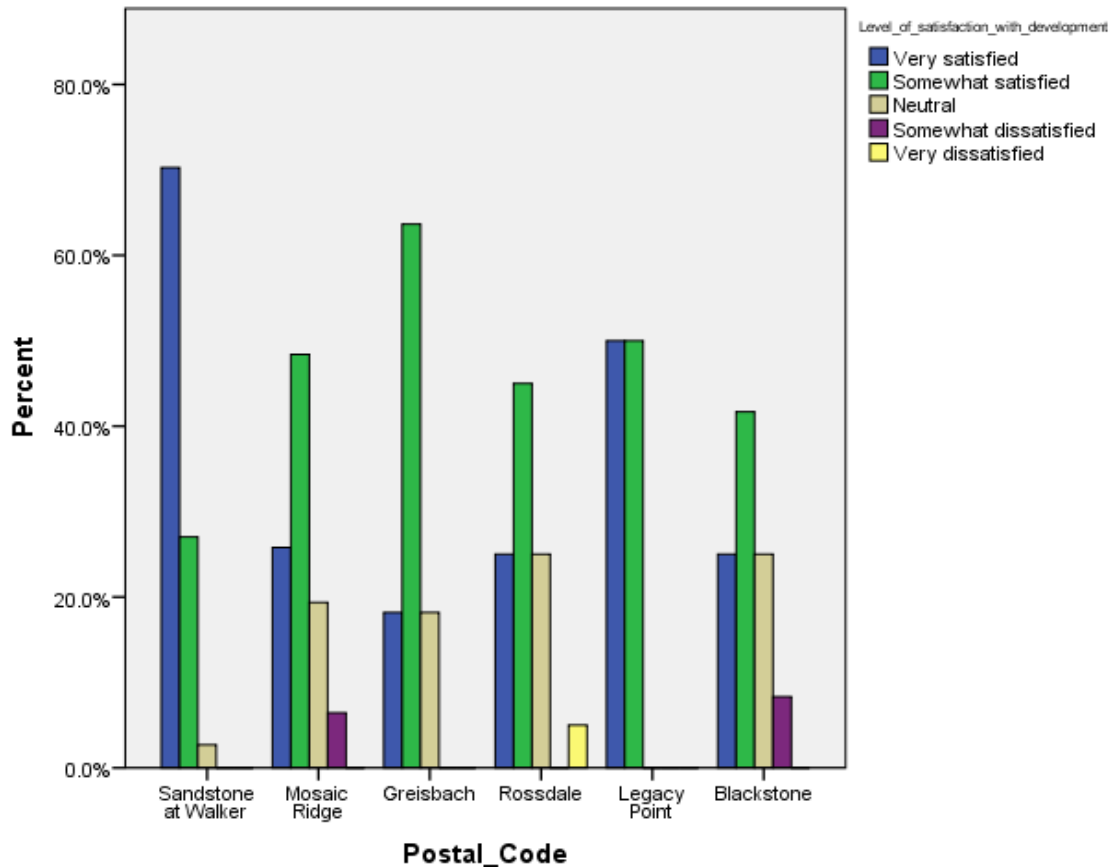
The level of satisfaction with the dwelling units varied across the projects. Overall, almost half (49%) were very satisfied while 40.2% were somewhat satisfied with their row housing along with the associated private yard amenity spaces.



When asked for any potential improvements to their dwelling units, responses were again varied. About 16% asked for more floor space; 11% preferred a developed basement; 7.5% asked for a larger private yard; and, another 7.5% preferred a larger kitchen. Other potential improvement suggestions included improved parking on street and in the garage and, better sound proofing of walls. Respondents also asked for more storage space.

Questions #36-37: Satisfaction with development/complex:

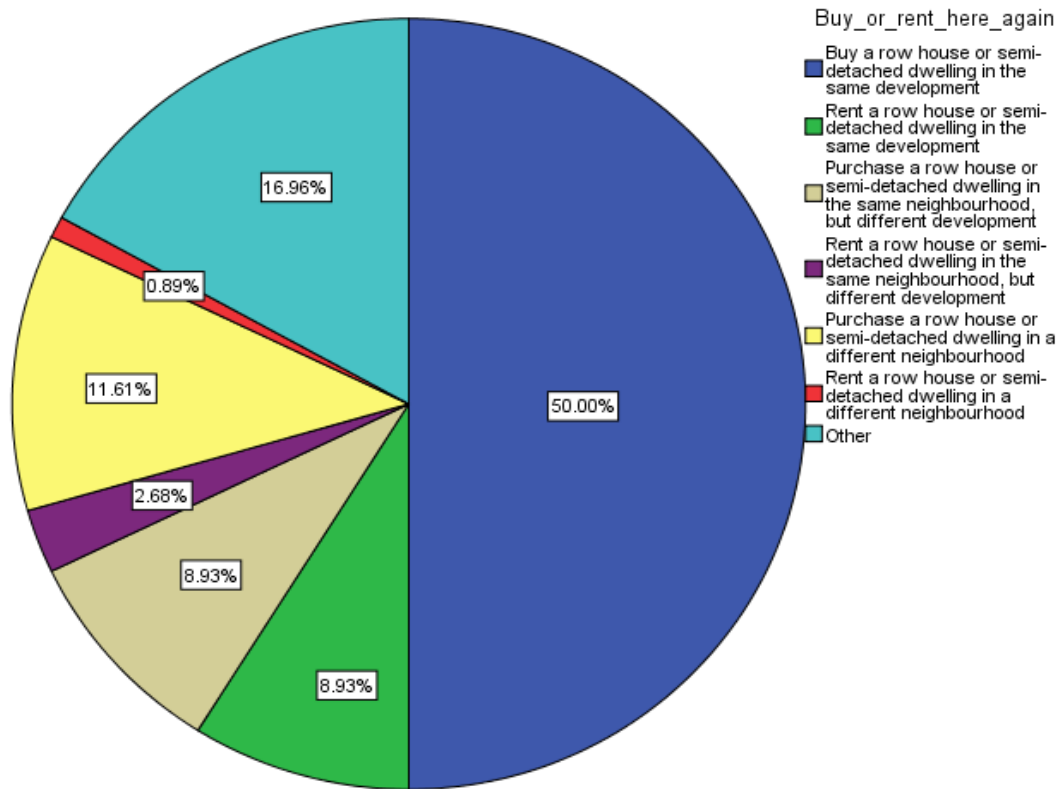
Overall, a majority of respondents were satisfied with their overall development. Forty-two percent (42%) were somewhat satisfied and 40% were very satisfied, with 15% being neutral. The level of satisfaction varied across the neighbourhoods. For instance, 70% of Sandstone respondents were very satisfied and 27% were somewhat satisfied. On the other end of spectrum, there were only a few dissatisfied respondents: Mosaic Ridge (6.5% somewhat dissatisfied), Blackstone (8.3% somewhat dissatisfied) and Rossdale (5% very dissatisfied).



When asked for suggestions for potential improvements, 15% of all respondents asked for additional car parking spaces for residents, closely followed by additional car parking for visitors (14%). Twelve percent (12%) chose more or better landscaping. Improvements in landscaping, shared yard, internal road design and visitor’s parking topped Rossdale and Blackstone respondents’ concerns.

Questions #38-39: Satisfaction with location and development:

Respondents were asked: if they were given the choice to buy a home now with the same financial means that they had when they relocated themselves to the current neighbourhoods, what would be their choice? Half (50%) were satisfied with their development to the extent that they would buy a row house or semi-detached dwelling in the same development. Seventeen percent (17%) chose other, most of which said that they would buy a single detached house. Twelve percent (12%) would rent a row house or semi-detached but in a different neighbourhood while 9% said they would rent a row house or semi-detached in the same development. Another 9% said that they would purchase a row house or semi-detached dwelling in the same general area, but in a different development.



Over the long term, a majority of respondents intend to move into a single detached home. Respondents were asked: if they were to purchase their next home within the next 5 years taking into account their anticipated financial circumstances, what might be their choices? In response to this question, 61.4% aspired to purchase a single family home. Twenty percent (20%) did not intend to move from the current location. Respondents further added orally (to the student surveyors) the desire for more outdoor spaces but also expressed less enthusiasm for condo fees.

Correlations

We also probed some relationships, most of which turned out to be weak. We attempted to see whether the satisfaction with the projects, outdoor amenities and choices made had any relationship with the household size, or the number of children or senior citizens in a household. A brief summary of those probes is shown below. Only those that are statistically significant³ are included here.

³ Two sample T-tests were used to compare the probability of mean values of two variables for significance. A significance value tells us if there is a statistically significant correlation between two variables. A significance value of less than .05 means that a statistically significant correlation exists between two variables.

1. A modestly strong, but negative correlation exists between large household size and satisfaction with number of bedrooms (-.364)⁴. This means that large households were less satisfied with the number of bedrooms they had.
2. Length of time spent in a development is weak and negatively correlates with the satisfaction with the shared yard (-.247) meaning that the longer the residents lived in the neighbourhood, the slightly less satisfied they were with the shared yard.
3. A weak negative correlation exists between total number of residents in a household and happiness with the size of private outdoor area (-.239) meaning that the higher the number of residents in a household, the slightly less happy they were with the size of the outdoor area.

We also found that

1. The longer the stay, the slightly higher the level of dissatisfaction with the development (-.214)
2. Higher income earners chose larger private yard despite higher cost (.200)
3. The greater the number of adults in the 60+ age group in a household, the happier they were with the size of the outdoor area(.311)
4. The longer the residents stayed in the subdivision, the higher the level of satisfaction they had with the level of privacy (.210)
5. The greater the number of adults in the 60+ age group the higher the level of satisfaction with privacy (.295)
6. Adults over the age of 60 preferred park nearby where the trade-off was a smaller private yard (.215).

Conclusion

In summary, the residents of row housing seemed satisfied with their dwelling units as well as the development they lived in. While the residents were satisfied with their own parking spaces, they were not fully satisfied with the location and the number and restrictions on parking stalls for visitors and guests. Most of these complaints emerged in Sandstone at Walker and Mosaic Ridge – developments which did not have the option of close guest parking on nearby public or private roadways. Shared yards seemed more acceptable to those residents who already have them, and where they were designed properly, like in Mosaic Ridge and Sandstone at Walker.

⁴ When Pearson Coefficient (r) is

- Close to 1, there is a strong relationship between two variables.
- Close to 0, there is a weak relationship between two variables.
- Positive (+), as one variable increases in value, the second variable also increases in value. This is called a positive correlation.
- Negative (-), as one variable increases in value, the second variable decreases in value. This is called a negative correlation.

With respect to private yards, all things being equal, respondents preferred large yards at the ground level, with a slight majority willing to pay a bit more (\$6,000) for a 30 m² private yard as compared to a 20 m² private yard. However, when given the option of having either a shared yard (minimum 100 m²) or to be within a block of a public park (minimum 400 m²), in the case where their private yard would be reduced to 15 m² (50% smaller than a standard 30 m² yard), respondents' first as well as second preferred options were to trade-off a 30 m² private yard size in return for a public park within the block (and also benefit from \$9,000 in cost savings).



Changing Edmonton's Zoning Bylaw

- We are reviewing the rules that guide the development of townhouses (row housing) and duplexes (semi-detached) and we need your help!
- We are asking people who live in these homes to tell us about what they think of where they live, what they might change, and how financial impacts might change their decisions
- Planning students from the University of Alberta can help you!
- You may also respond on-line, at <http://edmonton.fluidsurveys.com/s/RowSemi2014/>
- You may also request a stamped envelope from one of the students when they come by, if you are unable to complete the survey at that time. **We ask that you respond on-line or by mail by Monday, April 7, 2014**
- After finishing, you will be entered into a draw for one of 12 \$50 restaurant gift cards
- You can see the results by the end of June, on the City's web site: www.edmonton.ca/ZoningTextAmendments. Click under "Ground-oriented Multi-unit Project Developments"
- Questions? Please contact Graham Beck, Principal Planner, at 780 496-4291, or e-mail graham.beck@edmonton.ca
- Thank you!



Freedom of Information and Privacy Act Notice (FOIP)

The University of Alberta, on behalf of the City of Edmonton, is collecting your personal information in accordance with section 33(c) of the Alberta Freedom of Information and Protection of Privacy (FOIP) Act. The University of Alberta and the City of Edmonton will use the information collected for purposes of program administration, and to compile aggregate statistical data related to this project. Aggregate data may be made public, however, we will not disclose any personally identifying information. If you have any questions about this survey or program, please contact Graham Beck at the City of Edmonton at 780-496-4291.

Neighbourhood/Development

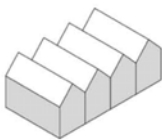
- 1) Postal code _____
(for purpose of correlating responses to different types of row housing developments)

Demographics

- 2) How long have you lived in your dwelling? _____ years _____ months
- 3) Do you: _____ own _____ rent
- 4) What is your approximate total household annual income before taxes?
- a) Less than \$50,000 b) \$50,000 - \$74,999 c) \$75,000 - \$99,999
d) \$100,000-\$149,999 d) \$150,000 or greater
- 5) How many persons normally reside in your dwelling?
- a) _____ adults and
b) _____ children (under 18 years of age)
- 6) Age of adults normally residing in your dwelling (number of adults)
- (a) 18-24 _____ (b) 25-29 _____ (c) 30-44 _____ (d) 45-49 _____
(e) 50-54 _____ (f) 55-59 _____ (g) 60+ _____
- 7) Age of children under 18 normally residing in your row housing dwelling (number of children)
- (a) 0-4 _____ (b) 5-9 _____ (c) 10-14 _____ (d) 15-17 _____

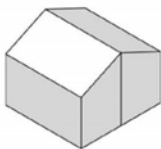
Housing type

- 8) Do you live in a
- a) Row House dwelling _____



ROW HOUSING Three or more attached dwelling units, arranged horizontally.

- b) Semi-detached dwelling (side-by-side duplex)



SEMI-DETACHED HOUSING Two attached dwelling units, arranged horizontally.

Home Characteristics

9) What are the top three reasons, in order of importance, that you selected your home?

Top 3 Reasons I/we chose to purchase or rent rank preference of 1,2, and 3		
	Reason – choose 3 top reasons only	Choose (3 and rank #1-3 below
1)	affordable and good value for my/our needs	
2)	more affordable than a comparatively sized single detached house	
3)	it has direct access to outside at ground level	
4)	minimal yard work	
5)	the home design meets my/our needs	
6)	the size of the home is right for my/our needs	
7)	the overall site design is appealing and meets my/our needs	
8)	other (specify)	
Rank your top 3 choices above in order of importance		
	(a) Most Important	(b) Second Important
	(c) Least Important	
	#	#
		#

10) Does the **size of your home meet your needs?**

- a) Yes
- b) No, too small
- c) No, too big

If answer is (a) in (10) above, proceed to Question #12

11) If response in (10) above is (b) or (c), what is missing or what is not needed in your dwelling?

Bedrooms

- 12) How many bedrooms does your home have?
 - a) 2 bedrooms
 - b) 3 bedrooms
 - c) 4 bedrooms
 - d) other (specify)_____

- 13) Are there enough bedrooms for your needs?
 - a) Yes
 - b) No
I/we need _____bedrooms

Entrances

You may have a front and/or rear or side entrance door to your home..

- 14) Do you like the number and location of entryways into your home??
 - a) Yes
 - b) No

If answer is “Yes” above, proceed to Question #16

- 15) If answer is “No” in #14 above, what could be improved?

Private Parking Garage/Spaces

- 16) Not including guest parking, how many parking stalls do you have? _____

- 17) Of these parking stalls how many are:
 - a) in a private garage attached to your home _____
 - b) in private garage, not attached to your home _____
 - c) on the driveway leading to a garage _____
 - d) in a communal garage _____
 - e) in a common surface parking area of the complex _____

- 18) Not including parking for guests, is the parking for your home adequate?
 - a) Yes
 - b) No

If answer is “Yes” proceed to Questions #20

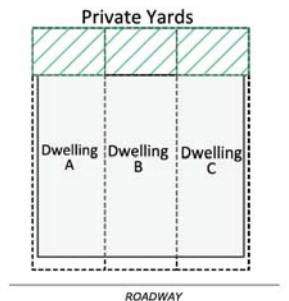
- 19) If “No” in #18 above, what is inadequate? (circle all that apply)
 - a) not enough resident spaces
 - b) type of resident parking spaces (specify why)_____
 - c) location of resident spaces (specify)_____
 - d) other (specify)_____

- 20) Where do your guests park? (circle all that apply)
- a) in spaces in a common parking area
 - b) on the roadway near your home
 - c) on the driveway leading to your garage
 - d) other (please specify) _____
- 21) Is parking for your guests adequate?
- a) Yes
 - b) No

If answer is “Yes” in #21, proceed to Question #23

- 22) If “No” in #21 above, what specifically is not adequate? (circle all that apply)
- a) not enough guest spaces
 - b) type of guest parking spaces (specify why) _____
 - c) location of guest spaces (specify) _____
 - d) other (specify) _____

Private Yard, Balcony or Deck. Questions #23-26



- 23) What kind of private outdoor area do you have? (pick one only)
- a) a private **fenced** yard, no balcony or deck
 - b) a private **unfenced** yard, no balcony or deck
 - c) a private balcony or deck area **only**
 - d) a private fenced yard **and** a private balcony or deck
 - e) a private unfenced yard **and** a private balcony or deck
- 24) Are you happy with the **size of your private outdoor area** (as applicable)?
- a) Yes
 - b) No, smaller than I/we would like
 - c) No, larger than I/we need
- 25) Are you satisfied with the **level of privacy of your private outdoor area**?
- a) very satisfied
 - b) somewhat satisfied
 - c) neutral
 - d) somewhat dissatisfied
 - e) very dissatisfied

If answer is (a) or (b) in #25 above, proceed to Question #27

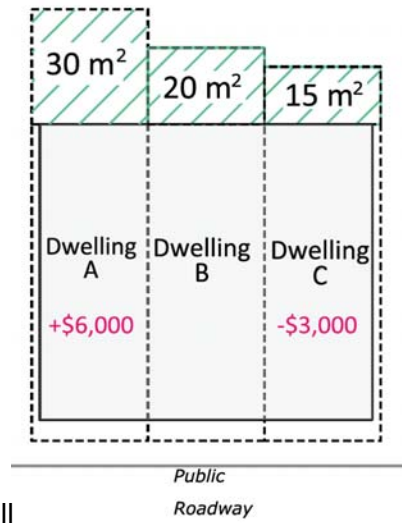
- 26) How could the level of privacy of your private outdoor area be most improved (pick one only)?
- a) add fencing (there is no existing fencing, or it is incomplete)
 - b) improved fencing (more solid and/or higher fencing)
 - c) add landscaping
 - d) add both fencing and landscaping
 - e) better location of the yard and/or deck/balcony
 - f) (specify) _____
-

27) **Value of private yard**

If you were given a choice of the following private yard scenarios, where the cost varies depending on yard size, which would you choose?

- a) a larger yard of 30 m²* (323 ft²) (+10 m² or +108 ft²) if the additional cost was \$6,000.00** (total \$331,000 dwelling and yard).
This yard fits a swing set for children and a small patio, or modest garden and patio.
- b) I would stay with the 20 m² (215 ft²) private yard at that cost (total \$325,000). Fits a modest-sized patio, table and chairs.
- c) a smaller yard of 15 m² (161 ft²) if the savings was \$3,000.00** (total \$322,000). Fits a modest patio with small table or modest garden
- d) None of the above
(specify) _____

(a) (b) (c)



Scenario (a) 30 m² Private fenced yards

*Note: current yard requirement in standard zones is 30 m².

** Based on the assumption that lot/unit land is 165 m² (5.5 m x 30 m) and land value is 100,000



Scenario (c) 15 m² private yard (patio)
(area shown is approximately 18 m²)

28) **Private Yard: at-ground or roof-top deck preference?**

If you were given a choice, which would you prefer, taking into consideration that some scenarios are more costly than others (due to land costs)?

- a) a 30 m² (323 ft²) private yard at ground level (total cost of dwelling and yard \$331,000)
- b) a roof-top or garage-top deck area, 30 m² (323 ft²) in area, the same floor area as a modest-sized double garage. There would be little or no private yard space. \$20,000 in savings over (a) (total cost \$311,000)
- c) a 15 m² (161 ft²) deck or balcony, and a 15 m² yard area (that accommodates a patio \$10,000 in savings over (a), (total \$321,000).



Above grade deck: 20 m² approximately
(30 m² if floor area covered entire floor area above garage)

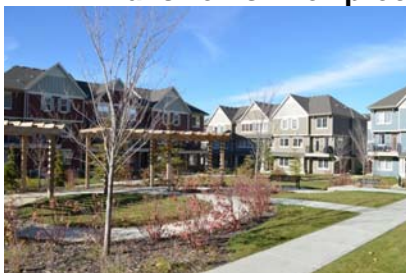
Decks approximately 15 m² each

Shared yard space - Questions #29-32

29) Do you have a shared yard?
(i.e. accessible to all residents of the development)

- a) Yes
- b) No

If answer is “No” proceed to Question #32



Shared outdoor yard area



30) How satisfied are you with your shared yard?

- a) very satisfied
- b) somewhat satisfied
- c) neutral
- d) somewhat dissatisfied
- e) very dissatisfied

- 31) How could the shared yard/outdoor amenity space be improved? (circle all that apply)
- a) it could be larger
 - b) It could have better or more landscaping (specify type, e.g. trees, shrubs) _____
 - c) it could have more outdoor benches, squares, patio(s) (circle or specify): _____
 - d) it could have playground equipment (e.g. swing set, jungle gym, teeter totter) (circle and/or specify all that apply) _____
 - e) it could have more fencing (specify where) _____
 - f) it could be better connected to:
 - i) nearby public sidewalks along a public roadway
 - ii) nearby walkways (other than sidewalks along a public roadway)
 - iii) nearby park space/natural area, or other (specify) _____
 - g) other (specify) _____
 - h) I am quite satisfied with my shared yard and there is nothing in particular that could improve it.

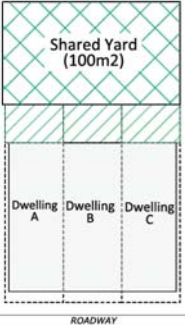

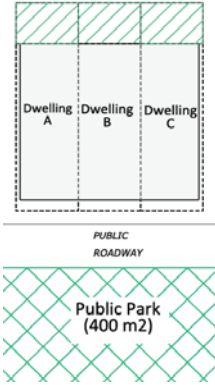

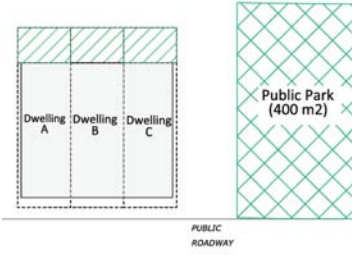

32) **Proximity to a Park vs. a Shared Yard**
Note: all private yard areas are the same in these scenarios.

Please rank in order of preference, the following three scenarios, represented graphically as (1), (2), or (3) in the following table. Please answer regardless of whether or not you have a private yard and/or a shared yard. Each scenario includes either a shared yard, or a park nearby.



In each scenario, it is assumed that each row house or semi-detached dwelling also includes a modest-sized private yard (30 m² [323 ft²] each in area).

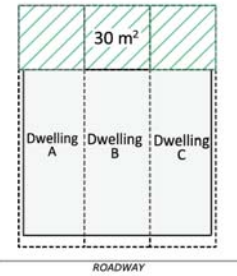


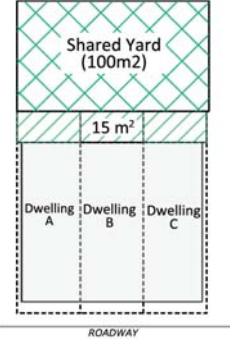

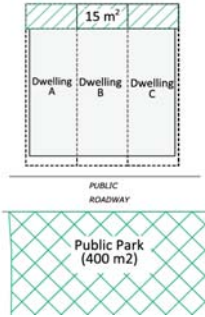

30 m² private yard (size applies to all scenarios in #32)

32. Shared yard or public park scenarios - Rank Preference of 1,2, and 3 below		
	Shared yard/park scenario (as shown conceptually below)	Examples
1)	<p>a shared yard associated with your development, minimum 100m² (1,076 ft²) in size, but no public park within a block of my development.</p> 	 <p>Shared yard example (exceeds 100 m²; it is approximately 700 m²)</p>
2)	<p>a public park, minimum 400 m² (4,306 ft²) in size, within a block of my dwelling, requires crossing a public street to get to it.</p> <p>No shared yard.</p> 	 <p>Row Housing Development within a block of a public park, separated by a public road. Note: park area exceeds 400 m²</p>
3)	<p>a public park, minimum 400 m² (4,306 ft²) in size, that is easily accessible and within a block of my dwelling and <u>does not require crossing a public street to reach it (other than a lane)</u> to get to it.</p> <p>No shared yard.</p> 	 <p>Housing (but not Row Housing) within a block of a public park. Separated by a lane only Note: park area exceeds 400 m²</p>
Rank scenarios 1,2 and 3 above		
(a) Most Preferred	(b) Second Preferred	(c) Least Preferred
#	#	#

33) Private Yard Size: 30 m² private yard or a reduced 15 m² yard with a shared yard or near a public park?

In the following three scenarios, you may choose either a larger private yard (30 m²), or a smaller private yard (15 m²), taking into account cost savings in scenarios 2 and 3. However, it is only with the smaller yard that you can have either a shared yard (minimum area of 100 m²), or a public park nearby.

Please rank in order of preference, regardless of whether or not you have a private yard and/or a shared yard.

33. Private Yard size without and with shared Yard or park nearby - Rank Preference of 1,2, and 3 below		
	Private/shared yard/park scenario (as shown conceptually below)	Rank 1,2 or 3 for each of the scenarios
1)	<p>A 30 m² (323 ft²) private yard area.</p> <p>No shared yard area within the development.</p> <p>No park within a block of the dwelling.</p> <p>Cost is \$9,000 more than Scenarios (2) or (3)</p> 	 <p>30 m² private yard</p>
2)	<p>A 15 m² (161 ft²) private yard area with a shared yard associated with your development, minimum 100 m² (1,076 ft²)</p> <p>Cost is \$9,000 less than scenario (1)</p>  	 <p>Shared yard example (exceeds 100 m² ; it is approximately 700 m²)</p>
3)	<p>A 15 m² (161 ft²) private yard area and a public park, minimum 400 m² (4,306 ft²) in size, within a block of m dwelling, may or may not require crossing a public street to get to it.</p> <p>No shared yard.</p> <p>Cost is \$9,000 less than scenario (1).</p> 	 <p>Row Housing Development within a block of a public park Note: park area exceeds 400 m²</p>
Rank scenarios 1,2 and 3 above		
(a) Most Preferred	(b) Second Preferred	(c) Least Preferred
#	#	#

Satisfaction with current row housing dwelling building and any associated private yard area

- 34) Given your expectations at the time you purchased or decided to rent your dwelling, rate your level of satisfaction with your row housing dwelling itself:
- a) very satisfied
 - b) somewhat satisfied
 - c) neutral
 - d) somewhat dissatisfied
 - e) very dissatisfied
- 35) Reflecting on your responses, and your dwelling (including private yard area, if applicable) but not including any shared areas, please review all options carefully and pick the top **three** things that would **most improve** your dwelling, then rank these in order of importance, from “Most Potential” to “Least Potential”.

35. Potential Improvements: Dwelling, Including Private Yard			
	Options to Improve dwelling (Row or Semi-detached Dwelling, as applicable)		Choose 3, and rank #1-3 below
1)	affordable and good value for my/our needs		
2)	more floor space overall (more living area)		
3)	larger kitchen		
4)	larger living room		
5)	more bedrooms		
6)	larger bedrooms		
7)	larger master bedroom		
8)	master Bedroom ensuite (if there is none)		
9)	more bathrooms		
10)	larger bathrooms		
11)	Developed Basement		
12)	additional entry ways (specify where)		
13)	a balcony or front porch		
14)	a larger private yard		
15)	fenced private yard space (if it is not fully fenced)		
16)	better dwelling layout or unit design (specify) _____ _____		
17)	other (specify) _____ _____		
Rank your top 3 choices in order of potential to improve your dwelling above (specify # from above), or (d) if you chose none of the above			
(a) Most potential	(b) Some potential	(c) Least potential	(d) I am satisfied with my dwelling and there is nothing in particular to improve it
#	#	#	

Overall Satisfaction with development/complex

- 36) How satisfied are you with the overall site development (i.e. the development your home is in)?
- a) very satisfied
 - b) somewhat satisfied
 - c) neutral
 - d) somewhat dissatisfied
 - e) very dissatisfied

37) What **three (3)** things would **most improve** the development site?, Please rank your selections in order of their potential to improve your development.

37. Potential Improvements: Overall Development Site			
	Options to Improve Overall Development Site Choose <u>three only</u> below	Choose 3, and rank #1-3 below	
1)	more or better landscaping (specify) _____		
2)	a shared yard (if you don't have one)		
3)	a larger shared yard		
4)	improved or more extensive fencing (specify how) _____ _____		
5)	more walkways (sidewalks or pathways) within the development		
6)	better internal road design (specify how) _____ _____		
7)	additional car parking spaces for residents		
8)	additional car parking spaces for visitors		
9)	dedicated bicycle parking area		
10)	development could be designed to fit into the neighbourhood in a better way (specify how) _____		
11)	other (specify) _____ _____ _____		
Rank your top 3 choices from above in order of Potential to Improve Overall Development Site (specify # above) or (d) if you chose nothing above			
	(a) Most potential	(b) Some potential	(c) Least potential
	(d) Nothing in particular to improve Overall Site		
#	#	#	

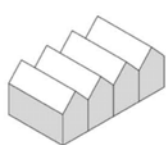
Satisfaction with location and development – Would you buy or rent here again?

- 38) Looking back, if you had the choice to buy or rent the same or similar home in your development or in a different development in the same neighbourhood, or to buy or rent in a different neighbourhood, and having the same financial means that you had when you did bought or rented, what would you do?
- a) buy a row house or semi-detached dwelling in the same development
 - b) rent a row house or semi-detached dwelling in the same development
 - c) purchase a row house or semi-detached dwelling in the same neighbourhood, but in a different development
 - d) rent a row house or semi-detached dwelling in the same neighbourhood, but in a different development
 - e) purchase a row house or semi-detached dwelling in a different neighbourhood
 - f) rent a row house or semi-detached dwelling, but in a different neighbourhood
 - g) other (specify)_____

Future Housing Choice

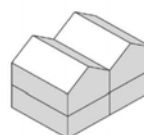
39) If you were to purchase your next home within the next 5 years, and taking into account your anticipated financial circumstances, which would you choose (choose one only):

a) Row House



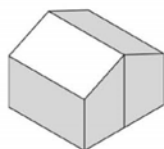
ROW HOUSING Three or more attached dwelling units, arranged horizontally.

b) Stacked Row House



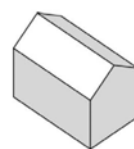
STACKED ROW HOUSING Three or more attached dwelling units, arranged vertically or horizontally. Each dwelling unit has its own entrance directly from outdoors.

c) Semi-detached (side-by-side-duplex)



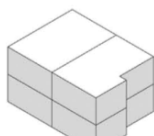
SEMI-DETACHED HOUSING Two attached dwelling units, arranged horizontally.

d) Single detached house



SINGLE DETACHED HOUSING One dwelling unit - a house.

e) Apartment



APARTMENT HOUSING Three or more attached dwelling units, typically arranged both vertically and horizontally. The building has one common entrance directly from outdoors.

f) Other (specify)_____

g) I don't intend to move

h) I am renting and do not intend to purchase within the next five years.

Resident focus group

40) Are you interested in being part of a resident focus group that would discuss possible amendments to the City of Edmonton’s regulations for row housing?

- a) Yes
- b) No

It is proposed that this group meet a minimum of two times and a maximum of four times, **with financial compensation** – meeting dates and times to be negotiated and confirmed once participants are determined. Participants will also be asked if they are interested in joining a larger stakeholder group for a joint stakeholder meeting. Please note that this would involve at least one meeting during regular weekday business hours.

If interested, please contact Graham Beck, Principal Planner, at 780 496-4291, or e-mail graham.beck@edmonton.ca

41) **Twelve draws for \$50 gift cards**

Thank you so much for taking the time to give us your opinion on your home and the development that you live in!

In appreciation, we would like to enter your name into a draw for a \$50 restaurant gift card. There will be 12 draws and 12 \$50 gift cards awarded. We need a name and an address to send you the card if your entry is successfully drawn.

Your name will not be disclosed publicly. It will not be connected with the summary results of the survey that will be published on the City’s web site and summarized in City reports.

Alternatively, you may choose to give us an e-mail address, and we will contact you in the event that your name is drawn, so that we can arrange delivery of your gift card later.

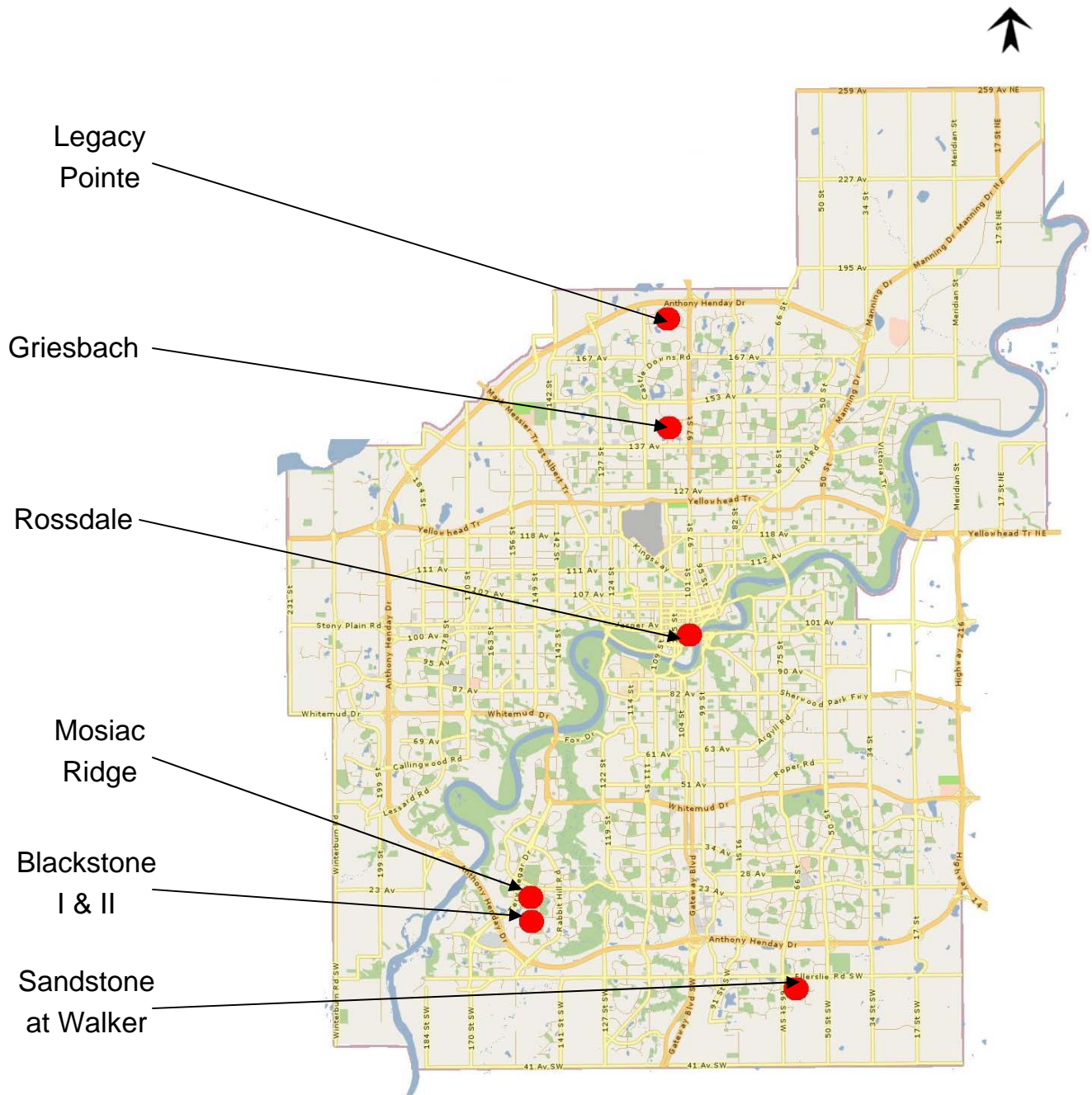
Name (optional) _____

Address (with Postal Code) (optional)_____

E-mail address: (optional)_____

Thank you very much for your time and your interest! Your contributions will help us to create better regulations that will lead to better housing options for Edmontonians.

Appendix 2: City of Edmonton Row Housing and Semi-detached Housing Resident Survey – Location Map



Terwillegar Common

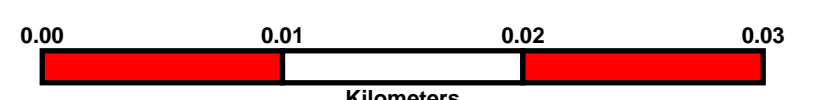
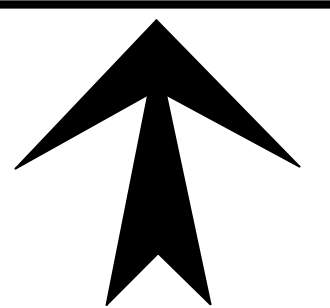
4731 Terwillegar Common

4755 Terwillegar Common

Terwillegar Blvd

Blackstone I & II

4755 & 4731 Terwillegar Common - City of Edmonton



98 Avenue

102 Street

101A Street

101 Street

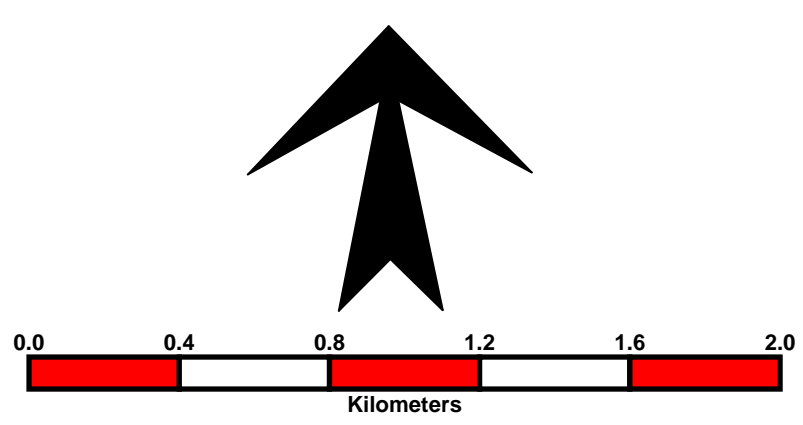
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- 9747 102 STREET
- 9745 102 STREET
- 9743 102 STREET
- 9741 102 STREET
- 9739 102 STREET
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- 9727 102 STREET
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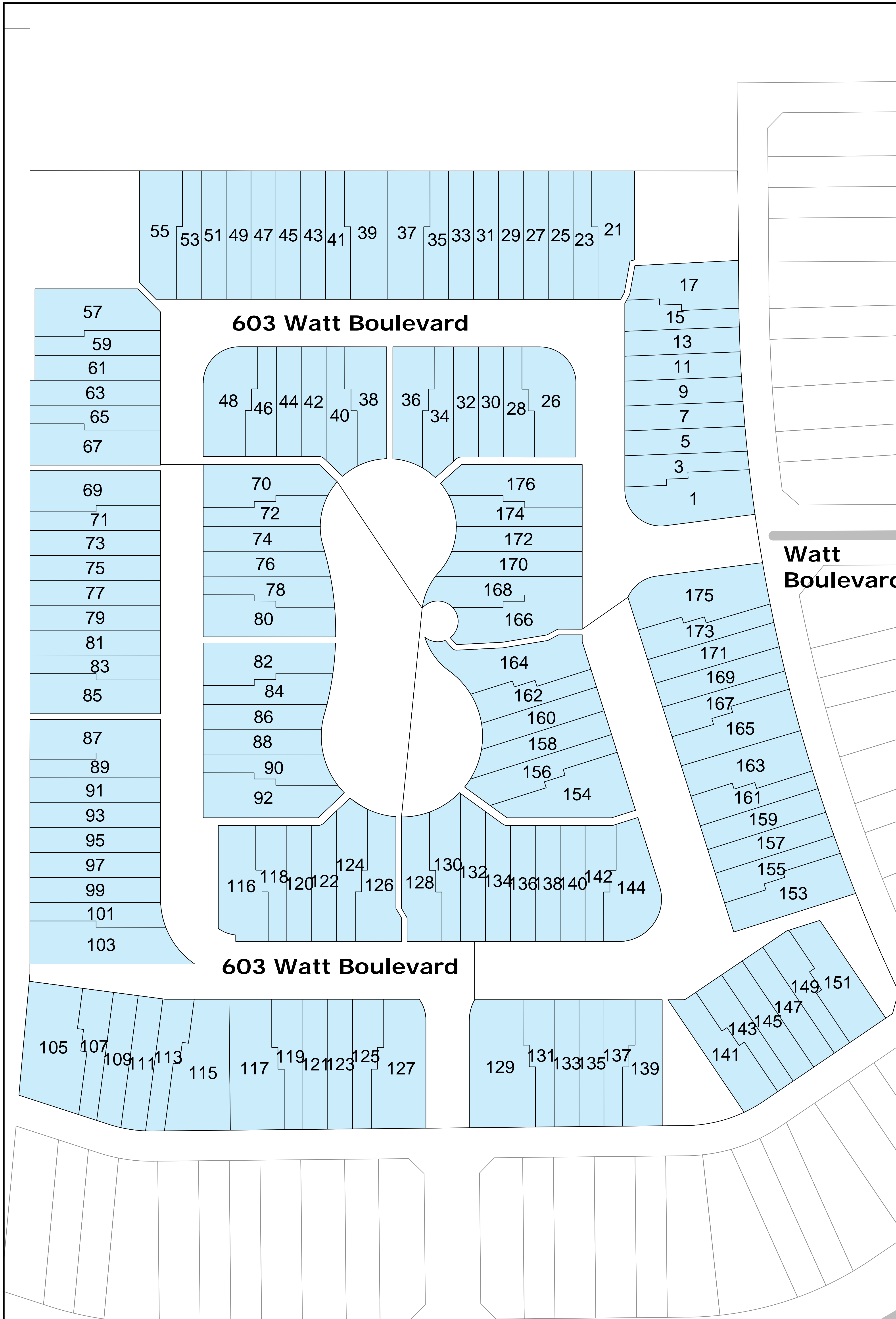
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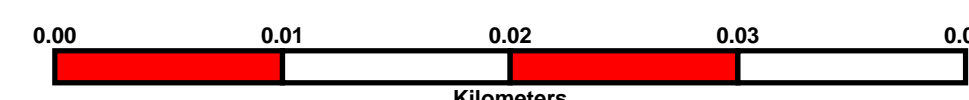
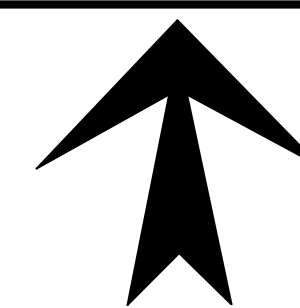
97A Avenue





Sandstone at Walker

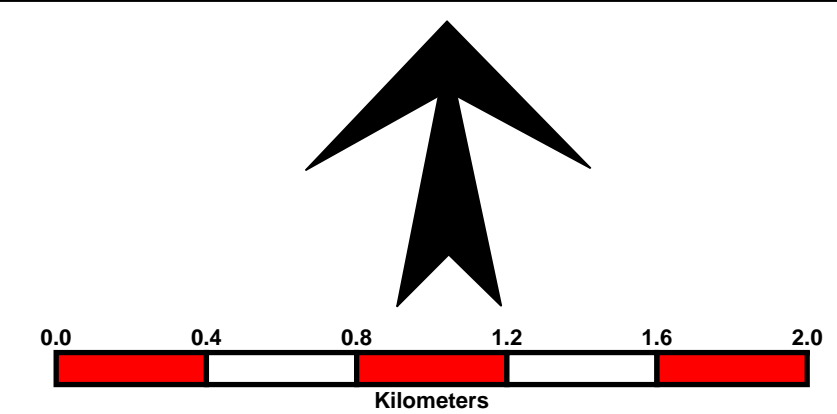
603 Watt Boulevard - City of Edmonton

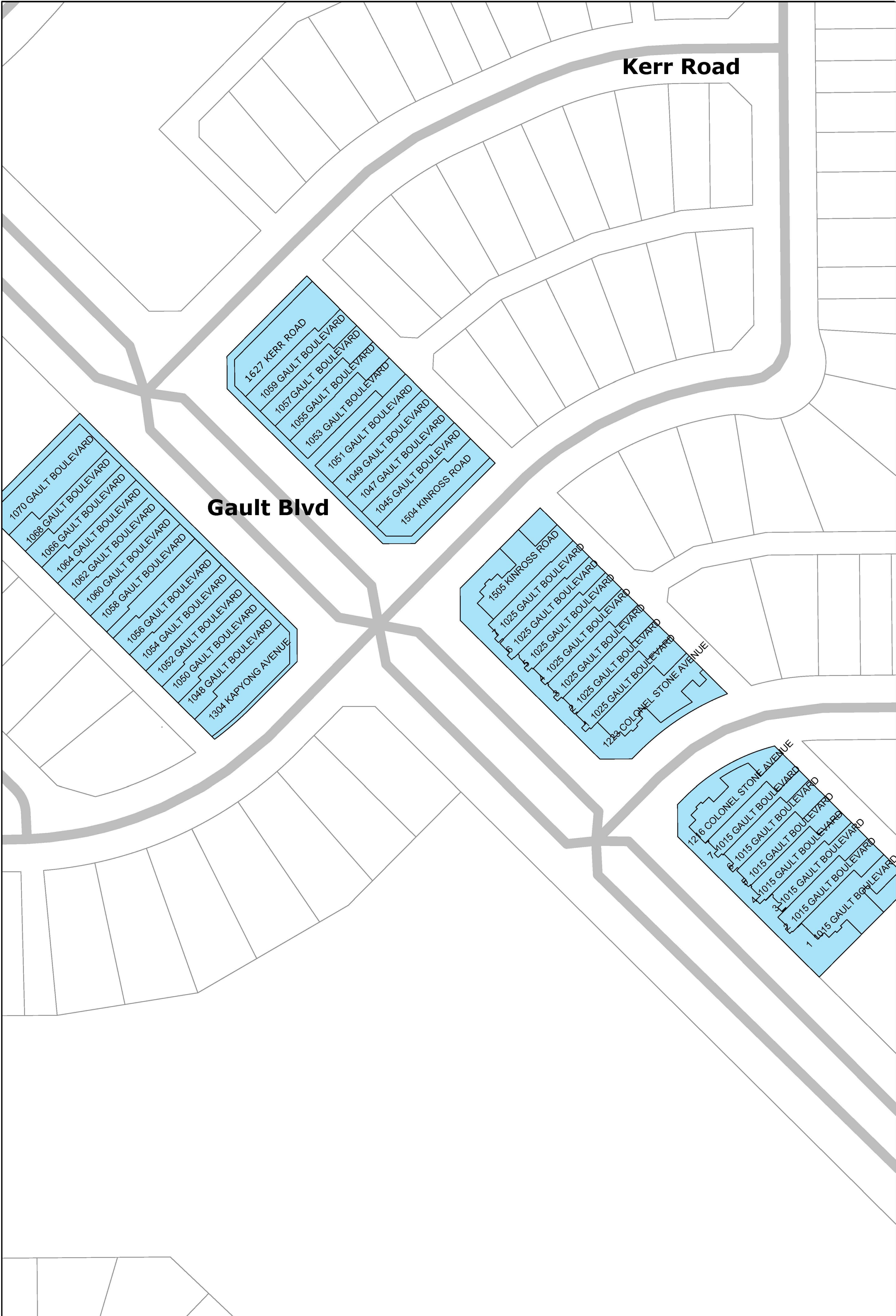


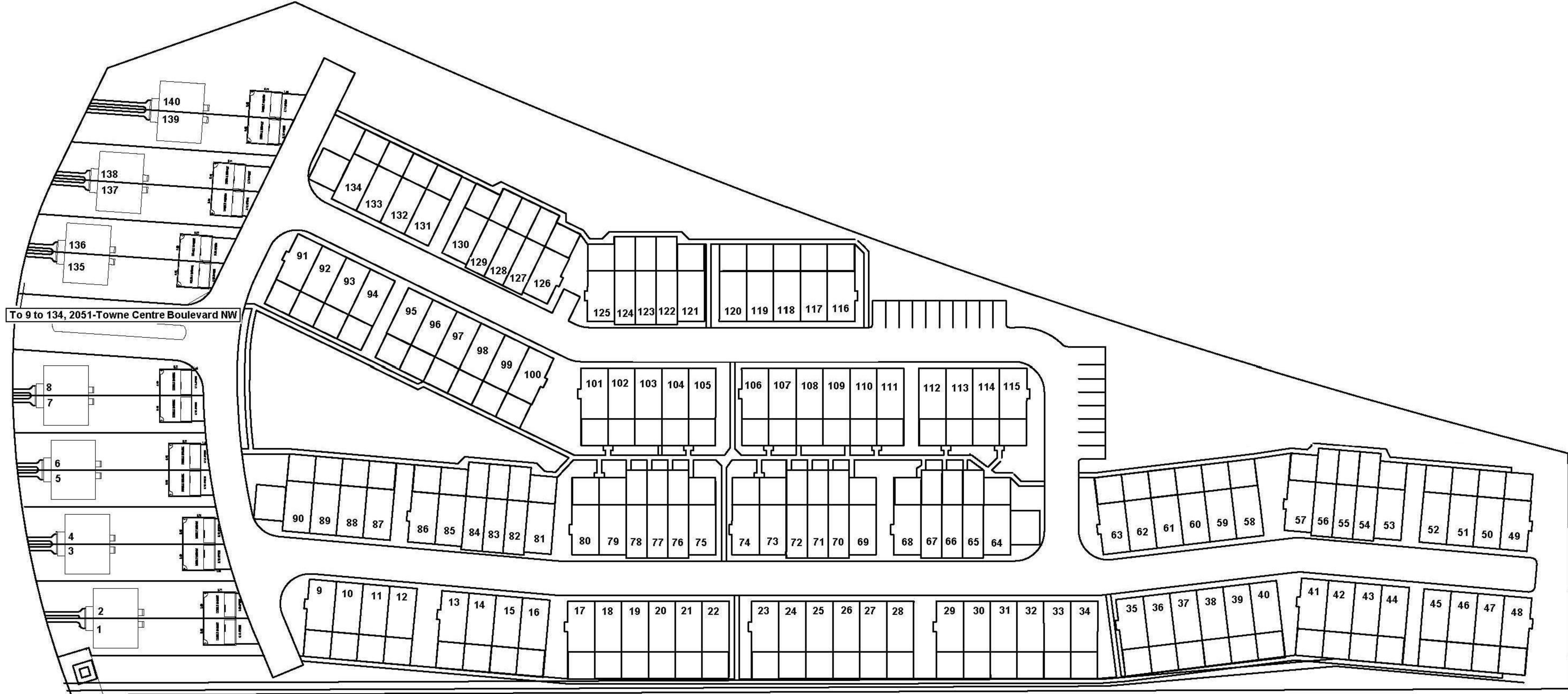


Legacy Pointe

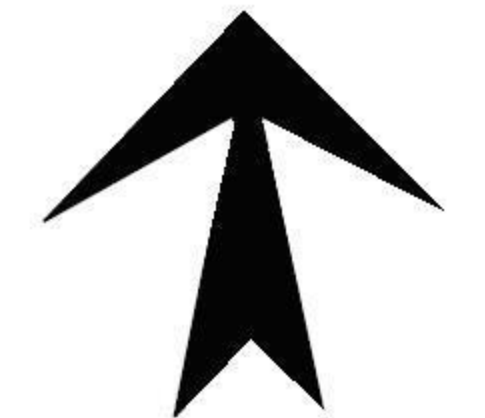
18230 - 104 A Street - City of Edmonton







Mosaic Ridge
 2051 Towne Centre Blvd - City of Edmonton



Appendix 3

Table: Summary of Row Housing & Semi-detached Housing Developments Surveyed						
Development	Rossdale	Legacy Pointe	Blackstone I & II	Mosaic Ridge	Griesbach	Sandstone at Walker
Year of Const.	1989	2012-14	2004	2007-08	2006-14	2012
Zone	(RF5) Row Housing Zone ²	(RF5) Row Housing Zone	(RF5t) Terwillegar Row Housing – N (TMU) Terwillegar Mixed Use Zone – S	(RF5t) Terwillegar Row Housing (RF4t) Terwillegar Semi-detached	(RF5g) Griesbach Row Housing Zone	(RF6) Medium Density Multiple Family Zone
Units	47 Row Housing	42 Row Housing 32 Semi-detached ¹	72 Row Housing	112 Row Housing 14 Semi-detached	40 Row Housing (surveyed)	138 Row Housing
Type	Standard Subdivision	Bare land condominium	Bare land condominium	Condominium	Bare land condominium	Bare land condominium
Fronts Onto Public Street?	Yes	No	24 units front public roadway	Some units	Yes	No
Density (constructed)	60 du/ha ³ (approx.)	34 du/ha	38 du/ha	54 du/ha	41 du/ha (typical block)	48 du/ha
Maximum Density Allowed	42 du/ha 54 du/ha with u/g parking	42 du/ha 54 du/ha with u/g parking	N: 42 du/ha 54 du/ha with u/g parking S: 125 du/ha	42 du/ha 54 du/ha with u/g parking	42 du/ha 54 du/ha with u/g parking	80 du/ha 105 du/ha with u/g parking
Height (constructed)	2 Storeys 8 m	3 Storeys/ 11 m typical	2 Storeys 8.1 m (N) 3 Storeys 8.53 m (S)	2 Storeys 8+ m typical	2 ½ Storeys 10.7 m typical	3 Storeys 9.6 m to 12.6 m
Maximum Building Height Allowed	2 ½ Storeys/ 10 m	2 ½ Storeys/ 10 m	N - 2 ½ Storeys/ 10 m S - 4 Storeys/ 14 m	2 ½ Storeys/ 10 m	2 ½ Storeys 12 m	3 Storeys 14 m/4 Storeys
Private Amenity (Yard) Provided per Dwelling	30 m ² fenced rear yards plus front patios and rear balconys	30 to 70 m ² front yards	30 to 42 m ² front landscaped areas, plus 18 m ² decks above garages	30 m ² fenced front yards	50-70 m ² fenced rear yards	30 m ² front yards -some less than 30 m ²
Shared Amenity (Yard) Provided	None required	Yes Area NA	Yes N – Area NA S – 308 m ² (288 m ² req'd)	Yes Area NA	None required	660 m ² (345 m ² required)

Development	Rossdale	Legacy Pointe	Blackstone I & II	Mosaic Ridge	Griesbach	Sandstone at Walker
Parking Type Provided	Single attached rear garages with parking in driveways	Single attached garages (some doubles) with tandem driveway spaces	Double rear attached garages, plus sloped driveways with 2 tandem spaces	Double rear attached garages (Row) Double rear det. garages (Semi-det.)	Double rear detached garages	Single attached rear garages with tandem driveway spaces
Resident Parking Provided (#req'd if info. avail.)	47 (+47 tandem spaces) ⁴	148 (141 required)	144 (+144 tandem spaces)	252	40	276 (includes 138 tandem spaces) (225 required)
Visitor Parking Spaces	None (variance)	11 (11 required)	20 (11 required)	18 (18 required)	None (variance)	20 (20 required)

Notes:

1. Only 21 Row Housing Dwellings that were occupied were surveyed as not all units were constructed or occupied.
- 2 Rossdale was approved as (RMX) Residential Mixed Use Zone, whereby many regulations deferred to a statutory plan. Subsequently the sites were rezoned to standard (RF5) Row Housing Zone
3. Standard subdivision densities do not include internal circulation areas in the calculation (as circulation is via public roadways, including public lanes) and therefore densities are calculated higher than other project forms
4. While Rossdale did provide one driveway parking space in addition to the attached rear garages, driveway parking were shallower than the minimum required in the Zoning Bylaw, and due to limits to tandem parking spaces, parking provided was considered to only be 1 space per unit, however 47 additional shallow tandem spaces were provided.