

Mark-up of Administrative Amendments to Zoning Bylaw 12800

997.8. (BRH) Blatchford Row Housing Zone

Charter Bylaw 18381
May 7, 2018

1. General Purpose

The purpose of this Zone is to provide for medium density street oriented ~~Blatchford Townhousing~~ ~~Row Housing~~ and ~~Stacked Row Housing~~ ~~Multi-unit Housing~~ in predominately Row Housing form which is developed in a manner characteristic of urban settings, including but not limited to smaller Yards, greater Height, and Dwellings with individual access at ground level.

Commented [KM1]: The missing middle zoning changes remove built form uses and replace with "Multi-unit housing".

2. Permitted Uses

~~a. Blatchford Accessory~~ ~~Secondary Suites, when developed on an end Dwelling Unit of individual lot~~ ~~Blatchford Townhousing~~ ~~Row Housing~~

a. ~~Blatchford Lane Suites~~

b. ~~Row Housing~~

~~c. Blatchford Townhousing~~ ~~Row Housing~~

~~d. c.~~ Limited Group Home

~~e. d.~~ Live Work Units

~~f. e.~~ Minor Home Based Business

~~f. Stacked Row Housing~~ ~~Multi-unit Housing~~

g. ~~Secondary Suites~~

Commented [MA2]: Retaining Blatchford Lane Suites, as "Garden Suites" are still not permitted in Row Housing

Commented [LJ3]: Changes to the ZB re: secondary suites have meant Blatchford Row Housing is no longer required as a distinct use class, so this is shifting back to standard bylaw definitions

Commented [LJ4]: Added to align with "Missing Middle" zoning bylaw changes.

Commented [LJ5]: Added to align with "Missing Middle" zoning bylaw changes.

Bylaw 17901
March 6, 2017

h. Urban Gardens

i. Fascia On-premises Signs

3. Discretionary Uses

~~a. Blatchford Accessory Suites~~ ~~Secondary Suites, when developed on an internal Dwelling Unit with individual lot~~ ~~Blatchford Townhousing~~ ~~Row Housing~~

~~b. a.~~ Child Care Services

~~c. b.~~ Group Home

~~d. c.~~ Lodging Houses

~~e. d.~~ Major Home Based Business

~~f. e.~~ Residential Sales Centre

Commented [LJ6]: Deleted to align with "Missing Middle" zoning bylaw changes.

Charter Bylaw 18613
November 26, 2018

~~g. f.~~ Special Event

Bylaw 17901
March 6, 2017

~~h. g.~~ Urban Outdoor Farms

i.h. Temporary On-premises Signs

4. Development Regulations

- a. The minimum Density shall be 35 Dwellings/ha.
- a. The maximum Density for Blatchford Townhousing Row Housing shall be 75 Dwellings/ha
- c. The Height shall be a minimum of 7.0 m and a maximum of 12.0 m, except for Sites abutting a Site zoned BP, in which case the maximum Height shall be 15.0 m.
- d. The maximum Site Coverage shall be 55.60%.
- e. The minimum Site Area shall be 125 m².
- f. The minimum Site Width shall be 5.0 m.
- e. The minimum Site Depth shall be 30.0 m.

Commented [MA7]: Based on the "Missing Middle" zoning changes

Commented [LJ9]: "Missing Middle" revised RF5 zone has changed site coverage regulations.

From Lot Line adjacent/abutting a-to:	Minimum	Maximum
i. Walkway or public street other than a Lane	2.0 m	4.0 m
ii. Lane	1.2m	No maximum
iii. Site Zoned BP	2.0 m	4.0 m; may be increased where outdoor Amenity Areas are provided adjacent to the Lot Line
iv. Site Zoned BRH	0.0 m for internal units of Row Housing 1.2 m for end units of Row Housing	3.0 m
v. All other frontages	1.2 m	No maximum

Commented [LJ10]: Increased from 3.0m to 4.0m to allow for greater flexibility

Commented [LJ11]: Increased from 3.0 to 4.0m to allow for greater flexibility.

Commented [MA12]: This would allow for increased setback where you have either private or common amenity areas. For example, could be increased to 5.0 m to allow for private yards or more for a common amenity area. This would only be for sites directly fronting parks, without a walkway in between.

Commented [LJ13]: To align with current Row Housing zone

i. —

- A. Blatchford Townhousing developed as a Multi-unit Project Development and Stacked Row Housing:
 1. 1.2 m minimum where the Side Yard abuts a flanking public roadway, including a Lane; and
 2. 1 m per 4 m increment of building Height or portion thereof, with a minimum 2 m where the Side Yard does not flank a public roadway.

i. ~~Surface parking shall be setback a minimum of 6.0 m from Lot Lines abutting a public street or Site zoned BP and shall be screened through the use of fences, walls, trees, and other landscaping elements with a minimum height of 1.2 m.~~

Commented [LJ14]: Added to prevent development of surface parking to lot line and to maintain the street wall where surface parking is required.

f.j. For the purposes of determining Side and Rear Lot Lines, the Front Lot Line shall be determined on a hierarchy based on the Lot Line firstly abutting:

i. ~~a Retail Street;~~

Commented [MA15]: To apply within the Town Centre

~~i-ii.~~ ii. a Primary Active Street;

~~ii-iii.~~ iii. a Secondary Active Street;

~~iii-iv.~~ iv. a Site zoned BP;

~~iv-v.~~ v. a Primary Quiet Street; and finally

~~v-vi.~~ vi. a Secondary Quiet Street.

g.k. The average number of bedrooms for ~~Blatchford Townhousing~~ Row Housing Dwelling units developed on Multi-unit Project Development Sites shall be 2.5 bedrooms or more per Dwelling.

Commented [LJ16]: reverting to standard ZB use class definitions now that Blatchford Townhousing is no longer required.

~~h.l. For Sites which abut Blatchford Townhousing~~ Row Housing, An Accessory building or structure shall be located not less than 0.75 m from the Side Lot Line, except where a Garage or Blatchford Lane Suite may be erected on the common property line to the satisfaction of the Development Officer.

Commented [LJ17]: Deleted to align with "Missing Middle" zoning bylaw changes.

i.m. Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw except that it shall not be required:

i. ~~for internal lots of Row Housing developments;~~

~~i-ii.~~ ii. where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:

~~A. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling;~~

Bylaw 18303
February 26, 2018

~~j.n.~~ n. Notwithstanding subsection 46, Amenity Area shall be provided in accordance with the following:

i. Where Private Outdoor Amenity Area is provided the minimum ~~length or width~~ dimension shall be 2.0 m;

Commented [LJ19]: To align with zoning bylaw

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May 7, 2018

ii. Where a Dwelling has an individual external access at ground level, and no outdoor Common Amenity Area is provided for on the Site, a minimum of 30 m² of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2.0 m;

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iii. Where a Dwelling has an individual external access at ground level, and outdoor Common Amenity Area is provided for on the Site, a

minimum of 15 m2 of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2.0 m

- iv. For Dwellings located above the first Storey of a building, a minimum Amenity Area of 7.5 m2 per Dwelling unit on the Site shall be provided;
- v. For all Multi-unit ~~Project Developments~~ **Housing** containing 20 or more Dwelling units, a minimum of 2.5 m2 of Amenity Area per Dwelling unit shall be provided as outdoor Common Amenity Area which shall not be located in any required Setback unless the Setback directly abuts a Site zoned BP and shall be aggregated into areas of not less than 50 m2; and
- vi. Amenity Area may be provided on Rooftop Terraces.

Commented [LJ20]: Added to align with "Missing Middle" zoning bylaw changes.

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~~k.o.~~ Live Work Units shall only be permitted where they front onto Primary Active Streets or Secondary Active Streets, and shall have individual front entrances at ground level.

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May 7, 2018

~~t.p.~~ ~~Notwithstanding Section 54 of the Zoning Bylaw, Parking shall be provided in accordance with Section 54.2 Schedule 1, according to Transit Oriented Development requirements, except the following parking regulations shall apply:~~

Commented [LJ21]: Reworded to align with TOD guidelines

~~i. Any individual lot Blatchford Townhousing developments shall provide a minimum of 1 parking stall per unit; development, excluding Multi-unit Project Developments, shall provide a minimum of 1 and a maximum of 3 parking stalls per Dwelling Unit.~~

Commented [LJ22]: Maximum added to limit vehicle-oriented facilities on site.

~~1 parking stall shall be required for each Blatchford Lane Suite or Blatchford Accessory Suite. Any individual lot Blatchford Townhousing development containing a Blatchford Lane Suite or Blatchford Accessory Suite shall not provide more than 2 parking stalls on the Site;~~

Commented [MA23]: Zoning Bylaw does not require parking in TOD areas

~~q.r.~~ ~~Notwithstanding 4.q., Ww~~ where a Site is more than 0.5 ha in size, more than one Site access may be developed ~~and two Site access points may be provided within one block face,~~ provided that ~~the orientation and location of the site t-street access shall be limited to one shared access point per block faerestricts the design,~~ at the discretion of the Development Officer. ~~Where more than one Site access is proposed, two may be provided from the lowest order street or one may be provided from each of the two lowest order streets, as outlined in 4.i.~~

Commented [LJ25]: Added to accommodate large site development and more effective traffic demand management.

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May 7, 2018

~~r.s.~~ Resident parking for ~~Blatchford Townhousing~~ **Row Housing** shall be provided at ground level at the rear of the Site or incorporated into the rear of the Row ~~Housing~~ **ing**, or in an underground parkade structure.

Commented [LJ26]: Added to align with shift in use classes.

~~s.t.~~ Where residential parking for ~~Row Housing~~ **for Row Housing** ~~for Blatchford Townhousing~~ **Row Housing** is provided abutting a Lane and a Garage or Hardsurfaced parking pad is provided, the following regulations shall apply:

Commented [LJ27]: Change to accommodate Shift in use classes

- i. the minimum distance from the Rear Lot Line to a Garage or Hardsurfaced parking pad shall be 1.2 m;
- ii. a Hardsurfaced Walkway between the Garage or Hardsurfaced parking pad and an entry to the Dwelling shall be provided;
- iii. where no Garage is proposed, ~~off-street parking shall be hard surfaced and may be constructed on the basis of separated Hardsurfaced tire tracks.~~ ~~a Hardsurfaced parking pad to support a future Garage with a minimum width of 4.88 m and depth of 5.49 m shall be constructed a minimum distance of 1.2 m from the Rear Lot Line; and~~
- iv. any Hardsurfaced parking pad shall include an underground electrical power connection with an outlet on a post approximately 1.0 m in Height, located within 1.0 m of the Hardsurfaced parking pad.

Commented [MA28]: Suggested alternative wording – aligns with the current zoning bylaw approach and provides more flexibility for meeting parking requirements.

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May 7, 2018

~~t-u.~~ Resident and visitor parking for ~~Stacked Row~~ ~~all other forms of Multi-unit Housing~~ shall be located at ground level behind the principal building, such that it is not seen from the street and is accessed from an Abutting Lane or a private on-site road, or in an underground parkade structure.

Commented [LJ29]: Added to align with “Missing Middle” zoning bylaw changes.

~~u-v.~~ Where detached rear parking Garages are developed, the building containing the Garage(s) shall not contain more than four separate Garages.

~~v-w.~~ No parking, loading, storage, or trash collection area shall be permitted within any Setback other than the Rear Setback. Loading, storage and trash collection areas shall be screened in accordance with ~~Section 55.4 the Zoning Bylaw~~. If parking abuts a Residential Zone or a Lane serving a Residential Zone, parking areas shall be screened in accordance with ~~Section 55.4 the Zoning Bylaw~~. Notwithstanding the above, no parking, loading, storage or trash collection shall be permitted within any Site Setback abutting a Site zoned BP.

Commented [LJ30]: aligns with the current zoning bylaw

~~w-x.~~ ~~Notwithstanding Section 54.4 Schedule 3, e~~ Only 1 off-street vehicular loading space shall be required for any building containing 20 or more Dwelling units. Where the building contains less than 20 Dwelling units, no off-street vehicular loading space shall be required.

Commented [LJ31]: Wording changed for clarity

~~x-y.~~ Landscaping shall comply with ~~Section 55 of this~~ ~~the Zoning Bylaw~~ ~~except:—In addition to Section 55, landscaping shall be as follows:~~

- i. ~~When required, t~~ landscape plans ~~for Multi-unit Project Developments~~ shall be prepared by a professional landscape architect or horticulturalist; and
- ii. Landscape design shall consider appropriate plant material for horticultural zone 3a.

Commented [LJ32]: Wording changed for clarity and to reflect current zoning bylaw approach

~~y-z.~~ Where any Site has a length or width of ~~160.0~~ m or greater, a pedestrian connection shall be provided through the Site, perpendicular to the ~~160.0~~ m or greater length or width. A pedestrian connection is a publicly-accessible private pedestrian corridor, distinct from a public Walkway. The following regulations apply to pedestrian connections:

Commented [LJ33]: Technical Amendment

- i. The pedestrian connection shall be generally located at the middle of the block and connect to public sidewalks adjacent to the Site;

- ii. The pedestrian connection shall be a minimum 6 m in width and shall incorporate a minimum 2.5 m wide hard surfaced Walkway with soft Landscaping such as shrub planting, ornamental grasses and/or tree planting, and shall include pedestrian scaled lighting. When a width of 10 m or greater is provided for the pedestrian connection, it may be applied towards the required Amenity Area for the Site;
- iii. The facades of ground floor Dwellings abutting the pedestrian connection shall be articulated by a combination of recesses, windows, projections, change in building materials, colours, and/or physical breaks in building mass;
- iv. Ground floor Dwellings abutting the pedestrian connection that do not front onto a public street or a Site zoned BP shall provide an entrance facing the pedestrian connection; and
- v. The owner(s) shall register a Public Access Easement for the pedestrian connection to ensure public access through the Site. Easements shall ensure the owner(s) are responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times. Such an easement shall be a required condition of a Development Permit.

z-aa. Signs shall comply with Schedule 59A of the Zoning Bylaw.

Notwithstanding this schedule, the following apply:

- i. there shall be no exterior display or advertisement for Live Work Units other than an identification plaque or sign which is a maximum of 20 cm x 30.5 cm in size located on the ground floor building face, where appropriate; and
- ii. a Comprehensive Sign Design Plan in accordance with the Provisions of Section 59.3 may be required at the discretion of the Development Officer.

aa-bb. Maintenance and/or drainage and utility easement(s) between abutting buildings and/or through private Yards of one or more Dwellings may be required as a condition of Development Permit approval to ensure adequate access for property, drainage and utility maintenance.

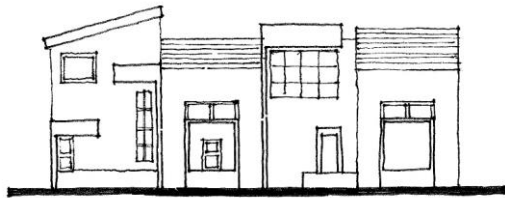
bb-cc. Blatchford Lane Suites shall ~~be limited to Individual Lot Blatchford Townhousing~~ not be provided in Multi-unit Project Developments. They shall further be limited to Lots where at least one Side Lot Line abuts a public right-of-way such as a street, Lane or Walkway.

~~When Blatchford Accessory/Secondary Suites are developed within an internal Dwelling, the Development Officer shall consult with Fire Rescue Services with~~

Commented [LJ34]: Update required for clarity and to align with "missing Middle" zoning bylaw changes.

[respect to emergency access and safety requirements prior to the issuance of](#)

- a. All facades of a principal building, and any Accessory building containing a Blatchford Lane Suite, shall be designed with detail and articulation to ensure that each Dwelling unit is individually identifiable to create attractive streetscapes and interfaces where abutting a Site zoned BP, a public street or a Lane. Building facades shall be articulated by a combination of recesses, entrances, windows, projections, change in building materials, colours, or physical breaks in building mass. The following illustration provides a possible conceptual application of this regulation for interpretive purposes.



- b. [The following features may project into a required Setback or Separation Space as provided below:](#)

a-i. [verandas, porches, eaves, shade projections, steps, chimneys, belt courses, sills, together with any other architectural features which are of a similar character, provided such projections do not exceed 1.2 m.](#)

- d. The length of the front façade of any building shall not exceed 75 m.

Charter Bylaw 18381
May 7, 2018

For any Dwelling fronting a public street or a Site zoned BP, an individually articulated entrance at ground level facing the public street or Site zoned BP shall be provided [as the principal entrance](#). In addition, features such as porches, stoops, landscaped terraces, pedestrian lighting and patios, decks or gardens shall be provided. Where a Dwelling abuts both a public street and a Site zoned BP, the entrance shall face the Site zoned BP.

- f. [Where a building Façade with a length of 12.2m or greater is adjacent to a public roadway other than a Lane, all principal Dwellings along this Façade with Floor Area at ground level shall have an entrance door that fronts onto the roadway. Up to two Dwellings may share one of these entrance doors. Sliding patio doors shall not serve as this entrance.](#)

Bylaw 17727
August 22, 2016
Charter Bylaw 18381
May 7, 2018

- f.g. Where any part of a Dwelling unit Abuts a Site zoned BP, a public Walkway or Amenity Area at ground level, a maximum 1.2 m high Fence or landscaped buffer shall be provided along the property line to delineate the division between public and private space. Openings or gates shall be provided to ensure connectivity between public and private space.

Commented [LJ36]: Added to allow for innovative architectural form. And enclosed stoops creating active uses at grade.

Commented [LJ37]: Added to provide assurance and clarity

Commented [LJ38]: Added to align with current (RF5) Row Housing Zone

Bylaw 17934
April 10, 2017

g-h. All mechanical equipment, except Solar Collectors, on a roof of any building shall be concealed from view from the abutting public streets by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.

Bylaw 17934
April 10, 2017

h-i. The roof design of a building may include a combination of Green Roofs, Solar Collectors, and/or Amenity Area for residents of the building.

i-j. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and will be provided to ensure a well-lit environment for pedestrians, and to accentuate architectural elements and/or public art.

j-k. Exterior lighting associated with the development shall be designed, located or screened so as to reduce impacts on adjacent off-site residential units.