

Edmonton Zoning Bylaw 12800

997.10 (BMR) Blatchford Medium Rise Residential Zone

1. General Purpose

The purpose of this Zone is to provide for medium rise residential development, with the potential for limited ground floor commercial, office and service Uses along Retail and Active Streets, developed in a manner sensitive to the street environment and adjacent residential areas.

Commented [LJ1]: Added to accommodate implementation in Town Centre

2. Permitted Uses

~~a.~~ Apartment Housing

Commented [MA2]: "Missing Middle" zoning bylaw changes group built forms in to "Multi-unit Housing".

~~b.a.~~ Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m2 of Public Space

*Charter Bylaw 18520
September 5, 2018*

~~e.b.~~ Cannabis Retail Sales

~~d.c.~~ Child Care Services

~~e.d.~~ Convenience Retail Stores

~~f.e.~~ Creation and Production Establishments

~~g.f.~~ Fascia On-premises Signs

~~h.g.~~ General Retail Stores

~~i.h.~~ Health Services

~~j.i.~~ Indoor Participant Recreation Services

*Charter Bylaw 18882
June 17, 2019*

~~k.j.~~ Liquor Stores

~~l.k.~~ Live Work Units

l. Minor Home Based Businesses

m. Multi-unit Housing

Commented [LJ3]: Added to align with "Missing Middle" zoning bylaw changes.

n. Non-accessory Parking, limited to underground parking structures

o. Personal Service Shops

p. Private Clubs

q. Professional, Financial and Office Support Services

r. Projecting On-premises Signs

s. Religious Assembly

t. Residential Sales Centres

u. Restaurants, for less than 100 Occupants and 120 m2 of Public Space

v. Second Hand Stores

w. Specialty Food Services, for less than 100 Occupants and 120 m2 of Public Space

Bylaw 17901
March 6, 2017

- x. Urban Gardens

3. Discretionary Uses

- a. Major Home Based Businesses

Charter Bylaw 18613
November 26, 2018

- b. Special Event

Bylaw 17901
March 6, 2017

- c. Urban Outdoor Farms
- d. Temporary On-premises Signs

4. Development Regulations

- a. ~~The minimum Density shall be 75 Dwellings/ha.~~
- ~~a. The maximum Density shall be 425 Dwellings/ha.~~
- c. Height shall be a minimum of 21.0 m and a maximum of 39.0 m.
- d. ~~The minimum Site Width shall be 25 m.~~

Commented [MA4]: Based on proposed "Missing Middle" changes

<u>From Lot Line adjacent to:</u>	<u>Minimum</u>	<u>Maximum</u>
<u>i. Walkway or public street other than a Lane</u>	<u>2.0 m</u>	<u>34.0 m</u>
<u>ii. Lane</u>	<u>1.2 m</u>	<u>No maximum</u>
<u>iii. Site Zoned BP</u>	<u>2.0 m</u>	<u>34.0 m; may be increased where outdoor Amenity Areas are provided adjacent to the Lot Line</u>
<u>iv. All other frontages</u>	<u>32.0 m</u>	<u>4.0 m</u>

Commented [LJ7]: To allow for greater flexibility for innovative housing forms and to provide consistency across Blatchford zones

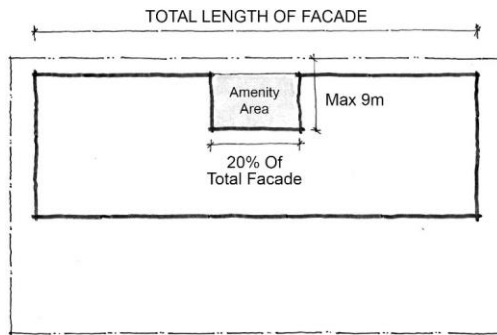
- ~~g. Notwithstanding 4.d.i.,~~
- ~~h. All Sites shall provide a minimum 2 m setback from Sites zoned BP.~~
- ~~i. All Sites shall provide a minimum 2 m, and maximum 3 m, setback from public Walkways.~~
- ~~j. The Front Setback shall be:~~
- ~~k. For Apartment Housing, a minimum of 2 m and a maximum of 3 m;~~
- ~~l. For Mixed Use Apartment Housing where the Front Lot Line abuts a Secondary Active, Primary Quiet or Secondary Active Street, a minimum of 2 m and a maximum of 3 m; and~~

Commented [MA8]: 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 [LJ9]: To allow for greater flexibility for innovative housing forms and to provide consistency across Blatchford zones

Commented [LJ10]: Removed and relocated to table in section 4.d. above

m.e. For Mixed Use Apartment Housing where ~~where~~ the Front Lot Line is required. The setback and a maximum of 3 m, excepting that a Front m where an communal-outdoor Common Amenity Area or a Public Amenity Park is provided within the Setback area. The portion of the building which is Setback more than 3.0 m shall be a maximum of 20% of the total length of the building façade. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes.



Commented [LJ11]: Amended to align with “Missing Middle” zoning bylaw changes. And to provide clarity on built form expectations.
 -Retail Street added to accommodate application across Blatchford
 -Wording changed for clarity and to provide for a greater proportion of the frontage area to be developed at zero setback.

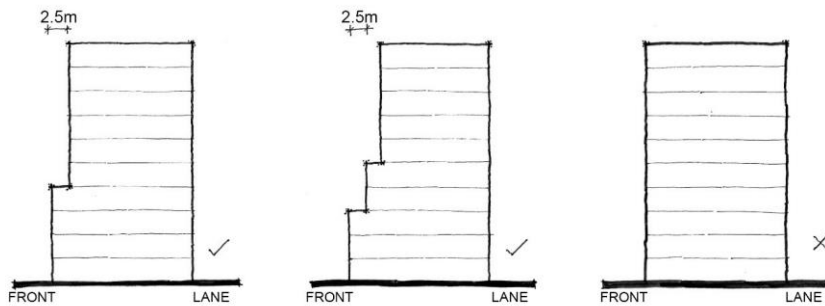
i. The minimum Rear Setback shall be:

n.g. For the purposes of determining Side and Rear Lot Lines, the Front Lot Line shall be the Lot Line abutting a ~~Retail Street~~ Primary Active Street. Where the Lot does not abut a Retail Street, the Front Lot Line shall be the Lot Line abutting a Primary Active Street. Where the Lot does not abut a Primary Active Street, the Front Lot Line shall be the Lot Line abutting a Secondary Active Street.

Commented [LJ14]: To apply within the Town Centre

o-h. All buildings shall include a podium base. The podium of the building shall be a minimum Height of 6 m up to a maximum of 14 m. The portion of the building located above the podium shall Stepback a minimum of 2.5 m on all sides excepting that side directly abutting a Lane. The following illustration

Commented [LJ15]: Sketch updated. Previous version noted “Rear” instead of “Lane”.



provides a possible conceptual application of this regulation for interpretive purposes.

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

— for the podium portion of a building, as defined in 997.10.4(i).

February 26, 2018

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

- i. Where Private Outdoor Amenity Area is provided the minimum ~~dimension length or width~~ shall be 2.0 m;
- ii. Where a Dwelling has an individual external access at ground level, and no outdoor Common Amenity Area is provided 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;
- iii. Where a Dwelling has an individual external access at ground level, and outdoor Common Amenity Area is provided 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 ground Storey of a building a minimum Amenity Area of 7.5 m² per Dwelling unit on the Site shall be provided;
- v. Except for developments which contain less than 20 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;
- vi. Notwithstanding the above, where an Apartment Building contains 20 or more Dwelling units and has commercial uses located on the ground floor, except for Live Work Units, a minimum of 2.5 m² of Amenity Area per Dwelling unit shall be provided as indoor and/or outdoor Common Amenity Area(s) on the Site. Where outdoor Common Amenity Area is provided at ground level it 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
- vii. Amenity Area may be provided on rooftops in the form of gardens or patios

~~r.k.~~ The maximum Floor Area of any Religious Assembly or individual business premises shall not exceed 275 m², excluding Live Work units.

~~s.l.~~ The following Uses shall not be in any free standing structure separate from a structure containing Residential Uses, and shall not be developed above the ground floor: Bars and Neighbourhood Pubs, Cannabis Retail Sales, Child Care Services, Convenience Retail Stores, Creation and Production Establishments, General Retail Stores, Health Services, Indoor Participant Recreation Services, Minor Alcohol Sales, Liquor Stores, Personal Service Shops, Private Clubs,

Commented [LJ16]: aligns with the current zoning bylaw

Commented [LJ19]: aligns with the current zoning bylaw

Commented [MA20]: To align with standard wording in zoning bylaw

Commented [LJ21]: Uses added to align with 2018 and 2019 changes to the zoning bylaw.

Professional, Financial and Office Support Services, Restaurants, Religious Assembly, Second Hand Stores, and Specialty Food Services.

~~t.m.~~ Where Use Classes, that may in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties or within the same Building, and where the Site containing such Use Classes is directly adjacent to Sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including: Landscaping and screening, which may exceed the requirements of ~~Section 55 of~~ the Zoning Bylaw; noise attenuation measures such as structural soundproofing; and downward direction of all exterior lighting on to the proposed development.

~~t.n.~~ Vehicular-oriented Uses, including but not limited to drive through operations and Accessory drive through pick up services, shall not be permitted in this Zone.

Charter Bylaw 18387
May 7, 2018

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

~~w.p.~~ ~~Parking shall comply with Section 54 of the Zoning Bylaw. Notwithstanding Section 54 Parking shall be provided in accordance with the requirements for Transit Oriented Development, the following regulations apply:~~

~~i. Apartment Housing shall meet the Dwelling unit parking space requirements and visitor parking requirements as specified for Transit Oriented Developments (TOD) in Section 54 Schedule 1 (A);~~

November 16, 2015
Effective Date: December 1, 2015

~~i. Parking for Residential Related and Commercial Use Classes shall be provided on the basis of 50% of the requirements identified in Section 54 Schedule 1(A);~~

~~z.r.~~ Visitor Bicycle Parking for Residential and Residential-Related Use classes shall be provided in an amount equal to at least 10% of the number of Dwelling units located on the Site, to a maximum of 50 Bicycle Parking spaces, with 5 Bicycle Parking spaces being the minimum to be provided. Visitor Bicycle Parking shall be located adjacent to a high-traffic area such as a building entrance.

~~s.~~ Vehicular access to Sites from public streets shall be restricted to the abutting Lanes. Where there is no abutting Lane, vehicular access shall be provided from a Secondary Quiet Street. Where there is no Secondary Quiet Street or the Secondary Quiet Street does not provide for vehicle access, then the street access shall be provided from a Primary Quiet Street. Where there is no Primary Quiet Street or the Primary Quiet Street does not provide for vehicle access, then the street access shall be provided from a Secondary Active Street. Street access shall be limited to one shared access point per block face. ~~In no case shall off street parking be accessed from a Primary Active Street. Where a Site is more than 0.5 ha in size, more than one Site access~~

Commented [LJ22]: Reworded to align with TOD guidelines

Commented [LJ23]: Removed given parent section change.

Commented [MA24]: TOD parking requirements now include commercial uses, and are less than 50% of the typical requirements.

may be developed, provided that street access shall be limited to one shared

~~aa-t.~~ Notwithstanding 4.p., 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 restricts 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.g.]

Commented [YT26]: To allow more flexibility for access for large sites.

~~bb.u.~~ Resident Parking for Multi-unit Housing developments with more than 20 Dwelling units and Apartment Housing and mixed use developments shall be provided in underground parking structures.

Commented [LJ27]: Added to accommodate "missing middle" changes

Charter Bylaw 18387
May 7, 2018

~~cc.v.~~ Parking for non-residential Residential Uses and visitor Parking is permitted at ground level and in underground parking structures. Where parking is provided at ground level, it shall be located such that it is not seen from the street and is accessed from an Abutting Lane or a private on-site road. Surface parking shall not comprise more than 15% of the total site area.

~~dd.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 from view in accordance with the provisions of ~~subsection 55.4 of~~ the Zoning Bylaw. If Parking abuts a Residential Zone or a Lane serving a Residential Zone, parking areas shall be screened in accordance with the provisions of ~~subsection 55.4 of~~ 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 [LJ28]: Technical Revisions

~~ee.x.~~ Notwithstanding Section 54.4 Schedule 3, ~~o~~Only 1 off-street vehicular loading space shall be required for any building.

Commented [LJ29]: Technical Revision

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

Commented [LJ30]: Technical Revision

- i. Landscape plans shall be prepared by a professional landscape architect or horticulturalist; and
- ii. Landscape design shall consider appropriate plant material for horticultural zone 3a.

~~gg.z.~~ Where any Site has a length or width of 160 m or greater a pedestrian connection shall be provided through the Site, perpendicular to the 160 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:

- 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.

~~hh-aa.~~ Signs shall comply with Schedule 59B of the Zoning

Bylaw. Notwithstanding this schedule, the following regulations 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.

~~ii-bb.~~ Professional, Financial and Office Support Services shall not include loan offices.

*Charter Bylaw 18520
September 5, 2018*

~~jj-cc.~~ Cannabis Retail Sales shall comply with Section 70 of this Bylaw

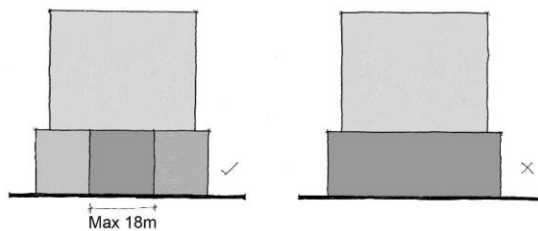
5. Urban Design Regulations

- a. Where non-residential uses, excluding Live Work Units, are developed fronting onto a public street, not including a Lane, or a Site zoned BP, the following regulations shall apply:
 - i. At least 70% of each individual store Frontage and the flanking side of a store located on a corner shall have clear non reflective glazing on the exterior on the ground floor. Transparency is calculated as a percent of linear metres at 1.5 m above the finished Grade; and

*Charter Bylaw 18387
May 7, 2018*

- iii. Each unit shall have an external entrance at ground level that shall be universally accessible-
 - b. Building façade(s) abutting a Site zoned BP, or a public street shall be articulated by a combination of recesses, windows, projections, change in building materials, colours, or physical breaks in building mass, to create attractive streetscapes and interfaces. A continuous building façade without recess, balcony or other form of articulation shall not exceed 18 m in

horizontal direction. The following illustration provides a possible conceptual application of this regulation for interpretive purposes.



Charter Bylaw 18381
May 7, 2018

- c. 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 **and serve 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.

Commented [LJ31]: Added to provide assurance of built form. Standard clause

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

- d. Where any part of a Dwelling unit Abuts a Site zoned BP, a public Walkway or an 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.
- e. Buildings located at the intersection of two Active Streets shall provide courtyards / plaza, major entryways or distinctive architectural features consistent with the style of the building or influences on the other corners of the intersection to enhance pedestrian circulation and, where applicable, enhance axial views.

Bylaw 17934
April 10, 2017

- f. 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

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

- h. 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 public art.
- i. Exterior lighting associated with the development shall be designed, located or screened so as to reduce impacts on adjacent off-Site residential units.