

997 Special Area Blatchford

997.1 General Purpose

To designate portions of the Blatchford Neighbourhood, as shown on Appendix I to this Section, as a Special Area and to adopt appropriate land use regulations for this Special Area in order to achieve the objectives of the City Centre Area Redevelopment Plan, as adopted by Bylaw 16033.

997.2 Application

The designation, location, and boundaries of each underlying Land Use Zone affected or created through Section 940 shall apply as indicated on Appendix I to this Section.

997.3 Zones Created by Special Area Provisions

Specific zones, as contained in Sections 997.7, 997.8, 997.9 and 997.10 have been created in accordance with [Section 900](#) of the Zoning Bylaw.

Where a discrepancy exists between the Special Area regulations and general zoning regulations, the Special Area regulations shall prevail.

997.4 Blatchford Street Classifications

The following street classifications are referenced within the Special Area Zones and are shown on Appendix I:

Retail Street

Retail Streets are streets with a predominant pedestrian character that serve areas with significant ground floor commercial uses. Retail Streets take priority over Active Streets and Quiet Streets for the purposes of determining the front lot lines of abutting parcels. Retail Streets may be designed for non-vehicular access only.

Primary Active Street

Primary Active Streets serve the most intensive residential and commercial land uses and carry the majority of motorized traffic in Blatchford. Primary Active Streets take priority over Secondary Active Streets and Quiet Streets for the purposes of determining the front lot lines of abutting parcels.

Secondary Active Street

Secondary Active Streets are high traffic streets serving a mix of higher-intensity land uses. Secondary Active Streets take priority over Quiet Streets for the purposes of determining the front lot lines of abutting parcels.

Primary Quiet Street

Primary Quiet Streets are low traffic residential streets that prioritize safety and comfort for residents over convenience for people travelling through. Primary Quiet Streets take priority over Secondary Quiet Streets for the purposes of determining the front lot lines of abutting parcels. Primary Quiet Streets may be designed for non-vehicular access only.

Secondary Quiet Street

Commented [LJ1]: Added to apply within the Town Centre

Commented [YT2R1]: Correct. Adding this in covers all of the various street types we think will be needed throughout the neighbourhood, for all existing and future zones.

Secondary Quiet Streets are low traffic residential streets. Active Streets and Primary Quiet Streets take priority over Secondary Quiet Streets for the purposes of determining the front lot lines of abutting parcels. Secondary Quiet Streets may be designed for non-vehicular access only.

997.5 Blatchford-Specific Uses

~~1. **Blatchford Townhousing** means development consisting of a building containing a row of three or more Dwellings joined in whole or in part at the side only with no principal Dwelling being placed over another in whole or in part. Individual Dwellings are separated from one another by a Party Wall. Each Dwelling has separate, individual, and direct access to ground level. Where Blatchford Accessory Suites or Blatchford Lane Suites are a Permitted or Discretionary Use Class in a Zone, a building which contains Blatchford Townhousing may also contain either a Blatchford Accessory Suite or Blatchford Lane Suite. This Use Class does not include Row Housing or Blatchford Stacked Row Housing."~~

~~4. **Blatchford Stacked Row Housing** means development consisting of a building containing three or more principal Dwellings arranged two deep, either vertically so that Dwellings are placed over others, or horizontally so that Dwellings are attached at the rear as well as at the side. Each Dwelling shall have separate and individual access, not necessarily directly to ground level, provided that no more than two Dwellings may share access to ground level. This Use does not include Duplex Housing, Row Housing or Blatchford Townhousing.~~

~~1. **Blatchford Accessory Suites** A Blatchford Accessory Suite shall comply with the following regulations:~~

- a. The minimum Site area for a Blatchford ~~Townhousing~~ Row Housing Dwelling containing a Blatchford Lane Suite is 219 m².
- b. The maximum height of a Garage containing a Blatchford Lane Suite shall be 9 m or the Height of the principal Dwelling as constructed at the time of the Blatchford Lane Suite Development Permit application, whichever is the lesser.
- c. The maximum Floor Area of the Blatchford Lane Suite shall be 80 m².
- d. The minimum Floor Area for a Blatchford Lane Suite shall be 30 m².
- e. The minimum Site width for a Site with a Blatchford Lane Suite shall be 7.3 m.
- f. Blatchford Lane Suites shall be limited to Lots where at least one Side Lot Line abuts a public right-of-way such as a street, Lane or Walkway.
- g. The minimum distance between a detached Garage containing a Blatchford Lane Suite and the principal Dwelling on the same Site shall be 4 m.
- h. Windows contained within the Blatchford Lane Suite portion of the detached Garage shall be placed and sized such that they minimize overlook into Yards and windows of abutting properties through one of more of the following:
 - i. Off-setting window placement to limit direct views of abutting rear or side yard amenity areas, or direct view into a Blatchford Lane Suite window on an adjacent site;
 - ii. Strategic placement of windows in conjunction with landscaping or the placement of other accessory buildings; and

Commented [YT3]: No longer required. Distinction from Row Housing was that Blatchford Townhousing permitted secondary suites. The ZB now permits suites in Row Housing.

Commented [YT6]: No longer required. Missing Middle changes to the ZB have made this use class distinction unnecessary.

Commented [LJ7]: Deleted Above

- iii. Placing larger windows such as living room windows, to face a lane or a flanking street.
 - i. Rooftop Terraces shall not be allowed on Blatchford Lane Suites.
 - j. Platform structures, including balconies, shall be allowed as part of a Blatchford Lane Suite developed above a detached Garage only where the balcony faces the Lane or a flanking public street.
 - k. Only one of a ~~Secondary Suite~~~~Blatchford Accessory Suite~~ or Blatchford Lane Suite may be developed in conjunction with a principal Dwelling.
 - l. Notwithstanding the definition of Household within this Bylaw, the number of unrelated persons occupying a Blatchford Lane Suite shall not exceed three.
 - m. A Blatchford Lane Suite shall not be developed within the same principal Dwelling containing a Group Home or Limited Group Home, or a Major Home Based Business and an associated principal Dwelling, unless the Blatchford Lane Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business;
 - n. The Blatchford Lane Suite shall not be separated from the principal Dwelling through a condominium conversion or subdivision.
 - o. Blatchford Lane Suites shall not be included in the calculation of densities in this Bylaw.
- 3. **Blatchford Urban Agriculture** – Blatchford Urban Agriculture shall comply with the following regulations:
 - a. The Development Permit application shall include a site plan that, in addition to meeting the requirements of [Section 13.2](#), shows the location of any growing plots, composting, Fencing, animal buildings, lot grading alterations, outdoor storage and irrigation equipment;
 - b. The Blatchford Urban Agriculture development shall not generate pedestrian or vehicular traffic, or parking, in excess of that which is characteristic of the Zone in which it is located;
 - c. The Blatchford Urban Agriculture development shall not generate odour, waste, or visual impact, in excess of that which is characteristic of the Zone in which it is located;
 - d. Storage sheds, greenhouses, cisterns, tool sheds, compost bins, or similar structures shall not be located in a setback that abuts a public street;
 - e. Notwithstanding the Site Coverage requirements in the underlying zone, the Development Officer shall exclude raised beds, and seasonal structures such as hoop houses, cold frames, and other temporary growing shelter types that are used for the extension of the growing season from the calculation for maximum Coverage; and
 - f. Notwithstanding [Section 54](#), no parking shall be required for Blatchford Urban Agriculture developments.
 - g. Notwithstanding [Section 12](#), a Development Permit is only required for Blatchford Urban Agriculture that involves buildings, Fencing, or keeping animals.

Commented [LJ10]: Updates to align with "Missing Middle" zoning bylaw changes.