

Draft Text Amendment to Zoning Bylaw 12800

Black Font = existing Zoning Bylaw text

Underline Italic Font = proposed addition to Zoning Bylaw

~~Strikethrough~~ = proposed deletion from Zoning Bylaw

140 (RF3) Small Scale Infill Development Zone

140.1 General Purpose

The purpose of this Zone is to provide for Single Detached Housing and Semi-detached Housing while allowing small-scale conversion and infill redevelopment to buildings containing up to four Dwellings, and including Secondary Suites under certain conditions.

140.2 Permitted Uses

1. Apartment Housing
2. Duplex Housing
3. Limited Group Homes
4. Minor Home Based Business
5. Row Housing
6. Stacked Row Housing
7. Secondary Suites
8. Semi-detached Housing
9. Single Detached Housing
10. Fascia On-premises Signs

140.3 Discretionary Uses

1. Lodging Houses
2. Child Care Services
3. Fraternity and Sorority Housing
4. Garage Suites
5. Garden Suites
6. Group Homes
7. Major Home Based Business

8. Religious Assembly
9. Residential Sales Centre
10. Freestanding On-premises Signs
11. Temporary On-premises Signs

140.4 Development Regulations for Permitted and Discretionary Uses

1. Site regulations for Single Detached Housing:
 - a. the minimum Site area shall be 250.8 m²;
 - b. the minimum Site Width shall be 7.6 m; and
 - c. the minimum Site depth shall be 30.0 m.
2. Site regulations for Duplex Housing:
 - a. the minimum Site area shall be 300 m²;
 - b. the minimum Site Width shall be 10.0 m; and
 - c. the minimum Site depth shall be 30.0 m.
3. Site regulations for Semi-detached Housing:
 - a. the minimum Site area shall be 442.2 m²;
 - b. on a non-Corner Lot, the minimum Site Width shall be 13.4 m, except that if the Dwellings are arranged along the depth of the Site rather than the width, the minimum Site Width may be reduced to 10.0 m;
 - c. on a Corner Lot, the minimum Site Width shall be 14.8 m; and
 - d. the minimum Site depth shall be 30.0 m.
4. Site regulations for Row Housing:
 - a. the minimum Site area shall be equal to the sum of:
 - i. 186 m² for each end Dwelling, plus
 - ii. 150 m² for each internal Dwelling;

- b. on a non-Corner Site the minimum Site Width shall be equal to the sum of:
 - i. 6.2 m for each end Dwelling, plus
 - ii. 5.0 m for each internal Dwelling;
 - c. on a Corner Site the minimum Site Width shall be 14.8 m; and
 - d. the minimum Site depth shall be 30.0 m.
5. Site regulations for Apartment Housing and Stacked Row Housing:
- a. the minimum Site area shall be 750 m²;
 - b. the minimum Site Width shall be 17.0 m; and
 - c. the minimum Site depth shall be 30.0 m
6. Row Housing shall be located:
- a. on Corner Sites,
 - b. on Sites ~~abutting~~Abutting an arterial or service road, or
 - c. where a minimum of one Side Lot Line ~~abuts~~Abuts a Site where a ~~commercial~~Commercial Use, or Apartment Housing with a maximum Height greater than four Storeys, is a Permitted Use.
7. Apartment Housing or Stacked Row Housing shall be located:
- a. on Corner Sites,
 - b. on Sites ~~abutting~~Abutting an arterial or service road,
 - c. where both Side Lot Lines ~~abut~~Abut existing Apartment Housing or Stacked Row Housing, or
 - d. where a minimum of one Side Lot Line:
 - i. ~~abuts~~Abuts a Site where a ~~commercial~~Commercial Use, or Stacked Row Housing or Apartment Housing with a maximum Height greater than four Storeys, is a Permitted Use, or

- ii. is not separated by a public roadway, including a Lane, more than 10.0 m wide from a Site where a ~~commercial~~Commercial Use, or Stacked Row Housing or Apartment Housing with a maximum Height greater than four Storeys, is a Permitted Use.

8. Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw.

9. The maximum Height shall not exceed 10.0 m, in accordance with Section 52.

10. Maximum Site Coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Principal building with attached Garage	Total Site Coverage
a. Single Detached and Duplex Housing - Site area 300 m ² or greater	28%	12%	40%	40%
b. Single Detached and Duplex Housing - Site area less than 300 m ²	28%	14%	42%	42%
c. Semi-detached Housing - Site area 600 m ² or greater	28%	12%	40%	40%
d. Semi-detached Housing - Site area less than 600 m ²	28%	14%	42%	42%
e. Row Housing	32%	17%	45%	45%
f. All other Uses	28%	12%	40%	40%

11. The minimum Front Setback shall be 6.0 m.

12. The minimum Rear Setback shall be 7.5 m, except on a Corner Site, where a Dwelling with an attached Garage faces the flanking public roadway, it may be reduced to 4.5 m.

13. Side Setbacks shall be established on the following basis:
- a. Side Setbacks shall total at least 20% of the Site Width to a maximum total of 6.0 m, with a minimum Side Setback of 1.2 m on each side;
 - b. on a Corner Site where the building faces the Front Lot Line, the minimum Side Setback flanking the roadway shall be 20% of the Width of the Lot flanking the roadway, to a maximum of ~~4.5 m~~ 3.1m;
 - c. on a Corner Site where the building faces the flanking Side Lot Line, the minimum Side Setback ~~Abutting~~ abutting the flanking Side Lot Line shall be ~~4.5 m~~ 2.0 m. However, if a Dwelling has an attached Garage that faces the flanking Side Lot Line, the Side Setback from the flanking Side Lot Line to the Garage shall be a minimum of 4.5 m; and ~~If the Dwelling does not have an attached Garage also facing the flanking Side Lot Line, the minimum Side Setback; may be reduced to 3.0 m, in order to increase the Private Outdoor Amenity Area in the interior Side Yard; and~~
 - ~~d. on a Corner Site where Row Housing with a Site Area less than 700 m², Semi-detached Housing with a Site Area less than 600 m², or Single Detached Housing or Duplex Housing with a Site Area less than 300 m² faces the flanking Side Lot Line, Site Setbacks shall be a minimum of 1.2 m for the interior Side Setback, and a minimum of 2.5 m for the flanking Side Setback. However, if a Dwelling has an attached Garage that faces the flanking Side Lot Line, the flanking Side Setback shall be a minimum of 4.5 m.~~
 - d. on a Corner Site where the building faces the flanking Side Lot Line, Row Housing, Stacked Row Housing and Apartment Housing shall provide a minimum 3.0 m for the interior Side Setback.
14. Separation Space shall be provided between two or more Dwellings or portions thereof on the same Site in accordance with Section 48 of this Bylaw, except that it shall not be required between a Garage Suite or a Garden Suite and the associated principal Dwelling on the same Site.

Section 140.4(13):

- Maximum proportional flanking Side Setback limited to 3.1 m when the building faces the Front Lot Line, to ensure Lots greater than 15.24 m (50 feet) have greater street presence
- Consultation supported increasing the interior Side Setback together with decreasing the flanking Side Setback
- 2.0 m flanking Side Setback when the building faces the flanking Side Lot Line, maintains sufficient Setback depth to allow projections, such as stairs and porches into a Setback and create soft edges between structures and the sidewalk
- 3.0 m interior Side Setback when the building faces the flanking Side Lot Line, provides additional Setback depth to install Landscaping, mitigates privacy issues and accommodate Amenity Area at grade
- Comparable Side Setbacks amendments for all Uses in RF3 ensures a consistent streetscape, encourages an urban feel, and manages common negative impacts on neighbouring properties

15. Private Outdoor Amenity Area shall be provided on Site in accordance with Section 47 of this Bylaw.

16. Notwithstanding Section 47(4) and Section 47(5) of this Bylaw, on a Corner Site where Row Housing faces the flanking Side Lot Line, Private Outdoor Amenity Area shall be provided as follows:

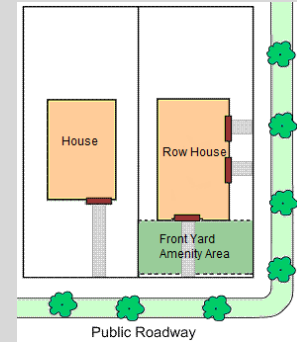
- a. a minimum of 15 m² per Dwelling at grade;
- b. Private Outdoor Amenity Area may be provided in the Front Yard, provided that the Front Yard does not Abut an arterial road, and is Setback a minimum of 1.0 m from the Front Lot Line and flanking Side Lot Line. In this case, this area shall be defined either through a decorative fence, or through landscaped elements such as planters, hedges and hard and soft surface treatments; and
- c. neither the width nor the length of any Private Outdoor Amenity Area shall be less than 3.0 m.

17. Rooftop terraces shall have:

- a. a minimum Stepback of 1.0 m from any building Façade facing a public roadway, excluding a Lane;
- b. a minimum Stepback of 1.5 m from any building Façade facing a Rear Lot Line;
- c. where the Site Width is less than 10 m, a minimum Stepback of 1.0 m from a building Façade facing a Side Lot Line not adjacent to a public roadway; and
- d. where the Site Width is 10 m or greater, a minimum Stepback of 1.5 m from a building Façade facing a Side Lot Line not adjacent to a public roadway.

Section 140.4(16):

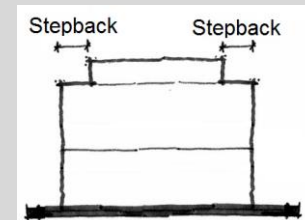
- Greater flexibility to accommodate at grade Amenity Area within prescribed Setbacks, Site size limitations and Front Yard



- Proposed Amenity Area size requirements align with public consultation feedback, requirements in other zones, requirements in other municipalities and amended Setbacks (see Section 140.4(13))

Section 140.4(17):

- Stepback significantly alleviates issues of privacy and overlook into adjacent properties



18. Notwithstanding Section 44 of this Bylaw, on a Corner Site where Row Housing, Stacked Row Housing, or Apartment Housing face the flanking Side Lot Line, single Storey Platform Structures, verandas and porches may project into the flanking Side Setback a maximum of 1.5 m, provided a Tree Lined Boulevard is present along the roadway adjacent to the flanking Side Lot Line. Where eaves are designed as an integral part of a veranda or porch, eaves may project an additional 0.3 m into a required flanking Side Setback.

19. Notwithstanding ~~In addition to~~ the Landscaping regulations of Section 55 of this Bylaw, where new development consists of replacement or infill within areas of existing housing, Landscaping shall be implemented as a component of such new development in order to:

- a. replace vegetation removed during construction;
- b. reinforce an established Landscaping context in the area;
- c. soften edges and transitions between the street and the structure; and
- d. for Row Housing, Stacked Row Housing and Apartment Housing screen the portion of the building facing an interior Side Lot Line.

20. The maximum number of Dwellings per Site shall be as follows:

- a. a maximum of one Single Detached Dwelling per Site, and, where the provisions of this Bylaw are met, up to one Secondary Suite, Garage Suite, or Garden Suite;
- b. where Semi-detached Housing or Duplex Housing are allowed in this Zone, a maximum of two Dwellings per Site shall be allowed; and
- c. where Apartment Housing, Stacked Row Housing, or Row Housing are allowed in this Zone, a maximum of four Dwellings per Site shall be allowed.

Section 140.4(18)

- Architectural features such as verandas soften edges, create a human scale, provide visual interest to the streetscape, and opportunities for socialization and amenity space

- 1.5 m affords 0.5 m buffer to property line to allow for installation of minor landscaping, retaining walls and reduces probability of encroachment onto road right-of-way

- Tree Lined Boulevard functions as a visual buffer and makes it possible to allow on-site redistribution of landscaping that would otherwise be accommodated in the flanking Side Setback

Section 140.4(19):

- Intended to enhance appearance of structure from neighbouring property

- Ensure Row Housing is sensitive to existing development and provides deliberate design features to enhance opportunities for privacy protection

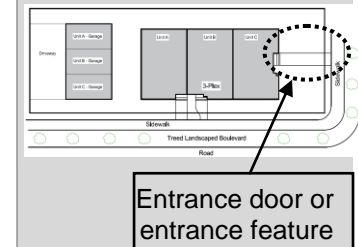
21. Each Dwelling within Semi-detached Housing and Row Housing shall be individually defined on all Façades through a combination of architectural features that may include variations in the rooflines, non-repetitive window spacing, projection or recession of the Façade, porches or entrance features, building materials, colour, or other treatments.
22. On Corner Sites the Façades of a principal building Abutting the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.
23. On Corner Sites, where Row Housing, Stacked Row Housing, and Apartment Housing face the flanking Side Lot Line, the Façade of the principal building facing the interior Side Lot Line shall include design techniques including, but not limited to, the use of varied roof lines, variations in building Setbacks and articulation of building Façades, in order to minimize the perception of massing, eliminate large uninterrupted expanses of wall and provide visual interest when the structure is viewed from an adjacent Lot.
24. Each Dwelling that has direct access to Grade shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line. However, Row Housing and Stacked Row Housing shall orient a minimum of one entrance door or entrance feature towards each adjacent public roadway, other than a Lane. Sliding patio doors shall not serve as the entrance door or entrance feature.
25. Secondary Suites shall comply with Section 86 of this Bylaw.

Section 147.4(23):

- Consultation supported Executive Committee instruction to Administration to consider applying architectural treatment to the portion of the building facing the interior Side Yard.

Section 140.4(24):

- Ensures facades that face public roadways are animated and improves appearance of streetscape



26. For Lodging Houses, the following regulations shall apply:

- a. no more than four Sleeping Units may be developed, whether or not in combination with a Dwelling;
- b. the minimum Site area shall be 360 m² in all cases and the Site area shall be comprised of the aggregate of 200 m² for each Sleeping Unit, or for each of the Dwelling and each Sleeping Unit when they are in combination; and
- c. the Development Officer shall exercise discretion with respect to the number of Sleeping Units developed, having regard to the character and density of existing Residential Uses.

26. Fraternity and Sorority Housing shall only be located on a Site within the Garneau Area Redevelopment Plan area where lawfully existing at the effective date of Bylaw 6220.

27. Signs shall comply with the regulations of Schedule 59A of this Bylaw.

814 Mature Neighbourhood Overlay

814.3 Development Regulations

1. The Front Setback shall be consistent within 1.5 m of the Front Setback on Abutting Lots and with the general context of the blockface. However, the Front Setback shall not be less than 3.0 m, and on Corner Site, in the (RF3) Small Scale Infill Development Zone, where Row Housing, Stacked Row Housing or Apartment Housing face the flanking Side Lot Line, the maximum Front Setback shall be 6.0 m. Separation Space and Privacy Zone shall be reduced to accommodate the Front Setback requirement where a Principal Living Room Window faces directly onto a local public roadway, other than a Lane.
2. Where the Site Width is less than 18.3 m, the Side Setback requirements of the underlying Residential Zone shall apply.

Section 814.3(1):

- To maintain an allowable building pocket that aligns with current Site Coverage allowances, in lieu of a narrower allowable building pocket (see Section 140.4(13)), the Front Setback or Rear Setback should be reduced or capped to compensate.

- Attachment 3 illustrates the current and proposed relationship between site coverage and setbacks.

- Public consultation indicated that reducing or capping the Front Setback would be preferred to a reduced or capped Rear Setback.

- A maximum 6.0 metre Front Setback threshold realigns the size of the allowable building pocket with current Site Coverage requirements.

3. Where the Site Width is 18.3 m or greater:
 - a. Side Setbacks shall total 20% of the Site Width but shall not be required to exceed 6.0 m in total;
 - b. the minimum interior Side Setback shall be 2.0 m, except if the requirements of the underlying Zone are greater, the underlying Zone shall apply, and
 - c. on a Corner Site, the Side Setback requirements on the flanking public roadway, other than a Lane, shall be in accordance with the requirements of the underlying Zone.

Section 814.3(3):

- Maintains effectiveness of Section 140.4(13)(d) where the Site Width is greater than 18.3 m.