

## Zoning Bylaw Amendments for Primary Dwellings in Established Neighbourhoods

In March 2015, amendments were made to the Zoning Bylaw for development standards for one- and two-unit dwellings, and semi-detached dwellings in the R1 – Large Lot One-Unit Residential District (R1 District), R1A – One-Unit Residential District (R1A District), and R2 One- and Two-Unit Residential District (R2 District) in established neighbourhoods.

### Category 1 and 2 Neighbourhoods

1. Category 1 neighbourhoods include City Park, Caswell Hill, Westmount, Riversdale, Pleasant Hill, King George, Nutana, Varsity View, Buena Vista, North Park, Haultain, and Exhibition. These neighbourhoods are generally characterized by a grid design with narrow residential streets and large mature trees.
  
2. Category 2 neighbourhoods are the remainder of the established neighbourhoods. They include Hudson Bay, Mayfair, Kelsey-Woodlawn, Richmond Heights, Sutherland, Forest Grove, Greystone Heights, Grosvenor, Brevoort Park, Eastview, Nutana Park, Adelaide/Churchill, Queen Elizabeth, Avalon, Holiday Park, Montgomery Place, Mount Royal, and Meadowgreen.

### Amendments that Pertain to Both Category 1 and Category 2 Neighbourhoods

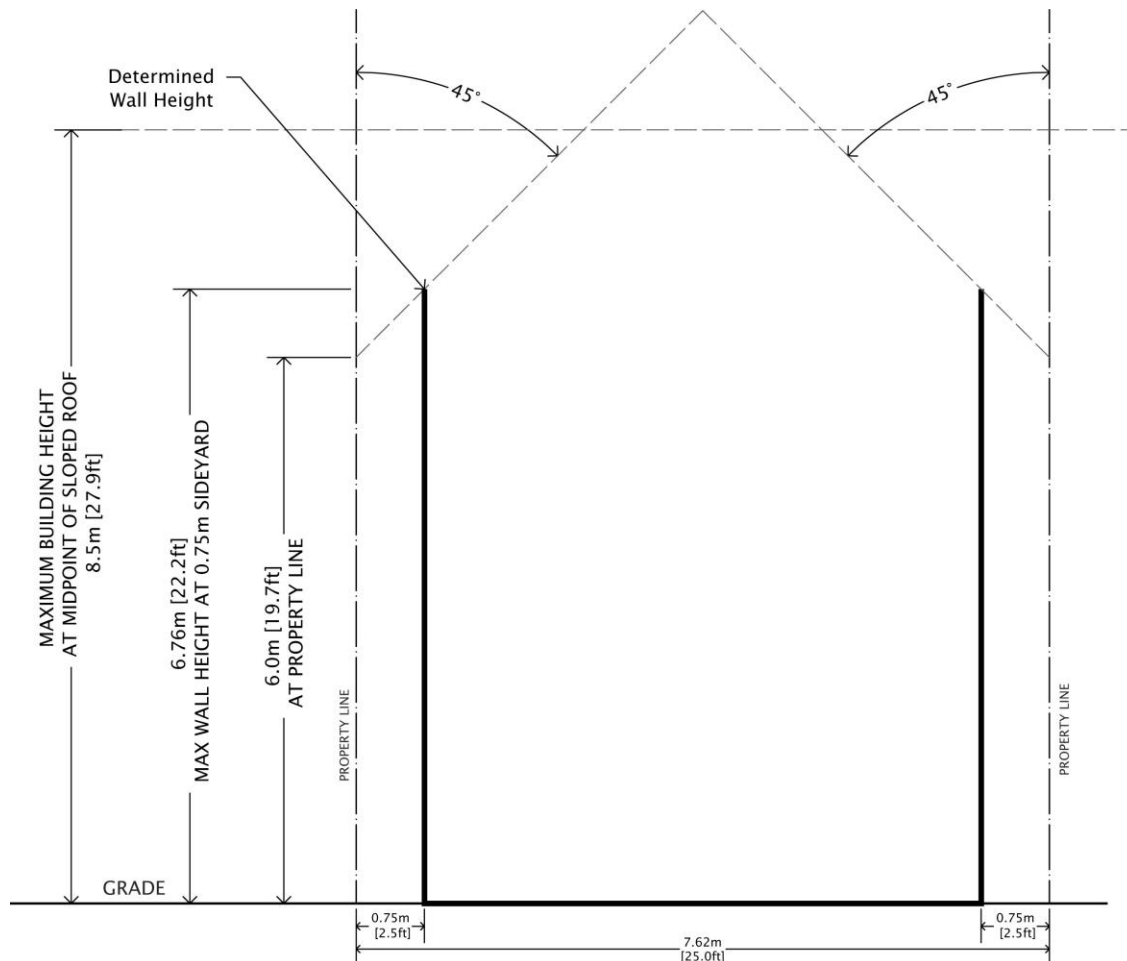
<b>Allowable Sidewall Area</b>		
To provide for dwellings that do not overwhelm the character of adjacent dwellings, the building height and length are used to calculate an allowable building area, allowing for flexibility in design, while limiting the mass of the sidewall.		
<b>Development Standard</b>	<b>Regulation</b>	<b>Rationale</b>
Allowable sidewall area.	<ol style="list-style-type: none"> <li>1. Determine the building height (using the angular plane). See diagram on page 3.</li> <li>2. Determine the maximum building length. See page 4.</li> <li>3. Allowable sidewall area is calculated using building height and wall length.</li> </ol> <p>The sidewall of the building shall not exceed this area. Sidewall area is all areas located under eaves and facing the same direction.</p> <p>The maximum height standard of the building remains at 8.5 metres to the highest point of a flat roof, the deck line of a mansard roof, and to the mean height level between the ridge for a gable, hip, or gambrel roof.</p>	<p>Decrease the overall building mass of dwelling to mitigate shading and increase privacy of neighbouring properties.</p> <p>The sidewall calculation is intended to limit the overall mass of the sidewall.</p>

### Building Wall Height Calculation for the Allowable Sidewall Area

The Strategy proposed a “building envelope” or angular plane to regulate massing of a dwelling. This tool is applied to determine a building wall height to be used in conjunction with a building wall length to calculate allowable sidewall area.

The wall height is determined by a 45 degree angular plane, measured from a height of 6 metres, projecting vertically from the side property line. The allowable wall height is determined where the wall intersects the 45 degree angular plane.

By increasing the side yard, the allowable wall height is increased.



### Building Wall Length Calculation for the Allowable Sidewall Area

The building wall length is to be used in conjunction with building wall height to calculate the allowable sidewall area.

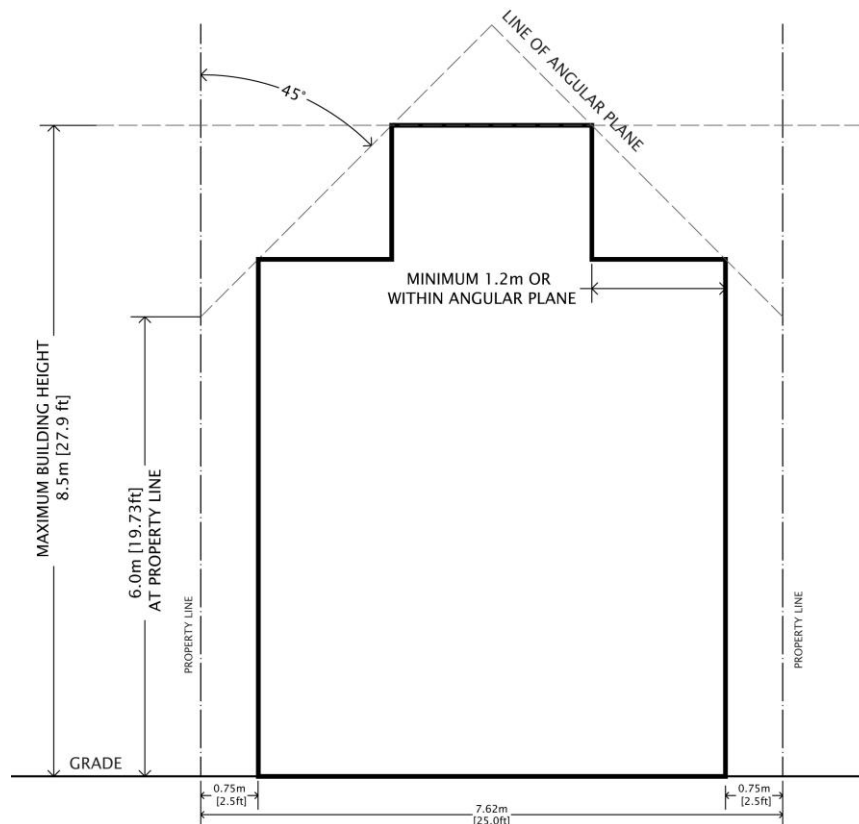
The building wall length shall be determined as follows:

- for sites less than 40 metres in depth, the maximum building wall length is 14 metres; and
- for sites greater than 40 metres in depth, the building wall length is determined by:  
site depth x 50% - front yard setback.

### Flat-Roofed Structures

The angular plane is applied to determine the building height of flat-roofed structures. An upper storey or penthouse may be included, provided that it is setback from the building walls.

Development Standard	Regulation	Rationale
<p>Building massing for one-unit, two-unit, semi-detached dwellings, and flat-roofed structures</p>	<p>The building wall height would be determined by a 45 degree angular plane, measured from a height of 6 metres, projecting vertically from the side property line. The maximum wall height is determined where the wall intersects the 45 degree angular plane. Wall height would be measured as an average of the lowest and highest points of the wall. The resulting wall height would be able to be increased, provided that the dwelling is setback further from the side property line.</p> <p>Any portion of sidewalls above the maximum height must have a minimum setback of 1.2 metres from the sidewall of the dwelling and be located within the angular plane.</p> <p>The allowable sidewall areas apply to flat-roofed structures.</p>	<p>Decrease the overall building mass of dwelling to mitigate shading and increase privacy of neighbouring properties.</p> <p>The calculation is intended to limit the overall mass of the sidewall.</p>



### Site Width for One-Unit Dwellings

In Category 1 neighbourhoods, the development standard for minimum site width for one-unit dwellings is 15 metres in the R1 District, 12 metres in the R1A District, and 7.5 metres in the R2 District.

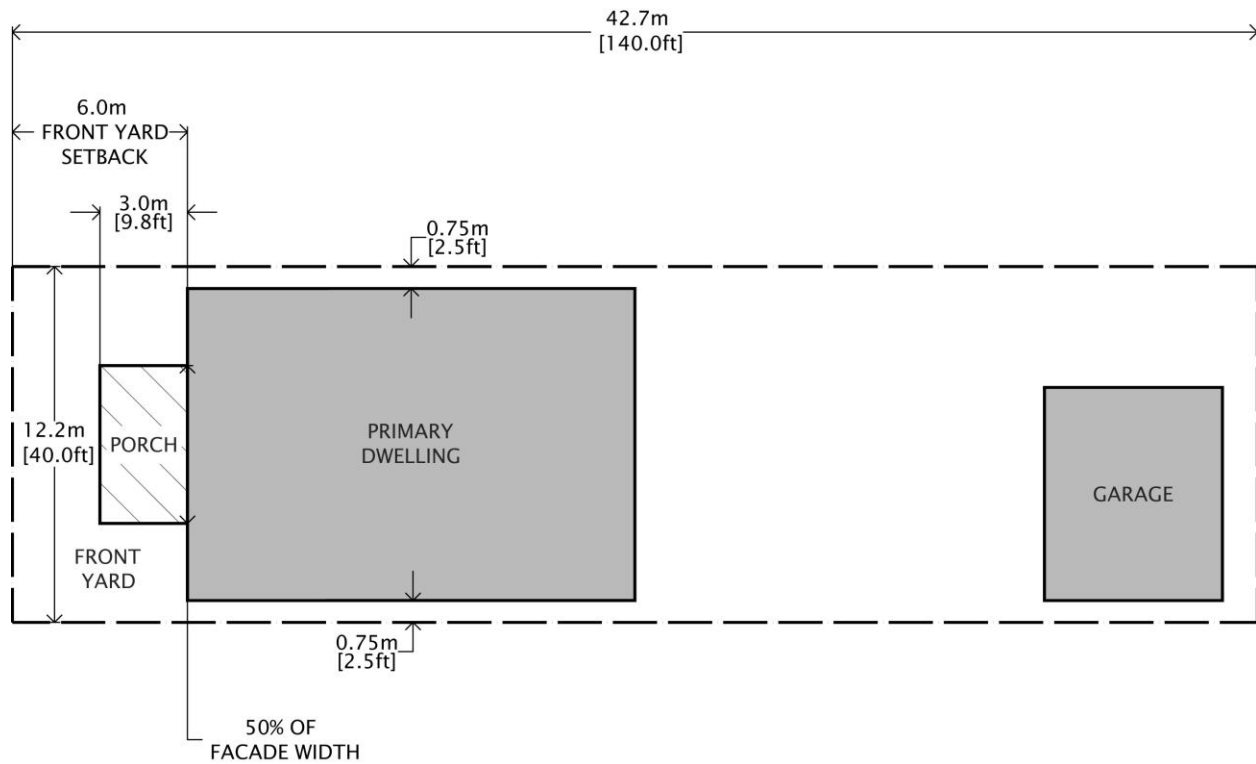
For Category 2 neighbourhoods, the site width for construction of new one-unit dwellings in established neighbourhoods shall be at least 60% of the average site width for one-unit dwelling sites fronting on the subject block face and the opposite block face. The provision will increase the number of lots available for one-unit dwellings and maintain the character of blocks with wider lots.

**Note:** In the Montgomery Place neighbourhood, the minimum site width is 18.25 metres. This minimum site width is not proposed to be changed and will not be impacted by the proposed amendments.

Development Standard	Regulation	Rationale
<p>Site width for one-unit dwellings in Category 1 neighbourhoods.</p> <p>Minimum site width for: R1 District = 15 metres; R1A District = 12 metres; and R2 District = 7.5 metres.</p>	<p>Minimum site width to remain unchanged.</p> <p>The provision, which requires that the site be 70% of the average, will be removed.</p> <p>The 100 to 300 blocks of Saskatchewan Crescent West and Poplar Crescent are treated as Category 2 neighbourhoods.</p>	<p>The result of the provision has been the construction of two-unit and semi-detached dwellings.</p> <p>In Category 1 neighbourhoods, the development of detached one-unit dwellings is more compatible with the existing character.</p>
<p>Site width for one-unit dwellings in Category 2 neighbourhoods.</p> <p>Minimum site width for: R1 District = 15 metres*; R1A District = 12 metres*; and R2 District = 7.5 metres*.</p> <p>*60% rule applies.</p>	<p>Minimum site width to remain unchanged.</p> <p>Note: Minimum site width in the Montgomery Place neighbourhood remains unchanged.</p> <p>The site width for construction of new one-unit dwellings in Category 2 neighbourhoods shall be at least 60% of the average site width for one-unit dwelling sites fronting on the subject block face and the opposite block face, but in no case shall the site width be less than the minimum standard metres.</p>	<p>The reduction in the regulation will allow for additional sites for one-unit dwellings, while ensuring that lot width along the block face remains consistent.</p>

**Amendments that Pertain to Category 1 Neighbourhoods Only**

Front Porch Encroachment		
In Category 1 neighbourhoods, the amendment allows front porches to encroach, provided that they do not extend more than 50% of the width of the dwelling and do not encroach more than 3 metres into the required front yard.		
Development Standard	Regulation	Rationale
Front porch encroachment for one-unit, two-unit, and semi-detached dwellings.	A portion of the front façade of the dwelling may encroach up to 3 metres into the required front yard, provided that the width does not exceed 50% of the width of the façade. The front porch must contain a front door.	The Strategy identified that a front porch was a desirable design feature in Category 1 neighbourhoods. Many of the traditional building styles contain front porches.



### Height of Front Door

The height of the main floor of dwellings shall have a maximum finished floor height or front door elevation threshold of 1.0 metre above finished grade. The intent of this requirement is to maintain the pedestrian-scaled relationship to the street.

Development Standard	Regulation	Rationale
Height of front door.	The height of the bottom of the front door shall not be located more than 1.0 metre above the finished grade.	To maintain a pedestrian-scaled relationship with the street.

