

PHASE 1: SECONDARY SUITES

Summary of Proposed Edmonton Zoning Bylaw 12800 Changes

1. USE PROVISION CHANGES

Table 1: SECONDARY SUITES USE PROVISION CHANGES	
a) Change Use Permissions¹ from Discretionary to Permitted to the following zones:	
Low Density Residential Zones	Medium to High Density Residential Zones
RF1 Single Detached Residential ²	RF5 Row Housing
RF2 Low Density Infill ²	RF5g Griesbach Row Housing
RF3 Low Density Development ²	RF5t Terwillegar Row Housing
RF4 Semi-detached Residential	RF6 Medium Density Multiple Family
RF4t Planned Lot Residential	RA7 Low Rise Apartment
RSL Residential Small Lot	RA7g Griesbach Low Rise Apartment
TDSR Terwillegar Single Detached Residential	RA8 Medium Rise Apartment
TSLR Terwillegar Small Lot Residential	RA9 High Rise Apartment
b) Add as a Permitted Use to the following Zones (where not currently allowed):	
Low Density Residential Zones:	
RPL Planned Lot Residential	
RPLt Terwillegar Planned Lot Residential	
GLD Griesbach Low Density Residential	
GLG Griesbach Low Density Residential with Garage Suites	
RR Rural Residential	

2. MINIMUM LOT AREA CHANGES

Table 2: SECONDARY SUITES MINIMUM LOT AREA FOR SECONDARY SUITE	
a) Minimum Lot Area – Reduce from 460 m2 to 360 m2 for the following zones:	
Low Density Residential Zones	Medium to High Density Residential Zones
RF1 Single Detached Residential	RF5 Row Housing
RF2 Low Density Infill	RF5g Griesbach Row Housing
RF3 Low Density Development	RF5t Terwillegar Row Housing
RF4 Semi-detached Residential	RF6 Medium Density Multiple Family
RF4t Planned Lot Residential	RA7 Low Rise Apartment
TDSR Terwillegar Single Detached Residential	RA7g Griesbach Low Rise Apartment
	RA8 Medium Rise Apartment
	RA9 High Rise Apartment
b) Minimum Lot Area – Reduce from 412 m2 to 360 m2 to the following	
Low Density Residential Zones:	
RSL Residential Small Lot	
TSLR Terwillegar Small Lot Residential	

3. LOCATIONAL CRITERIA CHANGES

Table 3: CHANGES TO LOCATIONAL CRITERIA FOR SECONDARY SUITES	
a) Change Locational Criteria (RF1, RF2, RF3)	
Existing Criteria	Proposed Criteria (reduced restrictions)
<p>Secondary Suite opportunity is conditional based on location as follows:</p> <p>“Secondary Suites where the Side Lot Line abuts a lot in an Industrial, Commercial, Row Housing, or Apartment Zone, or is not separated from it by a public roadway more than 10.0 m wide.”</p>	<p>“Secondary Suites on corner lots and lots fronting onto a service road and in cases where the Side Lot Line or Rear Lot Line abuts a lot in an Industrial, Commercial, Row Housing, or Apartment Zone, or is not separated from it by a public roadway more than 10.0 m wide”</p>
<p>Apply locational criteria changes to the following Low Density Residential Zones:</p>	
RF1 Single Detached Residential	
RF2 Low Density Infill	
RF3 Low Density Development (Permitted case only; locational restrictions do not apply to balance of Zone, where Use is Discretionary)	
b) Remove Locational Criteria from the following Low Density Residential Zones	
RSL Residential Small Lot	

Notes:

- Permitted Uses will be approved by the Development Officer, provided that the Use meets all provisions of the Zoning Bylaw. No notification of adjacent landowners is required.

Discretionary Uses are Uses that *may* be approved by the Development Officer. They require notification of adjacent landowners and are subject to appeal.
- Locational Criteria apply. See Table 3.

PHASE 1: GARAGE SUITES

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1. USE PROVISION CHANGES

Table 4: GARAGE SUITES USE PROVISION CHANGES ¹	
Add as a Discretionary Use ² to the following Zones (where not currently allowed):	
Low Density Residential Zones	Medium to High Density Residential Zones
RF1 Single Detached Residential ³	RF5 Row Housing
RF2 Low Density Infill ³	RF5t Terwillegar Row Housing
RF3 Low Density Development ³	RF6 Medium Density Multiple Family
RF4 Semi-detached Residential	RA7 Low Rise Apartment
RF4t Planned Lot Residential	RA7g Griesbach Low Rise Apartment
RPL Planned Lot Residential	RA8 Medium Rise Apartment
RPLt Terwillegar Planned Lot Residential	RA9 High Rise Apartment
RR Rural Residential	

2. LOCATIONAL CRITERIA (RF1,RF2,RF3)

Table 5: REQUIRE LOCATIONAL CRITERIA FOR GARAGE SUITES
Proposed Criteria:
“Garage Suites on corner lots and lots fronting onto a service road and in cases where the Side Lot Line or Rear Lot Line abuts a lot in an Industrial, Commercial, Row Housing, or Apartment Zone, or is not separated from it by a public roadway more than 10.0 m wide”
Apply locational criteria to the following Low Density Residential Zones
RF1 Single Detached Residential
RF2 Low Density Infill
RF3 Low Density Development

Notes:

- Garage Suites are currently only Permitted in the GLG Griesbach Low Density Residential with Garage Suite Zone and Discretionary in the TSDR Terwillegar Single Detached Residential and TSLR Terwillegar Small Lot Residential Zones. Phase One proposes to significantly increase the opportunity for Garage Suites, but on a Discretionary, rather than Permitted basis.
- Discretionary Uses are Uses that *may* be approved by the Development Officer. They require notification of adjacent landowners and are subject to appeal.
- Locational Criteria apply. See Table 5.

PHASE 1: SECONDARY AND GARAGE SUITES

Existing and Proposed Regulations - Edmonton Zoning Bylaw 12800

Table 6: SECONDARY AND GARAGE SUITES Existing & Proposed Regulations -Applicable to Most Residential Zones		
	Existing Regulations	Proposed Regulations
Built Form	Within, or on same lot as, Single Detached Housing only Garage Suites only above a rear detached Garage	Same Same
Parking	Min. 3 on-site parking spaces required (1 space/2 sleeping units for the Suite plus 2 spaces required for the primary dwelling). Tandem parking is not allowed for secondary suites and Garage Suites (but is allowed for Principal Dwelling)	Same Tandem parking will be allowed for the Secondary or Garage Suite.
Maximum # of Suites	Maximum of one Secondary Suite or Garage Suite, where Permitted or Discretionary	Same
Garage Heights/yards/privacy	Maximum height of Garage limited to 3.7 m for most low density residential zones. Side yards setbacks are 0.9 m in the case of a detached garage 3.7 m or less in height and 1.2 m above 3.7 m in height. Separation Distance Regulations apply Terwillegar Zones address privacy of Garage Suites through Discretionary provisions.	Increase maximum overall Garage height to accommodate suite over Garage to 6 m where a garage suite use is proposed. Increase 2-storey Garage Suite side yard setback to 2 m, consistent with regulations for 2-storey housing. Same Address privacy issues as necessary (Discretionary consideration for Garage Suites, except GLG where opportunity to continue to be Permitted).
New Requirements (proposed)		
Other Uses	Secondary and Garage suites not to be developed in combination with Home Based Business Uses or Group Homes	
Suite Size	Minimum Area of Secondary Suite or Garage Suite: 30 m ² Secondary Suite must be less than the total floor area of the Principal Dwelling above grade (i.e. less than half of the total building floor area above grade). Garage Suite maximum area of 60 m ² .	
Entryway Location	Secondary Suites and Garage suites to have separate access, either through entryway at the side or rear of the Dwelling, or through a separate entrance within a common landing.	
Definition	Make clear in the Use Definition that a Secondary Suite or Garage Suite is accessory to the principal use that being a Single Detached Dwelling that shall not be separated from the principal use through a subdivision or a condominium plan.	
Density	Secondary Suites and Garage suites shall not be included in the calculation of dwelling unit density in this Bylaw or as calculated in Area Structure Plans or Neighbourhood Structure Plans.	