



## CITY OF ST. ALBERT ADMINISTRATIVE BACKGROUNDER

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### **TITLE: LAND USE BYLAW AMENDMENT: INCREASE LOT COVERAGE FOR SEMI-DETACHED AND ROW HOUSING UNITS**

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On January 3, 2018 Councillor Watkins provided notice in accordance with Section 23 of Procedure Bylaw 22/2016 that he intended to bring forward the proposed motion below; however, as the required 13 day notice was not given for the Notice of Motion, Council must pass a resolution waiving the time requirement for notice.

*In order for Council to debate the notice of motion, the motion must formally be moved.*

#### **PROPOSED MOTION(S):**

That the 13 day notice for Councillor Watkin's Notice of Motion be waived.

That Administration draft proposals to increase lot coverages 5 -10 % for semi-detached and row housing units in the Land Use Bylaw Amendments, to be considered on February 5, 2018.

#### **BACKGROUND:**

Administration understands this motion to be for Administration to determine and propose specific increases to the currently proposed Land Use Bylaw (LUB) lot coverage.

The development industry has been advocating for an increase to the lot coverage for duplex and semi-detached dwellings equal to the amount permitted for an end-unit townhouse (47%), and to incorporate the accessory building allowance towards the principal building and garage. It is expected that builders will build to the maximum allowable limit. The proposed accessory building allowance was intended to provide future flexibility for the homeowner to add items such as a garden shed or covered deck.

The following lot coverage requirements are proposed within the Feb. 5, 2018 LUB Residential District Amendments through Bylaw 2/2018. Semi-detached and duplex dwellings are a discretionary use in the R1 District, and must comply with the lot coverage requirements of the R2 District.

R1 District:	40% principal building and garage (existing)
	42% including accessory buildings (added)

R2 District: 45% for the principal building and garage (currently 40%)  
50% including accessory buildings (added)

RX, RXL District Single Family, Duplex, Semi-Detached  
40% principal building and garage on an interior lot  
45% including accessory buildings on an interior lot  
  
40% principal building and garage on a corner lot  
42% including accessory buildings on a corner lot

Interior Unit 51% principal building and garage  
55% including accessory buildings

End Unit 47% principal building and garage  
50% including accessory buildings

Increased lot coverage may have additional impacts to neighbourhood form, particularly for townhousing products, that require further investigation. Administration has maintained 40% lot coverage for single family, duplex, and semi-detached dwellings within the proposed RX and RXL Districts in alignment with the LUB Amendment Strategies approved by Council on October 11, 2016.

Administration recommends that an amending Bylaw date be established a minimum of 4 to 5 months after approval of the LUB Residential Districts, in order to allow time to evaluate best management practices, to consider impacts to other sections of the LUB, to consult with the public, and to meet agenda process review timelines. Should the two proposed LUB amendment motions be approved on January 15, 2018, they could be implemented in a combined amending Bylaw.

It should be noted that data will be collected over the course of next year, through administering the LUB on a daily basis and applications received and processed. Additional amendments will be considered at that time, if further refinements are required. The proposed increases to lot coverage could also be addressed at this time.

Report Date: January 15, 2018

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