



BYLAW 1070-25
Land Use Bylaw Amending Bylaw




Regular Council Meeting
April 8, 2025

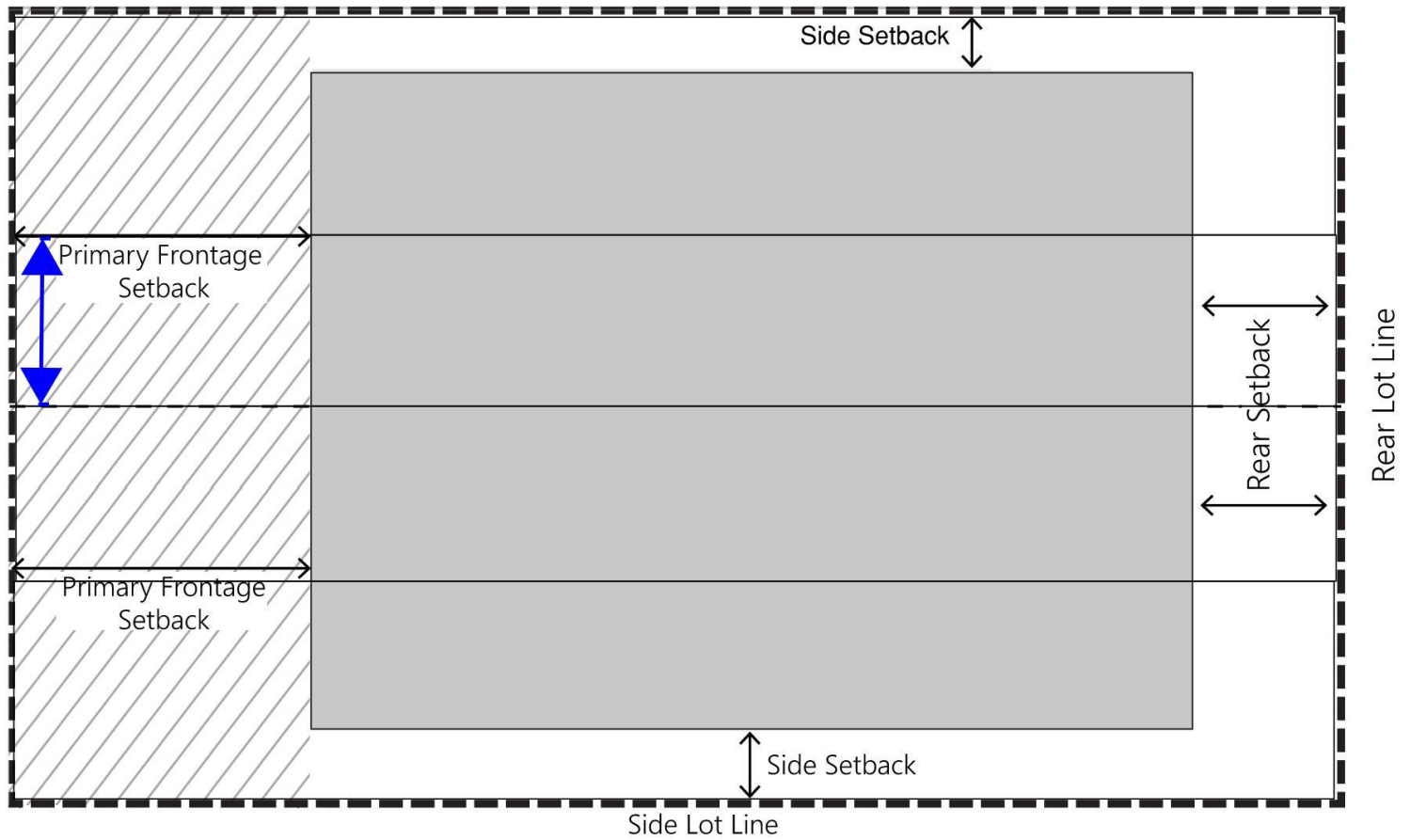
INTRODUCTION

- On December 19, 2024, Administration received an application by Stantec Consulting Ltd. on behalf of Qualico Communities.
- Proposal seeks to amend text within the Land Use Bylaw to introduce modifications within the Integrated Neighbourhood (IN) District.
 1. A reduction in the minimum lot width for internal lots of multi-attached dwellings from 4.9m m to 4.2m.
 2. An increase in the maximum lot coverage for internal lots of multi-attached dwellings from 55% to 60%.
 3. Clarification of design standards interpretation for multi-attached dwellings.

Lot Width





LEGEND

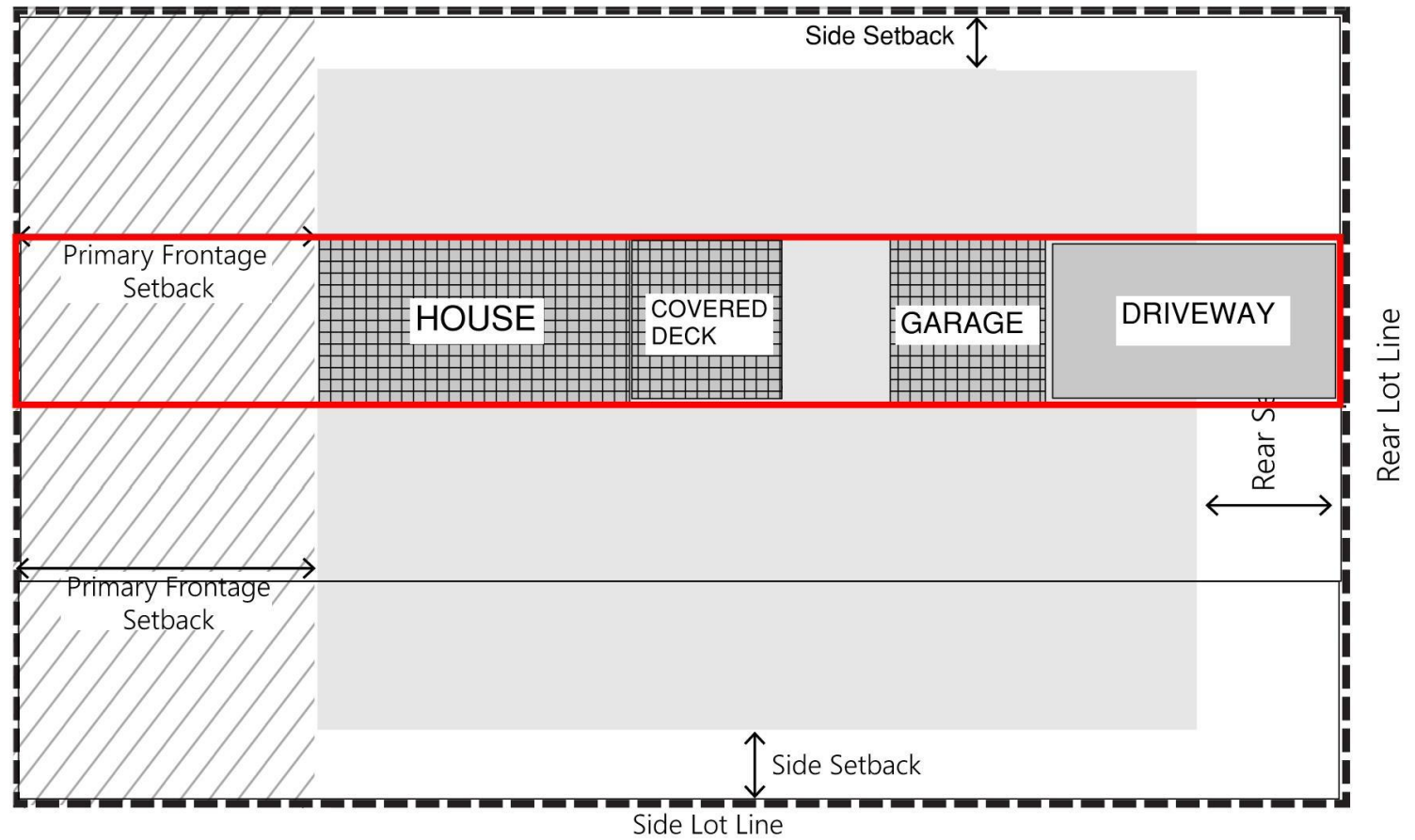
- Multi-Attached Property Lines 
- Multi-Attached Building Pocket 
- Lot Width 



Lot Coverage

LEGEND

- Multi-Attached Property Lines 
- Multi-Attached Building Pocket 
- Lot Coverage 
- Property Line 



Design Standards



Front / Street View

AMENDMENT OBJECTIVES

The applicant has indicated that these changes will:

- Facilitate compact, affordable and visually appealing built form
- Align with market demands and regional growth strategies

Administration communicated the expectations of this amendment should:

- Provide adequate public and industry engagement
- Jurisdictional review of regulatory approaches in other municipalities

PUBLIC AND INDUSTRY ENGAGEMENT

- Applicant conducted two surveys (public and development community)
- Advertisement in the local newspaper (3 weeks)
- Online notification on Beaumont's Planning and Development Notification webpage

Results

- No public responses
- Seven responses from the development community – all in support (Affordability and market demand)

REGIONAL CONTEXT

- This townhouse design is becoming increasingly popular across the region
- Similar designs have been implemented through Direct Control Zones or Special Area Zones
- Examples in other communities where this is developed

Municipality	Neighbourhood(s) or Zoning District	Permitted or Discretionary	Minimum Lot Width	Total Lot Coverage
Edmonton	Uplands, Aster (DC)	Permitted	4.2m (internal)	55%
Fort Saskatchewan	Southpointe (SLDR - Southpointe Low Density Residential District)	Permitted	4.2m (internal)	53%
Leduc	Woodbend (DC)	Permitted	5.49m (internal)	60%
Spruce Grove	R2 - Mixed Medium to High Density Residential District	Permitted	4.2m (rear attached garage product)	57%
Stony Plain	R5 - Small Lot Mixed-Form Residential District	Permitted	4.8m	65%
St. Albert	Dwelling (Townhouse)	Permitted	4.9m	55%

ADMINISTRATION'S REVIEW - LOT WIDTH

Current Regulation	Proposed Regulation
<p>Min 4.9 m to max 15 m except for multi-unit buildings or institutional uses where the lot width may be increased, at the discretion of the Development Authority.</p>	<p>i) Min 4.9 m to max 15 m except for multi-unit buildings or institutional uses where the lot width may be increased, at the discretion of the Development Authority.</p> <p>ii) Min 4.2 m for internal lots of multi-attached buildings where access is from a lane at the rear of the property.</p>

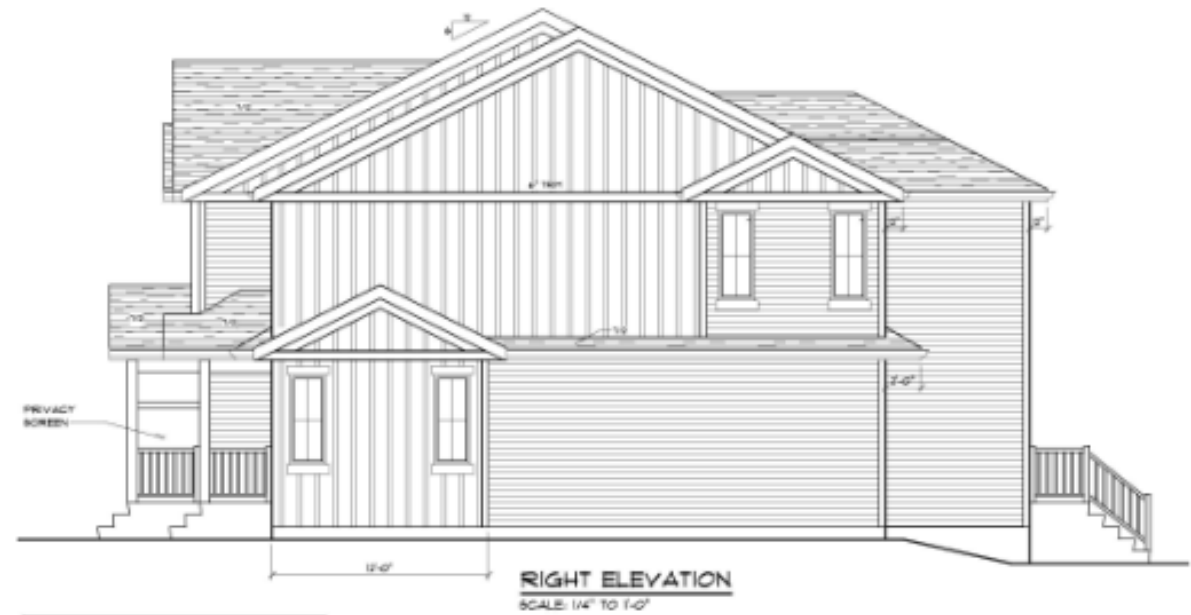
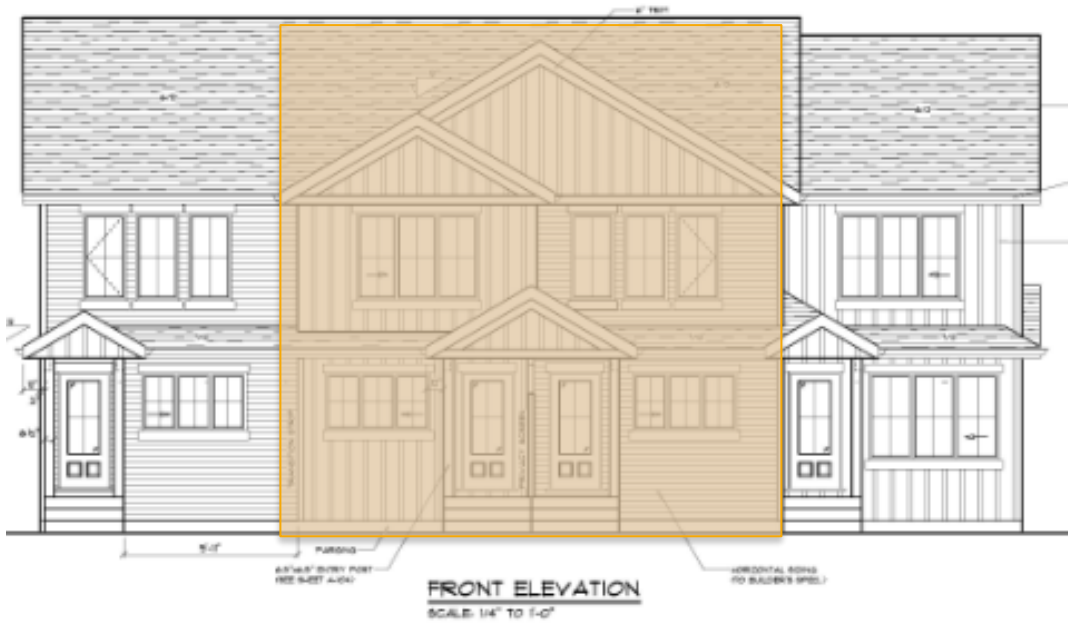
ADMINISTRATION'S REVIEW - LOT WIDTH

Rear Attached Product



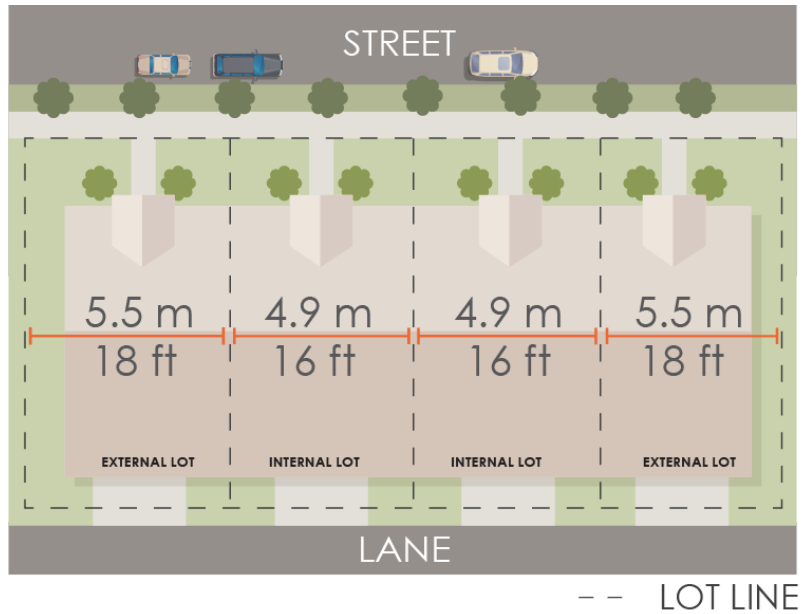
ADMINISTRATION'S REVIEW - LOT WIDTH

Rear Detached Product

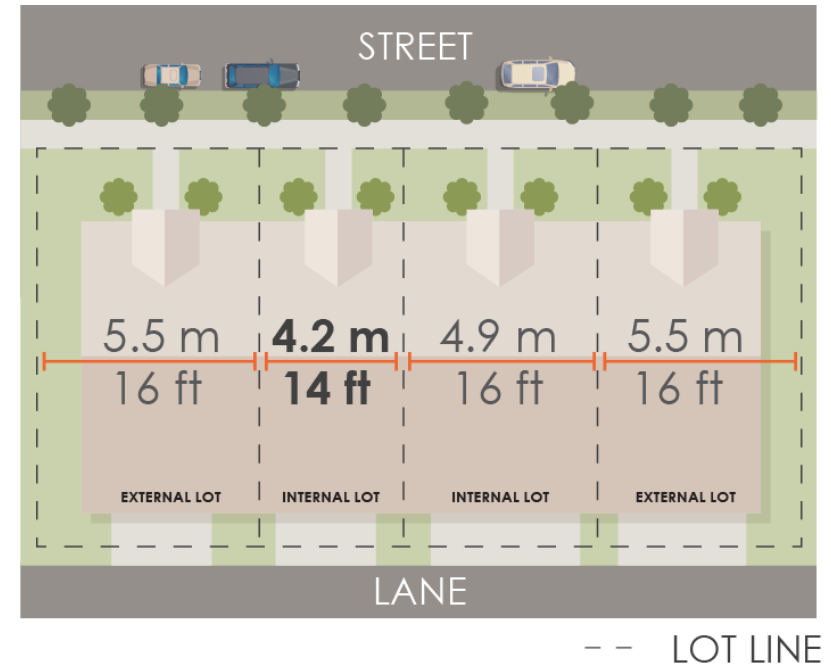


ADMINISTRATION'S REVIEW - LOT WIDTH

Existing Rear Attached Product



Proposed Rear Attached Product



ADMINISTRATION'S REVIEW - LOT WIDTH



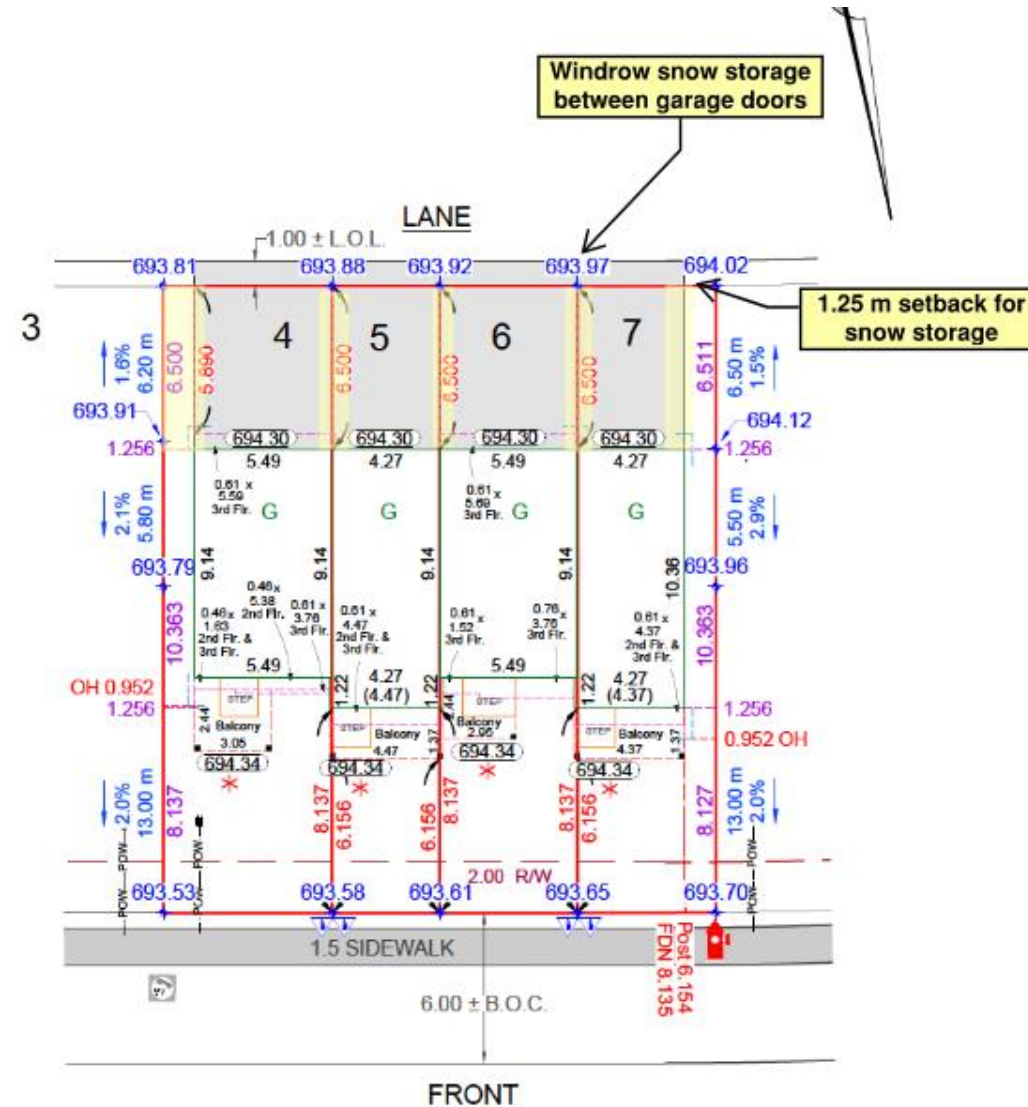
ADMINISTRATION'S REVIEW - LOT COVERAGE

Current Regulation	Proposed Regulation
Total Lot Coverage Max 55% (including accessory building lot coverage as per Section 3.4.6 (b) (v))	i) Max 55% (including accessory building lot coverage as per Section 3.4.6 (b) (v)). ii) Max 60%, (including accessory building lot coverage as per Section 3.4.6 (b) (v)) for internal lots of multi-attached buildings
Accessory Building Lot Coverage Max 15%, except for multi-attached accessory buildings on internal lots may be increased to a maximum of 17% at the discretion of the Development Authority	Max 15%, except for multi-attached accessory buildings on internal lots may be increased to a maximum of 18% at the discretion of the Development Authority

ADMINISTRATION'S REVIEW - LOT COVERAGE

Rear Attached Product

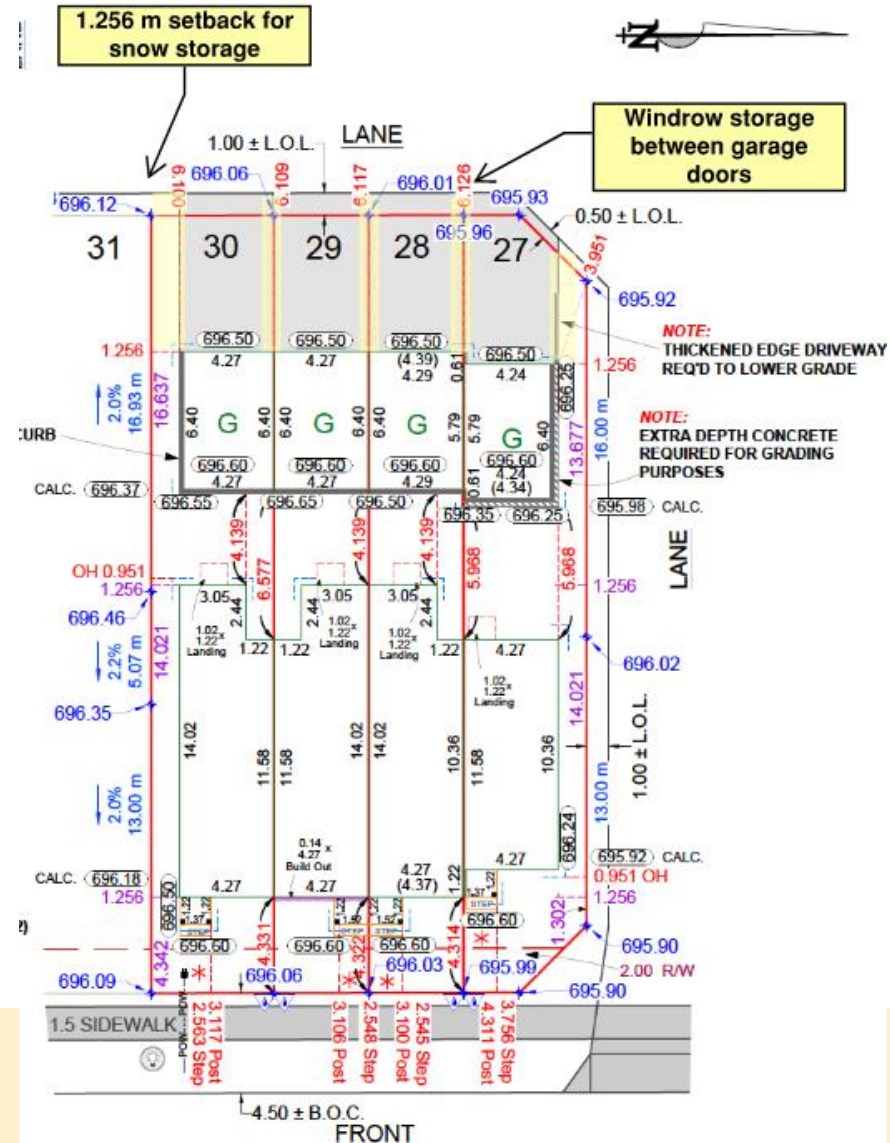
DETAILS
- LOT AREA (4): 168.50 m ² (1813.7 ft ²)
- HOUSE AREA: 50.17 m ² (540.0 ft ²)
- HOUSE COVERAGE: 29.77 %
- DRIVEWAY AREA: 41.13 m ² (442.7 ft ²)
- LOT AREA (5): 106.75 m ² (1149.0 ft ²)
- HOUSE AREA: 44.47 m ² (478.7 ft ²)
- HOUSE COVERAGE: 41.66 %
- DRIVEWAY AREA: 32.02 m ² (344.7 ft ²)
- LOT AREA(6): 137.25 m ² (1477.3 ft ²)
- HOUSE AREA: 50.17 m ² (540.0 ft ²)
- HOUSE COVERAGE: 36.55 %
- DRIVEWAY AREA: 41.17 m ² (443.2 ft ²)
- LOT AREA (7): 138.00 m ² (1485.4 ft ²)
- HOUSE AREA: 44.35 m ² (477.3 ft ²)
- HOUSE COVERAGE: 32.13 %
- DRIVEWAY AREA: 31.98 m ² (344.2 ft ²)



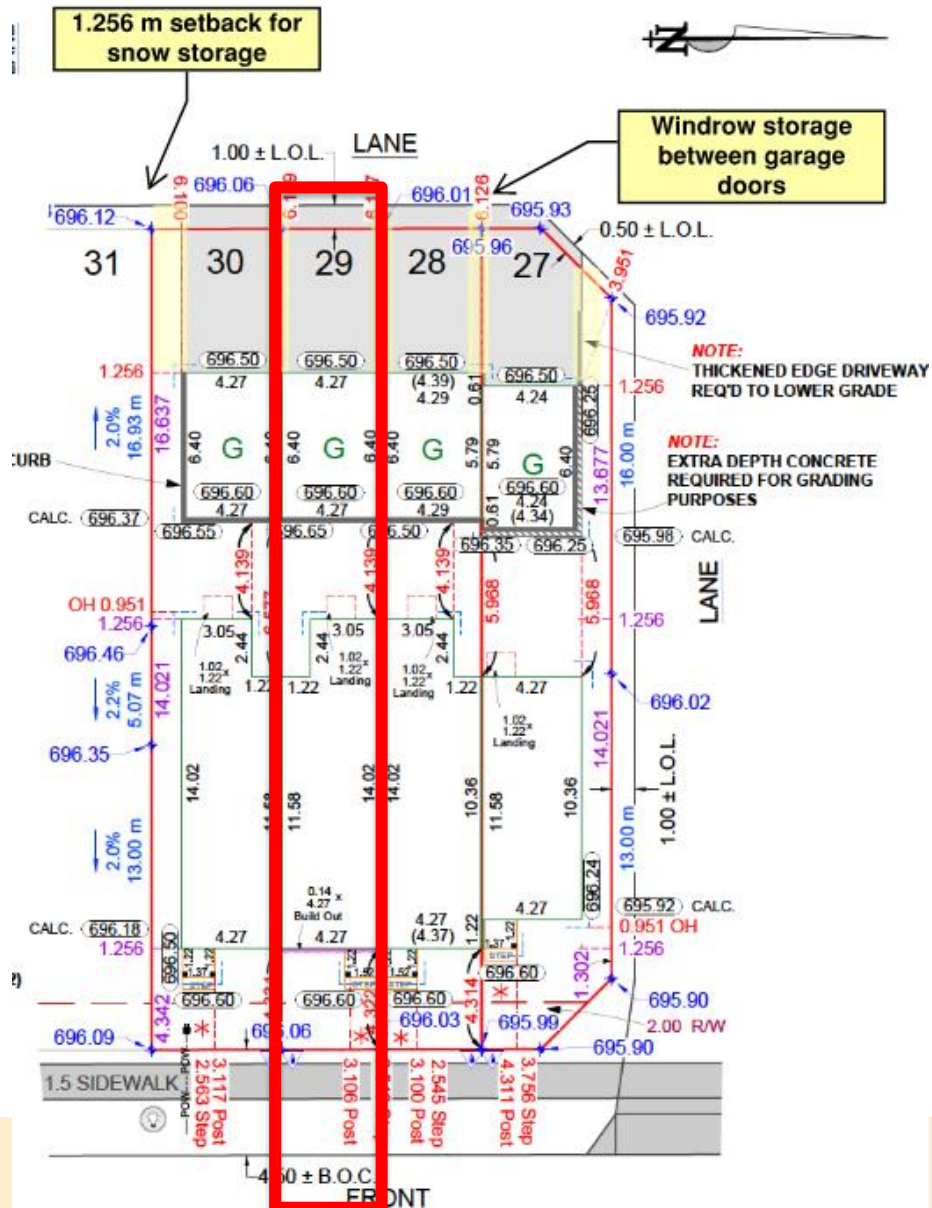
ADMINISTRATION'S REVIEW - LOT COVERAGE

Rear Detached Product

DETAILS	
- LOT AREA (27):	184.20 m ² (1982.7 ft ²)
- HOUSE AREA:	47.13 m ² (507.3 ft ²)
- HOUSE COVERAGE:	25.59 %
(LANDING & VERANDA INCLUDED)	
- GARAGE AREA:	27.21 m ² (292.9 ft ²)
- GARAGE COVERAGE:	14.77 %
- TOTAL COVERAGE:	40.36 %
- DRIVEWAY AREA:	30.85 m ² (332.1 ft ²)
- LOT AREA (28):	149.45 m ² (1608.7 ft ²)
- HOUSE AREA:	59.95 m ² (645.3 ft ²)
- HOUSE COVERAGE:	40.12 %
(LANDING & VERANDA INCLUDED)	
- GARAGE AREA:	27.54 m ² (296.4 ft ²)
- GARAGE COVERAGE:	18.43 %
- TOTAL COVERAGE:	58.54 %
- DRIVEWAY AREA:	30.41 m ² (327.3 ft ²)
- LOT AREA (29):	149.45 m ² (1608.7 ft ²)
- HOUSE AREA:	59.95 m ² (645.3 ft ²)
- HOUSE COVERAGE:	40.12 %
(LANDING & VERANDA INCLUDED)	
- GARAGE AREA:	27.31 m ² (294.0 ft ²)
- GARAGE COVERAGE:	18.28 %
- TOTAL COVERAGE:	58.39 %
- DRIVEWAY AREA:	30.37 m ² (326.9 ft ²)
- LOT AREA (30):	193.20 m ² (2079.6 ft ²)
- HOUSE AREA:	59.77 m ² (643.3 ft ²)
- HOUSE COVERAGE:	30.94 %
(LANDING & VERANDA INCLUDED)	
- GARAGE AREA:	27.31 m ² (294.0 ft ²)
- GARAGE COVERAGE:	14.14 %
- TOTAL COVERAGE:	45.07 %
- DRIVEWAY AREA:	30.30 m ² (326.1 ft ²)



ADMINISTRATION'S REVIEW - LOT COVERAGE



Lot 29

Lot Dimensions:

4.27m wide x 35m depth = 149.45m²

Acc. Bldg Dimensions:

4.27m wide x 6.1m depth = 26.05m²

Acc Bldg Lot Coverage:

26.05m²/149.45m² =17.4%

This examples shows a 6.4m depth acc. bldg

ADMINISTRATION'S REVIEW - DESIGN STANDARDS

Current Regulation

The design of dwellings must ensure individuality and a variety of dwellings. This will require consideration of the exterior treatment of materials, textures, rooflines and wall openings on the same side of the public roadway, as well as directly across the public roadway from one another. Design variability for the principal dwelling shall follow an A B C D A pattern along the block.

Proposed Regulation

For multi-attached buildings, including townhouses or buildings with three or more principal dwellings, the façade must incorporate at least two design techniques or features to reduce the perception of massing, eliminate large blank walls, and enhance design variation. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projection or recessions; visual façade breaks into smaller sections; features such as windows, balconies, or porches; use of a combination of finishing materials; or other similar techniques or features.

ADMINISTRATION'S REVIEW - DESIGN STANDARDS

Uplands Neighbourhood - Edmonton



Aster Neighbourhood - Edmonton



RECOMMENDATION

Administration is recommending that Council give First Reading to Bylaw 1070-25 Land Use Bylaw Amending Bylaw.

THANK YOU