



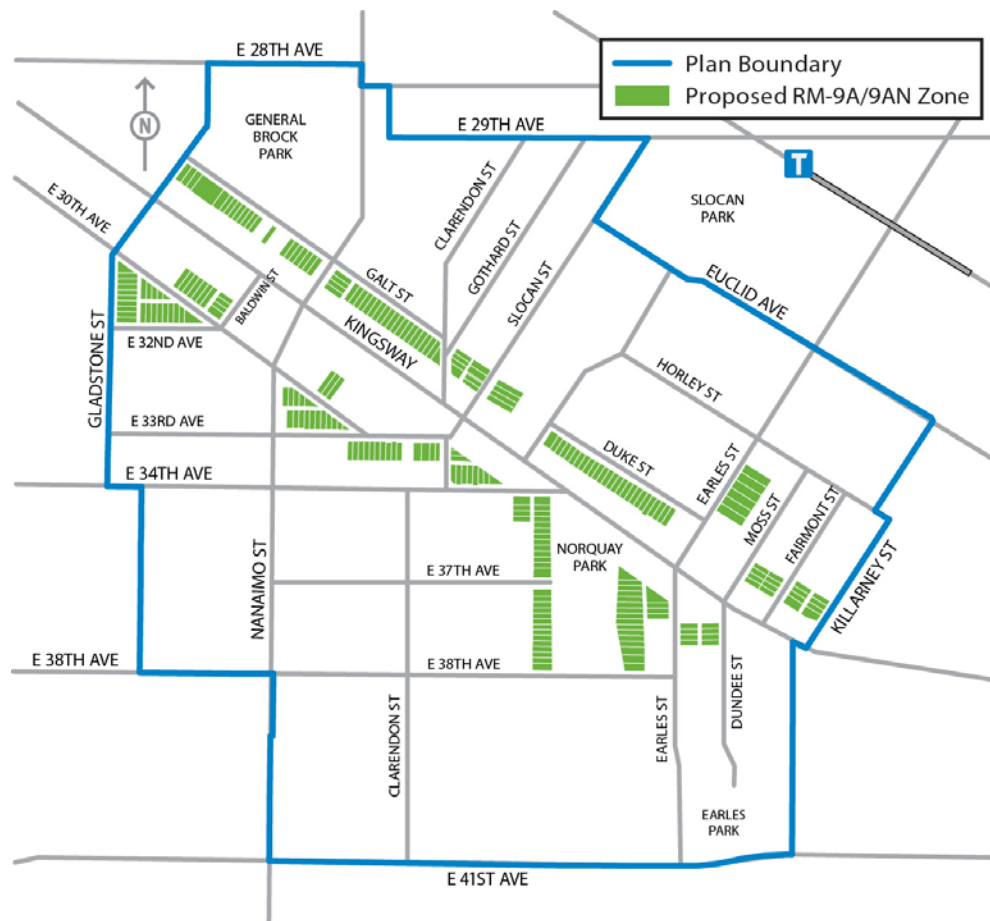
# NORQUAY APARTMENT TRANSITION AREA

Zoning Amendments:  
RM-9A/9AN Districts

January 19, 2016



- Amend the Zoning and Development By-law:
  - Create new zoning for **Norquay Apartment Transition Area**
- Rezone properties
  - From RS-1 to RM-9A/9AN





- Neighbourhood Centre Plan (2010)
  - New housing choices, community amenities, public spaces around a revitalized Kingsway
- Public Benefits Strategy (2013)
- RT-11 and RM-7 zones (2013)
- Apartment Transition Area Rezoning Policy (2013)





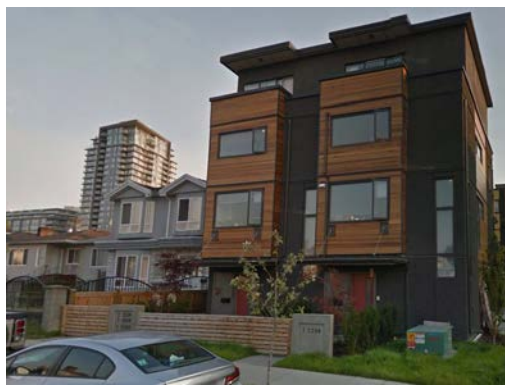
# Background – Apartment Transition Area Rezoning Policy

- Provide a diversity of housing
  - Liveable, accessible, family-oriented





- Replace Rezoning Policy
- Streamline development application process
- Deliver diverse housing choices and affordability levels



4-storey projects on Galt Street

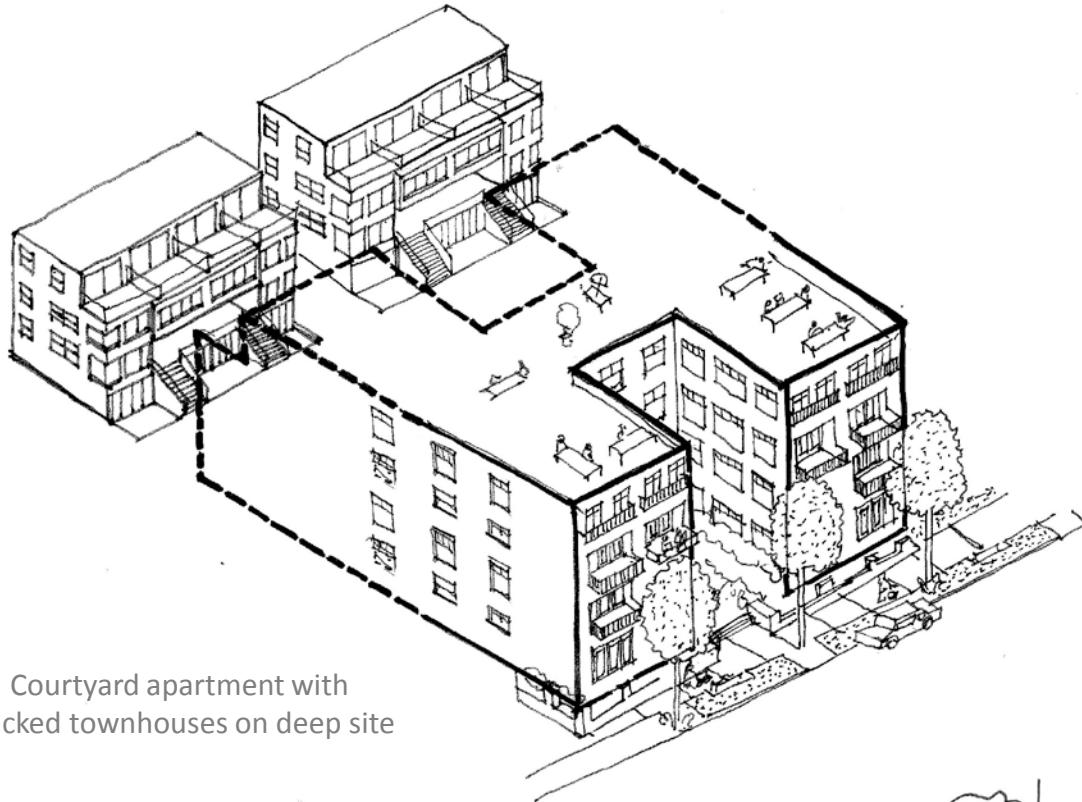


# RM-9A/9AN Districts Schedule

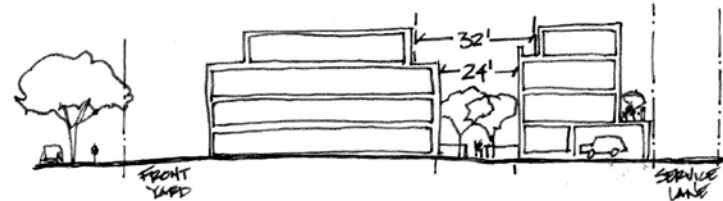
Characteristic	Regulation
Height	13.7 m (45 ft.) and 4 storeys
Density	
Less than 15.2 m and “locked in”*	1.2 FSR
15.2 m (50 ft.)	1.5 FSR
15.2 m (50 ft.) on corner site	1.75 FSR
27.4 m (90 ft.)	2.0 FSR
Frontage	15.2 m (50 ft.) minimum
Unit size	Dwelling unit density to encourage larger units

*\* i.e. lots that, as a result of development of any adjoining lots, are unlikely to be consolidated with an adjoining lot to increase the site size.*

# RM-9A/9AN Design Guidelines



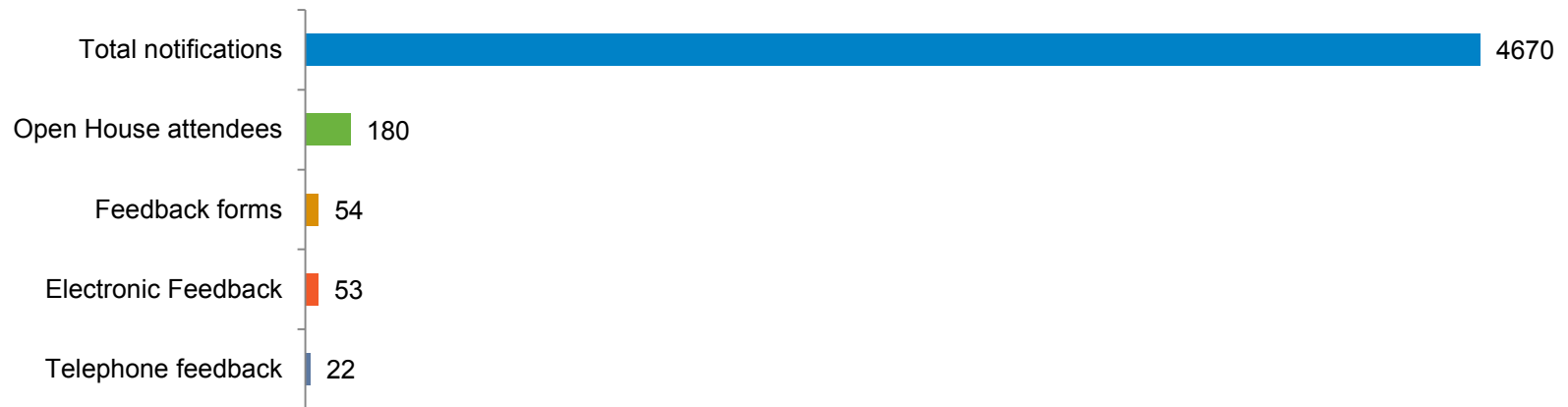
Courtyard apartment with stacked townhouses on deep site



Garden courtyard on deep site



- RM-9A/9AN meets intent of Norquay Plan
- Apartments and stacked townhouses contribute to housing diversity and provide a good transition



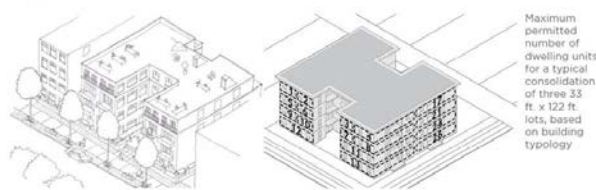




- Support for townhouse as a building form
- Concerns about accessibility and reduced building form diversity

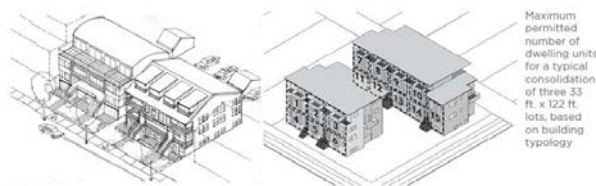
The Apartment Transition Area Rezoning Policy currently allows 4-storey apartments. The proposed RM-9A zone would allow 4-storey apartments and 4-storey stacked townhouses to allow for some diversity in building form.

## Apartments



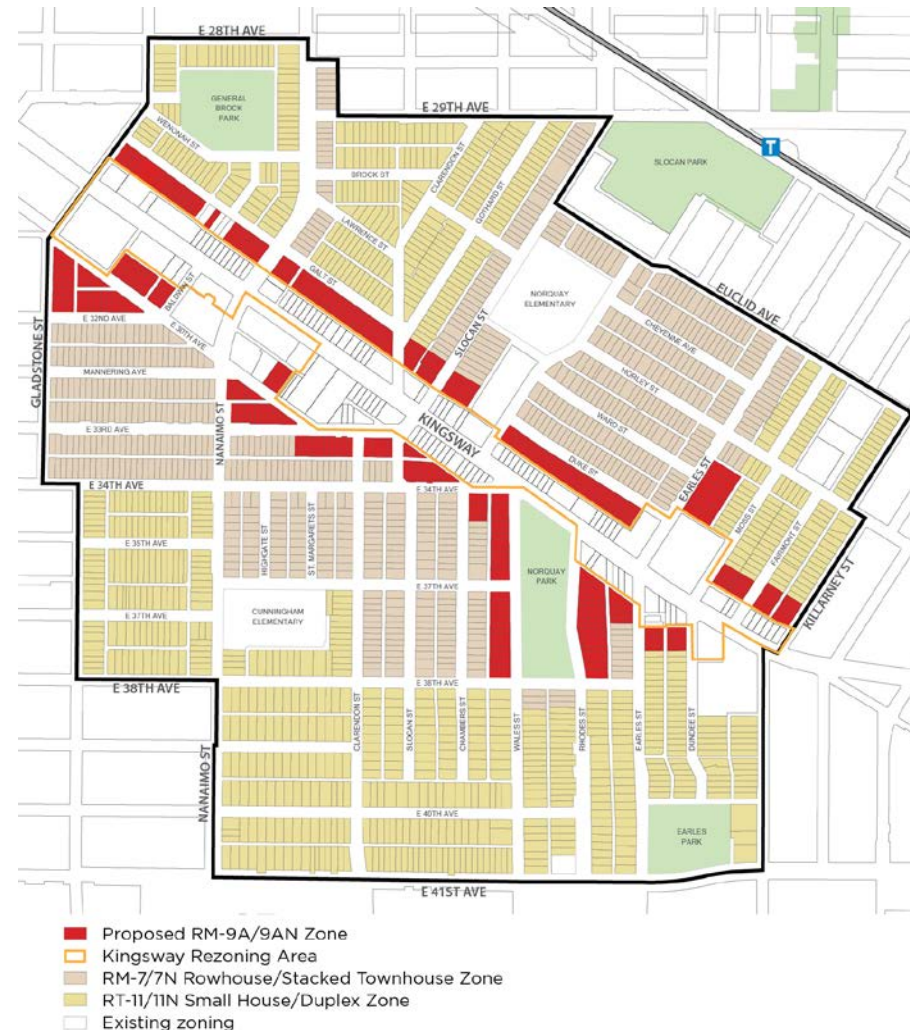
Apartments provide single-storey units (apartment flats), a range of different unit sizes, and are accessible for people with mobility challenges.

## Stacked Townhouses



Stacked townhouses have 2-storey or 3-storey units stacked on top of other units. Stacked townhouses offer the opportunity for a variety of unit types suitable for families, smaller households, and seniors.

- Townhouses already permitted in adjacent RM-7 zone
  - Focus on apartment form in RM-9A/9AN
- Stacked townhouses not allowed in RM-9A/9AN except on deep lots (min. 150 ft.)





- RM-9A/9AN:  
“Density Bonus Zones”
- Amenities delivered as per Public Benefits Strategy

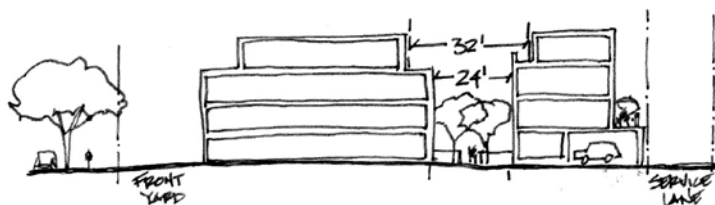




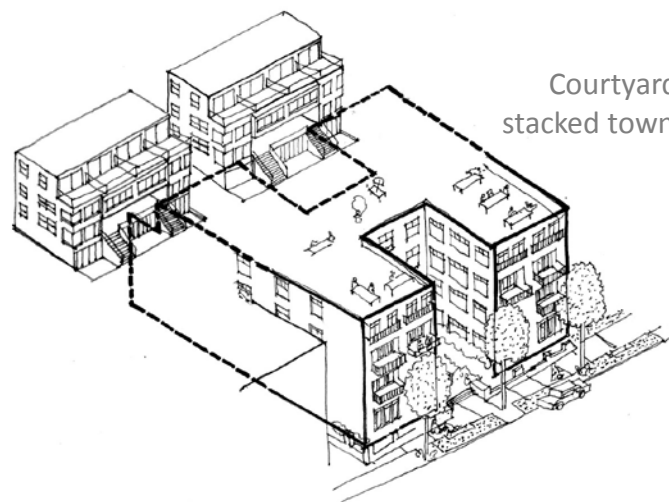
- Amend Zoning and Development By-law
- Rescind Norquay Village Apartment Transition Area Rezoning Policy

# Questions

Characteristic	Guideline
Entry courtyard	Minimum width of 8 m (26 ft.)
Garden courtyard (where 2 or more buildings on site)	Minimum depth of 7.3 m (24 ft.) in between buildings
Number of buildings	More than one on deep sites only (45.7 m or 150 ft.)
Building typology	Apartment, or courtyard apartment with stacked townhouses on deep sites



Garden courtyard on deep site



Courtyard apartment with stacked townhouses on deep site