

Glossary of Terms

Term	Meaning
Affordable housing / Non-market affordable housing	<p>Affordable housing is:</p> <ul style="list-style-type: none">• Operated, funded, or created through direct government subsidies• Offered below average market cost• Targeted for long-term occupancy by households that earn less than median income for their household size• Typically provided in multi-unit residential buildings, including apartments and rowhouses <p>There are different types of affordable housing to meet different needs:</p> <ul style="list-style-type: none">• Social housing: rent-gearred-to-income for very low to low income households.• Non-market affordable rentals: Shallow subsidy (less than 80% market rent) and deep subsidy (less than 50% market rent) for moderate income households.• Near-market affordable rentals: 80-90% market rent for moderate income households.• Supportive housing: a type of affordable housing with on-site supports for very-low to low income individuals or households
Core Housing Need	Households in Core Housing Need fall below one or more of three housing standards.

	<ul style="list-style-type: none"> ● Affordability: Housing is considered to be affordable when housing costs less than 30% of before-tax household income. ● Suitability: Housing is considered suitable when there are enough bedrooms for the size and make-up of resident households. ● Adequacy: Housing is considered adequate when it isn't in need of major repairs. Major repairs include defective plumbing or electrical wiring, or structural repairs to walls, floors, or ceilings. <p>Households are only considered to be in Core Housing Need if there is no other suitable or adequate housing that they could afford to move to in their community.</p>
Multi-unit housing	<p>Multi-Unit Housing means a building that contains:</p> <ul style="list-style-type: none"> a) 1 or more Dwellings combined with at least 1 Use other than Residential, Home Based Business, or Sign Uses; or b) any number of Dwellings that do not conform to any other definition in the Zoning Bylaw. <p>Typical examples include stacked row housing, apartments and housing in a mixed-use building.</p>
Residential Infill	The net new addition of housing units in an area previously developed and/or used for urban purposes .
Nodes and Corridors	<p>A node is a centre of activity where you could find a mix of businesses, different types of housing, and employment.</p> <p>A corridor is a residential and commercial street that is well connected to a transportation network. Corridors connect most nodes.</p>
' Missing Middle ' Housing	'Missing Middle' refers to multi-unit housing that falls between the categories of single detached homes and tall apartment buildings.

	<p>It includes:</p> <ul style="list-style-type: none"> • Row housing • Courtyard housing • Tiny Home communities • Stacked Row housing/Walk-up apartments • Low-rise (4-storey) apartments • Mid-rise (6-storey) apartments • Triplexes/fourplexes <p>This type of housing is largely absent from Canadian cities, including Edmonton.</p>
Mass transit	A large scale fixed route system of public transportation serving an urban area, which is able to transport large numbers of people using buses, trains and other technologies.
Backyard Housing	Backyard Housing means a building containing 1 or more Dwellings , that is located wholly within the Rear Yard , and partially or wholly within the Rear Setback of the applicable Zone , of a Residential Site .
Fire Flow Capacity	Established in 2019, the Infill Fire Protection Assessment process takes a performance-based approach to fire flow requirements for infill developments. Fire flow is defined as the flow rate of a water supply that is available to the fire service through a hydrant.
Surplus school sites	<p>Land use planning for future schools can be viewed along a continuum, starting from the identification of a school and park site in the Area Structure Plan (ASP), through to the City's possible acquisition of a school site declared surplus by a school board.</p> <p>The City received 20 surplus school sites in 2009, of which 14 have been designated for affordable housing development.</p>