

A GUIDE TO FLOOR AREA AND SITE COVERAGE

This brochure is a general guideline for single family and duplex dwelling building plans. Refer to the Zoning Bylaw for exact regulations.

Lot area: the total square footage of a property.

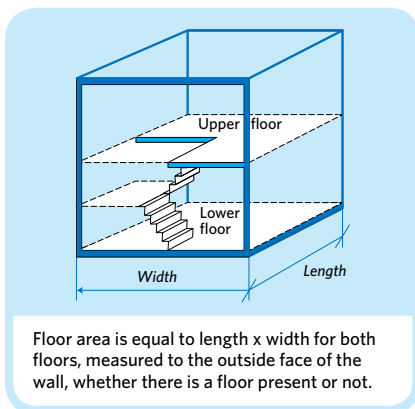
Floor area: the total square footage of a dwelling. Measured to the **outside face** of the building envelope, including 2nd storey covered balconies and trellises that extend more than 1.2 metres (m) from the outside face of the building (covered portion only).

- exemptions allowed in the Zoning Bylaw are detailed on pages two and three of this brochure.

Floor Area Ratio (F.A.R.): the figure obtained when the total projected floor area of all storeys and attics of the principal building and all accessory buildings is divided by the site area.

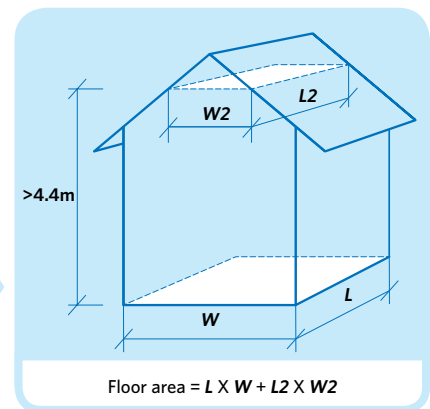
Maximum floor area:		
	All RS zones	RD1 / RD2
Single family dwelling on:		
a lot greater than 677m ²	35% x lot area	35% x lot area
a lot of 474 to 677m ²	237m ²	237m ²
a lot less than 474m ²	50% x lot area	50% x lot area
Duplex	n/a	50% x lot area

Spaces included in floor area:



The example to the left demonstrates spaces such as stairwells, elevator shafts, and openings to the storey below are included.

The example to the right demonstrates a single floor is counted as two separate floor areas when the height of the space is greater than 4.4m.



A GUIDE TO FLOOR AREA AND SITE COVERAGE

Areas which can be excluded from F.A.R. calculations:

Basement:

Parts of the basement can be partially or entirely excluded from F.A.R.:

- any portion of the basement which extends beyond the exterior walls of the storey above, including crawl spaces, counts 100% in F.A.R. calculations—none of this area can be excluded
- basement floor area can be 100% exempt from F.A.R. where the main floor elevation is 0.9m or less above the lower of natural or finished grade at the perimeter walls
- to determine the basement area exemption, average natural and proposed grades must be calculated. Refer to *Guide to Building Height* for calculation methods
- other portions of the basement may be partially exempted from F.A.R., based on the following calculation:

$$\frac{\text{lowest average grade} - \text{basement floor elevation}}{\text{main floor elevation} - \text{basement floor elevation}} \times 100$$

- multiply this percentage by the total area of the basement to which this exclusion applies to determine the amount of area which is exempt from F.A.R. calculations
- this calculation must be repeated for **each** section of the basement if floor elevation varies.

A Garage or Carport: whether attached to, detached from, or part of the principal dwelling to a maximum of 41m². When the garage is in the basement, its area is **not** included when calculating the basement area exemption described above.

An Accessory Building: e.g. a tool shed or pool house, to a max of 22.5m², if located 4.5m or more from principal building; max 4.6m² can be exempt if closer than 4.5m.

Decks and Porches: uncovered portions only. 2nd storey covered decks, extending more than 1.2m from the outside face of the building, are not exempt (see calculation opposite).

Attic space: less than 1.7m in height, measured from the underside of roof sheathing to the top of the ceiling joist or floor joist.

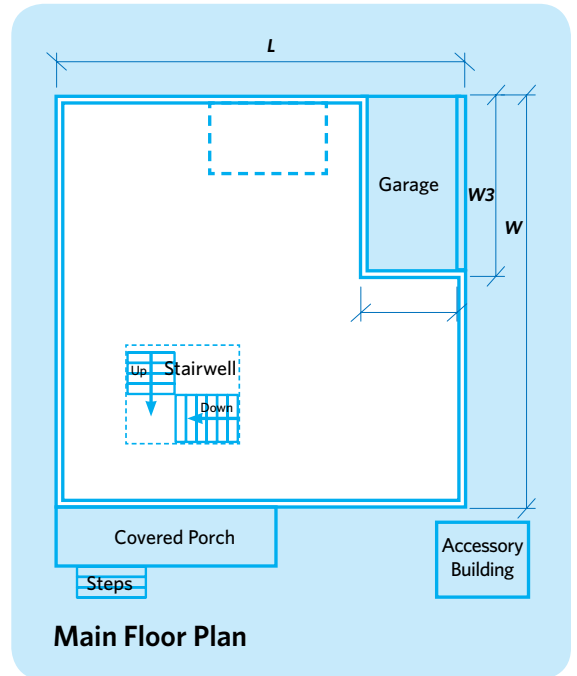
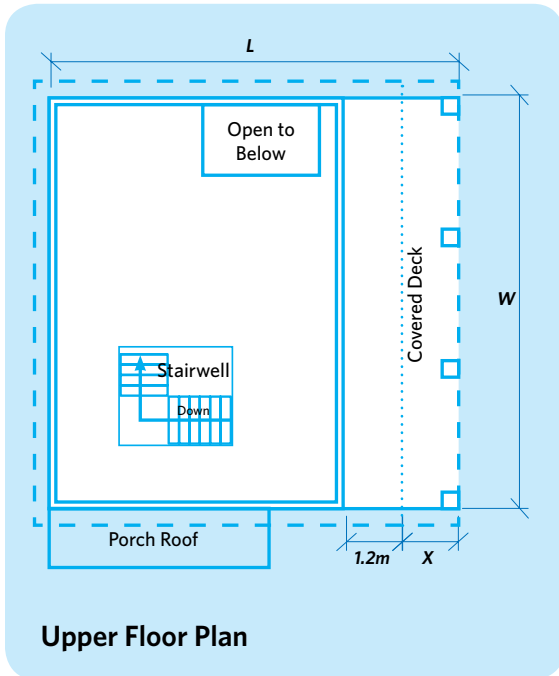
Crawl spaces: less than 1.8m in height (top of the ground to the underside of floor joists above). Constructed Floor levels raised for non-structural purposes cannot be used to qualify for this exemption.

Unenclosed Landscape features: such as open trellises, gazebos and patios.

Example: (all white areas are included in floor area ratio calculations)

$$\text{Floor Area Ratio} = \text{Floor Area} \div \text{Lot Area}$$

Upper Floor		Main Floor		Basement %		Accessory Building**
$L \times W + (X \times W)$	+	$L \times W - (L3 \times W3)$	+	as per the formulas on previous page	+	if applicable
total area + (covered 2nd storey deck)		total area - (garage*)				



* The exemption for covered parking is 41m² maximum.

** The exemption for accessory buildings is 22.5m² maximum, if it is 4.5m or further from the principal building. There is a max 4.6m² exemption, if the accessory building is closer than 4.5m.

A GUIDE TO FLOOR AREA AND SITE COVERAGE

Site coverage: The percentage figure obtained when the total projected area of all buildings and structures is divided by the site area.

Maximum site coverage:		
	All RS zones	RD1 / RD2
Single family dwelling on:		
a lot greater than 885m ²	30% of lot area	30% of lot area
a lot of 664m ² to 885m ²	266m ²	266m ²
a lot less than 664m ²	40% of lot area	40% of lot area
Duplex	n/a	40% of lot area

Areas which must be *included* in site coverage calculations:

- the principal dwelling, including porches
- exterior steps and decks which are covered or which are greater than 0.6m above grade
- the garage
- enclosed, covered walkways
- accessory buildings or structures
- above ground pools.

Areas which can be *excluded* from site coverage calculations:

- eaves and roof projections (less than 1.2m from building face)
- trellises and children's play equipment (up to 3% of allowable site coverage)
- on-grade landscaping features such as walkways and driveways
- on-grade features such as tennis courts and in-ground pools
- decks, or portions of decks, built less than 0.6m above the ground level below the deck. Decks less than 1.8m above natural ground level can also be excluded if the apparent height of the deck does not exceed 0.6m above ground level around its perimeter.

For detailed information regarding above grade outdoor pools and whether they are counted in site coverage, please consult the Planning Department.