

Neighbourhood Character Working Group

Appendix to Recommendations

December 7, 2020

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1.0 Scope of Work & Approach

Definition of Success

The success of the Neighbourhood Character Working Group (NCWG) will be evident by the implementation of practical recommendations that aim to reduce and manage the impacts of development in detached home neighbourhoods and result in the protection of neighbourhood character and heritage.

Actionable recommendations are intended to be:

- representative of the wishes of a majority of residents
- politically supportable by Council
- technically feasible
- implementable by staff, and
- easily understood by builders, architects and the public.

Scope of Work

The scope of the NCWG's mandate is defined here:

Included for Consideration:

- Uses allowed in RS (single-family and single-family + suite) zoned areas only
- Recommendations or suggestions that affect neighbourhood character.

Excluded from Consideration:

- Uses that are not permitted in RS zones (e.g. apartments or townhouses)
- Ideas that are valid but unrelated to character (e.g. technical amendments that improve enforcement or deal with drainage)
- Taste and style of detached houses, as these generally cannot be regulated by local government
- Annoyances arising from the construction process that can be handled by bylaw enforcement
- Regulations regarding trees on private property; for an in-depth analysis refer to the Interim Tree Bylaw Working Group report (June 2018).
- Existing and newly developed subdivisions that have design guidelines or covenants.

Assumptions

The following assumptions have been noted by the NCWG.

- Proposals that the NCWG believes are implementable and can be supported by Council, staff and the majority of the community will be prioritized.
- The focus of the NCWG's proposals is to make RS-zoned neighbourhoods attractive for residents, to encourage positive change and discourage negative change.
- Change will occur over time, and the needs of the community will change as well. Our recommendations are not designed to maintain the status quo, but to manage such changes to ensure a positive living environment consistent with a detached-house/single-family feel, and the adaptation of housing to meet community needs.
- Renovations and new home construction will affect the living environment of neighbours; recommendations attempt to manage these impacts.
- Where legislative authority is not evident, the Working Group may still recommend policies or administrative practices to encourage positive results.

Limitations

The following factors have been identified as limitations that were taken into account when developing the NCWG's recommendations:

- A number of properties and neighbourhoods have private or public covenants that may limit or add to the application of Municipal bylaws.
- "Regulations" must deal with matters that are legally enabled and enforceable (have legislative authority).
- New subdivisions being developed (ie. BPP and above the highway) do not have an existing 'character' to be protected, and generally achieve cohesion and context through design guidelines imposed by the developer.

Approach

The approach selected by the NCWG is to make recommendations that balance the inevitable evolution of neighbourhood character with the constraints identified above on the one hand and the desires of the citizens on the other:

- Encourage the types of developments and behaviours we want to see more of.
- Discourage those the community has identified as inappropriate.
- Specifically encourage new houses that appear smaller while improving the livability and adaptability of accommodation (e.g., suites, coach houses).
- Apply a combination of small changes that individually may not show results, but collectively will drive positive change.

2.0 Floor Area Ratio & Basement Definition

2.1 Floor Area Ratio - FAR

Floor Area Ratio (FAR), sometimes known as Floor Space Ratio or FSR, is the ratio of the building floor area compared to the lot area:

$$\frac{\text{Building Area (sq. ft.)}}{\text{Lot Area (sq. ft.)}} = \text{FAR}$$

FAR is used in bylaws to define the square footage of buildings that can be built on a given property. For example, the RS-4 Zone currently has a maximum FAR of .35, so on a 9,000 sq. ft. lot in that zone a house (and included portions of other buildings) equal to $.35 \times 9,000 = 3,150$ sq. ft. can be built. (The NCWG recommendation is to reduce FAR to .30)

There are a number of “exclusions” to FAR, among them:

- A garage up to 440 sq. ft.
- An accessory building up to 220 sq. ft.
- Uncovered decks, porches and internal patios
- 100% of the part of the basement that is 3 feet or less above the lower of natural or finished grade at the perimeter walls
- A portion of the remainder of the basement that is partially “below grade” as calculated with the formula below.

$$\frac{\text{Lowest avg. grade – basement floor elevation}}{\text{Main floor elevation – basement floor elevation}} \times 100 \times \text{Remaining basement floor area}$$

That calculation approximates the percentage of the basement’s volume that is below average grade and applies that percentage to the floor area. So if for example a house has 40% of the included basement below average grade, then 40% of the basement floor area would not be counted in FAR.

The logic behind this is that if the basement is buried then it is not visible and does not add to the apparent size or bulk of the building, so it need not count as part of the permissible FAR. It also has a desired effect of encouraging some of the counted floor area (included in the FAR) being included in the overall basement, thereby reducing the size of the more visible part of the house in the two storeys above.

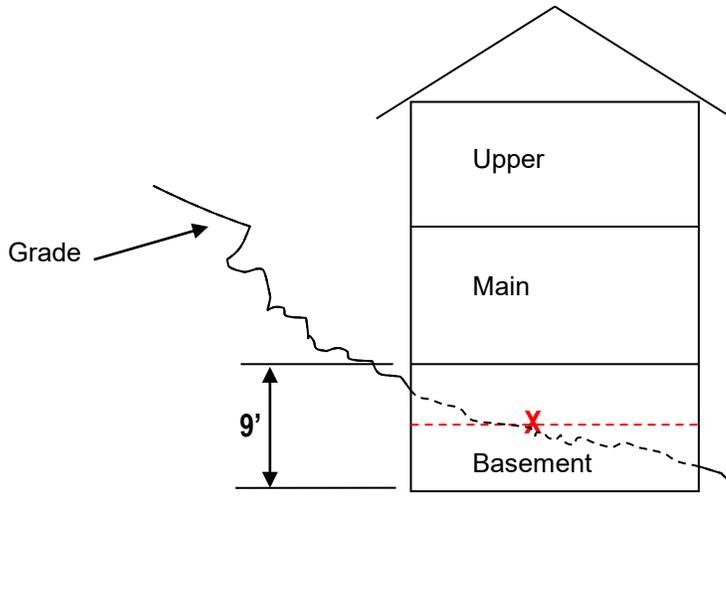
Under this regulation, it is possible for a house to have up to 100% of its basement excluded from FAR, even if one wall is totally exposed. (see “Basements” below)

Builders typically wish to maximize the overall size of house they can build on a given lot, so the more of the basement that is exempted from the FAR calculation, the larger the house that can be built.

2.2 Basements

A basement is the level of a house that is below the main floor. The basement floor must be at least 1' below "grade" otherwise it is counted as the Main Floor.

A basement is "buried" (i.e. exempt from being counted in the floor area of the house for FAR calculations) when the main floor of the house is less than 3 feet above the lower of the abutting natural or finished grade (so, accounting for the framed depth of the main floor, the top 2 feet or so of a basement can be exposed and it still be classed as "buried").



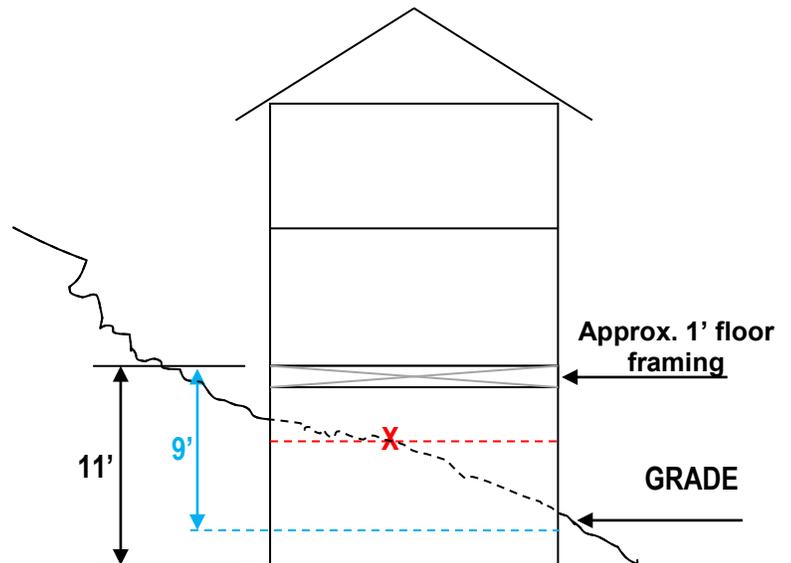
For sloping lots, the "buried" portion of the basement is calculated using the formula above.

In this example, approximately half the basement volume is below the average grade (the "X") and so half the basement floor area would be exempt from (not counted in) the FAR calculation for the house.

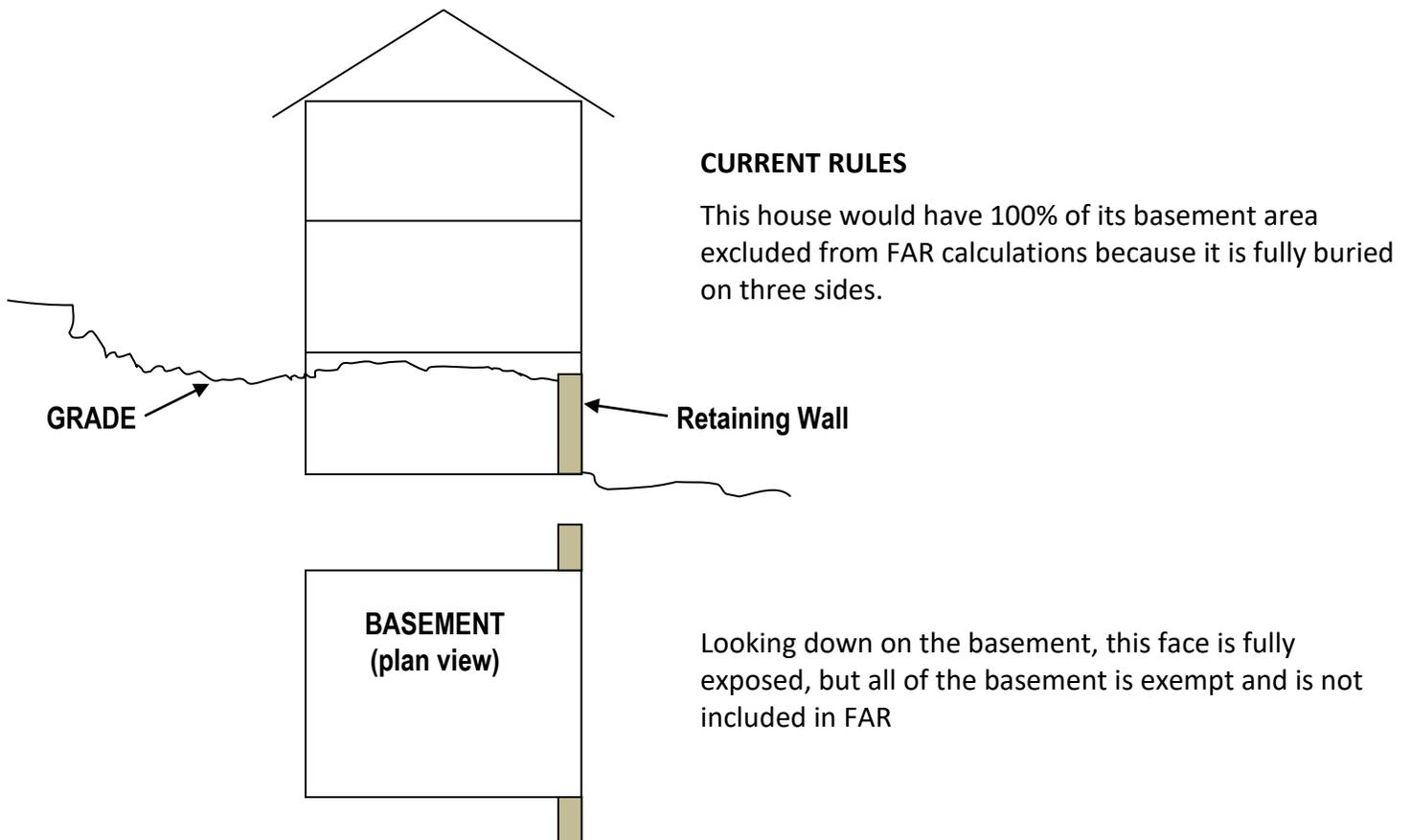
In this example, where the basement has been dug deeper (11'), more than half the basement volume is below the average grade (the "X") and so a larger amount of the basement floor area would be exempt from (not counted in) the FAR calculation for the house – permitting a larger above-ground portion of the house.

We recommend the FAR basement exemption should use the higher of actual basement floor or 9' (blue line) below the main floor level for the calculation, to minimize the potential for manipulation.

Note that the basement floor may be at any desired depth to allow a higher ceiling, but the calculation should take place at 9' below the main floor.



Basements (Cont'd)



RECOMMENDATION

The Working Group studied several approaches to minimizing the visual impact and the potentially large amount of floor space that is exposed at walk-out grade but not counted in the home's buildable floor area.

Our recommendation 3.a) ii regarding shielding exposed basements from the street view (Page 20 of the report) is the solution we settled on.

However, more study may be required for a true solution, perhaps to include some portion of the basement in the allowable floor area if it has a fully exposed or full-height walk-out section.

3.0 Example Properties

EXAMPLE 1

For a 12,000 sq. ft. lot a Floor Area Ratio of 0.35 permits:

- 4,200 sq. ft. permitted above grade (.35 * 12,000)
- Up to 2,100 sq. ft. below grade,(based on a home with a fully-buried, i.e. fully exempted, basement and two roughly equal-sized storeys above)

Roughly 50% of new houses have at least a portion of the basement included in the permitted FAR, but some could have up to 100% exempted if it is fully below grade. When maxed out, this has the potential for a 6,300 sq. ft. house (4,200 + 2,100) on a 12,000 sq. ft. lot if the house is built with 3 equal-sized storeys, resulting in a Gross floor area ratio of .53.

EXAMPLE 2

Example conforming house plan:

- Lot size: 9,180 sq. ft.
- House: total 5,400 sq. ft.
 - 1,700 sq. ft. main, 1,512 sq. ft. upper, 2,188 sq. ft. basement
- Calculated FAR (main + upper): .35
- Actual Gross floor area ratio: .58

In this case, because the garage is attached to the house on the main floor level, the basement can extend larger than the main floor, going below the garage, resulting in a total FAR (and proportionate house size) even larger than shown Example 1, which assumes 3 equal-sized storeys.



	<u>Sq. Ft</u>
Lot Size	9180
Main	1700
Above	1512
Below	<u>2188</u>
Total	5400

4.0 Alternative “House Size” Recommendation

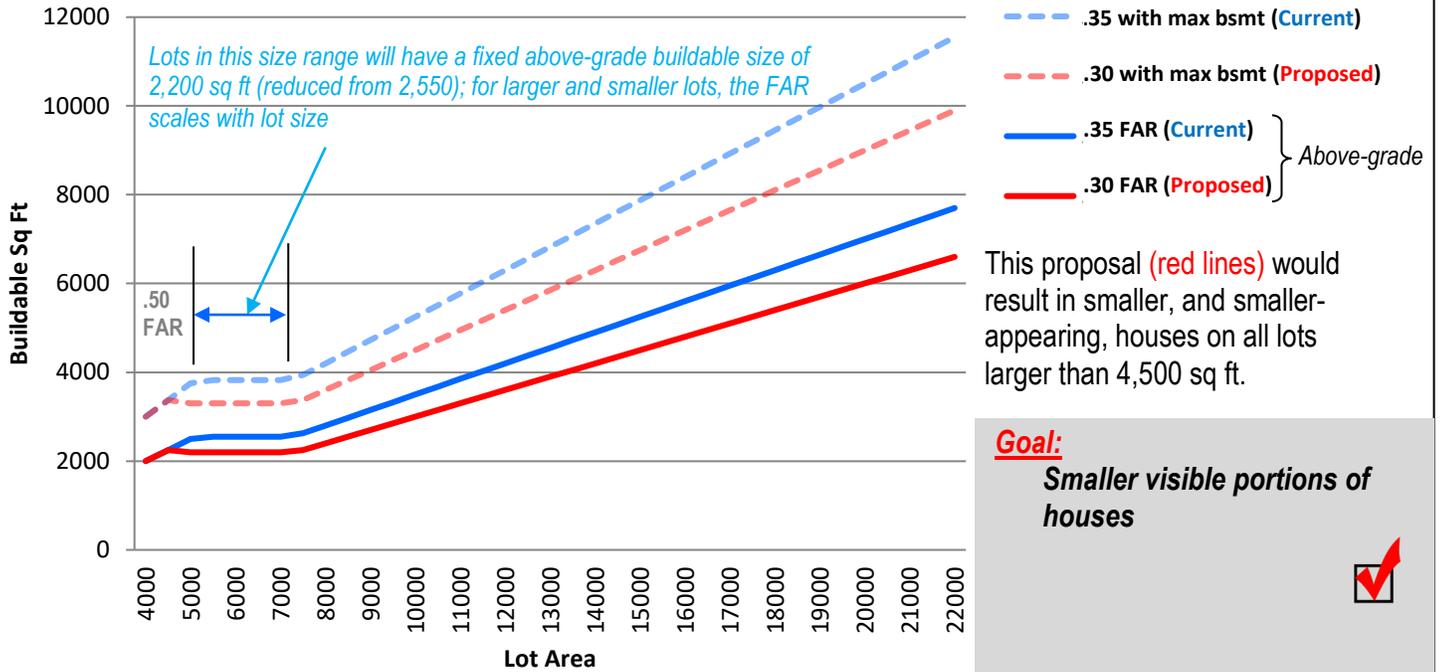
If for any reason the NCWG Recommendation 1 (reduce FAR to .30 from .35) is unable to be implemented, we propose this alternative approach to reducing house size.

Maintain the current above-grade building size maximums but **limit the below grade basement exemption to 800 sq. ft.**

- Reduces the overall house size
 - for lots over 7,285 sq. ft. the buildable area will be 0.35 of the lot area plus 800 sq. ft. of the below-grade basement (versus current 0.35 plus the buried portion of basement up to 100% of house footprint)
 - for lots between 5,000 sq. ft. and 7,285 sq. ft. the buildable area will be 2,550 sq. ft. + 800 sq. ft. of the below-grade basement
 - for lots smaller than 5,000 sq. ft. the buildable area will be .50 of the lot area plus 800 sq. ft. of the below-grade basement
- Eliminates need to use complicated formulae to calculate basement exemptions and, by allowing an 800 sq. ft. partial exemption, will still encourage, although not force, some additional portions of the basement to be built larger than the 800 sq. ft. resulting in smaller above-grade portions of the house.
- Does not limit the size of a basement – it can still be up to the same size as the main floor plate – but any floor area beyond 800 sq. ft. must come from the overall FAR (i.e. must reduce the above-grade portions of the house).
- The house in Example 1 above would be reduced in size from a total of 6,300 sq. ft. (with 4,200 sq. ft. above grade) to a total of 5,000 sq. ft. (with 4,200 sq. ft. above grade).
- The house in Example 2 would be reduced in size from a total of 5,400 sq. ft. (with 3,212 above grade) to about 4,000 sq. ft. (with 3,212 above grade).
- However in both Examples, we would expect that a prudent builder would decide to put some of the buildable area in the basement (for more efficient building and cost reduction), reducing the above-grade building size by perhaps 10-20%.

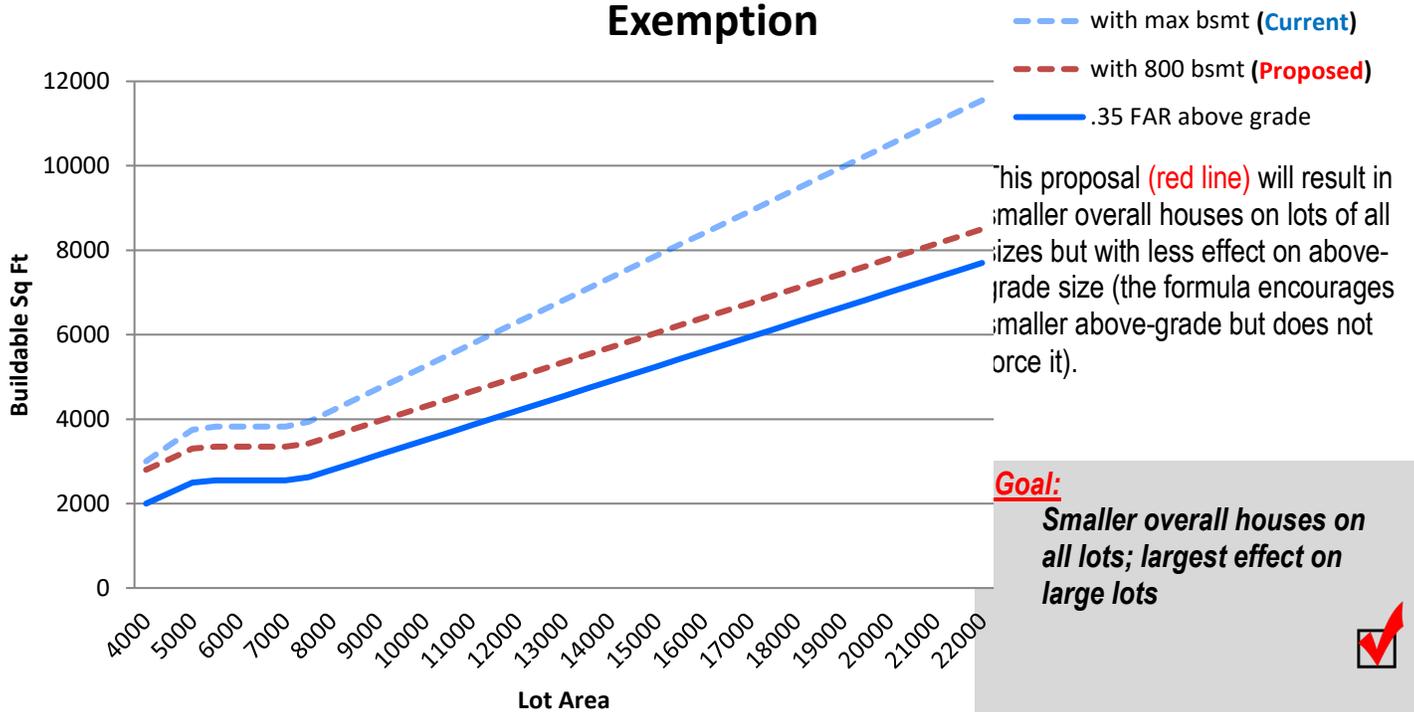
The graphs on the following page compare the effect of the preferred Recommendation 1 (reduce FAR to .30 from .35) to this Alternate Recommendation for building lots of different sizes.

House Size - Recommendation 1: Reduce FAR to .30



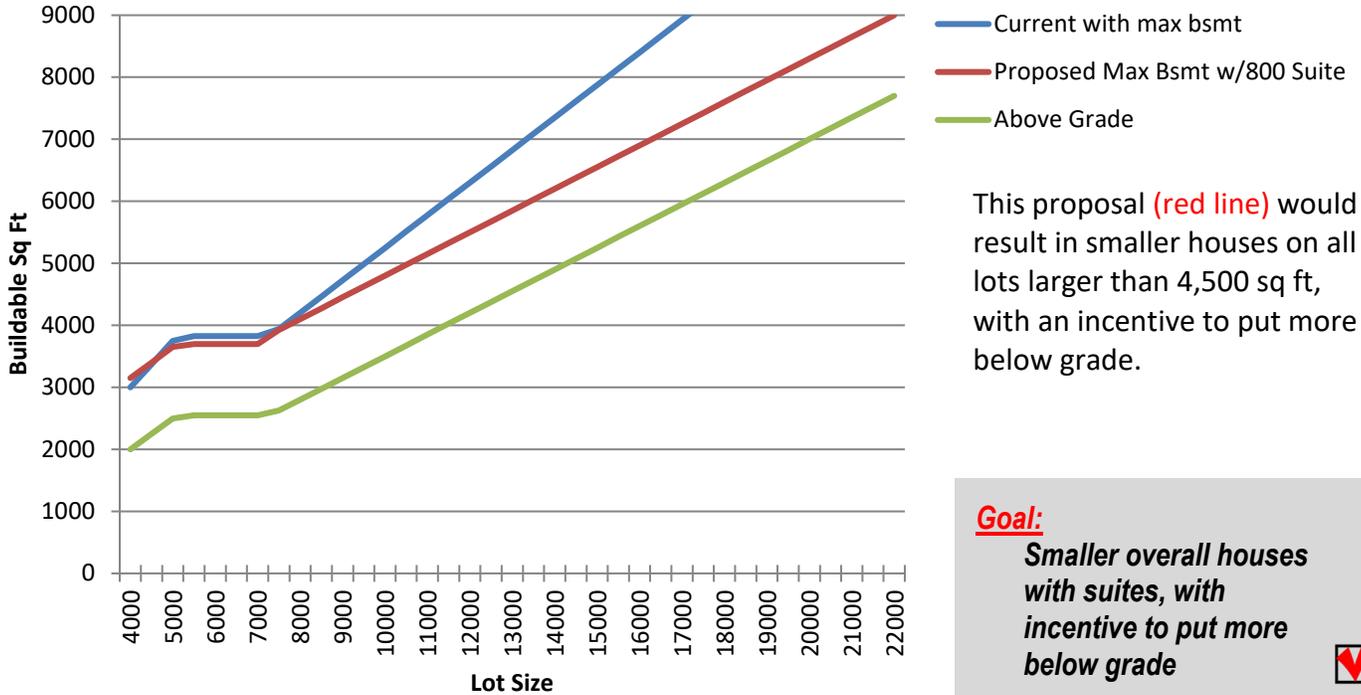
Graphs do not include exemptions for garages or accessory buildings.

House Size - Alternate Recommendation: Limit Basement Exemption

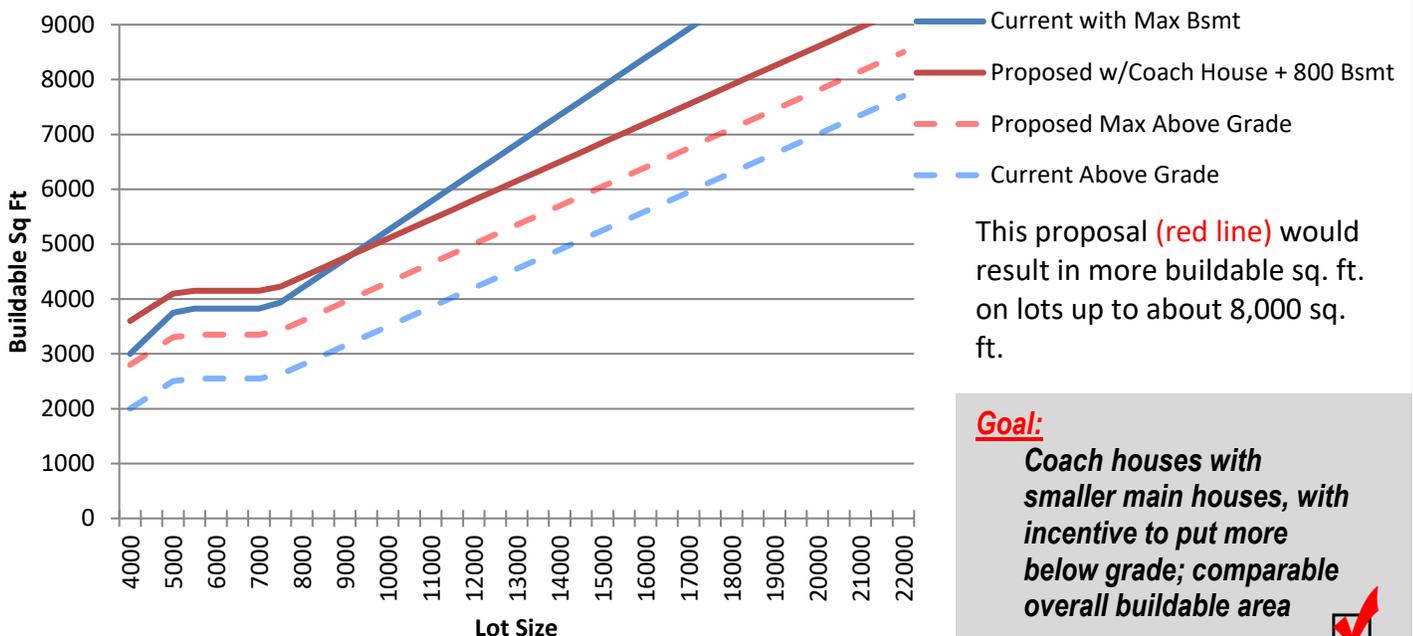


These graphs illustrate the overall effect of the **Alternative Recommendation** when combined with the suite and coach house bonuses for building lots of different sizes.

Alternative: 800 sq ft Bsmt - House Size With Suite



Alternative: max 800 sq ft Bsmt - Total Buildable With Coach House



5.0 Highest Building Face

PLANNING & DEVELOPMENT SERVICES
 750 17th Street West Vancouver BC V7V 3T3
 t: 604-925-7055 f:604-925-6083



DECEMBER 2015

THIS BROCHURE IS INTENDED TO GIVE GENERAL GUIDELINES FOR THE PRELIMINARY PREPARATION OF PLANS FOR SINGLE FAMILY AND DUPLEX DWELLINGS IN ACCORDANCE WITH THE WEST VANCOUVER ZONING BYLAW 4662, 2010, AS AMENDED. REGULATIONS CAN VARY WITH LOT CONDITIONS AND CONSTRAINTS. THE ZONING BYLAW MUST BE REFERRED TO FOR EXACT REGULATIONS PRIOR TO PREPARATION OF DETAILED PLANS FOR BUILDING PERMIT APPLICATION.

This regulation is intended to reduce apparent building size and to encourage variety in elevation design by preventing flat 3 storey building facades. It is distinct from and in addition to Building Height regulations as described in the GUIDELINE TO BUILDING HEIGHT REGULATIONS Brochure.

The Highest Building Face Envelope regulation applies to all single family (RS) and duplex (RD) zoned properties, other than RS1, RS9 and RD3. It applies only to one elevation on the house - the Highest Building Face.

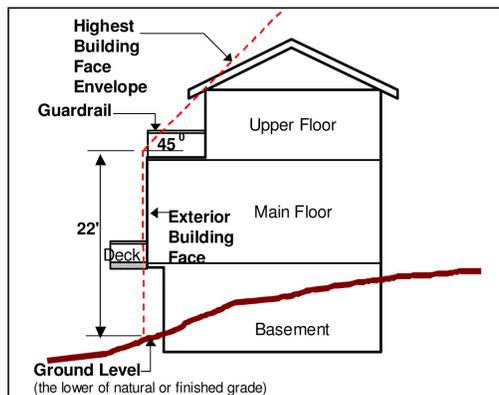
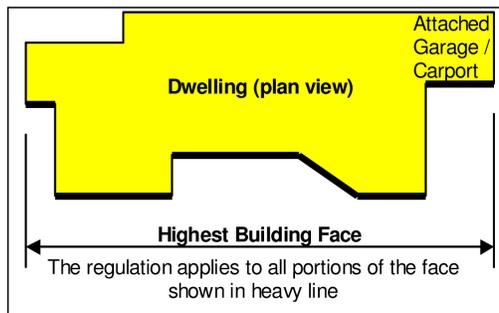
HIGHEST BUILDING FACE:

In order to apply this regulation, you must first determine which of the building's facades is the Highest Building Face. Of the four building elevations, the one which has the lowest average natural or finished grade along that face is the highest building face.

The Highest Building Face is, therefore, usually the facade at "downhill", side of the property, but is not always the face with the most exposed area.

The **HIGHEST BUILDING FACE ENVELOPE** is established by drawing a series of lines up 6.7m from ground level (lower of natural or finished) at each point along the exterior building face, and then in towards the building at a 45° angle. A series of simple cross sections at each change of ground level elevation may be required to determine conformance.

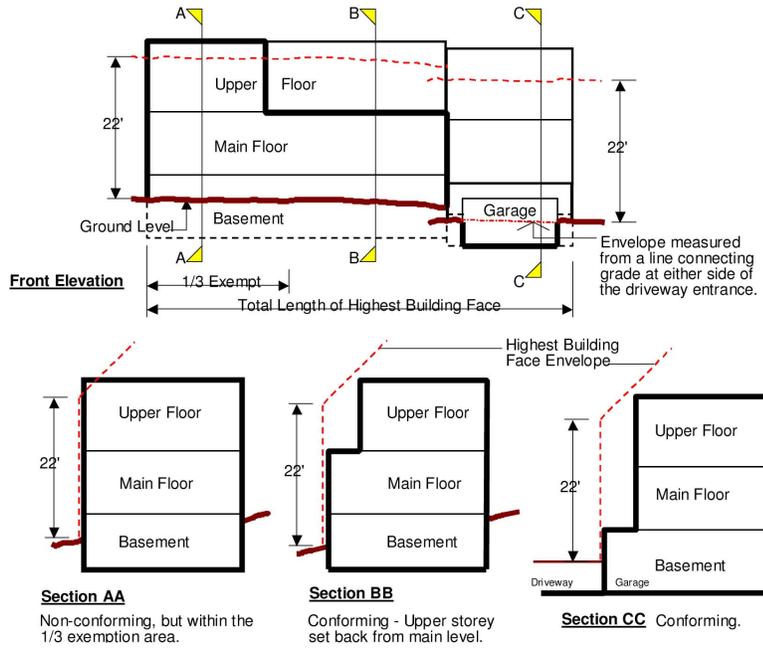
Ground level is the **lower** of natural or finished grade at each point along the (projected) exterior building face, excluding exterior



Contact the Planning (604-925-7055) or Permits Department (604-925-7040) if you have any questions. File # 22660

Highest Building Face (cont'd)

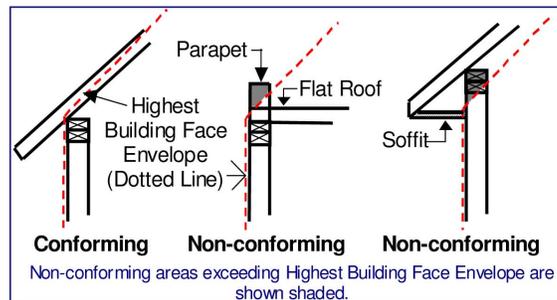
decks, guard rails required by the building code, eaves and other decorative features not enclosing the interior of the dwelling. Ground level in front of a garage door is defined as a line joining the ground level at each side of the door.



EXEMPTIONS:

- This regulation does **not** apply to houses in the RS1, RS9 and RD3 zones.
- 1/3 of the length of the building face can be exempt from this regulation. Different parts of the building face can be exempted, provided that the sum of their lengths does not exceed 1/3 of the total length of the elevation.
- Roof eaves, decks, decorative features, and the pitched roof portion of gable ends and dormers are exempt.
- Any portion of the roof structure above the top plate is exempt from this calculation.

For clarification, the top plate of the wall must be within the envelope. The addition of a soffit does not alter this requirement.



6.0 Process Changes Recommended

6.1 Community Amenity Contributions (CACs) can be a disincentive to subdivision

Objective

More subdivisions of appropriately sized lots.

Discussion

Current rules request a contribution to the District of 75% of the estimated value increase when a lot subdivision requires re-zoning. (“As of right” subdivision does not require a CAC.) So if a lot such as, for example Lot E in the following graphic, is subdivided, and the value of the two lots is deemed to be \$250,000 more than the value of the single lot, then the applicant would be required to pay 75% of that “lift” (\$187,500) to the District at the time of the sub-division, before the gain is even realized.

Clearly, that would be a disincentive to subdivide, even though subdivision would be desirable in terms of the result the community would like to see – two smaller homes in context with their neighbours rather than one outsized home.

Recommendation

Remove Community Amenity Contributions for minor subdivision within existing single-family zones.

6.2 Reduce minimum lot size

Objective

Encourage owners of atypical large lots to subdivide before development to encourage housing diversity and smaller houses.

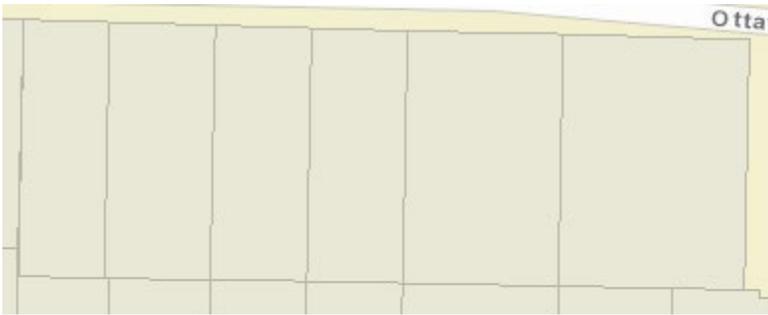
Discussion

Encouraging smaller houses, especially in neighbourhoods of existing smaller homes, leads to enhanced neighbourhood character (by maintaining scale and context with neighbours) and a smaller environmental footprint. One way to encourage smaller homes is to encourage smaller lots – while keeping within the neighbourhood lot size context. Atypical large lots enable construction of homes that are out-of-scale with those existing on the block and encourage large homes while discouraging housing diversity.

Our suggestion would be to allow discretion by the Director of Planning to sub-divide lots that are just below the threshold for “as of right” subdivision (see the image below for an example), but the Local Government Act does not permit such discretion.

Recommendation

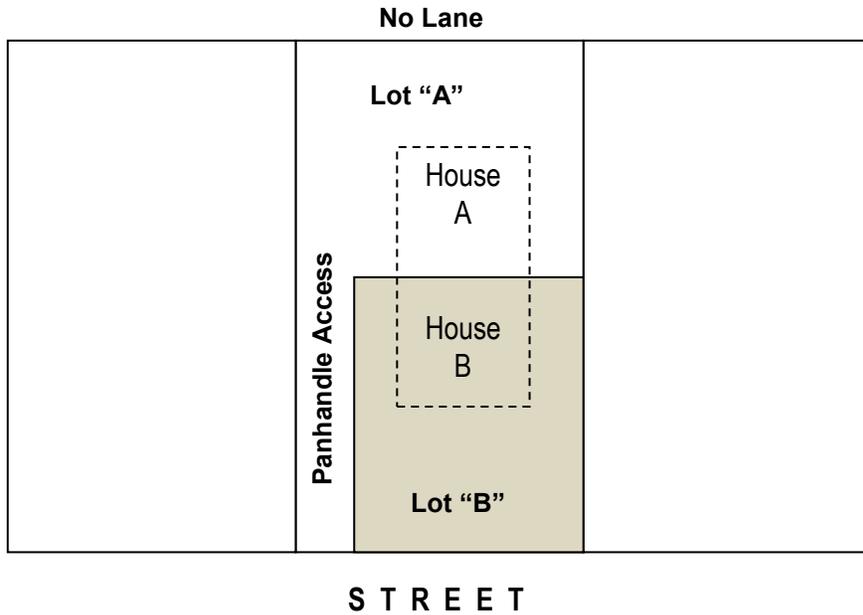
That the “minimum lot size” and “minimum frontage” for all RS zones in the District be reduced by 5%, which would have the effect of permitting as of right subdivision of lots that are large for their neighbourhood but not quite large enough for subdivision under the current rules



Under current regulations in an RS-4 zone with a minimum lot size of 9,000 sq. ft. it is difficult to sub-divide Lot E because it is smaller than twice the minimum lot size for the zone although not by much. If the RS-4 zone minimum lot size was reduced by 5% to 8,550 sq. ft. (in fact more typical of the lots that are actually in that zone today) then the 17,000 sq. ft. lot would be easily sub-dividable, resulting in two smaller homes more in context with their neighbours, rather than one larger home.

6.3 Allow greater diversity of lots when considering sub-division

Allow easier subdivision where flag/panhandle lots result, to encourage housing diversity while maintaining “detached house” streetscape.



When subdividing large lots with no lane access, permitting a “panhandle” can provide the necessary access to the rear lot; simplifying the process for this type of subdivision may encourage smaller lots (with proportionately smaller houses).

In particular consider this in conjunction with “zero lot line” (party wall) houses as shown.

NOTE: Panhandles require re-evaluation of setback and FAR calculations for the resulting lots.

Allow subdivision and infill opportunities including corner/flanking lots.



This corner lot, if larger than a minimum size, could be subdivided and still present to the street as single-family homes. So we might accept smaller lot sizes for subdivision on corner/flanking lots if we can still keep the detached house “look” of the neighbourhood.

NOTE: May need to relax the “flanking rule” on one street otherwise the required setbacks may be too large to allow a practical house to be built.

6.4 Limit FAR on over-sized lots

Objective

Level the playing field for newly consolidated lots and historically large lots and incent subdivision rather than a single large house where subdivision would suit the neighbourhood character.

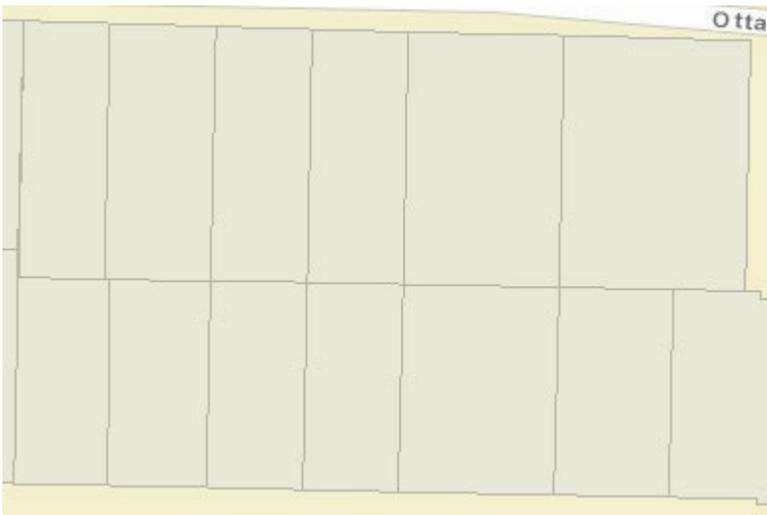
Discussion

Current regulations limit the FAR when adjoining lots are consolidated (the resultant lot is limited to 150% of the FAR of the largest pre-consolidation lot), but in those cases where historically large lots exist, the FAR is not similarly limited, leaving an opportunity for houses that are out-of-scale with those in the neighbourhood.

Recommendation

Limit lots larger than 150% of the typical lots on the street to 150% of the buildable sq. ft. on a typical lot in that neighbourhood.

- In the example below, at current .35 FAR, Lots A, B, C and D could each have a 3,500 sq. ft. home. **Under current regulations** if lots A and B are consolidated, the maximum house size that could be built is $3,500 \times 1.5 = 5,250$ sq. ft. (not $3,500 \times 2$). But on Lot F, smaller than A+B, a house of $.35 \times 19,000 = 6,650$ sq. ft. could be built. (Note the NCWG recommends reducing FAR to .30.)
- So we recommend Lot F would be limited to 5,250 sq. ft. buildable (150% of the “typical” buildable in the neighbourhood) and Lot E the same, 5,250, down from 5,600 sq. ft. This ensures existing large lots do not enjoy any advantage over created (consolidated) large lots.
- Similarly, on the street below, where the typical lot size is 8,000 sq. ft., Lot K would be limited to 4,200 ($.35 \times 8,000 \times 1.5$), down from 4,550.
- This should result in smaller homes more in context with their neighbours, and more incentive to subdivide large lots rather than build monster houses on them.



- **ALTERNATIVELY:** Consider a maximum buildable sq. ft. for each RS zone (may be simpler to implement and done in other municipalities).

NOTE: Approximately 15% of the single family lots in WV are between 150% and 200% of the nominal lot size for their zone.

So if some version of these recommendations is NOT adopted, we should expect over time that 15% of the homes in any given neighbourhood will be significantly larger than their neighbours.

6.5 Front yard setback flexibility

Objective

Retention of neighbourhood character; allow new homes to be sited in context with neighbouring properties (recognizing that neighbourhood context is constantly changing).

Discussion

Many neighbourhoods in West Vancouver consist largely of homes built many decades ago when zoning rules were different or non-existent. Later introduction of new zoning rules has resulted in all older houses being “non-conforming” and forces new houses to be sited differently to the older homes resulting in major disruption to the streetscape, view lines and mature landscaping.

For example, in a neighbourhood where the older houses are all lined up at 12’ setback from the front property line, a new house would have to be sited 30’ from the property line under today’s bylaws. The result of this is:

- The new house does not line up with its neighbours on the street.
- The new house is more likely to intrude on its neighbour’s views, especially if on the low side of the street.
- Any existing landscaping or retaining walls must be demolished and replaced with new to accommodate the new house siting.
- Because the old house is now non-conforming, even the most minor change to its front face must go through an onerous and unpredictable process before approval, discouraging retention and renovation of older homes.

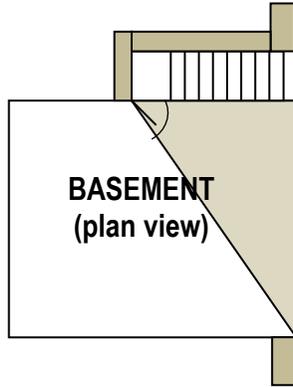
Recommendation

For the benefit of current residents, establish limited flexibility to front yard setback based on the adjacent houses

- Suggest discretion on the part of the Director of Planning (or an expedited variance procedure) to permit exemptions to setback regulations that would site the proposed building more comfortably with adjacent homes (i.e. if all homes on the street are older and non-conforming, and likely to stay that way, a new home might be less disruptive to the neighbourhood if its setback is closer to the older homes than if it was forced to the newer/larger setbacks); particularly if the adjacent neighbours agree.

6.6 Remove the exemption penalty for having an exterior stair, path or door access, up to 3 feet wide, to the basement. (Simplifies calculations; no adverse “size” implications.)

Having a door to access a basement that is otherwise below grade can unfairly reduce otherwise acceptable basement exemptions. While indirectly related to Neighbourhood Character, the WG recommends this be corrected because the result may help discourage grade manipulation, and could improve access to basement suites.



Simply by adding a path or stairwell and door for outside access to the basement, the shaded portion of the basement area would be included in the FAR calculation, reducing the basement exemption and penalizing the owner, even though the basement appears essentially the same as if the stairs weren't there.

7.0 Neighbourhood Character in the OCP

The Official Community Plan (OCP) mentions neighbourhood character a number of times, among them these examples that reinforce the intentions of the NCWG as captured in this report:

2.1.8 Ensure that new single-family dwellings respect neighbourhood character by:

- a) Reviewing regulations controlling the scale of new single-family dwellings; and
- b) Applying and updating built-form guidelines, as relevant, in regards to neighbourhood context and character, streetscape and natural features.

From the OCP alignment with Metro 2040 Strategies:

encourage a diverse range of housing options respecting neighbourhood character by controlling the scale of new single-family dwellings ...

In addition, the Neighbourhood Character Working Group recommends an OCP amendment to add to Section 2.1.8 (above):

and

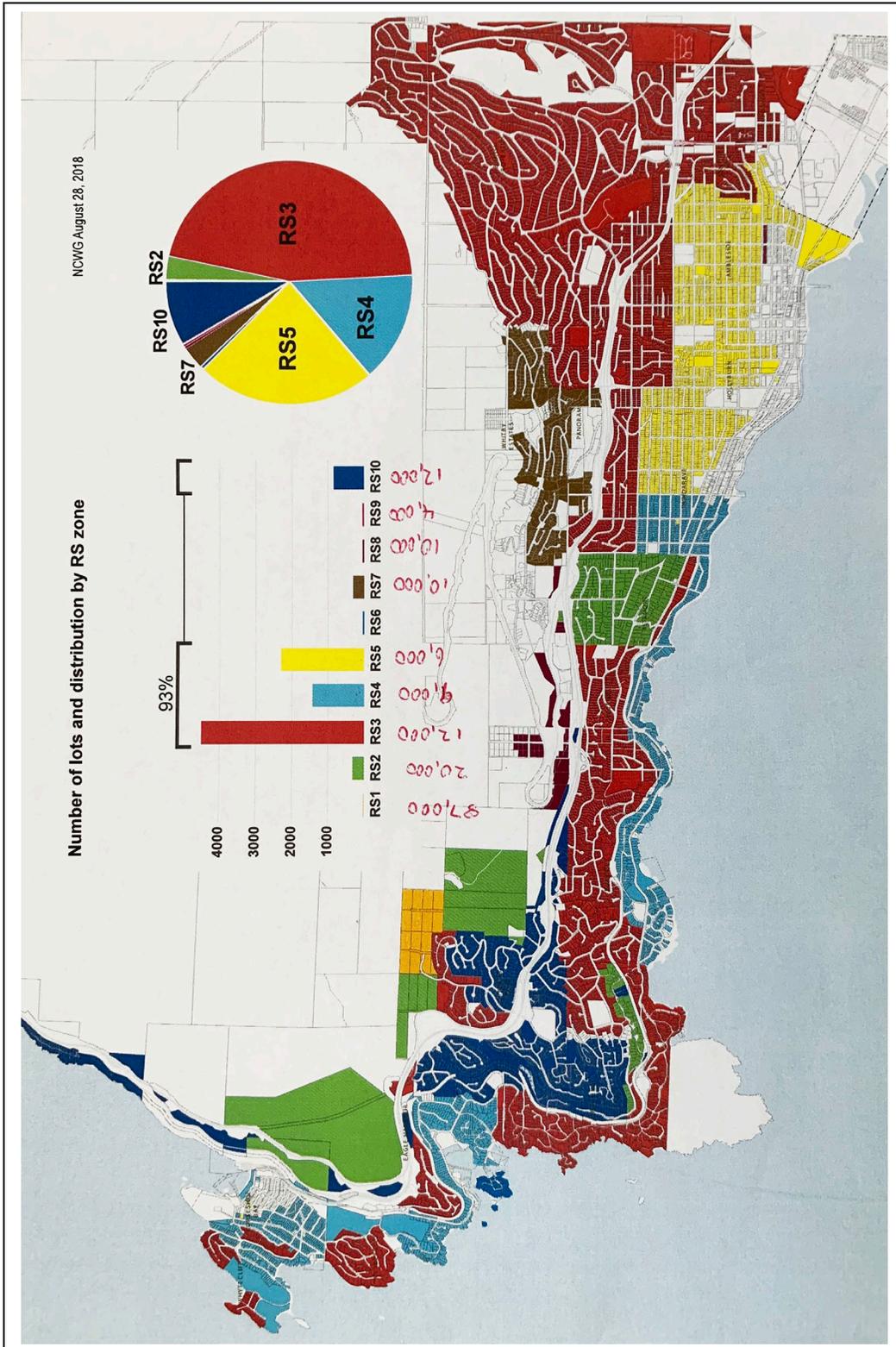
- c) Requiring all Development Permit applications, rezoning applications, and variance applications to include a section demonstrating how the proposed project respects or enhances existing neighbourhood character.

Neighbourhood Character should be factored in from the initial design, so the trade-offs can be weighed by staff and Council with all other factors in the application.

Every street and neighbourhood may have different aspects that are worth considering when change occurs, and those do not have to be the same in every street. Considering Neighbourhood Character means considering whether the proposals maintain or improve the valued qualities of a street, and do not diminish them:

Will the building as proposed fit in the context of the existing neighbourhood, or set a positive direction for a changing neighbourhood? How?

8.0 Zoning Map



9.0 Zoning Overview

WEST VANCOUVER ZONING BYLAW 4662, 2010

Summary of regulations for SINGLE FAMILY Zones

NOTE: THIS CHART IS FOR GENERAL REFERENCE ONLY.

Exact regulations may vary due to lot configuration, watercourses on or adjacent to the site or the presence of covenants, easements or right-of-ways registered against the property. The Zoning Bylaw **MUST ALWAYS** be consulted for exact interpretation and additional information. These figures are METRIC and subject to change.

	RS1	RS2	RS3	RS4	RS5	RS6	RS7	RS8	RS9	RS10
Min. Lot Area (m ²)	8,094m ²	1,858m ²	1,115m ²	836m ²	558m ²	Existing	929m ²	929m ²	371.5m ²	1,115m ²
Min. Lot Width (m)	61m	24.4m	24.4m	22.9m	15.2m	Existing	21.3m	21.3m	10m	24.4m
Min. Flanking Lot Width (m)	n/a	30.4m	29m	26.8m	20.7m	Existing	24.3m	24.3m	16.2m	30.4m
Max. Site depth	4X width	Min 39.6m, 3.5X width	4X width	4X width	4X width	Existing	3x width	3X width	4X width	3.5X width
Density	n/a	n/a	n/a	n/a	n/a	n/a	2.5 units /0.4ha	1.5 units /0.4ha	n/a	n/a
Site Coverage:										
• >885 m ²	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
• 664 to 885 m ²	266m ²	266m ²	266m ²	266m ²	266m ²	266m ²	266m ²	266m ²	266m ²	266m ²
• <664 m ²	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
Floor Area Ratio (FAR):										
• >677 m ²	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35
• 474 to 677 m ²	237m ²	237m ²	237m ²	237m ²	237m ²	237m ²	237m ²	237m ²	237m ²	237m ²
• <474 m ²	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Max Height (m)	7.62m	7.62m	7.62m	7.62m	7.62m	8m	7.62m	7.62m	7.62m	7.62m
Max Storeys (plus bsmt)	2	2	2	2	2	2	2	2	2	2
Highest Building Face (m)	n/a	6.7m	6.7m	6.7m	6.72m	6.7m	6.7m	6.7m	n/a	6.7m
Front Yard Setback (m)	10.7m	9.1m	9.1m	9.1m	7.6m	9m	9.1m	9.1m	7.6m	9.1m
Rear Yard Setback (m)	10.7m	9.1m	9.1m	9.1m	9.1m	9m	9.1m	9.1m	9.1m	9.1m
Side Yard Setbacks:										
• Dwelling <2 full storeys	10.7m	1.52m	1.52m	1.52m	1.52m	1.52m	1.52m	1.52m	1.52m	1.52m
• Dwelling 2 full storeys*	10.7m	10% width, 1.52m min, 3 m max	10% width, 1.52m min to 3m max	10% width, 1.5m min to 3m max	10% width, 1.52m min to 3m max	10% width, 1.52m min to 3m max	10% width, 1.52m min to 3m max	10% width, 1.52m min to 3m max	10% width, 1.52m min to 3m max	10% width, 1.52m min to 3m max
Combined Side Yards:										
• Dwelling <2 full storeys	n/a	20% width, min 4.9m to 12.1m max	20% width, 4.9m min to 12.1m max	20% width, 4.5m min to 12.1m max	20% width, 3m min to 12.1m max	20% width, 3m min to 12.1 m max	20% width, 4.9m to 12.1m	20% width, 3m min to 12.1m max	20% width, 3m min to 12.1m max	20% width, 4.9m min to 12.1m max
• All other dwellings, 2 full storeys*	n/a	25% width, 4.9m min to 18.2m max	25% width, 4.9m min to 18.3m max	25% width, 4.57m min to 18.2m max	25% width, 3m min to 18.2m max	25% width, 4.9m min to 18.2m max	25% width, 4.9m min to 12.1m max	25% width, 6.7m min to 18.2m max	25% width, 3m min to 18.2m max	25% width, 4.9m min to 18.2m max
Corner-flanking Side Yard	10.7m	9.1m	9.1m	9.1m	7.6m	9m	9.1m	9.1m	9.1m	9.1m
Min # off-street parking	1	1	1	1	1	-	2	2	1	1

* Where the upper storey width is greater than two thirds (2/3) the minimum main storey width

10.0 Comparison of FAR for a Variety of Lot Sizes

Comparisons of FAR Alternatives for Sample Sized Lots										
Zones	Lot Area	Current		Recommendation		Alternate		Suite	Coach House	Old 0.45
		FAR	Sq. Ft.	FAR Above Grade		0.35	Above Grade	Bonus	Bonus	
Lot Dimensions			Total 1		Total 1		Total 2			Total
RS5	4,500	0.50	2,250	0.45	2,025	2,250	2,033	350	800	
45 x 100			3,375		3,038		3,050			not app.
RS5	5,100	0.50	2,550	0.43	2,200	2,550	2,233	380	800	
50 x 102			3,825		3,300		3,350			2,295
RS5	6,000	0.43	2,550	0.37	2,200	2,550	2,233	430	800	
50 x 120			3,825		3,300		3,350			2,700
RS5	7,290	0.35	2,550	0.30	2,200	2,550	2,233	500	800	
60 x 121.5			3,825		3,300		3,350			3,281
RS5	7,332	0.35	2,566	0.30	2,200	2,566	2,244	500	800	
60 x 122.2			3,849		3,299		3,366			3,299
RS5	7,500	0.35	2,625	0.30	2,250	2,625	2,283	500	800	
60 x 125			3,938		3,375		3,425			3,375
RS5	8,250	0.35	2,888	0.30	2,475	2,888	2,458	500	800	
66 x 125			4,331		3,713		3,688			3,713
RS5	8,500	0.35	2,975	0.30	2,550	2,975	2,517	500	800	
66 x 128.79			4,463		3,825		3,775			3,825
RS7/8	8,642	0.35	3,025	0.30	2,592	3,025	2,550	500	800	
70 x 123.45			4,537		3,889		3,825			3,889
RS7/8	9,000	0.35	3,150	0.30	2,700	3,150	2,633	500	800	
70 x 128.57			4,725		4,050		3,950			4,050
RS4	9,750	0.35	3,413	0.30	2,925	3,413	2,808	500	800	
75 x 130			5,119		4,388		4,213			4,388
RS3	12,000	0.35	4,200	0.30	3,600	4,200	3,333	500	800	
80 x 150			6,300		5,400		5,000			5,400
RS2	20,000	0.35	7,000	0.30	6,000	7,000	5,200	500	800	
100 x 200			10,500		9,000		7,800			9,000
RS1	90,000	0.35	31,500	0.30	27,000	31,500	21,533	500	800	
200 x 450			47,250		40,500		32,300			40,500
Headings:-			Total 1	Includes fully exempt basen		Total 2	0.35 + 800 Bsmt Exemption			
Red numbers reflect fixed FAR sq. ft. values transitioning from 0.50 to 0.35 currently and for the Recommendation from 0.35 to 0.30										
Boxed Lot Areas reflect transition from Fixed to Variable FAR calculations for Current and Recommended Option										
Suite bonus above FAR		350.00	base plus an incremental		0.30	to a maximum of		500		
Coach House bonus of					800					

11.0 The math behind the numbers

BACKGROUND:

The current bylaw regarding buildable area for different lot sizes works like this:

Lot Size (sq. ft.)	Buildable
> 7285	0.35 of Lot Area
5100 - 7285	2550 Sq. ft. .35 x 7285 = 2550 .5 x 5100 = 2550
< 5100	0.5 of Lot Area

The NCWG Recommendation reduces the larger lot FAR from .35 to .30, which has this effect if we keep the same transition point from calculated FAR to fixed buildable area (lots of 7285 sq. ft.):

Lot Size (sq. ft.)	Buildable
> 7285	0.3 of Lot Area
4500 - 7285	2200 Sq. ft. .3 x 7285 = 2185.5 (rounded up to 2200) .5 x 4500 = 2250 (rounded down to 2200)
< 4500	0.5 of Lot Area

For more accurate math and a cleaner transition from calculated FAR to fixed buildable area, the transition point should change from the current lot size of 7285 to 7333 sq. ft.:

Lot Size (sq. ft.)	Buildable
> 7333	0.3 of Lot Area
4400 - 7333	2200 Sq. ft. .3 x 7333 = 2200 .5 x 4400 = 2200
< 4400	0.5 of Lot Area

For the sake of simplicity and comparison with the current regulations, this report has chosen to keep the transition point the same (7285 sq. ft. lots) and round the other numbers to accommodate that; if the NCWG recommendation is adopted, the bylaw writers may choose a different method, or perhaps even a different transition point in their effort to meet the intent of the recommendations.