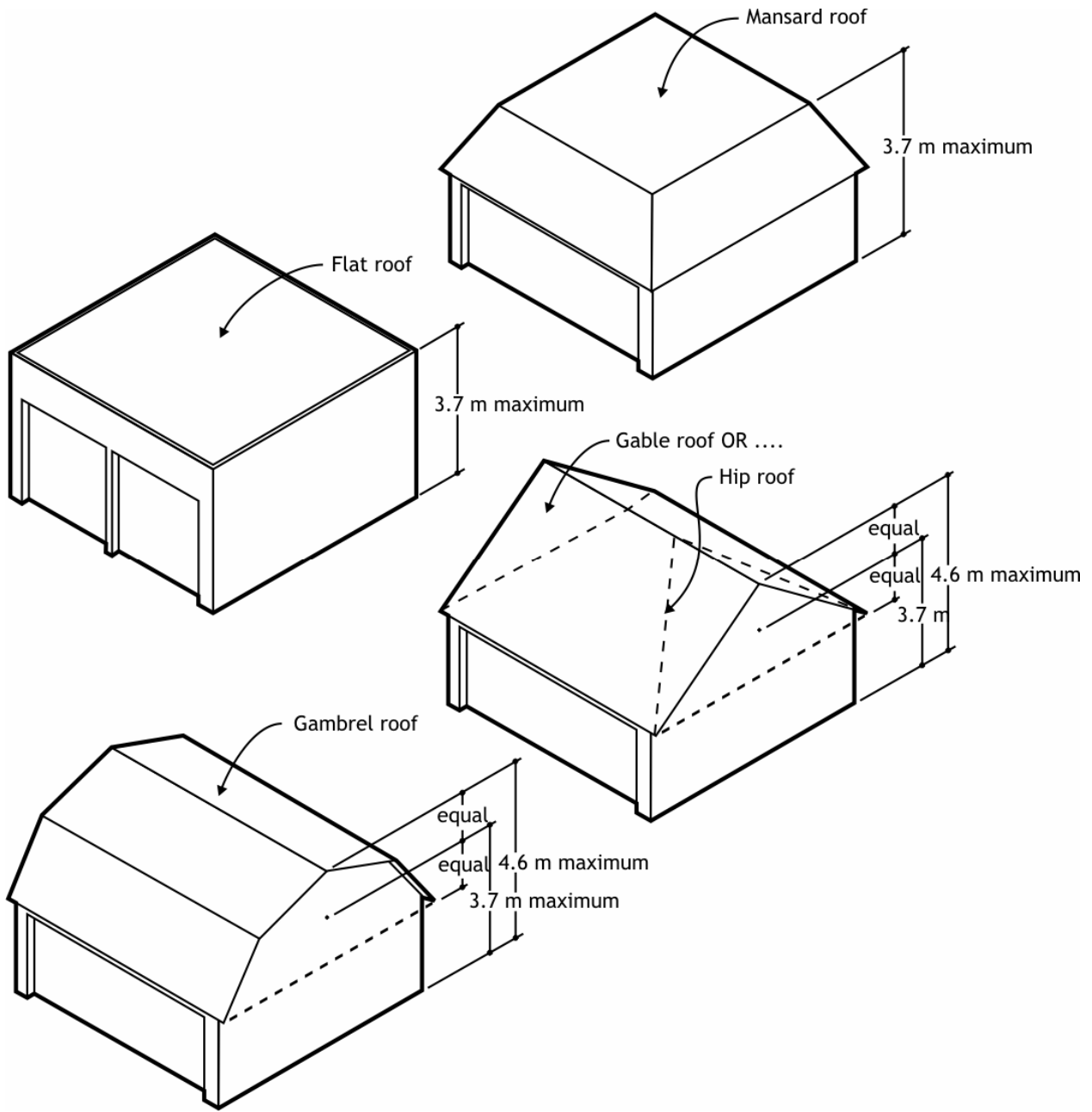
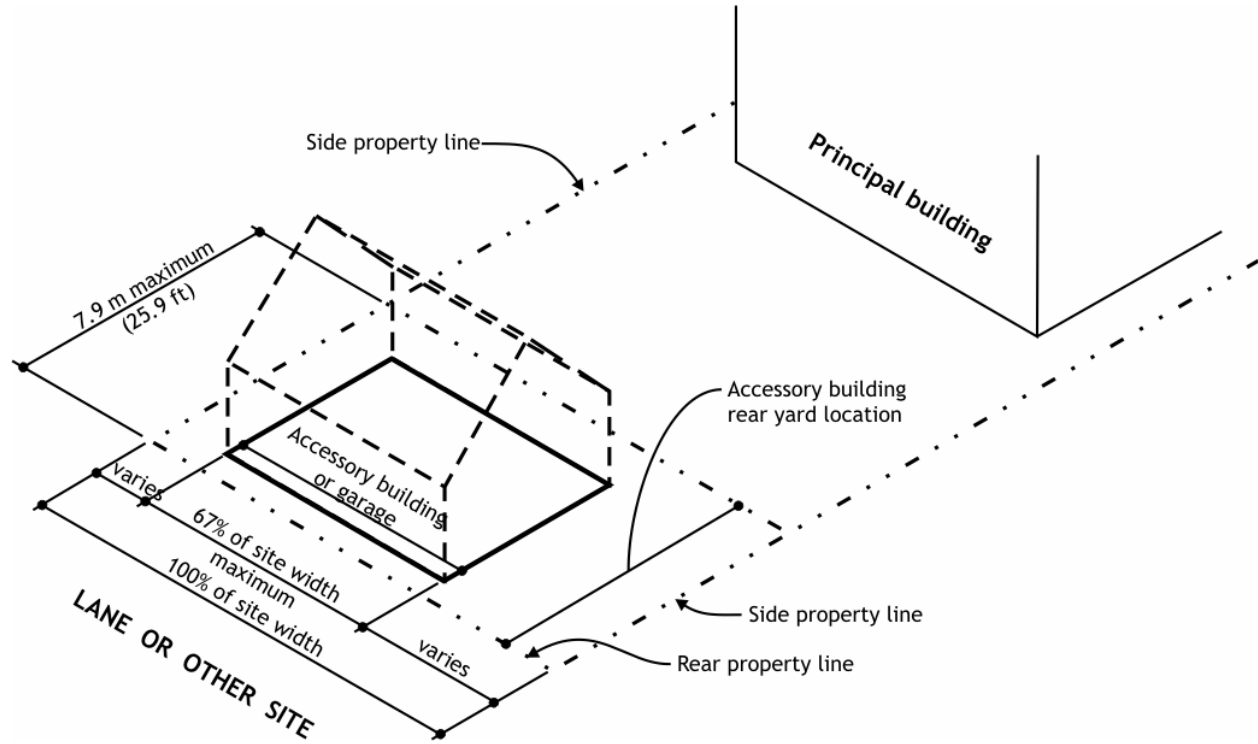


2.2.A (a)



Note: Roof form controls under District Schedule 4.17.6 are not mandatory for accessory buildings within 7.9 m of the rear property line.

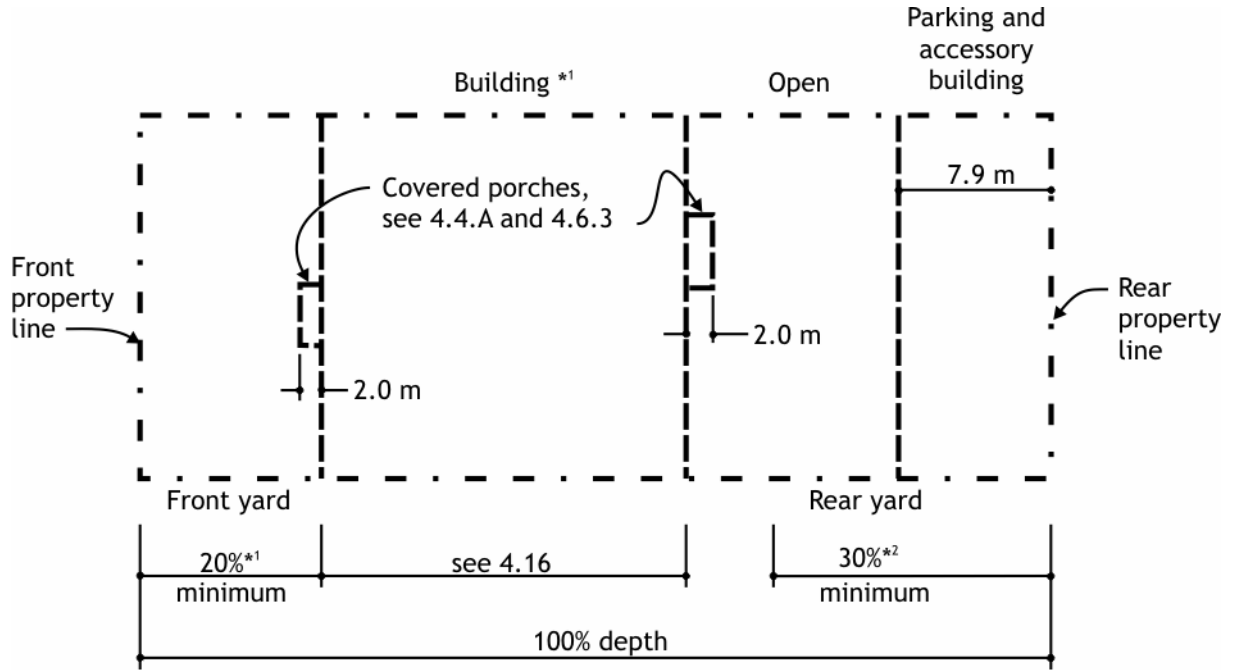
2.2.A (b)(i)
2.2.A (d)



Note:

1. Roof form may vary.

4.4 Front Yard
 4.6 Rear Yard



*1 see 4.4.1 (a)(b)(c)

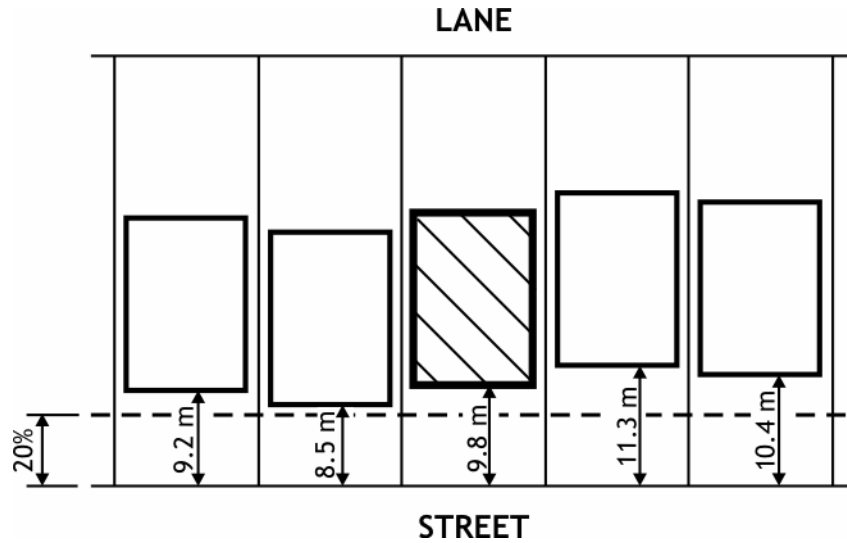
*2 see 4.6

Covered porches are permitted to extend to 1.8 m into the required front yard for up to 30 percent of the building width (see 4.4.1 (d)).

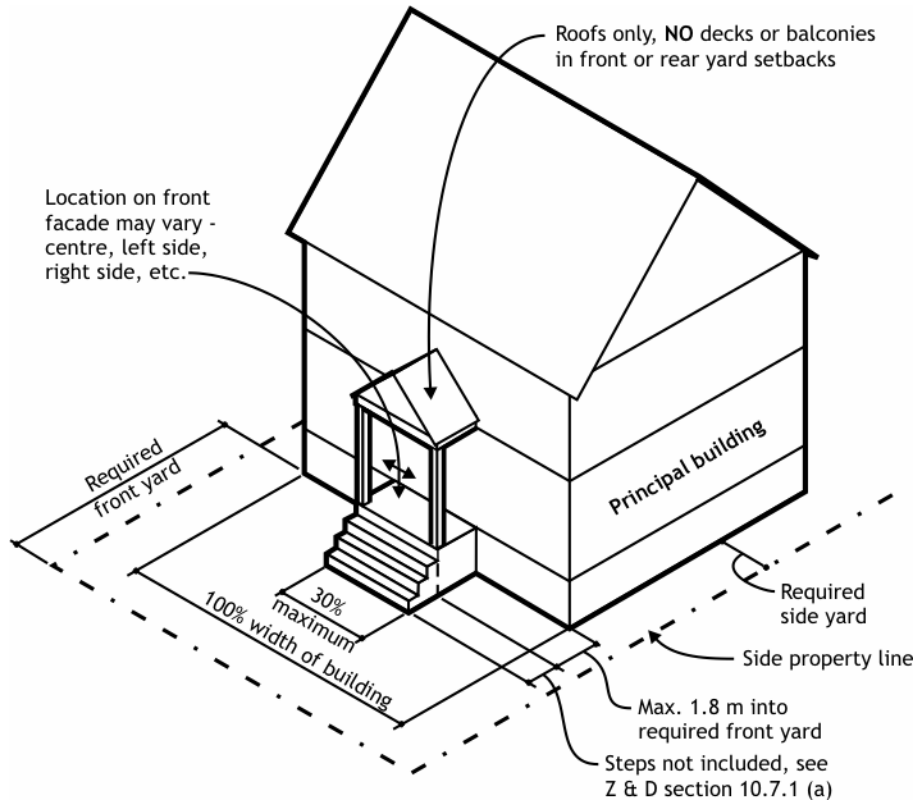
Parking and accessory structures (garages and storage sheds) must usually be located within 7.9 m of the ultimate rear property line (refer to Section 2.2.A, and, to Section 4.6.1 of the Parking By-law). The word "ultimate" refers to the line where the property line would be after any future required lane widening to achieve a standard 6.1 m wide lane.

Front Yard Averaging (Section 4.4.1)

Where the average front yard depth of the two adjacent houses on each side of a site is more than the required 20 percent depth by at least 1.5 m, or is less than 20 percent depth, the minimum depth of front yard to be provided will be that average (refer to conditions in By-law).



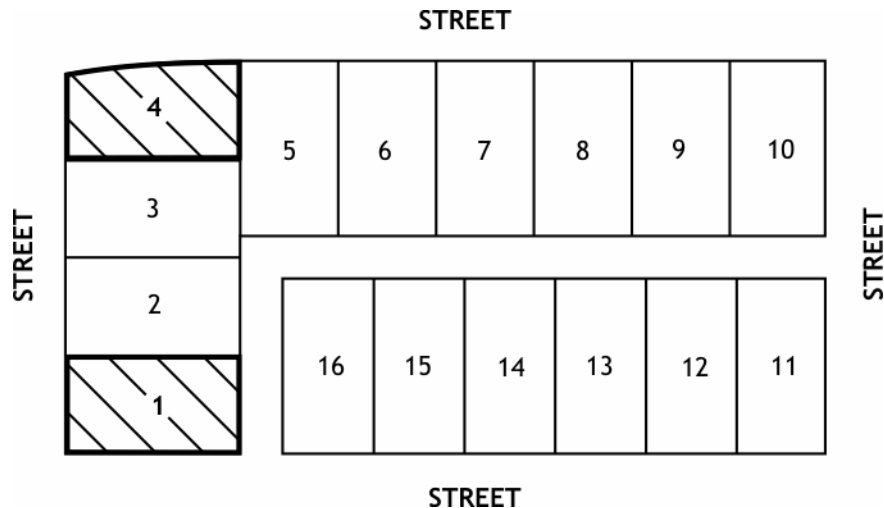
4.4.1 Covered Porches Projecting into Front Yards



4.5.3 Corner Flanking Lots

(Section 11.1 of the Zoning and Development By-law)

Certain special provisions apply to corner flanking lots. The term “corner flanking lot” refers to a lot on a corner whose rear yard flanks the front yard of the lot behind. Lots 1 and 4 on the accompanying illustration are both corner flanking lots.



4.7.1 Floor Space Ratio

Floor space ratio means the figure obtained when the area of the floors of the building on a site is divided by the area of the site.

On each site, total maximum floor space ratio (FSR) is:

- 4.7.1) For a renovation or addition or for a new Single-Family Dwelling, Two-Family Dwelling, Multiple Conversion Dwelling, or Special Needs Residential Facility-Class A, NOT being designed according to the RS-7 Section 8, Landscaping Design Guidelines, 0.60 x site area. Where the proposal is being designed according to the RS-7 Section 8, Landscaping Design Guidelines, 0.64 x site area.

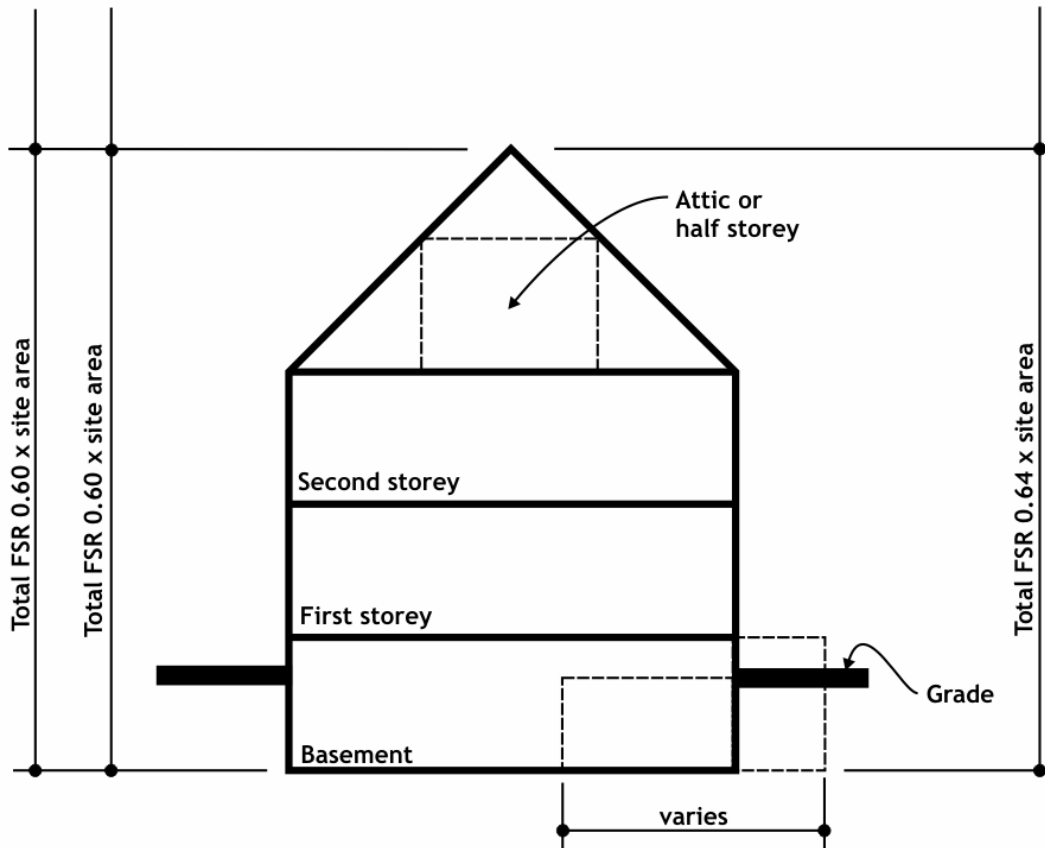
Discussion: 4.7.1 allows FSR similar to the RS-1 District Schedule for the retention/renovation/addition of existing houses without the use of Design Guidelines Section 8, Landscaping. 4.7.1 provides a floor area incentive of 0.04% x site area to encourage design in accordance with the RS-7 Design Guidelines Landscaping Guidelines Section 8. The FSR exclusion under Sections 4.7.4(i) also gives some added flexibility to this FSR creating habitable space.

**4.7.1
Outright Applications**

**4.7.1
Conditional Applications***

outright
for new
houses outright
renovations/
additions

guideline application
for new or major
additions/renovations



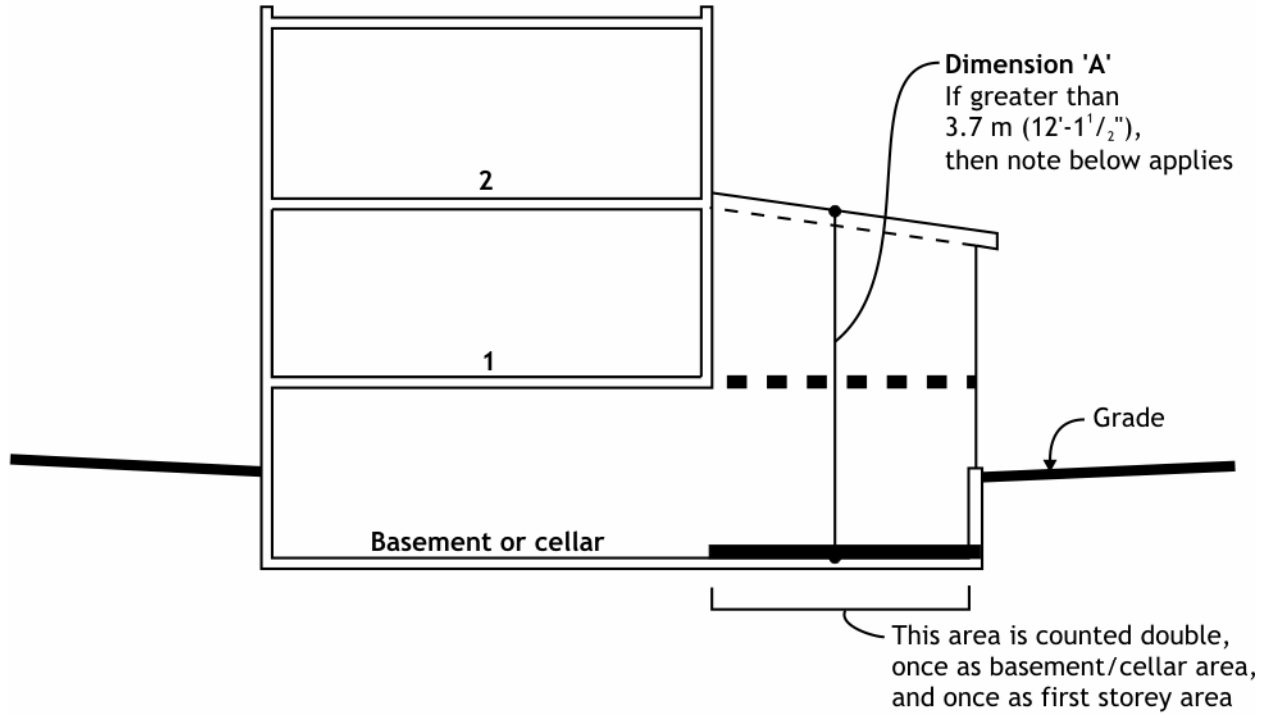
* complies with RS-7 Section 8 Landscaping Guidelines

DIAGRAMMATIC SECTION

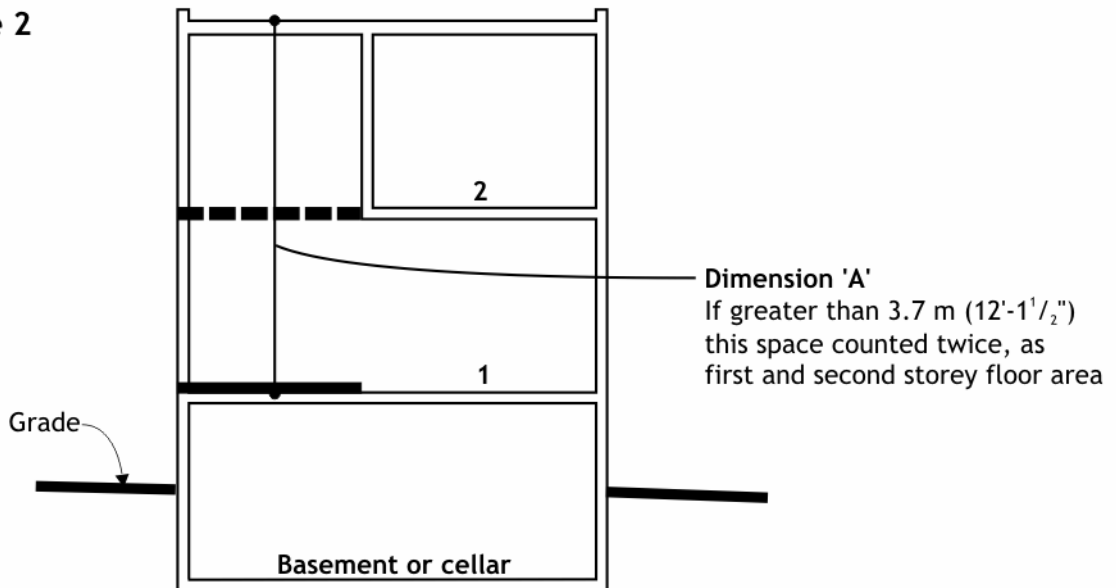
Note: On lots >10,000 sq. ft., Multiple Dwellings, Infill, and developments with two or more principal buildings are conditionally permitted 0.75 FSR.

4.7.3 (c)

Example 1

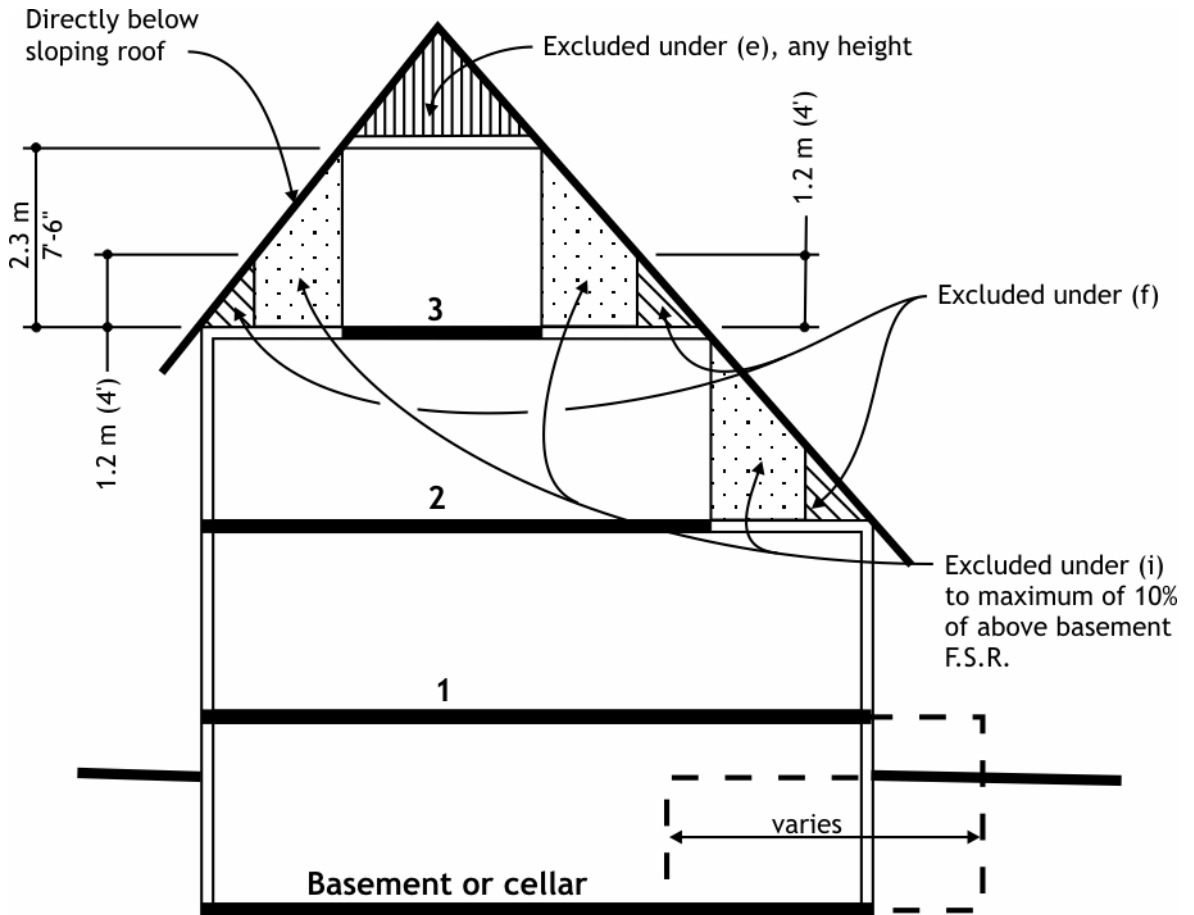


Example 2



4.7.4 (e) and (i): FSR Exclusions

Diagrammatic cross-section of example house illustrating floor areas generally subject to exclusion from floor space ratio (FSR) calculations:



Diagrammatic Section

Note: For the purposes of illustrative clarity, FSR excluded portions are shown as volumes in the diagrammatic section above. However, all FSR calculations are based upon floor areas.

4.8 Site Coverage and Impermeability

Site coverage is the maximum area permitted to be covered by buildings, calculated as a percentage of the total area of a site.

The maximum site coverage permitted is 40% of the site area. This figure includes all principal and accessory buildings on a site and covered porches but excludes steps, eaves, balconies and rooftop sundecks.

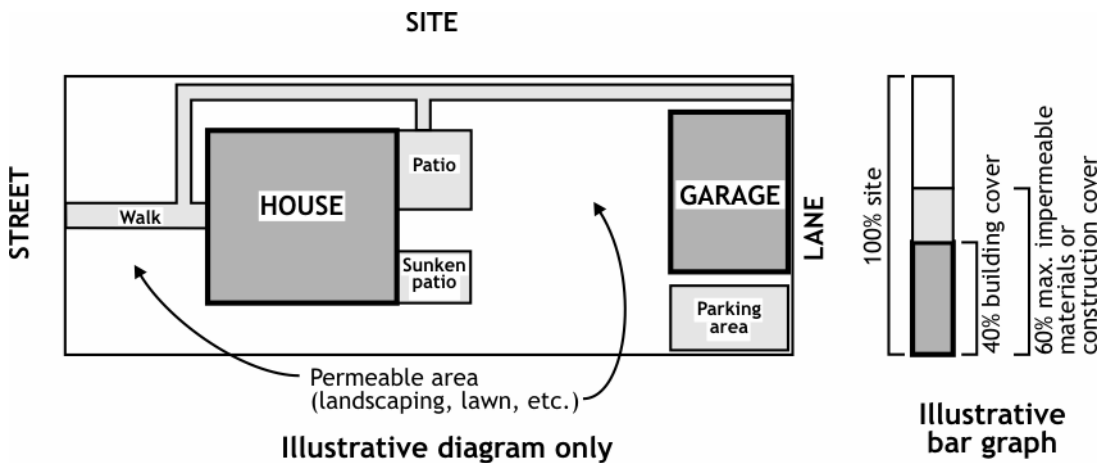
Building Site Coverage Example:

The site area of a **10.058 x 37.186 m** (33' x 122') lot is **347.017 m²** (4,026 sq. ft.)

Therefore, the maximum area permitted to be covered by buildings (dwelling, garage, carport, etc.) is **40% x 347.017 m²** (4,026 sq. ft.) = **138.807 m²** (1,516.4 sq. ft.).

4.8.4, 4.8.5 Impermeability Materials Site Coverage Example:

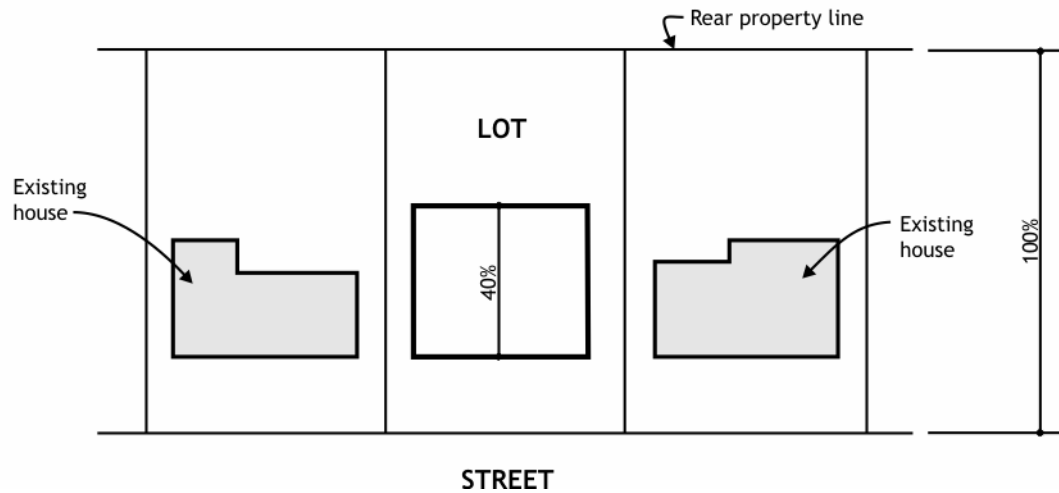
Impermeable materials and construction do not allow (rain) water to enter the ground directly. These sections regulate the maximum area of impermeable materials permitted as a percent of the total site area. Excessive paving of sites often results in loss of landscaping, increased impacts of rain water run-off on city sewers, and flooding. Impermeable materials include the area of all buildings plus all other paved or impermeable surfaces such as paved driveways, walks, patios, sun decks, pools, other paved surfaces, etc.



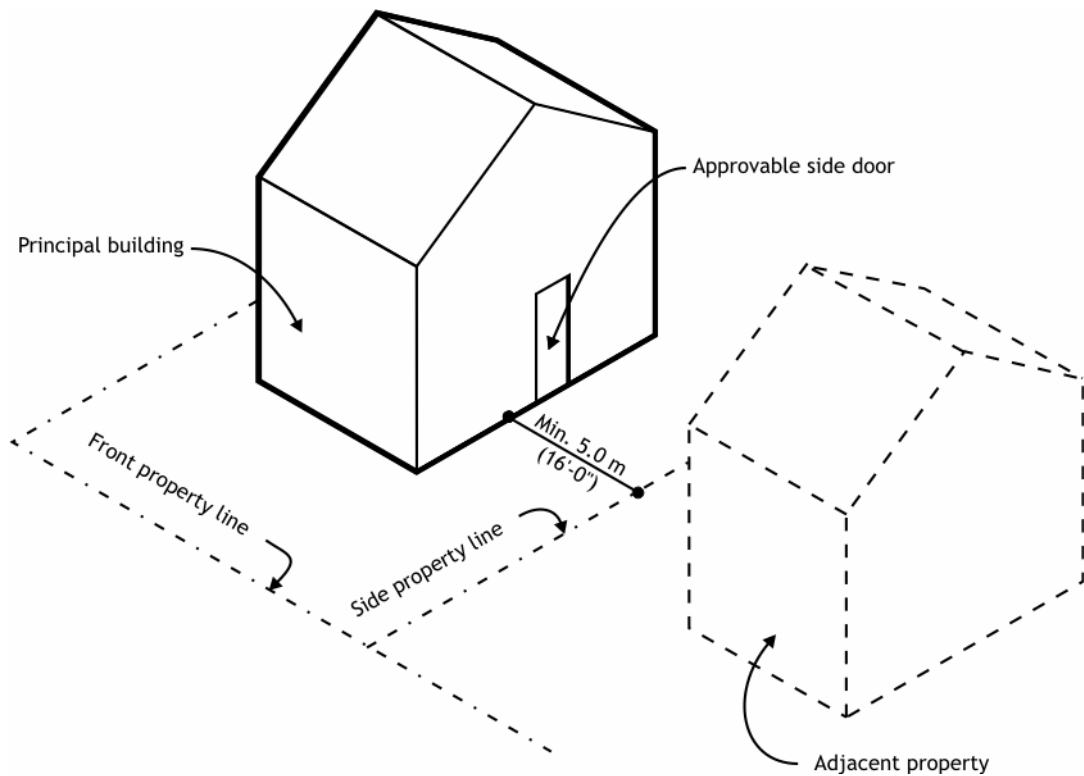
4.16 Building depth

For Single-Family Dwellings, Two-Family Dwellings, and Multiple Conversion Dwellings, the building depth is the maximum allowable dimension expressed as a percent of the site depth.

Typical situation



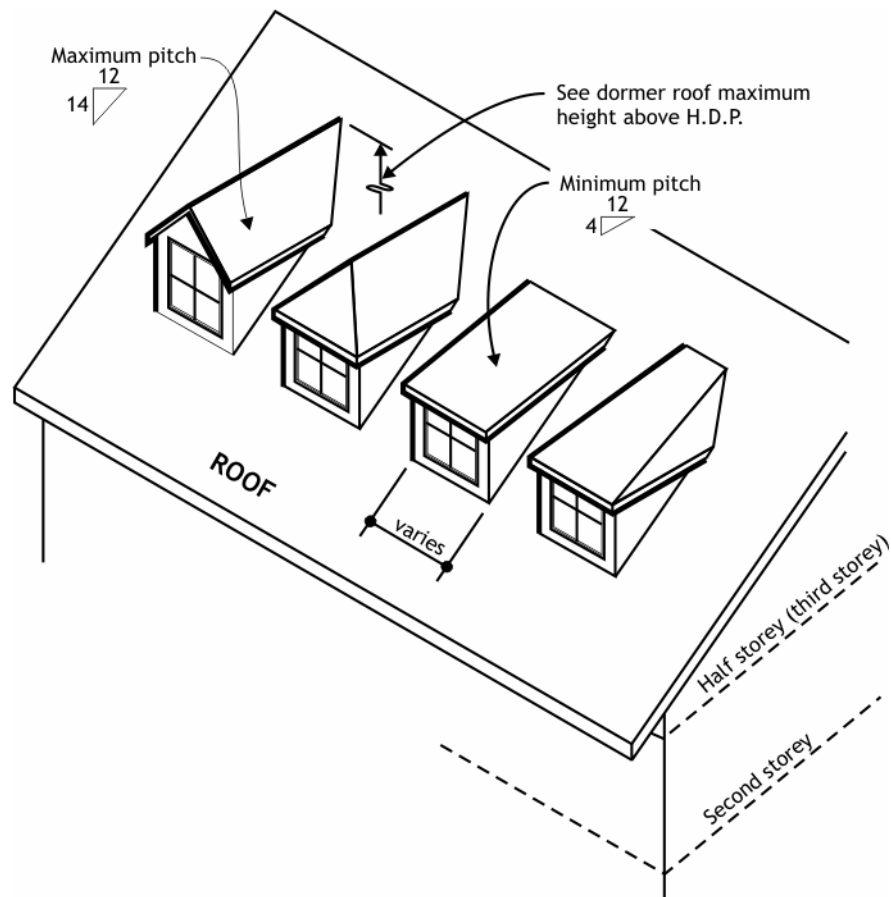
4.17.3 Side Entrance



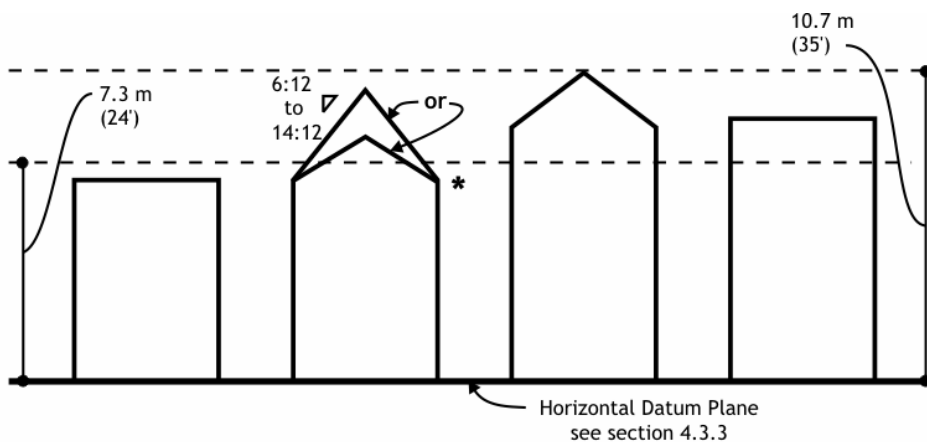
4.17.6 Roof Form

(see also Section 4.3 Height)

- (a) Diagrammatic examples of dormer forms (all approvable for use above second storey)



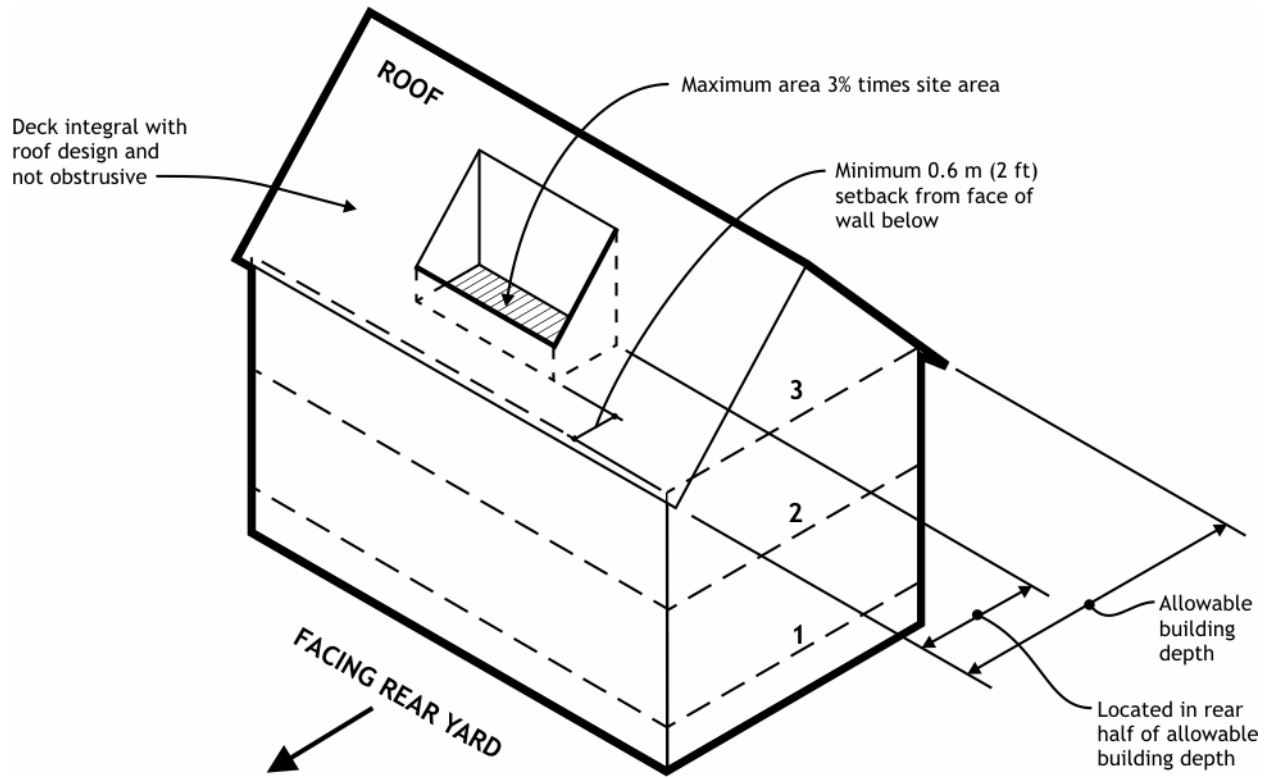
- (b) Diagrammatic examples, front view of house



- | | | | |
|------------|---|----------------------|-----------------|
| APPROVABLE | APPROVABLE * | NOT APPROVABLE | NOT APPROVABLE |
| | * | slope roof springs | less than |
| | * The roof spring-point may not be greater than 0.6 m | from above | 7:12 roof pitch |
| | above the floor level of the half storey or attic above | 7.3 m (24 ft) height | |
| | the second storey. | | |

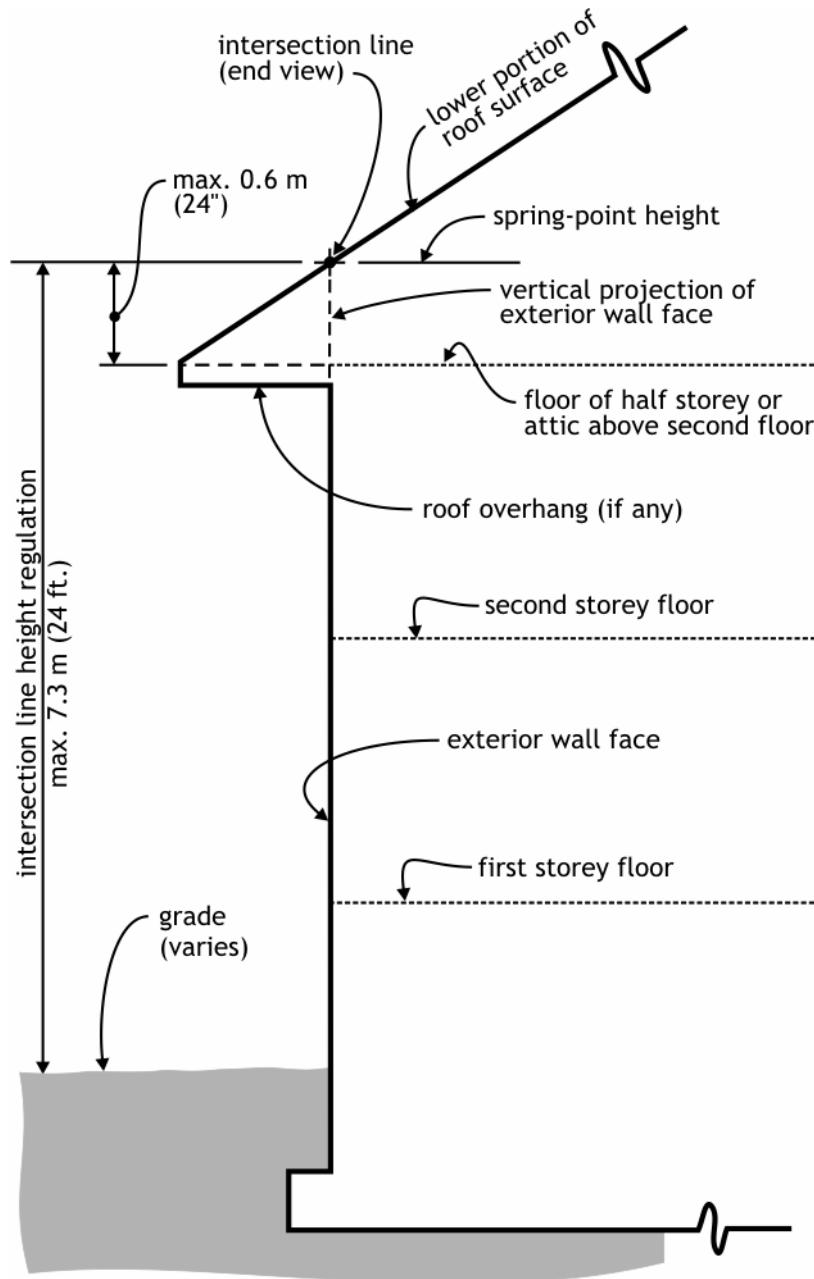
NOTE: Roof ridges may be oriented in any direction (e.g. parallel to front street, perpendicular to front street, other)

4.17.8 Roof Decks



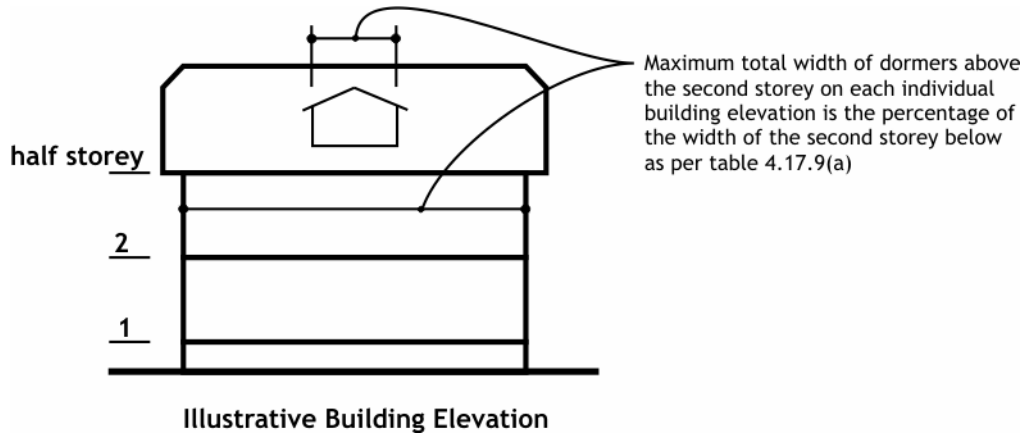
4.17.6 (b) Roof Spring-point Definition

This section regulates roof form and sets a maximum height above grade from which a roof (except dormer roofs) may spring. For the purposes of this section, the diagrammatic wall cross-section below illustrates the location of the roof/interior wall intersection line:

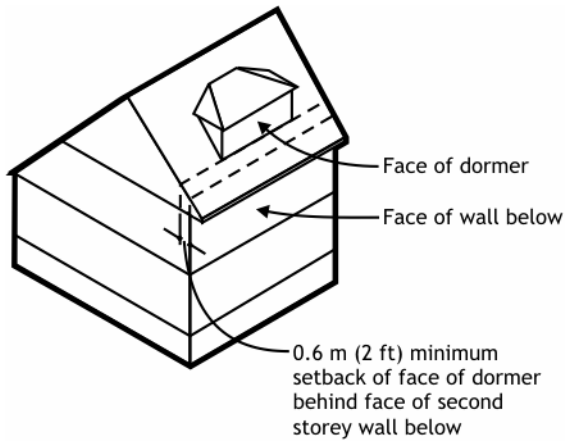


Diagrammatic Section
Illustrative only Not to scale

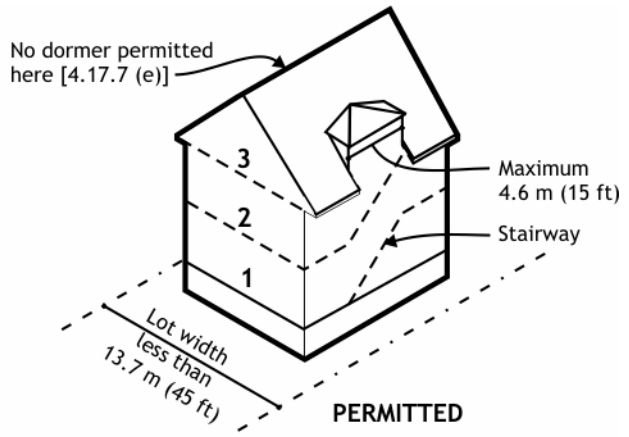
4.17.9 Dormers



4.17.9 (b)

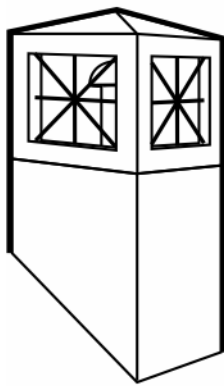


4.17.9 (c)

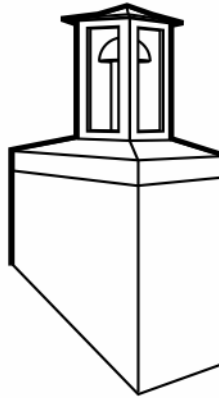


Required Dormer Setback
illustrative isometric

4.17.30 Chimney Vent Enclosure

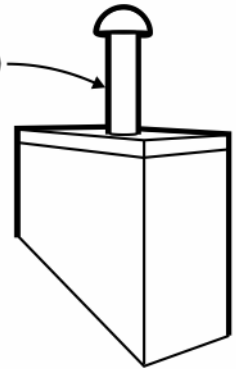


APPROVABLE



APPROVABLE

Gas vent or flue
(furnace, hot
water heater,
fireplace, etc.)



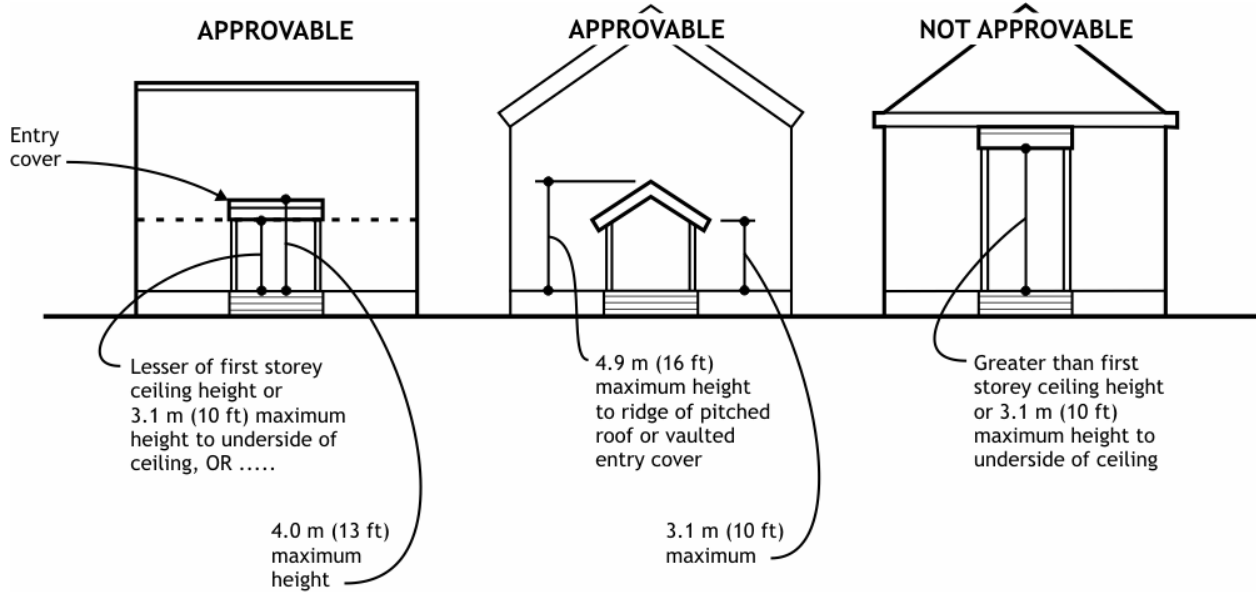
NOT APPROVABLE

Illustrative views

Note: Sample examples only; other designs may be approvable

4.17.31 Covered Entry Heights

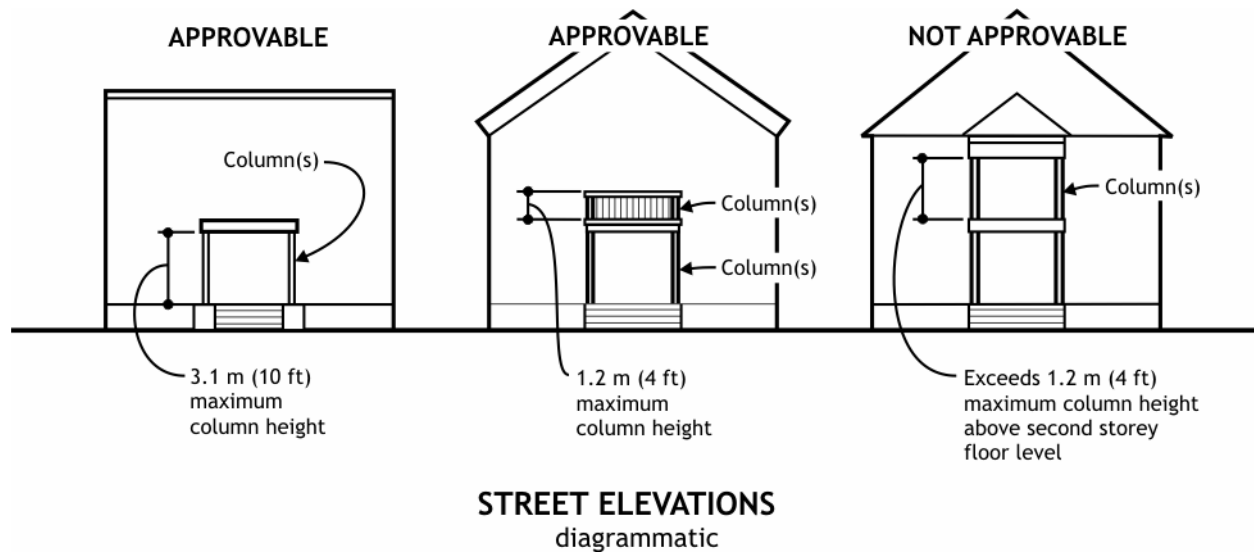
Illustrative diagrammatic examples only (entries need not be centred on building facade)



STREET ELEVATIONS
diagrammatic

4.17.32 Use of Columns, etc.

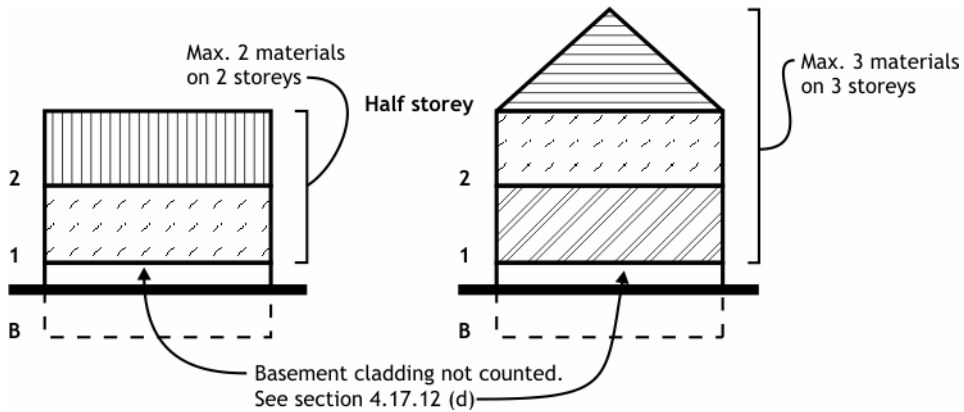
Illustrative diagrammatic examples only (entries need not be centred on building facade)



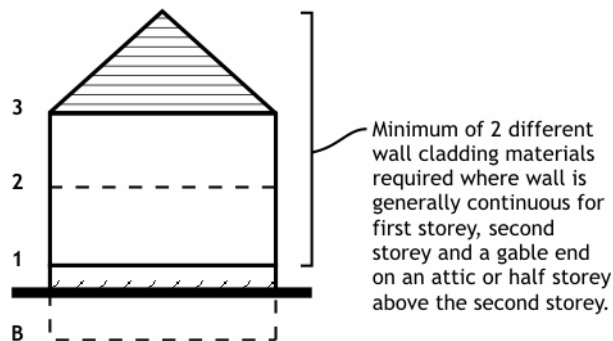
4.17.34 Exterior Materials

Diagrammatic building elevations;

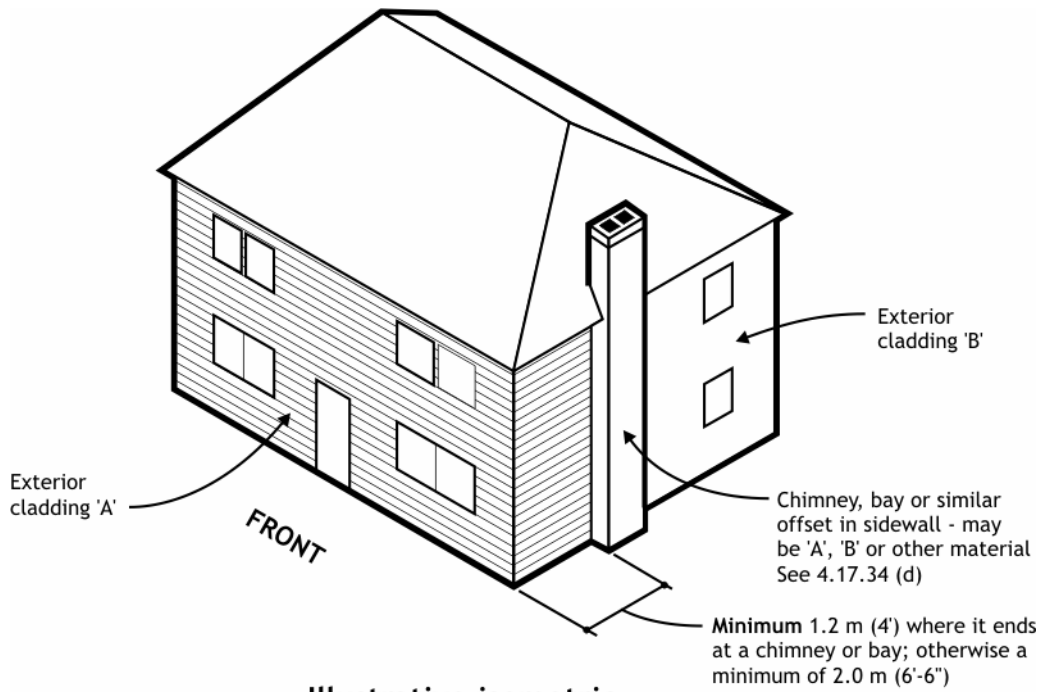
4.17.34 (c)



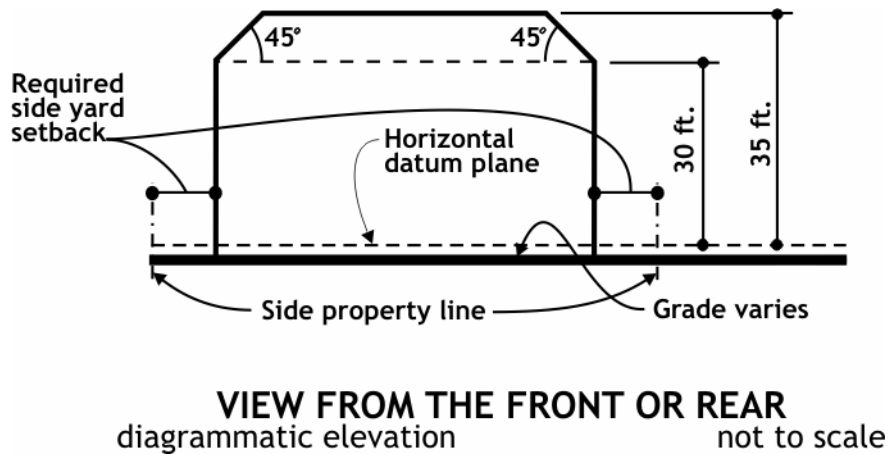
4.17.34 (d)



4.17.34 (f)

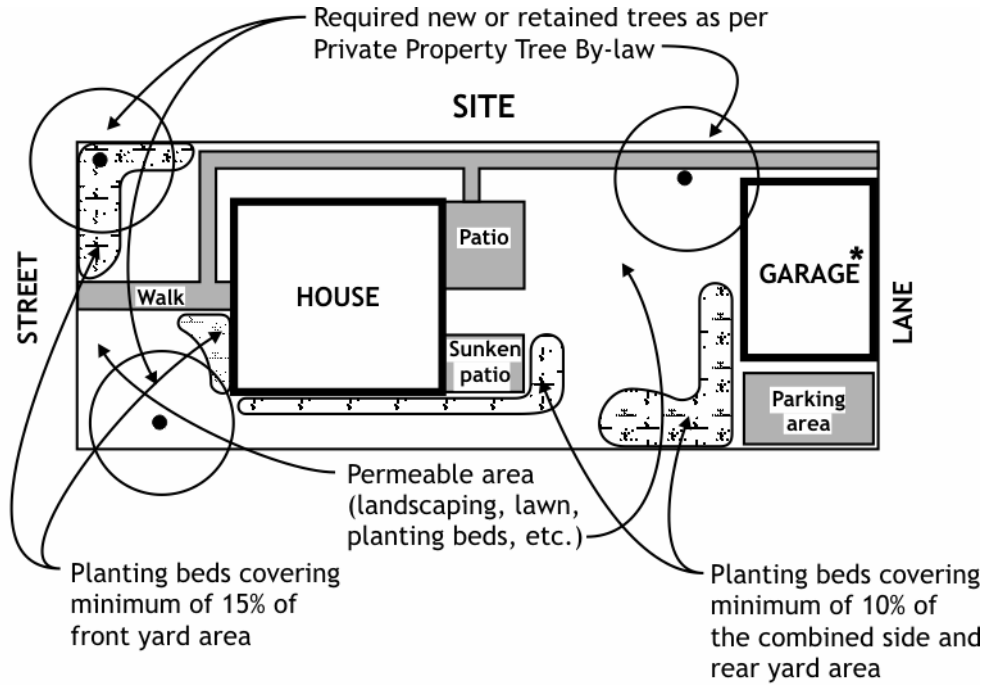


4.3.1 Height Envelope*



* This represents the vertical area within which a building may be built. It does not necessarily represent the size or shape of a building.

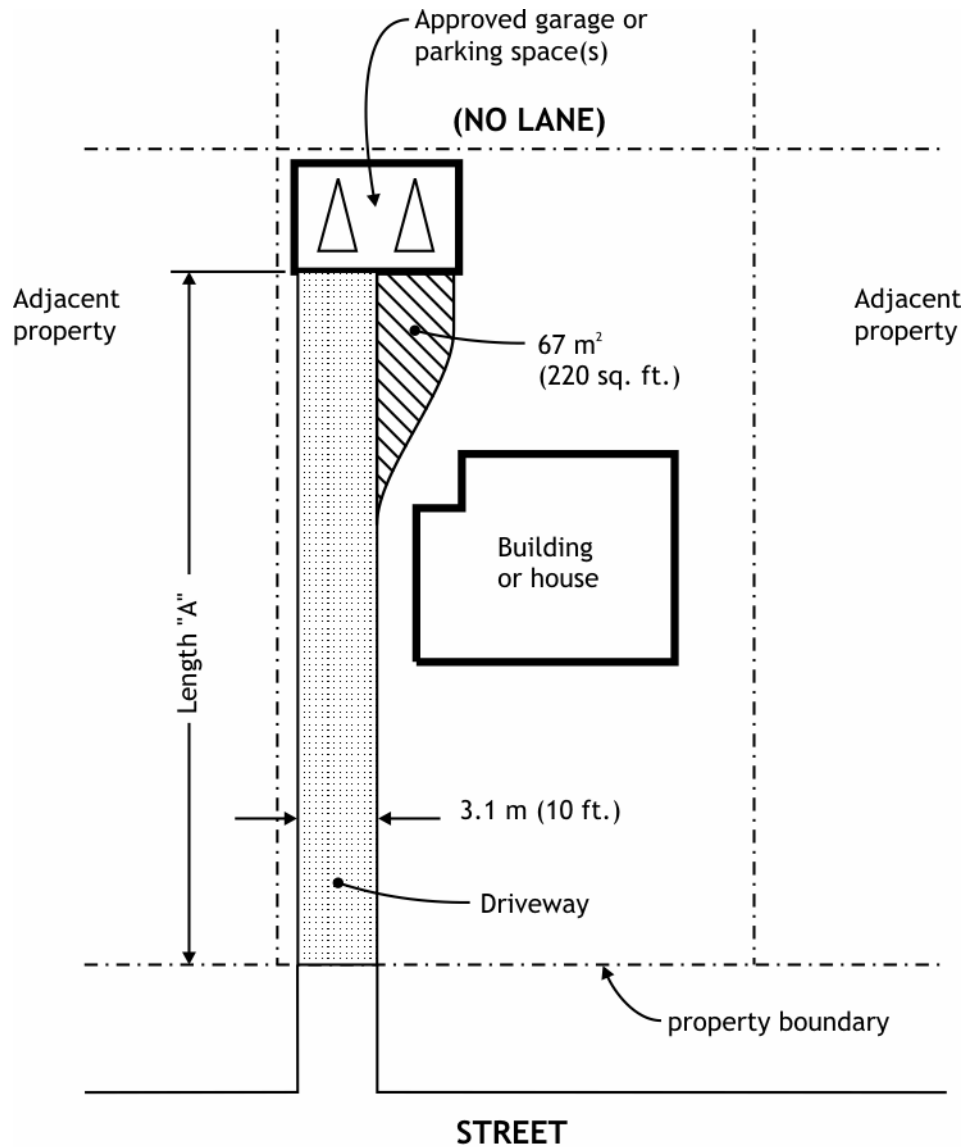
Landscaping: See RS-7 Design Guidelines; Section 8
Illustrative site plan: example only



Illustrative diagram only

* **Note:** deduct floor area of garage or accessory building from total area of rear yard and side yards before making 10% planting bed calculation

4.8.4 Impermeability

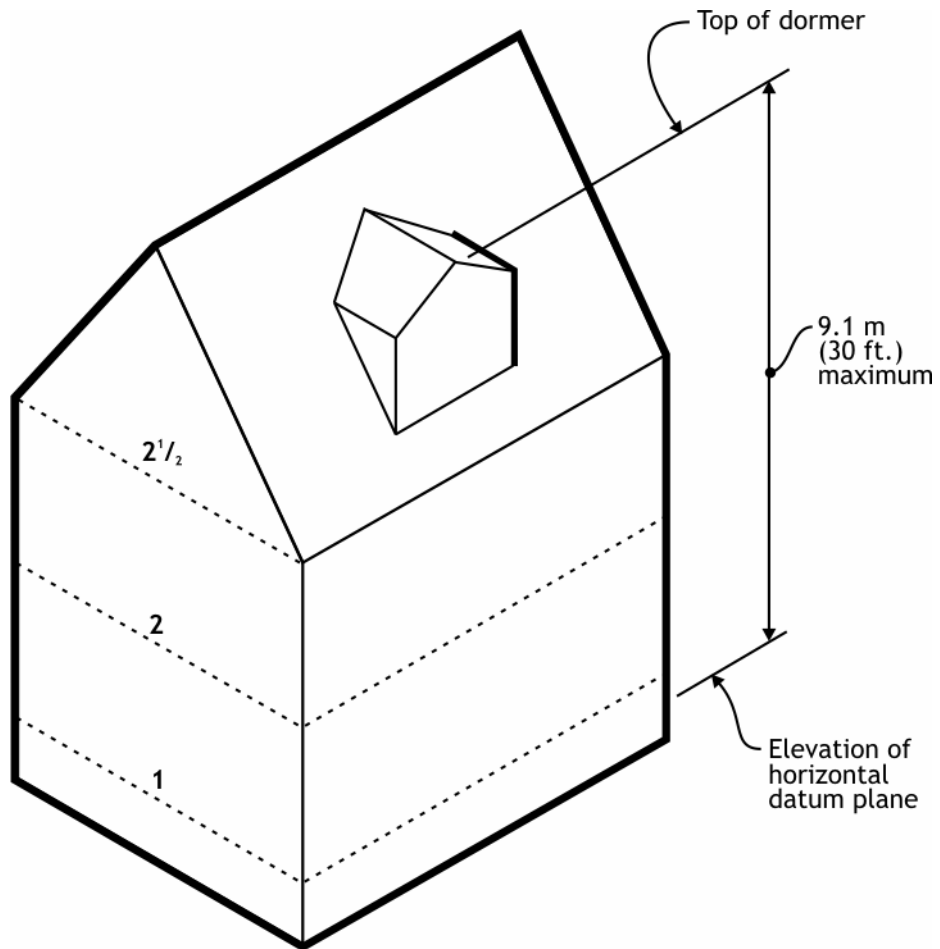


ILLUSTRATIVE PLAN
not to scale

Where developed secondary means of access (such as a lane, easement, corner lot, etc.) is not available, the following may be excluded from the area of regulated impermeable materials:

- (i) length "A" times 3.1 m, and
- (ii) 67 m² for manoeuvring to each parking space after the first.

4.17.6 (a) Maximum Dormer Roof Height



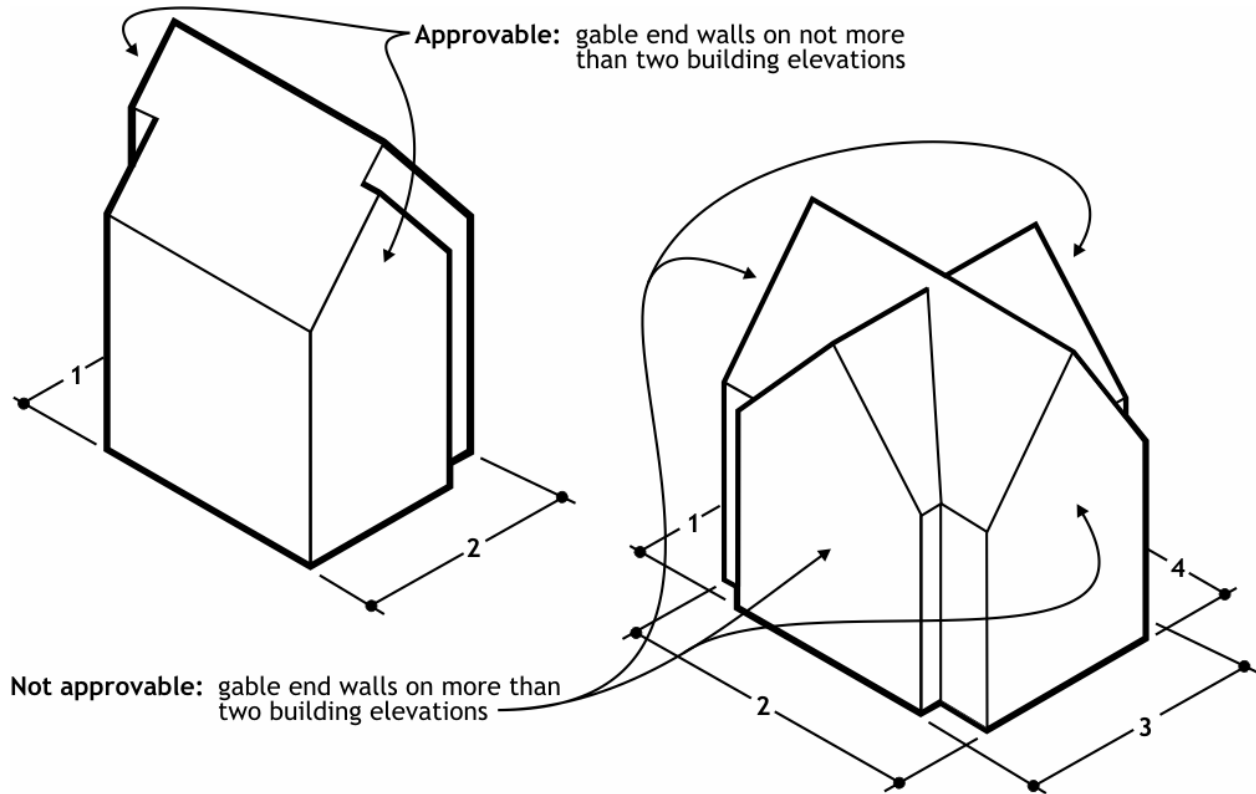
ILLUSTRATIVE ISOMETRIC

Note 1: See also District Schedule 5.4.1, 5.5.1.

Note 2: See Dormer Height exception in District Schedule Section 4.17.9 (c)

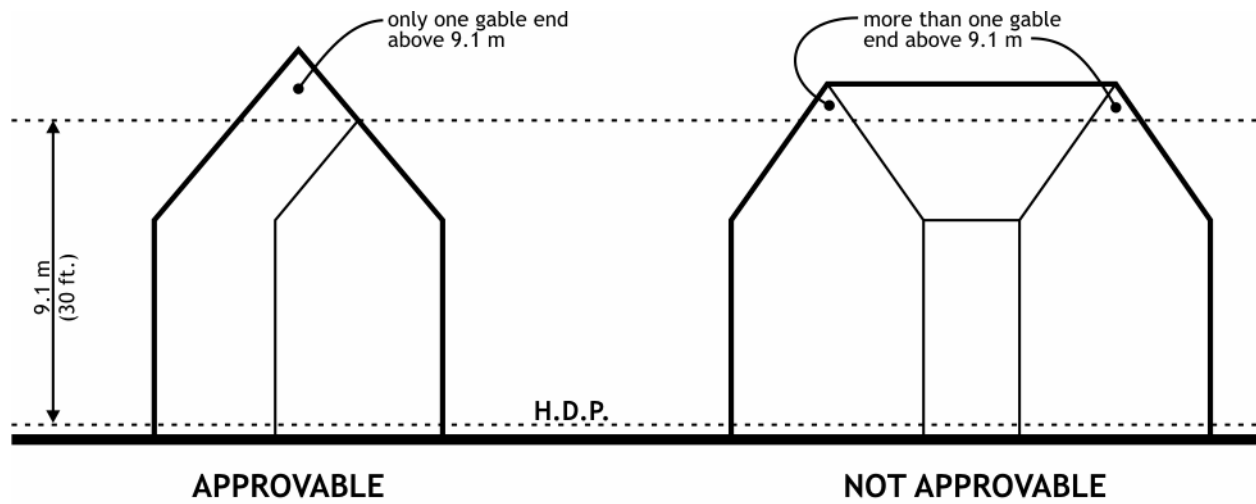
4.17.10 Gable Ends

(a)



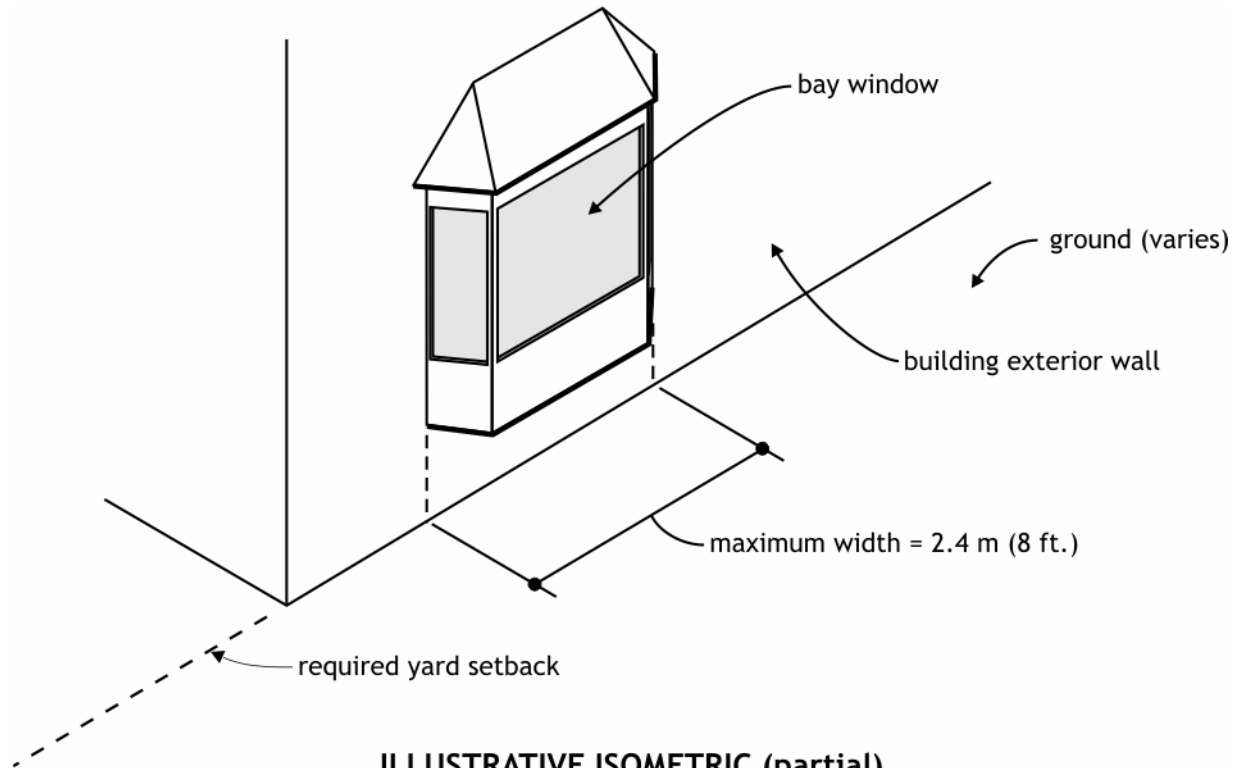
ILLUSTRATIVE BUILDING ISOMETRICS

(b)

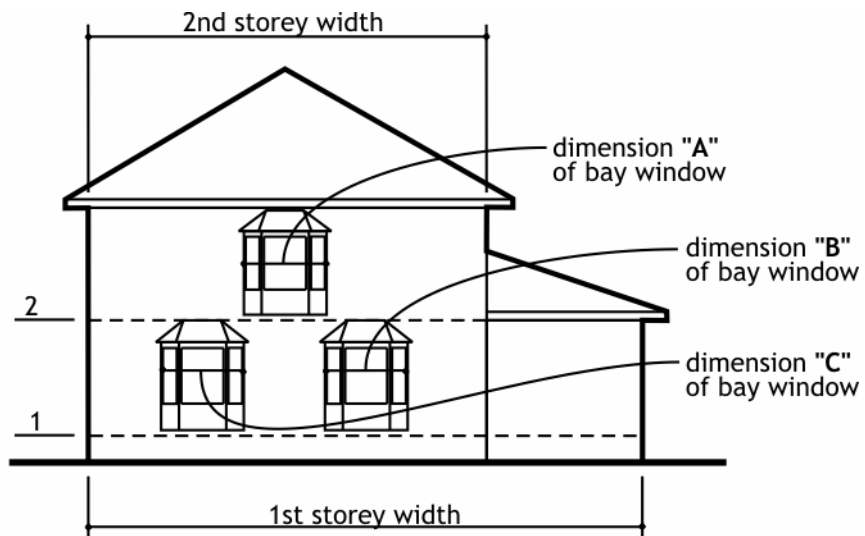


ILLUSTRATIVE BUILDING ELEVATIONS

4.17.11 Bay Windows



ILLUSTRATIVE ISOMETRIC (partial)



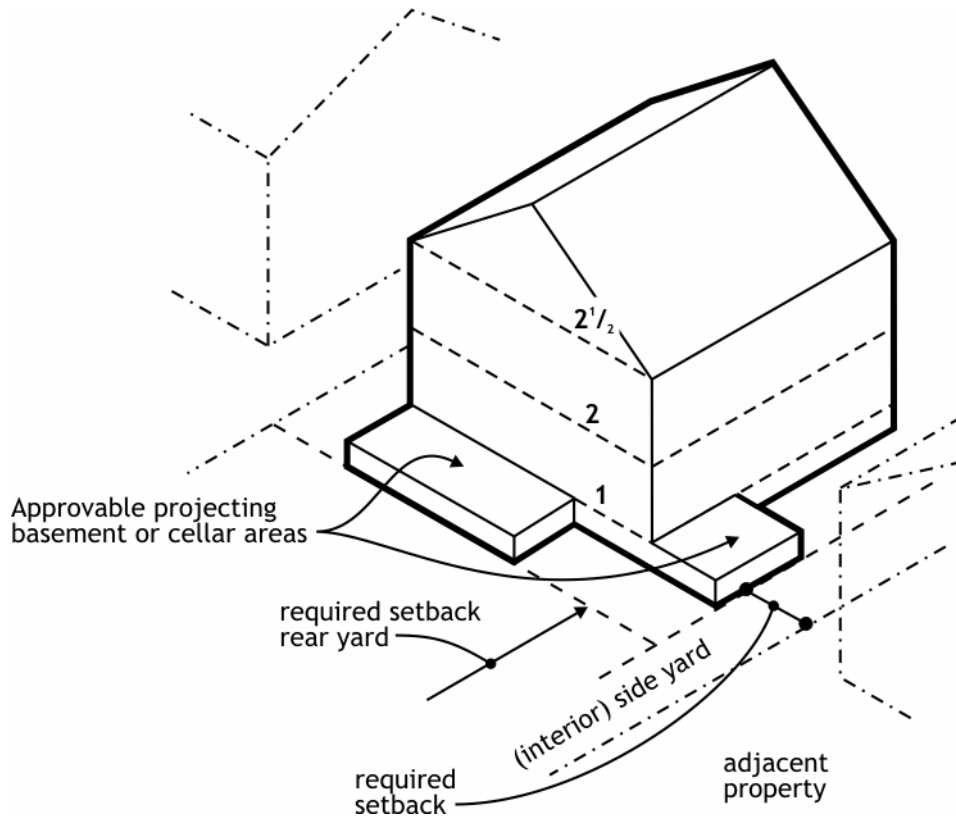
Second storey: dimension "A" shall not exceed 25% of the second storey width
First storey: dimension "B" plus "C" shall not exceed 25% of the first storey width

ILLUSTRATIVE BUILDING ELEVATION

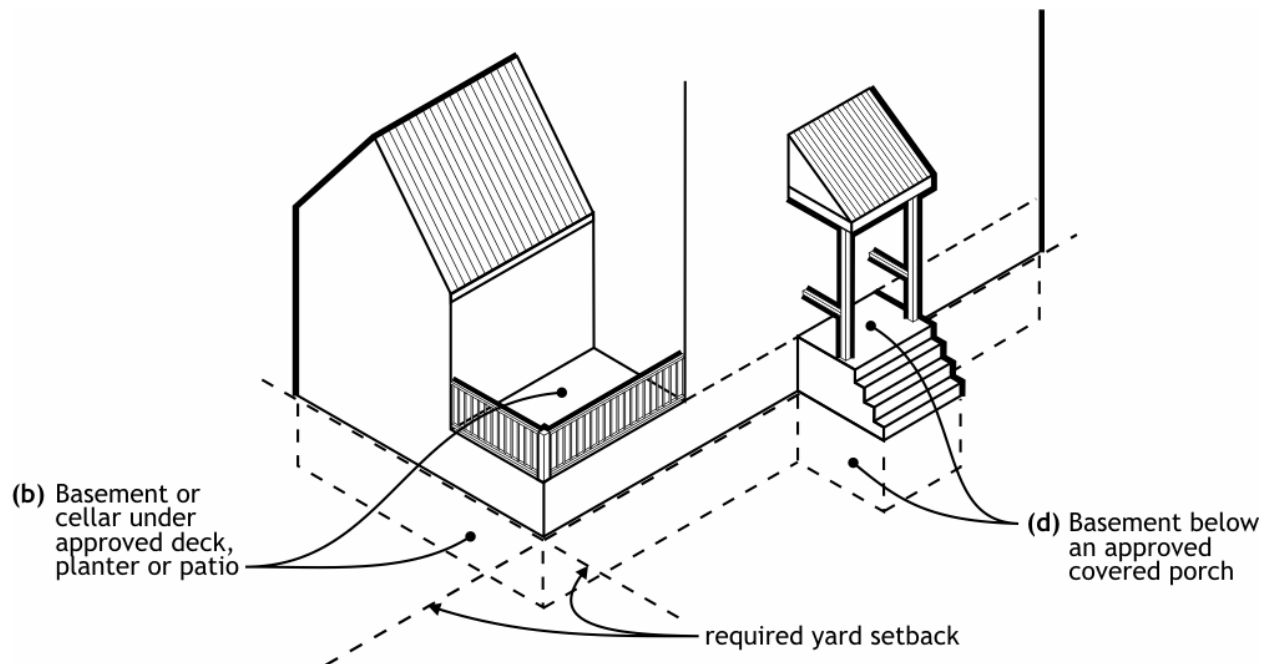
Note: 4.17.12 only applies to bay windows which project into required yards.

4.17.12 Basement or Cellar Projections

(a)

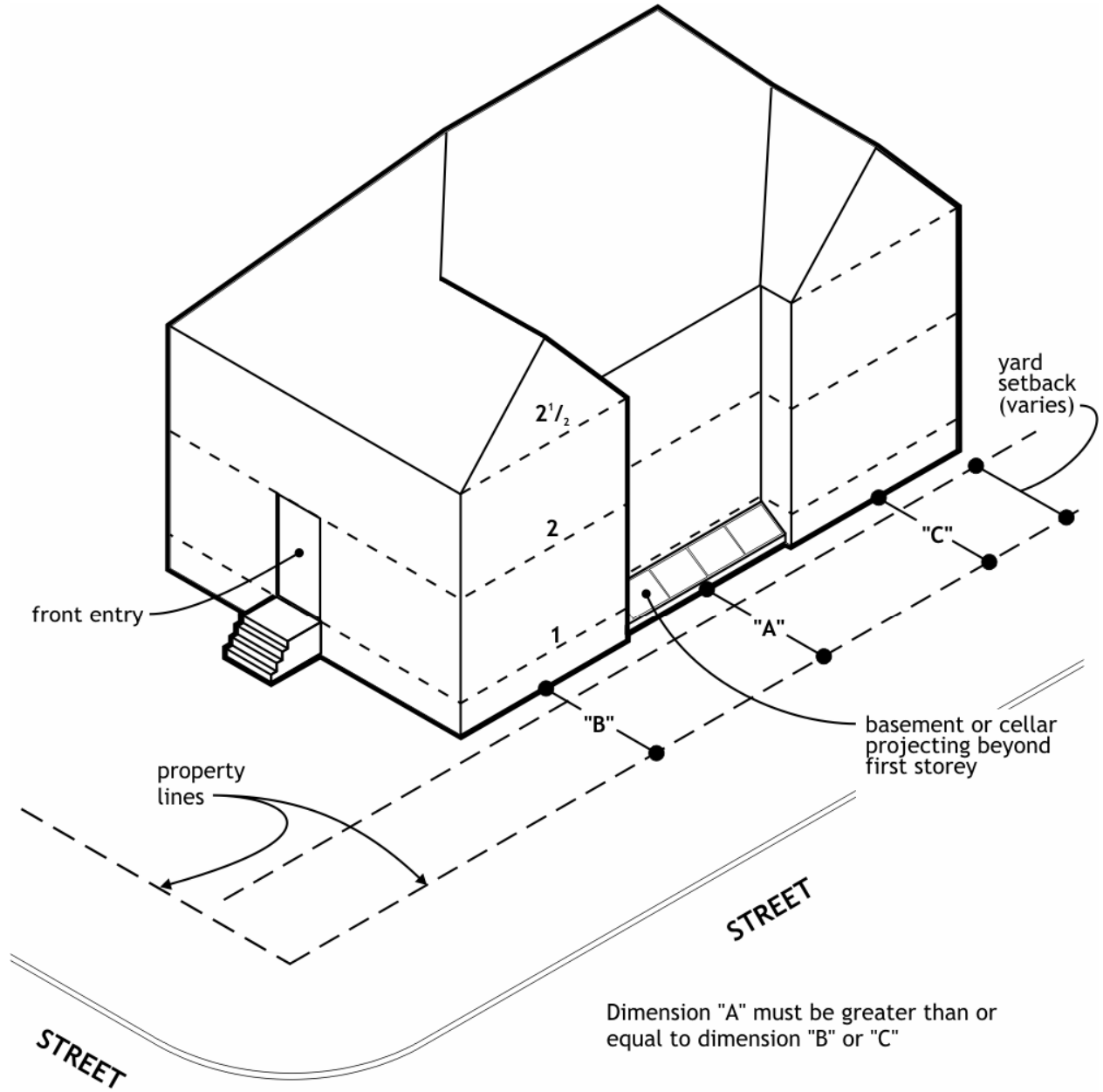


(b), (d)

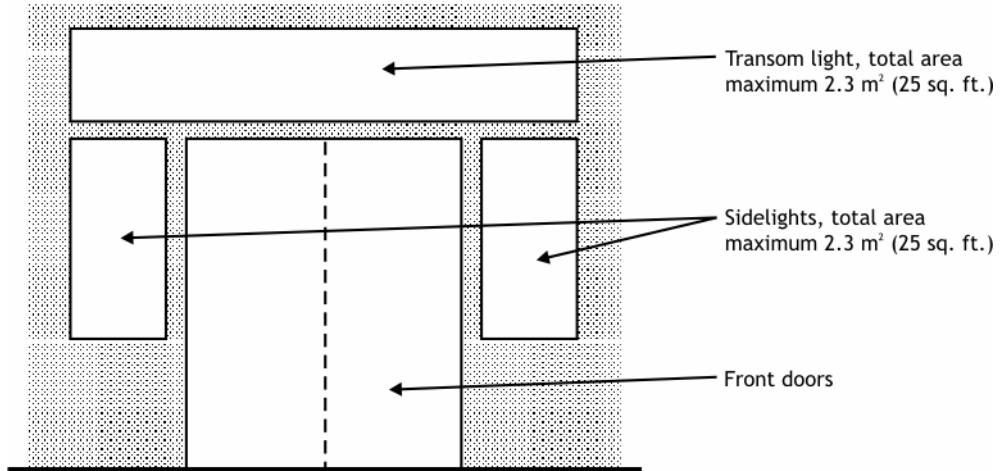


4.17.12 (cont.)

(c)

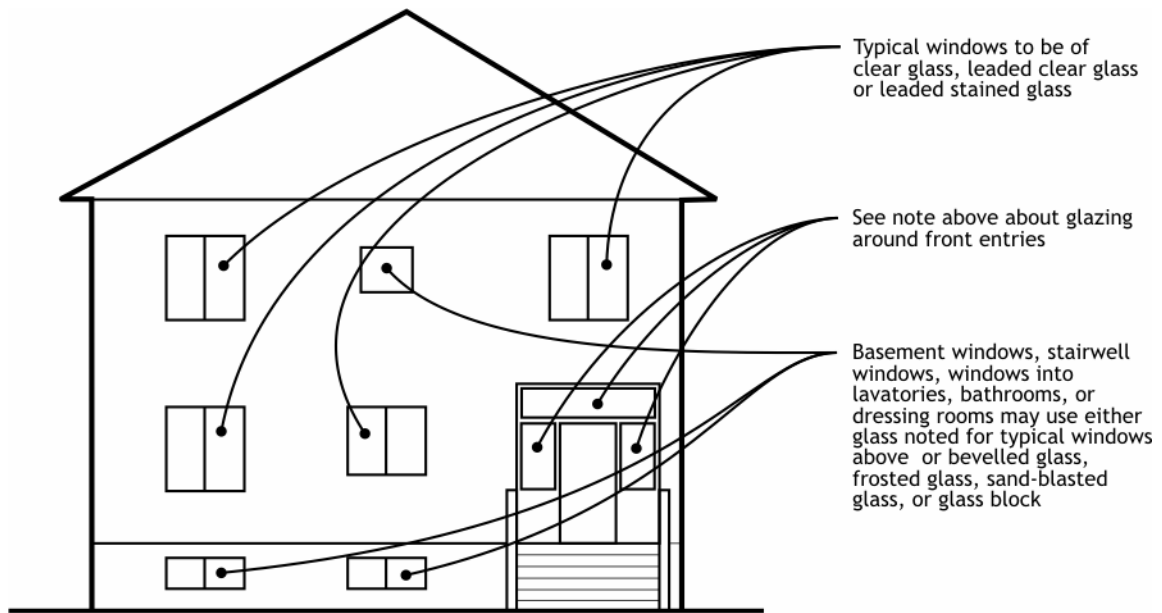


ILLUSTRATIVE ISOMETRIC EXAMPLE ONLY

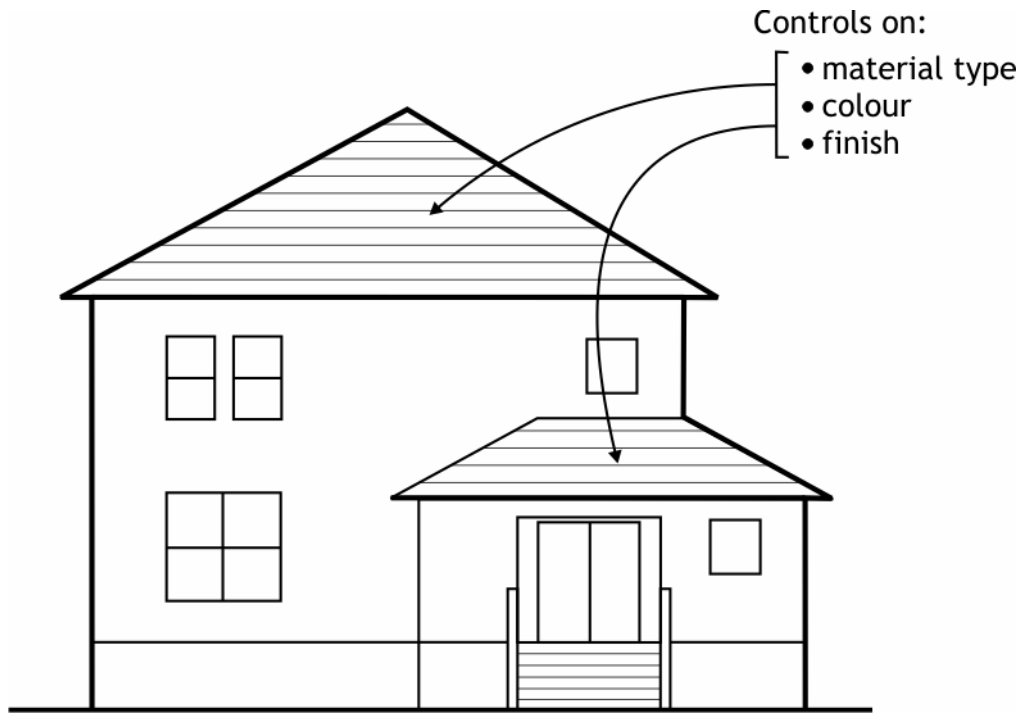


**Schematic Elevation
Front Door(s) with Sidelights
and/or Transom Lights**

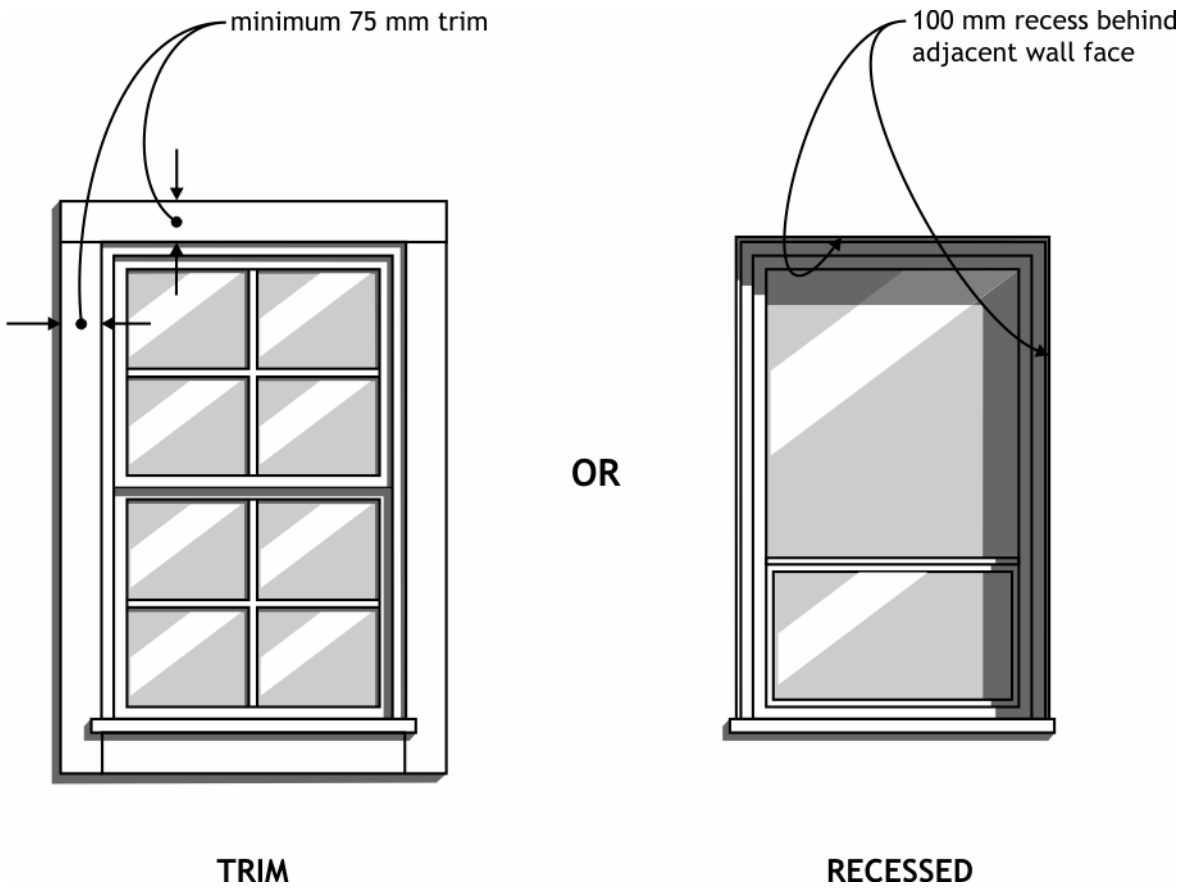
No Planning regulation on glazing for areas noted above around front entries

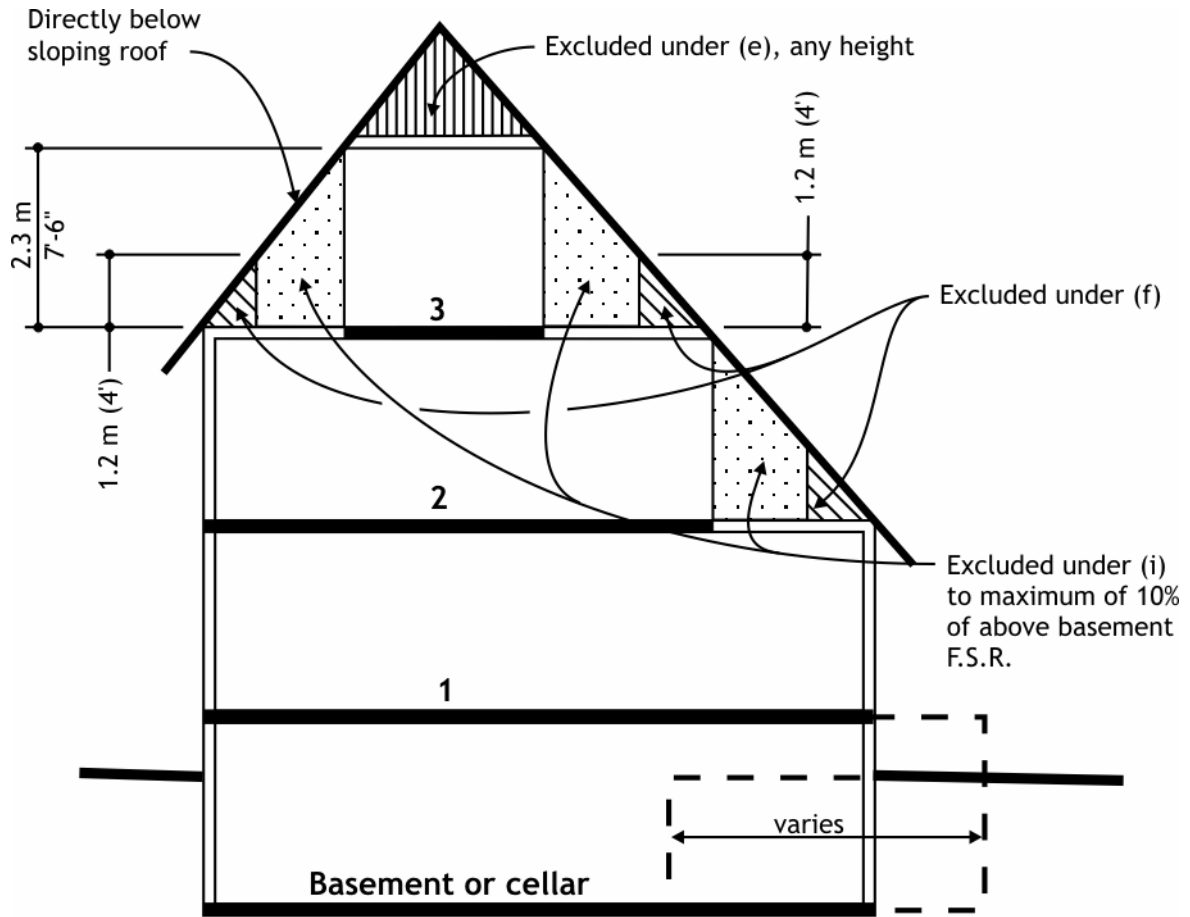


4.17.35 Roofing Materials



4.17.38 Window and Door Unit Detailing





Diagrammatic Section