



## City of Vancouver *Planning - By-law Administration Bulletins*

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# BULK STORAGE - RESIDENTIAL DEVELOPMENTS

*Authority - Director of Planning*

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The purpose of this bulletin is to provide the criteria for bulk storage in multiple dwellings.

- a minimum of 5.7 m<sup>3</sup> of bulk storage is required for each dwelling unit in a conditional approval multiple dwelling building and in districts where dwelling units are being provided in conjunction with other uses.
- the required storage can be provided in an individual room ensuite or in a common storage room.
- all storage facilities should be full floor-to-ceiling height (min. 2.1 m) and have a minimum clear horizontal dimension of 1.2 m in all directions.
- the storage spaces are intended to be suitable for the storage of items such as luggage, strollers, tires and sports equipment in accordance with the definition of residential storage space under Section 2 of the Zoning and Development By-law.

## Floor Space Ratio Exclusion for Storage Areas

Most zoning district schedules permit storage areas that are below base surface (ground level) to be excluded from floor space ratio (FSR). In order to encourage the provision of storage ensuite many of the district schedules also permit an exclusion of up to 3.7 m<sup>2</sup> of storage space per dwelling unit at or above base surface. Such storage space for individual dwelling units may be combined in one area above base surface rather than in individual suites provided the total area, including access, does not exceed the maximum permitted exclusion of 3.7 m<sup>2</sup> per unit.

In order to qualify for exclusion from FSR, above base surface storage spaces must meet the following criteria:

- be in a single room only not exceeding 3.7 m<sup>2</sup> (unless as otherwise approved in a common storage locker room);
- if storage rooms exceed 3.7 m<sup>2</sup>, the total area will be included in FSR;
- be totally enclosed with a typical door having a maximum width of 914 mm;
- the storage space can not be part of, or adjunct to, any other closet in the unit;
- the storage space can be located adjacent to an independent laundry area and need not be physically separated. However, the laundry area can not be included as part of the floor area exclusion for storage; and
- excluded storage space cannot be included in minimum dwelling unit size requirements of the Zoning and Development By-law.