



FLOOR SPACE EXCLUSION FOR AREAS BENEATH CANTILEVERED FLOOR AREAS AND EAVES

*Authority - Director of Planning
Effective September 5, 1991*

The practice of counting the area beneath cantilevered floor areas and eaves projecting more than 540 mm in RS-1 and RS-1S has been discontinued.

Based on an interpretation of Sections 4.7.2(a) in the Zoning and Development By-law, those areas located beneath either cantilevered floor areas or eaves projecting more than 540 mm had been included in floor area (FSR) calculations.

The purposes of this was to limit the size of eaves and volumes with cantilevered floor areas since these features had the effect of increasing the apparent bulk of houses.

This practice has been reviewed and, effective September 5, 1991, has been discontinued in RS-1 and RS-1S and other districts. Although no By-law amendments or guidelines are proposed to further regulate cantilevered floor areas or eaves at this time, staff will monitor applications to determine whether a review may become necessary.