

RS-1 & RS-2 ONE-UNIT RESIDENTIAL ZONE

Excerpt from the City of North Vancouver Zoning Bylaw, 1995, No. 6700:

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*Sections referenced in this document are identified as underlined, otherwise the Section can be found in the **City of North Vancouver Zoning Bylaw, 1995, No. 6700**. For more information, please visit www.cnv.org/zoning*

501 USES IN ONE-UNIT RESIDENTIAL ZONES

Subject to the regulations in this Bylaw, the following Uses and no others shall be permitted in the RS-1 One-Unit Residential Zones:

- (1) One-Unit Residential Use, subject to Section 506(1) of this bylaw:
 - a) Accessory Secondary Suite Use, subject to Section 507(10) of this Bylaw;
 - b) Accessory Bed and Breakfast Use, subject to Section 507(9) of this Bylaw;
 - c) Accessory Boarding Use, subject to Section 507(8) of this Bylaw;
 - d) Accessory Home Occupation Use, subject to Sections 507(5), (6) and (7) of this Bylaw;
 - e) Accessory Off-Street Parking Use;
 - f) Accessory Home Office Use [*Bylaw 7537 November 24/03*];
 - g) Accessory Coach House Use, subject to Section 507(12) of this bylaw;
 - h) Accessory Hen Keeping, with customarily incidental Accessory Structures subject to Section 412, and customarily incidental Accessory Buildings subject to Section 514 of this Bylaw.

- (2) Residential Care Facility:
 - (a) Accessory Off-Street Parking Use.

506 MINIMUM LOT AREA *(Bylaw 8464, May30, 2016)*

- (2) Subject to the regulations contained in this Bylaw, the following Uses shall not be permitted on a Lot with a Front Lot Line less than the length indicated:
 - (a) One-Unit Residential Use shall not be permitted on a Lot with a Front Lot Line length less than 10 metres (32.81 feet) except: *[Bylaw 8642, July 23, 2018]*
 - (i) where such a Lot was existing at the effective date of this bylaw;
 - (ii) where curvilinear road design and linear Lot design necessitates the introduction of Lots based on a radial design the minimum Front Lot Line length shall be 7.5 percent of the sum of the lengths of the perimeter Lot Lines;
 - (iii) in the RS-2 Zone, where the minimum Front Lot Line length shall not be less than 7.5 metres (24.6 feet);

507 SPECIAL PROVISIONS FOR USES IN RESIDENTIAL ZONES

(1) Minimum Size

No Principal Building shall have a floor area of less than 74.32 square metres (800 square feet).

(2) Open Site Space *[Bylaw 8464, May 30, 2016]*

The maximum portion of a Lot that may be covered by any of the following, in aggregate, shall be limited to 35 percent of the Lot Area for Townhouse Use and 20 percent of the Lot Area for all other Residential Uses:

- (a) Unenclosed Parking, Unenclosed Loading, maneuvering aisles, vehicle access and all other paved surfaces similar to the above;
- (b) Porches, decks and balconies; and
- (c) Structures except Garden Structures, Greenhouses, Underground Structures and Fences;

(3) Sunken Patio

A sunken patio is permitted, up to a maximum of 18.6 square metres (200 square feet), for each Dwelling Unit below the average Building Grades on the Street or the Rear Lot Line;

- (11) Accessory Secondary Suite Use *[Bylaw 8529, February 27, 2017]*
- (a) shall be accessory to a One-Unit Residential Use;
 - (b) shall be completely Enclosed within the Principal Building;
 - (c) shall not be less than 37.16 square metres (400 square feet) in area; nor more than 90 square metres (969 square feet) or 40% of the total Gross Floor Area, whichever is the lesser;
 - (d) shall be limited to one Accessory Secondary Suite within a One-Unit Residential Use; and,
 - (e) shall be permitted where the owner resides on the property.

- (13) Accessory Coach House Use *[Bylaw 8529, February 27, 2017]*

An Accessory Coach House Use:

- (a) shall be accessory to a One-Unit Residential Use;
- (b) shall be permitted where the owner resides on the property; and
- (c) shall not be stratified as per the Strata Property Act.

509 SIZE, SHAPE AND SITING OF BUILDINGS FOR ONE-UNIT RESIDENTIAL USE AND ACCESSORY COACH HOUSE USE

A Principal Building for a One-Unit Residential Use and an Accessory Coach House Building for an Accessory Coach House Use:

- (1) shall be limited to one Principal Building and one Accessory Coach House Building per Lot.

- (2) Gross Floor Area (One-Unit Residential) *[Bylaw 8464, May 30, 2016]*

**Gross Floor Area
exclusions can
be found
under
"Definitions"**

- (a) combined and in total, shall not exceed the lesser of:
 - (i) 0.5 times the Lot Area; or
 - (ii) 0.3 times the Lot Area plus 92.9 metres (1,000 square feet);
- (b) notwithstanding subsection 509(2)(a), on a Lot with Accessory Coach House Use, Gross Floor Area (One-Unit and Two-Unit Residential), combined and in total, may be increased to, but shall not exceed, 0.5 times the Lot Area; *[Bylaw 8642, July 23, 2018]*
- (c) notwithstanding subsection 509(2)(a) and (b): *[Bylaw 8642, July 23, 2018]*

- (i) Basement (One-Unit and Two-Unit Residential) may be excluded from Gross Floor Area (One-Unit and Two-Unit Residential);
- (ii) of the total allowed in Section 509(2), the maximum Gross Floor Area (One-Unit and Two-Unit Residential) for Accessory Coach House Use shall not exceed 92.9 square metres (1,000 square feet);
- (iii) Basement (Accessory Coach House Use) may be excluded from Gross Floor Area (One-Unit and Two-Unit Residential) subject to Section 509(6)(f).

**Lot Coverage
exclusions can
be found
under
"Definitions"**

- (3) Lot Coverage (Principal Building plus Accessory Coach House Building) shall not exceed a maximum total combined Lot Coverage of 40% of which the Principal Building shall not exceed 30%.

- (4) Building Height

Height exceptions on Page 5

- (a) a Principal Building shall not exceed a Top of Plate height of 8 metres (26.2 feet) as measured by the Height Envelope;
- (b) notwithstanding 509(4)(a), a Principal Building roof may project above the Top of Plate height to a maximum overall Building Height of 10.1 metres (33.1 feet) as measured by the Height Envelope;
- (c) the First Storey of the Principal Building shall be a minimum 0.76 metres (2.5 feet) above the reference grade determined by the Height Envelope if a Basement (One-Unit and Two-Unit Residential) is present.

- (5) Siting (Principal Building)

Siting exceptions on Page 6

shall be sited not less than:

- (a) 4.6 metres (15 feet) from the Front Lot Line;
- (b) 8 metres (26.2 feet) or 0.35 times the Lot depth, whichever is greater, from the Rear Lot Line;
- (c) 1.2 metres (4 feet) from the Interior Side Lot Line;
- (d) 3.048 metres (10 feet) or 0.2 times the Lot width, whichever is less, from the Exterior Side Lot Line.

- (6) Accessory Coach House Standards (Accessory Coach House Building)

Accessory Coach House Use should comply with the applicable Accessory Coach House Development Permit Guidelines and:

- (a) shall not be permitted on a Lot with a width of less than 10 metres (32.81 feet);

- (b) shall not exceed a maximum overall Building Height of 6.7 metres (22 feet) as measured from the average Building Grades on the Rear Lot Line;
- (d) a maximum of one enclosed or covered parking space is permitted within the Accessory Coach House Use;
- (e) a Basement (Accessory Coach House Use) may be permitted subject to the following:
 - (i) floor to ceiling height is equal to or less than 2.6 metres (8.5 feet);
 - (ii) the Basement (Accessory Coach House Use) is used only for the storage of personal goods or things; or for workshop or gardening uses. Residential Uses, Habitable Rooms, laundry facilities, and mechanical rooms are prohibited;
 - (iii) no interior access and a single exterior access landing is permitted.

409 HEIGHT EXCEPTIONS *[Bylaw 8464, May 30, 2016]*

The Heights of Buildings and Structures permitted elsewhere in this Bylaw may be exceeded for:

- (4) Monuments, chimney and flag poles, lighting poles, elevator shafts, utility poles, and posts,
- (6) Roof thickness in excess of 0.3 metres (1 foot) provided that the excluded roof thickness is required to achieve compliance with the BC Energy Step Code, Passive House energy standard or other enhanced energy performance standard; *[Bylaw 8642, July 23, 2018]*
- (7) Solar Collectors to a maximum of:
 - (a) 1.2 metres (4 feet) for Buildings for One-Unit Residential Use provided that the installation:
 - (i) does not shade an existing Solar Collector or properties on January 21st at noon, any more than would the structure built to the maximum permitted elsewhere in the Bylaw;
 - (ii) projects no greater than 1.2 metres (4 feet) above a flat roof; and
 - (iii) projects no greater than 0.3 metres (1 foot) above a pitched roof.
 - (b) 1.8 metres (6 feet) for Buildings for all other Principal Uses provided that the installation:
 - (i) is set back a minimum of 1.8 metres (6 feet) from the roof edge for all portions of the Solar Collector that project over 1.2 metres (4 feet) above the roof;

- (ii) projects no greater than 3 metres (10 feet) above a flat roof; and
 - (iii) projects no greater than 0.3 metres (1 foot) above a pitched roof;
- (8) Green Roofs to a maximum of:
 - (a) 0.5 metres (1.5 feet) for Buildings for One-Unit Residential Use, provided the installation is limited to a depth of 0.5 metres (1.5 feet);
 - (b) 0.5 metres (1.5 feet) for Buildings for all other Principal Uses provided the installation is an extensive green roof and covers no less than 50 percent of the roof area;
 - (c) 1.1 metres (3.5 feet) for Buildings for all other Principal Uses provided the installation is an intensive green roof and covers no less than 25 percent of the roof area;

410 SITING EXCEPTIONS

(1) Siting Exceptions for One Unit Residential Zones

For development in the RS-1 and RS-2 zones, the following siting exceptions shall apply: *[Bylaw 8521, December 12, 2016]*

- (a) Exterior Wall thickness in excess of 0.165 metres (6.5 inches) provided:
 - (i) a maximum exclusion of 0.25 metres (9.8 inches); and
 - (ii) the excluded wall thickness is utilized for the provision of insulating materials and/or for the protection against wind, water and vapour; *[Bylaw 8464, May 30, 2016]*
- (b) Where eaves, cornices, leaders, gutters, canopies or Sunlight Control Projections project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
 - i) 0.46 metres (1.5 feet) from an abutting Interior Side Lot Line;
 - ii) 1.524 metres (5.0 feet) from an abutting Exterior Lot Line;
 - iii) 2.13 metres (7 feet) from an abutting Front or Rear Lot line. *[Bylaw 7537 November 24/03]*
- (c) Where chimneys project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
 - i) 0.46 metres (1.5 feet) from an abutting Interior Side Lot Line; *[Bylaw 8642, July 23, 2018];*
 - ii) 0.762 metres (2.5 feet) from an abutting Front, Rear or Exterior Lot Line; *[Bylaw 8642, July 23, 2018];*
- (d) Where Bay Windows project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
 - ii) 0.915 metres (3.0 feet) from an abutting Front, Rear, or Exterior Lot Line;

- (e) Where Unenclosed balconies, Unenclosed Porches or steps project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
 - i) 0.46 metres (1.5 feet) from an abutting Interior Side Lot Line;
 - ii) 1.524 metres (5.0 feet) from an abutting Exterior Lot Line;
[Bylaw 8418 June 15/15]
 - iii) 2.13 metres (7 feet) from an abutting Front or Rear Lot Line;
[Bylaw 7537 November 24/03]
- (f) Where eaves **or gutters** *[Bylaw 7481 May5/03]* project beyond the face of an Accessory Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
 - i) 0.457 metres (1.5 feet) from an abutting Interior Side Lot Line;
 - ii) 1.219 metres (4.0 feet) from an abutting Front, Rear, or Exterior Lot Line;
- (g) An Underground Structure may be sited in any portion of a Lot with the exception of any portion of the Lot within a Special Setback scheduled in Section 411 of this Bylaw. *[Bylaw 8464, May 30, 2016]*
- (h) Where a Green Wall or a Solar Collector projects beyond the face of the Principal Building or Accessory Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced to that required by the British Columbia Building Code, as amended from time to time; *[Bylaw 8391 October 27/14]*
- (i) Where exterior ramps, lifts or similar mobility and/or accessibility-enhancing equipment project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by: *[Bylaw 8642, July 23, 2018]*
 - (i) 0.46 metres (1.5 feet) from an abutting Interior Side Lot Line;
 - (ii) 1.52 metres (5.0 feet) from an abutting Exterior Lot Line;
 - (iii) 2.13 metres (7 feet) from an abutting Front or Rear Lot Line;

514 SIZE, SHAPE AND SITING OF ACCESSORY BUILDINGS

e.g. Shed, Detached garage or carport

Accessory Buildings in all Residential zones, except in the RC Comprehensive Residential Zones:

- (1) Floor Area *[Bylaw 8464, May 30, 2016]*

The total floor area for all Accessory Buildings on the Lot shall not exceed the lesser of 0.1 times the Lot Area or 55.7 square metres (600 square feet) except:

- (c) on any Lot with an Accessory Coach House Use, shall not exceed 10 square metres (108 square feet); and
- (d) Greenhouses up to a maximum of 10 square metres (108 square feet) shall be exempt from floor area calculation.

(2) Height

shall not exceed a maximum height of 3.658 metres (12 feet) from the Building Grades at the Rear Lot Line, except that where the roof slope exceeds a 4 in 12 pitch, the maximum height permitted shall be 4.57 metres (15 feet).

[Bylaw 7537 November 24/03]

(3) Floor Levels

Floor levels shall be limited to a single floor level except when the Building is accessory to a One-Unit Residential Use, in which case a Cellar (Accessory Building) is permitted subject to Section 514(6). *[Bylaw 8459, May 2, 2016]*

(4) Siting

shall be sited behind the front face of the Principal Building, and when exceeding 10.0 square metres (107.6 square feet) in area, shall be sited in the rear 25% of the Lot depth, measured from the Rear Lot Line.

(5) shall be sited not less than:

- (a) 1.22 metres (4 feet) from the Rear Lot Line;
- (b) 3.048 metres (10 feet) from an Exterior Side Lot Line;
- (c) 3.048 metres (10 feet) from a Principal Building on the Lot;
- (e) 0.61 metres (2 feet) from the Interior Side Lot Line.
- (f) 4.57 metres (15 feet) from the intersection of the Lot lines along two Streets, or a Street and a Lane or two Lanes;

(6) Cellar (Accessory Building) *[Bylaw 8459, May 2, 2016]*

An Accessory Building Cellar is permitted subject to:

- (a) all floor to ceiling heights are equal to or less than 2.6 metres (8.5 feet) clear;
- (b) the Cellar (Accessory Building) is used only for the storage of personal goods or things; or for workshop or gardening uses. Residential Uses, Habitable Rooms, laundry facilities, and mechanical rooms are prohibited;
- (c) having a single exterior access landing no greater than 2.32 square metres (25 square feet).

412 SIZE, SHAPE AND SITING OF ACCESSORY STRUCTURES IN ONE-UNIT RESIDENTIAL ZONES

Except as otherwise provided for in this Bylaw, Accessory Structures including Fences but excluding trees and plant material:

- (1) Height
 - shall not exceed a Height of 3.658 metres (12 feet);
- (2) Siting
 - (a) when not exceeding 1.22 metres (4 feet) in Height may be sited on any portion of the Lot;
 - (b) when not exceeding 1.524 metres (5 feet) in Height may be sited on any portion of a Lot with a Child Care Use; *[Bylaw 8267 Nov 26/12]*
 - (c) when not exceeding 1.829 metres (6 feet) in Height may be sited to the rear of the front face of a Principal Building on the Lot;
 - (d) when exceeding 1.829 metres (6 feet) in Height shall be sited in accordance with the required distances from Lot lines for Principal Buildings in the zone in which it is located;
 - (e) in the case of any Structure over 0.914 metres (3.0 feet) in Height,
 - (i) shall not be sited within 4.57 metres (15 feet) of the intersection of the Lot lines along two Streets, or along a Street and a Lane, or along two Lanes;
 - (ii) shall provide vision clearance from driveways in accordance with Section 906(4)(h);
 - (f) notwithstanding the regulations under Subsections 412 (2) (b) and (c), a Trellis or a gazebo with no waterproof roof, up to 2.438 metres (8 feet) in Height, may be sited anywhere on the Lot.

906 GENERAL PARKING AND ACCESS REGULATIONS

- (3) Parking Design Standards *[Bylaw 8464, May 30, 2016]*
 - (a) Parking Space dimensions
 - (i) Parking Space shall not be less than:
 - a. 2.50 metre (8.2 foot) width;
 - b. 5.49 metre (18 foot) length.
 - c. 2.13 (7 foot) clear headroom

(c) Parking Space setbacks and projections

A Parking Space shall be:

- (i) set back a minimum of 0.3 metres (1 foot) from a Lot Line common to a Lot and a Street or a Lot and a Lane;
- (iii) free of any column projection;

(4) Access Points, Driveway Slope and Vision Clearance

(a) A driveway in this Bylaw includes all required access to Parking or Loading Spaces;

(b) Vehicular Access Standards and Specifications

Vehicular access off a Street shall be designed to conform with the standards and specifications of the Subdivision and Development Control Bylaw;

(c) Limitation of Access

Subject to Section 906(4)(g) of this Bylaw:

- (i) for a Lot abutting on both an opened Street and an opened lane, vehicular access shall be from the lane. No access will be permitted from the Street;
- (ii) for a Lot abutting on two streets of different classifications, as defined in the Subdivision and Development Control Bylaw, vehicular access shall be located off the Street of the lower classification;

(d) Parking Space access directly from Lane *[Bylaw 8464, May 30, 2016]*

Access to individual Parking Spaces located directly off a Lane, with the exception of laneway Parking Spaces, shall only be permitted in:

- (i) One-Unit and Two-Unit Residential zones;

(f) Setbacks from Intersections:

All driveway crossings providing ingress and egress to a Parking or Loading area shall be located at a minimum distance of 7.62 metres (25 feet) from the point of intersection of two streets, or 4.52 metres (15 feet) from the point of intersection of two lanes, or of a Street and a lane, when such road allowances intersect at an interior angle of 135 degrees or less;

(h) Vision Clearance at Driveway Intersections

Driveways shall provide an unobstructed view of pedestrians and traffic where such driveways intersect a street. Notwithstanding Principal or Accessory Buildings otherwise permitted in this Bylaw, no Structure or landscaping except high-branched trees shall exceed 0.914 metres (3 feet) in Height within the area Bounded By the driveway, the Lot line, and

a line joining points along said lines 4.572 metres (15 feet) from their point of intersection;

(i) Driveway Slope

(i) No driveway ramp shall exceed a slope of 10% (1:10) in the first 6.096 metres (20 feet) from the property line

(ii) The maximum allowable slope between a garbage storage area and pick-up point is 1%.

(k) Crossfalls

The maximum allowable crossfall in a Parking area is 5%;

FIGURE 9-3
Minimum Parking Provision by Class of Building

<u>Class of Building</u>	<u>Required Number of Spaces</u>
<u>A. Residential Uses</u>	
One-Unit Use, or a Two-Unit Use, or an Accessory One-Unit Use.	1 space per Dwelling Unit
Accessory Coach House Use	1 space
Accessory Secondary Suite Use	1 space
Accessory Dwelling Unit	1 space <i>[Bylaw 8296 April 8/13]</i>

DEFINITIONS:

"Accessory Bed and Breakfast Use" means an Accessory Use to a One-Unit *[Bylaw 7481 May 5/03]* Residential Use providing temporary accommodation for tourists where the room rate includes breakfast provided on the Premises;

"Accessory Boarding Use" means an Accessory Use to a *[Bylaw 8314 July 22, 2013]* Residential Use where a Building includes one or more Sleeping Units or bedrooms for the accommodation of boarders with or without meals;

"Accessory Coach House Use" means a detached non-stratified residential use accessory to a One-Unit Residential Use that may contain a toilet, bathroom, sleeping and living areas and cooking facilities subject to the provision of Section 507(12) of the Bylaw;

"Accessory Hen Keeping" means of keeping hens subject the "Small Creature Limitation Bylaw, 2012, No. 8251" as amended from time to time.

"Accessory Home Occupation Use" means a Use Accessory to a Residential Use where the householder carries on an occupation or practices a profession; excludes ***automobile servicing and repair***, Escort Service Use, but includes private schools and Child Care Use; *[Bylaw 7290 April 4/01]*

"Accessory Home Office Use" shall mean an Accessory Home Occupation Use Limited to a resident who practices a profession or conducts a business that does not include any manufacturing, producing, assembling or servicing of goods or things nor the operation of any machines other than standard office equipment; *[Bylaw 7290 April 4/01]*

"Accessory Off-Street Parking Use" means an Accessory Use providing for the Parking needs generated by a permitted Use on the same Lot; includes Parking Spaces and turning areas for access to such spaces and is limited to the Parking of vehicles for a maximum period of seventy-two hours;

"Accessory Secondary Suite" means a separate designated area within a One-Unit *[Bylaw 7481 May 5/03]* Residential Dwelling, containing toilet, bathroom, sleeping and living areas and cooking facilities permitted under Section 507(10) of this Bylaw;

"Accessory Use" means a Use customarily incidental to a Principal Use located on the same Lot.

"Basement (Accessory Coach House Use)" means an unheated and unfinished space directly below the First Storey of an Accessory Coach House, without windows or plumbing, the area of which does not exceed the area of the First Storey, and where Cooking Facilities are prohibited; *[Bylaw 8642, July 23, 2018]*

"Basement (One-Unit and Two-Unit Residential)" means the space directly below the First Storey of a Principal Building in a One-Unit or Two-Unit Residential Use, partially below grade, and the area of which does not exceed the area of the First Storey; *[Bylaw 8642, July 23, 2018]*

"Bay Window" means a rectangular, curved, or polygonal window, or a group of windows which is cantilevered from the Building wall as illustrated in Figure 2-1, and is more than 50% glazed on *the largest* [Bylaw 7537 November 24/03] exterior side;

"Building" means a Structure wholly or partly Enclosed by a roof or roofs supported by walls or columns and Used For the shelter or accommodation of persons, animals, chattels, or things;

"Building, Accessory" means a secondary Building Used for an Accessory Use;

"Building Grades" means the elevations of the points of intersection of the Front and Rear Lot Lines with the side Lot lines, as determined by a British Columbia Land Surveyor or the City Engineer. *In the event of a conflict between the grades, the Building Grades provided by the City Engineer shall take precedence;* [Bylaw 6935 September 22/97]

"Building, Principal" means a main Building, the major floor level or the majority of the floor space of which is Used For a permitted Principal Use;

"Cellar" means the space directly below the First Storey, the lower floor of which is more than 1.52 metres (5 feet) below Average Grade and the area of which does not exceed the area of the First Storey; [Bylaw 8464, May 30, 2016]

"Cellar (Accessory Building)" means an unheated and unfinished space between two floor levels of an Accessory Building, without windows or plumbing, the lower floor of which is directly below the floor above, where Cooking Facilities are prohibited. [Bylaw 8459, May 2, 2016]

"Coach House, Accessory" means a secondary Building used for an Accessory Coach House Use subject to the provisions of Section 509 and Section 507(12) of this Bylaw.

"Crawl Space" means the lowest floor area of a structure, with a floor to ceiling height of less than 1.2m, and a distance of either:

- (1) 1.7m or less, measured from the underside of the supporting joist or structural slab directly above, to the underside of the adjacent exterior load bearing footing, excluding minimum required stepping of footings as required by the British Columbia Building Code;
- (2) 1.2m or less, measured from the underside of the supporting joist or structural slab directly above, to the surface of a permanent 6 inch thick slab, reinforced with a minimum of 6x6x#6 steel mesh, placed on fill compacted to 90% proctor;

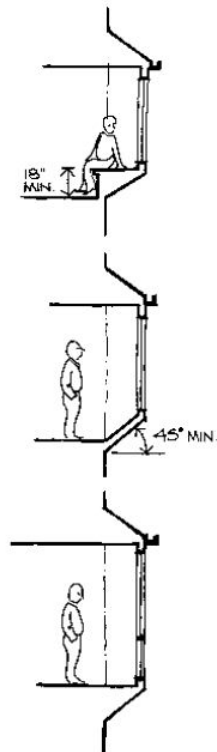
and with no exterior or interior glazing, and accessed by not more than one hatchway per crawlspace, which may be a maximum of 1219mm (48 inch) by 1219mm (48 inch). [Bylaw 7422 September 16/02]

FIGURE 2-1 BAY WINDOW STANDARDS

The following diagram presents typical Bay Window designs and the manner in which each is regulated for siting and Lot coverage:

Cross-Section of Bay Window

Description



Type "A" Boxed Bay Window

*Siting exception as per Section 410(1)

*Exempt from Lot Coverage

Type "B" Sloped Bay Window

*Siting exception as per Section 410(1)

*Exempt from Lot Coverage

Type "C" Full Bay Window (With floor extension)

*Siting exception as per Section 410(1)

Note: ALL types of bay windows count towards Gross Floor Area

"Dwelling Unit" means one or more Habitable Rooms for the residential accommodation of only one Unit and contains or provides for only two Cooking Facilities or combination of cooking facilities for the exclusive use of that Dwelling Unit; [Bylaw 7537 November 24/03]

"First Storey" means the Storey above the Basement or Cellar of a Building, but where no Basement or Cellar exists, then the lowest Storey of a Building;

"Floor Area (Accessory Building)" means the total area of all floors in each Accessory Building on a Lot, measured to the extreme outer limits of each Accessory Building including Accessory Building Cellars; [Bylaw 8459, May 2, 2016]

"Green Building System" means:

- (1) Equipment that converts, stores, transfers (or combination thereof) energy from a renewable energy source. This includes equipment used to support Solar Collectors,

Small Wind Energy Systems, heat pump systems, waste heat recovery systems and biomass systems; [Bylaw 8391 October 27/14]

- (2) Equipment that stores and treats (if necessary) rainwater, grey water or both, on site;

"Green Roof" means an extension of an above grade roof that allows vegetation to grow in a growing medium, achieved by one of the following strategies: [Bylaw 8391 October 27/14]

- (1) Extensive Green Roofs involve shallow planting media, drought-resistant plants, and are typically suited for installation on existing roofs; [Bylaw 8391 October 27/14]

- (2) Intensive Green Roofs involve deeper planting media, a broad range of plant species, and may require roof structure upgrades; [Bylaw 8391 October 27/14]

"Green Wall" means an extension of an above grade exterior wall that allows vegetation to grow in a growing medium; [Bylaw 8391 October 27/14]

"Greenhouse" means a permanent or temporary Structure used for growing and cultivating edible and ornamental plants; [Bylaw 8391 October 27/14]

"Gross Floor Area (One-Unit and Two-Unit Residential)" means the total areas of all the floors of the Principal Building on a Lot, measured to the extreme outer limits of the Building, including all Basements, Cellars, Habitable Rooms, bathrooms, utility rooms, furnace rooms, attached Parking garages and carports, storage areas, internally accessible attic space, workshops, hallways, landings, stairwells, mezzanines, but excluding:

- (1) Exterior Wall thickness in excess of 0.165 (6.5 inches) provided:
 - (a) a maximum exclusion of 0.25 (9.8 inches); and,
 - (b) the excluded wall thickness is utilized for the provision of insulating materials and/or for the protection against wind, water and vapour; [Bylaw 8464, May 30, 2016]
- (2) Any portion of a crawl space or internally accessible attic space with a height of 1.22 metres (4 feet) or less, measured from the floor to the joists or slab directly above it;
- (3) Deleted in its entirety by [Bylaw 8122 December 6, 2010];
- (4) Architectural features containing no floor area which are permitted as projections into required yards;
- (5) Balconies and Porches that are Open Appendages to the Principal Building and are at least 40% unenclosed; [Bylaw 8441, November 23, 2015]
- (6) Unenclosed swimming pool;
- (7) Any portion of a Basement or Cellar which was issued a Building Permit prior to January 1, 2019;

- (8) Open to below areas except when they are double height with a dimension exceeding 4.57 metres (15 feet) measured from the floor to the ceiling directly above, at which point the open to below area will be counted twice in Gross Floor Area (One-Unit and Two-Unit Residential [Bylaw 8464, May 30, 2016]) calculations; [Bylaw 8227, July 23, 2012]
- (9) Any portion of a mechanical room containing a Green Building System, up to a maximum of 9.3 square metres (100.1 square feet) provided that:
- (a) the system is located in an accessible location within the building; and,
 - (b) has a minimum headroom clearance of 2 metres (6.6 feet); [Bylaw 8464, May 30, 2016]
- (10) Recycling and garbage storage on a Lot with:
- (a) an Accessory Coach House Use:
 - (i) connected to, but with no access from, the interior of the Accessory Coach House Building; and,
 - (ii) up to a maximum of 4.6 square metres (49.5 square feet);
 - (b) two or more Principal Dwelling Units:
 - (i) provided for common use and held in common ownership;
 - (ii) located on any floor level; and,
 - (iii) up to a maximum floor area in accordance with Figure 4-3; [Bylaw 8464, May 30, 2016]
- (11) For provision of Visitability Features as follows:
- (a) 4.7 square metres (50 square feet) for each principal Dwelling Unit;
 - (b) 2.3 square metres (25 square feet) for each Accessory Secondary Suite Use, Accessory Coach House Use or Accessory Dwelling Unit;
- (12) Floor area permanently occupied by elevators, to a combined maximum of 2.3 square metres (25 square feet), provided that this equipment is used to enhance accessibility and mobility;

**Visitability Features
definition on page 19**

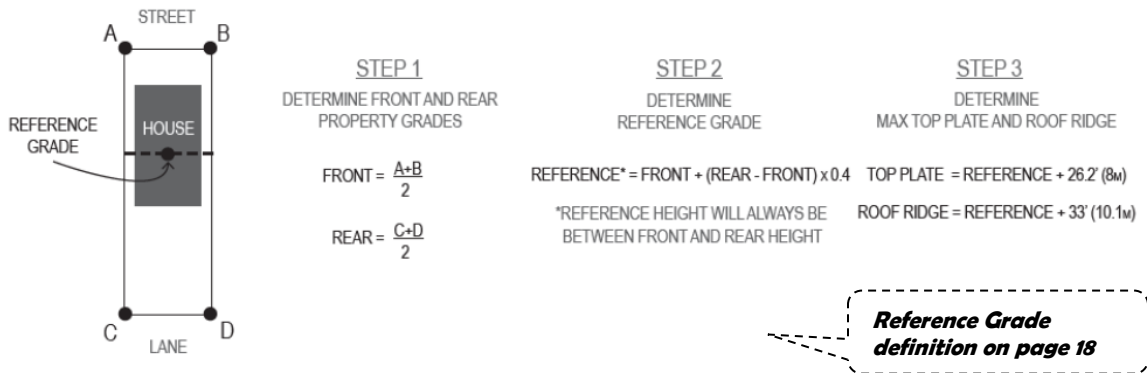
"Heat Recovery Ventilator" means a mechanical ventilation device that continuously replaces stale indoor air with fresh outdoor air while exchanging heat between the supply and exhaust air; [Bylaw 8391 October 27/14]

"Height" with reference to an Accessory Structure or a Landscape Screen means the vertical distance between the top of such Structure and the highest finished ground elevation within 0.014 metres (3 feet) of such Structure;

"Height" with reference to a Structure other than an Accessory Structure or a Landscape Screen means: [Bylaw 8346/July 21/14]

- (1) the vertical distance in metres between the highest point of the Structure and the greater of the Average Grade or the Flood Construction Level, or
- (2) the total number of Storeys in the Structure;

“Height Envelope” means a three-dimensional space that a Principal Building in a One-Unit or Two-Unit Residential Use Zone may not project beyond, that is calculated using the following methodology:



"Lot Coverage" means the horizontal area within the vertical projection of the outermost walls of Principal, Accessory Buildings and Accessory Coach House Buildings on a Lot, expressed as a percentage of the Lot Area, but excluding:

- (1) Exterior Wall thickness in excess of 0.165 metres (6.5 inches) provided:
 - (a) A maximum exclusion of 0.25 metres (9.8 inches); and
 - (b) the excluded wall thickness is utilized for the provision of insulating materials and/or for the protection against wind, water and vapour; [Bylaw 8464, May 30, 2016]
- (2) Accessory Structures to shelter Off-Street Parking Uses or enclose swimming pools;
- (3) Underground Structures;
- (4) Bay Windows as per Figure 2-1 (Types A and B); [Bylaw 7135 June 28/99]
- (5) For One Unit Residential Use Lot Coverage shall include: [Bylaw 8418 June 15/15]
 - (a) decks;
 - (b) porches; and
 - (c) balconies greater than 1.0 metres (3.28 feet) above grade
 but shall exclude Accessory Buildings subject to Section 514(1)(b);

“Natural Ventilation” is the flow of outside air into the building without the use of mechanical systems as a result of pressure or temperature differences, achieved by

one of the following strategies:

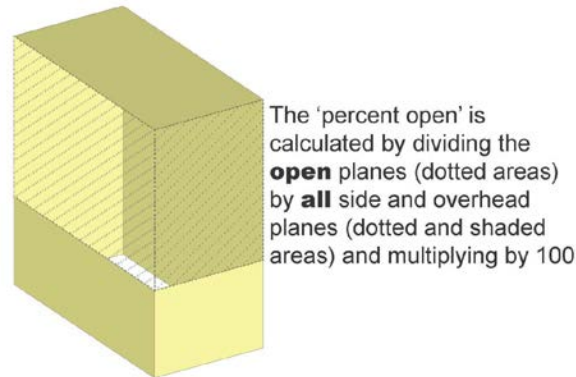
- (1) Cross-Ventilation includes operable windows or doors on at least two exposed walls per residential or commercial unit; *[Bylaw 8391 Oct 27/14]*
- (2) Induced-Ventilation includes either a core atrium or wind tower, along with openings to corridors and between otherwise separated spaces; *[Bylaw 8391 Oct 27/14]*

“One-Unit Residential Use” means a Residential Use where the Building on a Lot is Used For one Dwelling Unit;

"Open Appendage" means an exterior space that is left open to the environment. The percent open is calculated as illustrated in Figure 2-2; *[Bylaw 8441 Nov 23/15]*

Figure – 2-2 Open Appendage Calculation *[Bylaw 8441 Nov 23/15]*

This figure is a visual **example** of how to calculate the percent open.



“Porch” means an open area at grade covered by a roof supported by columns, which forms part of the access/egress to a Principal Building, Accessory Building, or Accessory Coach House Building; *[Bylaw 8227 July 23/2012]*

“Reference Grade” means an interpolated grade that is calculated by multiplying the slope of a site by a factor of 0.4 to estimate the grade at 40 percent of the lot depth, measured from the averaged grade at the Front Lot Line, for the purposes of determining the Height Envelope for a Principal Building in a One-Unit or Two-Unit Residential Use;

"Small Wind Energy System" refers to a device capable of generating a voltage as a result of exposure to the wind, which has a nameplate capacity less than five kilowatt hours, and a swept rotor diameter less than 4.5 metres (15 feet); *[Bylaw 8391 October 27/14]*

"Solar Collector" means a collector designed to absorb incident solar radiation as a source of energy for generating electricity (solar photovoltaic) or heating (solar thermal system); *[Bylaw 8391 October 27/14]*

"Sunlight Control Projection" means an appendage to the exterior wall that moderates the amount of solar heat gain and daylight that enters a building; *[Bylaw 8391 October 27/14]*

“Top of Plate” means the horizontal plane where the exterior walls meet the roof rafters or trusses;

“Trellis” means a vertical structure typically used to support vegetation, not to be located atop an Accessory Structure.

“Visitability Features” means the following accessibility features that are incorporated in full in a Dwelling Unit within a One-Unit or Two-Unit Residential Use:

- (1) minimum one no-step entry with a maximum flush threshold of 13mm (0.6 feet) and a minimum doorway width of 0.814 metre (2.67 feet) that is wheelchair-accessible from the Street;
- (2) clear passageways throughout the main level which are a minimum of 0.91 metre (3 feet) wide;
- (3) minimum one adaptable three-piece bathroom on the main level, built in accordance with Level 2 Adaptable Design Guidelines;