

RM-1 and RM-1N

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to encourage development of courtyard townhouses on larger sites while continuing to permit lower intensity residential development on smaller sites. Apartments may be permitted in designated areas. Siting and massing are intended to be compatible with pre-existing residential development. In the RM-1N district, acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets.

Without limitation, applicable Council policies and guidelines for consideration include the [RM-1 and RM-1N Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RM-1 and RM-1N districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

| Minimum Site Area | Use | Density, Form and Placement Regulations |
|--------------------|---|---|
| 604 m ² | Multiple Dwelling | 3.1 |
| 306 m ² | Duplex | 3.2 |
| | Single Detached House or Single Detached House with Secondary Suite | 3.2 |
| | Infill Duplex or Infill Single Detached House | 3.3 |
| | Multiple Conversion Dwelling | 3.4 |
| -- | Other uses in section 2.1 of this schedule | 3.5 |

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning, with or without conditions, if the Director of Planning considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

| Use | Approval | Use-Specific Regulations |
|--|-------------|--------------------------|
| Agricultural Uses | | |
| Urban Farm - Class A | Conditional | |
| Cultural and Recreational Uses | | |
| Club | Conditional | 2.2.1 |
| Community Centre or Neighbourhood House | Conditional | |
| Library, in combination with Community Centre | Conditional | |
| Park or Playground | Conditional | |
| Dwelling Uses | | |
| Duplex | Conditional | |
| Infill Single Detached House, in combination with the retention of a character house | Conditional | |
| Infill Duplex, in combination with the retention of a character house | Conditional | |
| Mixed-Use Residential Building | Conditional | 2.2.3 |
| Multiple Conversion Dwelling, containing 2 dwelling units | Outright | 2.2.4 |
| Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing as of November 23, 2005 | Conditional | |
| Multiple Dwelling | Conditional | 2.2.2 |
| Seniors Supportive or Assisted Housing | Conditional | |

| Use | Approval | Use-Specific Regulations |
|--|-----------------|---|
| Single Detached House | Outright | |
| Single Detached House with Secondary Suite | Conditional | |
| Institutional Uses | | |
| Ambulance Station | Conditional | |
| Child Day Care Facility | Conditional | |
| Church | Conditional | |
| Community Care Facility – Class A | Outright | 2.2.5 |
| Community Care Facility – Class B | Conditional | |
| Group Residence | Conditional | |
| Hospital | Conditional | |
| Public Authority Use, essential in these districts | Conditional | |
| School – Elementary or Secondary | Conditional | |
| Social Service Centre | Conditional | |
| Retail Uses | | |
| Farmers' Market | Conditional | 2.2.6 |
| Neighbourhood Grocery Store | Conditional | |
| Public Bike Share | Conditional | |
| Service Uses | | |
| Bed and Breakfast Accommodation | Conditional | |
| Short Term Rental Accommodation | Conditional | |
| Utility and Communication Uses | | |
| Public Utility | Conditional | |
| uncategorized | | |
| Accessory Buildings, customarily ancillary to any use listed in this section 2.1 | Outright | 2.2.7 , 2.2.8 |
| Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use | Conditional | |
| Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1 | Outright | |
| Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1 | Conditional | |
| Deposition or extraction of material, which alters the configuration of the land | Conditional | |

2.2 Use-Specific Regulations

- 2.2.1 Club may be permitted if no commercial activities are carried on and the use does not adversely impact dwelling uses.
- 2.2.2 The Director of Planning may permit more than 1 townhouse building on a site, subject to the dwelling unit density regulations in section 3.1.1.2 of this schedule, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.3 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.4 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
 - (a) there are no additions to the building;
 - (b) no housekeeping or sleeping units are created; and
 - (c) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.
- 2.2.5 Community care facility – class A is subject to the regulations, variations, and relaxations that apply to single detached house.

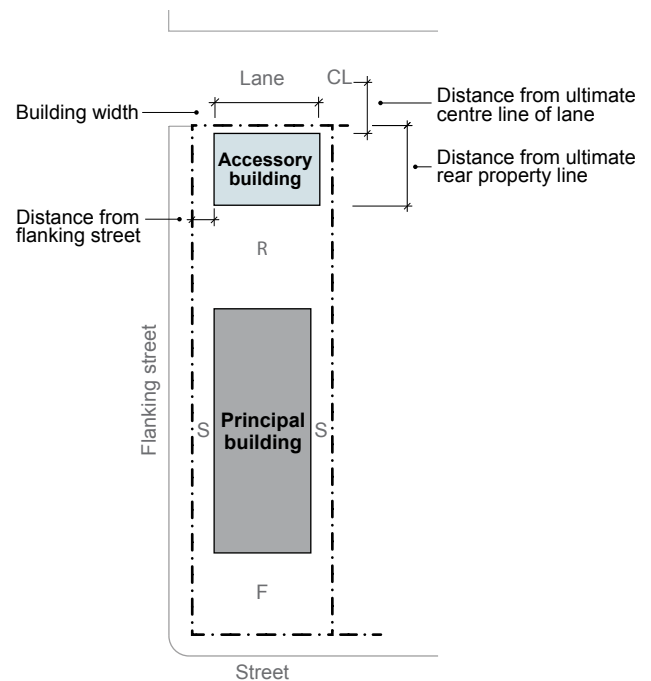
- 2.2.6 Farmers’ market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.7 Accessory buildings customarily ancillary to any uses listed in section 2.1 of this schedule are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof;

provided that no portion of an accessory building exceeds 4.6 m in building height;

- (b) all accessory buildings are located:

Diagram: Building placement for accessory building



| | | | |
|----|-------------|-------|---------------|
| CL | Centre line | F | Front yard |
| R | Rear yard | - - - | Property line |
| S | Side yard | | |

- (i) within 7.1 m of the ultimate rear property line,
 - (ii) at least 3.6 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) at least 1.5 m from a flanking street,
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²;
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line; and
- (e) roof decks and decks are not located on an accessory building.

2.2.8 The Director of Planning may vary the floor area and site coverage regulations for accessory buildings and sections 4.7 and 4.9 of the [Parking By-law](#) provided that:

- (a) the Director of Planning is satisfied that adequate off-street parking on any site less than 36.6 m in depth cannot otherwise be accommodated; and
- (b) in developments with a carport or garage, the Director of Planning considers the impact on neighbouring sites of building height, shadow, open space and landscaping.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Multiple Dwelling

Multiple dwelling is subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.40, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 1.20, if the Director of Planning first considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of all advisory groups, property owners or tenants.

3.1.1.2 For townhouse, the total number of dwelling units on a site must not exceed:

- (a) 86 units per hectare of site area where the floor space ratio does not exceed 1.00; or
- (b) 98 units per hectare of site area where the floor space ratio exceeds 1.00,

except that the Director of Planning may increase the permitted number of dwelling units on a site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.2 Building Form and Placement

| Regulations | RM-1 and RM-1N |
|---|-----------------------|
| 3.1.2.1 Minimum site area | 604 m ² |
| 3.1.2.2 Minimum site frontage | 18.3 m |
| 3.1.2.3 Maximum building height | 10.7 m and 2 storeys |
| 3.1.2.4 Minimum front yard depth | 3.1 m |
| 3.1.2.5 Minimum side yard width where the site width: | |
| (a) does not exceed 15.0 m | 10% of the site width |
| (b) exceeds 15.0 m | 1.5 m |
| 3.1.2.6 Minimum rear yard depth | 0.6 m |
| 3.1.2.7 Maximum site coverage for all buildings | 55% of the site area |

| Regulations | RM-1 and RM-1N |
|---|-----------------------|
| 3.1.2.8 Maximum area of impermeable materials | 75% of the site area |
| 3.1.2.9 Maximum building depth for a site with 1 principal building | 40% of the site depth |
| 3.1.2.10 Minimum separation between a building located on a site frontage and a rear building | 7.3 m |

Front Yard

- 3.1.2.11 Despite the minimum front yard depth in section 3.1.2.4 above, the minimum front yard depth within 4.9 m of the side property lines is 4.9 m.
- 3.1.2.12 The Director of Planning may vary the minimum front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Side Yard

- 3.1.2.13 Despite the minimum side yard width in section 3.1.2.5 above:
 - (a) an additional side yard with a minimum width of 4.9 m and minimum length equal to 25% of the site depth must also be provided on each side of the site, and each of these side yards must be located so that its rear boundary is not less than 6.7 m, and not more than a distance equal to 35% of the site depth, from the ultimate rear property line; and
 - (b) in the case of a corner site that has located at its rear, with or without the intervention of a lane, a site that fronts on the street flanking the corner site, the minimum width of an exterior side yard is 2.4 m.

- 3.1.2.14 The Director of Planning may vary the minimum side yard width if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Yards for multiple dwelling

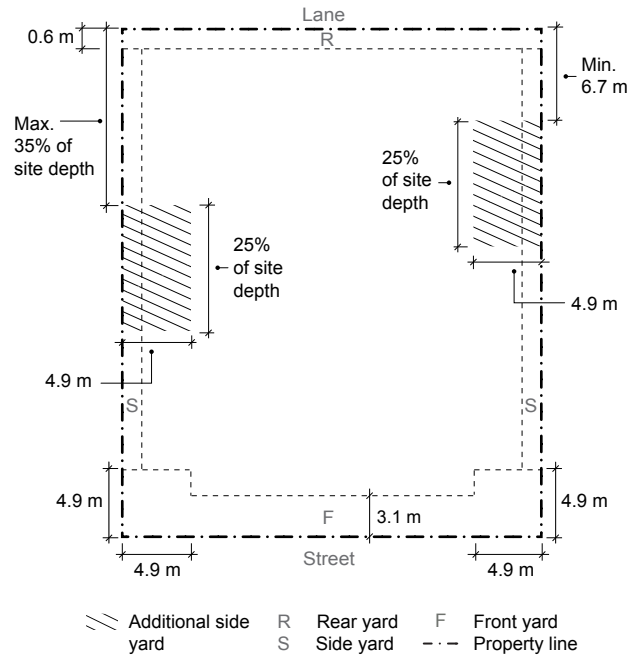
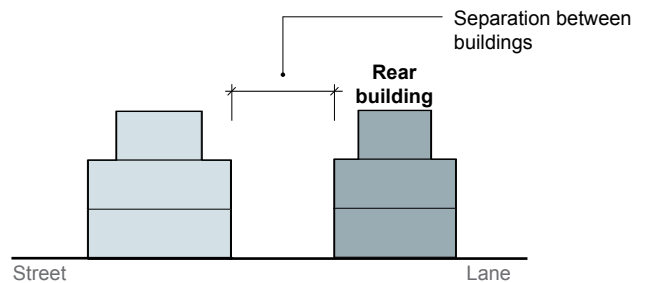


Diagram: Townhouse in a courtyard configuration



Rear Yard

3.1.2.15 Despite the minimum rear yard depth in section [3.1.2.6](#) above, where the rear property line does not abut a lane, and a lane dedication is not required, the minimum rear yard depth is 1.2 m, except that the Director of Planning may increase the minimum rear yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

3.1.2.16 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:

- (a) the minimum site area;
- (b) the maximum building height and number of storeys;
- (c) the maximum area of impermeable materials for developments providing underground parking;
- (d) the maximum building depth; and
- (e) the minimum separation between a building located on a site frontage and a rear building.

3.2 Duplex, Single Detached House and Single Detached House with Secondary Suite

Duplex, single detached house and single detached house with secondary suite are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 0.40, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 0.60, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of all advisory groups, property owners or tenants.

3.2.2 Building Form and Placement

| Regulations | RM-1 and RM-1N |
|---|--|
| 3.2.2.1 Minimum site area | 306 m ² |
| 3.2.2.2 Maximum building height | 10.7 m and 2 storeys |
| 3.2.2.3 Minimum front yard depth | the average of the minimum front yard depths of the 2 adjacent sites |
| 3.2.2.4 Minimum side yard width where the site width: | |
| (a) does not exceed 15.0 m | 10% of the site width |
| (b) exceeds 15.0 m | 1.5 m |
| 3.2.2.5 Minimum rear yard depth | 0.6 m |
| 3.2.2.6 Maximum site coverage for all buildings | 45% of the site area |
| 3.2.2.7 Maximum area of impermeable materials | 75% of the site area |
| 3.2.2.8 Maximum building depth | 40% of the site depth |

Site Area

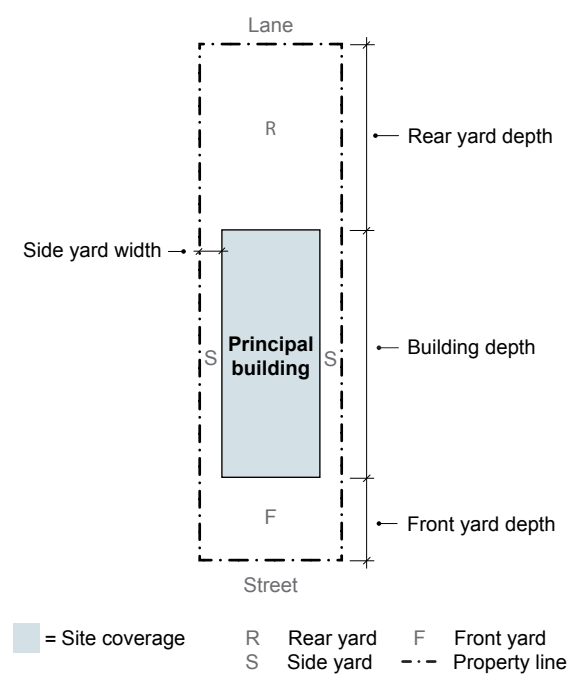
3.2.2.9 The Director of Planning may reduce the minimum site area if the lot was on record in the Land Title Office prior to November 23, 2005.

Front Yard

3.2.2.10 Despite the minimum front yard depth in section [3.2.2.3](#) above:

- (a) where an adjacent site is vacant, the next adjacent site that is not vacant must be used to determine the average;
- (b) if 1 or more of the adjacent sites front on a street other than that of the development site, or the adjacent sites are separated by a street or lane, or the Director of Planning is satisfied that 1 or more of the adjacent sites is an anomaly, then such adjacent sites must not be used in computing the average; and
- (c) where the site is adjacent to a flanking street or lane, the depth must equal the single adjacent site.

Diagram: Building placement for duplex, single detached house and single detached house with secondary suite



3.2.2.11 The Director of Planning may vary the minimum front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard

- 3.2.2.12 Despite the minimum rear yard depth in section 3.2.2.5 above, where the rear property line does not abut a lane, and a lane dedication is not required, the minimum rear yard depth is 1.2 m.
- 3.2.2.13 The Director of Planning may vary the minimum rear yard depth where the rear property line does not abut a lane and a lane dedication is not required if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

- 3.2.2.14 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:
 - (a) the minimum side yard width; and
 - (b) the maximum building depth.

3.3 Infill Duplex and Infill Single Detached House

Infill duplex and infill single detached house are subject to the following regulations.

3.3.1 Density and Floor Area

3.3.1.1 The maximum floor space ratio is 0.40, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 0.65, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of all advisory groups, property owners or tenants.

3.3.2 Building Form and Placement

| Regulations | RM-1 and RM-1N |
|--|-----------------------|
| 3.3.2.1 Minimum site area | 306 m ² |
| 3.3.2.2 Maximum building height | 7.7 m and 2 storeys |
| 3.3.2.3 Minimum side yard width where the site width: | |
| (a) does not exceed 15.0 m | 10% of the site width |
| (b) exceeds 15.0 m | 1.5 m |
| 3.3.2.4 Minimum rear yard depth | 0.6 m |
| 3.3.2.5 Maximum site coverage for all buildings | 45% of the site area |
| 3.3.2.6 Maximum area of impermeable materials | 75% of the site area |
| 3.3.2.7 Minimum separation between infill and existing building, measured across the width of the site | 4.9 m |

Building Height

3.3.2.8 Despite the maximum building height in section 3.3.2.2 above, the second storey of an infill building must be a partial storey not exceeding 60% of the storey immediately below.

3.3.2.9 The Director of Planning may vary the building height and number of storeys if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

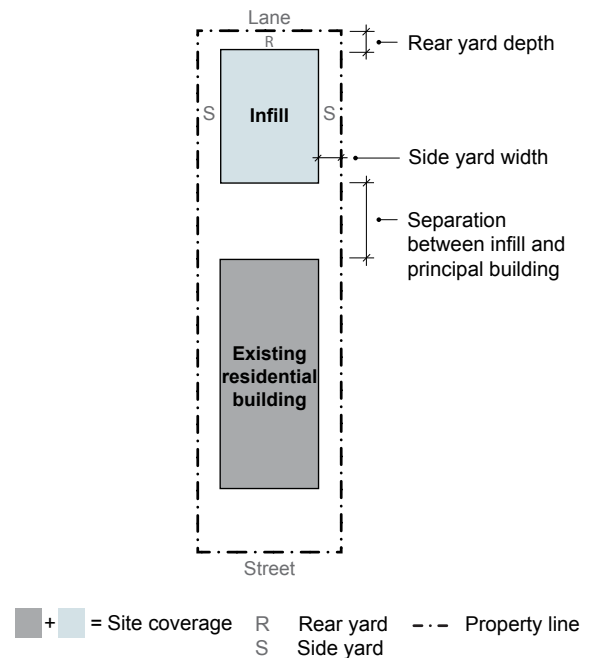
Side Yard

3.3.2.10 The Director of Planning may vary the minimum side yard width if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard

- 3.3.2.11 Despite the minimum rear yard depth in section 3.3.2.4 above, where the rear property line does not abut a lane, and a lane dedication is not required, the minimum rear yard depth is 1.2 m.
- 3.3.2.12 The Director of Planning may vary the minimum rear yard depth where the rear property line does not abut a lane and a lane dedication is not required if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for infill



3.4 Multiple Conversion Dwelling

Multiple conversion dwelling is subject to the following regulations.

3.4.1 Density and Floor Area

3.4.1.1 The maximum floor space ratio is 0.40, except that the Director of Planning may increase the permitted floor space ratio to:

- (a) a maximum of 0.65 on a site where a residential building existing prior to January 1, 1940 is retained; or
- (b) a maximum of 0.60 on a site where a residential building not existing prior to January 1, 1940 is retained,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of all advisory groups, property owners or tenants.

3.4.1.2 The total number of dwelling units on a site must not exceed 2 units, except that the Director of Planning may increase the permitted number of dwelling units to 3 units on a site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

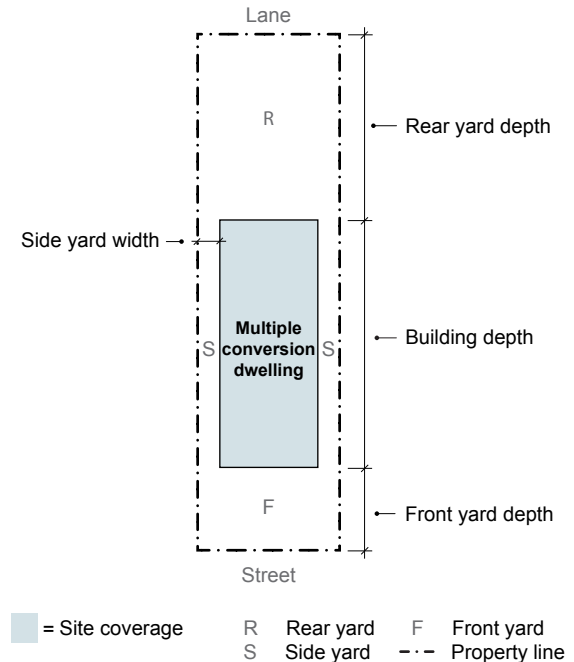
3.4.2 Building Form and Placement

| Regulations | RM-1 and RM-1N |
|---|--|
| 3.4.2.1 Minimum site area | 306 m ² |
| 3.4.2.2 Maximum building height | 10.7 m and 2 storeys |
| 3.4.2.3 Minimum front yard depth | the average of the minimum front yard depths of the 2 adjacent sites |
| 3.4.2.4 Minimum side yard width where the site width: | |
| (a) does not exceed 15.0 m | 10% of the site width |
| (b) exceeds 15.0 m | 1.5 m |
| 3.4.2.5 Minimum rear yard depth | 0.6 m |
| 3.4.2.6 Maximum site coverage for all buildings | 45% of the site area |
| 3.4.2.7 Maximum area of impermeable materials | 75% of the site area |
| 3.4.2.8 Maximum building depth | 40% of the site depth |

Front Yard

- 3.4.2.9 Despite the minimum front yard depth in section 3.4.2.3 above:
- (a) where an adjacent site is vacant, the next adjacent site that is not vacant must be used to determine the average;
 - (b) if 1 or more of the adjacent sites front on a street other than that of the development site, or the adjacent sites are separated by a street or lane, or the Director of Planning is satisfied that 1 or more of the adjacent sites is an anomaly, then such adjacent sites must not be used in computing the average; and
 - (c) where the site is adjacent to a flanking street or lane, the depth must equal the single adjacent site.

Diagram: Building placement for multiple conversion dwelling



3.4.2.10 The Director of Planning may vary the minimum front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard

- 3.4.2.11 Despite the minimum rear yard depth in section 3.4.2.5 above, where the rear property line does not abut a lane, and a lane dedication is not required, the minimum rear yard depth is 1.2 m.
- 3.4.2.12 The Director of Planning may vary the minimum rear yard depth where the rear property line does not abut a lane and a lane dedication is not required if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

- 3.4.2.13 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:
- (a) the maximum building height and number of storeys;
 - (b) the minimum side yard width; and
 - (c) the maximum building depth.

3.5 Other Uses

Uses not regulated by sections 3.1 to 3.4 of this schedule are subject to the following regulations.

3.5.1 Density and Floor Area

3.5.1.1 The maximum floor space ratio is 0.40, except that the Director of Planning may increase the permitted floor space ratio to a maximum of:

- (a) 1.20 for seniors supportive or assisted housing;
- (b) 0.65 for other dwelling uses; and
- (c) 0.60 for all other uses permitted in this schedule, combined,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of all advisory groups, property owners or tenants.

3.5.1.2 The total number of dwelling units on a site must not exceed 2 units, except that the Director of Planning may increase the permitted number of dwelling units to 3 units on a site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.5.2 Building Form and Placement

| Regulations | RM-1 and RM-1N |
|---|--|
| 3.5.2.1 Maximum building height | 10.7 m and 2 storeys |
| 3.5.2.2 Minimum front yard depth | the average of the minimum front yard depths of the 2 adjacent sites |
| 3.5.2.3 Minimum side yard width where the site width: | |
| (a) does not exceed 15.0 m | 10% of the site width |
| (b) exceeds 15.0 m | 1.5 m |
| 3.5.2.4 Minimum rear yard depth | 0.6 m |
| 3.5.2.5 Maximum site coverage for all buildings | 45% of the site area |
| 3.5.2.6 Maximum area of impermeable materials | 75% of the site area |
| 3.5.2.7 Maximum building depth | 40% of the site depth |

Number of Principal Buildings on Site

3.5.2.8 The Director of Planning may permit more than 1 principal building on a site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Front Yard

3.5.2.9 Despite the minimum front yard depth in section 3.5.2.2 above:

- (a) where an adjacent site is vacant, the next adjacent site that is not vacant must be used to determine the average;
- (b) if 1 or more of the adjacent sites front on a street other than that of the development site, or the adjacent sites are separated by a street or lane, or the Director of Planning is satisfied that 1 or more of the adjacent sites is an anomaly, then such adjacent sites must not be used in computing the average; and
- (c) where the site is adjacent to a flanking street or lane, the depth must equal the single adjacent site.

3.5.2.10 The Director of Planning may vary the minimum front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

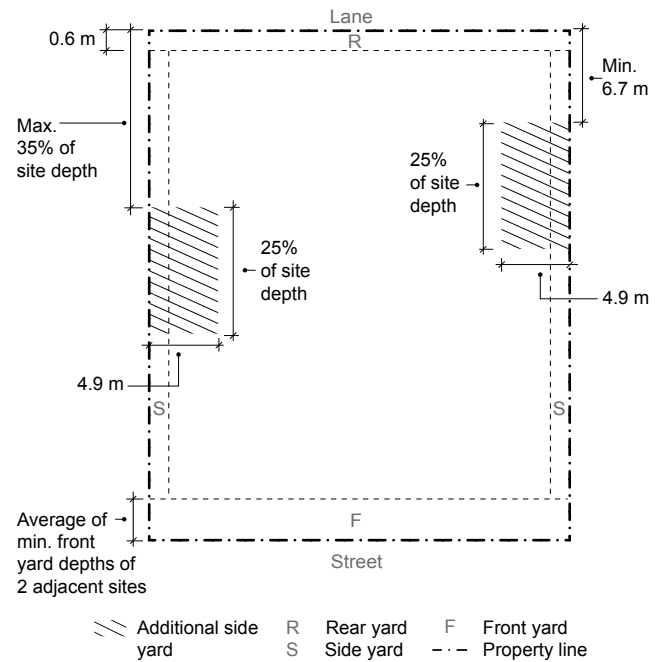
Side Yard

3.5.2.11 Despite the minimum side yard width in section 3.5.2.3 above:

- (a) an additional side yard with a minimum width of 4.9 m and minimum length equal to 25% of the site depth must also be provided on each side of the site, and each of these side yards must be located so that its rear boundary is not less than 6.7 m, and no more than a distance equal to 35% of the site depth, from the ultimate rear property line; and
- (b) in the case of a corner site that has located at its rear, with or without the intervention of a lane, a site which fronts on the street flanking the corner site, the minimum width of an exterior side yard is 2.4 m.

3.5.2.12 The Director of Planning may vary the minimum side yard width in section 3.5.2.3 above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Yards for other uses



Rear Yard

- 3.5.2.13 Despite the minimum rear yard depth in section [3.5.2.4](#) above, where the rear property line does not abut a lane, and a lane dedication is not required, the minimum rear yard depth is 1.2 m.
- 3.5.2.14 The Director of Planning may vary the minimum rear yard depth where the rear property line does not abut a lane and a lane dedication is not required if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

- 3.5.2.15 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:
- (a) the maximum building height and number of storeys;
 - (b) the maximum area of impermeable materials for developments providing underground parking; and
 - (c) the maximum building depth.

4 GENERAL REGULATIONS

All uses in these districts are subject to the following regulations:

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (b) stairways, fire escapes, elevator shafts, and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
- (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if:
 - (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and
 - (ii) the area excluded does not exceed 1% of the permitted floor area; and
- (d) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area for multiple dwellings, and 8% of the permitted floor area for all other uses;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, or bicycle storage in multiple conversion dwellings containing 3 dwelling units, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length, which:
 - (i) for multiple dwellings, are at or above base surface and located in a principal building, up to a maximum of 24 m² per dwelling unit, or are located below base surface,
 - (ii) for other dwelling uses, are located in an accessory building located on the site in accordance with section 2.2.7 of this schedule or in an infill building up to a maximum of 48 m²,
 - (iii) for dwelling uses on sites with more than 1 principal building, are located in a principal building or an accessory building up to a maximum area of 24 m² per dwelling unit,

- (iv) for other dwelling uses located on sites with no developed secondary access, are located in a principal building, an accessory building, or an infill building up to a maximum area that the Director of Planning may determine if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, or
- (v) for non-dwelling uses, are located at or below base surface;
- (d) areas of undeveloped floors that are located:
 - (i) above the highest storey or partial storey, and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;
- (e) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (f) entries, porches and verandahs, and covered porches above the first storey if:
 - (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section [4.1.2\(a\)](#) above, does not exceed 16% of the permitted floor area for multiple dwellings and 13% of the permitted floor area for all other uses;
- (g) for multiple dwelling, all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
- (h) above grade floor area built as open to below, to which section [4.1.1\(c\)](#) above does not apply, designed in combination with venting skylights, opening clerestory windows or other similar features that, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of 1% of permitted floor area; and
- (i) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section [4.1.2\(f\)](#) above, to which there is no access from the interior of the building.

4.2 Dwelling Unit Density: Calculation

- 4.2.1 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded down.

4.3 Yards: Projections and Measurement

- 4.3.1 Despite section [10.8](#) of this by-law, entries, porches and verandahs complying with section [4.1.2\(f\)](#) of this schedule may project into:
 - (a) the required side yard up to 1.2 m where a side yard of at least 2.4 m in width has been provided; and

- (b) the required side yard on a corner site up to 1.2 m, where a side yard of at least 2.4 m has been provided.

4.4 Site Coverage

- 4.4.1 The maximum area of impermeable materials includes site coverage for all buildings.
- 4.4.2 The maximum site coverage for any portion of the site used as parking area is 30%, except where the principal use of the site is a parking area.

4.5 Building Depth: Measurement

- 4.5.1 Maximum building depth means the maximum distance between the required minimum front yard and the rear of a principal building, measured prior to any required lane dedication.

4.6 Horizontal Angle of Daylight

- 4.6.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.6.2 For the purposes of section 4.6.1 above, habitable room means any room except a bathroom or kitchen.
- 4.6.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.6.4 The plane or planes referred to in section 4.6.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.6.5 An obstruction referred to in section 4.6.3 above means:
 - (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.6.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
 - (a) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is not less than 2.4 m.

4.7 External Design

4.7.1 A portion of the surface of the ground adjoining a building may be lowered and excluded from the average elevation for the purpose of calculating finished grade, when the purpose is to provide light or access to a basement or cellar, provided that:

- (a) the lowered surface does not extend more than 3.1 m from the building;
- (b) that portion of the building abutting the lowered surface is not greater than half the width of the building, or 4.6 m, whichever is the lesser; and
- (c) the lowered surface does not extend into the 1.2 m side yard or as otherwise prescribed in this schedule.

4.8 Dedication of Land

4.8.1 Dedication for boulevard purposes

4.8.1.1 For development sites that front Knight Street, up to 0.6 m at the front of a site must be dedicated to the City for boulevard widening, as determined by the City Engineer.

4.8.1.2 Where dedication is made, it will be deemed not to reduce the site area for the purpose of calculating floor space ratio.