

# Floor Space Ratio

Floor Space Ratio or FSR (Density) requirement has been added to single detached, two-unit residential.

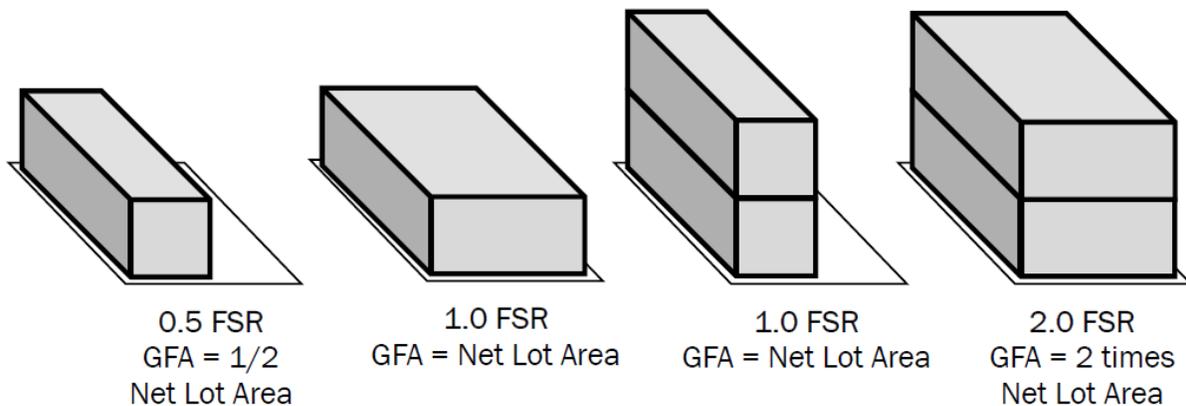
*Density* is the ratio of a building's floor area to the size of the lot on which it is located and is expressed as the *Floor Space Ratio* (FSR).

The total Floor Space of a building is derived from the total *Gross Floor Area* of a building excluding areas such as *basements*, *crawlspaces*, and enclosed parking.

*Floor Space Ratio*, together with the property setbacks, *building envelope*, *lot coverage*, *building height* and *highest building face*, is used to regulate the mass of a building on a property.

Floor Space Ratio:

$$\frac{\text{Total Gross Floor Area (GFA)}}{\text{Net Lot Area}} = \text{Floor Space Ratio (FSR)}$$



## DEFINITIONS:

**FLOOR SPACE RATIO** - means a ratio that is obtained by dividing the total *gross floor area* of all the *buildings* on the *lot* by the *net lot area*, excluding any areas *used for parking purposes* unless such parking is the *principal use*. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw.

**GROSS FLOOR AREA** means the total area of all the floors, measured to the extreme outer limits of the *building*, but not including those areas listed in Section 403 (Gross Floor Area Exemptions) of this Bylaw.

**NET LOT AREA** means the total area of a *lot*, excluding any portions of the *lot* required for public *park*, road or conservation dedication. Restrictive covenants, easements, or right-of-way areas form part of the *net lot area*.

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## How to Calculate Floor Space Ratio

**Step 1:** Refer to definitions for Basement, Floor Space Ratio, Gross Floor Area, Net Lot Area,

**Step 2:** Determine the *Net Lot Area*

**Step 3:** Calculate the total gross floor area. Calculate the areas that are excluded from the total gross floor area, and subtract to get the Total Floor Space.

**Step 4:** Divide the Total Floor Space by the Net Lot Area to determine the Floor Space Ratio (FSR)

## Gross Floor Area Exemptions

1. For Agricultural, Residential and CD (Comprehensive Development) zones where either a single detached residential or two-unit residential use is permitted, the residential gross floor area shall be measured to the exterior surface of the exterior walls but shall exclude:
  - a) exterior cladding and exterior solid wall systems up to a maximum thickness of 0.165 metres;
  - b) areas with a ceiling height of less than 1.5 metres;
  - c) concealed parking areas to a maximum floor area exclusion of 46.0 square metres;
  - d) that portion of a dwelling that is dedicated for a vertical service shaft extending from the mechanical service area to the roof for the purposes of solar hot water heating; and
  - e) basements.
2. For buildings in the RM, RST, C and CD zones, the residential gross floor area shall be measured to the exterior surface of the exterior wall but shall exclude:
  - a) exterior cladding and exterior solid wall systems up to a maximum thickness of 0.165 metres;
  - b) all common and limited common areas;
  - c) any portion of a storey used for mechanical or electrical service rooms;
  - d) non-habitable portions of the building situated below the average finished grade that are used solely for parking, storage, mechanical or electrical service rooms, and cisterns for the collection of storm water.
3. In all Residential and Commercial zones, where the vertical floor to ceiling distance of a residential space exceeds 4.27 metres, the resulting gross floor area of that space shall be calculated twice.



# Floor Space Ratio

| Zone    |  | Maximum Net Lot Area   | Floor Space Ratio (FSR)                                      | Approximate maximum Floor Area*  |
|---------|--|--|--|--|
| R-1     | Single Detached (Low Density) Urban Residential    | 371.0 m <sup>2</sup> (3,993.4 ft <sup>2</sup> )  | 0.6  | 222.6m <sup>2</sup> (2396.0ft <sup>2</sup> )   |
| R-2     | Single Detached (Medium Density) Urban Residential | 315.0 m <sup>2</sup> (3,390.6 ft <sup>2</sup> )  | 0.65   | 204.8m <sup>2</sup> (2203.9ft <sup>2</sup> )   |
| R-3     | Single Detached (Intensive) Urban Residential      | 255.0 m <sup>2</sup> (2,744.8 ft <sup>2</sup> )  | 0.7  | 178.5m <sup>2</sup> (1921.4ft <sup>2</sup> )   |
| R-4     | Single Detached (Infill) Urban Residential         | 450.0 m <sup>2</sup> (4,843.8 ft <sup>2</sup> )  | 0.6  | 270.0m <sup>2</sup> (2906.3ft <sup>2</sup> )   |
| RS-1    | Single Detached Residential                        | 668.0 m <sup>2</sup> (7,190.3 ft <sup>2</sup> )  | 0.5  | 334.0m <sup>2</sup> (3595.2ft <sup>2</sup> )   |
| RS-1a   | Single Detached (Amenity) Residential              | 668.0 m <sup>2</sup> (7,190.3 ft <sup>2</sup> )  | 0.5  | 334.0m <sup>2</sup> (3595.2ft <sup>2</sup> )   |
| RS-1b   | Single Detached (Medium Density) Residential       | 557.0 m <sup>2</sup> (5,955.5 ft <sup>2</sup> )  | 0.6  | 334.2m <sup>2</sup> (3573.3ft <sup>2</sup> )   |
| RS-1c   | Single Detached (Low Density) Residential          | 1,200.0 m <sup>2</sup> (12,196.7 ft <sup>2</sup> )   | 0.4 single detached residential<br>0.5 two-unit residential  | 480.0m <sup>2</sup> (4878.7ft <sup>2</sup> )<br>600.0m <sup>2</sup> (6098.4ft <sup>2</sup> )   |
| RS-1d   | Single Detached (Half Acre) Residential            | 2000.0 m <sup>2</sup> (21,527.8 ft <sup>2</sup> )  | 0.25 single detached residential<br>0.3 two-unit residential | 500m <sup>2</sup> (5382.0ft <sup>2</sup> )<br>600.0m <sup>2</sup> (6458.4ft <sup>2</sup> )   |
| RS-2    | Single Detached Suburban Residential               | 0.4 ha (0.99 ac)   | 0.2  | 800.0m <sup>2</sup> (8611.1ft <sup>2</sup> )   |
| RS-3    | Single Detached Rural Residential                  | 0.8 ha (with water) (1.98 ac)<br>2.0 ha (without water) (4.94 ac)  | 0.1  | 800.0m <sup>2</sup> (8611.1ft <sup>2</sup> )   |
| RST     | Street Townhouse Residential                       | 234.0 m <sup>2</sup> end unit (2,518.8 ft <sup>2</sup> )<br>273.0 m <sup>2</sup> exterior end unit (2,938.5 ft <sup>2</sup> )<br>195.0 m <sup>2</sup> interior unit (2,099.0 ft <sup>2</sup> )   | 223.0 m <sup>2</sup> maximum FSR                             | 223.0m <sup>2</sup> (2400.4ft <sup>2</sup> )   |
| RST-SV  | Street Townhouse Residential – Silver Valley       | 252.0 m <sup>2</sup> end unit (2,712.5 ft <sup>2</sup> )<br>315.0 m <sup>2</sup> exterior end unit (3,390.6 ft <sup>2</sup> )<br>225.0 m <sup>2</sup> interior unit (2,421.9 ft <sup>2</sup> )   | 223.0 m <sup>2</sup> maximum FSR                             | 223.0m <sup>2</sup> (2400.4ft <sup>2</sup> )   |
| SRS     | Special Urban Residential                          | 837.0 m <sup>2</sup> (9,009.4 ft <sup>2</sup> )  | 0.5  | 418.5m <sup>2</sup> (4504.7ft <sup>2</sup> )   |
| RT-1    | Two-Unit Urban Residential                         | 755.0 m <sup>2</sup> (8,126.7 ft <sup>2</sup> )<br>557.0 m <sup>2</sup> (Town Centre) (595.5 ft <sup>2</sup> )   | 0.5 single detached residential<br>0.7 two-unit residential  | 377.5m <sup>2</sup> (4036.4ft <sup>2</sup> )<br>389.9m <sup>2</sup> (4196.8ft <sup>2</sup> )   |
| RT-2    | Ground-Oriented Residential Infill                 | 800.0 m <sup>2</sup> triplex (8,611.1 ft <sup>2</sup> )<br>700.0 m <sup>2</sup> (triplex in Town Centre) (7,534.7 ft <sup>2</sup> )<br>850.0 m <sup>2</sup> fourplex (9,149.3 ft <sup>2</sup> )<br>800.0 m <sup>2</sup> fourplex in Town Centre (8,611.1 ft <sup>2</sup> )<br>950.0 m <sup>2</sup> courtyard (10,225.7 ft <sup>2</sup> )<br>900.0 m <sup>2</sup> courtyard in Town Centre (9,687.5 ft <sup>2</sup> ) | 0.75 for all uses  | 600.0m <sup>2</sup> (6458.3ft <sup>2</sup> )<br>525.0m <sup>2</sup> (5651.1ft <sup>2</sup> )<br>637.5m <sup>2</sup> (6862.0ft <sup>2</sup> )<br>600.0m <sup>2</sup> (6458.3ft <sup>2</sup> )<br>712.5m <sup>2</sup> (7669.3ft <sup>2</sup> )<br>675.0m <sup>2</sup> (7265.6ft <sup>2</sup> ) |
| CD-1-93 |  | 371.0 m <sup>2</sup> (3,933.4 ft <sup>2</sup> )  | 0.6  | 222.6m <sup>2</sup> (2396.0ft <sup>2</sup> )   |

\*Does not take into consideration any other required regulations.