

C15 - Floor Space Ratio (R)

This form is used to confirm compliance with the Floor Space Ratio regulations in the Zoning Bylaw 8200. The Floor Space Ratio form is required for all Subdivision applications, as well as all five-unit or six-unit Small Scale Multi-Unit Housing applications in cases where additional development is proposed for a property and an existing building(s) will be retained.

DEFINITIONS

Floor Space Ratio (R) means the *gross floor area* excluding *non-useable areas* divided by the lot area.

Gross Floor Area (R) means the sum of the total floor area of all storeys, including basement, of a single family dwelling, houseplex or garden suite, measured to the outside face of the exterior walls and, in the case of an attached carport, measured to the outermost face of the supporting columns. Those portions of the floor area of an attached carport or garage exceeding 50 m² (538 ft²), shall be included in the Gross Floor Area (R) calculations. The following are excluded from the Gross Floor Area (R) calculations: the unenclosed areas of canopies, balconies, patios, sundecks and outside stairs; interior stairs and elevators; separate carports and garages; attic spaces with a ceiling height from the floor of less than 1.67 m (5.5 ft); and crawlspaces with a ceiling height from the floor of less than 1.67 m (5.5 ft).

Non-Useable Areas means those areas having a clear height measurement from the floor to the underside of the floor joists of the storey above the less than 1.67 m (5.5 ft.) and where the floor level is located below the elevation of the natural grade level adjacent to the exterior wall of the building.

FLOOR AREA CALCULATIONS

EXISTING TOTAL FLOOR AREAS (m²)

	Unit 1	Unit 2	Unit 3	Unit 4	Total
TOP FLOOR					
MAIN FLOOR					
LOWER FLOOR					
GARAGE / CARPORT					
G.F.A SUBTOTAL					
STAFF USE ONLY					
GARAGE / CARPORT EXEMPTION					
TOTAL G.F.A.					