

Project Data Table – Garden Suite

Fill out this table with the data for your project and include it on the front page of your development plans.

Ensure that: All values in metric and rounded to two decimal places

Address: _____

	Bylaw Requirement	Proposed	Variance
Lot Size			
Lot size (m ²)	400 min		
Rear Lot Area (m ²)	-		
Small Lot (400-559 m ²)	-		
Medium Lot (560-999 m ²)	-		
Large Lot (< 1000 m ²)	-		
Lot Coverage			
Single Family Dwelling (m ²) (%)	-		
Accessory Building(s) (m ²) (%)	See Table 5.3 in Zoning Bylaw		
Garden Suite (m ²) (%)	See Table 5.3 in Zoning Bylaw		
Rear Yard Lot Coverage (%)	25.0 max		
Total Lot Coverage (all bldgs) (%)	Maximum 40% or as specified in individual zones (whichever is lesser)		
Total Impervious Surface Area (m ²)	-		
Open Site Space (%) (Includes landscape areas not covered by any portion of building, structure, or impervious surface, including driveways) = Lot size – (total lot coverage + total impervious surface area)	45.0 min		
Siting and Height			
Garden Suite Location	Rear Yard		
Rear Lot Line Setback (m)	1.5 / 3.0 (two storey)		
Interior Side Lot Line Setback (m)	1.5 min		
Interior Side Lot Line Setback (m)	1.5 min		
Combined Sideyard Setback (m)	4.5 min		
Exterior Side Lot Line Setback (m)	3.5 min		
Separation Space (m)	4.0 min		
Average Natural Grade	-		
Average Finished Grade	-		
Height Sloped Roof (m)	4.2 (small and medium) 6.5 (large)		
Height Flat Roof (m)	3.75 (small and medium) 5.5 (large)		

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Size			
Upper Floor (m ²)	-		
Main Floor (m ²)	-		
Crawlspace (m ²)	-		
Gross Floor Area (m²)			
Two storey - Flat or Shallow Roof Upper Floor Reduced	60% of main floor area		
Minimum Outdoor Amenity Space for Residents			
Dedicated outdoor space for garden suite (m ²)	20.0 min		
General			
Clear Pathway from street to the door of a Garden Suite (m)	1.0 wide min		
Parking			
Single Family Dwelling	2		
Garden Suite with Level 2 EV Charger	1		