

## Single Family Residential Norwood Queens Zone INFORMATION HANDOUT

District of North Vancouver

Building Department – 355 W Queens Rd, North Vancouver, BC V7N 4N5

Questions about this form phone: 604-990-2480 or email: [building@dnv.org](mailto:building@dnv.org)

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<b>SECTION A:</b>	The Building Permit Process in the District
<b>SECTION B:</b>	Requirements for Building Permit Drawings
<b>SECTION C:</b>	Relevant Sections of the Zoning Bylaw
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## BUILDING DEPARTMENT CONTACT AND INFORMATION

### Hours of Operation:

8:00 am – 4:30 pm, Monday – Friday

Closed on Statutory Holidays

### Inspector Availability:

8:00 am – 9:30 am, Monday – Friday

Telephone:	604-990-2480
Email:	<a href="mailto:building@dnv.org">building@dnv.org</a>
Web:	<a href="http://www.dnv.org">www.dnv.org</a>
24 Hr Inspection Request:	<a href="http://www.dnv.org/inspection">www.dnv.org/inspection</a>

**Building Permit Applications and Inquiries are by Appointment Only**

**1) Examples of Work Requiring a Building Permit**

- new homes, garages, and carports
- additions and alterations to existing buildings
- creating a Secondary Suite (see bulletin)
- demolition
- swimming pools
- retaining walls greater than 3 ft. – see page 18 of this handout for more details
- sheds or accessory buildings exceeding 10m<sup>2</sup> (107 sq.ft.) – sheds must always meet the setback and height requirements, regardless of size

**2) Environmental Protection**

Schedule B of the District's Official Community Plan (OCP) establishes a number of Development Permit Areas (DPA), including:

- Protection of the Natural Environment
- Streamside Protection
- Wildfire Hazard
- Creek Hazard
- Slope Hazard

Please check the online maps at [www.geoweb.dnv.org](http://www.geoweb.dnv.org) to see if your property falls within any of these DPAs. If so, you will have to complete an Environmental Protection & Natural Hazard DPA Application and submit it with the information required to our Environmental, Sustainability Department for processing and permit approval or exemption in accordance with OCP policy before applying for your building permit.

Other environmental permits may be required depending on your proposed work. Please check the District's website [www.dnv.org](http://www.dnv.org) in the Environment Section on the Permits page:

- Tree Permit
- Soil Permit
- Aquatic Permit

### 3) Engineering Service Connections

- a) Service Connections – all applicants should contact Engineering Administration at [sfs@dnv.org](mailto:sfs@dnv.org) to determine access to services, connection requirements, connection fees and service inverts early in the design stage.
- b) The use of the Storm Sewer system must comply with Sewer Bylaw 6656, Section 7. A hydrogeological report may be required to determine if there is groundwater present. See Sewer Bylaw, Section 7.1 - 7.3.
- c) Crossings for Vehicle Access – in all single-family zones, when a lot abuts both an opened street and an opened lane, no vehicular access will be permitted from the street. When no lane access is available, vehicular access off a street will be limited to a single driveway crossing of no more than 4.5m in width. Applicants should contact Engineering Administration at [sfs@dnv.org](mailto:sfs@dnv.org) to determine acceptable locations for vehicular access from the street and any other work proposed in the boulevard.
- d) No permanent structures are permitted in the District Boulevard. A landscape plan must be provided for any changes to the District Boulevard.

### 4) The Building Permit Application

Required at Time of Application:

- appointment with Residential Plans Reviewer (990-2480)
- Master Requirements Questionnaire – Filled out before appointment  
<https://www.dnv.org/sites/default/files/edocs/MRL-questionnaire.pdf>
- Building permit application form, signed by owner  
<https://www.dnv.org/sites/default/files/edocs/building-permit-application-form.pdf>
- 1 complete set of building permit drawings, including required survey
- Any other required drawings and reports, depending on the scope of work
- 50% of the building permit fee (non-refundable) – for complete list of fees please go to <http://www.dnv.org/article.asp?c=74#B> and click on Building Bylaw
- applicable zoning checklist completed
- recent title search (can be completed by the District for a fee)

Required at Issuance (new construction or new coach house):

BC Housing Owner Builder Registration Form  
BC Housing Licenced Builder Registration Form

Please see <https://www.bchousing.org/licensing-consumer-services> for more info or call 604-646-7050.

### 5) The Fees & Securities

Once the drawings and other permit application documents comply with the District Zoning Bylaw, the District Construction Bylaw, any other applicable Bylaws, the BC Building Code, and all applicable fees and deposits are paid, and then a "Building Permit" is issued. Typical fees may include but not limited to:

- security deposit
- building permit fee
- water connection fee
- sanitary sewer connection fee
- storm sewer connection fee
- storm and sanitary inspection chambers
- installation of curbing
- environmental permit fees
- environmental security deposits

## **6) Conditions of the Building Permit**

The work as specified on the drawings must commence within 6 months from the date of issuance of the Building Permit. The Building Permit expires 2 years after the date of issuance. Any change to the approved permit drawings must be approved by the District through a revision by the plan reviewer. You must drop off 1 copy of architectural and structural plans with the revised areas bubbled. A fee for a revision is also applicable.

## **7) Other Permits**

Separate permits and inspections are required for sub-trade work such as electrical wiring, plumbing, hydronic heating, sprinkler systems, gas and drainage. These are applied for and issued from the Building Department.

## **SECTION B – REQUIREMENTS FOR PERMIT DRAWINGS**

District of North Vancouver

Building Department – 355 W Queens Rd, North Vancouver, BC V7N 4N5

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The following is a list of drawings required for a building permit application. The requirements as listed below are typical for new house construction. Small projects may require less detail. The District will require a Professional Engineer's Letter of Assurance and 1 set of sealed drawings, should the structural aspects of the work fall outside of Part 9 of the BC Building Code.

Please see the Master Requirements Questionnaire for all MRL's and for other drawing and professional requirements, depending on the scope of work.

### **Topographical Survey: recommended scale 1/8" = 1' – See MRL BLD 103 to 105 for all requirements depending on scope of work**

- original survey prepared by a registered B.C. Land Surveyor, signed and sealed
- lot area, dimensions, outlines and setbacks of existing buildings and structures
- contours required at 3 ft. intervals
- curb & property corner elevations
- existing ridge elevation
- existing maximum eave height
- main floor elevation
- perimeter spot elevations where proposed structure will be sited
- datum determination points
- creeks, adjacent roads/lane allowances, waterfront boundaries, trees, hedges and all other structures on adjoining boulevards, right of ways and an foreshore

### **Site Plan: recommended scale 1/8" = 1'**

- outline and setbacks to all structures showing the outermost walls including basement walls and upper floor overhangs
- all building cantilevers, roof overhangs, deck outlines, fireplace and floor projections, window wells, exterior stairs & retaining walls with top of wall and bottom of wall elevations
- natural and finished grades at all building corners, including datum determination points and all floor elevations including main and ridge elevations
- driveway location and size, paving, off-street parking, max 14.76' driveway crossing
- any change to District Blvd, including planting, retaining walls (encroachment agreement required), irrigation, hydro poles etc.

**Excavation/Shoring Plan: recommended scale 3/32 = 1' (for foundations with close proximity to property line or sewer right of ways)**

- signed and sealed, by Geotechnical Engineer, shoring design for all excavations with a vertical cut of more than 4' or benched at more than forty-five degree with a vertical height more than 4'
- detailed survey that identifies existing structures and large trees within 5' of the property line to be protected
- plan for protection of excavation near District Right-of-ways

**Foundation Plan: recommended scale 1/4" = 1'**

- location and size of all foundations including pad footings (this information may be combined with the floor plans)

**Floor Plans: recommended scale 1/4" = 1'**

- structural framing indicated (lumber grade and species, beam sizes, joist spacing size and direction, trusses indicated, etc.)
- 1 copy signed and sealed structural drawings by P.Eng (if outside Part 9), with indication of code compliance to Part 4 of BCBC or CWC 2014 Part B or C using the following statement "structural design and lateral resistance in accordance with\_\_\_\_"
- fully dimensioned, grid lines etc.
- room use and size indicated, window and door sizes & stair rise/run
- roof plan/layout
- section lines

**Four (4) Exterior Elevations: recommended scale 1/4" = 1'**

- building height base line
- maximum building height line
- maximum eave height
- natural and finished geodetic grade elevations
- floor and/or deck geodetic elevations
- spatial separation calculations (UPO's)
- window wells and retaining walls with top of wall and bottom of wall elevations
- roof slopes indicated

**Typical Full Cross-Section: recommended scale 1/4" = 1'**

- basement, main floor, upper floor, maximum eave, and ridge elevation specified
- room clear heights
- roof slope indicated
- construction details and material list, must match Step Code docs for new build
- Energy Efficiency Calculations (RSI) if not new build

**SECTION C – RELEVANT SECTIONS OF THE ZONING BYLAW**

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The following pages contain pertinent extracts from the District of North Vancouver Consolidated Zoning Bylaw, summarized for size, shape and siting regulations for single-family dwellings and accessory buildings in Residential Zones. Specific neighbourhood zoning is attached. These extracts are issued as a guide for quick reference and convenience only. Completeness and accuracy are not guaranteed. For complete and up-to-date information, refer to the official Consolidated Zoning Bylaw (Parent Bylaw #3210). Zoning Bylaw regulations are subject to change. Please contact the Planning Department at 604-990-2387 for updates.

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**PART 1 TITLE**

This Bylaw may be cited for all purposes as the "District of North Vancouver Zoning Bylaw, 1965".

**PART 2 INTERPRETATION**

In this Bylaw, unless the context otherwise requires,

"accessory to" means customarily incidental to the permitted use of land, buildings or structures located on the same lot;

"balcony" means a cantilevered deck that projects from a wall of a building and which, except for a railing, is not enclosed; (Bylaw 5609)

"basement" means a storey or storeys of a building located below the first storey; (Bylaw 6039)

"bed and breakfast" means a home occupation business in a single-family residential building which provides temporary accommodation rented to a person or persons on a daily or weekly basis for a period not to exceed 28 consecutive days; (Bylaw 6946)

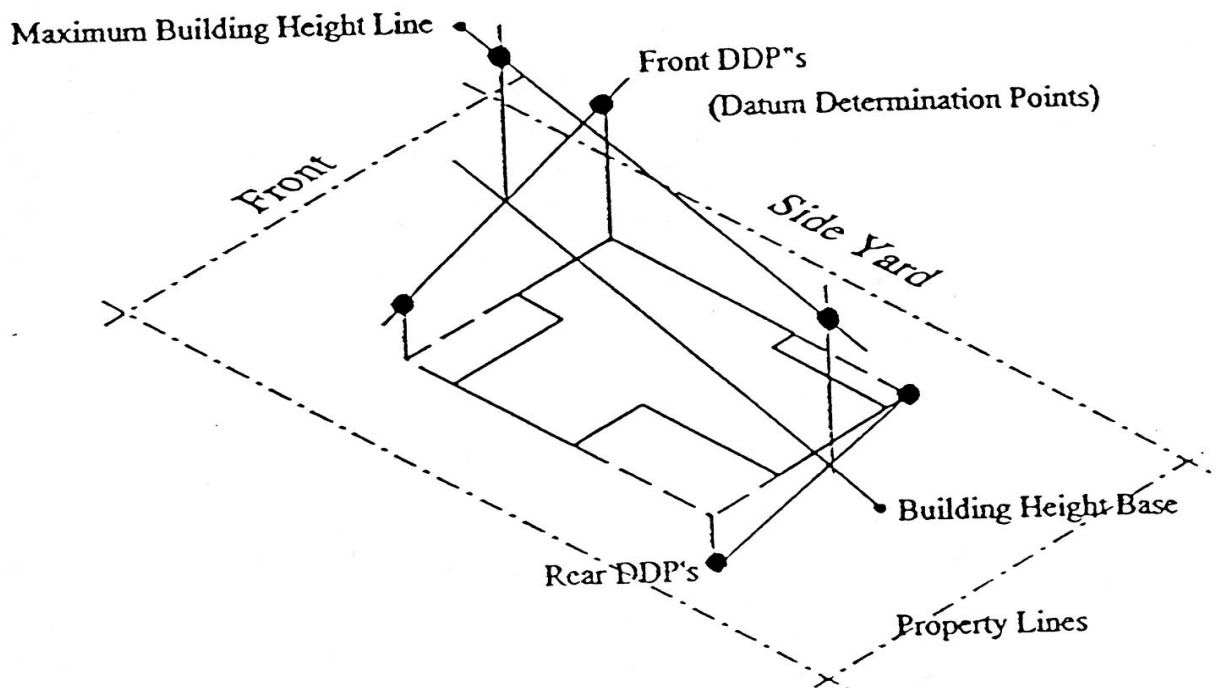
"boarders and lodgers" means persons provided with accommodation and meals in a single-family residential building for payment of rent for a period of not less than 28 consecutive days and where such accommodation shall not include separate cooking facilities; (Bylaw 6946)

"building" means a structure located on the ground, wholly or partly enclosed with walls and roofs, and used for the shelter or accommodation of persons, animals, chattels or things, or any combination thereof;

"building height base line" with respect to a single family residential building or structure, means the line created by:

- (i) averaging the two front datum determination points on the lot; and
- (ii) averaging the two rear datum determination points on the lot; and
- (iii) longitudinally extending a line joining (i) and (ii) above,

all of which is illustrated by way of the following diagram:



"coach house" means an accessory dwelling unit that is detached from a single-family residential building on a lot in a zone that permits a single-family residential building; (Bylaw 8360)

"cooking facility" means a room or portion thereof where and the equipment by which meals may be prepared; (Bylaw 5957)



"coverage, building" means that portion of a lot or lots, expressed as a percentage, occupied by all buildings and structures 0.9m (3 ft.) or greater in height above finished grade; (Bylaw 6685)

"coverage, site" means that portion of the lot or lots, expressed as a percentage, occupied by the total of all buildings and structures 0.9m (3 ft.) or greater above finished grade, parking and loading spaces, manoeuvring aisles, driveways and exterior storage areas; (Bylaw 6751)

"datum determination points, front" for a single family residential lot means the two points on a lot created where the frontmost wall face of the principal building or projections thereof intersect with the outermost sidewall faces or projections thereof measured at the lesser of natural or finished grade; (Bylaw 6833)

"datum determination points, rear" for a single family residential lot means the two points on a lot created where the rearmost wall face of the principal building or projections thereof intersect with the outermost sidewall faces or projections thereof measured at the lesser of natural or finished grade; (Bylaw 6833)

"dwelling unit" means one or more habitable rooms for the residential accommodation of only one family and contains or provides for only one cooking facility; (Bylaw 6922)

"floor space ratio" means that figure obtained when the gross floor area of all buildings and structures, except those areas exempted by section 410, is divided by the lot area upon which the buildings and structures are situated; (Bylaw 6833)

"grade, finished" means the level of ground created by human action; but excludes created localized depressions; (Bylaw 6833)

"grade, natural" means the undisturbed ground level formed without human intervention or, where the undisturbed ground level cannot be accurately ascertained because of previous human intervention, the natural grade shall mean the ground level established at the date of the adoption of Bylaw 6039 (June 13, 1988) but excludes natural localized depressions; (Bylaw 6833)

"gross floor area" means the total floor area of a building or structure measured to the exterior of its walls; (Bylaw 6685)

"height" means:

- (i) with respect to a building or structure in a single family residential zone the greatest vertical distance measured from the building height base line to the topmost part of the building or structure, except that in the case of an accessory building or structure it shall be the vertical distance measured from the floor level to the highest point of the building or structure except in no case shall the floor level of the structure be more than 4 feet above natural grade at any point; (Bylaw 8476)

"home occupation" means any occupation or profession conducted for gain in a dwelling unit, except that a swim school may be operated outside of a dwelling unit, and includes the operation of a kindergarten for not more than twenty children; (Bylaw 6864 & 4314)

"land" includes the surface of water;

"localized depression" means except as stipulated in the RSPH zone, Subsection 509.3, in the RSK zone, Subsection 511.3 and in the RSH Zone Subsection 512.3, in the RSCH Zone, Subsection 514.3, and in the RSE Zone, Subsection 515.3: (Bylaw 7042, 7092, 7101, 7190)

- (i) an existing depression in natural grade not exceeding 3m (9.8 ft.) in breadth or the lesser of 3m (9.8 ft.) or 20% of the wall length along any building wall that it intersects;
- (ii) a depression below the normal natural or finished grade created for the purpose of providing vehicle or pedestrian entrance to a building subject to the following conditions:
  - (a) only one vehicle entrance and one pedestrian entrance are permitted as localized depressions on a single family residential building;
  - (b) on any side of a building in a single family residential zone, the total localized depression width shall not exceed the lesser of 50% of the corresponding building width or length, or:
    - 6.0m (20 ft.) wide for a vehicle access
    - 2.44 (8 ft.) wide and 3.0m<sup>2</sup> (32 sq.ft.) in area for a pedestrian access
    - 7.3m (24 ft.) wide for a combined vehicle and pedestrian access;
- (iii) a light well on any side of a single family residential building extending not more than 0.75m (2.5 ft.) beyond the building wall face and not exceeding

25% of the corresponding building width or length in total for one or more light wells; and

- (iv) any combination of vehicle or pedestrian entrances, light wells and natural depressions remaining after finish grading shall not exceed 50% of the corresponding building width or length along any side of a building.

(Bylaw 6833)

"lot area", means the horizontal area within the lot lines of a lot, excluding:

- (a) lots that are inaccessible by road;
- (b) land covered by a natural body of water;
- (c) land within a powerline right-of-way; and
- (d) land
  - (i) on a steep slope where the grade generally exceeds 50%,
  - (ii) land in a ravine, or
  - (iii) on a river or creek bank,

(Bylaw 6977, 7212)

"lot depth" means the length of the centre lot line; (Bylaw 6192)

"lot line, centre" means the linear measurement across the lot taken from the centre of the front lot line to the centre of the rear lot line; (Bylaw 6192)

"lot line, front" means :

- (i) the lot line or lines common to street and lot, or, in the case of a lot having lot lines in common with more than one street, the lot line or lines common to the lot and the street with the shortest frontage; or,
- (ii) in the case of a panhandle lot, the lot line forming the narrow side of the end of the lot from which the panhandle extends; (Bylaw 4787)
- (iii) the lot line or lines forming the narrow side of the lot nearest the frontage in the case where the frontage of the lot is located on the long side of the lot. (Bylaw 5613)

"lot line, rear" means the lot line or lines opposite to and most distant from the front lot line, or, in the case of a lot having two intersecting side lot lines, the rear lot line shall be deemed to be a line within the lot twenty feet in length, which is parallel to and most distant from the front lot line;

"lot width" means the shorter of the following two linear measurements:

- (i) a line across the lot perpendicular to the centre lot line at 29.5 feet to the rear of the front lot line;

- (ii) a line across the lot perpendicular to the centre lot line at 59 feet to the rear of the front lot line;

provided that the front lot line shall not be less than two-thirds (2/3) of the minimum width requirement for that lot; (Bylaw 6402)

"maximum building depth" in the RS 1-5 zones means that a centre line through the dwelling shall be established using the datum determination points at the front and rear of the house. The exterior walls on either side of this centre line may not exceed a total of 19.8m (65 ft.). For all other zones "maximum building depth" means the linear measurement of a single-family residential building taken from the exterior wall face closest to the front lot line measured parallel to the centre lot line to the exterior wall face closest to the rear lot line, including an attached garage or carport; (Bylaw 6402, 6644 & 7618)

"maximum dwelling unit size" means the total gross floor area as used in calculating the floor space ratio; (Bylaws 5930 and 6142)

"maximum eave height" in all single family zones, except as stipulated in the Queensdale Neighbourhood Zone (RSQ), Subsection 516.3, shall be the vertical distance from the lesser of the natural or finished grade measured at the base of the building or structure to the intersection of the exterior wall face or projection thereof with the top surface of the building except that portion of wall contained within a roof gable; (Bylaw 6192, 6402 & 7250)

"minimum front setback line" means a line which is parallel to the front lot line and which is at the minimum front yard setback; (Bylaw 6192)

"minimum rear setback line" means a line which is parallel to the rear lot line which is at the minimum rear yard setback; (Bylaw 6192)

"ocean natural boundary line" means the visible high-water mark of the ocean where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil or rock of the bed of the ocean a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself; (Bylaw 7618)

"open space" means an area that is located on the ground and which is open at all sides with the exception of structural necessary elements for support when there is a building above the open space; (Bylaw 6833)

"panhandle" means the narrow strip of land connecting the body of the lot with the street; (Bylaw 4787)

"parking structure" means a wholly or partly enclosed structure for temporary parking and protection of one or more motor vehicles which are otherwise in active use and which, when accessory to a single family residential building, includes an attached or detached carport or garage or a dedicated space within the principal building; (Bylaw 6833)

"principal building" in a single family residential zone means a permitted single family residential building, but excludes parking structures and other accessory buildings up to the limits exempted from floor space ratio calculations in section 410; (Bylaw 6833)

"residential building, single-family" means a building consisting of one dwelling unit or, in a single-family residential zone, a building consisting of a combination of one dwelling unit and one secondary suite; (Bylaw 6922)

"satellite dish antenna" means any parabolic or spherical antenna which receives television or other signals from orbiting satellites or other devices; (Bylaw 6132)

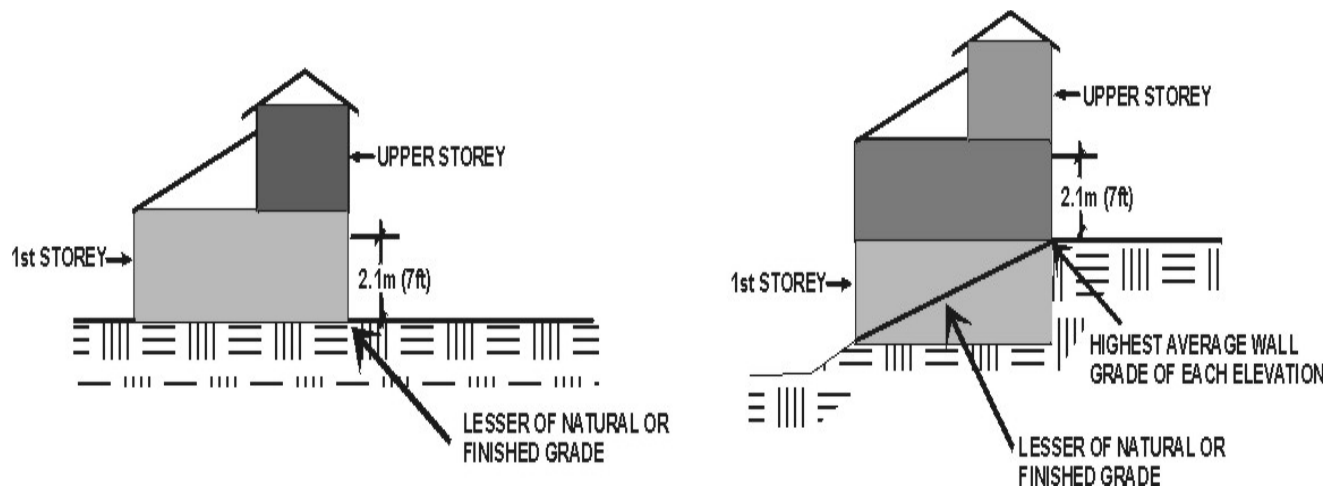
"secondary suite" means a non-stratified, accessory dwelling unit contained within a single-family residential building which contains only one principal dwelling unit; (Bylaw 6922, Bylaw 8036, 8360, 8525)

"storey" means that portion of a building which is situated between the surface of any floor and the surface of the floor next above it, and if there is no floor above it, that portion between the surface of such floor and the ceiling above it; (Bylaw 6039)

"storey, first" means the uppermost storey having its floor level not more than 2m (6.5 ft.) above the lowest of the average levels of finished grade adjoining each exterior wall of a building, except that localized depressions shall not be considered in the determination of average levels of finished grade; (Bylaw 6833)

"storey, upper" means the topmost storey:

- a) which is either immediately above the first storey, or,
- b) where the first storey is partially below natural or finished grade, the topmost storey having a floor level which is more than 2.1m (7 ft.) above the highest of the average wall grades of each elevation when measured from the lesser of natural or finished grade, as illustrated in the following sketches. (Bylaw 6757)



“veranda” for a single family residential building or coach house means a one storey high roofed portico, gallery or porch adjoining an exterior wall or walls of a building and open at all other sides with the exception of necessary structural support columns and a guard or rail not exceeding a height of 1.1m (3.5 ft.) and with a floor not higher than the lowest above-grade building floor on the side of the building to which it is attached;

(Bylaw 6833, 8360)

## **PART 3 GENERAL OPERATIVE CLAUSES**

### **301 Zones**

- (1) The whole of the area of the District of North Vancouver is hereby divided into zones as shown upon the maps and plans contained in the Plan Section of this Bylaw or defined by description in this Bylaw and the said maps, plans and descriptions are hereby made and declared to be an integral part of this Bylaw.
- (2) The said zones are designated as follows:

#### **DESIGNATION**

#### **SHORT FORM**

Single-Family Residential One Acre Zone	RS 1	
Single-Family Residential 12000 Zone	RS 2	
Single-Family Residential 7200 Zone	RS 3	
Single-Family Residential 6000 Zone	RS 4	
Single-Family Residential 4000 Zone	RS 5	(Bylaw 4787)
Single-Family Residential Marlborough Heights Zone	RSMH	(Bylaw 6735)
Single-Family Residential Norgate Zone	RSN	(Bylaw 6743)
Single-Family Residential Delbrook Zone	RSD	(Bylaw 6783)
Single-Family Residential Keith Lynn Zone	RSKL	(Bylaw 6852)
Single-Family Residential Murdo Frazer Zone	RSMF	(Bylaw 6926)
Single-Family Residential Norwood Queens Zone	RSNQ	(Bylaw 6939)
Single-Family Residential Pemberton Heights Zone	RSPH	(Bylaw 7006)
Single-Family Residential Sunset Gardens Zone	RSSG	(Bylaw 7028)
Single-Family Residential Kilmer Zone	RSK	(Bylaw 7042)
Single-Family Residential Highlands Zone	RSH	(Bylaw 7092)
Single-Family Residential Edgemont West Zone	RSEW	(Bylaw 7103)
Single-Family Residential Canyon Heights Zone	RSCH	(Bylaw 7101)
Single-Family Residential Edgemont Zone	RSE	(Bylaw 7190)
Single-Family Residential Queensdale Zone	RSQ	(Bylaw 7250)

### **308 Determination of Grades**

- (1) Plans submitted in conjunction with a building permit application shall identify both natural and finished grades referenced to an established datum at or adjacent to the site.
- (2) The applicant shall provide the natural grade and the finished grade to the satisfaction of the Chief Building Inspector. (Bylaw 6039)

## **PART 4 GENERAL REGULATIONS**

### **407 Height Exceptions**

Notwithstanding any other height provisions of this Bylaw, the following buildings, structures or portions thereof shall not be subject to height limitation:

Cooling, fire and hose, observation, floodlight, distillation, transmission, ski-lift, warning device and water towers; bulkheads, tanks and bunkers, domestic radio and television antennae, masts and aerials; monitors; church spires; belfries and domes; monuments; chimney and smoke stacks; flag poles; cranes; grain elevators; and, gas holders. (Bylaw 6767)

Solar collectors and associated mechanical components, subject to compliance with the regulations in Part 4C. (Bylaw 7829)

### **408 General Siting Regulations**

- (1) Except in Single-Family Residential Zones, if an area on a given lot is not designated and delineated as 'Siting Area' in the Plan Section of this bylaw or 'Development Permit Area' on the Zoning Map and Plan Section of this bylaw, buildings and structures shall not occupy more than 10% of the lot area. (Bylaws 4478 and 5337)
- (2) For the purposes of siting regulations of this Bylaw, when in a resolution or bylaw the Council declares that the establishing, diverting, or widening of a highway is necessary, such establishing, diverting, or widening is deemed to have been made at the time of the adoption of the resolution or bylaw. (Bylaw 3379)
- (3) In the case of panhandle lots in Single-Family Residential Zones only, the panhandle is excluded for the purposes of setback and lot area regulations. (Bylaws 4787 and 5537)



## 409 **Siting Exceptions**

Notwithstanding any other siting provisions of this Bylaw, the following structures or portions thereof shall be regulated as follows:

(1) Underground structures:

Except in the case of swimming pools, structures underground or projecting not more than three feet at any point above the adjacent ground surface may be sited in any portion of the lot;

(2) Projecting features:

(a) in the case of bay windows and hutch alcoves, the horizontal length is limited to eight feet at the outer face and the minimum distances to the lot lines may be reduced by two feet, (Bylaw 6142)

(b) In the case of light wells, fireplaces, chimneys, cornices, leaders, gutters, pilasters, belt courses, sills and ornamental features, the minimum distances to the lot lines may be reduced by two feet,

(Bylaws 5097, 6142 and 6833)

(c) in the case of verandas, steps, roofs and sunlight control projections on the front or rear of a building or on the side of a building facing a side lot line common to the lot and street or lane, or on any side of a building within a siting area, the minimum distances to the lot lines may be reduced by four feet,  
(Bylaws 6142 and 6833)

(d) in the case of eaves and sunlight control projections on the side of a building facing a side lot line common to a lot and any other lot may, excepting thereout the RSE zone and the RS1 to RS5 zones and CD88 zone, project to within three feet of such side lot line. In the RS1 to RS5 zones and CD88 zone eaves and sunlight control projections on the side of a building facing a side lots line common to a lot and any other lot may project to within two feet of such side lot line. In the RSE zone, eaves and sunlight projections on the side of a parking structure facing a side lot line common to a lot and any other lot may project to within three feet of such side lot line, while eaves and sunlight control projections located on any non-parking structure facing a side lot line common to a lot and

any other lot may project to within four feet of such side lot line;  
(Amended by Bylaw 8109) (Bylaw 7190 & 7618)

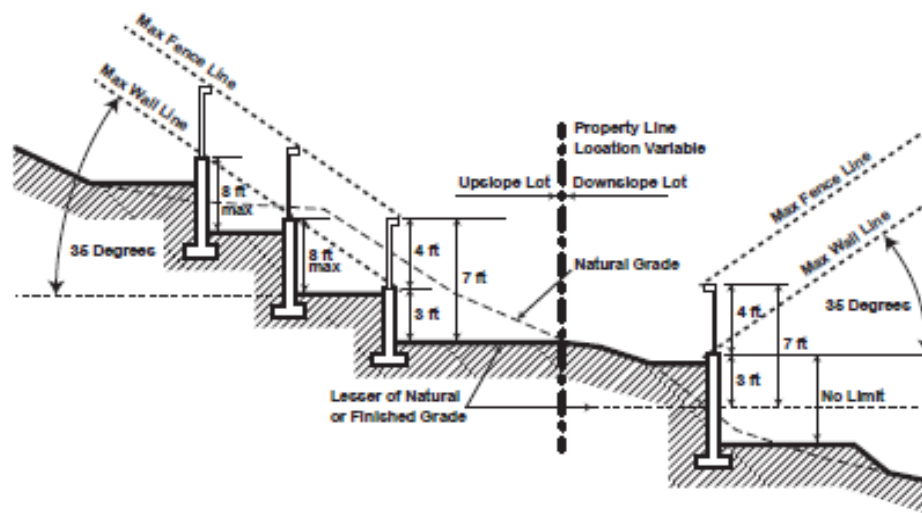
- (e) in the case of roof deck guards and balustrades, the minimum distances to the lot lines may be reduced by one foot, (Bylaw 6142)
- (f) in the case of cantilevered decks or balconies on the front or rear of a building facing a front lot line, or on any side of a building within a siting area, the minimum distance to the lot lines may be reduced by six feet,
- (g) in the case of solar collectors mounted on the wall of a building, the minimum distances to lot lines may be reduced in accordance with the regulations in Part 4C;  
(Bylaw 7829)

but in any case shall not result in a sideyard of less than three feet.

(Bylaws 5097 and 6142)

(3) Retaining Walls:

Retaining walls may be constructed within the required setback area of a lot when the wall or walls do not extend above a line commencing 3.0 feet above the lesser of natural grade and finished grade at the outer face of the outermost wall and subsequent walls do not extend above a line 8.0 feet above the lesser of natural grade and finished grade and projected upward and inward on the lot at an angle of 35° as illustrated by the following diagram:  
(Bylaw 8472)



- (4) Fences and free-standing walls:
- (a) Subject to the provisions of any other Municipal Bylaw relating to the construction and maintenance of fences adjacent to a public highway, fences and free-standing walls 6.0 feet or less in height may be constructed on any portion of the lot, except in the case of a fence or free-standing wall located on a retaining wall within the required setback area of a lot when the height of the fence or free-standing wall shall not extend more than 4.0 feet above the maximum allowable height for a retaining wall alone as regulated by sub-section 409 (3); (Bylaw 6039)
  - (b) Fences and free-standing walls 8.0 feet or less in height may be constructed in any open space 25.0 feet to the rear of a lot line facing a street, except in the case of a fence or free-standing wall located on a retaining wall within the required setback area of a lot when the height of the fence or free-standing wall shall not extend more than 4.0 feet above the maximum allowable height for a retaining wall alone as regulated by subsection 409(3); (Bylaws 6039, 6685 and 6833)
  - (c) Fences and free-standing walls over eight feet in height shall conform to the size, shape and siting regulations for building within the zone;
  - (d) Notwithstanding the provisions of (b) and (c), fences of twelve feet in height or less may be constructed on any portion of a lot in an industrial zone, or, when such fence is ordinarily required for a recreational use of land and when the portion of the fence above that otherwise permitted in the zone is of an open wire mesh, in any other zone. (Bylaw 5097)

## 410 Floor Space Ratio Exemptions

The following are excluded from floor space ratio calculations:

- (1) For single family residential buildings, exclude:
  - (a) the floor area contained within that part of buildings and structures having an adjacent exposed perimeter wall of less than 4.0 feet from the floor above to the lesser of natural grade and finished grade as illustrated by the following diagram and formulas

$$F.S.R. = \frac{A}{\text{Lot Area}}$$
$$A = B + C \left( \frac{p^2}{p^1} \right)$$

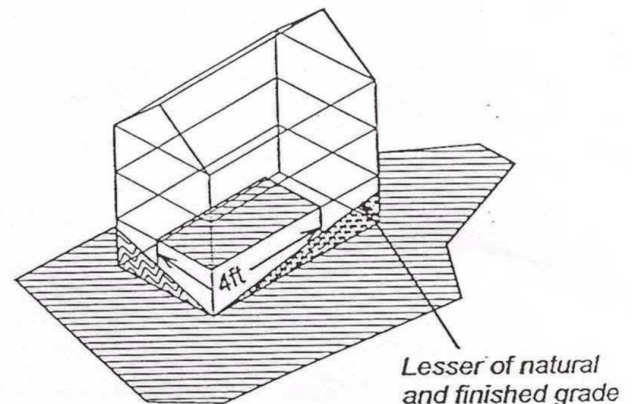
*A - Total floor area to be included in F.S.R. calculation*

*B - Total floor area of all storeys wholly above grade*

*C - Total floor area of all storeys partially below grade*

*p<sup>1</sup> - Total perimeter length of a storey partially below ground*

*p<sup>2</sup> - Length of p<sup>1</sup> exposed 4ft or more from floor above*



- (b) except in RSD, RSMH, RSN, RSE and RS1-5 zones, balconies and verandas not exceeding in total area 10% of the allowable gross floor area of the principal building as determined by the floor space ratio. In the RSE and RS1-5 zones, balconies, verandas and uncovered decks supported by posts greater than 6 ft. 6 inches in height not exceeding in total area 10% of the allowable gross floor area of the principal building as determined by the floor space ratio;  
(Bylaw 7190 & 7618)
    - (c) open spaces below elevated buildings and structures;

- (d) except in the RSD, RSMH and RSN zones, parking structures not exceeding the following:
- i. for lots less than 464.5m<sup>2</sup> (5,000 sq.ft.): 22.3m<sup>2</sup> (240 sq.ft.) except in the following cases:
    - in the RSQ zone where the exemption is 26.8m<sup>2</sup> (288 sq.ft.); and
    - in the RSPH zone where the exemption is 22.3m<sup>2</sup> (240 sq.ft.) unless the parking structure is located behind the rear wall of the house, in which case the exemption is increased to 42m<sup>2</sup> (452.1 sq.ft.). (Bylaw 7006)
  - ii. for lots of 464.5 m<sup>2</sup> (5,000 sq.ft.) or greater: 37.16m<sup>2</sup> (400 sq.ft.), except in the following cases:
    - in the RSE zone where the exemption is 40.9m<sup>2</sup> (440 sq.ft.);
    - in the RSQ zone, where the exemption is 53.5m<sup>2</sup> (576 sq.ft.)
    - in the RSPH zone where the exemption is 45m<sup>2</sup> (484 sq.ft.) unless the parking structure is located behind the rear wall of the house in which case the exemption is increased to 56m<sup>2</sup> (603 sq.ft.) (Bylaw 7006, 7190, 7250)
- (e) except in the RSK and RSE Zones, accessory buildings, other than parking structures and coach houses, not exceeding 25m<sup>2</sup> (269 sq.ft.). In the RSE zone, accessory buildings, other than parking structures and coach houses, not exceeding 19.5m<sup>2</sup> (210 sq.ft.); and (Bylaw 7006, 7042, 7190, 8036 & 8360)
- (f) trellises, pergolas and similar incidental open-sided structures not exceeding in total area 18m<sup>2</sup> (194 sq.ft.) and having overhead framing members spaced to leave not less than 80% of the horizontal surface open to the sky. (Bylaw 6833)
- (g) in the RSK Zone, covered decks not exceeding 20m<sup>2</sup> (215 sq.ft.) in total. (Bylaw 7042)

**SECTION D – ZONING REGULATIONS**

District of North Vancouver

Building Department – 355 W Queens Rd, North Vancouver, BC V7N 4N5

Questions about this form phone: 604-990-2480 or email: [building@dnv.org](mailto:building@dnv.org)

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**SECTION D: RSNQ ZONING REGULATIONS**

**PART 5 – RESIDENTIAL ZONE REGULATIONS**

**500 Single-Family Residential Zones (RS)**

Intent

The intent of the RS zoning regulations is to maintain the single-family residential character of all properties zoned RS.

**501 Uses in Single-Family Residential Zones (RS)**

All uses of land, buildings and structures in RS Zones are prohibited except

501.1 (a) Principal Use:

- (i) One single-family residential building

(b) Accessory Uses:

- (i) home occupations;
- (ii) accommodation of not more than two boarders or lodgers in a single-family residential building;
- (iii) secondary suites subject to the following regulations:
  - a) secondary suites are permitted only in single-family residential zones;
  - b) only one secondary suite dwelling unit is permitted on a single-family residential lot;
  - c) on a single-family residential lot located within Lynn Valley Town Centre, Lower Lynn Town Centre, Lower Capilano-Marine Village Centre and Maplewood Village Centre as

identified on Map 2 in the District of North Vancouver's Official Community Plan, as may be amended from time to time, a secondary suite is not permitted if there is a coach house located on the lot; (Bylaw 8615)

- d) the owner of a single-family residential building containing a secondary suite dwelling unit shall be a resident of either the secondary suite dwelling unit or the principal residential dwelling unit; and
  - e) a single-family residential building containing more than one boarder or lodger may not have a secondary suite;
  - f) the secondary suite dwelling unit must be an accessory use that is subordinate in area, extent and purpose; and
  - g) the principal dwelling unit and the secondary suite dwelling unit must constitute a single real estate entity;
- (iv) bed and breakfast business subject to the regulations contained in Section 405A; and,
- (v) buildings and structures accessory to Subsection 501.1(a); and
- (vi) coach houses subject to the following conditions:
- a) coach houses are not permitted outside the Urban Containment Boundary as per the District of North Vancouver's Official Community Plan, as may be amended from time to time;
  - b) coach houses are not permitted in any zone other than single-family residential zones;
  - c) coach houses are subject to the size, shape and siting regulations in Section 502.5;
  - d) only one coach house is permitted on a single-family residential lot;
  - e) on a single-family residential lot located within Lynn Valley Town Centre, Lower Lynn Town Centre, Lower Capilano-Marine Village Centre and Maplewood Village Centre as identified on Map 2 in the District of North Vancouver's Official Community Plan, as may be amended from time to time, a coach house is not permitted if there is a secondary suite located on the lot;
  - f) the owner of a single-family residential lot must be a resident of either the coach house or the principal residential dwelling unit; and
  - g) a single-family residential building containing more than one boarder or lodger may not have a coach house on that lot.

(Bylaw 8036, 8360, 8525, 8615)

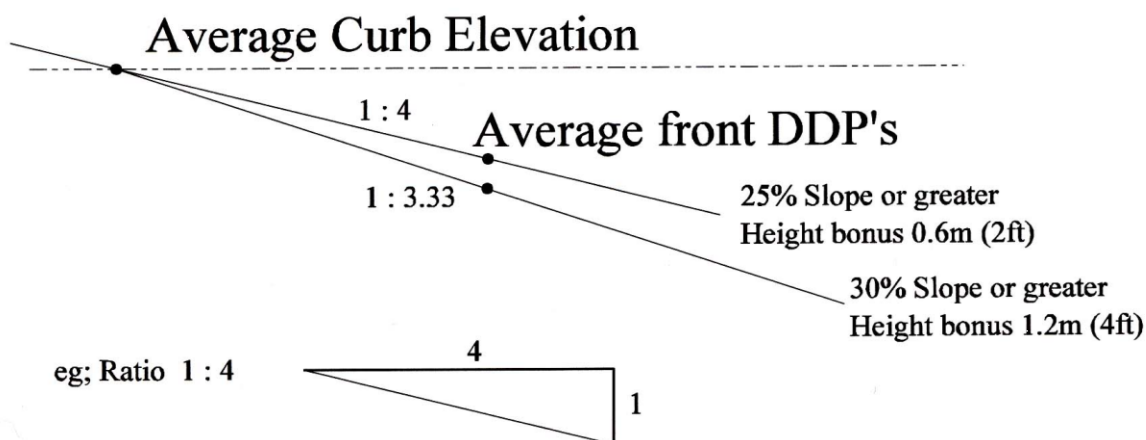
## 508 Residential Single-Family Norwood Queens Zone (RSNQ)

### Intent

The intent of the RSNQ zone is to establish development regulations to maintain the single family residential character of all properties zoned RSNQ.

### 508.1 Single-Family Residential Buildings:

- a) shall not exceed either the maximum height or maximum eave height stipulated in Table 508.1 except that where the average elevation of the front datum determination points is below the average street curb elevations so that a line joining the two average elevations inclines at a slope of 25% or greater below the horizontal, then
  - the allowable height of the principal building is bonused with an increase in height of 0.6m (2 ft.) for a slope of 25% or greater or 1.2m (4 ft.) for a slope of 30% or greater;
  - the allowable eave height is bonused with an increase of 0.6m (2 ft.) for a slope of 25% or greater or 1.2m (4 ft.) for a slope of 30% or greater to the extent that the height of the eave above finished grade does not exceed 6.71m (22 ft.); as illustrated by the following diagram:



**TABLE 508.1 – SINGLE FAMILY – NORWOOD QUEENS (RSNQ)**

Lot Width	Roof Pitch	Maximum Height	Maximum Eave Height
12.19m (40 ft.) or less	Flat Roof	6.71m (22 ft.)	6.71m (22 ft.)
	3 in 12 pitch	7.32m (24 ft.)	
	4½ in 12 pitch or greater	7.92m (26 ft.)	



greater than 12.19m (40 ft.)	Flat Roof	6.71m (22 ft.)	6.71m (22 ft.)
	3 in 12 pitch	7.32m (24 ft.)	
	4½ in 12 pitch or greater	7.92m (26 ft.)	
	6 in 12 pitch or greater	8.53m (28 ft.)	

- b) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormer of no more than 2.44m (8 ft.) in width and gable ends;
- c) shall not exceed the building coverage, maximum building depth, setbacks, floor space ratio and maximum dwelling unit size stipulated in Table 508.2 as follows:

TABLE 508.2 – SINGLE FAMILY – NORWOOD QUEENS (RSNQ)	
Element	Regulation
<b>Building Coverage</b> (including parking and accessory structures)	35%
<b>Setbacks</b>	
a) front and rear each	7.62m (25 ft.) minimum
b) combined front and rear	18.29m (60 ft.) minimum
c) individual side yard <ul style="list-style-type: none"> <li>for lots 12.19m (40 ft.) wide or less</li> <li>for lots greater than 12.19m (40 ft.)</li> </ul>	1.22m (4 ft.) minimum 10% of lot width or 1.83m (6 ft.) whichever is less
d) combined sideyards	minimum of 20% of lot width
e) flanking street	3m (10 ft.) but in any event the building shall not be required to be less than 7.32m (24 ft.) measured from the outside edge of the exterior walls
<b>Maximum Building Depth</b>	
a) upper storey	13.7m (45 ft.)
b) all other storeys	19.81m (65 ft.)
<b>Upper Storey Floor Area</b>	shall not exceed 80% of the total floor area of the largest storey below excluding those portions of attached parking structures which protrude beyond the principal building's wall face, but in any event the upper storey shall not be required to be less than 92.9m <sup>2</sup> (1,000 sq.ft.)
<b>Floor Space Ratio</b>	
a) for lots < or = to 464.5m <sup>2</sup> (5,000 sq.ft.)	0.45
b) for lots > 464m <sup>2</sup> (5,000 sq.ft.) except the lot legally described as Parcel K, District Lot 784, 801 and 2026 Group 1 New Westminster District Plan LMP49434	0.35 + 32.5m <sup>2</sup> (350 sq.ft.)

e) for the eastern 641.4m <sup>2</sup> portion of the lot legally described as Parcel K, District Lot 784, 801 and 2026 Group 1 New Westminster District Plan LMP49434 (addressed as 267 W Queens Rd)	the maximum permitted floor space for the lot at 267 W Queens Rd is 309.7m <sup>2</sup> (3333.7 sq.ft.) except that if the heritage designated building is damaged or destroyed to the extent of 75% or more of its value above its foundations, as determined by the District Chief Building Inspector, in which case the floor space ratio of 0.35 + 32.5m <sup>2</sup> (350 sq.ft.) shall apply
d) in the case of rooms having ceilings greater than 3.66m (12 ft.) above the level of the floor below	that area above 3.66m (12 ft.) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building to be included in the calculation of floor space ratio
<b>Maximum Dwelling Unit Size</b>	405m <sup>2</sup> (4359 sq.ft.)

## 508.2 Attached and Detached Accessory Buildings and Structures:

(a) shall be sited as stipulated in Table 508.3 as follows:

<b>TABLE 508.3 – ATTACHED &amp; DETACHED BUILDINGS ACCESSORY STRUCTURES (RSNQ)</b>	
<b>Element</b>	<b>Regulation</b>
<b>Parking Structures</b>	
<b>Setbacks</b>	
a) from a lot line facing a street	4.57m (15 ft.) for straight in entry access or 3.0m (10 ft.) for side entry access minimum but need not be more than the principal building setback
b) from a lot line facing a lane or from any other building or other structure	1.52m (5 ft.) minimum
c) corner lot situation	in the front 7.62m (25 ft.) not less than 6m (20 ft.) or 1/2o f the lot width, whichever is less, from any side lot line common to lot and street
d) from a lot line abutting another lot	1.2m (4 ft.) except that abutting detached garages or carports concurrently designed and built may be mirror imaged with no setbacks along the shared property line of two lots each of which is 12.2m (40 ft.) or less in width
<b>Size</b>	in a required front or rear yard up to the lesser of 25% of the required yard area or 37.16m <sup>2</sup> (400 sq.ft.) in total on the lot
<b>Height</b>	
a) flat roof	3.66m (12 ft.)
b) slope of 3 in 12 or greater	4.57m (15 ft.)
<b>Other Accessory Buildings</b>	
<b>Location</b>	are allowed in a rear yard or interior side yard only
<b>Setbacks</b>	
a) from a lot line facing a street	3.0m (10 ft.) minimum
b) from a lot line facing a lane or from any other building or structure	1.52m (5 ft.) minimum
c) from side lot line abutting another lot	1.2m (4 ft.) minimum
<b>Size</b>	up to 25m <sup>2</sup> (269 sq.ft.) in total
<b>Height</b>	
a) flat roof	3.66m (12 ft.)

TABLE 508.3 – ATTACHED & DETACHED BUILDINGS ACCESSORY STRUCTURES (RSNQ)	
Element	Regulation
b) slope of 3 in 12 or greater	4.57m (15 ft.)
<b>Parking Structures and Other Accessory Buildings in Combinations</b>	
<b>Size</b>	when located in a required rear yard shall not exceed in total, 40% of the required rear yard area
<b>Special Cases</b>	
<b>Swimming Pools</b> from front and rear lot lines	no less than 3m (10 ft.)
<b>Satellite Antennae</b>	
a) siting	must be in the rear yard
b) setbacks	not less than 1.52m (5 ft.) from the rear lot line and not less than 10% of the lot width from any side lot line
c) corner lot	not less than 6.1m (20 ft.) from any side lot line common to the lot and street
d) height	not more than 3.66m (12 ft.) above grade

502.3 Location of Secondary Suites: secondary suites must be located within the single family residential building.

502.4 Size of Secondary Suites:

- i. subject to Subsection 502.4(ii), a secondary suite must not exceed in gross floor area the lesser of 130m<sup>2</sup> (1,399 sq.ft.) or 49% of the net floor area of the single-family residential building within which the secondary suite is located, and for the purpose of this Section 502.4:
  - a) the calculation of the gross floor area of a secondary suite includes all otherwise exempt floor area, including, without limitation, all gross floor area in the said single-family residential building located below the natural or finished grade otherwise exempted by Section 410; and
  - b) the calculation of the net floor area of the single-family residential building within which the secondary suite is located equals the gross floor area of the said building less all floor area exemptions permitted under Section 410; and
- ii. despite Subsection 502.4(i), if the maximum permitted gross floor area of a secondary suite calculated under Subsection 502.4(i) is less than 90m<sup>2</sup> (969 sq.ft.) then the maximum permitted gross floor area of the secondary suite shall be 90m<sup>2</sup> (969 sq.ft.).

(Bylaw 8036, 8525)

502.5 Coach house regulations: regulations in Table 502.5 apply to any lot upon which a coach house is located. The combination regulations in relation to multiple accessory buildings do not apply to coach houses. In the event of a conflict between any regulation in Table 502.5 any other regulation in this Bylaw, the regulation in Table 502.5 shall apply:

TABLE 502.5 – COACH HOUSE REGULATIONS	
Element	Regulation
<b>Coach House Lot Width</b>	15m (49.2 ft) minimum
<b>Coach House Lot depth for corner lots without open lane access</b>	36.5m (120 ft.) minimum
<b>Coach House Lot Vehicle Access</b>	
a) where abutting an open lane	Vehicle access must be from a street classified as a lane where the lane is open to vehicle travel
b) on a corner lot without open lane access	Vehicle access must be from a street classified as a local street
<b>Coach House Siting</b>	Must be sited to the rear of a principal dwelling
<b>Coach House Setbacks</b>	
a) rear	
- when parcel abuts an open lane	1.2m (4 ft) minimum
- when parcel does not abut an open lane	3.1m (10 ft) minimum
b) side	1.2m (4 ft) minimum
c) flanking street	3.1m (10 ft) minimum
d) separation between principal building and coach house, including attached structures more than 0.91m (3 ft) above grade	6.1m (20 ft) minimum
e) Ocean Natural Boundary Line	7.62m (25 ft) minimum
<b>Required Rear Yard Coverage</b>	No maximum
TABLE 502.5 – COACH HOUSE REGULATIONS	
Element	Regulation
<b>Coach House Floor Space Ratio Exemptions</b>	(exemptions for principal dwellings do not apply to coach houses)
a) Energy efficient construction	
- Step 4 of the Energy Step Code	2.8m <sup>2</sup> (30 sq.ft.) maximum
- Step 5 of the Energy Step Code	8.4m <sup>2</sup> (90 sq.ft.) maximum
b) Veranda	4.6m <sup>2</sup> (50 sq.ft.) maximum

c) Miscellaneous	Floor area under sloped ceilings, not exceeding a floor to ceiling height of 1.2m (4 ft)
<b>Coach House Size</b>	90m <sup>2</sup> (968 sq.ft.) maximum excluding exemptions
Coach House Height  a) Roof slope of less than 3 in 12  b) Roof slope of 3 in 12 or greater  c) Energy Step Code <ul style="list-style-type: none"> <li>• Step 4 of the Energy Step Code</li> <li>• Step 5 of the Energy Step Code</li> <li>-</li> </ul>	Measured from top of slab  a) 5.5m (18 ft.) maximum  b) 6.7m (22 ft.) maximum  c) <ul style="list-style-type: none"> <li>• Additional 0.15m (0.5 ft.) in height</li> <li>• Additional 0.3m (1 ft.) in height</li> </ul> Energy Step Code height bonus is not cumulative.
<b>Coach House Living Room Size</b>	Except in the case of a coach house that is a studio, a coach house must have at least one living room, that is not a bedroom, that is at least 16.7m <sup>2</sup> (180 sq.ft.), with either the room length or width at least 2.1m (7 ft.). This living room may contain a combined kitchen, living, and dining area.
<b>Coach House Bedroom Size</b>	If the coach house has at least one bedroom (not a studio unit), at least one bedroom must have a minimum area of 8.4m <sup>2</sup> (90 sq.ft.), with either the room length or width at least 2.1m (7 ft)
<b>Pedestrian Access</b>	A minimum 0.9m (3 ft) wide pedestrian walkway must be provided to the coach house entrance from either:  a) The side lot line on a flanking street or a corner lot; or b) The front lot line of a lot that is not a corner lot
<b>Coach House Private Outdoor Patio, Deck or Veranda Space</b>	At least one patio, deck or veranda must have a minimum area of 4.5m <sup>2</sup> (48 sq.ft.) with one dimension at least 1.8m (6 ft)
<b>Coach House Basement</b>	Not permitted
<b>Coach House Rooftop Deck</b>	Not permitted
<b>Parking</b>  a) Enclosed Stall  b) Location on corner lot	Not more than 1 parking stall may be fully-enclosed within a coach house structure  Where there is an adjacent flanking street, parking stalls must be located adjacent to the interior side lot line

**See Development Servicing Bylaw No. 8145 Section 5.14.3 for driveway crossing regulations. Please inquire with the Engineering Department if there are any questions.**

## **PART 10 – OFF-STREET PARKING SPACE AND LOADING SPACE REGULATIONS**

### **1001 Required Off-Street Parking Spaces**

The minimum number of off-street parking spaces required for land and buildings shall be calculated on the basis of the following table and to the nearest whole number:

<b>USE</b>	<b>NUMBER OF SPACES</b>
<b>Residential</b>	
Single Family Residential Buildings	2 per dwelling unit (Base Rate)
Single Family Residential building with secondary suite or a coach house	1 space in addition to the Base Rate (Bylaw 8360)
Single Family Residential building with secondary suite and a coach house	1 space in addition to the Base Rate (Bylaw 8615)

### **1005 Parking and Loading Space Sizes**

1005.1 Each off-street parking space and required loading space shall comply with the dimensions indicated in the following table:

<b>TYPE OF PARKING SPACE</b>	<b>WIDTH</b>	<b>LENGTH</b>	<b>CLEAR HEIGHT</b>
Standard Space	2.7m (8.83 ft.)	5.7m (18.7 ft.)	2.1m (6.9 ft.)
Small Car Space	2.6m (8.50 ft.)	4.9m (16.1 ft.)	2.1m (6.9 ft.)

### **1007 Provision of Small Car Spaces**

1007.1 Small car spaces may be provided on the following basis:

- (a) when provided in compliance with the minimum requirements of Section 1001, shall not exceed 35% of the requirement;

**INTENTIONALLY BLANK**

## RSNQ

### SECTION E – ZONING COMPLIANCE SUMMARY

District of North Vancouver  
Building Department – 355 W Queens Rd, North Vancouver, BC V7N 4N5  
Questions about this form phone: 604-990-2480 or email: [building@dnv.org](mailto:building@dnv.org)

#### PROPERTY INFORMATION

Address : \_\_\_\_\_ Permit Number: \_\_\_\_\_  
 Lot Depth: \_\_\_\_\_ Ground Snow Load: \_\_\_\_\_  
 Lot Width: \_\_\_\_\_ Main Flr Geodetic: \_\_\_\_\_ ft  
 Lot Area: \_\_\_\_\_ m  
 Countable Lot Area: \_\_\_\_\_ (refer to Lot Area Definition in Zoning Guide)

#### SETBACKS

Note: Shaded areas for DNV use only

		Minimum	Proposed	Complies
<b>Principal Structure</b>	Front	25'		y / n
	Rear	25'		y / n
	Total	60'		y / n
N-S-E-W sideyard if lot equal to or < 40'		4'		y / n
N-S-E-W sideyard if lot equal to or > 40'				y / n
The lesser of 10% of the lot width or 6'				
Combined sideyards = 20% of lot width				y / n
Flanking Street				y / n
<b>Garage/Carport/ Accessory Building</b>	Street Property Line			y / n
	Lane Property Line	5'		y / n
	Other Property Line			y / n

Complies with maximum building depth of 65'-0" except upper storey?	y / n
Maximum building depth of 45'-0" for upper storey?	y / n
Complies with minimum 3'-0" setback for projections?	y / n
Complies with maximum 4'-0" encroachment for verandas, steps, roofs?	y / n
Complies with secondary suite area and 3 on-site parking spaces?	y / n

#### DATUM DETERMINATION POINTS

	Left	Right	Average	Complies
Front				y / n
Rear				y / n

#### BUILDING HEIGHT

	Roof Pitch	Bonus	Proposed	Maximum	Complies
Principal Building	in 12	y / n			y / n
Parking Structure/Accessory Building	in 12				y / n



**EAVE HEIGHT**

	Maximum	Proposed	2' Bonus	4' Bonus	Complies
Principal Building	22'		y / n	y / n	y / n

**UPPER STOREY FLOOR AREA & WIDTH**

	Largest Storey Below*	Maximum Upper Storey 80% of Largest Storey Below**	Complies
Area			y / n
* Exclude those portions of attached parking structure which protrude beyond the principal building wall face			
** Need not be required to be less than 1,000 sq.ft.			

**BUILDING COVERAGE**

	Maximum	Proposed	Complies
All Buildings & Structures	.35 x lot area		y / n
Total Parking Structure in required yards	.25 x required yard (to 400 sq.ft.)		y / n
Total Parking Structure/Accessory Building in required rear yard	.40 x required rear yard		y / n

**FLOOR SPACE RATIO**

Calculation				Proposed	Complies
Lot </+ 5,000 sq.ft.	Lot area x .45 = _____				
Lot > 5,000 sq.ft.	Lot area x .35 + 350 sq.ft. = _____ (max 4359 sq.ft.)				y / n
	Existing	Proposed	Deductions	Total	
Basement	**	**			y / n
Main					y / n
Upper					y / n
Other					y / n
Parking Structure					y / n
Accessory Building					y / n
Trellises, pergolas, etc					y / n
Total					y / n
** Countable area = _____ x ( _____ ÷ _____ )					
	Basement Floor Area	P2	P1		

Date Completed: \_\_\_\_\_

 Approved by Residential Plans Reviewer: \_\_\_\_\_  
 Print Name Signature