



## AMENITY AREAS - EXCLUDED FROM FLOOR SPACE RATIO

*Authority - Director of Planning  
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The Zoning and Development By-law permits in various Zoning Districts, amenity areas, recreation facilities and meeting rooms to be excluded from floor space ratio requirements up to certain limits depending on the applicable district schedule.

In order to receive consideration for exclusions, it will be necessary to determine what amenities should be provided for employees or residents in the development.

In commercial developments, the primary principle behind the approval and creation of employee amenities is to ensure that all workers are given free and unrestricted access to the facilities.

In all cases, where such spaces are being excluded, the following will be required:

- (1) a letter of undertaking, signed by the owners at the development application stage, is to be submitted regarding the furnishing and availability for use of the amenity areas by all occupants of the building;
- (2) plans will be required and will form part of the development permit approval indicating details of the type of amenity space, equipment and/or furnishings being provided; and
- (3) a condition will be placed on the development permit, noting that the amenity areas excluded from floor space ratio shall not be put to any other use, except as described in the approved application for exclusion. Access and availability of the use of all amenity facilities located in the project shall be made to all residents, occupants and/or commercial tenants of the building.