RS-6 EXPLANATORY NOTES

Authority - Director of Planning
Effective February 1997
Amended July 21, 2009, August 26, 2019 and July 24, 2020

A Support Document for the RS-6 District Schedule and Design Guidelines

Diagrammatic Section
Cover illustration only

The following information is provided for your convenience and to help you better understand the provisions of the RS-6 District Schedule of the Zoning and Development By-law. It is intended only to complement the By-law; it does not form part of the By-law. Always refer to the By-law for complete information. Relevant section numbers of the District Schedule (unless otherwise indicated) follow topic title in brackets.

Not every section of the District Schedule and Guidelines will have related sections of explanatory notes herein. Therefore, section numbering may not be consecutive.
Note: Roof form controls under District Schedule 4.17.6 are not mandatory for accessory buildings within 7.9 m of the rear property line.
2.2.A (b)(i)
2.2.A (d)

Notes:

1. Roof form may vary.
4.3.1 Height Envelope*

VIEW FROM THE FRONT OR REAR

diagrammatic elevation  not to scale

* This represents the vertical area within which a building may be built. It does not necessarily represent the size or shape of a building.
4.3.3 Height: Horizontal Datum Plane (H.D.P.)
4.3.4 Maximum Height of H.D.P.
4.3.6 Alternate Height Regulation

The use of a “Horizontal Datum Plane” as the base from which principal building’s maximum height, maximum roof spring-point height, and other height-related sections are taken is an attempt to simplify these regulations while maintaining reasonable control of building height. (See also 4.17.6 through 4.17.8)

H.D.P. = \frac{102 + 104 + 106 + 108}{4} = 105.0' elevation

Therefore, maximum height is 35' +

Section 4.3.4 says H.D.P. elevation may not exceed 1.5 m (5') above lowest averaged elevation:

105.0' – 102.0' = 3.0' \leq 5.0' \quad \text{OK}

Section 4.3.6 says that on very large sites with peculiar conditions or on sites of any size with an average slope exceeding 15% within the allowed building envelope, the applicant may request use of Zoning and Development By-law 10.18.

Note: The above is an illustrative example only. Site topography may vary from that shown.
4.4 Front Yard

4.6 Rear Yard

Entries, porches and verandahs are permitted to extend to 1.8 m into the required front and rear yards for up to 30 percent of the building width (see 4.4.4 and 4.6.3).

Parking and accessory structures (garages and storage sheds) must usually be located within 7.9 m of the ultimate rear property line (refer to Section 2.2.A, and, to Section 4.6.1 of the Parking By-law). The word “ultimate” refers to the line where the property line would be after any future required lane widening to achieve a standard 6.1 m wide lane.
Front Yard Averaging (Section 4.4.1)

Where the average front yard depth of the two adjacent houses on each side of a site is more than the required 20 percent depth by at least 1.5 m, or is less than 20 percent depth, the minimum depth of front yard to be provided will be that average (refer to conditions in By-law).

Note: Requirements for Section 4.6.3, entries, porches and verandahs projecting into rear yard, are similar.
4.5.1 Side yard

Section 4.5.1 (a) and (b)

<table>
<thead>
<tr>
<th>LOT WIDTH</th>
<th>% SETBACK</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.0 m - 21.3 m (0 ft. - 70 ft.)</td>
<td>12%</td>
</tr>
<tr>
<td>greater than 21.3 m (70 ft.)</td>
<td>Section 4.5.1 (b)* (see below)</td>
</tr>
</tbody>
</table>

* setbacks for greater than 21.3 m (70 ft.) wide lots based upon:
([site width (m) - 21.3 m] x 0.66) + 12% = percent setback

EXAMPLES

<table>
<thead>
<tr>
<th>SITE WIDTH metres</th>
<th>SITE WIDTH feet</th>
<th>% SETBACK</th>
<th>ACTUAL SETBACK metres</th>
<th>ACTUAL SETBACK feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.06</td>
<td>33</td>
<td>12%</td>
<td>1.21</td>
<td>4.00</td>
</tr>
<tr>
<td>15.24</td>
<td>50</td>
<td>12%</td>
<td>1.83</td>
<td>6.00</td>
</tr>
<tr>
<td>18.29</td>
<td>60</td>
<td>12%</td>
<td>2.19</td>
<td>7.20</td>
</tr>
<tr>
<td>20.12</td>
<td>66</td>
<td>12%</td>
<td>2.41</td>
<td>7.92</td>
</tr>
<tr>
<td>*21.34</td>
<td>70</td>
<td>12%</td>
<td>2.56</td>
<td>8.40</td>
</tr>
<tr>
<td>22.87</td>
<td>75</td>
<td>13.03%</td>
<td>2.98</td>
<td>9.77</td>
</tr>
<tr>
<td>24.38</td>
<td>80</td>
<td>14.03%</td>
<td>3.42</td>
<td>11.22</td>
</tr>
<tr>
<td>30.48</td>
<td>100</td>
<td>18.06%</td>
<td>5.50</td>
<td>18.06</td>
</tr>
<tr>
<td>33.53</td>
<td>110</td>
<td>20%</td>
<td>6.71</td>
<td>22.00</td>
</tr>
<tr>
<td>36.58</td>
<td>120</td>
<td>20%</td>
<td>7.32</td>
<td>24.00</td>
</tr>
<tr>
<td>45.72</td>
<td>150</td>
<td>20%</td>
<td>9.14</td>
<td>30.00</td>
</tr>
</tbody>
</table>
4.5.2 Corner Flanking Lots  
(Section 10.27 of the Zoning and Development By-law)

Certain special provisions apply to corner flanking lots. The term “corner flanking lot” refers to a lot on a corner whose rear yard flanks the front yard of the lot behind. Lots 1 and 4 on the accompanying illustration are both corner flanking lots.

4.6.1 Rear Yard Compatibility

The rear yard may be reduced to equal the rear yard of the house on either side with the deeper yard (refer to conditions in By-law).

The rear yard for houses built prior to April 12, 1988 may be reduced by up to 3.1 m to permit additions provided that the total resulting depth of the building does not exceed that described in Section 4.16.
4.7.1 Floor Space Ratio

Floor space ratio means the figure obtained when the area of the floors of the building on a site is divided by the area of the site.

On each site, total maximum floor space ratio (FSR) is:

4.7.1 (a)(i) and (ii) For a renovation or addition to an existing house, NOT being designed according to the RS-6 Design Guidelines, 0.60 x site area with the maximum allowable floor area permitted above the basement (total first, second, and a half storey above the second storey) to be 0.20 x site area plus 130 m² (1,400 sq. ft.);

4.7.1 (a)(iii) For a new house NOT being designed according to the RS-6 Design Guidelines, 0.60 x site area with the maximum allowable floor area permitted above the basement (total first, second, and a half storey above the second storey) to be 0.16 x site area plus 130 m² (1,400 sq. ft.);

4.7.1 (b) For new houses and renovations/additions designed according to the RS-6 Design Guidelines, 0.64 x site area where the maximum allowable floor area on the first and second storey does not exceed 0.20 x site area plus 130 m² (1,400 sq. ft.) and where the floor area on all storeys above the basement (total first, second, and a half storey above the second storey) shall not exceed 0.24 x site area plus 130 m² (1,400 sq. ft.);

Discussion: 4.7.1 (a) allows FSR similar to the RS-1 District Schedule for the retention/renovation/addition of existing houses without the use of Design Guidelines, notably Section 8, Landscaping. 4.7.1 (b) provides a floor area incentive of 0.04% x site area above the basement to encourage design in accordance with the RS-6 Design Guidelines including the provision of landscaping as described in Guidelines Section 8. FSR exclusions under Sections 4.7.3(e), (f), and (g) also give some added flexibility to this creating habitable space. Roof form regulations (see 4.17.6 through 4.17.8) will also effect achieving the full 0.24/0.64 FSR and the distribution of floor area among the above-basement storeys:
See also Sections 4.7.2 and 4.7.3 regarding specific inclusions and exclusions to FSR calculations.
4.7.2 (c)

Example 1

Dimension 'A'
If greater than 3.7 m (12'-1"),
then note below applies

This area is counted double,
once as basement/cellar area,
and once as first storey area

Example 2

Dimension 'A'
If greater than 3.7 m (12'-1")
this space counted twice, as
first and second storey floor area
4.7.2 (d)

Note: 4.7.2 (c) example 1 may also apply in some cases.
4.7.3 (e), (f) and (i):  FSR Exclusions

Diagrammatic cross-section of example house illustrating floor areas generally subject to exclusion from floor space ration (FSR) calculations:

Note: For the purposes of illustrative clarity; FSR excluded portions are shown as volumes in the diagrammatic section above. However, all FSR calculations are based upon floor areas.
4.8, 4.8.1, 4.8.2, 4.8.3  Site Coverage

Site coverage is the maximum area permitted to be covered by buildings, calculated as a percentage of the total area of a site.

The maximum site coverage permitted is 40% of the site area. This figure includes all principal and accessory buildings on a site and entries, porches and verandahs but excludes steps, eaves, balconies and decks.

Site coverage example:

The site area of a **10.058 x 37.186 m** lot is **347.017 m²**.

Therefore, the maximum area permitted to be covered by buildings is **40% x 347.017 m² = 149.607 m²**.

The maximum house building area is (**37.186 m lot length x 0.35 = 13.015**) x (**10.058 m lot width - 2 x 1.0 m req’d. side yard = 8.058 m**) = **104.876 m²**.

If a covered porch is built into the required front or rear yard for a total area of (**1.8 m deep**) x (**8.047 m building width x 0.3 = 2.414 m**) = **4.345 m²**, therefore a garage or other accessory building(s) could be built in the rear 7.9 m of the rear yard up to an area covering **149.607 - 104.876 - 4.345 = 40.386 m²**

4.8.4, 4.8.5  Site Impermeability

Impermeable materials are those that do not allow (rain) water to enter the ground directly. These sections regulate the maximum area of impermeable materials permitted as a percent of the total site area. Excessive paving of sites often results in loss of landscaping, increased impacts of rain water run-off on city sewers, and flooding. Impermeable materials include the area of all buildings (4.8.2) plus all other paved or impermeable surfaces such as paved driveways, walks, patios, decks, swimming pools, other paved surfaces, etc.
4.8.4 Impermeability
(a)(i) and (ii)

Where developed secondary means of access (such as a lane, easement, corner lot, etc.) is not available, the following may be excluded from the area of regulated impermeable materials:

(i) length “A” times 3.1 m, and
(ii) 67 m² for manoeuvring to each parking space after the first.
4.16 **Building depth**

Building depth is the maximum allowable dimension expressed as a percent of the site depth.

**Typical situation 4.16.1**

**Situation as per 4.16.4**
(on corner sites)

**Situation as per 4.16.5**

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\(^1\) percentage of site depth

\(^2\) an entry, porch or verandah or deck at or below the first storey floor level is permitted here.

See 4.16.6 and 4.6.3
4.17.3 Side Entrance

4.17.4 Lowered Ground Surface

No greater than 50% of building width or 4.6 m (15'-1''), whichever is less.
4.17.6 Roof Form
(see also Section 4.3 Height)

(a) Diagrammatic examples of dormer forms (all approvable for use above second storey).

(b) Diagrammatic examples, front view of house

<table>
<thead>
<tr>
<th>APPROVABLE</th>
<th>APPROVABLE *</th>
<th>NOT APPROVABLE</th>
<th>NOT APPROVABLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>The roof spring-point may not be greater than 0.6 m above the floor level of the half storey or attic above the second storey.</td>
<td>above the floor level of the half storey or attic above the second storey.</td>
<td>slope roof springs from above 7.3 m (24 ft) height</td>
<td>less than 7:12 roof pitch</td>
</tr>
</tbody>
</table>

NOTE: Roof ridges may be oriented in any direction (e.g. parallel to front street, perpendicular to front street, other)
4.17.6 (a) Maximum Dormer Roof Height

Note 1: See also District Schedule 5.4.1, 5.5.1 and Design Guidelines 5.1 (c).

Note 2: See Dormer Height exception in District Schedule Section 4.17.9 (c)
4.17.6 (b) Roof Spring-point Definition

This section regulates roof form and sets a maximum height above the horizontal datum plane from which a roof (except dormer roofs) may spring. For the purposes of this section, the diagrammatic wall cross-section below illustrates the location of the roof/exterior wall intersection line:

Diagrammatic Section

Illustrative only Not to scale
4.17.8 and Design Guidelines Section 5.1 (a)(v)

Deck integral with roof design and not obstructive

Maximum area 3% times site area

Minimum 0.6 m (2 ft) setback from face of wall below

Allowable building depth

Located in rear half of allowable building depth

FACING REAR YARD

ROOF
See Design Guidelines 5.1 (c)(iii) Dormers; Illustrative Isometric Diagrams

4.17.9 (a)

Illustrative Building Elevation

4.17.9 (b)  4.17.9 (c)

Required Dormer Setback
illustrative isometric
4.17.10  Gable Ends

(a)

ILLUSTRATIVE BUILDING ISOMETRICS

Note:  see District Schedule 5.4.1, 5.5.1 and Design Guidelines 5.1 (b) for further information.

(b)

ILLUSTRATIVE BUILDING ELEVATIONS

Note:  see District Schedule 5.4.1, 5.5.1 and Design Guidelines 5.1 (b) for further information.
4.17.11 Bay Windows

**Note:** 4.17.11 only applies to bay windows which project into required yards.
4.17.12 Basement or Cellar Projections

See also District Schedule Sections 4.7.2, 4.7.3 and Design Guidelines Section 5.9 and 8.2

(a)

(b), (d)
4.17.12 (cont.)

(c)  

ILLUSTRATIVE ISOMETRIC EXAMPLE ONLY
Specific design conditions may vary within District Schedule and Design Guidelines requirements
4.17.30  Chimney Vent Enclosure

Note:  Sample examples only; other designs may be approvable
4.17.31 Covered Entry Heights

Illustrative diagrammatic examples only (entries need not be centred on building facade)

<table>
<thead>
<tr>
<th>APPROVABLE</th>
<th>APPROVABLE</th>
<th>NOT APPROVABLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lesser of first storey ceiling height or 3.1 m (10 ft) maximum height to underside of ceiling, OR ...</td>
<td>4.9 m (16 ft) maximum height to ridge of pitched roof or vaulted entry cover</td>
<td>Greater than first storey ceiling height or 3.1 m (10 ft) maximum height to underside of ceiling</td>
</tr>
<tr>
<td>4.0 m (13 ft) maximum height</td>
<td>3.1 m (10 ft) maximum</td>
<td></td>
</tr>
</tbody>
</table>

STREET ELEVATIONS
diagrammatic

4.17.32 Use of Columns, etc.

Illustrative diagrammatic examples only (entries need not be centred on building facade)

<table>
<thead>
<tr>
<th>APPROVABLE</th>
<th>APPROVABLE</th>
<th>NOT APPROVABLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1 m (10 ft) maximum column height</td>
<td>1.2 m (4 ft) maximum column height</td>
<td>Exceeds 1.2 m (4 ft) maximum column height above second storey floor level</td>
</tr>
<tr>
<td>Column(s)</td>
<td>Column(s)</td>
<td>Column(s)</td>
</tr>
</tbody>
</table>

STREET ELEVATIONS
diagrammatic
4.17.33

Schematic Elevation
Front Door(s) with Sidelights and/or Transom Lights

No Planning regulation on glazing for areas noted above around front entries

Typical windows to be of clear glass, leaded clear glass or leaded stained glass

See note above about glazing around front entries

Basement windows, stairwell windows, windows into lavatories, bathrooms, or dressing rooms may use either glass noted for typical windows above or bevelled glass, frosted glass, sand-blasted glass, or glass block
4.17.34 Exterior Materials
Diagrammatic building elevations;

4.17.34 (c) Max. 2 materials on 2 storeys
Half storey
Basement cladding not counted. See section 4.17.12 (d)

4.17.34 (d) Minimum of 2 different wall cladding materials required where wall is generally continuous for first storey, second storey and a gable end on an attic or half storey above the second storey.

4.17.34 (f) Illustrative isometric
Exterior cladding 'A'
Exterior cladding 'B'
Chimney, bay or similar offset in sidewall - may be 'A', 'B' or other material See 4.17.34 (d)
Minimum 1.2 m (4') where it ends at a chimney or bay; otherwise a minimum of 2.0 m (6'-6'
4.17.35 **Roofing Materials**

Controls on:
- material type
- colour
- finish

4.17.38 **Window and Door Unit Detailing**

- minimum 75 mm trim
- 100 mm recess behind adjacent wall face

TRIM

OR

RECESSED
Landscaping: See Design Guidelines Section 8

Illustrative site plan; example only

Illustrative diagram only

*Note: deduct floor area of garage or accessory building from total area of rear yard and side yards before making 10% planting bed calculation