RS-7 EXPLANATORY NOTES

Authority - Director of Planning
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A Support Document for the RS-7 District Schedule and Design Guidelines

The following information is provided for your convenience and to help you better understand the provisions of the RS-7 District Schedule of the Zoning and Development By-law and Section 8 of the RS-7 Guidelines. 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.
2.2.A (a)

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)

Note:
1. Roof form may vary.
4.4 Front Yard

4.6 Rear Yard

Entries, porches and verandahs are permitted to extend to 1.8 m into the required front yard for up to 30 percent of the building width (see 4.4.1 (d)).

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).

4.4.1 Entries, Porches and Verandahs Projecting into Front Yards
4.5.3 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.

4.7.1 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:

\[ \text{FSR} = \frac{\text{Total Floor Area}}{\text{Site Area}} \]

4.7.1) For a renovation or addition or for a new Single-Family Dwelling, Two-Family Dwelling, Multiple Conversion Dwelling, or Special Needs Residential Facility-Class A, NOT being designed according to the RS-7 Section 8, Landscaping Design Guidelines, 0.60 x site area. Where the proposal is being designed according to the RS-7 Section 8, Landscaping Design Guidelines, 0.64 x site area.

Discussion: 4.7.1 allows FSR similar to the RS-1 District Schedule for the retention/renovation/addition of existing houses without the use of Design Guidelines Section 8, Landscaping. 4.7.1 provides a floor area incentive of 0.04% x site area to encourage design in accordance with the RS-7 Design Guidelines Landscaping Guidelines Section 8. The FSR exclusion under Sections 4.7.4(i) also gives some added flexibility to this FSR creating habitable space.
4.7.1 Outright Applications

- Outright for new houses
- Outright renovations/additions

4.7.1 Conditional Applications*

- Guideline application for new or major additions/renovations

* complies with RS-7 Section 8 Landscaping Guidelines

DIAGRAMMATIC SECTION

Note: On lots >10,000 sq. ft., Multiple Dwellings, Infill, and developments with two or more principal buildings are conditionally permitted 0.75 FSR.
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.

Grade
4.7.4 (e) and (i): FSR Exclusions

Diagrammatic cross-section of example house illustrating floor areas generally subject to exclusion from floor space ratio (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 Site Coverage and Impermeability

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 roof decks.

Building Site Coverage Example:

The site area of a 10.058 x 37.186 m (33’ x 122’) lot is 347.017 m² (4,026 sq. ft.)

Therefore, the maximum area permitted to be covered by buildings (dwelling, garage, carport, etc.) is 40% x 347.017 m² (4,026 sq. ft.) = 149.607 m² (1,610.4 sq. ft.).

4.8.4, 4.8.5 Impermeability Materials Site Coverage Example:

Impermeable materials and construction 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 plus all other paved or impermeable surfaces such as paved driveways, walks, patios, decks, pools, other paved surfaces, etc.
4.16 Building depth

For Single-Family Dwellings, Two-Family Dwellings, and Multiple Conversion Dwellings, the building depth is the maximum allowable dimension expressed as a percent of the site depth.

Typical situation

![Diagram illustrating building depth and side entrance]

4.17.3 Side Entrance
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

NOTE: Roof ridges may be oriented in any direction (e.g. parallel to front street, perpendicular to front street, other)
4.17.8 Roof Decks

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

FACING REAR YARD

Allowable building depth

Located in rear half of allowable building depth
4.17.6 (b) Roof Spring-point Definition

This section regulates roof form and sets a maximum height above grade 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
4.17.9 Dormers

Illustrative Building Elevation

Maximum total width of dormers above the second storey on each individual building elevation is the percentage of the width of the second storey below as per table 4.17.9(a)

4.17.9 (b) Required Dormer Setback

illustrative isometric

4.17.9 (c) No dormer permitted here [4.17.7 (e)]
4.17.30 Chimney Vent Enclosure

**Note:** Sample examples only; other designs may be approvable

4.17.31 Entry, Porch and Verandah Heights

Illustrative diagrammatic examples only (entries need not be centred on building facade)
4.17.32 Use of Columns, etc.

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

4.17.34 Exterior Materials

Diagrammatic building elevations;

4.17.34 (c)

4.17.34 (d)
4.17.34 (f)

This represents the vertical area within which a building may be built. It does not necessarily represent the size or shape of a building.

4.3.1 Height Envelope*

* This represents the vertical area within which a building may be built. It does not necessarily represent the size or shape of a building.
**Landscaping:** See RS-7 Design Guidelines; Section 8

Illustrative site plan: example 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*
4.8.4 Impermeability

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.
4.17.6 (a) Maximum Dormer Roof Height

ILLUSTRATIVE ISOMETRIC

Note 1: See also District Schedule 5.4.1, 5.5.1.

Note 2: See Dormer Height exception in District Schedule Section 4.17.9 (c)
4.17.10 Gable Ends

(a)

Approvable: gable end walls on not more than two building elevations

Not approvable: gable end walls on more than two building elevations

ILLUSTRATIVE BUILDING ISOMETRICS

(b)

only one gable end above 9.1 m

more than one gable end above 9.1 m

9.1 m (30 ft.)

APPROVABLE

NOT APPROVABLE

ILLUSTRATIVE BUILDING ELEVATIONS
4.17.11  Bay Windows

ILLUSTRATIVE ISOMETRIC (partial)

Second storey:  dimension "A" shall not exceed 25% of the second storey width
First storey:  dimension "B" plus "C" shall not exceed 25% of the first storey width

ILLUSTRATIVE BUILDING ELEVATION

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

(a) 

(b), (d) 

(b) Basement or cellar under approved roof deck, planter or patio

(d) Basement below an approved entry, porch or verandah

Approvable projecting basement or cellar areas

required setback
rear yard

required setback
(interior) side yard

adjacent property

required yard setback
4.17.12 (cont.)

(c)

ILLUSTRATIVE ISOMETRIC EXAMPLE ONLY

Dimension "A" must be greater than or equal to dimension "B" or "C"
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
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