



SMALL LOTS AND CONDITIONAL FLOOR SPACE IN RS-5 AND RS-5S

Authority - Director of Planning
Effective July 10, 2001

Section 4.1.2 provides that on lots less than 9.8 m (32 ft.) wide or less than 334 m² (3,595 sq. ft.) in area, the design of any new dwelling shall first require the approval of the Director of Planning or the Development Permit Board, as the case may be.

In reviewing small lot applications, achieving Design Guideline compliance is of primary importance in assessing discretionary floor space increases. The RS-5 design guidelines are intended to encourage the design of new developments to be compatible with neighbouring houses. The guidelines ask that new development reflect the immediate context of adjacent sites and contribute to the compatible transition of houses and gardens along the street.

Depending on the size of the lot and the surrounding site development patterns, accomplishing a compatible massing of the proposed building in relation to its context may be particularly challenging. In addition, the smaller the lot, the greater the proportion of the total floorspace permitted to be built above the basement, thereby adding to the challenge of compatible massing.

As per Section 4.7.1(c), the Director of Planning may permit an increase in the floor space ratio from 0.60 to 0.70, and an increase in the amount of floor space above the basement from 0.16 + 130 m² to 0.24 + 130 m², based on guideline compliance. Applicants are advised that compliance with the Design Guidelines may mean that the full potential discretionary increase in floor space ratio may not be granted to new development on small lots as defined in Section 4.1.2. The maximum above basement floor space may be limited to the outright FSR permitted, where the Design Guidelines, the relevant site context, and other factors do not support increasing the above basement floor area and related building bulk.