

4. General Development Regulations

4.1 General Provisions

- 4.1.1 The general development regulations of Section 4 apply in all **zones**, unless otherwise provided in Section 4. Where there appears to be a conflict with the regulations in other sections, these general development regulations apply, unless the regulations in other sections specifically exclude or modify these general development regulations. (e.g., the **site specific zones** calculation of **density** and projections into **yards** apply and take precedence over the general development regulations).
- 4.1.2 The **setbacks** in all **zones** and the projections permitted in these general development regulations are subject to the Development Permit Guidelines in the **Official Community Plan** (and any applicable Area Plans or Sub-Area Plans). Variances to the **setbacks** may be permitted by a development permit or development variance permit where the variance is permitted by and complies with the **Official Community Plan** (and any applicable Area Plans and Sub-Area Plans).
- For **sites** containing **riparian management areas**, variance to the related **riparian management area** and **setbacks** may be permitted in accordance with the **Riparian Area Regulation** and by a **City** issued permit. *[Bylaw 9871, Sep 4/18]*

4.2 Calculation of Density in All Zones

- 4.2.1 The following items are not included in the calculation of maximum **floor area ratio** in all **zones**:
- a **crawl space**; and
 - unenclosed **balconies**; and
 - exterior wall thickness in excess of 0.16 m, up to a maximum exclusion of 0.31 m, provided that the wall thickness is utilized for the provision of insulating materials. *[Bylaw 9845, Jul 16/18]*
- 4.2.2 **Enclosed parking** within a **building** or **structure** located on **site** is not included in the calculation of maximum **floor area ratio** subject to:
- the maximum 50.0 m² specified in Section 4.3.1 b) for **single detached housing** and **two-unit housing** and in Section 4.4.1 b) for **town housing**; and
 - any other limitations in any **zone** or **site specific zone**.
- 4.2.3 **Habitable area** of a **dwelling unit** shall be measured to the exterior face of the **dwelling unit's** exterior wall and the centre line of the partition walls that demise the unit from neighbouring **dwelling units** and the common corridor and/or space. *[Bylaw 10297, Nov 15/21]*
- ### 4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones *[Bylaw 9712, May 17/17]*
- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**: *[Bylaw 9712, May 17/17]*

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed; and *[Bylaw 9712, May 17/17]*
- b) one **accessory building** which is less than 10.0 m². *[Bylaw 9712, May 17/17]*

4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones, and site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor: *[Bylaw 9712, May 17/17]*

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0 m, provided such **floor area** is exclusively for interior entry and staircase purposes. *[Bylaw 9712, May 17/17]*

4.3.3 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, and site specific zones** that permit **single detached housing** and **two-unit housing**: *[Bylaw 9845, Jul 16/18]*

- a) 50.0 m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**; and *[Bylaw 9712, May 17/17]*
- b) either:
 - i) up to a maximum of 2.35 m² per dwelling unit for floor area occupied by those components of a green building system constructed or installed within the principal building; or *[Bylaw 10237, Mar 15/21]*
 - ii) 5% of the maximum permitted **floor area ratio** for additional wall insulation for a **building** designed and built in accordance with Step 4 of the *BC Energy Step Code*, and additional **floor area** up to 2.35 m² for mechanical equipment; or *[Bylaw 10237, Mar 15/21]*
 - iii) 5% of the maximum permitted **floor area ratio** for additional wall insulation for a **building** designed and built in accordance with Step 5 of the *BC Energy Step Code*, and additional **floor area** up to 5.0 m² for mechanical equipment; or *[Bylaw 10237, Mar 15/21]*
 - iv) 10% of the maximum permitted **floor area ratio**, up to a maximum of 46 m², for a **Certified Passive House** and additional **floor area** up to 5.0 m² for mechanical equipment related to the **Certified Passive House**. *[Bylaw 10237, Mar 15/21]*

4.3A Calculation of Density in Small-Scale Multi-Unit Housing Zones *[Bylaw 10573, Jun 24/24]*

4.3A.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones and site specific zones** that permit **small-scale multi-unit housing**: *[Bylaw 10573, Jun 24/24]*

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of a **principal building** which are always open on two or more sides and are never enclosed; *[Bylaw 10573, Jun 24/24]*
- b) one **accessory building** which is less than 10.0 m²; and *[Bylaw 10573, Jun 24/24]*
- c) either: *[Bylaw 10573, Jun 24/24]*
 - i) up to a maximum of 2.35 m² per **dwelling unit** for **floor area** occupied by those components of a **green building system** constructed or installed within a **principal building**; or *[Bylaw 10573, Jun 24/24]*

- ii) 10% of the maximum permitted **floor area ratio**, up to a maximum of 46 m², for a **Certified Passive House** and additional **floor area** up to 5.0 m² for mechanical equipment related to the **Certified Passive House**. *[Bylaw 10573, Jun 24/24]*

4.3A.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **small-scale multi-unit housing**, except the following **floor area** shall be considered to comprise one floor: *[Bylaw 10573, Jun 24/24]*

- a) a maximum of 10 m² of **floor area** per **lot**, provided such **floor area** is exclusively for interior entry and staircase purposes. *[Bylaw 10573, Jun 24/24]*

4.4 Calculation of Density in Town Housing Zones

4.4.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones** and **site specific zones** that permit **town housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are open on two or more sides and are never enclosed;
- b) 50.0 m² per **dwelling unit** (either for the exclusive use of individual units or for the total **building**) for use as **accessory buildings** and on-site parking, neither of which may be used for **habitable space**; and
- c) an area of up to 10 m² used exclusively for staircase purposes and the main interior entry area if it is located **adjacent** to the stairs for vertical circulation; *[Bylaw 9699, Jun 19/17]*
- d) an area of up to 10 m² on the highest **storey** of a townhouse unit that is open to the staircase area below; and *[Bylaw 9699, Jun 19/17]*
- e) up to a maximum of 2.35 m² per **dwelling unit** for **floor area** occupied by those components of a **green building system** constructed or installed within the **principal building**. *[Bylaw 9845, Jul 16/18]*

4.4.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **town housing**, the following **floor area** shall be considered to comprise one floor: *[Bylaw 9699, Jun 19/17]*

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0 m, provided such **floor area** is exclusively for interior entry and staircase purposes. *[Bylaw 9699, Jun 19/17]*

4.5 Calculation of Density in Apartment Housing, Mixed Use, Commercial and Industrial Zones

4.5.1 The following items are not included in the calculation of maximum **floor area ratio** in all **zones** that permit **apartment housing**, **commercial uses** and **general** or **heavy industrial buildings**:

- a) bicycle, garbage and recycling facilities located within an **enclosed parking** area and loading facilities; *[Bylaw 8684, Jan 17/11]*
- b) common stairwells and common elevator shafts (except that they are counted once on the ground floor); and

- c) common mechanical, heating, ventilation, electrical, telephone and air conditioning service rooms that are not intended as **habitable space**:
 - i) with no **floor area** limits if they are located within an **enclosed parking** area; or
 - ii) with a maximum **floor area** of 100.0 m², if they are located outside the **enclosed parking** area, unless a mechanical engineer can demonstrate and certifies that a larger **floor area** is required (e.g., for geo-thermal and other green infrastructure that requires a larger electrical/service area).
- d) covered outdoor **amenity space**, at or above **grade**, for the private use of a **dwelling unit**, which is never enclosed, as specified by a Development Permit approved by the **City**. *[Bylaw 9490, Mar 21/16]*
- e) A covered outdoor area supported by columns used for weather protection for a commercial **building**, as specified by a Development Permit approved by the **City**. *[Bylaw 9490, Mar 21/16]*

4.6 Floor Area Exemption for Basic Universal Housing Features

4.6.1 A **dwelling unit** that incorporates all of the **basic universal housing features** described in Section 4.16 is an amenity within the meaning of Section 904 of the *Local Government Act*.

4.6.2 Notwithstanding a provision for **floor area ratio** established in a **zone**:

- a) a **dwelling unit** that is fully contained within one **storey** in **apartment housing** containing an elevator; or
- b) a **town housing** unit that is fully contained within one **storey**;

is exempted from the maximum **floor area ratio** calculation of a total of 1.86 m² per **dwelling unit** where the **dwelling unit** or **town housing** unit incorporates all of the **basic universal housing features** described in Section 4.16.

4.7 Projections into Yards in Single Detached Housing Zones

4.7.1 a) The following projections shall be permitted in the **residential zones** and **site specific zones** that permit **single detached housing**. These projections apply to the **single detached housing only**, not other **uses** such as **town housing**, and are subject to the *Building Code*. *[Bylaw 9737, Jul 24/17]*

- b) Notwithstanding a provision for a projection into a **side yard**, the maximum number of projections is one, limited to one side wall of **single detached dwelling unit**, for the purposes of a chimney or fireplace assembly only, and shall not exceed 1.8 m in horizontal length. No masonry footing is permitted for the chimney or fireplace assembly. *[Bylaw 9737, Jul 24/17]*

4.7.2 **Bay windows** and **hutches** which form part of the **principal building** may project for a distance of: *[Bylaw 9737, Jul 24/17]*

- a) 1.0 m into the **front yard**; and *[Bylaw 9737, Jul 24/17]*
- b) 0.6 m into the **rear yard**. *[Bylaw 9737, Jul 24/17]*

4.7.3 Fireplaces and chimneys, whether enclosed or unenclosed, which form part of the **principal building** may project for a distance of:

- a) 1.0 m into the **front yard**;

- b) 0.6 m into the **side yard**, limited to one exterior wall of the **single detached dwelling unit**, for the purposes of a chimney or fireplace assembly only, and shall not exceed 1.8 m in horizontal length. No masonry footing is permitted for the chimney or fireplace assembly; and *[Bylaw 9737, Jul 24/17]*
 - c) 0.6 m into the **rear yard**.
- 4.7.4 **Porches** which form part of the **principal building**, that are less than 5.0 m in **height** and open on those sides which face a public **road** may project for a distance of 1.5 m into the **front yard**.
- 4.7.5 **Balconies** which form part of the **principal building** may project a distance of:
- a) 0.6 m into the **front yard**;
 - b) 0.6 m into the **side yard**; and
 - c) 0.6 m into the **rear yard**.
- 4.7.6 Other portions of the **principal building** which are less than 2.0 m in **height** may be located within the **rear yard** but no closer than:
- a) 3.0 m of a public **road**; and
 - b) 1.2 m of the **rear lot line**.
- 4.7.7 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided: *[Bylaw 9280, Sep 14/15]*
- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**; *[Bylaw 9280, Sep 14/15]*
 - b) the **setback** from the **front lot line** is greater than 20.0 m; *[Bylaw 9280, Sep 14/15]*
 - c) for a **lot** with a **lot width** that is 12.5 m or less, the **setback** from the exterior **side lot line** is greater than 3.0 m; *[Bylaw 9280, Sep 14/15]*
 - d) for a **lot** with a **lot width** that is greater than 12.5 m but less than 15.5 m, the **setback** from the exterior **side lot line** is greater than 4.5 m; *[Bylaw 9280, Sep 14/15]*
 - e) for a **lot** with a **lot width** that is greater than 15.5 m, the **setback** from the exterior **side lot line** is greater than 7.5 m; and *[Bylaw 9280, Sep 14/15]*
 - f)
 - i) for detached **accessory buildings** with a maximum wall length of 6 m or less, which is oriented to the **rear lot line**, or **side lot line**, not **abutting** a public **road** the minimum **setback** from the **rear lot line**, and **side lot line**, not **abutting** a public **road** is 1.2 m; and *[Bylaw 9737, Jul 24/17]*
 - ii) for detached **accessory buildings** with a maximum wall length greater than 6 m, which is oriented to the **rear lot line**, or **side lot line**, not **abutting** a public **road** the minimum **setback** from the **rear lot line**, and **side lot line**, not **abutting** a public **road** is 2.4 m. *[Bylaw 9737, Jul 24/17]*
- 4.7.8 Repealed *[Bylaw 9280, Sep 14/15]*
- 4.7.8 Where a **lot** has a **lot width** of 18.0 m or more, portions of the **principal building** which do not exceed 5.0 m in **height** (chimneys excepted) may project into the required **side yard** but in no event closer than 1.2 m to a **side lot line**. (See **residential vertical lot width envelope** illustration in the definitions).

- 4.7.9 No portion of a **single detached housing building, garage or carport** shall be located further than 50.0 m from the **front lot line**, and in the case of **corner lot** or a **double fronting lot**, the **lot line** from which the **lot** is addressed and is principally accessed.
- 4.7.10 The minimum **building separation space** is 1.2 m, except that **cantilevered roofs, balconies**, unenclosed fireplaces and chimneys may project into the minimum **building separation space** for a distance of 0.6 m.
- 4.7.11 No attached **garage** can project more than 9.1 m from the front wall of a **single detached dwelling**. *[Bylaw 9737, Jul 24/17]*

4.8 Projections into Yards in Two-Unit Housing Zones

- 4.8.1 The following projections shall be permitted in the **residential zones** and in **site specific zones** that allow **two-unit housing**. These projections apply to the **two-unit housing** only, not other **uses** such as **single detached housing**, and are subject to the *Building Code*.
- 4.8.2 Portions of the **principal building** which are less than 2.0 m in **height** may be located within the **rear yard** but no closer than:
- 3.0 m of **road**; and
 - 1.2 m of the rear lot line or side lot line.
- 4.8.3 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided: *[Bylaw 9280, Sep 14/15]*
- the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**; *[Bylaw 9280, Sep 14/15]*
 - the **setback** from the **front lot line** is greater than 20.0 m; *[Bylaw 9280, Sep 14/15]*
 - for a **lot** with a **lot width** that is 12.5 m or less, the **setback** from the exterior **side lot line** is greater than 3.0 m; *[Bylaw 9280, Sep 14/15]*
 - for a **lot** with a **lot width** that is greater than 12.5 m but equal to or less than 15.5 m, the **setback** from the exterior **side lot line** is greater than 4.5 m; *[Bylaw 9280, Sep 14/15]*
 - for a **lot** with a **lot width** that is greater than 15.5 m, the **setback** from the exterior **side lot line** is greater than 7.5 m; and *[Bylaw 9280, Sep 14/15]*
 - the **setback** from the **rear lot line** and interior **side lot line** is greater than 1.2 m. *[Bylaw 9280, Sep 14/15]*
- 4.8.4 Repealed *[Bylaw 9280, Sep 14/15]*
- 4.8.4 The minimum **building separation space** is 1.2 m unless otherwise stipulated in the applicable **zone**.

4.8A Projections into Yards in Small-Scale Multi-Unit Housing Zones *[Bylaw 10573, Jun 24/24]*

- 4.8A.1 The following projections shall be permitted in **zones** that permit **small-scale multi-unit housing**. These projections apply to **small-scale multi-unit housing** only, not other **uses** such as **single detached housing**, and are subject to the *Building Code*. *[Bylaw 10573, Jun 24/24]*
- 4.8A.2 **Porches** and **balconies** which form part of a **principal building** may project into a **front yard, exterior side yard** and **rear yard** for a distance of 1.2 m. *[Bylaw 10573, Jun 24/24]*

- 4.8A.3 **Bay windows** which form part of a **principal building** may project into a required **front yard**, **exterior side yard** and **rear yard** for a distance of 0.6 m. *[Bylaw 10573, Jun 24/24]*
- 4.8A.4 Uncovered stairs may project into a **front yard**, **side yard** and **rear yard** for a distance of 50% of the required **yard**, but shall be no closer than 1.2 m to any interior **side lot line**. *[Bylaw 10573, Jun 24/24]*
- 4.8A.5 Fireplaces and chimneys, whether enclosed or unenclosed, which form part of a **principal building** may project into any **yard** for a distance of 0.3 m. *[Bylaw 10573, Jun 24/24]*
- 4.8A.6 Ground-level electrical closets and **building** elements that support sustainability objectives, such as solar panels, solar hot water heating systems and rainwater collection systems, may project into the **side yard** and **rear yard** for a distance of 0.3 m. *[Bylaw 10573, Jun 24/24]*
- 4.8A.7 **Porches, balconies, bay windows**, uncovered stairs and a detached **accessory building** with a **floor area** not exceeding 10 m² may be located within a required **building separation**, in whole or in part, but shall reduce the total **building separation** by no more than 20%. *[Bylaw 10573, Jun 24/24]*
- 4.8A.8 Gateways, pergolas and similar landscape **structures** that do not form part of a **principal building** may be located within the **setbacks** but shall be no closer to a **lot line** than 1.0 m. *[Bylaw 10573, Jun 24/24]*
- 4.8A.9 Where specified by a development permit approved by the **City**, a **principal building** may be located within the **rear yard**, in whole or in part, where: *[Bylaw 10573, Jun 24/24]*
- a) the **lot** does not **abut** a **lane**, provided: *[Bylaw 10573, Jun 24/24]*
 - i) there are two **principal buildings** on the **lot**, with one **building** at the front of the **lot** and the other **building** at the rear of the **lot**, and the **building separation** between the two **principal buildings** is at least 6.0 m; *[Bylaw 10573, Jun 24/24]*
 - ii) the rear **principal building** is set back at least 3.0 m from the **rear lot line**, at least 4.0 m from any exterior **side lot line** and at least 1.2 m from any interior **side lot line**; *[Bylaw 10573, Jun 24/24]*
 - iii) the maximum **height** of the rear **principal building** is one **storey** and 4.0 m; and *[Bylaw 10573, Jun 24/24]*
 - iv) no driveway or parking **use**, whether covered or uncovered, is located within the **rear yard** or the required **building separation** between the front **principal building** and the rear **principal building** on the **lot**; or *[Bylaw 10573, Jun 24/24]*
 - b) the **lot abuts** a **lane** giving **vehicle access** to and from the rear of the **lot**, provided: *[Bylaw 10573, Jun 24/24]*
 - i) there are two **principal buildings** on the **lot**, with one **building** at the front of the **lot** and the other **building** at the rear of the **lot**, and the **building separation** between the two **principal buildings** is at least 6.0 m; *[Bylaw 10573, Jun 24/24]*
 - ii) the rear **principal building** is set back at least 1.2 m from the **rear lot line** and any interior **side lot line** and at least 4.0 m from any exterior **side lot line**; *[Bylaw 10573, Jun 24/24]*
 - iii) the maximum **height** of the rear **principal building** is two **storeys** and 7.5 m measured from **finished site grade** to the roof ridge for a **building** with a pitched roof or 6.0 m for a **building** with a flat roof, but shall not exceed the **residential vertical lot width envelope**; *[Bylaw 10573, Jun 24/24]*

- iv) no driveway or parking **use**, whether covered or uncovered, is located within the required **building separation** between the front **principal building** and the rear **principal building** on the **lot**; and [Bylaw 10573, Jun 24/24]
- v) **parking spaces**, whether covered or uncovered, are fully located within 8.0 m of the **rear lot line** and are set back at least 4.0 m from the exterior **side lot line** and at least 0.3 m from the interior **side lot line**. [Bylaw 10573, Jun 24/24]

4.9 Projections into Yards in Town Housing Zones

- 4.9.1 The following projections shall be permitted in **residential zones** and **site specific zones** that permit **town housing**. These projections apply to the **town housing** only, not other **uses** such as **single detached housing**, and are subject to the *Building Code*.
- 4.9.2 Portions of the **principal building** which are less than 5.0 m in **height** and are open on those sides which face a **road** may project into the **front yard** not more than 1.5 m.
- 4.9.3 Fireplaces and chimneys, whether enclosed or unenclosed, may project into any **yard** of not more than 0.6 m.
- 4.9.4 **Bay windows** and **hutches** may project into the **front yard** for a distance of not more than 1.0 m and into **side yard** or **rear yard** not more than 0.6 m.
- 4.9.5 Entry stairs may project into any **yard** but shall be no closer than 3.0 m to a **front lot line** and 1.5 m to a **side lot line** or **rear lot line**.
- 4.9.6 **Balconies** and **porches** may project 1.5 m into the **front yard**, **exterior side yard** and **rear yard** but not into the **side yard**.
- 4.9.7 Gateways, pergolas and similar landscape **structures** that do not form part of the **principal building** may be located within the **setbacks**, but no closer to a **lot line** or **right-of-way** secured for public passage than 2.0 m, unless a lesser **setback** is established for **accessory buildings** or **accessory structures** in a **residential zone** or **site specific zone** that permits **town housing**.
- 4.9.8 Electrical closets and similar ground-level projections attached to the **building** on the ground floor may project into the **side yard** and **rear yard** not more than 0.6 m. [Bylaw 8743, Jun. 20/11]

4.10 Projections into Yards in Low Rise Residential Zones

- 4.10.1 The following projections shall be permitted in the **residential zones** and **site specific zones** that permit low rise **apartment housing**. These projections apply to the low rise **apartment housing** only, not mid rise or high rise **apartment housing** and other **uses** such as **town housing**, and are subject to the *Building Code*.
- 4.10.2 **Balconies** and **porches** forming part of the **principal building** may project into the **front yard**, **exterior side yard** and **rear yard** a distance of 2.0 m, provided that a 3.0 m **setback** is maintained to the **road** and a 1.5 m **setback** is maintained to the **rear lot line**.
- 4.10.3 Entry stairs may project into the **road setback** a distance of not more than 2.0 m, but shall be no closer than 0.6 m to a **lot line abutting a road**.

- 4.10.4 **Bay windows, hutches**, unenclosed fireplaces and chimneys forming part of the **principal building** may project into the **side yard** and **rear yard** a distance of not more than 0.6 m, where the **road setback** is 1.2 m.
- 4.10.5 Gateways, pergolas and similar landscape structures that do not form part of the **principal building** may be located within the **setbacks** but shall be no closer to a **lot line** than 2.0 m.
- 4.10.6 **Enclosed parking** below **finished site grade** and at least 50% below the highest elevation of the crown of any public **road abutting** the **building** may project into the **road setback**, but shall be no closer to a **lot line abutting** a public **road** than 3.0 m, and may project into the **side yard** and **rear yard** not more than 1.0 m. Such projections must be landscaped or **screened** by a combination of trees, shrubs, ornamental plants or lawn.

4.11 Projections into Yards in Mid Rise and High Rise Residential Zones

- 4.11.1 The following projections shall be permitted in the **residential zones** and **site specific zones** that permit mid rise and high rise **apartment housing**. These projections apply to the mid rise and high rise **apartment housing** only, not low rise **apartment housing** and other **uses** such as **town housing**, and are subject to the *Building Code*.
- 4.11.2 **Porches, balconies, bay windows and hutches** may project into any required **yard** or **setback** by one third of that required **yard** or **setback**.

4.12 Projections into Yards in All Zones

- 4.12.1 No **building, structure**, feature or portion thereof shall be developed, used, occupied, constructed, erected, modified, converted, enlarged, reconstructed, altered, placed, maintained or added to within any required **yard** except as follows, provided that they meet the provisions of the British Columbia Building Code. The exceptions below do not apply to the 4 m **side yard setback** in properties with an AG1 **agricultural zone** when that same **setback** is used to accommodate farm **access**. *[Bylaw 10122, Nov 16/20]*
- 4.12.2 Architectural features such as cornices, leaders, pilasters, belt courses and sills may project into a required **yard** but may not project more than a distance of 0.6 m.
- 4.12.3 **Cantilevered roofs, eaves** and gutters may project into the required **yard** for a distance of up to 1.2 m, *[Bylaw 8582, Apr. 19/10]*
- a) unless a greater projection is required for weather protection purposes; and *[Bylaw 8582, Apr. 19/10]*
 - b) except where the required **yard** is 1.2 m, in which case the projection is limited to 0.9 m. *[Bylaw 8582, Apr. 19/10]*
- 4.12.4 **Cantilevered roofs, eaves** and gutters may not touch or encroach over a **property line**.
- 4.12.5 **Satellite dishes/receivers** less than 0.6 m in diameter may project into a required **yard** but may not project more than a distance of 0.6 m.
- 4.12.6 Stairs which are uncovered and are not entry stairs to **town housing** or low rise **apartment housing**, may project into a required **yard**. Such stairs may project 1.2 m into the **side yard** and **rear yard**, but shall not be closer than 1.2 m to an interior **side lot line**, 1.8 m to an exterior **side lot line** and 1.8 m to a **rear lot line**. *[Bylaw 8743, Jun. 20/11]*

- 4.12.7 **Awnings**, sunshades and canopies may project into the required **yard** for a distance of 2.0 m or for a distance that is 50% of the length of the required **yard**, whichever is less.
- 4.12.8 **Awnings**, sunshades, and canopies may project up to the **lot line** where:
- a) greater projection is required for weather protection purposes; and
 - b) the **lot** projection is approved by the **City** through the development permit or development variance permit process.
- 4.12.9 An unroofed swimming pool may project into a required **yard**, provided that such a pool shall not be constructed within any required **front yard** or nearer than 1.2 m from any **side lot line** or **rear lot line**.
- 4.12.10 Utilities and similar **structures** constructed entirely beneath the surface of the ground may project into a required **yard** and constructed above the surface of the ground may project 0.6 m into the required **yard**.

4.12.A Projections into Heights in Single Detached Housing Zones *[Bylaw 8743, Jun. 20/11]*

- 4.12A.1 The ridge line of a front roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**. *[Bylaw 8743, Jun. 20/11]*
- 4.12A.2. The ridge line of a side roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**. *[Bylaw 8743, Jun. 20/11]*

4.13 Town Housing

- 4.13.1 Every **dwelling** in a **town housing development** shall have a separate, individual and direct **access to grade**.

4.14 Accessory Buildings and Accessory Structures

- 4.14.1 **Accessory buildings** and **accessory structures** are permitted when accessory to a **principal use** or **secondary use**. **Accessory buildings** and **accessory structures** are not permitted without a **principal building** or **secondary use**.
- 4.14.2 **Accessory buildings** and **accessory structures** shall not be used as a **dwelling unit**.
- 4.14.3 **Accessory buildings** and **accessory structures** are subject to the development regulations for the **zone**.
- 4.14.4 Except as set-out in 4.14.4(a) to (c) below or otherwise specified in a **zone**, the **accessory building** or **accessory structures** shall not be higher than the permitted **height** of the **principal building** in that **zone**. The following apply to the **height** of **accessory buildings** in **residential zones** and **site specific zones** that permit **single detached housing, two-unit housing, three-unit housing** and **town housing**: *[Bylaw 9976, Feb 19/19]*
- a) the maximum **height** for detached **accessory buildings** less than 10 m² is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof; *[Bylaw 9280, Sep 14/15]*

- b) the maximum **height** for detached **accessory buildings** greater than 10 m² is 4.0 m measured from **finished grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof; and *[Bylaw 9280, Sep 14/15]*
- c) the maximum **height** for an attached **garage** constructed as part of a **principal building** is 6.0 m measured from **finished grade** to the roof ridge for a **garage** with a pitched roof, and 4.5 m for a **garage** with a flat roof. *[Bylaw 9280, Sep 14/15]*

4.14.5 **Accessory buildings and accessory structures** on a **double fronting lot** shall be sited as if a **front yard** is required on both **lot lines abutting** the public **roads**, unless it is a residential **lot** with its **vehicle access** from one street in which case the **yards** and **setbacks** for the **accessory buildings** and **accessory structures** shall be consistent with **lots** on the same block.

4.15 Subdivision

- 4.15.1 Unless otherwise provided (such as by Section 946 of the *Local Government Act*), any **lot** created shall be in accordance with the **lot** standards prescribed for the **zone** in which the **subdivision** is located.
- 4.15.2 The minimum **lot area** provisions of this bylaw shall not apply where an existing **lot** is being reduced in size because of land dedication for a highway or other works, and such **lot** shall not by reason of the land dedication be deemed to be non-conforming.
- 4.15.3 The minimum **lot area**, **lot width** and **lot depth** provisions shall not apply to **air space parcels** nor shall they apply to **strata lots** provided the entire strata plan meets the **lot area**, **lot width** and **lot depth** provisions.
- 4.15.4 Phased **strata lots** need not comply to the minimum **lot area**, **lot width** and **lot depth** requirements for each phase provided the **City** is assured that the overall completed strata will comply.

4.16 Basic Universal Housing Features

Purpose

- 4.16.1 The **basic universal housing features** described in Section 4.16 are intended to facilitate ready **access**, **use** and occupancy of a **dwelling unit** by a person with a disability.

Building Access

- 4.16.2 Each **dwelling unit** and each type of **amenity space** shall be accessible to a person with a disability from a **road** and from an on-site parking area.
- 4.16.3 **Access** to the elevator shall be provided from both the **road** and the entry to the on-site parking area.
- 4.16.4 An automatic door opener shall be provided for the main entry.

Doors and Doorways

- 4.16.5 The minimum clear openings for all entry doors to every **dwelling unit** and doors in common areas shall be no less than 850.0 mm (which will be provided by a swing door). *[Bylaw 8736, Sep 5/12]*

- 4.16.6 The minimum clear opening for the interior doors to at least one **bedroom**, one accessible bathroom and to common living areas in every **dwelling unit** shall be no less than 800.0 mm (which will be provided by a swing door). *[Bylaw 8736, Sep 5/12]*
- 4.16.7 Doors in every **dwelling unit** and common areas shall be operable by devices that do not require tight grasping or twisting of wrist.
- 4.16.8 Flush thresholds throughout the **building** shall be a maximum of 13.0 mm in **height**.
- 4.16.9 The above-noted requirements for doors do not apply to mechanical rooms, service areas, closets, etc. where through **access** is not required and **access** to a person with a disability is not anticipated.
- 4.16.10 Clear openings shall be measured as illustrated in Figure 1 below.

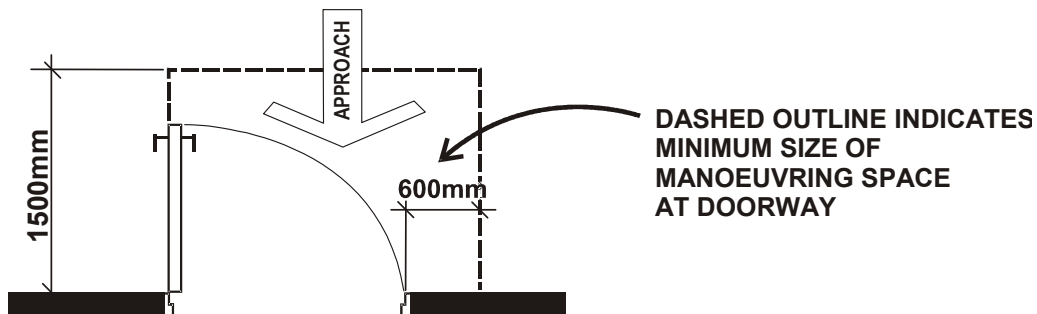
Figure 1. Clear Opening Measurement For Doors



Manoeuvring Space at Doorways

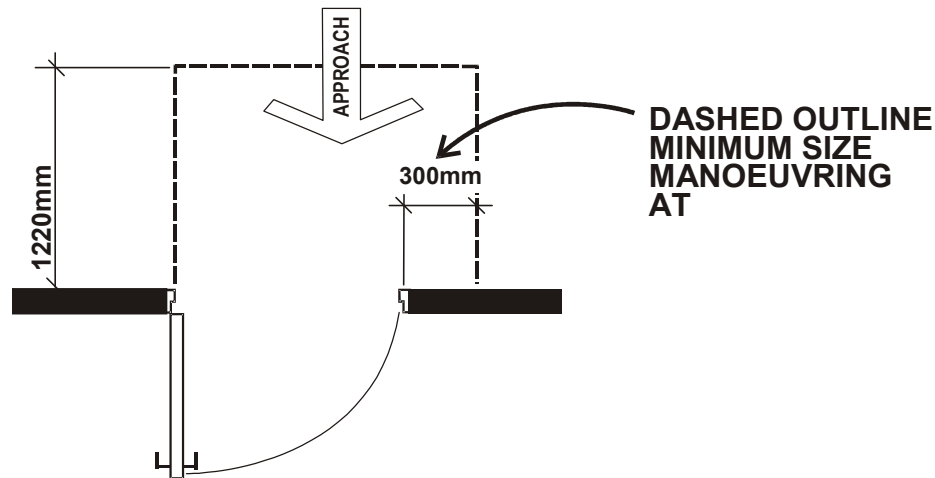
- 4.16.11 Entry doors to every **dwelling unit** and door assemblies in common areas shall have a clear and level area which is not less than the following:
 - a) Where the door swings toward the area (pull door), 1500.0 mm long by the width of the door plus at least 600.0 mm clear space on the latch side, as illustrated in Figure 2 below. This requirement to apply to door assemblies to one bathroom and one **bedroom** in 2 **bedroom** and larger **dwelling units**. *[Bylaw 8736, Sep 5/12]*

Figure 2. Front Approach, Pull Side *[Bylaw 8736, Sep 5/12]*



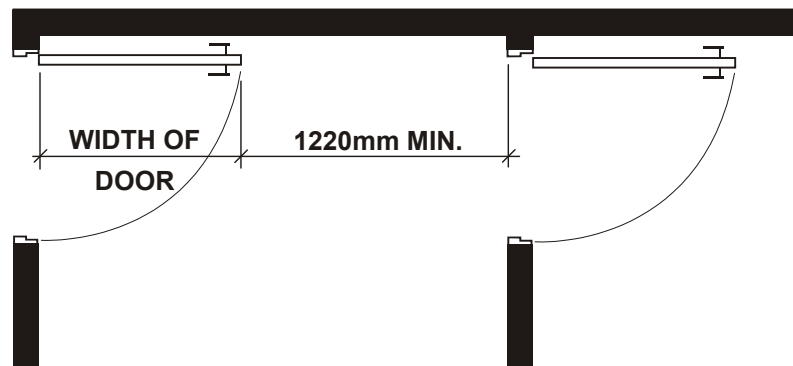
- b) Where the door swings away from the area (push door), 1220.0 mm long by the width of the door plus at least 300.0 mm clear space on the latch side, as illustrated in Figure 3 below. This requirement to apply to door assemblies to common living areas in every **dwelling unit**, and one bathroom and one **bedroom** in 2 **bedroom** and larger **dwelling units**. *[Bylaw 8736, Sep 5/12]*

Figure 3. Front Approach, Push Side [Bylaw 8736, Sep 5/12]



- c) Where there are doors in a series in common areas, there must be separation of at least 1220.0 mm plus the width of the door, as illustrated in Figure 4 below.

Figure 4. Separation of Doors in Series



- d) Entry doors to every **dwelling unit** are exempted from the requirement to provide the 1220.0 mm long clear area and 300.0 mm or 600.0 mm clear space if rough in wiring is provided for future conversion for an automatic door opener. [Bylaw 8736, Sep 5/12]

Corridor Widths

- 4.16.12 Common corridors shall be no less than 1220.0 mm wide and provide a clear area not less than 1500.0 mm by 1500.0 mm adjacent to the elevator entrance. [Bylaw 8736, Sep 5/12]

Floor Surfaces

- 4.16.13 Floor surfaces throughout the **building** shall have no abrupt changes in level, i.e., a maximum break of the flush threshold of 13.0 mm **height**. This requirement does not apply to exterior **balcony**, patio and deck door sills. [Bylaw 8736, Sep 5/12]
- 4.16.14 Floor surfaces shall be slip resistant.
- 4.16.15 Where carpets are used, they must be firmly fixed, have a firm underlay and pile under 13.0 mm height.

Windows

- 4.16.16 Windows which are accessible shall have a window sill **height** that does not exceed 750.0 mm above the floor to afford seated viewing. At least one window in the **bedroom** and one window in the living room shall afford such seated viewing.
- 4.16.17 Windows which are accessible shall have opening mechanisms operable with one hand and of a type that does not require tight grasping, pinching or twisting of the unit.

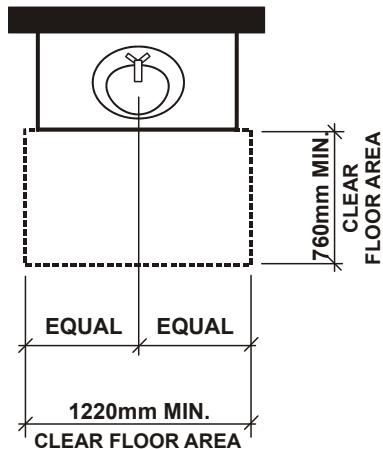
Outlets and Switches

- 4.16.18 Light switches and electrical panels shall be 900.0 to 1200.0 mm from the floor. Intercom buttons shall be a maximum 1375.0 mm from the floor. *[Bylaw 8736, Sep 5/12]*
- 4.16.19 Electrical outlets, cable outlets and telephone jacks shall be located 455.0 mm to 1200.0 mm from the floor. *[Bylaw 8736, Sep 5/12]*
- 4.16.20 Thermostats shall be located between 900.0 mm to 1200.0 mm from the floor. *[Bylaw 8736, Sep 5/12]*
- 4.16.21 The operable part of controls shall be located within reach of a clear **floor area** that has a width of not less than 750.0 mm.
- 4.16.22 Light switches will be rocker or paddle-type switches.

Bathrooms

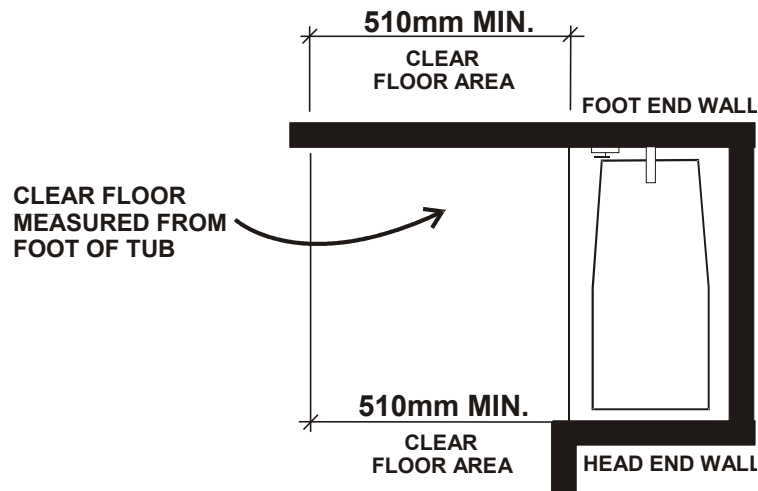
- 4.16.23 At least one bathroom shall:
- have a toilet positioned with the centre line of the toilet 420.0 mm to 480.0 mm from a side wall on which a grab bar can be installed and at least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet; and *[Bylaw 8736, Sep 5/12]*
 - have a clear **floor area** at the sink of 760.0 mm by 1220.0 mm positioned for a parallel approach and centred on the sink, as illustrated in Figure 5 below.

Figure 5. Clear **Floor Area** at Sink



- have a minimum clear area of 510.0 mm in depth along the full length of the bathtub, as illustrated in Figure 6 below. *[Bylaw 8736, Sep 5/12]*

Figure 6. Clear **Floor Area** at Tub [Bylaw 8736, Sep 5/12]



- d) have structural reinforcement in walls behind and beside the toilet and the walls around the tub and/or shower to facilitate the installation of grab bars; and
- e) include easy to grasp handles on faucets, e.g., lever-type faucets.

4.16.24 Where bathrooms are provided to serve a common **amenity space**, at least one shall be wheelchair accessible as described in the *Building Code* and the top of the rim of the toilet in that one bathroom shall be 480.0 mm above the floor.

Kitchens

4.16.25 The **kitchen** must have:

- a) some usable counter space and cupboards that can be easily **accessed** by people with disabilities, including people with wheelchairs, e.g., continuous counter between the stove and sink; adjustable shelves in all cabinets; pull-out work boards at 810.0 mm **height**; and pull-out cabinet shelves;
- b) easy to grasp handles on faucets, e.g., lever-type faucets;
- c) easy to reach and grasp handles on cupboards, e.g., D or J type cabinet handles and grab edges under counters;
- d) task lighting at sink, stove and key work areas; and
- e) plumbing and utility pipes located to provide for a potential 810.0 mm wide under counter workspace so as not to prevent the easy future conversion of counter space and sinks to being universally accessible for knee space under the sink and where there is a counter top stove built in.

Bedroom & Closet

4.16.26 The space around a bed in a **dwelling unit** that consists of a bachelor suite and at least one **bedroom** in every other **dwelling unit** shall have sufficient space to provide a turning diameter of 1500.0 mm on one side of a double bed.

4.16.27 The clothes closet in a **dwelling unit** that consists of a bachelor suite and at least one **bedroom** in every other **dwelling unit** shall have a clear opening of at least 900.0 mm, clear floor space of at least 750.0 mm by 1200.0 mm and a clothes hanger rod than can be lowered to 1200.0 mm.

Patios and Balconies

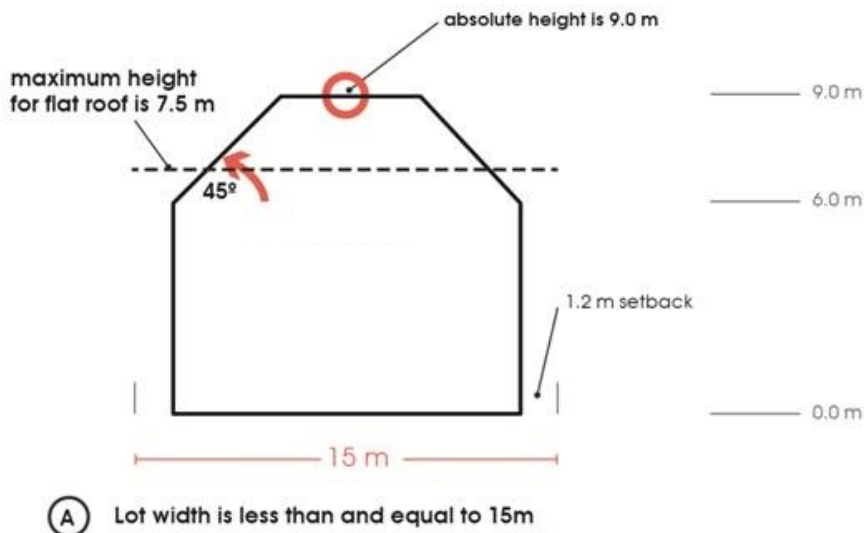
- 4.16.28 **Access** doors shall have a minimum clear opening of 800.0 mm. *[Bylaw 8736, Sep 5/12]*
- 4.16.29 Minimum dimensions of any **balcony** or patio shall be 1500.0 mm by 1500.0 mm. This requirement does not apply to “Juliet” or “French” style of **balcony** or patio. *[Bylaw 8736, Sep 5/12]*

4.17 Separation Between Uses *[Bylaw 8684, Jan 17/11]*

- 4.17.1 Where a separation distance is specified for certain permitted **uses**, the distance shall be measured from the **property line** containing that permitted **use** and the **property line** of the other **zone** for which the separation distance is required. *[Bylaw 8684, Jan 17/11]*

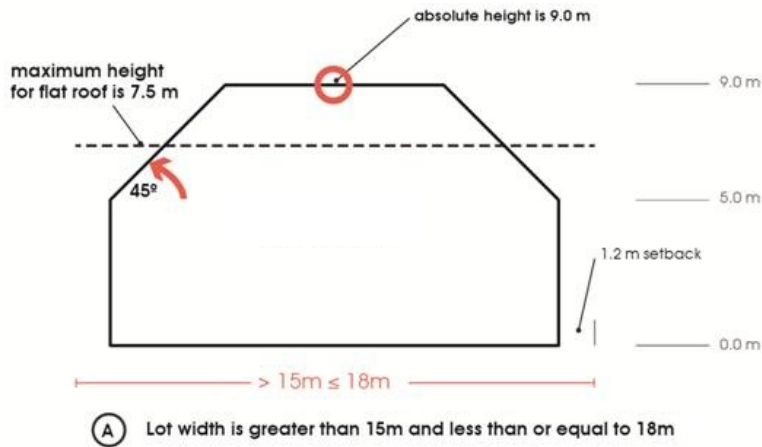
4.18 Residential Vertical Lot Width Envelope *[Bylaw 9281, Sep 14/15]*

- 4.18.1 The **residential vertical lot width envelope** of a lot in **residential zones** and **site specific zones** that permit: *[Bylaw 10573, Jun 24/24]*
- single detached housing, two-unit housing or three-unit housing** shall be calculated in accordance with Sections 4.18.2 to 4.18.4; and *[Bylaw 10573, Jun 24/24]*
 - small-scale multi-unit housing** shall be calculated in accordance with: *[Bylaw 10573, Jun 24/24]*
 - Sections 4.18.2 to 4.18.4 for **development** involving one **dwelling unit** or two **dwelling units** where one **dwelling unit** is a **secondary suite**; or *[Bylaw 10573, Jun 24/24]*
 - Section 4.18.5 for all other **development** involving **small-scale multi-unit housing**. *[Bylaw 10573, Jun 24/24]*
- 4.18.2 For a lot with a **lot width** that is 15.0 m or less:
- subject to Section 4.18.1, for **single detached housing, two-unit housing, three-unit housing and small-scale multi-unit housing**, *[Bylaw 10573, Jun 24/24]* the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the vertical 6.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below: *[Bylaw 9976, Feb 19/19]*



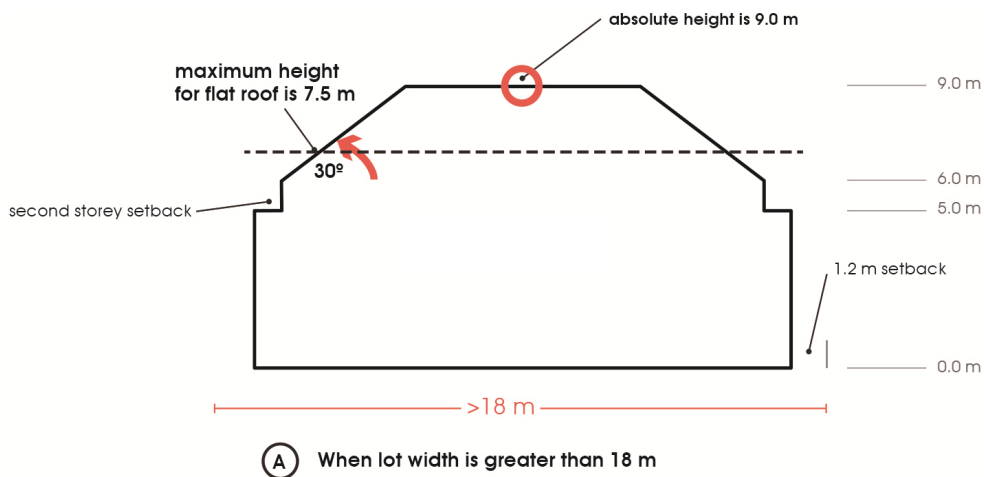
4.18.3 For a lot with a lot width that is greater than 15.0 m but less than or equal to 18.0 m:

- a) subject to Section 4.18.1, for **single detached housing, two-unit housing, three-unit housing and small-scale multi-unit housing**, [Bylaw 10573, Jun 24/24] the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each side lot line, and formed by planes rising vertically 5.0 m, as calculated from the finished site grade, and then extending inward and upward at an angle of 45° from the top of the vertical 5.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below: [Bylaw 9976, Feb 19/19]



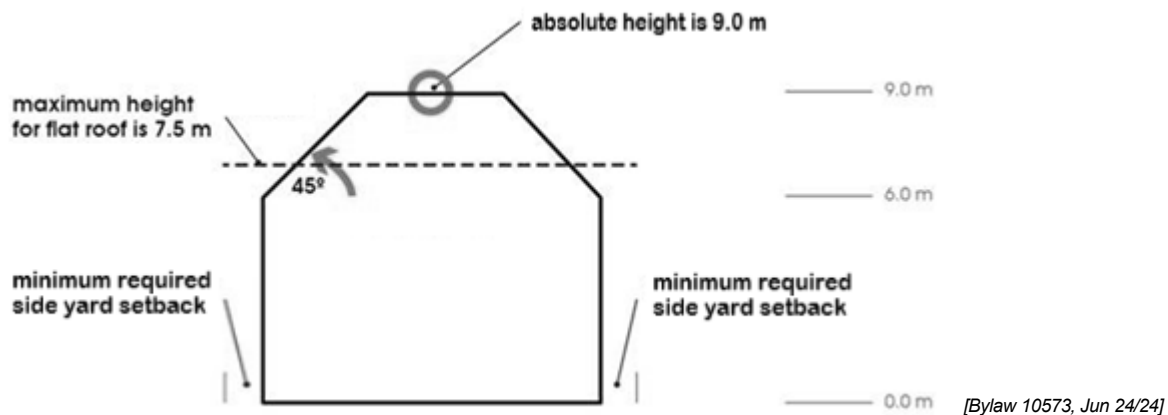
4.18.4 For a lot with a lot width that is greater than 18.0 m:

- a) subject to Section 4.18.1, for **single detached housing, two-unit housing, three-unit housing and small-scale multi-unit housing**, [Bylaw 10573, Jun 24/24] the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each side lot line, and formed by planes rising vertically 5.0 m, as calculated from the finished site grade, and then extending inward (horizontally) by 0.6 m and upward (vertically) by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below: [Bylaw 9976, Feb 19/19]



4.18.5 Subject to Section 4.18.1b), for **small-scale multi-unit housing**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to each side lot line, and formed by planes rising vertically at the minimum required side yard setback to a height of 6.0 m, as

calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the vertical 6.0 m planes to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below: *[Bylaw 10573, Jun 24/24]*



4.19 District Energy *[Bylaw 9531, May 16/16]*

4.19.1 Notwithstanding a provision for **floor area ratio** established in a **zone**:

- a) if a **dwelling unit** contains mechanical, heating, ventilation and air conditioning equipment where a **vapour compressor** is not being used to provide heating; and
- b) if for which **dwelling unit** the **owner** has entered into a written agreement with the **City** to connect to the **district energy utility**;

then 1 m² is exempted from the **floor area ratio** calculation for that **dwelling unit**.

4.20 Riparian Management Area Protection *[Bylaw 9871, Sep 4/18]*

4.20.1 All lands, **lots** and **sites** containing all or a portion of a **riparian management area**, are subject to the regulations set out in this Section 4.20, except for: *[Bylaw 9871, Sep 4/18]*

- a) those lands and **uses** permitted in the **Agricultural Land Reserve** that are exempt from the **Riparian Area Regulation**; *[Bylaw 9871, Sep 4/18]*
- b) those lands within **City rights-of-way** and unopened **roads** used for the construction, maintenance or operation of municipal works and services that are not ancillary to commercial, industrial or residential **development** activity. *[Bylaw 9871, Sep 4/18]*

4.20.2 For the purposes of this Section 4.20, "**development**" is defined to mean any of the following activities associated with or resulting from residential, commercial or industrial activities or ancillary activities: *[Bylaw 9871, Sep 4/18]*

- a) removal, alteration, disruption or destruction of vegetation; *[Bylaw 9871, Sep 4/18]*
- b) disturbance of soils; *[Bylaw 9871, Sep 4/18]*
- c) construction, erection, modification, conversion, enlargement, reconstruction, **alteration**, placement, or addition of **buildings** and **structures**; *[Bylaw 9871, Sep 4/18]*
- d) creation of non-structural impervious or semi-impervious surfaces, including **hardsurfacing**; *[Bylaw 9871, Sep 4/18]*
- e) flood protection works; *[Bylaw 9871, Sep 4/18]*
- f) construction of **roads**, trails, docks, wharves and bridges; *[Bylaw 9871, Sep 4/18]*

- g) provision and maintenance of sewer and water services; *[Bylaw 9871, Sep 4/18]*
- h) development of drainage systems; *[Bylaw 9871, Sep 4/18]*
- i) development of utility corridors (including **urban services, major utilities, and minor utilities**); and/or *[Bylaw 9871, Sep 4/18]*
- j) **subdivision.** *[Bylaw 9871, Sep 4/18]*

4.20.3 No **development** is permitted within a **riparian management area**, unless: *[Bylaw 9871, Sep 4/18]*

- a) it is for the purposes of **enhancement**; or *[Bylaw 9871, Sep 4/18]*
- b) is authorized by a **City** permit and is in accordance with the **Riparian Area Regulation**, and any other applicable Federal or Provincial legislation and **City** bylaw, and *[Bylaw 9871, Sep 4/18]*

is in accordance with any applicable best management practices. *[Bylaw 9871, Sep 4/18]*

4.20.4 Notwithstanding the **setbacks** specified elsewhere in this bylaw, including any **zone**: *[Bylaw 9871, Sep 4/18]*

- a) for a **lot** containing or **adjacent** to a minor **designated stream**, the **setback** is 5.0 m measured perpendicular from the **top of bank**; *[Bylaw 9871, Sep 4/18]*
- b) for a **lot** containing or **adjacent** to a major **designated stream**, the **setback** is 15.0 m measured perpendicular from the **top of bank**; and *[Bylaw 9871, Sep 4/18]*
- c) for a **lot abutting a road** where a minor or major **designated stream** is **adjacent** to the far side of the **abutting road**, the **setback** is measured perpendicular from the crown of the **road** rather than the **top of bank**, *[Bylaw 9871, Sep 4/18]*

unless the **setbacks** applicable to that **lot** from any **lot line** would result in a larger **setback**, in which case the **zone's lot line setbacks** would apply. *[Bylaw 9871, Sep 4/18]*

