

FLOOR SPACE RATIO (R)

The Floor Space Ratio (R) calculations of existing dwelling units on proposed lot 1 in accordance to Section _____ of Zoning Bylaw 8200 which reads as follows:

Shall not exceed a Floor Space Ratio (R) of _____ or a Gross Floor Area of _____ m² (_____ sq. ft.), whichever is the lesser provided, however, that not more than _____ % of the allowable floor space shall be located in non-basement areas. For purposes of this section those portions of the floor area of a carport or garage exceeding _____ m² (_____ sq. ft.) shall be included in the Gross Floor Area.

* IN ACCORDANCE WITH THE APPLICABLE ZONE DISTRICT

DEFINITIONS

Floor Space Ratio (R) - means the *gross floor area* excluding *non-useable areas* divided by the lot area.

gross floor area - means the sum of the total floor area on a lot of each storey in each building measured to the outside face of the exterior walls; excludes the areas of canopies, sundecks, outside stairs, concealed parking, separate and attached carports and garages.

non-useable areas - means those areas having a clear height measurement from the floor to the under side of the floor joists of the storey above the less than 1.67 m (5.5 ft.) and where the floor level is located below the elevation of the natural grade level adjacent to the exterior wall of the building.

FLOOR AREA CALCULATIONS - Refer to Zoning Bylaw for definitions and calculation requirements.

GROSS FLOOR AREA - G.F.A.

FLOOR SPACE RATIO - F.S.R.

FLOOR AREAS PERMITTED	EXISTING FLOOR AREAS	EXISTING NON-BASEMENT AREAS
F.S.R. - _____ LOT AREA - _____	TOP FLOOR _____	TOTAL G.F.A. (E above) _____
MAXIMUM F.S.R. PERMITTED _____ A	MAIN FLOOR _____	BASEMENT BYLAW (less) _____
MAXIMUM G.F.A. PERMITTED _____ B	LOWER FLOOR _____
Lesser of A or B applies _____ C	GARAGE / CARPORT _____	TOTAL G.F.A. _____
_____ % G.F.A. NON-BASEMENT = _____ D	NON-BASEMENT _____ F
	G.F.A. SUB TOTAL _____	(Must be less than D)
	GARAGE / CARPORT EXEMPT (less) _____	
	
	TOTAL G.F.A. _____ E	
	(Must be less than C)	

FOR SPATIAL SEPARATIONS PER B.C. BUILDING CODE 2006 - SEE OVER