

File: UEL Policy Binder

Calculation of Floor Area within the Single Family Dwelling Districts (SF-1 and SF-2)

Purpose

The purpose of this policy is to provide clarification regarding the calculation of floor area and Floor Space Ratio (FSR) as per the SF-1 and SF-2 regulations of the UEL Land Use, Building and Community Administration Bylaw.

Policy

Building Projections Exempt from Floor Area Calculations

Open and unenclosed areas beneath the following types of building projections will be exempt from floor area calculations, provided that they are designed in such a way that they cannot reasonably be enclosed in future:

- eaves;
- cantilevered architectural elements (e.g. balconies, upper floor area extending beyond footprint of floor(s) below);
- ornamental projections (e.g. cornices and other minor architectural trim);
- awnings providing minor weather protection (e.g. over windows and doors); and,
- other similar appurtenances at the discretion of the UEL Manager.

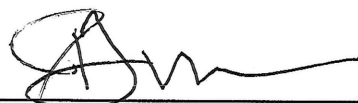
This exemption only applies to floor area calculations; all other regulations pertaining to building projections still apply including site coverage and impermeable surface area calculations.

Covered Areas Included in FSR Calculations

If the amount of proposed covered floor area exceeds eight (8) percent of the site's total permitted floor area, the excess covered floor area must be included in the FSR calculations.

Submission Requirements

Regular development permit application submission requirements apply. Depending on the extent of the projection or covered area and the design proposed, the Manager may also require additional document compliance in a manner verifiable by the general public.



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