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A Review of Municipal and CMHC Requirements for Space About Residential Buildings.

Janet Kiff

WORKING PAPER No. 9

Architecture and Planning
Professional Standards and Services Group
Central Mortgage and Housing Corporation

A REVIEW OF MUNICIPAL AND CMHC
REQUIREMENTS FOR SPACE ABOUT
RESIDENTIAL BUILDINGS

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FOREWORD

This document has been prepared by the Architectural and Planning Division of Central Mortgage and Housing Corporation as one of a series of Working Papers dealing with current design and planning matters in the housing field.

Rather than presenting a final point of view, the main purpose of Working Papers is to encourage discussion by Corporation staff and by selected outside reviewers. Comments and suggestions are therefore needed to further develop the material presented.

In order to speed up the process of reviewing the main ideas of the Paper, a minimum of editing and graphic refinement has been done to permit the earliest possible printing and distribution. Any subsequent documents intended for the general public will be published to a more exacting standard.

Comments and suggestions should be sent to:

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	Page
FOREWORD	3
INTRODUCTION	7
SURVEY METHOD	8
THE PRINCIPLES OF MUNICIPAL CONTROL OF SPACE ABOUT BUILDINGS	10
A COMPARISON OF CMHC'S CURRENT SITE PLANNING STANDARDS AND EQUIVALENT MUNICIPAL BY-LAWS	14
1. Single-Family and Small Multiple	
Housing	14
(a) Lot Size	14
(b) Lot Width	14
(c) Yard Dimensions	15
(d) Maximum Site Coverage	15
2. Multiple Housing	17
(a) Amenity Area	17
(b) Site Area	20
(c) Play Grounds	20
(d) Special Locational Considerations	20
(e) Private Open Space	20
3. Adjacent Land Uses	21
A REVIEW OF THE MUNICIPAL ZONING BY-LAWS IN TERMS OF CMHC'S NEW SITE PLANNING RATIONALE	23
The Rationale for Revised Corporation Site Planning Controls	23
The Municipal Site Regulations Analyzed According to the Criteria Developed in The New CMHC Site Planning Rationale	24
1. User Activities and their space Implications	24
(a) Space for Leisure Activities	
i) Private Open Space	24
ii) Communal Open Space	25
(b) Space for Access	26
(c) Space for Storage	27
2. The Quality of the Internal Unit Environment	28
3. Mediating Variables Affecting the Provision of Space about Buildings	29

The Gaps between the Corporation's Site Planning Rationale and the Municipal Legislation	33
1. The Function of Space About Buildings	33
2. Sensitivity of User Groups	34
3. The Zoning Mechanism	35
4. Sensitivity to Physical Variables	35

APPENDIX A

APPENDIX B

APPENDIX C

APPENDIX D

INTRODUCTION

The Site Planning Handbook, which was written in 1967 and re-issued in 1970, is again under review. Comments from those using the Handbook in the field indicate that detailed study is required of the sections pertaining to space around residential buildings. In particular, expanded site planning requirements are needed to permit the new building types which are appearing on the market to be financed under the National Housing Act. Also, the rationale for the Corporation's requirements needs to be made more explicit, and the allocation of amenity space made more specific.

To investigate these three topics, it was necessary to return to the first principles of site planning, to identify why standards are necessary, and to indicate why they should vary with different housing environments. As far as space about residential buildings is concerned, it is required to ensure a suitable environment inside the home, and to permit a variety of activities to take place outside the home. The amount of space provided and its design is affected by a range of variables concerned with the physical and built environment, and the housing users.

This paper is the result of one of the studies undertaken for the Site Planning Handbook revision. It discusses the methods used by Canadian municipalities to regulate the provision of space about residential buildings. The objectives are threefold to analyze the principals and the methods of municipal space regulation, then to compare the municipal approach to the existing Site Planning Handbook requirements, and to the Corporation's newly developed criteria for site planning.

SURVEY METHOD

In May, 1973, the Corporation's Branch Architects and Planners were requested to forward information on "existing municipal requirements for the provision of space and amenities for residential buildings, including any requirements for the major municipalities...together with any others which may be of any interest"*. Information concerning 43 municipalities was returned to Head Office (see Table 1), where regulations for the provision of space were classified, the principles of control analyzed, and the standards compared with CMHC requirements. Where possible, individual municipal requirements are presented as charts in Appendix A.

The municipal standards referred to throughout the study are from this sample of 43 municipalities selected by field personnel. This is a subjectively chosen sample and therefore is not necessarily a representative one. It does include, however, the majority of the larger Canadian cities and some of their suburban municipalities, thereby covering a large proportion of the total national housing resource.

* Excerpt from a memorandum sent by the Chief Architect and Planner to all Branch Architect/Planners, dated April 30th, 1973, File No. 112-1-1-15.

TABLE I
THE SAMPLE OF MUNICIPALITIES

BRITISH COLUMBIA

Burnaby
Cranbrook
Kamloops
Kelowna
North Vancouver
Prince George
Richmond
Vancouver
Vernon
Victoria

ONTARIO CONT

Nepean
Oakville
Ottawa
Sarnia
Toronto
Vanier
Waterloo
Windsor

ALBERTA

Calgary
Edmonton
Grande Prairie
Lethbridge
Medicine Hat
Red Deer

QUEBEC

Chicoutimi
Dorval
Outremont
Pointe-aux-Trembles
Quebec City
Ste. Foy
St. Leonard

SASKATCHEWAN

Regina

NEW BRUNSWICK

Saint John

MANITOBA

St. James-Assiniboia

NOVA SCOTIA

Dartmouth
Halifax

ONTARIO

Burlington
Chatham
Gloucester
Hamilton
Kitchener
London

NEWFOUNDLAND

St. John's

THE PRINCIPLES OF MUNICIPAL CONTROL OF SPACE ABOUT BUILDINGS

The municipal regulations of open space and site planning in Canada rely almost completely on specification standards, with little or no emphasis on their underlying rationale.

Most municipalities use minimum spatial dimensions to govern space about residential buildings, with a number of density limitations and, in some cases, minimum amenity requirements (See Appendix C for a tabulation of these requirements). The purpose of the space is generally not discussed in these specification type standards. Such a pragmatic approach tends to perpetuate traditional open space designs, despite changing urban structures and environmental values, and inhibits the development of new design solutions. On the other hand, in many instances (and particularly in the larger municipalities, e.g. Calgary, Edmonton, Ottawa, and Toronto), some open space dimensions are left to the discretion of the municipal planning authority. This is done by means of contract zoning by-laws which will be discussed in more detail later. A degree of flexibility is thus built into open space provision that cannot be assessed in depth in this desk study.

The most frequently used space standards are minima for lot width (frontage), lot area, front and rear yard depth, and side yard width. In a number of cases sampled, these minimum requirements, together with the zoning regulations of building type, are the only controls of space about residential buildings (Lethbridge, Medicine Hat, Red Deer, Pointe-aux-Trembles and St. Leonard).

Greater control of the relative amount of building development and open space on a site is achieved by the regulation of residential density through density limitations (persons or dwelling units per acre, or the ratio of site area to size of unit in multiple dwellings) and/or the stipulation of maximum site coverage and maximum floor space ratios. When both coverage and floor space controls are in force, as in 15 of the municipalities sampled (see Table II), a building volume maximum is created and the minimum total area of open space is regulated. In Vancouver, only floor space ratio maxima appear in the city's by-laws, potentially reducing the municipality's space control to minimum yard dimensions and lot areas. There are, however, special view and daylight regulations in this municipality which further control building development and indirectly affect space provision.

The most direct control of open space is by specific standards which are found to various degrees in the by-laws of 22 of the sampled municipalities. In many places, the standard simply dictates the percentage of the site to be left as open space, while in others, a percentage of the site must be landscaped (see

TABLE II

A CLASSIFICATION OF MUNICIPALITIES BY THEIR PRINCIPAL
OPEN SPACE CONTROLS

BUILDING AREA CONTROLS	SPECIFIC AMENITY OR OPEN SPACE STANDARDS USED	NO AMENITY OR OPEN SPACE STANDARDS IN EFFECT
None	Kitchener Core,mos,ss Outremont,mos	O Lethbridge Q Medicine Hat* Red Deer* Pointe-aux-Trembles* St.Leonard*
Floor space ratio only	Richmond, playspace Hamilton,ml,ss Ottawa,ml	BC Vancouver, special O daylight standards BC O
Site coverage only	Calgary, special reviews Edmonton, special reviews Oakville,ml Sarnia,mas,ml Waterloo,mos Windsor,mos,ml Saint John,muos Halifax,mos,ml	Chatham A Gloucester Kitchener(except core) ss O Nepean O Vanier O Chicoutimi* O Dorval* NB Dartmouth* NS St. John's Nfld
Floor space ratio and site coverage	Burnaby, mos,buos Kelowna,playspace Vernon,playspace,ml Victoria,ml Regina,muos St.James-Assiniboia,muos Burlington,mas,ml,ss Toronto*,ml St.Foy,mos,ml	BC Cranbrook BC Kamloops BC North Vancouver BC Prince George S Grande Prairie M Quebec City O O O

- * - incomplete information for these municipalities.
- ss - separation standards between buildings and building types in force.
- ml - minimum % of site to be landscaped.
- mos - minimum area of site to be open space.
- muos - minimum area of site to be usable open space.
- mas - minimum area of site to be amenity space.

See Appendix A for detailed criteria.

Appendix D for a summary of open space regulations for apartment developments). Neither guidelines for the interpretation of these regulations nor specific functional requirements are given. In Burnaby, Regina, St.James-Assiniboia and Saint John, minimum usable open space is required. Its utility is to be assessed by the local planning authority and is not explicitly described in the by-laws. Two other municipalities - Sarnia and Burlington - have minimum amenity space requirements, but again the by-laws contain minimal descriptions of what constitutes amenity. The differentiation between usable open space and amenity space may very well be only a semantic one with the planning authorities concerned interpreting the by-laws in a similar manner.

A number of municipalities, however, are introducing a system frequently referred to as contract zoning, whereby developments are regulated individually. A contract is drawn up between the municipality and developer for a specific site and an agreed development, so that regulations for density, height, coverage and appearance are negotiated and contracted. Compared to the rigid regulations of traditional zoning (although areas can be re-zoned from one type to another under that system) contract zoning provides potentially greater flexibility for developers and aids in producing better designs for larger and mixed-housing projects. This is an approach to the control of physical development similar to that used in many European countries, such as Britain, where development permits are required. These permits are issued by the local municipal planning authorities which can accept, refuse or modify development submissions subject to an elaborate appeal procedure.

Within the sample of municipalities studied, London has adopted contract zoning for housing projects, carried out through zoning amendments and development agreements. The developer submits a package of house and site plans, elevations and landscape plans for approval by the city. The latter then draws up an agreement to cover density, coverage, floor area ratio, planting and landscape plans. Calgary, Edmonton and Toronto also use contract zoning for larger housing projects (see Appendix B for an example of such a contract). As developments are individually assessed by this method, specification standards for site planning do not appear in the zoning by-laws, neither do the criteria for assessment which at this time must be presumed to be the good judgment of the municipal planning officers involved.

To date British Columbia, Manitoba, Ontario, New Brunswick, Nova Scotia and Newfoundland have provincial legislation enabling municipalities to implement development control through contract zoning. Alberta and Saskatchewan are in the process of drawing up such legislation. In Quebec and Prince Edward Island, where there are few provincial planning controls in force, contract

zoning can only be carried out under the guise of experimental development.

It can be seen from Table II that the municipalities in each province, particularly those of a similar urban nature and size, tend to have similar methods of space control. Two external factors encourage this. First, under the British North America Act, provinces are responsible for planning in Canada, and municipal by-laws are formulated under the provincial enabling legislation. Since planning laws vary between provinces, so do municipal regulations. Second, municipal by-laws stem from a few original regulations that were formulated in other countries and have been modified in Canada over time. Thus, despite large geographic differences within the nation, site planning regulations are very similar across Canada.

A COMPARISON OF CMHC'S CURRENT SITE PLANNING STANDARDS AND EQUIVALENT MUNICIPAL BY-LAWS

When dealing with residential open space requirements and site standards, CMHC's Site Planning Handbook, as do most of the municipalities surveyed in this study, makes a basic differentiation according to building type. The current handbook identifies two main categories of residential buildings - (1) single-family dwellings and small scale multiple housing, which are further divided for specific planning requirements and (2) multiple-family dwellings which are subdivided into horizontal multiple housing and apartments. The standards are compared below under these two headings. A third section discusses site regulations concerned with land uses adjacent to residential areas.

1. Single-Family and Small Multiple Housing

CMHC and municipal standards are similar in many respects for the site planning of these types of development.

a. Lot Size

One common area of concern is minimum lot size. The Corporation explicitly states what the municipalities imply - that minimum lot sizes are stipulated in order to ensure sufficient space for the dwelling and its associated parking and outdoor recreation areas. This space will provide natural light, ventilation and privacy for the unit, and permit variations in building set-back to give the street a more varied and pleasing appearance.

Fig. 1 represents the frequency of the lot area minima for three building types. The smallest lot area for each building type (they vary according to zone) is illustrated for those sampled municipalities with this type of standard. In Fig. 1a, CMHC's standard for a single-family detached house has been used, ignoring special requirements for corner lots and infill housing. In Fig. 1b, the minimum CMHC lot area for a semi-detached unit is illustrated, while in Fig. 1c, CMHC has no standard for lot areas in row housing. The figure as a whole shows the range of standards and the most common in use. Those of CMHC appear in the lower part of the ranges, below the median municipal standards.

b. Lot Width

Most municipalities specify minimum lot width in addition to lot size. CMHC recommends average lot widths when individual house designs are not specified in new subdivision plans.

c. Yard Dimensions

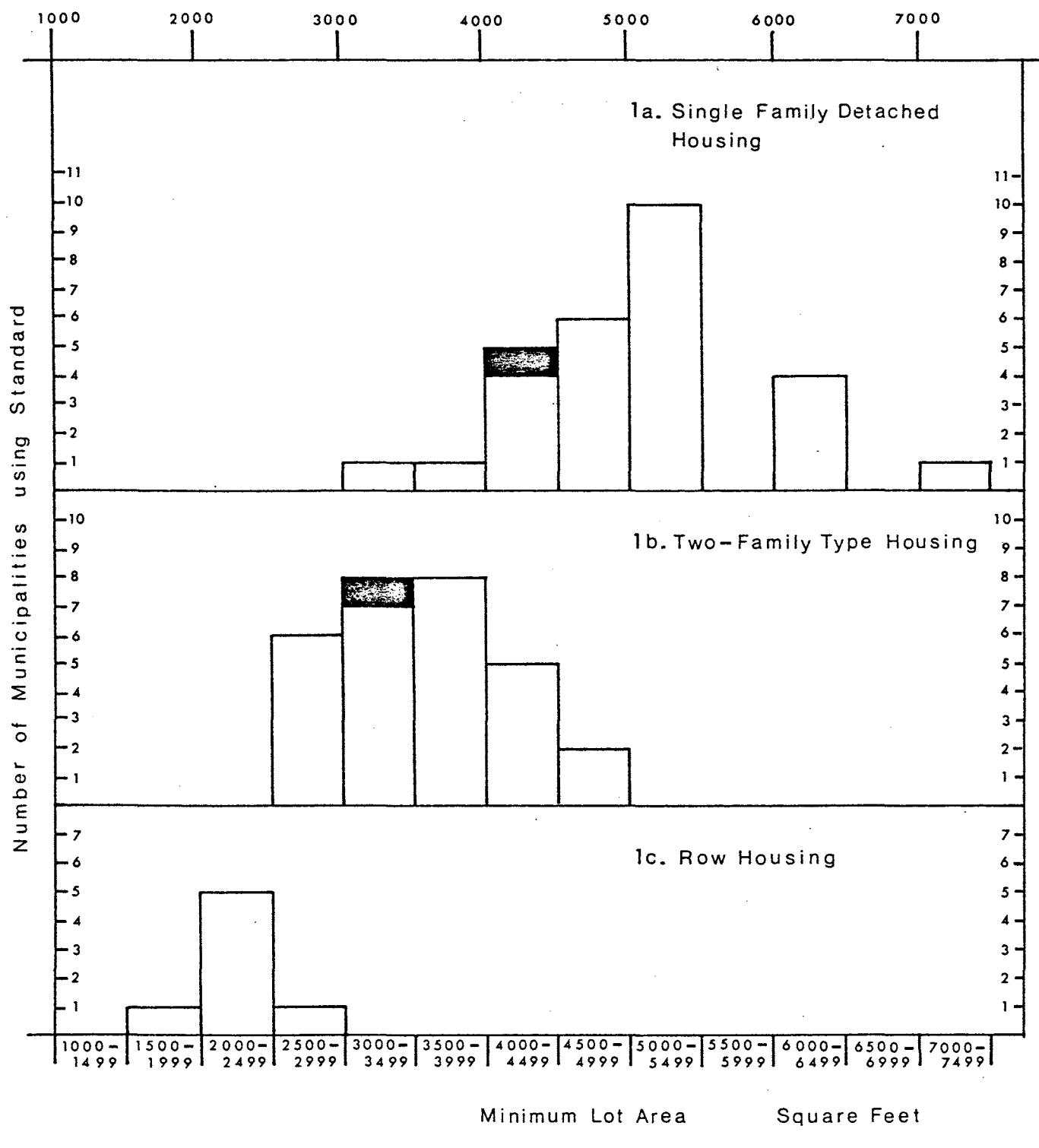
The Corporation and the municipalities have standards for yard dimensions. The municipalities in general set minimum front and rear yard dimensions, while CMHC specifies rear yard depth and relates the front yards to set-back requirements which are governed by the type of street that the residence is on. Some municipalities use a similar approach, specifying that the required building line is the one in effect for the particular street which services the development.

The rear yard depth required by the Corporation depends upon the type of room overlooking the yard. Municipalities rarely make this differentiation for the rear yard, although a number in the sample use the presence of windows and the type of room they are in, to determine side yard widths. The Site Planning Handbook considers the side yard to be a means of access to the rear of the unit, a fire separation space between two buildings and an insurance for adequate light, ventilation and privacy in any rooms with windows opening onto the yard. As a result, factors such as building height, the presence of windows and the existence of an adjacent registered easement, influence the actual dimension of the yard required by CMHC.

d. Maximum Site Coverage

CMHC has no standards for maximum site coverage in detached and conventional small multiple housing development. The sum of the required yard dimensions on regulated lot areas ensures adequate open space. Many municipalities, however, enforce maximum site coverage regulations in addition to yard standards in this type of housing. Fig. 2 illustrates the maxima used by those municipalities, showing the mode to be 40% maximum coverage.

Fig.1 Frequency of Occurrence of Standards for Minimum Lot Area per Unit



2. Multiple Housing

a. Amenity Area (Fig.3)

The Site Planning Handbook introduced the concept of amenity area as the basic open space requirement for multiple housing. The term includes private and communal space, and can incorporate landscaped areas, indoor and outside recreation facilities, pools and balconies. A number of municipalities use the same standards for apartment developments, while many more have less stringent requirements. Appendix D illustrates the variation in standards for apartment developments among the 43 sampled zoning by-laws.

The Corporation's requirements are based upon a minimum area per unit, varying with the size of the unit. The six municipalities which have similar standards base them either on unit size or on a percentage of the site area. Fig.3 attempts to illustrate the amenity area standards for multiple housing used by CMHC and six of the sampled municipalities. Some municipalities vary their requirements by zone, while CMHC reduces its requirements for centrally located urban zones called "special areas". The data presented in Fig.3 shows that, in comparison to municipal regulations, CMHC's standards for small units are relatively low, while for larger units they are among the highest.

FIG. 2

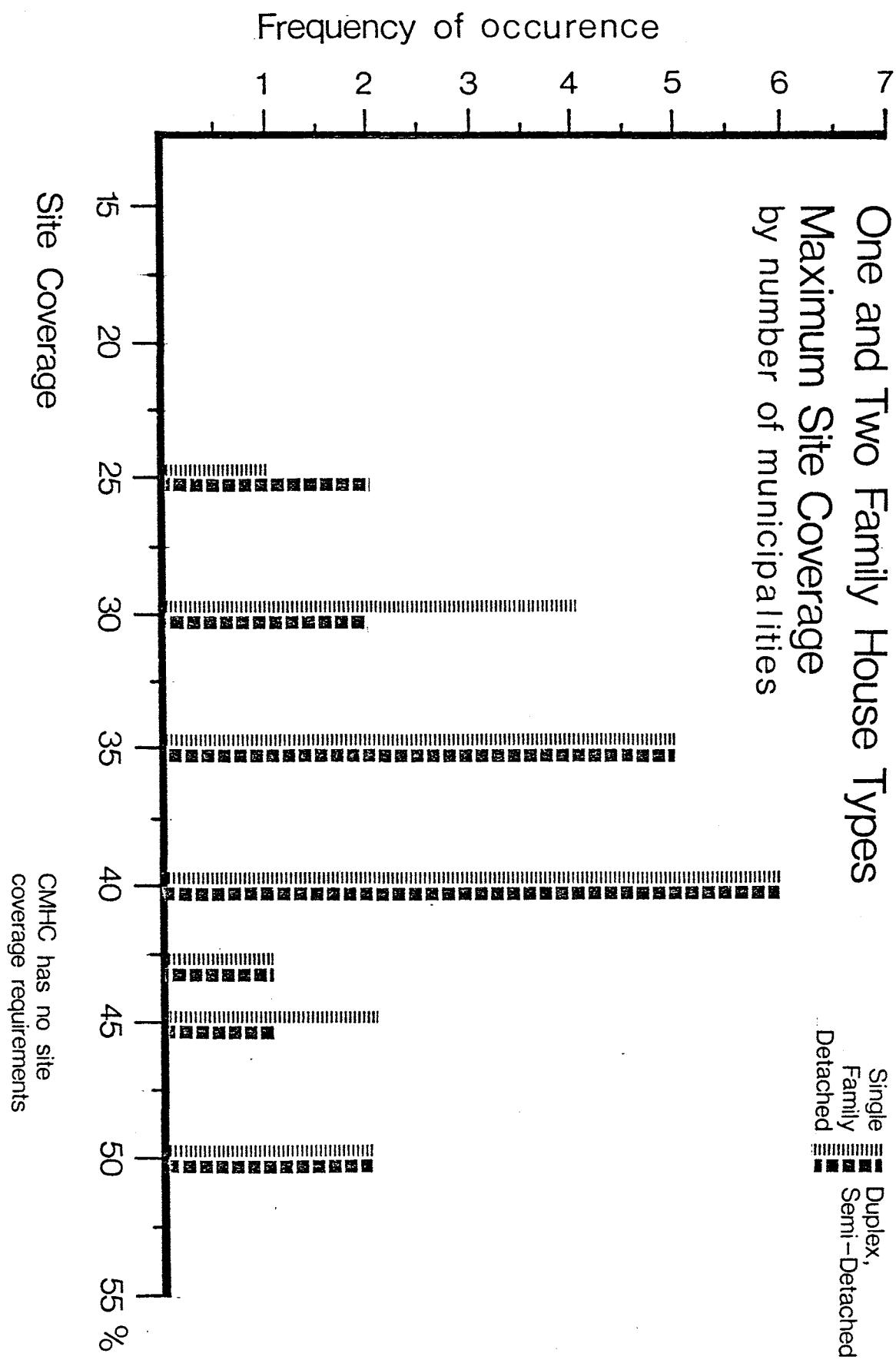
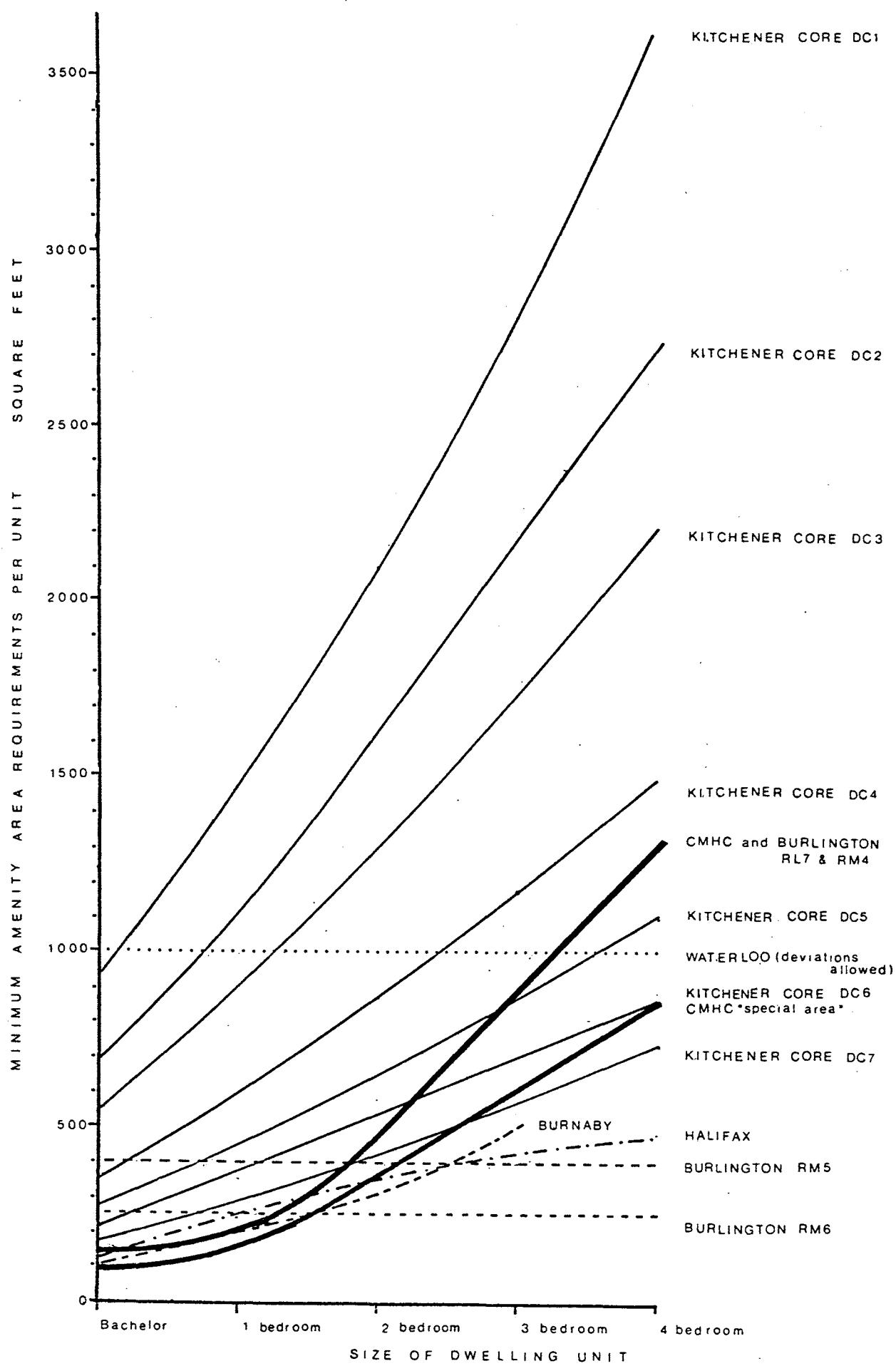


Fig. 3 CMHC and Municipal Minimum Amenity Area Requirements for Multiple Housing



b. Site Area

The Corporation has no minimum site area standards for multiple housing, although amenity area requirements have an indirect control on development possibilities in relation to the area of a site. A number of municipalities specify a minimum site area for a particular development type, while others require a minimum area of site per unit to be built, usually dependent on the size of the unit.

c. Playgrounds

The Corporation has a requirement which calls for play space to be provided in developments of a certain size which include family accommodation. Four municipalities covered by this study have similar requirements. The Site Planning Handbook standard is a minimum area of playground per bedroom (exclusive of master bedroom) while those municipalities using a similar regulation base it on play area per family dwelling unit. Whereas the Corporation has a discretionary statement concerning play equipment and treatment of the playground, the municipalities give a list of standard play equipment to be provided (see Appendix D).

d. Special Locational Considerations

CMHC and several municipalities have special site requirements in central urban areas. In order to obtain greater use of the land where it is in high demand and in locations where urban amenities are concentrated, amenity area requirements are reduced to a certain extent.

Waterloo reduces the area of required amenity space for townhouses and apartments where there is direct access from a development to a park.

e. Private Open Space

CMHC and only three municipalities actually state that private open spaces are required in multiple housing projects. The Handbook designates one yard as an outdoor living area with specific minimum dimensions, in recognition of the need for outdoor space suitable for private leisure activities. The type of room overlooking this yard has an effect on its required dimensions. The Corporation also employs the concept of a privacy zone with enough yard space to separate a building from communal areas and other land uses. The

zone must extend across the width of the unit and no communal, pedestrian or other activities may take place within it. This ensures a private outdoor space for the unit, and a degree of privacy within the unit.

Similar requirements are set down by Kitchener, Hamilton and Burlington for a privacy zone for each unit in townhouse developments. Area and dimensional minima are given as well as a requirement for a six foot minimum screen around the area. These three municipalities deal extensively with multiple housing forms, especially row and apartment types. Kitchener also gives detailed separation requirements for cluster townhouse development. These requirements are based on whether the wall contains windows of habitable rooms and whether privacy areas are located in the intervening space.

Burlington has similar separation requirements governing townhouse siting. No other municipalities directly employ these principles of "outdoor living area" and "Privacy zone".

In the Site Planning Handbook, the height of the building governs the minimum yard dimensions for yards adjacent to windowless walls and walls with windows of non-habitable rooms. These dimensions can be reduced where there are alternative provisions for maintenance access and fire separation. In the case of horizontal multiple housing, smaller yards are allowed if privacy screens are provided to separate private open space from communal areas. A number of municipalities also employ building height and window type to govern minimum yard dimensions, but usually only with reference to side yards.

3. Adjacent Land Uses

The Corporation places certain restrictions on site planning dependent upon adjoining non-residential land uses such as airports, roads, railway yards and rights-of-way. It provides location restrictions based on building height, track gradient and the existence of sound barriers, for developments in the vicinity of railroads. Municipalities do not usually make reference to these types of nuisance zones, possibly due to the fact that their zoning by-laws attempt to separate these types of land use from residential areas. The municipalities and the Corporation recognize, however, that residential areas will in some places adjoin commercial and industrial land uses. The municipalities generally provide set back and height limitations for the

non-residential buildings. The Corporation uses a set-back and screening requirement for residential development.

One municipality, in addition, requires extra separation zones, in the form of planting strips, where apartment or town house development adjoins single-detached housing zones. The strips ensure adequate lighting and privacy while forming visual buffers between developments of differing scale.

A REVIEW OF THE MUNICIPAL ZONING BY-LAWS IN TERMS OF CMHC'S NEW SITE PLANNING RATIONALE

The object of this section of the Working Paper is to discover the extent to which the current municipal site regulations respond to the criteria identified in the newly developed Corporation rationale for site planning regulation. The new rationale is first outlined, then the municipal regulations are analyzed in terms of the new model, and finally the gaps between the model and the zoning by-laws are identified.

The Rationale for Revised Corporation Site Planning Controls

The Corporation considers that user satisfaction with the housing environment is a primary indicator of housing quality. One of the major determinants of this satisfaction is the opportunity offered the user by the housing environment to undertake a broad range of activities. The degree of fit between the built environment and the users' activities, therefore, is an indication of satisfaction. This "fit" model suggests that the many different activities undertaken by the various users of housing have spatial and environmental implications which can be identified, and which should be adequately provided for in the design of housing developments. The role of a standard is to define a minimum level of fit between the built environment and user needs by making stipulations about the physical environment. The model is complex, for user needs vary with user type, and the built environment has major variations due to regional and site differences, intra-urban location, and housing type, scale and density.

In terms of space outside the dwelling unit, a range of user activities takes place, such as sitting out, barbecuing, gardening, play, parking vehicles, pedestrian and vehicular access to the unit, and garbage storage. These activities require certain environmental qualities for their accomplishment, for example, sunlight, privacy, safety, the minimum provision of which is the function of a standard. In addition, external space is required to provide an adequate quality of environment for activities within the dwelling unit, such as reading, eating, and sleeping.

Furthermore, the Corporation recognizes that peoples' needs and activities vary, not only with individual and cultural backgrounds but also with perception and over a period of time. There is a hierarchy of perceived needs, whereby once one level is attained, a higher one is sought. In addition, the life-span of buildings and the length of amortization must be taken into consideration. The design of the built environment should be flexible enough to allow for changes in the use of external space due to changes in life style and resident type.

The rationale of the municipal site planning standards are reviewed below, according to the open space functions and variables in this environmental "fit" model. Space for activities, space to guarantee interior environmental quality, and the effect of mediating human and physical variables on space needs are dealt with separately, although their interactions are well appreciated.

The Municipal Site Regulations Analyzed According to the Criteria Developed in the new CMHC Site Planning Rationale

1. User Activities and Their Space Implications

The Corporation's open space model divides the activity carried out in the space about buildings into leisure activities, access and storage. Although space often serves a variety of uses, such as children cycling on footpaths, a number of functions are incompatible and space consuming, so that specific space should be set aside for them.

a. Space for Leisure Activities

Only a few municipalities explicitly refer to space for leisure activities, although many, through the open space requirements of their zoning by-laws, provide for this function on a private and communal basis.

i. Private Open Space

The municipal planning zones are defined according to building type and density, so that their open space requirements vary with housing form. Private open-space is provided in detached and small multiple housing by front and rear yard requirements. Specifications vary from municipality to municipality and between zones, but no by-laws refer to any assumed functions for this space, nor to its more detailed design. Many zoning by-laws do, however, regulate fences in residential areas (e.g. Edmonton and Toronto), thereby enabling people to provide the amount of privacy they require, but limiting the size of potential light barriers. In these low-density forms of development, the municipal planning responsibility is to give each individual equal opportunity to do what he wishes on his own property, but also to minimize possible adverse effects on neighboring lots.

For higher density housing forms only three municipalities - Kitchener, Hamilton and Burlington - have by-laws which require private outdoor areas.

These are specified in terms of privacy zones for individual units in certain planning zones. For example, the regulations for "Row Dwelling (Townhouse) - cluster" in Kitchener states among other things:

"An outdoor privacy area shall be provided for each dwelling unit and shall be physically screened on all sides except for access to the unit, and the minimum distance to the outer edge of the privacy area from the face of the wall of the dwelling unit shall be not less than twenty (20) feet and shall be the full width of the said dwelling unit."*

ii. Communal Open Space

Communal open space here refers to space designed for the use of a specific group of people, usually the residents of a housing project and not provided for the benefit of the public in general. This type of space appears in higher density forms of housing where there is no, or minimal, private open space provision.

The amount and type of communal open space required by the municipalities varies considerably, while its explicitly recognized functions range from simply "open space" and "landscaped areas", to "usable amenity space" (see Appendix D). Space for activities is provided by all three of these designations, but is explicitly mentioned in only the last two.

Landscaped areas suggest space for passive pursuits, for sitting out, barbecuing, picnicing and visual amenity. Municipalities requiring usable or amenity open space on projects seldom stipulate what functions the space should accommodate or its quality.

* By-Law No. 4830 of the City of Kitchener, December, 1972.

Occasionally, however, a list of possible project open space facilities is given such as "pools, landscaped areas, patios and balconies (usually used as private open space) communal lounges, and other areas usable for recreational activities".** No standards appear in the municipal by-laws concerning the use of the open space, this being left to the developer who builds under the pressure of housing demand.

In addition, Burlington and three British Columbia municipalities from the sample - Kelowna, Richmond and Vernon have very specific regulations for the provision of space for children's play in family housing projects. Their by-laws regulate both amount and quality of playspace, with lists of minimum acceptable facilities (see Appendix D).

b. Space for Access

Access to dwellings for both pedestrians and vehicles is a major housing design factor that affects user satisfaction. In some situations it is a facility that can be abused by building designers so that many municipalities have by-laws governing certain aspects of access. In traditional single and small-multiple housing, access creates no serious planning problems that need to be regulated by a public authority, but it is a more important site planning criterion in higher density, comprehensively planned developments.

Standards for suitable pedestrian access to the dwelling unit are not specifically mentioned in any by-law but they are implicitly incorporated in front, rear and side yard requirements of small-scale developments.

** Grande Prairie (Alta) Zoning By-Law.

In those municipalities which now use some form of individual development assessment and regulation through contract-type zoning for larger projects, access is taken into consideration, although neither standards nor performance requirements are stated in the by-laws. For example, in that section of the City of Edmonton's Zoning By-Law No. 2135, November, 1972, concerned with "R-3A medium density suburban residential district" (Section 24-A, 2(i)(ii)) it states the need for additional application material for the approval of the Development Officer:

"The site plan shall show
the location of all
buildings, structures,
parking areas, loading
areas, landscaped areas,
curb crossings and the
pedestrian circulation
system...."

Vehicular access is referred to directly by only two of the study's sample municipalities, and then only emergency access to the rear of dwelling units is considered. Regina requires a minimum side yard width of 9 ft., and Vernon 10 ft., if there are no rear or side lanes allowing access for vehicles to the rear of dwellings in one and two-family housing zones. Other municipalities require similar provisions, but do not state the reasons for such regulations. In single-family and small multiple developments, Burnaby requires minima of 7 to 8 ft., (depending on zone), Dartmouth 7 1/2 ft., Grande Prairie, St. James-Assiniboia (single-family zone only) Chatham, Sarnia and Windsor all have an 8 ft. minimum and Victoria 10 ft.. The rest of the sampled municipalities have smaller minimum side yard requirements for this type of housing. On their own, side yards built to these lower minima are too narrow to let a vehicle pass between house and lot line. By using adjacent side yards, however, emergency access may often be possible. Side yard requirements for multiple housing developments are 7 ft. or more in those municipalities which control this space. (See Appendix A).

c. Space for Storage

The only type of storage space explicitly regulated by the municipalities is car parking. The other specific functions of this type of space recognized by the Corporation - garbage storage and large goods storage

(e.g. lawn furniture and bicycles) - are not mentioned in the zoning by-laws.

Each municipality does regulate parking, the amount required varying between authority and between zone. A number of municipalities require wider side yards to provide parking space where single and small multiple housing units do not have integral garages or carports. As in the case of space for access, parking space is a site planning criterion considered separately in contract zoning.

2. The Quality of the Internal Unit Environment

The provision of space about buildings has an important effect upon the quality of the environment within the building. The main aspects of quality are considered by the Corporation to be the incidence of daylight and sunlight, fresh air, quiet, visual privacy and view. These elements are mentioned explicitly in the site planning requirements of only a few municipalities, while some aspects are implicitly taken into account by most zoning authorities.

Only two of the sampled municipalities make broad statements about adequate internal environments in their zoning by-laws. The introductory paragraphs of the Regina by-law indicate that sufficient space around the housing unit is needed to provide light and ventilation, and to reduce fire hazard, while Grande Prairie by-laws state that the need to provide the unit with suitable light and ventilation has prompted the establishment of siting requirements.

Seven municipalities in the sample (Vancouver, Victoria, Edmonton, Calgary, Regina, St.James-Assiniboia and Windsor), however have siting restrictions. In some cases there are also performance specifications for non-residential land uses that adjoin residential districts, thus influencing the quality of both internal and external residential environments. Yards, set-back spaces, screening and landscaping are used, as well as stipulations that noise, odor, smoke, gas and so on must be kept on the site of the activity generating these environmental pollutants. Planting strips and screens, as well as the requirements that no storage or processing can take place in set-back spaces, provides a view zone and cuts down noise. Set-back requirements also provide space to admit daylight and ventilation. These types of requirements are set down for non-residential activities where they adjoin any residential district, regardless of its house form.

Often a single space or siting regulation will affect a number of aspects of environmental quality, so that space provided explicitly to allow light to enter a window can also protect visual privacy and provide separation from noise and smell. The only explicit municipal regulations for daylight and sunlight control are found in Vancouver, where daylight-angles are used to determine set-backs and height limitations. The only explicit noise controls (besides regulation of adjacent land use) are in Edmonton, where apartment building side yards have to be wider when adjacent to a highway. Regulations of space in front of windows for the provision of adequate privacy within the dwelling unit occur in Hamilton, Kitchener, Waterloo, St.James-Assiniboia and Grande Prairie. The minimum dimensions of the space are dependent on the use of the room involved.

It is likely that the effect of external space on the internal unit environment is taken into account by municipalities during contract-type zoning in those authorities that use this method for regulating development, since contract zoning is primarily used for large and/or mixed development where this function of space about buildings can be most critical. The current zoning by-laws do not state the criteria by which developments are evaluated under contract zoning so little further can be said. The actual controls used in the development contract, however, tend to be the traditional ones of maximum gross floor area and minimum landscaped open space applied to a specifically agreed upon plan (See Appendix B). Thus, contracting procedures used to date have not introduced new space regulations to control the quality of internal unit environments.

3. Mediating Variables Affecting the Provision of Space About Buildings

The mediating variables affecting the need and use of space about buildings are described in the first section of this chapter under the heading "The Rationale for Revised Corporation Site Planning Controls". They are the effects of region and climate, the type of housing, intra-urban location, project scale and density, also tenure considerations, and the many variables of user type. In many cases, it is difficult to identify the use of these mediating variables in municipal site regulations. This is not necessarily due to the fact that they were ignored when the regulations were drawn up, but rather that they have not been explicitly acknowledged in the by-laws. Physical variations are more evident than the user ones, so they are discussed first in this section.

No trend could be discovered in the differences of municipal requirements across Canada. While similar types of regulation occur in geographic groups of municipalities (see Table II), and the same space and environmental standards are required in neighboring areas (see Appendix A), there is no discernible national pattern. The regional and climatic variations within the country are, therefore, not directly reflected in siting requirements, with many similar regulations in force in Vancouver, St.James-Assiniboia and Halifax. Differences in site design, however, carried out within the municipal regulations, reflect differences across the nation. For example, the provision of balconies as part of private open space requirements.

The one mediating variable utilized by most of the sampled municipalities to differentiate site requirements for development in planning zones is housing type. In this context, this term is used to include variations in housing construction, height, horizontal configuration, size and design. In some municipalities, housing type is used in conjunction with occupancy of buildings and occasionally with measures of scale, to define development zones. For example, Windsor uses housing type as the basic variable for site regulation, differentiating between one-family detached, duplex, semi-detached, double duplex, row-housing and apartment types. Saint John uses occupancy variations to define housing types as well as building form with categories of one, two, three and four-family housing, row housing and apartments. Hamilton introduces a measure of scale to differentiate development and site requirements for the different municipal zones. It uses categories of single-family, two-family, row and maisonette, low-density multiple with site requirements dependent on the number of units on a site, multiple dwellings, and high density multiple with six scale variations affecting siting requirements.

Municipal zoning regulations not only vary directly with housing type, but sometimes also within each type, indicating that more than the effect of such variations on site requirements is being considered. The municipal by-laws do not state specific reasons for varying siting regulations within housing types, but they appear to respond to a combination of locational and user variations that affect the needs of housing users. As an example, Burlington has eleven different lot size minima for single-family housing, varying from 4,500 sq.ft. to 20,000 sq.ft. The number of different development zones, in terms of housing type and site requirements together, vary considerable between authorities. In Outremont, three housing and development types are recognized - single-family

detached, duplex and apartment. Regina has three basic housing type categories too - one, two and multiple family zones - but regulations vary within these, so there are two single-family housing zones and the multiple category is divided by occupancy ranges - 1 to 6 families, 7 to 12 families and 13 or more families. Effectively therefore, Regina recognizes six housing situations that require different site standards.

Typically, the housing type which has the most variations in site planning requirements is the apartment category. Edmonton is a good example of this, where there are five types of apartment zones with different site requirements. The differences are based on variations in site size, building height, unit type and number, and location through the geographic distribution of the zones.

Since housing type is the most ubiquitous criterion for differentiating site requirements in municipalities, it is used in Appendix A to categorize site standards of the sampled municipalities. The same housing types are zoned in many areas, but are usually associated with different site standards in the different zones. Thus a number of standards appearing in Appendix A are marked as examples of a range rather than a comprehensive list of requirements within a given municipality. The data used for this study and incorporated into the tables of Appendix A was collected in a number of ways and is incomplete in some respects. In the Appendix, therefore, certain cells of the tables are empty and marked "no information" to indicate no data was collected on that topic, while other cells are empty where a municipality does not utilize a certain site standard.

Intra-urban Location is also taken into consideration by all municipalities, being included in site regulation through the distribution of zones. Three of the municipalities sampled in this study specifically differentiate central urban areas from the rest of the different site standards for the same building type in different places. The central requirements in Saint John, Dartmouth and Kitchener allow higher density development with greater site coverage and smaller minimum dimensions for yards and open space. Density is the major factor which is varied with location. Although it is only the above three municipalities which name a central zoning district, all municipalities vary development densities with location in respect to downtown. In addition, one of the surveyed municipalities varies its lot area standard directly with residential density within its apartment zone. Thus Oakville has different minima for lot areas for different ranges of units per acre, which

keeps the average minimum lot area per unit relatively constant at 270 - 300 sq.ft. per unit (see Appendix A).

Scale of Development is included by some authorities as a factor for varying site requirements. In some cases scale is used to differentiate development zones of similar building types, while more often scale of development affects site standards within zones. The most direct reference to scale is number of dwelling units in a project, and the size of the site. Chatham, Hamilton, Kitchener, and St. John's have lot area standards which vary in multiple housing zones with the number of units to be built on the site. Regina has a similar system dependent on the number of families to be housed. Dartmouth varies the standard for site area per unit with the total size of a site, requiring some 25% less land (site area) per unit on sites of over one acre (multiple housing zone). Many municipalities vary either site coverage or minimum lot area standards with the height of multiple dwellings. The effect of height variations on the quality of the internal unit environment has been discussed earlier, where yard width standards are often increased with increases in height. In response to scale variations, site coverage is increased and lot area minima decreased on larger scale projects, thereby allowing higher density development.

Housing type affects the possible modes of tenure of a dwelling through the regulation of open space about buildings. For example, in higher density developments such as zero lot line developments, there is a need for communal open space to supplement minimal private provision, and to increase land use efficiency. In owner-occupied projects of this type there is the problem of responsibility for, and management of communal areas. When ownership is through a condominium or cooperative, then that organization has the management responsibility for communal areas. When the dwellings are sold freehold, there is no such organization to take responsibility. Unless the municipality assumes the management for communal open areas, then this form of housing cannot be built for home ownership under the prevailing municipal by-laws.

In general, the variations in user type that are not reflected by physical variables are not accommodated at all in the zoning by-laws. For example, there are no special standards for senior citizen housing in the zoning by-laws. The main exception to this is children's play space which is required in multiple family developments by Burlington and three British Columbia municipalities. Richmond, Kelowna and Vernon have a standard of 50 sq.ft. of play area per unit in family housing projects of a certain size, with lists of play equipment to be provided (see Appendix A).

This does not necessarily indicate a lack of consideration for variations in user need due to user type differences, for as mentioned in the previous section, physical and user variations interact closely and one variable can act as a proxy for another. The emphasis of the municipality concerns, however, do appear in the zoning by-laws to be on the physical side of the housing environment, leaving it up to the user to find a residential environment closest to his needs.

The Gaps Between the Corporation's Site Planning Rationale and The Municipal Legislation

As a conclusion to this paper, this section will summarize and bring together the main differences that have become apparent between the municipal site planning regulations and CMHC's newly developed criteria for site planning. Since it is believed that the Corporation's new rationale is based on a realistic model of the complex real-life situation concerning space about residential buildings, it follows that the differences are in fact weaknesses in the municipal requirements. As can be seen by referring to Chapter III which compares the current Site Planning Handbook requirements with municipal legislation, many of these weaknesses also appear in the Corporation's present site planning requirements.

There are four main areas of site planning concern where the municipal regulations are noticeably less sensitive than the Corporation's planning model. The differences are due both to the municipal process of site regulation and the regulations themselves.

1. The Function of Space About Buildings

The Corporation's new rationale places emphasis on the functions and performance of space about buildings since the site planning model is based on the fit between desired user activities and the space. The municipal site standards respond to some of the same considerations, but in a gross and non-explicit way. Through regulation by specification, the municipalities allow little flexibility in space provision, and reject design solutions that fulfill the need for space by alternative means (contract-type zoning could provide greater flexibility, but in practice has produces very traditional spaces about buildings). Functions that are largely ignored by the municipalities are storage outside the home and spaces for specialized user activities which are discussed in more detail below.

2. Sensitivity to User Groups

The municipal site standards tend not to reflect the differing needs of user groups, and produce spaces that are often suitable for no-one but have to be used by all. This is due in part to the fact that zoning by-laws and therefore site regulations are based on housing type. Although there are some general relationships between user and housing type, the latter does not dictate the character of its residents, nor their need for space about the home.

For low-density housing forms, the municipal regulations generally ensure that a relatively large amount of space is provided around each building. The very size of this private space gives scope for many user activities, allowing areas to be set aside for special uses (e.g. patio, flower beds, sand pit, tool shed). In medium and high-density housing forms, where space is limited and space about buildings is communally used, its performance in response to need is very important. The larger scale developments usually associated with higher-density housing give rise to the potential of allocating space about buildings to specialized user activities (e.g. a landscaped area, swimming pool, balconies etc.). Municipalities seldom require such a detailed breakdown of space according to function (exceptions found in this study are Burlington and several British Columbia towns which require children's play areas to be provided in some family housing).

Special user groups that require recognition for their needs include the elderly, children and the handicapped. Their needs are not necessarily for more space, but for spaces with certain performance characteristics, for example, accessibility for people with mobility limitations, space for adults to get away from children's play areas, play areas that can be easily observed by mothers, space where it is safe to throw a ball, hard surfacing for bicycles, spaces for the inactive to watch others' activities.

The municipal authorities certainly have a role to play here, for market forces tend to be weak in the present Canadian housing situation of excess demand over supply. User groups with specific needs are often not the actual buyers or renters of housing (e.g. children, handicapped dependents), or they are lost as minority groups among the developers' preconceptions of the typical Canadian family (e.g. lower-income groups which are highly dependent on the home environment for leisure activities, larger families, school age children).

3. The Zoning Mechanism

Current CMHC and municipal site regulations are dependent upon physical housing characteristics to a large extent, so standards and housing types are locked together. From the point of view of the Corporation's activity-based model, site planning should respond to user needs which are only indirectly related to housing type. Although the type, in a physical sense, sets many limits to the nature, size and configuration of space about buildings, its required performance characteristics should be user dependent.

By relating site planning to housing types, a conservatism is built into the zoning mechanism that discourages design innovation, and perpetuates present housing forms. When alternative designs are generated it requires a massive effort to develop new standards for each specific type of housing.

The Corporation's new rationale would evaluate site plans by applying performance criteria to the space about buildings, and assessing its functional suitability for the activities that its users will carry out. Thus it is the residents' needs which will determine provision. Information will be required to determine how best to forecast resident characteristics for proposed developments, keeping in mind possible changes in user type that may occur during the life of a building. Sometimes certain social attributes are known, as when building public housing or senior citizen accommodation, but space needs also depend on other variables such as location within an urban area and climate.

Municipal planning responsibilities, however, are broader than the Corporation's and include the provision of public open space in addition to space immediately about buildings. The need for this open space on a larger scale is also a reflection of the characteristics of the residents and their residential environment. To ensure adequate provision at the neighborhood and urban levels, the municipalities have to keep a control over residential densities. Further, the municipalities have a responsibility for urban design and need to retain some type of control over the bulk and height of buildings. The new criteria for Corporation regulation of site planning under the National Housing Act, therefore, covers only part of the municipal zoning mechanism, and could never be used as a complete substitute for it.

4. Sensitivity to Physical Variables

Through its performance based criteria, the Corporation's rationale would permit site planning to respond to physical

characteristics of sites, in terms of their terrain and climate. Specification standards do not contain the flexibility for reducing certain dimensions in cases where space in a different form is able to function as required. Municipal regulations also do not reflect the geographic characteristics or differences of an area.

One way in which sensitivity to local physical factors may produce a better residential environment is that the balance of indoor and outdoor space for leisure activities provided on a development should reflect the residents use of the outdoors, which is in turn dependent on climate. The need of the residents should be the criteria for site planning, not high land costs and low standards which encourage minimum outside space provision and maximum use of indoor recreational areas, nor relatively high building costs generating wastes of open space and no indoor facilities for the winter months. Another example of lack of sensitivity to user activities and needs which appears in the present CMHC and municipal regulations, is the nature of the access from car to building. In many areas of Canada the weather, as well as matters of convenience, dictate that this should be short and protected from the elements. By stipulating regulations for this function of space about buildings, and putting them in performance terms, the possible design solutions are varied and can be sensitive to local conditions.

It should be emphasized again that Canadian municipalities are becoming more and more involved in development control through contract zoning, six (soon to be eight) Provinces include development control in their planning. With this growing change of emphasis, municipalities will have to produce their own criteria for site planning, and it is hoped that the Corporation's new rationale will be of use in this process.

APPENDIX A

Synopses of the Site Planning Standards of CMHC and 39 of 43 Municipalities studied in this paper (London, Lethbridge, Medicine Hat, and Red Deer not included).

Format:

NAME OF MUNICIPALITY

Building Types

	1	2	3	4
--	---	---	---	---

a	Standard
---	----------

Site	b
------	---

Regulations	c
-------------	---

d

Legend: "No Information" - No data on specific site

requirement;

- Site regulation not used by
municipality.

DETACHED AND SMALL MULTIPLE**APARTMENTS**

	HORIZONTAL MULTIPLE	
MINIMUM LOT AREA	detached and duplex: 4,000 sq. ft. for corner lots; may be reduced to 3,000 sq. ft. to permit infill in established areas. semi-detached and semi-detached duplex: 3,000 sq. ft. for each half; 4,000 sq. ft. for the exterior half of a corner lot. quadruplex: 2,000 sq. ft./unit.	calculated by adding the area required for buildings, parking and access to the required amenity area.
MINIMUM LOT WIDTH OR FRONTAGE	normally calculated from required yard sizes applied to the individual unit plans; when the plan is not known, the following dimensions are used: detached units: 50 sq. ft. corner lots 55 ft. semi-detached: 35 ft. for each half; 40 ft. for outside half of corner lots	
MAXIMUM SITE COVERAGE		

MINIMUM FRONT YARD

given as a setback requirement and varies with street type:

- i. expressways and major highways (no individual residential access): 90 ft. from the road allowance where high traffic volume and noise exists, and if no screening is provided, this is increased to 150 ft.

MAXIMUM SITE COVERAGE

Outdoor Living Area
- minimum yard depth: 35 ft. with a 30 ft. privacy zone; can be reduced to 25 ft. with a 17-1/2 ft. privacy zone if a 6 ft. screen is provided or if there is at least a 6 ft. grade difference between the privacy zone and the rest of the yard.

Other Yards

- ii. major collector streets: 30 ft. from road allowance may be reduced in urban core areas.
- iii. local collector streets: 12 ft. from road allowance.
- iv. local residential streets:

- Yard adjacent to other habitable rooms: the greater of 17-1/2 ft. or 1/2 wall height to a maximum of 35 ft. with a 12 ft. privacy zone required if the living room window sill is at least 6 ft. above the adjacent yard level.

- Yard adjacent to other habitable rooms: the greater of 17-1/2 ft. or 1/2 wall height to a maximum of 25 ft. with a 12 ft. privacy zone; no privacy zone required if the window sill is at least 6 ft. above adjacent grade level or if the room is a kitchen not combined with a dining room or other communal family space.

- yard adjacent to other habitable room window: 17-1/2 ft. with a 12 ft. privacy zone; no privacy

setback to be "appropriate to the character of the

- zone required if the yard is at least 6 ft. above adjacent ground level.
- yard adjacent to non-habitable room window: 4 ft. plus 2 ft. per storey above the storey at grade.
 - (setback requirements given for detached house form also apply to this type).

MINIMUM SIDE YARD

- 4 ft. plus 2 ft. for storey above the storey at grade.
- this is increased when the wall contains windows - in this case Fire Protection requirements of the Residential Standards are to be met.
- this is decreased when the wall meets Fire Protection requirements and if an easement on the adjacent property provides the required yard width.

- yard adjacent to a blank wall: 4 ft. plus 2 ft. per storey at grade.
- no yard required if:
 - maintenance access is provided by an easement on the adjacent property;
 - the blank wall is not adjacent to the project boundary;
 - the fire separation standards have been met.

- (setback requirements given for detached house forms also apply to this type).

MINIMUM REAR YARD DEPTH

- if the required window of living room overlooks the Yard: 35 ft.
- otherwise: 25 ft.

FLOOR SPACE RATIO

AMENITY SPACE

- the amenity space is set aside for recreational and landscaping purposes; it may include landscaped areas, patios, balconies, swimming pools, communal lounges, and other areas on site which can be used for recreational purposes.
- the amenity space can be attached to the individual unit or provided as communal open space.

- minimum amenity area requirements are as follows:

Unit Type	Amenity Area/Unit
bachelor	150 sq.ft.
1 bedroom	200 sq.ft.
2 bedroom	575 sq.ft.
3 bedroom	950 sq.ft.

Note: in certain downtown areas, these figures

4+ bedroom 1,325 sq.ft. may be reduced.

- for family housing, of 2 bedrooms and over, and of more than 40 units, playground space of 20 sq.ft./bedroom, not including the master bedroom, is to be provided; landscaping, fencing, surface treatment and equipment are to be provided, as appropriate to the project design.

DISTANCE OF HOUSING
FROM NON-RESIDENTIAL
LAND USES

Roads

- Setbacks from roads: see front yard depth for detached housing - this applies to the other house forms as well; the requirements for expressways and major collector streets may be modified if measures to improve soundproofing have been taken.

Railroad Right-of-Way

- housing to be screened from an adjacent right-of-way by a fence, wall or berm to minimize noise and visual nuisance.
- where screening creates a sound shadow, housing may be located such that the entire building is within the sound shadow; otherwise, the minimum setback for buildings less than 4 storeys is 90 ft. - for buildings 4 or more storeys it is 200 ft.; 200 ft. setback is also required where there is frequent use or where grades cause engine labour.
- proximity to rail yards will require special consideration.

Airports

- other than jets: restricted zone within 5,000 ft. from each end of the runway and 1,000 ft. on each side.
- jets: advice of Corporation to be sought; generally, restricted zone within 4 miles of each end of the runway and 2,000 ft. on each side.

Institutions

- screening required where requested by the Corporation.

Commercial and Industrial

- screening and an additional setback of 50 ft. on the residential lot is to be provided when requested by the Corporation.
- fencing between housing and public open space used for active recreation is required.

Open Space

- fencing between housing and public open space used for active recreation is required.

Pipelines

- governed by Municipal, Provincial or Federal regulations - if no requirements are set, only the pipe line easement and regular house setbacks apply.

BURJADY

	1 FAMILY	2 FAMILY	MULTIPLE FAMILY
MINIMUM LOT AREA	6,000 sq. ft.) per unit 7,200 sq. ft.) depending 9,600 sq. ft.) on zone.	8,600 sq. ft. - site	9,600 sq. ft.) site 12,000 sq. ft.) depending 14,400 sq. ft.) on zone. 18,000 sq. ft.)
MINIMUM LOT WIDTH OR FRONTAGE	50 ft.) depending 60 ft.) on 80 ft.) zone.	72 ft.	80 ft.) depending 100 ft.) on 120 ft.) zone. 120 ft.)
MAXIMUM SITE COVERAGE	40%) depending 35%) on 30%) zone.	40%	25% or 30% depending on zone.
MINIMUM FRONT YARD DEPTH	20 ft.) depending 25 ft.) on 30 ft.) zone.	25 ft.	25 ft.
MINIMUM SIDE YARD WIDTH	5 ft. each side) 5 ft. one side,) 12 ft.) min. total) depending 8 ft. one side,) on zone. 18 ft.) min. total)	5 ft. one side, 12 ft. min. total.	each side 10 ft.) 15 ft.) depending 20 ft.) on zone. 25 ft.)
MINIMUM REAR YARD DEPTH	25 ft.) depending 30 ft.) on 30 ft.) zone.	30 ft.	35 ft.
FLOOR SPACE RATIO			*.7) .9) depending .45) on 1.20) zone. 1.50)
AMENITY SPACE			bachelor unit - 100 sq.ft./ 1 bedroom unit- 200 sq.ft./ unit 2 bedroom unit- 300 sq.ft./ unit 3 bedroom unit- 500 sq.ft./ unit.

CRAVEN ROCK

	1 FAMILY	1-4 FAMILY	ROW	DWELLING	GROUPS	APARTMENTS
MINIMUM LOT AREA	4,500 sq.ft. per unit.	4,500 sq.ft. site	12,000 sq.ft. site, 1,500 sq.ft. for individual ownership.	12,000 sq.ft. site	4,500 - 5,000 sq.ft. site dependent on zone.	
MINIMUM LOT WIDTH OR FRONTAGE	-	-	-	-	-	
MAXIMUM SITE COVERAGE	33%	33%	40% general 45% individual	33%	75% one zone	
MINIMUM FRONT YARD DEPTH	20 ft.	20 ft.	15 ft.	15 ft.	10-15 ft. dependent on zone.	
MINIMUM SIDE YARD WIDTH	10% lot width up to 5 ft. internal, 12 ft. corner ft. corner	3 ft. internal, 12 ft. corner	15 ft.	15 ft.	nil-15 ft. - dependent on zone.	
MINIMUM REAR YARD DEPTH	5 ft.	5 ft.	40 ft.	40 ft.	nil-40 ft. - dependent on zone.	
FLOOR SPACE RATIO	-	-	-	-	1.5 one zone	
AMENITY SPACE	-	-	-	-	-	

KAMLOOPS

	1 FAMILY	2 FAMILY	MULTIPLE FAMILY - LOW DENSITY	MULTIPLE FAMILY - MEDIUM DENSITY	MULTIPLE FAMILY - HIGH DENSITY
MINIMUM LOT AREA	4,800 sq.ft. per unit	6,000 sq.ft. site	dependent on building type e.g. 6,000 sq.ft. - apartment building	dependent on building type e.g. 12,000 sq.ft. - apartment building	12,000 sq.ft. site
MINIMUM LOT WIDTH OR FRONTAGE	40 ft. lot width 30 ft. frontage	50 ft. lot width 30 ft. frontage 30 ft. width - row housing	dependent on building type. e.g. 20 ft. - row housing 50 ft. - apartment building	dependent on building type. e.g. 75 ft. apartment building	100 ft.
MAXIMUM SITE COVERAGE	-	-	30-35% dependent on building type	33-60% dependent on building type	60%
MINIMUM FRONT YARD DEPTH	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
MINIMUM SIDE YARD WIDTH	5 ft. internal 15 ft. corner	5 ft. internal 15 ft. corner	10% lot width up to 15 ft.	10% lot width up to 15 ft.	10 ft. internal 15 ft. corner
MINIMUM REAR YARD DEPTH	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
FLOOR SPACE RATIO	-	-	.45 - .6 dependent on building type	.45 - 1.2 dependent on building type	1.5 with bonuses for low coverage, large lots and covered parking
AMENITY SPACE	-	-	-	-	-

KELowna

	1 FAMILY	2 FAMILY	GARDEN APARTMENTS	MULTIPLE	FAMILY
MINIMUM LOT AREA OR FRONTAGE	-	6,600 - 8,000 sq.ft. site, dependent on building type and corner position	0.70 acres - site, 2,400 sq.ft./unit	12,000 sq.ft. - site	
MINIMUM LOT WIDTH OR FRONTAGE	-	60 - 80 ft. dependent on building type and corner position	100 ft.	10 ft..	
MAXIMUM SITE COVERAGE	-	33% - 45% dependent on building type	50%	-	
MINIMUM FRONT YARD DEPTH	20 ft.	20 ft.	30 ft.	30 ft.	25 ft.
MINIMUM SIDE YARD WIDTH	5 ft. internal 15 ft. corner	5 ft. internal 15 ft. corner	15 ft. internal 20 ft. corner	15 ft.	
MINIMUM REAR YARD DEPTH	20 ft.	20 ft.	30 ft.	15 ft. with lane 25 ft. without lane	
FLOOR SPACE RATIO	-	-	-	1.75	
AMENITY SPACE	-	-	-	All housing intended for use by children under 17 must have play space of at least 50 sq.ft./unit with a minimum of 1,500 sq.ft. in total. Specific equipment to be installed, and to be located so as not to impair views from living rooms or front entrances.	

NORTH VANCOUVER

	1 FAMILY	2 FAMILY	GARDEN APARTMENTS	HIGH DENSITY RESIDENTIAL
MINIMUM LOT AREA per unit dependant on zone	6,000 sq.ft. - 1 acre per unit dependant on zone	3,600 - 6,000 sq.ft. per unit dependant on zone	2,400 - 9,600 sq.ft. per unit dependant on zone	10,000 - 14,000 sq.ft. minimum site size 800 - 1,200 sq.ft. per unit, both dependant on zone.
MINIMUM LOT WIDTH OR FRONTAGE	-	-	-	-
MAXIMUM SITE COVERAGE	-	-	50%	33% - 50%; up to 75% with accessories.
MINIMUM FRONT YARD DEPTH	30 ft.	30 ft.	30 ft.	-
MINIMUM SIDE YARD WIDTH	10% of lot width up to 6 ft.	15 ft.	15 ft.	-
MINIMUM REAR YARD DEPTH	30 ft.	30 ft.	30 ft.	-
FLOOR SPACE RATIO	-	-	-	0.5
AMENITY SPACE	-	-	-	-

PRINCE GEORGE

	1 FAMILY	2 FAMILY (to 6 units)	SMALL MULTIPLE TOWNHOUSES	MEDIUM-DENSITY MULTIPLE (to 30 units per acre)	HIGH DENSITY MULTIPLE (to 100 units per acre)
MINIMUM LOT AREA	3,300 ~ 4,400 sq.ft. Per unit depending on zone	4,000 - 6,000 sq.ft. per unit	9,000 sq.ft. site	2,000 sq.ft. per unit	12,000 sq.ft. site
MINIMUM LOT WIDTH OR FRONTAGE	-	-	-	-	-
MAXIMUM SITE COVERAGE	33%	33%	33%	50%	75%
MINIMUM FRONT YARD DEPTH	15 ft.	15 ft.	15-20 ft. dependent on zone	-	20 ft.
MINIMUM SIDE YARD WIDTH	10% of lot width up to 10 ft. internal, 12 ft. corner	10% of lot width up to 10 ft. internal, 12 ft. corner	depends on adjoining zones or nil.	-	depends on adjoining zones or nil.
MINIMUM REAR YARD DEPTH	20 ft.	20 ft.	20 ft.	-	20 ft.
FLOOR SPACE RATIO	.33 internal, .45 corner	.33 internal, .45 corner	.33	.70	.75
AMENITY SPACE	-	-	-	-	-

RICHMOND

	1 FAMILY	2 FAMILY	MULTIPLE FAMILY
MINIMUM LOT AREA	7,000 sq.ft. per unit	9,600 sq.ft. - site	1 acre (43,500 sq.ft.) - site
MINIMUM LOT WIDTH OR FRONTAGE	66 ft.	66 ft.	150 ft.
MAXIMUM SITE COVERAGE	-	-	-
MINIMUM FRONT YARD DEPTH	25 ft.	25 ft.	40 ft.
MINIMUM SIDE YARD DEPTH	each side 10% of lot width up to 10 ft.; corner lots 15 ft.	each side 10% of lot width up to 10 ft.; corner lots 15 ft.	20 ft.
MINIMUM REAR YARD DEPTH	25 ft.	25 ft.	25% of lot depth
FLOOR SPACE RATIO	-	-	.4) depending .7) on 1.0) zone
AMENITY SPACE	-	-	where projects of 20 or more units will house children under 18 years old, a play area is required of 50 sq. ft. per unit; (in projects with more than 100 units, more than one play space can be provided but no space is to be less than 2,500 sq. ft.); these play spaces must be free of vehicle traffic; 1/3 of the surface must be paved; at least the following equipment is required: - 2 6 ft. benches - 1 child's bench - 1 sand box - 100 sq.ft. minimum - 2 swings & teeter totter for pre-school age children/same for school age children - 1 slide

VANCOUVER

	1 FAMILY	2 FAMILY	GARDEN APTS.	MEDIUM DENSITY MULTIPLE	HIGH DENSITY MULTIPLE
MINIMUM LOT AREA	4,800 sq. ft. per unit 9,500 sq. ft. per unit depending on zone.	4,200 sq. ft. per unit 4,800 sq. ft. per unit depending on zone.	7,200 sq. ft. site	6,000 sq. ft. site	6,000 sq. ft. site
MINIMUM LOT WIDTH OR FRONTAGE	-	-	-	-	-
MAXIMUM SITE COVERAGE	-	-	-	-	-
MINIMUM FRONT YARD DEPTH	24 ft.) depending on zone. 30 ft.) on zone.	24 ft.	24 ft.	20 ft.	15 ft.
MINIMUM SIDE YARD WIDTH	each side 10% of lot width up to 5 ft. 10 ft. each side depending on zone.	each side 10 ft. of lot width up to 5 ft.	each side 10 ft., 15 ft. on corner lots.	each side 7 ft., 10-20 ft. on corner lots.	each side 7 ft., 10-15 ft. on corner lots and sites with frontage over 66 ft.
MINIMUM REAR YARD DEPTH	35 ft.	35 ft.	35 ft.	35 ft.	10 ft.
FLOOR SPACE RATIO	-	.45	.75	1.0	2.6
AMENITY SPACE	-	-	-	-	-
SPECIAL REQUIREMENTS	-	-	-	-	-

REQUIREMENTS FOR ADJACENT NON-RESIDENTIAL DEVELOPMENT

Where parking areas for more than 4 vehicles adjoin residential lots, screening - at least 4 ft. high - is required between the parking and residential areas; it can be a uniformly painted fence, a wall, or evergreen planting; when the parking lot is set back from lot boundaries, the setback area is to be landscaped; parking areas must be at least 5 ft. from residential buildings except that if the area adjoins a habitable room with reroof level less than 4 ft. above parking grade, the setback must be at least 15 ft.

COMMERCIAL - INDUSTRIAL

Where a commercial or industrial zone adjoins a residential zone, without an intervening lane, a yard must be provided on the non-residential lot; when adjacent to one and two family house type the width must be at least 3 ft.; when adjacent to multiple family house types, the yard must be at least 5 ft. wide.

PARKING

Where parking areas for more than 4 vehicles adjoin residential lots, screening - at least 4 ft. high - is required between the parking and residential areas; it can be a uniformly painted fence, a wall, or evergreen planting; when the parking lot is set back from lot boundaries, the setback area is to be landscaped; parking areas must be at least 5 ft. from residential buildings except that if the area adjoins a habitable room with reroof level less than 4 ft. above parking grade, the setback must be at least 15 ft.

Horizontal angle of day light obstruction: from the midpoint of the exterior wall of the every habitable room an unobstructed view space is required for 60 ft., measured horizontally 3 ft. above the floor level, extending through a continuous arc of 50 Deg. or an aggregate of 70 Deg. Vertical angle of daylight obstruction: for buildings over 35 ft. high, no part of the structure is to project beyond angled lines - 38 Deg. to the horizontal applied to street centerlines and rear lot lines, 48 Deg. to the horizontal applied at side lot

VERNON

	1 FAMILY	1-2 FAMILY	3-4 FAMILY	GARDEN APARTMENTS	APARTMENTS
MINIMUM LOT AREA OR FRONTAGE	6,000 sq.ft. per unit	7,500 sq.ft. site	3,000 sq.ft. per unit	2,400 sq.ft. per unit, but not less than 24,000 sq.ft. site	12,000 sq.ft. site
MINIMUM LOT WIDTH OR FRONTAGE	50 ft.) depending 75 ft. 60 ft.) on zone.	-	-	100 ft.	75 ft.
MAXIMUM SITE COVERAGE	-	-	-	40%	60%
MINIMUM FRONT YARD DEPTH	25 ft.	25 ft.	25 ft.	30 ft.	30 ft.
MINIMUM SIDE YARD WIDTH	greater-of 6 ft. or 10% of frontage up to 10 ft.; when there is no lane at the side or rear of the lot one yard must be 10 ft. minimum.	same as single family zone	each side 10 ft.	each side 15 ft.	each side 15 ft.
MINIMUM REAR YARD DEPTH	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
FLOOR SPACE RATIO	-	-	-	-	1.5 (can be raised on a larger site or if underground parking is provided)
AMENITY SPACE	-	-	-	50 sq.ft./unit must be used for playground or recreation space; these areas are to be provided with benches, sandboxes, and swings.	all site area not used for parking, playgrounds, driveways, pools etc. is to be landscaped.

VICTORIA

	1 FAMILY	2 FAMILY	MULTIPLE DWELLINGS	HIGH DENSITY DWELLINGS	GARDEN APARTMENTS
MINIMUM LOT AREA OR FRONTAGE	6,000 sq.ft. 8,000 per unit depending on zone	6,000 sq.ft. per unit depending on zone	10,000 sq.ft. site	30,000 sq.ft. site	20,000 sq.ft. site
MAXIMUM SITE COVERAGE	40% or not stipulated depending on zone	40%	buildings up to 4 storeys - 30% 5 storeys - 24% buildings over 5 storeys - 20% 10 storeys - 17% 11 storeys - 16% 11 storeys - 15% buildings over 11 storeys - 14%	buildings up to 4 storeys - 30% 5 storeys - 24% buildings over 5 storeys - 20% 10 storeys - 17% 11 storeys - 16% 11 storeys - 15% buildings over 11 storeys - 14%	30x 7 storeys or less - 19% 8 storeys - 18% 9 storeys - 17% 10 storeys - 16% 11 storeys - 15% buildings over 11 storeys - 14%
MINIMUM FRONT YARD DEPTH	25 ft. 35 ft. or 25% of lot depth depending on zone	25 ft.	25 ft. plus 5 ft. for each storey above the second, to a maximum of 45 ft.	50 ft.	25 ft.
MINIMUM SIDE YARD WIDTH	10 ft. one side, 10% of lot width other side with 15 ft. minimum total; 10 ft. each side - 35 ft. on corner lot. depends on zone	10 ft. one side, 10% of lot width other side with 15 ft. minimum total; 10 ft. each side - 35 ft. on corner lot. depends on zone	1/2 building height	1/2 building height with 35 ft. minimum	25 ft.
MINIMUM REAR YARD DEPTH	25 ft. or 25% of lot depth	25 ft. or 25% of lot depth	1/2 building height	1/2 building height with 25 ft. minimum	25 ft.
FLOOR SPACE RATIO	-	-	1.2	buildings 7 storeys or less - 1.3 8 storeys - 1.44 9 storeys - 1.53 10 storeys - 1.6 11 storeys - 1.65 buildings over 11 storeys - 1.68	-
AMENITY SPACE	-	-	30% of site to be landscaped	40% of site to be landscaped	40% of site to be landscaped
REQUIREMENTS FOR ADJACENT NON-RESIDENTIAL DEVELOPMENT	<u>Commercial and Industrial</u>		where commercial or light industrial uses, which do not generate noise, odour, dust, smoke or gas, adjoin a residential district, a side yard on the non-residential lot is required; it is to be the greater of 8 ft. or 1/4 the wall height of the non-residential building.		

CALGARY

	1 FAMILY	SEMI-DETACHED	2 FAMILY	ROW	APARTMENTS
MINIMUM LOT AREA	5,000 sq.ft. per unit	3,500 sq.ft. per unit	5,000 sq.ft. site	Governed by the Province	<u>Building under 50 ft. Tall</u>
				bachelor unit under 500 sq.ft.: 400 sq. ft./unit	bachelor unit under 500 sq.ft.: 400 sq. ft./unit
				1 bedroom unit: 600 sq.ft.	bachelor unit over 500 sq.ft.: 600 sq. ft./unit
				2+bedroom unit: 750 sq.ft.	1 bedroom unit: 600 sq.ft.
					<u>Building over 50 ft. Tall</u>
					400 sq.ft./unit with an 8,000 sq.ft. minimum
MINIMUM LOT WIDTH OR FRONTAGE	50 ft.	-	50 ft.	-	<u>Building under 50 ft. Tall</u>
					60 ft.
					<u>Building over 50 ft. Tall</u>
					75 ft.
MINIMUM SITE COVERAGE	33% main building 10% accessory building	-	33% main building 10% accessory building but 40% total	-	-
MINIMUM FRONT YARD DEPTH	20 ft. or 20% of site depth	20 Ft. or 20% of site depth	20 ft. or 20% of site depth	20 ft. or 20% of site depth	20ft. or 20% of site depth
MINIMUM SIDE YARD WIDTH	5 ft. or 10% of site width but not less than 3 ft.	5 ft. or 10% of site width but not less than 3 ft.	5 ft. or 10% of site width but not less than 3 ft.	5 ft. or 10% of site width but not less than 3 ft.	5 ft. or 10% of site width but not less than 3 ft.
MINIMUM REAR YARD DEPTH	25 ft. or 25% of site depth	25 ft. or 25% of site depth	25 ft. or 25% of site depth	25 ft. or 25% of site depth	25 ft. or 25% of site depth
FLOOR SPACE RATIO	-	-	-	-	-
AMENITY SPACE	-	-	-	-	-
REQUIREMENTS FOR ADJACENT NON- RESIDENTIAL DEVELOPMENT					<ul style="list-style-type: none"> - where the side lot line of an industrial use adjoins a residential zone, a side yard is required on the non-residential lot; the width is to be the lesser of 5 ft. or 10% of the site width, but not less than 3 ft. - where the area lot line of an industrial or commercial use adjoins a residential zone with no intervening lane, a rear yard in the non-residential lot of 25 ft. depth is required. - drive-ins and service stations adjoining residential districts must have a fence or boundary wall approved by the Planning Board and, if there is no intervening lane, a strip of shrubs, flowers, or grass of 10 ft. width, or width specified by the Planning Board. - a wall of a public garage which is within 50 ft. of and faces a residential district with no intervening lane, is to have no openings other than immovable windows; all noise, fumes, gas and smoke generated by this activity must be confined to the premises.

EDMONTON

	1-2 FAMILY	APARTMENTS	R3	APARTMENTS / ROW R3A	APARTMENTS	R4
MINIMUM LOT AREA	one family type: 5,000 sq.ft. per unit	UNIT TYPE bedsitting 1 bedroom 2+ bedroom	SITE AREA/UNIT 870 sq.ft. 1175 sq.ft. 1740 sq.ft.	150 people/acre maximum, based on the following occupancy table:	UNIT TYPE bedsitting 1 bedroom 2+ bedroom	SITE AREA/UNIT 750 sq.ft. 1000 sq.ft. 1350 sq.ft.
TWO FAMILY TYPES:	3,500 sq.ft. per unit	-	-	BED- SITTING APT. +4 STOREYS:	1 2 3+	with a minimum of 8,600 sq.ft. - site 1.25 1.80 2.67 3.65
MINIMUM LOT WIDTH OR FRONTAGE	-	-	-	Apt. -4 storeys: 1.29 1.96 3.10 4.05	-	-
MAXIMUM SITE COVERAGE	35% (23% for main building)	30%	60%	Row houses: 1.14 1.92 3.25 4.40	35% - if parking structure or garage provided, may be increased to 45%	-
MINIMUM FRONT YARD DEPTH	- decided by Planning director with 20 ft. minimum and 30% of lot depth maximum limits	- decided by Planning director with 20 ft. minimum and 30% of lot depth maximum limits	20 ft.	- decided by Planning director with 20 ft. minimum and 30% of lot depth maximum limits	building under 25 ft. high: lesser of 7 ft. or 10% of lot width each side	building over 25 ft. high: 20% of lot width with 15 ft. maximum on each side
MINIMUM SIDE YARD WIDTH	20% of lot width with a 4 ft. minimum on each side	building under 30 ft. high: 15% of lot width each side building over 30 ft. high: 20% of lot width each side	20 ft.	building over 25 ft. high: 20% of lot width with 15 ft. maximum on each side	20 ft.	25 ft.
FLOOR SPACE RATIO	25 ft.	25 ft.	-	-	-	-
AMENITY SPACE	-	-	-	a minimum of 50% of the site area not used for buildings is to be developed as a grassed area with planting; the remainder is to be landscaped in an architectural manner with trees, planters, furniture and so on;	-	the individual projects are reviewed; the architectural

EDMONTON

	1-2 FAMILY	APARTMENTS R3	APARTMENTS/ROW R3A	APARTMENTS R4
REQUIREMENTS FOR ADJACENT NON-RESIDENTIAL DEVELOPMENT			treatment of the buildings, the relationship between buildings and open spaces and the provision of landscaped open space shall be to the satisfaction of the development officer.	
<u>Commercial</u>				
	- Plans for proposed developments in commercial zones must demonstrate to the satisfaction of the Planning director that adequate protection is being given to adjacent residential properties.			
	- Where a commercial area is flanked by a residential district with no separation by a road or utility lot, a side yard is required on the commercial lot and it must be at least 5 ft. wide.			
	- Where a C2A commercial lot adjoins a residential district, the commercial building must have a rear yard of at least 20 ft. and all storeys above the ground floor must be at least 25 ft. from the rear lot line.			
<u>Industrial</u>				
	- Performance standards set: no industrial activity is to generate noise, vibration, smoke, dust odour, toxic and noxious matter, radiation hazard, fire and explosive hazard, heat, humidity or glare.			
	- Appearance standards set: all buildings are to be of good architectural design, to the satisfaction of the planning director; all yards are to be landscaped and kept in a neat manner; all storage, freight, and truck yards are to be enclosed or screened from off-site view.			
	- Siting requirements: where the industrial site adjoins a residential district, a minimum 5 ft. side yard is required; a minimum 25 ft. rear yard must be provided when an industrial lot backs onto a residential district.			

EDMONTON

	APARTMENTS R5	APARTMENTS R6																
MINIMUM LOT AREA	<table> <thead> <tr> <th>UNIT TYPE</th> <th>SITE AREA/UNIT</th> </tr> </thead> <tbody> <tr> <td><u>site less than 9,500 sq.ft.</u></td><td>14,500 sq.ft. - site, less than 6 storeys 300 sq.ft./bedsitting unit 450 sq.ft./1 bedroom unit</td></tr> <tr> <td>bedsitting</td><td>750 sq.ft.</td></tr> <tr> <td>1 bedroom</td><td>1000 sq.ft.</td></tr> <tr> <td>2+ bedroom</td><td>1350 sq.ft.</td></tr> </tbody> </table> <p><u>site larger than 9500 sq.ft.</u></p> <table> <thead> <tr> <th>bedsitting</th> <th>450 sq.ft.</th> </tr> </thead> <tbody> <tr> <td>1 bedroom</td><td>600 sq.ft.</td></tr> <tr> <td>2+ bedroom</td><td>850 sq.ft.</td></tr> </tbody> </table>	UNIT TYPE	SITE AREA/UNIT	<u>site less than 9,500 sq.ft.</u>	14,500 sq.ft. - site, less than 6 storeys 300 sq.ft./bedsitting unit 450 sq.ft./1 bedroom unit	bedsitting	750 sq.ft.	1 bedroom	1000 sq.ft.	2+ bedroom	1350 sq.ft.	bedsitting	450 sq.ft.	1 bedroom	600 sq.ft.	2+ bedroom	850 sq.ft.	
UNIT TYPE	SITE AREA/UNIT																	
<u>site less than 9,500 sq.ft.</u>	14,500 sq.ft. - site, less than 6 storeys 300 sq.ft./bedsitting unit 450 sq.ft./1 bedroom unit																	
bedsitting	750 sq.ft.																	
1 bedroom	1000 sq.ft.																	
2+ bedroom	1350 sq.ft.																	
bedsitting	450 sq.ft.																	
1 bedroom	600 sq.ft.																	
2+ bedroom	850 sq.ft.																	
MINIMUM LOT WIDTH OR FRONTAGE	-	-																
MAXIMUM SITE COVERAGE	40%	-																
MINIMUM FRONT YARD DEPTH	20 ft.	20 ft.																
MINIMUM SIDE YARD WIDTH	<ul style="list-style-type: none"> - if site not flanked by a highway: - if wall has the required window of a habitable room then 1/2 wall height with 10 ft. minimum and 25 ft. maximum; - if wall has the required window of a non-habitable room then 1/4 wall height with 7 1/2 ft. minimum and 12 ft. maximum; - if no windows overlook yard then 5 ft. plus 1 ft. per storey above the second with 12 ft. maximum; - if flanked by a highway: 15 ft. - if site not flanked by a highway: 25 ft. 																	
MINIMUM REAR YARD DEPTH	-																	
FLOOR SPACE RATIO	-																	
AMENITY SPACE	<ul style="list-style-type: none"> - the individual projects are reviewed; the architectural treatment of the building, the relationship between buildings and open spaces, and the provision of landscaped open space shall be to the satisfaction of the development officer. 																	

GRANDE PRAIRIE

	1 FAMILY	SEMI-DETACHED	DUPLEX	MULTI-FAMILY/APARTMENTS
MINIMUM LOT AREA	5,000 sq.ft. per unit	3,600 sq.ft. per unit	5,000 sq.ft. site	<u>Site Area/Unit</u>
				<u>buildings less than 3 storeys</u>
				bedsitting 450 sq.ft.
				1 bedroom 600 sq.ft.
				2 bedroom 850 sq.ft.
				<u>buildings 4 - 6 storeys</u>
				bedsitting 300 sq.ft.
				1 bedroom 450 sq.ft.
				2 bedroom 600 sq.ft.
				<u>buildings over 6 storeys</u>
				maximum of 300 people/acre based on:
				bedsitting 1.5 people/unit
				1 bedroom 2 people/unit
				2 bedroom 3 people/unit
MINIMUM LOT WIDTH OR FRONTAGE	49.5 ft.	80 ft. for each pair of units	49.5 ft.	75 ft.
MAXIMUM SITE COVERAGE	35%	35%	35%	35%
MINIMUM FRONT YARD DEPTH	25 ft.	25 ft.	25 ft.	20 ft.
MINIMUM SIDE YARD WIDTH	5 ft. one side, 8 ft. other side (if garage or carport attached, carport attached, 5 ft. each side) each side)	8 ft. each side (if garage or carport attached, 5 ft. each side)	8 ft. each side - yard next to wall with required (if garage or carport attached, 5 ft. each side) window of habitable room: greater of 10 ft. or 1/2 wall height, but need not exceed 25 ft.	- yard next to wall with required window of non-habitable room: greater of 7 1/2 ft. or 1/4 wall height but need not exceed 12 ft.
FLOOR SPACE RATIO	-	-	-	-
AMENITY SPACE	-	-	-	-
				no area figures given; can include items such as patios, landscaped areas, balconies, pools, communal lounges and other areas usable for recreational activities.
				100 sq.ft. of floor area/125 sq.ft. of site area

REGINA

	1 FAMILY	2 FAMILY	MULTIPLE FAMILY
MINIMUM LOT AREA OR FRONTAGE	4,500 sq.ft. 6,000 sq.ft.) per unit depending on zone	1,000 sq.ft. plus 2,000 sq.ft./family	1- 6 family types: 1,500 + 1,000/family 7-12 family types: 4,500 + 500/family 13+ family types: 7,500 + 250/family
MINIMUM LOT WIDTH OR FRONTAGE	35 ft. 40 ft.) depending on zone	10 ft. plus 15 ft./family	1- 2, family types: 15 ft. plus 10 ft./family 3 + family types: 50 ft.
MAXIMUM SITE COVERAGE	33% main building; 10% accessory building	33% main building; 10% accessory building	1- 6 family types: 33% main; 10% accessory 7-12 family types: 33% main; 15% accessory 13+ family types: 40% main; 15% accessory
MINIMUM FRONT YARD DEPTH	25 ft.	25 ft.	25 ft.
MINIMUM SIDE YARD WIDTH	one yard 3 ft.; 8 ft. total one yard 4 ft.; 10 ft. total (depends on zone) (if garage or carport not attached and there is no access to rear of lot, one yard must be 9 ft. minimum).	one yard 10 ft.; total of both 20 ft.	1 family type: 3 ft. one side; 8 ft. total 2+ family type: each yard 1/2 adjacent wall height
MINIMUM REAR YARD DEPTH	25% of lot depth	25% of lot depth	25% of lot depth
FLOOR SPACE RATIO	.75	.75	1- 6 family types: .75 7-12 family types: 1.25 13 + family types: 2.50
AMENITY SPACE	50% of lot area to be usable open space	1 family type: 37.5% of site to be usable open space 2 family type: 50% of site to be usable open space	25% of lot area to be usable open space

REQUIREMENTS FOR
ADJACENT NON-
RESIDENTIAL
DEVELOPMENT

- commercial buildings adjacent to a residential zone must have a side yard with the width equal to at least 1/2 the wall height
- a front yard is required with depth at least 1/2 the front yard depth required for the adjacent residential building.

All Uses

- the following noise levels are not to be exceeded, measured at the lot line of the site containing the activity generating the noise:
 - residential activities: 60 decibels
 - business activities : 70 decibels
 - industrial activities : 70 decibels when the activity is within 100 ft. of another zone.

ST. JAMES - ASSINNIBOIA (Winnipeg)

	1 FAMILY	2 FAMILY	MULTIPLE FAMILY
MINIMUM LOT AREA OR FRONTAGE	3,500 sq.ft. } per unit to } depending 20,000sq.ft. } on zone	6,000 sq.ft. - site	9,000 sq.ft. - site
MINIMUM LOT WIDTH OR FRONTAGE	37.5 ft. } 60 ft. } depending .40 ft. } 75 ft. } on 50 ft. } 80 ft. } zone.	60 ft.	70 ft.
MAXIMUM SITE COVERAGE	40% (if an accessory building is located in the rear yard, it can occupy no more than 50% of the yard area).	40% (if an accessory building is located in the rear yard, it can occupy no more than 50% of the yard area).	given on a graph - varies with zone and given as the required "usable open space."
MINIMUM FRONT YARD DEPTH	25 ft. for all zones except the one which requires 9,000 sq.ft. site area - in this zone 30 ft. depth.	25 ft.	greater of 20 ft. or: - where the wall contains the required window of a non-habitable room
MINIMUM SIDE YARD WIDTH	- for zones requiring 6,000 sq. ft. or less site area: one side 8 ft., other side 5 ft. - for zone requiring 9,000 sq. ft. site area: 8 ft. each side - for zone requiring 20,000 sq. ft. site area: 10 ft. each side	5 ft. each side, 10 ft. on corner	greater of 8 ft. each side with 20 ft. on corner lot or formula given for front yard depth.
MINIMUM REAR YARD DEPTH	25 ft.	25 ft.	given on a graph - varies with zone and is related to the usable open space.
FLOOR SPACE RATIO	-	-	-

ST. JAMES - ASSINNIBOIA (Winnipeg)

	1 FAMILY	2 FAMILY	MULTIPLE FAMILY
AMENITY SPACE	-	-	<ul style="list-style-type: none">- given on a graph as usable open space - varies with zone and is related to floor space ratio;- open space can include roof terraces, balconies, recreation rooms;- minimum of 50% of the usable open space to be at grade and capable of being landscaped.

REQUIREMENTS FOR ADJACENT NON-RESIDENTIAL DEVELOPMENT

Commercial

- where a side lot line of a commercial use adjoins a side lot line in an adjacent residential district, the side yard on the commercial lot must be at least 10 ft. and the commercial lot has the same setback used by the adjacent residential building for 50 ft. from the zone boundary.
- the side yard is not to be used for loading operations, material storage or processing.
- where a side lot line abuts a rear lot line of a site in an adjacent residential district, a side yard of at least 10 ft. is required; this yard cannot be used for loading, storage, or processing.
- where a rear lot line abuts a side or rear lot line of a residential site located in an adjacent residential district, a rear yard of 25 ft. is required and cannot be used for loading, storage, or processing.

Industrial

- where a side lot line abuts a side lot line of a residential site located in an adjacent residential zone, a side yard of 25 ft. on the industrial lot is required; it cannot be used for loading, storage or processing.
- the setback requirement for the residential district shall apply to the industrial site for 100 ft. from the district boundary.
- where a rear lot line abuts a side or rear lot line of a residential site located in a residential zone, a rear yard of 50 ft. is to be provided on the industrial site and the yard cannot be used for loading, storage, or processing.
- a row of planting which is to eventually be at least 6 ft. high is to be provided along the boundary yards.
- the industrial building must be within a "sky exposure" line, set at 60 Deg. from the vertical and applied at the boundaries between industrial and residential zones; this does not apply to chimneys, stair and elevator towers, aerials, etc.

BURLINGTON

		SEMI-DETACHED/ DUPLEX/TRIPLEX	QUADRUPLEX	TOWN	HOUSE	APARTMENTS RL 7 ZONE
1 FAMILY						
MINIMUM LOT AREA	11 different minima, depending on zone; range from 4,500 sq.ft. to 20,000 sq.ft. per unit	semi-detached: 7,500 sq.ft. with 3,600 sq.ft. for each unit.	10,000 sq.ft. site	in RL4 zone, given as lot size range for a given number of units - list two long to reproduce in chart in RL5 zone:	3 storey building: 20,000 sq.ft. site all other apartment buildings: 30,000 sq.ft. site	
MINIMUM LOT WIDTH OR FRONTAGE	50 ft.; 55 ft.; 60 ft.; 65 ft.; 70 ft. depending on zone	semi-detached: 65 ft. with 32 ft. for each unit	80 ft.	150 ft.	3 storey building: 100 ft. all other apartment buildings 120 ft.	
MAXIMUM SITE COVERAGE	garage or accessory building not attached:	duplex - R12 zone: 25%	Quadruplex - R12 zone: 25%	-	-	
	Garage attached or built in:					
	All Structures - 33%.					
	Dwelling - 25%					
	Accessory Building - 8%					
MINIMUM FRONT YARD DEPTH	15 ft.; 20 ft.; 25 ft.; 30 ft. depending on zone	semi-detached: 20 ft. duplex, triplex: 20 ft.	20 ft. except: 25 ft. in one zone, if street is over 86 ft. wide, yard to be 50 ft.	25 ft. except: 25 ft. in one zone, if street is over 120 ft. wide, yard to be 35 ft.	3 storey building: except if street is over 86 ft. wide, yard to be 35 ft.	
MINIMUM SIDE YARD WIDTH	10% of lot width or: garage, carport attached:	semi-detached: height or 12 ft. depending on zone;	without attached garage or carport 8 ft. with attached garage or carport - 4 ft.	10% of building height or 12 ft. depending on zone; 20 ft. or 25 ft. on corner lots depending on zone	3 storey building: 15 ft.	
	1 storey - 4 ft. 2+storey - 6 ft. each side		yard abutting a street - 4 ft.			
	without attached garage, carport:		duplex, triplex:			
	1 storey - 10 ft. one side		6 ft. with one side 10 ft. if used for a			

BURLINGTON

1 FAMILY	SEMI-DETACHED/ DUPLEX/TRIPLEX	QUADRUPLEX	TOWN	HOUSE	APARTMENTS RL 7 ZONE
- 4 ft. other side 2+storey - 10 ft. one side - 6 ft. other side <u>QZ</u> 6 ft. one side 3 ft. other side depending on zone.	driveway				
MINIMUM REAR YARD DEPTH	25 ft.; 30 ft. depending on zone	30 ft. (in RU2 duplex rear yard 25 ft. deep).	15 ft.; 30 ft. depending on zone	3 storey building: over 3 storey: 35 ft 30 ft.	3 storey building: over 3 storey: 35 ft 30 ft.
FLOOR SPACE RATIO	-	-	-	-	-
AMENITY SPACE	-	R13 ZONE - at least 25% of the area to be landscaped.	R14 ZONE - at least 25% of the area to be landscaped.	RL5 zone - amenity area:	buildings over 3 storeys: 25% of the lot area to be landscaped amenity area: Unit Type Area
					Unit Type Area bachelor sq.ft. 150 1 bedroom sq.ft. 200 2 bedroom sq.ft. 575 2 bedroom sq.ft. 575 3 bedroom sq.ft. 950 4+bedroom sq.ft. 1,325 4+bedroom sq.ft. 1,325 sq.ft.
SEPARATION ZONES	-				where a townhouse adjoins a single family zone, a 5 ft. wide Planting strip is required and must be Planted. RL4 zone separation between the face of one town house and the side of another to be at least 30 ft. separation between the face of two town houses to be at least 50 ft.
					separation between the sides of two town houses to be at least 30 ft. RL5 a screened privacy area of at least 200 sq.ft. is required for each unit; screen must be at least 6 ft. high.

BURLINGTON

	APARTMENT RM1	APARTMENT RM2	APARTMENT RM3	APARTMENT RM4	APARTMENT RM5	APARTMENT RM6
MINIMUM LOT AREA	12,000 sq.ft. or 2,000 sq. ft. per unit	20,000 sq.ft. (lengthy chart relates site area to allowable number of units).	20,000 sq.ft. site	20,000 sq.ft. maximum of 50 units/acre	20,000 sq.ft. maximum of 50 units/acre	20,000 sq.ft. maximum of 100 units/acre
MINIMUM LOT WIDTH	100 ft.	150 ft.	150 ft.	150 ft.	150 ft.	150 ft.
MINIMUM FRONT YARD DEPTH	20 ft.	25 ft.; if street is over 86 ft. wide, depth to be at least 50 ft.	same as RM2	5 storeys or less: 25 ft. over 5 storeys: 50 ft.	same as RM4	same as RM4
MINIMUM SIDE YARD WIDTH	70% of building height	windows overlooking Yard: 1/2 building height with 25 ft. minimum	windows overlooking Yard: 1/2 building height with 25 ft. minimum	length of wall less than 100 ft.: 1/2 height with 25 ft. minimum	length of wall less than 100 ft.: 1/2 height plus 2 ft. for each 15 ft. minimum 10 ft. beyond the 100 ft. length with a 25 ft. minimum	length of wall less than 100 ft.: 1/2 height plus 2 ft. for each 15 ft. minimum 10 ft. beyond the 100 ft. length with a 25 ft. minimum
MINIMUM REAR YARD DEPTH	25 ft.	same as side yard	same as side yard	same as side yard	same as side yard	same as side yard
FLOOR SPACE RATIO	-	-	-	-	-	-
AMENITY SPACE	at least 25% of lot area to be landscaped	same as RM2	Unit Type	Amenity Area	amenity area of 400 sq.ft./unit required	amenity area of 250 sq.ft./unit required
	at least 60% of all units to have	1 br.	150 sq. ft.	children's play area and balconies	balconies required as	

BURLINGTON

APARTMENT RM1	APARTMENT RM2	APARTMENT RM3	APARTMENT RM4	APARTMENT RM5	APARTMENT RM6
balconies			2 br. 575 sq. ft. required as in RM4		in RM4

children's play area of 50 sq. ft./unit or 1,000 sq. ft. whichever is less

every unit to have a balcony or walk-out patio of at least 80 sq. ft. with a minimum width of 5 ft.

SEPARATION
ZONE

where an apartment property adjoins a single family residential zone, a planting strip of at least 10 ft. width is required between the two areas.

CHATILAM

	1 FAMILY DUPLEX	SEMI-DETACHED, DUPLEX	DOUBLE DUPLEX/ MULTIPLE	ROW	APARTMENTS
MINIMUM LOT AREA	5,000 sq. ft. per unit	6,000 sq. ft. site	8,000 sq. ft. site	2,500 sq. ft. per unit	9,000 sq. ft. plus 1,000 sq. ft./unit for every unit over 5.
MINIMUM LOT WIDTH OR FRONTAGE	45 ft.	50 ft.	50 ft.	minimum unit width 18 ft.	50 ft.
MAXIMUM SITE COVERAGE	33% main building 8% accessory building	33% main building 8% accessory building	33% main building 8% accessory building	30% main building 10% accessory building	40%
MINIMUM FRONT YARD DEPTH	All types use setback in effect for the particular street.				
MINIMUM SIDE YARD WIDTH	8 ft. minimum one side 4 ft. minimum other side.	semi-detached: 8 ft. each side duplex: 8 ft. one side, 4 ft. other side.	8 ft. each side	each side 8 ft. Plus 2 ft. for each unit over 3 in a block	each side 1/2 building height.
MINIMUM REAR YARD DEPTH	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
FLOOR SPACE RATIO	-	-	-	-	-
AMENITY SPACE	-	-	-	-	-

Gloucester 1 Family

	NO WATER OR SEWERS	WITH WATER AND NO SEWERS	WITH WATER AND SEWERS
MINIMUM LOT AREA	15,000 sq.ft.	7,500 sq.ft.	6,000 sq.ft.
MINIMUM LOT WIDTH OR FRONTAGE	100 ft.	75 ft.	60 ft.
MAXIMUM SITE COVERAGE	20 %	33 %	40 %
MINIMUM FRONT YARD DEPTH	-	-	-
MINIMUM SIDE YARD WIDTH	6 ft. and 12 ft., if garage or car port 6 ft. and 6 ft.	6 ft. and 12 ft., if garage or car port 6 ft. and 6 ft.	6 ft. and 12 ft., if garage or car port 6 ft. and 6 ft.
MINIMUM REAR YARD DEPTH	-	-	-
FLOOR SPACE RATIO	-	-	-
AMENITY SPACE	-	-	-
Gloucester 2 Family			
MINIMUM LOT AREA	18,000 sq.ft.- site	11,250 sq.ft.- site	6,000 sq.ft.- site
MINIMUM LOT WIDTH OR FRONTAGE	100 ft.	75 ft.	60 ft.
MAXIMUM SITE COVERAGE	22 %	28 %	33 %
MINIMUM FRONT YARD DEPTH	-	-	-
MINIMUM SIDE YARD WIDTH	6 ft. and 12 ft., if garage or car port 6 ft. and 6 ft.	6 ft. and 12 ft., if garage or car port 6 ft. and 6 ft.	6 ft. and 12 ft., if garage or car port 6 ft. and 6 ft.
MINIMUM REAR YARD DEPTH	-	-	-
FLOOR SPACE RATIO	-	-	-
AMENITY SPACE	-	-	-

(GLOUCESTER CONT'D)

GLOUCESTER MULTIPLE FAMILY (3 or more units)

	NO WATER OR SEWERS	WITH WATER AND NO SEWERS	WITH WATER AND SEWERS
MINIMUM SITE AREA	22,500 sq. ft.	15,000 sq. ft.	7,500 sq. ft.
MINIMUM LOT WIDTH OR FRONTAGE	130 ft.	100 ft.	75 ft.
MAXIMUM SITE COVERAGE	26 %	30 %	40 %
MINIMUM FRONT YARD DEPTH	-	-	-
MINIMUM SIDE YARD WIDTH	6 ft. and 12 ft.	6 ft. and 12 ft.	6 ft. and 12 ft.
MINIMUM REAR YARD DEPTH	-	-	-
FLOOR SPACE RATIO	-	-	-
AMENITY SPACE	-	-	-

HAMILTON

	1 FAMILY	2 FAMILY	ROW;	MAISONETTE	LOW DENSITY MULTIPLE
MINIMUM LOT AREA	4,000) sq.ft. per unit dependant on zone 6,000)	7,000 sq.ft. site	Row: 2,500) sq.ft. per unit dependant on zone 3,000)	Row: 8,000 sq.ft. - site 5, 6 Units: 1,750 sq.ft./unit	4 Units: 8,000 sq.ft. - site 5, 6 Units: 1,750 sq.ft./unit
MINIMUM LOT WIDTH OR FRONTAGE	40 ft.) depending on zone 50 ft.)	60 ft.	Maisonette: 1,800 sq. ft. per unit	7 or more units: 1,500 sq.ft./unit	
MINIMUM FRONT YARD DEPTH	20 ft.	20 ft.	Row: 75 ft.) depending on zone 90 ft.) on zone Maisonette: 120 ft.	70 ft.) depending on zone 80 ft.) 90 ft.) zone	
MAXIMUM SITE COVERAGE	-	-	-	-	-
MINIMUM FRONT YARD DEPTH	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
MINIMUM SIDE YARD WIDTH	4 ft. or 5 ft. each side, depending on zone	4 ft. each side	10 ft.	10 ft.	
MINIMUM REAR YARD DEPTH	25 ft.	25 ft.	25 ft.	25 ft.	
AMENITY SPACE	-	-	40% or 50% of the site area must be landscaped (depends on zone).	25% of site area to be landscaped.	
FLOOR SPACE RATIO	-	-	-	-	

There are detailed requirements for combined residential/commercial developments, covering residential/commercial area ratios, landscaping, amenity space.

HAMILTON

	MULTIPLE DWELLINGS			HIGH DENSITY MULTIPLE
MINIMUM LOT AREA OR FRONTAGE	1.1 x floor area .58 x floor area) depending on zone			28 units - 15,000 sq.ft. 41 units - 20,000 sq.ft. 56 units - 25,000 sq.ft. 74 units - 30,000 sq.ft. 92 units - 35,000 sq.ft. 113 units - 40,000 sq.ft. (no specific ratio given)
MINIMUM LOT WIDTH OR FRONTAGE	-	-	-	
MAXIMUM SITE COVERAGE	-	-	-	
MINIMUM FRONT YARD DEPTH	1/400 x height x width of building - need not exceed 25 ft.; must be at least 10 ft.			
MINIMUM SIDE YARD WIDTH	1/400 x height x length of building - need not exceed 30 ft.; must be at least 5 ft. - an additional 10 ft. is required if a balcony, sunroom or the window of a habitable room overlooks the yard. (If none of these overlooks the yard, the dimension can be reduced 5 ft.)			
MINIMUM REAR YARD DEPTH	1/400 x height x width of building - need not exceed 45 ft.; must be at least 10 ft. - an additional 10 ft. is required if a balcony, sunroom or the window of a habitable room overlooks the yard. (If none of these overlooks the yard, the dimension can be reduced 5 ft.)			
FLOOR SPACE RATIO	-	-	-	
AMENITY SPACE	At least 25% of the lot area must be landscaped. Bonus of 2 sq.ft. of Gross Floor Area for every additional sq.ft. of landscaping above the minimum requirement.			

KITCHENER

	1 FAMILY	2 FAMILY	ROW	APARTMENT/ TERRACE
MINIMUM LOT AREA OR FRONTAGE	5,000 sq.ft. 7,500) dependant on zone (dimension for unserviced lots larger)	Duplex: 6,000 sq.ft. Semi-detached: 3,000 sq.ft./unit (area for unserviced lots larger)	duplex: 55 ft.' corner lot 65 ft. semi-detached: 50 ft.; corner lot 70 ft.	Row - linear : 2,000 sq.ft./ unit
MINIMUM LOT WIDTH OR FRONTAGE	45 ft.) dependant on 80 ft.) zone. (dimension for unserviced lots larger)		row - cluster: 80 ft. corner lot 95 ft. row - linear: 75 ft. corner lot 95 ft.	70 ft. (triplex must have 50 ft. minimum)
MAXIMUM SITE COVERAGE	30%		cluster units a minimum of 15 ft. wide.	
MINIMUM FRONT YARD DEPTH	25 ft.	accessory building: 10%	linear units a minimum of 20 ft. wide.	
MINIMUM SIDE YARD WIDTH	1 storey: 4 ft. 1-1/2 - 2 storeys: 6 ft. 2-1/2 - 3 storeys: 8 ft. above are dependant on zone 3+ storeys: 1/2 the building height If a garage or carport is not attached to, or part of the building and no parking space to the rear of the building line is provided, one yard must be 10 ft.	1 storey: 4 ft. 1-1/2 storeys: 6 ft. 2-1/2 - 3 storeys: 8 ft.	row - linear: 1 storey: 4 ft. 1-1/2 - 2 storeys: 6 ft. 2-1/2 - 3 storeys: 8 ft.	habitable rooms over- looking the yard: 20 ft. plus 5 ft. for each storey above the third
MINIMUM REAR YARD DEPTH	25 ft.		If a garage or carport is attached to, or part of the building one yard must be 10 ft.	no habitable rooms overlooking the yard: 1/2 building height with a minimum of 12 ft.
			row - cluster: see below	
			row - cluster: see below	
			row - linear: 50 ft. yard requirements - row-cluster:	
			- outdoor privacy area required; must be screened, must be width of unit, must have a minimum depth of 20 ft.	
			- distance between walls with windows of habitable rooms	

KITCHENER

	1 FAMILY	2 FAMILY	ROW	APARTMENT/ TERRACE
and not having privacy areas between is to be at least 60 ft.				
- when two privacy areas face each other, a separation of 5 ft. is required for a common walkway				
- when two walls with windows of habitable rooms face each other with one privacy area between, separation is to be at least 50 ft.				
- distance between walls - one with windows of habitable rooms - at least 25 ft.				
- distance between walls - no windows of habitable rooms				
- at least 12 ft.				
- distance between a wall with no window of a habitable room and a wall with adjoining privacy area at least 20 ft. Plus 5 ft. for a common walkway				
- no common walkway or roadway to be within 20 ft. of a wall containing windows of habitable rooms at ground level				
- distance between wall with windows of habitable rooms and side or rear line to be at least 25 ft.				
- distance between wall with no windows of habitable rooms and side or rear lot line to be at least 6 ft.				
FLOOR SPACE RATIO	-	-	-	-
AMENITY SPACE	-	-	-	-

KITCHENER - CORE AREA ZONES

MINIMUM LOT WIDTH	LOT AREA	DC1	DC2	DC3	DC4	DC5	DC6	DC7
MINIMUM - minimum site area for all zones is 15,000 sq.ft. but lot areas must provide minimum outdoor areas as specified below.								

MAXIMUM FRONT YARD DEPTH	street right of way 60 ft. or less: 25 ft.	30 ft.	30 ft.	35 ft.				
MINIMUM - minimum lot width for all zones is 100 ft.	street right of way between 66 ft. and 86 ft.: 20 ft.	25 ft.	30 ft.					
MINIMUM - minimum lot width for all zones is 100 ft.	street right of way over 86 ft.: 15 ft.	20 ft.	25 ft.					

- BUILDING SPACING**
- distance between end walls containing no windows or windows of common areas - stair wells, corridors, or bathroom windows to be 30 ft.; distance between end wall and side or rear lot line to be 15 ft.
 - distance between the face of one building and the face of another, containing living rooms at ground level to be 40 ft. Plus 10 ft. for each floor beyond the fourth; in DC5, 6, and 7, 40 ft. for every 2 floors beyond the sixth and up to tenth plus 5 ft. for every 2 floors beyond the tenth.
 - distance between the face of one building and the face of another, containing habitable rooms at ground level to be 20 ft. Plus 8 ft. for each floor beyond the fourth; in DC5, 6, and 7, 30 ft. Plus 10 ft. for every 2 floors beyond the fourth and up to the tenth plus 3 ft. for every two floors above the tenth.
 - distance between the end wall of one building containing no windows, or windows of common areas or windows of bathrooms, and the face of a building with living rooms at ground level to be 30 ft. Plus 5 ft. for each floor each floor beyond the fourth; in DC5, 6, and 7, 20 ft. Plus 5 ft. for every 2 floors beyond fourth up to tenth, plus 3 ft. for every two floors above the tenth.
 - distance between the face of one building containing living rooms and the face of another containing habitable rooms, at ground level to be 30 ft. Plus 12 ft. for each floor beyond the fourth; in DC5, 6, and 7, 30 ft. Plus 12 ft. for every 2 floors beyond the tenth.
 - when the window of a habitable room faces the end wall of another building with windows of stair wells or corridors, an offset of 10 ft. between the buildings must be provided so that these windows are not directly opposite.
- | MINIMUM OUTDOOR AREA | Unit Type | | | | | |
|--|---|---|---|---|---|---|
| bach. 947 sq.ft. | 702 sq.ft. | 565 sq.ft. | 379 sq.ft. | 283 sq.ft. | 227 sq.ft. | 189 sq.ft. |
| 1 br. 1400 sq.ft. | 1100 sq.ft. | 870 sq.ft. | 585 sq.ft. | 435 sq.ft. | 350 sq.ft. | 270 sq.ft. |
| 2 br. 2100 sq.ft. | 1680 sq.ft. | 1320 sq.ft. | 875 sq.ft. | 665 sq.ft. | 540 sq.ft. | 435 sq.ft. |
| 3 br. 2900 sq.ft. | 2200 sq.ft. | 1750 sq.ft. | 1182 sq.ft. | 875 sq.ft. | 720 sq.ft. | 585 sq.ft. |
| 4 br. 3600 sq.ft. | 2730 sq.ft. | 2190 sq.ft. | 1460 sq.ft. | 1100 sq.ft. | 875 sq.ft. | 730 sq.ft. |
| at least 35% of the total area to be landscaped | at least 30% of the total area to be landscaped | at least 25% of the total area to be landscaped | at least 25% of the total area to be landscaped | at least 25% of the total area to be landscaped | at least 35% of the total area to be landscaped | at least 25% of the total area to be landscaped |
| - | - | - | - | - | - | - |
| - landscaping can include grass, flowers, bushes, trees, pools, and playgrounds. | - | - | - | - | - | - |
| - at least 2/3 of all units in each building to have balconies, except if Patio type. Glassed or screened rooms are provided and except where at least 2/3 of the roof area is developed as communal open space. | - | - | - | - | - | - |

NEPEAN

	1 FAMILY	2 FAMILY	4 FAMILY	ROW	APARTMENTS
MINIMUM LOT AREA	6,500 sq.ft. dependent on zone 7,500 sq.ft. on zone 8,500 sq.ft. on zone	7,000 sq.ft. - site	10,000 sq.ft. - site	2,000 sq.ft. per unit	10,000 sq.ft. for first 4 units, then 1,000 sq. ft. per unit after.
MINIMUM LOT WIDTH OR FRONTAGE	65 ft. dependent on zone 75 ft. on zone	70 ft.	100 ft.	100 ft.	100 ft.
MAXIMUM SITE COVERAGE	25 % dependent on zone 30 % on zone	30 %	33 %	33 %	33 %
MINIMUM FRONT YARD DEPTH	20 ft. dependent on zone 25 ft. on zone	20 ft.	30 ft.	20 ft.	30 ft.
MINIMUM SIDE YARD WIDTH	4 ft. dependent on zone 5 ft. 6 ft. 8 ft.	8 ft.	15 ft. or half the height of the buildings	10 ft.	15 ft. or half the height of the buildings.
MINIMUM REAR YARD DEPTH	35 ft.	30 ft.	35 ft.	35 ft.	35 ft.
FLOOR SPACE RATIO	-	-	-	-	-
AMENITY SPACE	No information	No information	No information	No information	No information

OAKVILLE

	1 FAMILY	2 FAMILY	MULTIPLE DWELLINGS	MAISONETTES	APARTMENTS
MINIMUM LOT AREA	5,000) sq.ft. 6,000) per unit, depending on zone.	4,000 sq.ft./ unit	2,500) sq.ft./unit, 3,000) depending on zone	12,000 sq.ft.; 18 or 22 units/acre maximum, depending on zone.	16,000 sq.ft., 35-60 units/acre 20,000 sq.ft. 75 units/acre 25,000 sq.ft. 90 units/acre 30,000 sq.ft. 105 units/acre depending on zone.
MINIMUM LOT WIDTH OR FRONTAGE	50 ft.) depending 60 ft.) on zone		100 ft.	80 ft.	80 ft.
MAXIMUM SITE COVERAGE	main building 35% accessory building 10%	main building 35% accessory building 10%	main building 35% accessory building 10%	main building 25% or 35% depending on zone; accessory building 10%	main building 25% or 35% depending on zone; accessory building 10%
MINIMUM FRONT YARD DEPTH	25 ft.	25 ft.	25 ft.	25 ft.) depending 30 ft.) on zone.	25 ft.) depending 30 ft.) on zone.
MINIMUM SIDE YARD WIDTH	6 ft. or 8 ft. one side (depending on zone), 4 ft. other side; each side 4 ft. if garage attached.	semi detached: 10 ft. each side, 6 ft. if garage attached.	12 ft. each side	20 ft. each side	25%, 37%, 50% of building height with 15 ft. 17 ft. 20 ft. minima respectively (depending on zone)
MINIMUM REAR YARD DEPTH	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
FLOOR SPACE RATIO	-	-	-	-	-
AMENITY SPACE	-	-	-	30%, 35% of site area to be landscaped (depends on zone)	30%, 35% of site area to be landscaped (depends on zone)

OTTAWA

	1 FAMILY	2-4 FAMILY	ROW	APARTMENTS
MINIMUM LOT AREA	5,000) sq.ft. per 6,000) unit depending 7,200) on zone	6,000 sq.ft. site	6,000 sq.ft. site	6,000) sq.ft. 7,500) site depending on zone
MINIMUM LOT WIDTH OR FRONTAGE 60 ft.) zone	50 ft.) depending 60 ft.) on 60 ft.) zone	60 ft.	60 ft.	60 ft.) depending 75 ft.) on zone
MAXIMUM SITE COVERAGE	-	-	-	-
MINIMUM FRONT YARD DEPTH	20 ft.	20 ft.	20 ft. (10 ft. in central areas)	20 ft. (10 ft. in central areas)
MINIMUM SIDE YARD WIDTH	each side 4 ft. corner lot 20 ft.	each side 4 ft. corner lot 15 ft.	each side 12 ft.	each side 12 ft.
MINIMUM REAR YARD DEPTH	each side 4 ft. corner lot 15 ft.	each side 6 ft. corner lot 10 ft.	25% of lot depth	25% of lot depth
			25% of lot depth	25% of lot depth
			33% of lot depth	33% of lot depth
			depending on zone	depending on zone
FLOOR SPACE RATIO	-	-	given on zoning map	given on zoning map
AMENITY SPACE	-	-	for some zones containing row housing development and for all zones containing apartment development, 30% of the site must be landscaped open space.	for some zones containing row housing development and for all zones containing apartment development, 30% of the site must be landscaped open space.
REQUIREMENTS FOR ADJACENT NON- RESIDENTIAL DEVELOPMENT	where a commercial use adjoins a residential district, a side yard on the commercial lot must be provided with a width of at least 10 ft. where an industrial use adjoins a residential district, a side yard of 15 ft. is required, providing that the industrial activity does not generate noise, odour, dust, smoke, gas or vibration, and providing that if any operations are carried on outside of the building, a screen at least 6 ft. high is provided; if these conditions are not met, the industrial building must be setback at least 500 ft. from any other zone.			

SARNIA

	1 FAMILY	2 FAMILY	MULTIPLE HIGH RISE
MINIMUM LOT AREA	4,000 sq. ft.) 5,000 sq. ft.) per unit depending on section of zone	6,000 sq. ft.- site	Amenity area plus building, parking and access area.
MINIMUM LOT WIDTH OR FRONTAGE	37.5 ft.) depending on section 50 ft.) of zone	60 ft.	75 ft.
MAXIMUM SITE COVERAGE	50%	50%	50%
MINIMUM FRONT YARD DEPTH	20 ft.	20 ft.	30 ft.
MINIMUM SIDE YARD WIDTH	8 ft. one side, 4 ft. other side	-	each side 20 ft. Plus 2 ft. for each storey over 4.
MINIMUM REAR YARD DEPTH	25 ft.	25 ft.	40 ft.
FLOOR SPACE RATIO	-	-	-
AMENITY SPACE	-	-	bachelor unit - 150 sq. ft./unit 1 bedroom unit- 200 sq. ft./unit 2 bedroom unit- 575 sq.ft./unit not less than 30% of the amenity area is to be landscaped with grass, flowers, trees and shrubs.

TORONTO

	1 FAMILY	2 FAMILY	3-4 FAMILY	ROW	APARTMENTS
MINIMUM LOT AREA	No information given for any house type.				
MINIMUM LOT WIDTH OR FRONTAGE	No information given for any house type.				
MAXIMUM SITE COVERAGE	No information given for any house type.				
MINIMUM FRONT YARD DEPTH	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
MINIMUM SIDE YARD WIDTH	3 ft.; 20 ft. on corners	semi-detached: 3 ft; 20 ft. on corners	triplex: 3 ft. for the first 30 ft. of building depth 10 ft. for the remainder.	-	25 ft.
	building can be located on the side lot line for not more than 30 ft. back from the front setback line if the side wall contains no openings and if no part of the buildings extending beyond a plane of 60 Deg. from the horizontal applied at the lot lines, exceeds 30 ft. in height.	duplex: 10 ft.; 3 ft. for not more than 30 ft. back from the front setback line.	double duplex: 10 ft. 3 ft. for not more than 30 ft. back from the front setback line.		
MINIMUM REAR YARD DEPTH	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
FLOOR SPACE RATIO	-	-	-	-	-
AMENITY SPACE	30% or 35% of lot area to be landscaped open space	as for single detached	as for single	as for single as for single detached	detached
	depends on zone and gross floor area.				

NOTE: angular planes of 60 Deg. to the horizontal applied at lot lines and street centre line are to relate building heights to setbacks; these planes can be exceeded if various conditions are followed.

VANIER

WATERLOO

	1 FAMILY	2 FAMILY	TOWN	HOUSES	MULTIPLE/ DOUBLE DUPLEX	APARTMENTS
MINIMUM LOT AREA	4,500 sq.ft. per unit	duplex: 6,000 sq. ft. 7,000 sq. ft. corner lots	-	-	multiple dwelling: 1,000 sq. ft./unit	-
		semi detached: 2,900 sq.ft. per unit, 3,900 sq. ft. corner lots			double duplex: 8,000 sq. ft. site site	
MINIMUM LOT WIDTH OR FRONTAGE	40 ft. frontage with 45 ft. buildable width; corner lots 60 ft. frontage.	duplex: 60 ft., for corner lots semi-detached: 29 ft./unit 39 ft./unit for corner lots.	-	-	double duplex: 60 ft. multiple dwelling: 4 units - 60 ft. 5 units - 65 ft. 6 units - 70 ft. 7 units - 75 ft. 8+units - 80 ft.	
MAXIMUM SITE COVERAGE	main building 35% accessory building 10%	main building 35% -	-	-	-	-
MINIMUM FRONT YARD DEPTH	25 ft.	20 ft.	20 ft. (if blank wall faces street, 10 ft. setback)	-	25 ft.; if wall does not contain windows of a habitable room, 15 ft. setback.	
MINIMUM SIDE YARD WIDTH	4 ft. Plus 2 ft. for each storey over first; if garage or carport not part of the main building-one yard must be 10 ft.; 20 ft. Yard for corner lot.	4 ft. Plus 2 ft. for each storey over first; if garage or carport not part of the main building-one yard must be 10 ft.; 20 ft. Yard for semi-detached wide; 20 ft. Yard on corner lots.	30 ft.	-	30 ft.; if wall does contain windows of a habitable room, 15 ft. width.	
MINIMUM REAR YARD DEPTH	30 ft.	25 ft.	30 ft.	-	30 ft.. if wall does not contain windows of a habitable room, 15 ft. depth.	
FLOOR SPACE RATIO	-	-	-	-	-	-
AMENITY SPACE	-	-	where the property has direct access to a park or school - 2,000 sq. ft./unit; where no direct access - 2,400		where the project has direct access to a park - 900 sq. ft. of open space/unit; where no direct access - 1,000 sq. ft. of open space/unit; can be reduced by	

WATERLOO

1 FAMILY	2 FAMILY	TOWN HOUSES	MULTIPLE/ DOUBLE DUPLEX	APARTMENTS
		sq.ft. of open space per unit (can be reduced if underground parking provided.)	2 x balcony area up to a maximum of 100 sq.ft./unit can also be reduced by up to 300 sq.ft. if underground parking is provided no parking allowed closer than 20 ft. to a wall containing windows of a habitable room; no sidewalls allowed closer than 15 ft. from a wall containing a window of a habitable room except for perpendicular entrance walls.	

WINDSOR

	1 FAMILY/DUPLEX	SEMI-DETACHED	DOUBLE	DUPLEX	ROW	APARTMENTS
MINIMUM LOT AREA	4,000 sq. ft. 5,000) Per unit depending on zone	5,000 sq. ft. site	6,000 sq. ft. site	2,000 sq. ft./unit 2,500 sq. ft./unit depending on zone	400 sq. ft./unit 650 sq. ft./unit depending on zone	400 sq. ft./unit 650 sq. ft./unit depending on zone
MINIMUM LOT WIDTH OR FRONTAGE	40 ft.) depending 50 ft.) on zone	50 ft.	60 ft.	Given only for zone requiring 2,000 sq. ft. lot area: specified as a minimum of 16 ft.	50 ft.) depending 60 ft.) on zone	
MAXIMUM SITE COVERAGE	30% main building 10% accessory building	30% main building 10% accessory building	30% main building 10% accessory building	30% main building 10% accessory building	35% main accessory building	35% main accessory building
MINIMUM FRONT YARD DEPTH	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
MINIMUM SIDE YARD WIDTH	8 ft. one side, 4 ft. other side 10% of lot width with 5 ft. maximum one side, 8 ft. other side minimum and 8 ft. maximum one side, 8 ft. other side depending on zone	10% of lot width with 5 ft. minimum and 8 ft. maximum one side, 8 ft. other side minimum and 8 ft. maximum one side, 8 ft. other side depending on zone	same as semi-detached type	each side 8 ft. plus 2 ft. for each unit over 3 (maximum of 6 units per block)	10% of lot width plus 1/2 ft. for each 10 ft. the building height exceeds 35 ft. but not exceed 20 ft.; 1/3 of building height but not less than 20 ft.	10% of lot width plus 1/2 ft. for each 10 ft. the building height exceeds 35 ft. but not exceed 20 ft.; 1/3 of building height but not less than 20 ft.
MINIMUM REAR YARD DEPTH	20% of lot depth but need not exceed 20 ft.	20% of lot depth but need not exceed 20 ft.	20% of lot depth but need not exceed 20 ft.	-	20% of lot depth but need not exceed 20 ft.	20% of lot depth but need not exceed 20 ft.
FLOOR SPACE RATIO	-	-	-	-	-	-
AMENITY SPACE	-	-	-	-	a minimum of 50% of the site area is to be landscaped open space; at least 50% of this is to be at ground level.	a minimum of 30% of the site area is to be landscaped open space; at least 50% of this is to be at ground level.
REQUIREMENTS FOR ADJACENT NON-RESIDENTIAL DEVELOPMENT	<u>Commercial and Industrial</u> When a side or rear lot line of a commercial or industrial use borders a residential district, and when the two adjoining zones are not separated by a street or public lane, a minimum of a 4 ft. yard must be provided on the non-residential lot.	landscaped open space can include: grass shrubs, trees, patios, walkways, balconies, roof terraces, swimming pools game courts, play areas, located at or				

CHICOUTIMI

MULTIPLE FAMILY

MINIMUM LOT AREA No Information.

MINIMUM OF WIDTH
OR FRONTAGE No Information.

MAXIMUM SITE
COVERAGE 25%

MINIMUM FRONT
YARD DEPTH Depth equals building height.

MINIMUM SIDE
YARD WIDTH Width equals average height of walls facing
the yard.

MINIMUM REAR
YARD DEPTH Depth equals building height.

FLOOR SPACE RATIO -

AMENITY SPACE -

DORVAL

1-2 FAMILY	3 , 4 , 5 STOREY BUILDINGS	BUILDINGS 6 STOREYS AND OVER
MINIMUM LOT AREA	No Information	No Information
MINIMUM LOT WIDTH OR FRONTAGE	No Information	No Information
MAXIMUM SITE COVERAGE	-	-
MINIMUM FRONT YARD DEPTH	20 ft.	20 ft.
MINIMUM SIDE YARD WIDTH	20 ft.	-
MINIMUM REAR YARD DEPTH	25 ft.	25 ft.
FLOOR SPACE RATIO	-	-
AMENITY SPACE	-	-

OUTREMONT

	1 FAMILY	DUPLEX	APARTMENTS
MINIMUM LOT AREA	5,000 sq.ft. per unit	4,000 sq.ft. per unit	-
MINIMUM LOT WIDTH OR FRONTAGE	No Information	No Information	No Information
MAXIMUM SITE COVERAGE	No Information	No Information	No Information
MINIMUM FRONT YARD DEPTH	50 ft.	40 ft.	20 ft. to 30 ft.
MINIMUM SIDE YARD WIDTH	-	-	12 ft. Plus 1 ft. for each storey above 3
MINIMUM REAR YARD DEPTH	-	-	12 ft. Plus 1 ft. for each storey above 3
FLOOR SPACE RATIO	-	-	-
AMENITY SPACE	-	-	ground level green space is required of area equal to at least 10% of the building area.

POINTE-AUX-TREMBLES

	1, 2 STOREY BUILDINGS	3 STOREY AND OVER
MINIMUM LOT AREA	No Information	No Information
MINIMUM LOT WIDTH OR FRONTAGE	No Information	No Information
MAXIMUM SITE COVERAGE	No Information	No Information
MAXIMUM FRONT YARD DEPTH	20 ft. to 25 ft.	30 ft.
MINIMUM SIDE YARD WIDTH	7 ft. to 10 ft.	1/2 building height
MINIMUM REAR YARD DEPTH	single family and duplex Types: row housing	25 ft. 35 ft. 30 ft. plus 5 ft. for each storey over 7
FLOOR SPACE RATIO	-	-
AMENITY SPACE	-	-

QUEBEC CITY

	2, 3 , 4 STOREY BUILDINGS	APARTMENTS
MINIMUM LOT AREA	-	-
MINIMUM LOT WIDTH OR FRONTAGE	-	-
MAXIMUM SITE COVERAGE	corner lot: 90% of site interior lot: 75% of site ("site" area does not include part or site within setback zone)	for buildings over 7 stories: 40%
MINIMUM FRONT YARD DEPTH	10 ft. - 25 ft.	25 ft. or 1/4 building height
MINIMUM SIDE YARD WIDTH	-	25 ft. or 1/4 building height
MINIMUM REAR YARD DEPTH	10 ft.	25 ft. or 1/4 building height
FLOOR SPACE RATIO	-	4.0 maximum
AMENITY SPACE	-	-

SITE. FOR

	2, 3, 4 STOREY BUILDINGS	APARTMENTS
MINIMUM LOT AREA	-	-
MINIMUM LOT WIDTH OR FRONTAGE	-	-
MAXIMUM SITE COVERAGE	3 storey building: 40 units/acre 4 storey building: 45 units/acre	5 storey buildings: 60 units/acre 16+ storey buildings: 120 units/acre
MINIMUM FRONT YARD DEPTH	when street width over 60 ft.: 25 ft. when street width under 60 ft.: 30 ft.	25 ft. or 1/2 building height.
MINIMUM SIDE YARD WIDTH	15 ft. or 1/2, 2/3 or 1 x building height, depending on zone.	30 ft.
MINIMUM REAR YARD DEPTH	35 ft.	-
FLOOR SPACE RATIO	3 storey building: .75, .80, .85 4 storey building: .90 (depending on zone)	5 storey building: 1.2 16+storey building: 3.0
AMENITY SPACE	equal to 30% of total floor area	equal to 30% of total floor area with surface parking: when underground parking provided 5 storey building requires 20% of total floor area. 6 storey building requires 25% of total floor area. 7+ storey building requires 30% of total floor area.

ST. LEONARD

	1 FAMILY	SMALL MULTIPLE	APARTMENTS
MINIMUM LOT AREA	No Information.	No Information.	No Information.
MINIMUM LOT WIDTH OR FRONTAGE	No Information.	No Information.	No Information.
MAXIMUM SITE COVERAGE	No Information.	No Information.	No Information.
MINIMUM FRONT YARD DEPTH	setback from 50 ft. street: 20 ft. setback from 66 ft. street: 25 ft.	same as single family type	same as single family type
MINIMUM SIDE YARD WIDTH	6-1/2 ft. each side	given for semi-detached: 10 ft. each side.	15 ft. each side.
MINIMUM REAR YARD DEPTH	25 ft.	20 ft.	10 ft./storey
FLOOR SPACE RATIO	-	-	-
AMENITY SPACE	-	-	-

SAINT JOHN

			APARTMENTS - ROW	APARTMENTS CENTRAL AREA
1-2 FAMILY	3-4 FAMILY	ROW		
MINIMUM SIDE YARD WIDTH	5 ft. or 10% of lot width up to 5 ft. or 10% of 10 ft.	width equal to wall height	greater of 15 ft. 1/2 building height or 1/10 the length of the wall facing the yard; this is increased by 10 ft. if the building adjoins a zone with smaller house forms; decreased by up to 4 ft. if there are no windows or other openings in the wall by up to 4 ft. if there are no windows or other openings in the wall.	greater of 10 ft. or 1/3 building height plus 1/5 ft. for each foot of height beyond 100 ft. if the building adjoins a zone with smaller house forms; decreased by up to 4 ft. if there are no windows or other openings in the wall
MINIMUM REAR YARD DEPTH	25 ft.	25 ft.	greater of 25 ft. 1/2 building height or 1/2 the wall length lesser of 50 ft. or 2 x average wall height with a minimum of 40 ft.	lesser of 1/4 building height or 1/4 the length of the wall facing its yard but not less than 25 ft.
FLOOR SPACE RATIO	-	-	-	-
AMENITY SPACE	amenity space is specified for one zone only: at least 20% of the site area is to be usable open space and at least 15% of the site area is to be landscaped with lawn and shrubs and may include patios, walkways, treed areas.	at least 15% of the site area is to be usable open space - this open space cannot be counted if it is in the front yard, within 5 ft. of the building, or if it has a dimension less than 50 ft. than 50 ft.	at least 10% of the site area is to be usable open space - this open space cannot be counted if it is in the front yard, within 5 ft. of the building, or if it has a dimension less than 50 ft.	In addition, at least 15% of the site must be land- scaped with grass, shrubs and may include patios, walkways, natural treed areas.
REQUIREMENTS FOR Parking Lots				

SAINT JOHN

		APARTMENTS			APARTMENTS - CENTRAL AREA		
1-2 FAMILY		3-4 FAMILY		ROW	APARTMENTS		
MINIMUM LOT AREA	1 Family: 5,000 sq.ft.	3 Family: 6,000 sq.ft.	2,500 sq.ft./ unit	Unit Type	Site Area/Unit	Unit Type	Site Area/Unit
	7,000 sq.ft.	7,500 sq.ft.					
2 Family:	5,000 sq.ft.	4 Family: 7,500 sq.ft.					
	6,000 sq.ft.	depending on zone.					
	depending on zone.						
MINIMUM FRONT	25 ft.	25 ft.					
MAXIMUM SITE COVERAGE	30%, 40%, 50%, depending on zone	30%, 40%, 50%, depending on zone	35%	30%	40%		
MINIMUM WIDTH	1 Family: 50 ft.	3 Family: 60 ft.	Units with less than 3 bedrooms: 16 ft./unit.	90 ft.	75 ft.	75 ft.	
	70 ft.	75 ft.					
2 Family:	50 ft.	4 Family: 75 ft.	Units with 3 or more bedrooms: 20 ft./unit.				
	60 ft.	Depending on zone					
MAXIMUM SITE COVERAGE	30%, 40%, 50%, depending on zone	30%, 40%, 50%, depending on zone					
MINIMUM FRONT	25 ft.	25 ft.	separation between given block and front wall of another block: 70 ft.	25 ft.	20 ft.	20 ft.	
			separation between given block and side wall of another block: 25 ft. plus				

SAIN T JOHN

	1 - 2 FAMILY	3 - 4 FAMILY	ROW	APARTMENTS	APARTMENTS - CENTRAL AREA
ADJACENT NON- RESIDENTIAL DEVELOPMENT	Where parking lots for more than 5 vehicles are located next to residential lots, screening - masonry wall, fence, hedge or shrubs, etc., - is to be provided such that the height of vehicles using the parking lot do not cross the residential lot below a height of 4 ft. measured at the lot line.	<u>Commercial</u>	Where the side lot line of a commercial use abuts a residential district a side yard of 10 ft. or the height of the building is to be provided - this yard is not to be used as a driveway or storage area; a rear yard of 25 ft. is required.	<u>Industrial</u>	Where an industrial use abuts a residential district, a side yard is required - the dimension is to be the greater of 10 ft. or 1/2 the building height; a rear yard of 25 ft. is required; these yards are not to be used for open storage or processing activities. Where a commercial or industrial use adjoins a residential district, a screen of trees, shrubs, or hedge is to be placed along the side boundary. A public utility service yard cannot be within 200 ft. of a residential district.

DARTMOUTH

1 FAMILY		2 FAMILY		APARTMENT - R3		APARTMENT - R4					
MINIMUM LOT AREA	5,000 sq.ft. per unit	5,000 sq.ft.	5,000 sq.ft.	Area per unit type in sq.ft.:		Area per unit type:					
				# OF STOREYS	BED-SITTING	1 BDRM	2 BDRM	3+ BDRM	UNIT TYPE	SITE AREA/UNIT	
				1	440	550	890	1230	- site less than 1 acre:		
				2	410	510	820	1130	bedsitting	1000 sq.ft.	
				3	380	470	760	1050	1 bedroom	1300 sq.ft.	
				4	350	440	700	970	2+ bedroom	1800 sq.ft.	
				5	330	410	650	890	- site greater than 1 acre:		
				6	320	380	610	820			
				7	310	360	570	770			
				8	310	350	540	720	bedsitting	750 sq.ft.	
				9	300	340	510	690	1 bedroom	1000 sq.ft.	
				10	300	330	480	660	2+ bedroom	1350 sq.ft.	
				11 and over	300	330	460	640			
MINIMUM LOT WIDTH OR FRONTAGE		50 ft.	governed by CCRC		-		-		-		
MAXIMUM SITE COVERAGE				35%	35%	50%	50%	25%			
MINIMUM FRONT YARD DEPTH	uses setback in effect for that particular street	uses setback in effect for that particular street	uses setback in effect for that particular street	uses setback in effect for that particular street	uses setback in effect for that particular street	uses setback in effect for that particular street	uses setback in effect for that particular street	uses setback in effect for that particular street	same as R-3.		
MINIMUM REAR YARD WIDTH	governed by CCRC	yard - 7-1/2 ft.; clearance width of 7-1/2 ft. plus 5 ft. for each storey over 3									
FLOOR SPACE RATIO	-	-	-	-	-	-	-	-	yard - 7-1/2 ft.; clearance width of 7-1/2 ft. for 3 storey, 12-1/2 ft. for 4 storey, and 12-1/2 ft. plus 5 ft. for each storey over 4		
AMENITY SPACE	-	-	-	-	-	-	-	-	same as side yard		

DARTMOUTH - CENTRAL DISTRICT

	MULTIPLE FAMILY ZONE 1	MULTIPLE FAMILY ZONE 2	MULTIPLE FAMILY ZONE 3	MULTIPLE FAMILY ZONE 4
MINIMUM LOT AREA	Area per unit type in sq.ft.: # OF STOREYS BED- SITTING BDRM	3+ BDRM zone I	Same as R3 zone I	Same as R3 zone I
1	440 2 410 3 380 4 and over	550 890 510 820 470 760 440 700 970	1230 1130 1050 970	1230 1130 1050 970
MINIMUM LOT WIDTH OR FRONTAGE	-	-	-	-
MAXIMUM SITE COVERAGE	40%	40%	40%	40%
MINIMUM FRONT YARD DEPTH	uses setback in effect for that particular street, or if none in effect, the mean distance of the setback of existing buildings in that particular block but not less than the building height minus 2/3 street width.	uses setback in effect for that particular street, or if none in effect, the mean distance of the setback of existing buildings in that particular street, or if none is in effect, the mean distance of the setback of existing buildings in that block.	same as zone 2.	same as zone same as zone 2.
MINIMUM SIDE YARD WIDTH	Yard - 7-1/2 ft.; clearance width of 7-1/2 ft. plus 5 ft. for each storey over 3.	same as zone 1.	Yard - 7-1/2 ft.; clearance width of 7-1/2 ft. plus 5 ft. for each storey over 3 and up to and including 7; for buildings over 7 storeys - 30 ft.	Yard - 7-1/2 ft.; clearance width of 7-1/2 ft. plus 5 ft. for each storey over 3 and up to and including 7; for buildings over 7 storeys - 30 ft.
MINIMUM REAR YARD DEPTH	same as side yard.	same as side yard.	same as side yard.	same as side yard.
FLOOR SPACE RATIO	-	-	-	-
AMENITY SPACE	-	-	-	-

HALIFAX

	1 FAMILY	2 FAMILY	3-4 FAMILY	APARTMENTS
MINIMUM LOT AREA	4,000 sq.ft. per unit	5,000 sq.ft. - site	6,000 sq.ft. - site	8,100 sq.ft. - site
MINIMUM LOT WIDTH OR FRONTAGE	40 ft.	50 ft.	60 ft.	90 ft.
MAXIMUM SITE COVERAGE	35%	35%	35%	35%
MINIMUM FRONT YARD DEPTH	15 ft.	15 ft.	15 ft.	20 ft.
MINIMUM SIDE YARD WIDTH	10% of lot width but need not exceed 6 ft.	5 ft.	6 ft.	10 ft.
MINIMUM REAR YARD DEPTH	25 ft.	25 ft.	25 ft.	10 ft.
FLOOR SPACE RATIO	-	-	-	-
AMENITY SPACE	-	-	units up to 2 bedrooms: 120 sq.ft./person open space; of this 100 sq.ft./ person to be landscaped.	units over 2 bedrooms: 80 sq.ft./person open space; of this 70 sq.ft./ person to be landscaped. count 1 person/habitable room

ST. JOHN'S

	1 FAMILY	2 FAMILY	ROW	APARTMENTS
MINIMUM LOT AREA	5,000) sq.ft. per 6,000) unit dependant 8,000) on zone.	semi-detached: 3,500) sq. ft./unit 4,000) dependant on zone.	14,000 sq.ft. plus 1,500 sq.ft. for each unit over 4.	10,000 sq.ft. plus 500 sq.ft. for each unit over 4.
DUPLEX:			-	-
	6,000) sq. ft. - site 7,000) dependant on zone			
MINIMUM LOT WIDTH OR FRONTAGE	50 ft.) dependant 60 ft.) on zone 70 ft.)	semi detached: 35) ft./unit - 40) dependant on zone	140 ft. (for entire block which can contain up to 10 units)	80 ft.) dependant 140 ft.) on zone
DUPLEX:				
	60 ft.) dependant on 70 ft.) zone.			
MAXIMUM SITE COVERAGE	30%	30%	30%	30%
MINIMUM FRONT YARD DEPTH	All types use setback in effect for that particular street.			
MINIMUM SIDE YARD WIDTH	-	-	-	-
MINIMUM REAR YARD DEPTH	-	-	-	-
FLOOR SPACE RATIO	-	-	-	-
AMENITY SPACE	-	-	-	-
REQUIREMENTS FOR ADJACENT NON- RESIDENTIAL DEVELOPMENT	Where a public parking lot adjoins a residential zone, a 10 ft. wide landscaping strip is to be provided on the lot used for the parking area.			

APPENDIX B

An Example of Contract Zoning
from Toronto

No. 22846. A BY-LAW

To amend By-law No. 20623 respecting certain lands at the south-east corner of Gerrard Street East and River Street.

[Passed April 27, 1966.]

The Council of the Corporation of the City of Toronto enacts as follows:

1. Maps Nos. 11 and 12 contained in Appendix "A" annexed to By-law No. 20623, being "A By-law To regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", are amended by redesignating as R.2 Z.2 the area bounded on the north by the north limit of Gerrard Street East, on the south by the north limit of Cornwall Street, on the west by the east limit of River Street and on the east by the east limit of Bayview Avenue, which area is now designated C.3 V.2.

2. None of the provisions of Subsections (3), (12) and (13) of Section 4, or of Section 8 of the aforesaid By-law No. 20623, or of this By-law shall apply to prevent the erection or use, on the lands hereinafter described in Section 3 hereof of an *apartment house*

- (i) having a *gross floor area* not exceeding 754,000 square feet,
- (ii) without the provision and maintenance of motor vehicle parking facilities in respect to the *dwelling units* in such *apartment house* to the extent prescribed in the aforesaid Subsection (13) of Section 4, and
- (iii) containing one or more of the following uses, namely: a *business office*, a *retail store*, a shoe repair shop, a ladies' hair-dressing establishment, a barber's shop, a health club, the office of a professional person or persons such as a physician, barrister, engineer, architect, Ontario Land Surveyor, provided
 - (1) the *lot* upon which such *apartment house* is erected comprises at least the said lands hereinafter described in Section 3 hereof;
 - (2) none of the *dwelling units* therein contains more than two bedrooms;
 - (3) not more than 156 of the *dwelling units* therein contain two bedrooms;
 - (4) not more than 690 of the dwelling units therein contain one bedroom;

-
- (5) *landscaped open space* is provided and maintained to the extent at least of 77 per cent. of the area of the aforesaid lands, and not more than 21,050 square feet of such *landscaped open space* may be provided within such lands on the roof of a building or structure having a height not exceeding 3 storeys above 283.47 feet above City of Toronto datum;
 - (6) no part of such *apartment house* above the height of 17.5 feet above the average elevation of the finished top face of the curb on the east side of River Street between Gerrard Street East and Oak Street is erected otherwise than wholly within one of the areas designated as "A", "B" and "C" and delineated in heavy lines on the plan attached hereto and forming part of this By-law;
 - (7) no part of such *apartment house* located within any of the areas designated as "A", "B" and "C" and delineated in heavy lines on the plan attached hereto and forming part of this By-law contains, respectively, more than 30, 25 and 20 storeys;
 - (8) the areas of those portions of the *apartment house* located within the areas delineated by heavy lines and designated as "A", "B" and "C" on the plan attached hereto shall not exceed 285,000, 248,000 and 208,000 square feet respectively, measured in each case, between the exterior faces of the exterior walls of such portions at the level of each floor thereof;
 - (9) no *business office, retail store, shoe repair shop, ladies' hair-dressing establishment, barber's shop, health club or office of a professional person or persons* is located otherwise than in the first storey of the part of such *apartment house* located within the area designated as "C" and delineated in heavy lines on the plan attached hereto and forming part of this By-law, and for the purposes of this paragraph the expression "first storey" means the storey the floor of which is the first floor of the building above the level of 30 inches below the average level of the natural ground adjoining such storey;
 - (10) motor vehicle ingress or egress to or from the aforesaid lands upon which such *apartment house* is or is to be erected is confined to those portions of the boundaries of such lands delineated by heavy lines on the plan attached hereto;
 - (11) no part of any ramp leading to or from any underground parking facilities is located closer than 20 feet to the east limit of River Street, or the north limit of Oak Street;

(12) the owner, and every occupant, of such *apartment house* provides and maintains motor vehicle parking facilities in relation to all portions of such *apartment house* used for the purpose of *dwelling units* in the manner prescribed in the aforesaid Sub-section (13) and to the extent at least of 3 *parking spaces* for each 4 *dwelling units* plus 1 *parking space* for each 4 *dwelling units*, or fraction thereof, for visitors.

3. In the case of an *apartment house* erected within the lands referred to in Section 2 hereof and described in this section and complying with the provisos set out in the said Section 2, the *front lot line* shall be deemed for the purposes of the aforesaid By-law No. 20623 and of this By-law to be the east limit of River Street.

The following is a description of the lands above referred to, namely:

Commencing at a point in the north limit of Oak Street where the same is intersected by the east limit of River Street thence north 401.92 feet more or less to where the same is intersected by a line drawn parallel to and distant 86 feet south of the north limit of Gerrard Street East; thence east along the said parallel line 586 feet more or less to where the same is intersected by a line drawn parallel to and distant 16 feet west of the west limit of Bayview Avenue; thence south along the last-mentioned parallel line 35 feet more or less to the south limit of Gerrard Street East; thence east along the said south limit of Gerrard Street East 16 feet more or less to the west limit of Bayview Avenue; thence south along the west limit of Bayview Avenue 603.58 feet more or less to a point therein distant 40 feet north of the north limit of Cornwall Street; thence south-west 51.96 feet more or less to a point in the north limit of Cornwall Street distant 30 feet west thereon from the west limit of Bayview Avenue; thence west along the north limit of Cornwall Street 50.71 feet; thence north parallel to the east limit of River Street 75 feet; thence east parallel to Cornwall Street 2 feet; thence north parallel to River Street 93.25 feet more or less to the south limit of Oak Street; thence east along the south limit of Oak Street 15.79 feet more or less to the east limit of Oak Street; thence north along the east limit of Oak Street 66 feet to the north limit thereof; thence west along the north limit of Oak Street 476.78 feet more or less to the point of commencement.

4. None of the provisions of Subsections (3), (12) and (13) of Section 4 or of Section 8 of the aforesaid By-law No. 20623, or of this By-law, shall apply to prevent the use of an existing building located on the lands hereinafter described as a *private parking garage* to serve

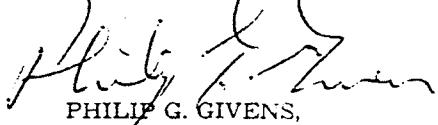
an *apartment house* complying with the provisos set out in Section 2 of this By-law, and the definition of the expression "*private parking garage*" contained in the aforesaid By-law No. 20623 shall apply to the said expression where used in this Section, and for the purpose of such definition the said existing building shall be deemed to be located in a C.1A district.

The following are the lands referred to:

Commencing at a point in the west limit of Bayview Avenue distant 225.25 feet south thereon from the south limit of Gerrard Street East; thence south along the west limit of Bayview Avenue 378.33 feet to a point therein distant 40 feet north from the north limit of Cornwall Street; thence south-east 51.96 feet more or less to a point in the north limit of Cornwall Street distant 30 feet west thereon from the west limit of Bayview Avenue; thence west along the north limit of Cornwall Street 50.71 feet; thence north parallel to River Street 75 feet; thence east parallel to Cornwall Street 2 feet; thence north parallel to River Street 93.25 feet more or less to the south limit of Oak Street; thence east along the south limit of Oak Street 15.79 feet more or less to the east limit thereof; thence north along the east limit of Oak Street 66 feet to the north limit thereof; thence east along the north limit of Oak Street 15.79 feet; thence north parallel to River Street 182.25 feet; thence east parallel to Oak Street 113.17 feet more or less to the point of commencement.

5. The definitions of the word and expressions "*apartment house*", "*gross floor area*", "*dwelling unit*", "*lot*" "*landscaped open space*", "*business office*", "*retail store*" and "*parking spaces*" contained in the aforesaid By-law No. 20623 shall apply to the said word and expressions where used in this By-law.

6. This By-law shall not come into force without the approval of the Ontario Municipal Board.

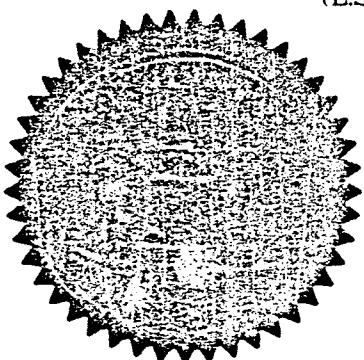


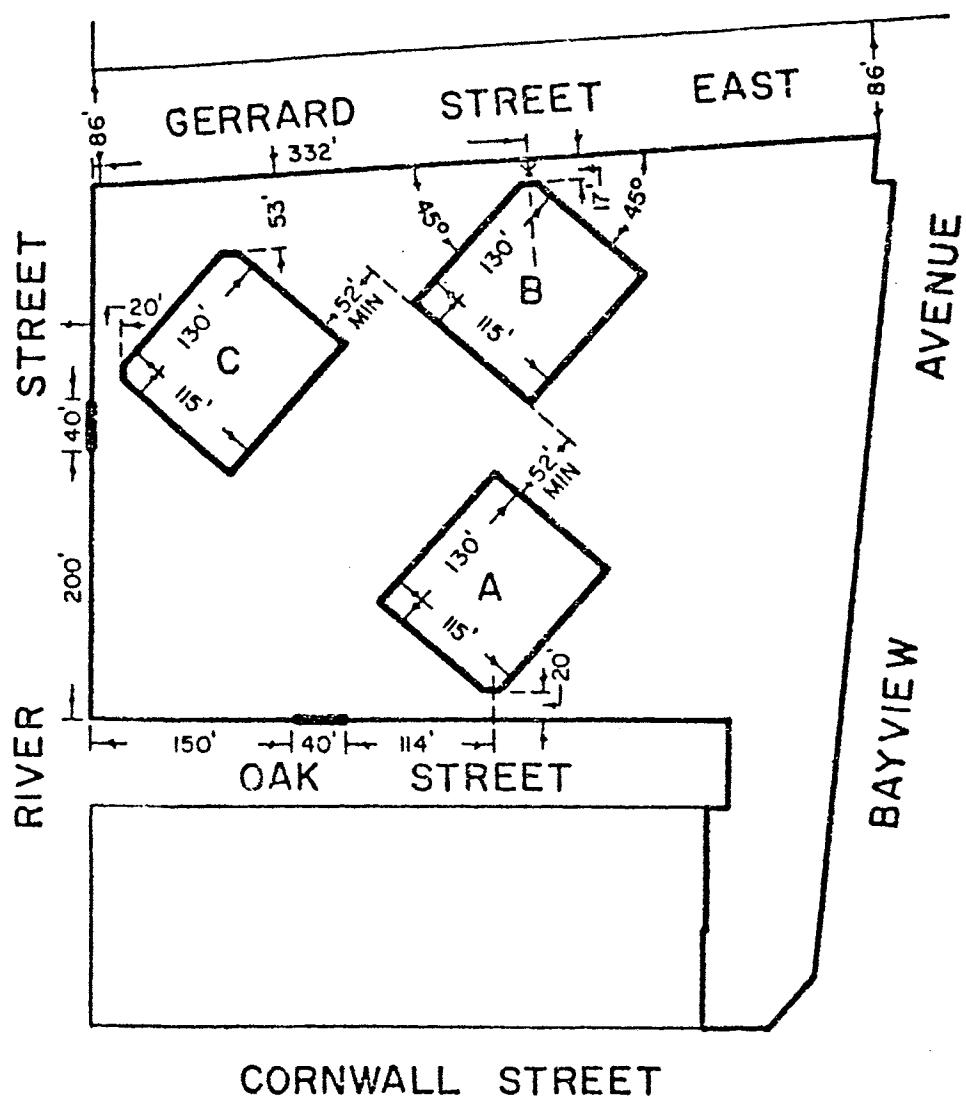
PHILIP G. GIVENS,
Mayor.

COUNCIL CHAMBER,
Toronto, April 27th, 1966.
(L.S.)

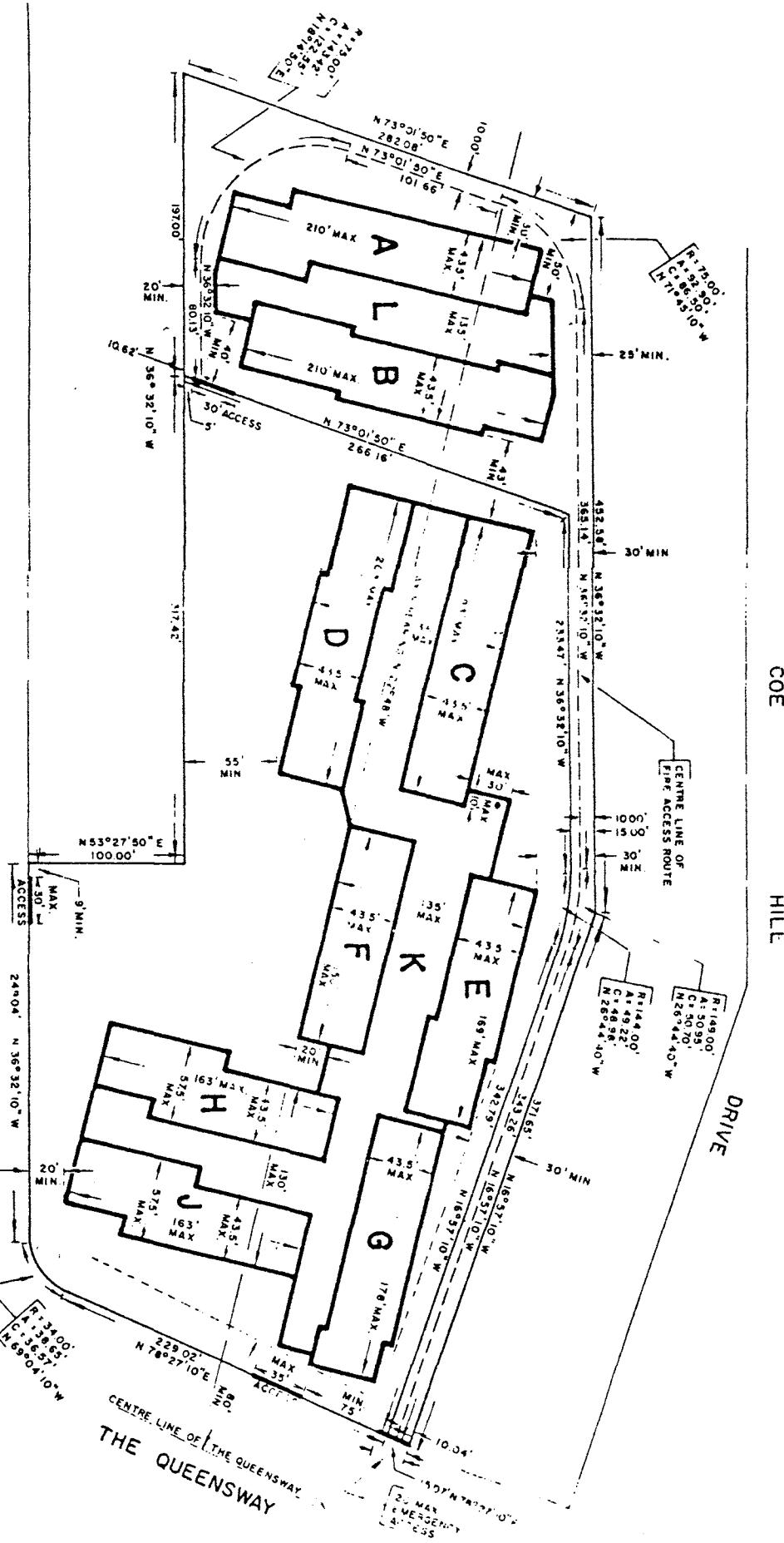


C. E. NORRIS,
City Clerk.





CITY SURVEYORS DEPARTMENT
TORONTO NOVEMBER , 1965



L.I.I. SURVEYORS DEPARTMENT
TORONTO NOVEMBER, 1970

APPENDIX C

Municipal Methods of Space Control

MUNICIPAL METHODS OF SPACE CONTROL

MUNICIPALITY	MIN. LOT AREA	MIN. LOT WIDTH	MAX. SITE COVERAGE	FRONT YARD DEPTH	SIDE YARD DEPTH	REAR YARD DEPTH	FLOOR SPACE RATIO	MIN. ANENITY SPACE	REQUIREMENTS FOR ADJACENT NON-RESIDENTIAL DEVELOPMENT		SPECIAL MUNICIPAL REQUIREMENTS AND REMARKS
									SEPARATION	ZONES (1)	
Burnaby	X	X	X	X	X	X	X	0	*	*	Lack of information
Cranbrook	X	0	X	X	X	X	0	0	*	*	Lack of information
Kamloops	X	X	X	X	X	X	X	*	*	*	Lack of information
Kelowna	X	X	X	X	X	X	X	*	*	*	Play space required
North Vancouver	X	0	X	X	X	X	0	*	*	*	multiple family housing
Prince George	X	0	X	X	X	X	0	*	*	*	Lack of information
Richmond	X	0	X	X	X	X	*	0	0	0	Lack of information
Vancouver	X	*	*	X	X	X	0	X	0	0	Play space required in multiple family housing
Vernon	X	X	X	X	X	X	X	0	0	0	Special view/daylight requirements
Victoria	X	X	X	X	X	X	X	X	0	0	
Calgary	X	X	X	X	X	X	*	*	*	0	
Edmonton	X	*	X	X	X	X	*	*	*	0	
Grande Prairie	X	X*	X	X	X	X	0	0	0	0	Direct control zoning
Lethbridge	X	*	*	X	X	X	0	0	0	0	Flexible Requirements
Medicine Hat	X	*	*	X	X	X	0	0	0	0	Individual project
Red Deer	*	*	*	X	X	X	0	0	0	0	assessment
Regina	X	X	X	X	X	X	X	X	0	0	
St. James-Assinibola	X	X	X	X	X	X	X	X	0	0	
Burlington	X	X	X	X	X	X	X	0	X	X	Intracity variations
Chatham	X	X	X	SS	X	X	0	0	0	0	
Gloucester	X	X	X	SS	X	0	0	0	0	0	
Hamilton	X	X	0	X	X	X	0	0	0	0	
Kitchener	X	X	X	X	X	X	0	0	X	X	Intracity variations
London	*	*	*	*	*	*	*	*	*	*	Incomplete information
Nepcan	X	X	X	X	0	0	0	0	0	0	Individual project
Oakville	X	X	X	X	0	0	0	0	0	0	Incomplete information
Ottawa	X	X	X	X	X	X	X	X	X	X	Individual project assessment
											Intracity variations

Sarnia	X	X	X	X	X	0	X	0	0
Toronto	*	*	*	X	X	0	X	0	0
Vanier	X	X	X	X	X	0	0	0	0
Waterloo	X	X	X	X	X	0	X	0	0
Windsor	X	X	X	X	X	0	X	0	0
Chicoutimi	*	*	X	X	X	*	*	*	*
Dorval	*	*	X	X	X	*	*	*	*
Outremont	X	0	0	X	X	0	X	0	0
Pointe-aux-Trembles	*	*	X	X	X	*	*	*	*
Quebec	0	0	X	X	X	0	0	0	0
Ste. Foy	0	0	X	X	X	X	0	0	0
St. Leonard	*	*	X	X	X	*	*	*	*
Saint John	X	X	X	X	X	0	X	0	0
Dartmouth	X	X	X	X	X	0	0	0	0
Halifax	X	X	X	X	X	0	X	0	0
St. John's	X	X	X	SS	0	0	0	X	0

LEGEND

X Specific space control method used by municipality

0 Space control method not used by municipality

* See "Special Requirements and Remarks" Column 12

SS Minimum requirement is the street setback in effect

Setback regulated by
building height
Incomplete information

Incomplete information
Incomplete information
Incomplete information

Incomplete information
Incomplete information
Incomplete information

1 This refers to separation space both between buildings and also different building types

APPENDIX D

**A Summary of Amenity Space Requirements
for Apartments.**

SUMMARY OF AMENITY SPACE REQUIREMENTS FOR APARTMENTS

A. Twelve municipalities refer to open and/or landscaped space, with no requirements concerning its use or amenity.

1. Open space requirements only:

- 1) WATERLOO - requires 1,000 sq.ft. of open space per unit; this can be reduced.
 - a) to 900 sq.ft. if adjacent to a park,
 - b) by 2 x balcony area, maximum 100 sq.ft./unit,
 - c) by 300 sq.ft. if parking underground.
- 2) OUTREMONT - the equivalent of 10% of the building area is required as ground level open space.
- 3) STE. FOY - equivalent of 30% of total floor area to be open space (if underground parking is provided, this reduced to 20% t.f.a. for buildings of 5 storeys; 25% t.f.a. for 6 storeys).

2. Landscape requirements only:

- 1) VICTORIA - 40% of site to be landscaped.
- 2) EDMONTON - 50% of unbuilt site to be landscaped.
- 3) HAMILTON - 25% of the site to be landscaped.
- 4) OAKVILLE - 30-35% of the site to be landscaped (varies with zone).
- 5) OTTAWA - 30% of the site to be landscaped.
- 6) TORONTO - 30-35% of the site to be landscaped (varies with zone).

3. Open space and landscape requirements:

- 1) KITCHENER - has standards for minimum outdoor area only in its urban core. The standards vary with zone, the extremes being:

<u>Unit Type</u>	<u>sq.ft. of open space provision per unit</u>	
	Zone DC 1	Zone DC 2
Bachelor	947	189
1 bedroom	1400	290
2 bedroom	2100	435
3 bedroom	2900	585
4 bedroom	3600	730

35% of the area 25% of the area
to be landscaped to be landscaped

2/3 of the units are to have balconies unless patios or sunrooms are provided, or there is a roof recreational area.

- 2) WINDSOR - 30% of the site to be open space - can include grass, planting, patios, balconies, pools, games courts, playgrounds, etc. 50% of this to be at grade.
- 3) HALIFAX - Bachelor) 120 sq.ft. of open space to be provided per person.
 1 bedroom)
 2 bedroom) 100 sq.ft. of which to be landscaped.
 - 3 bedrooms) 80 sq.ft./person
 or more) 70 sq.ft. to be landscaped.

Calculated using one person per habitable room.

B. Three municipalities require the provision of playgrounds for apartment dwellings intended to house families with children.

1. KELOWNA - all multiple housing intended for use by children 17 years of age or younger must:

- a) provide a single communal play space of at least 50 sq.ft./unit; provided that no such space be smaller than 1,500 sq.ft. total.

b) play spaces are to be located in rear areas or at the sides of the buildings, so as not to impair views from living rooms or front entrances.

c) equipment is to include:

2 x 6 ft. benches
1 x child's bench
1 x 100 sq.ft. minimum sandbox
2 x swings - preschool
1 x teeter - preschool
2 x swings - school age
1 x teeter - school age

2. RICHMOND - projects of over 20 units with children under 17 years require play spaces of 50 sq.ft./unit, 1/3 of which is to be paved.

Minimum equivalent - 2 x 6 ft. benches
child's bench
sandbox - 100 sq.ft. minimum
slide
2 x swings
2 x teeter

3. VERNON - 50 sq.ft./unit must be reserved for playground or recreation. These areas must be provided with benches, sandboxes and swings.

Six municipalities require either "usable open" space or "amenity" space, but make little reference to its utility.

1. BURNABY

<u>Unit Type</u>	<u>Usable Open Space/Unit (In Sq.Ft.)</u>
bachelor	100
1 bedroom	200
2 bedroom	300
3 bedroom	500

2. REGINA - 25% of the site to be usable open space.

3. ST. JAMES - ASSINIBOIA (WINNIPEG) - requirements for minimum usable open space vary with zone and floor space ratio. 50% to be at grade and suitable for landscaping.

4. BURLINGTON - amenity area requirements vary with zone although most require the same standards as CMHC. The expectations are zone RM5 where 400 square feet per unit is stipulated and zone RM6 where there is a standard of 250 sq.ft./unit.

5. SARNIA

<u>Unit Type</u>	<u>Amenity Area Per Unit (In Sq.Ft.)</u>
bachelor	150
1 bedroom	200
2 bedroom	575

30% of the area to be landscaped.

6. SAINT JOHN - 15% of site to be usable open space with a further 20% landscaped. In central areas this is reduced to 10% and 15% respectively.

*NOTE: The other 22 municipalities surveyed did not have comparable requirements.