

City Planning Terminology

Presentation to James Bay Neighbourhood Association

June 12, 2019



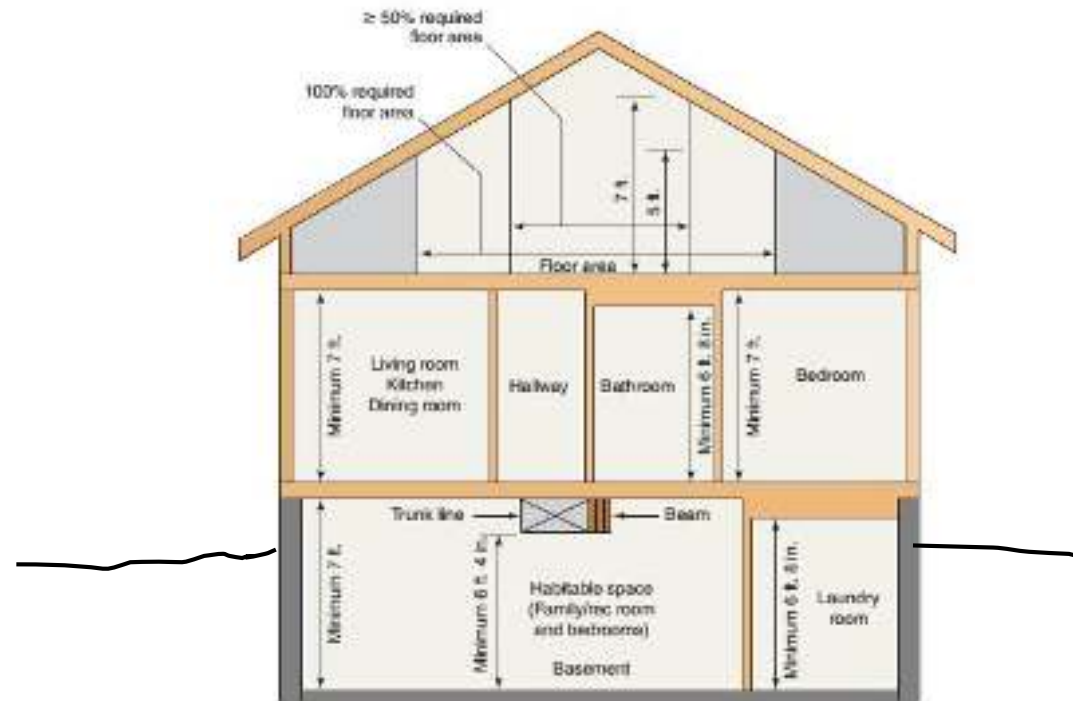
Planning Terms

- Storeys, Height and Basements
- Floor Space Ratio
- Site Coverage
- Open Site Space
- Set Backs
- Land Uses

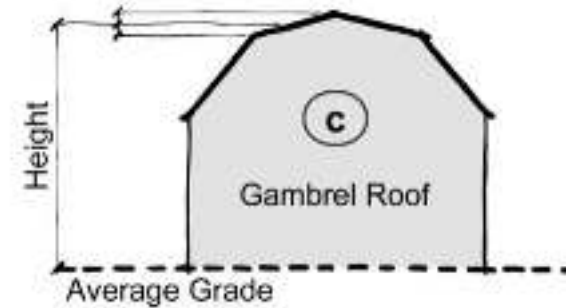
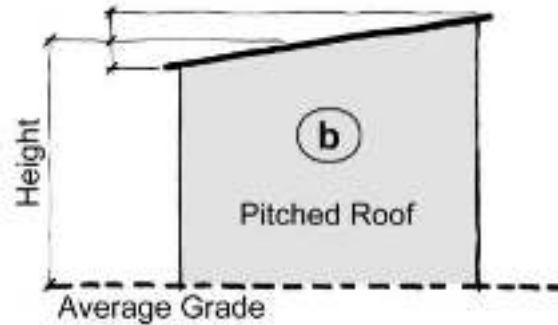
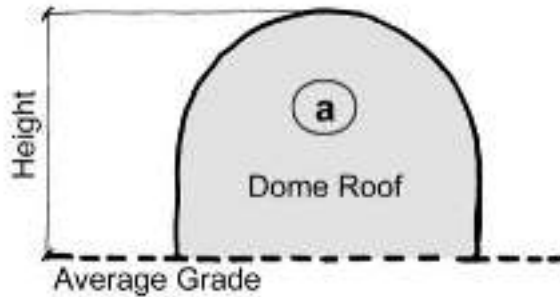
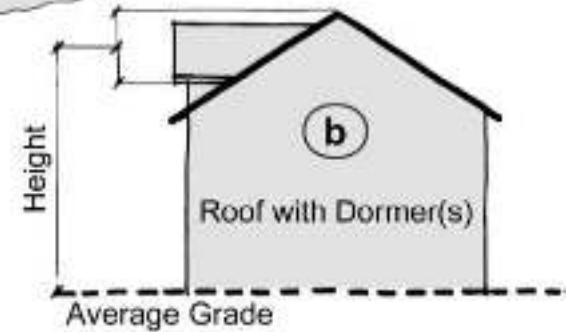
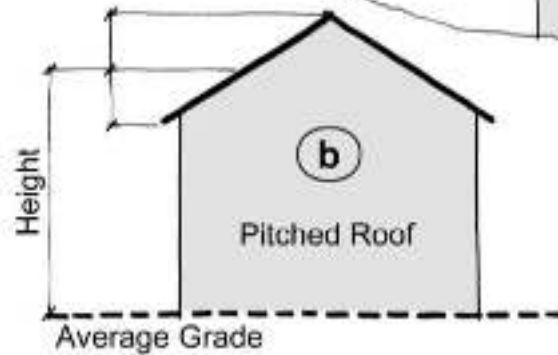
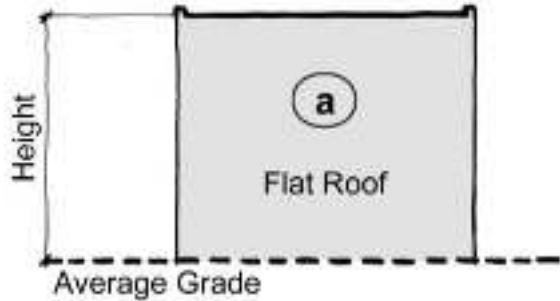
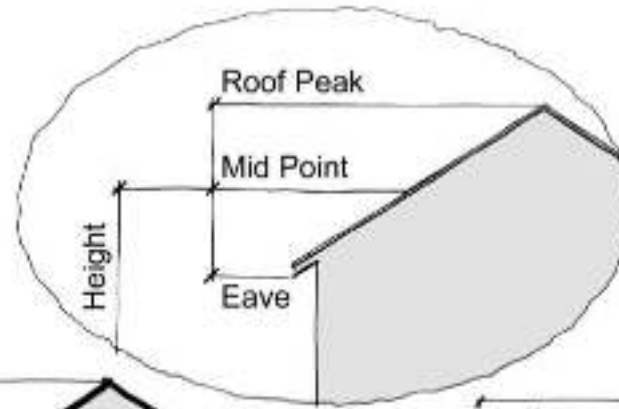
Storeys

"Storey" means the space between two floors or between any floor and the roof next above, but does not include a basement or a crawlspace.

"Half Storey" means that part of any building wholly or partly within the framing of the roof, where the habitable floor area is not more than 70% of the ground floor area of the building.

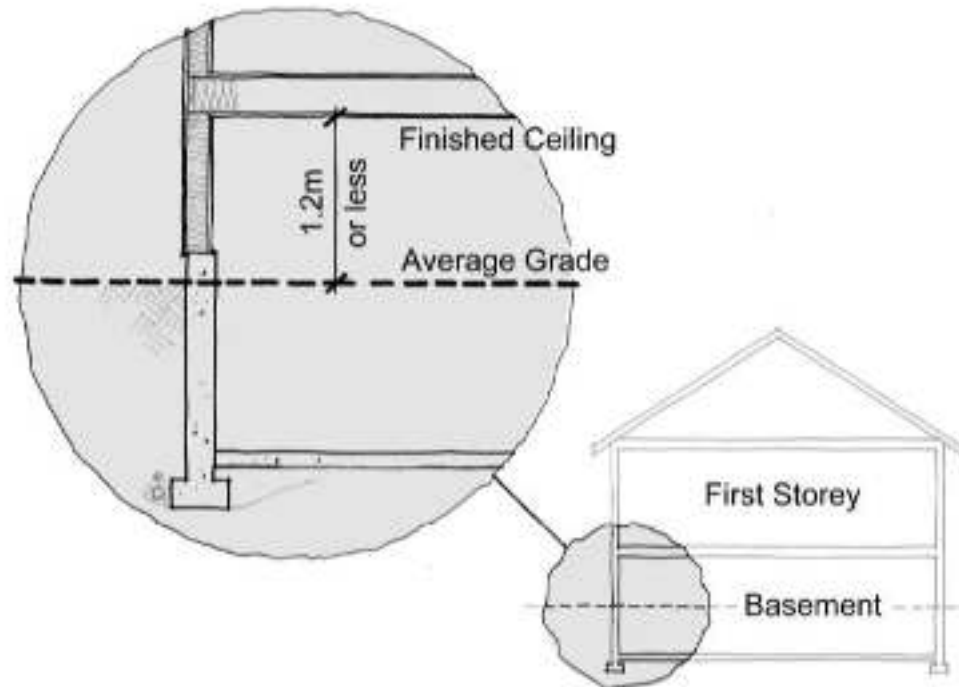


Height



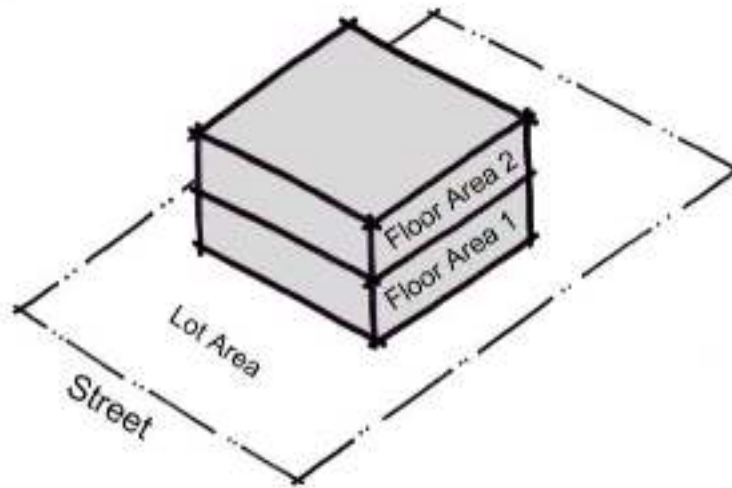
Basement

"Basement" means any part of a building between two floor levels that is partially or completely below grade and has a finished ceiling that is no more than 1.2m above grade.



Floor Space Ratio (Density)

"Floor Space Ratio" means the ratio of the total floor area of a building to the area of the lot on which it is situated.



Floor Space Ratio Calculation (Example)

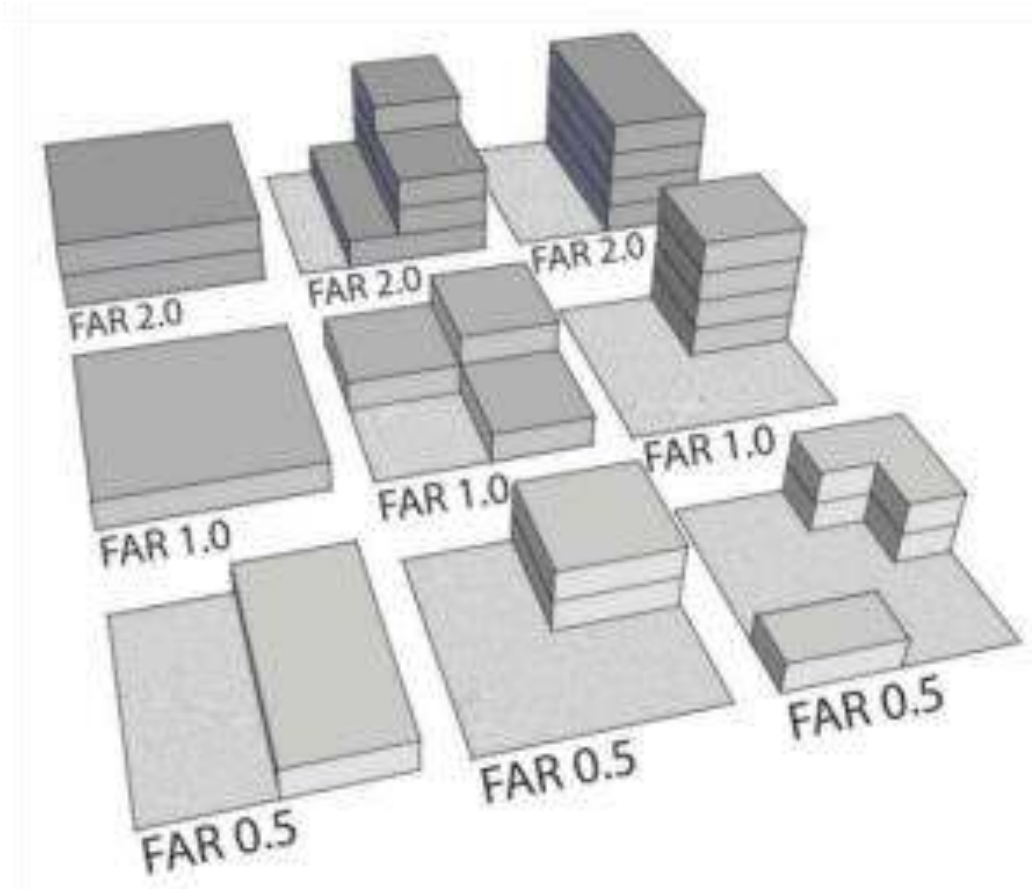
Floor Area 1:	100m ² +
Floor Area 2:	100m ² +
Total (Structure):	200m ² =

Lot Area:	480m ²
-----------	-------------------

Total (Structure)	200m ² ÷
Lot Area	480m ²
	0.416 =

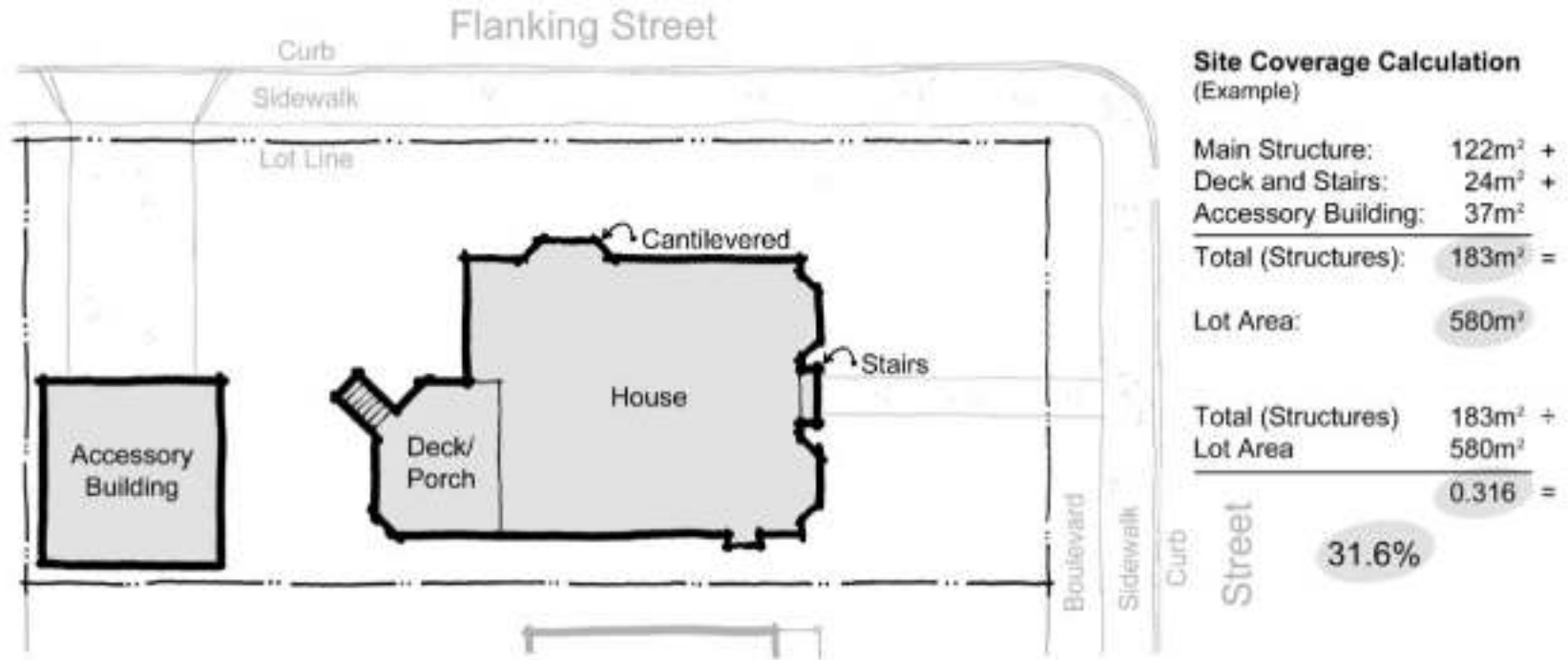
0.42:1

Floor Space Ratio (Density)



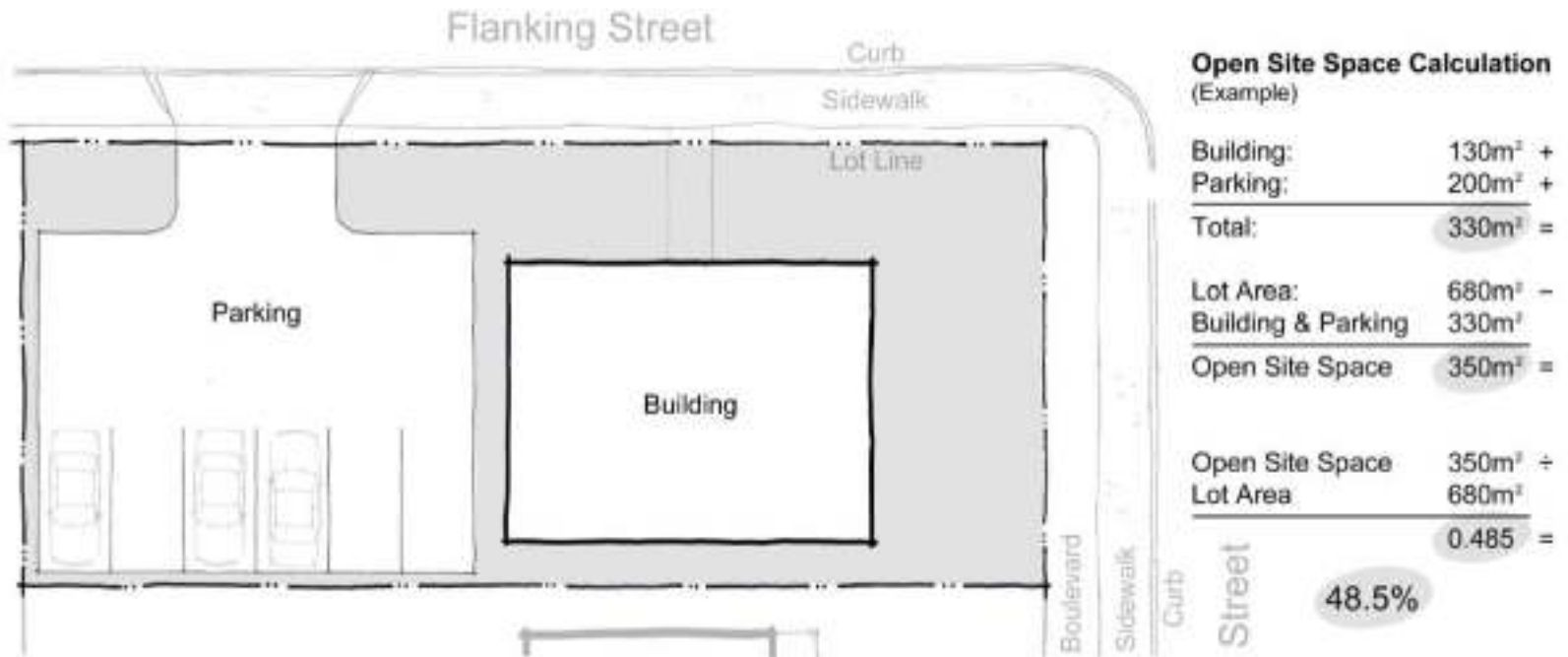
Site Coverage

"Site Coverage" means the percentage of the area of a lot which is occupied by any structure.



Open Site Space

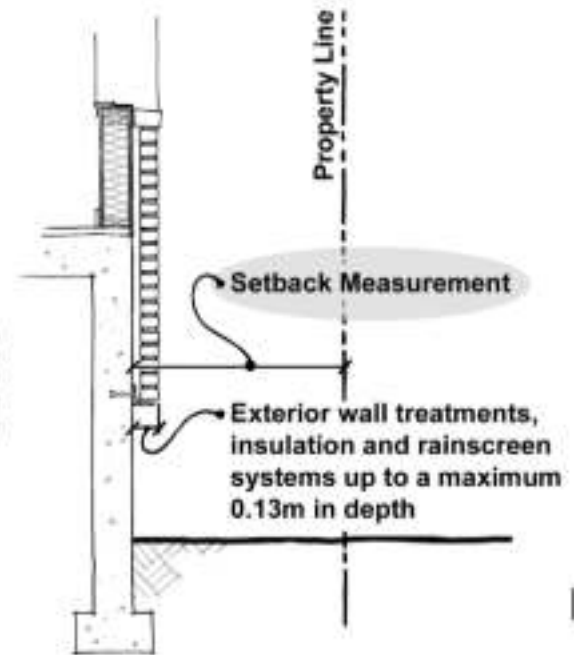
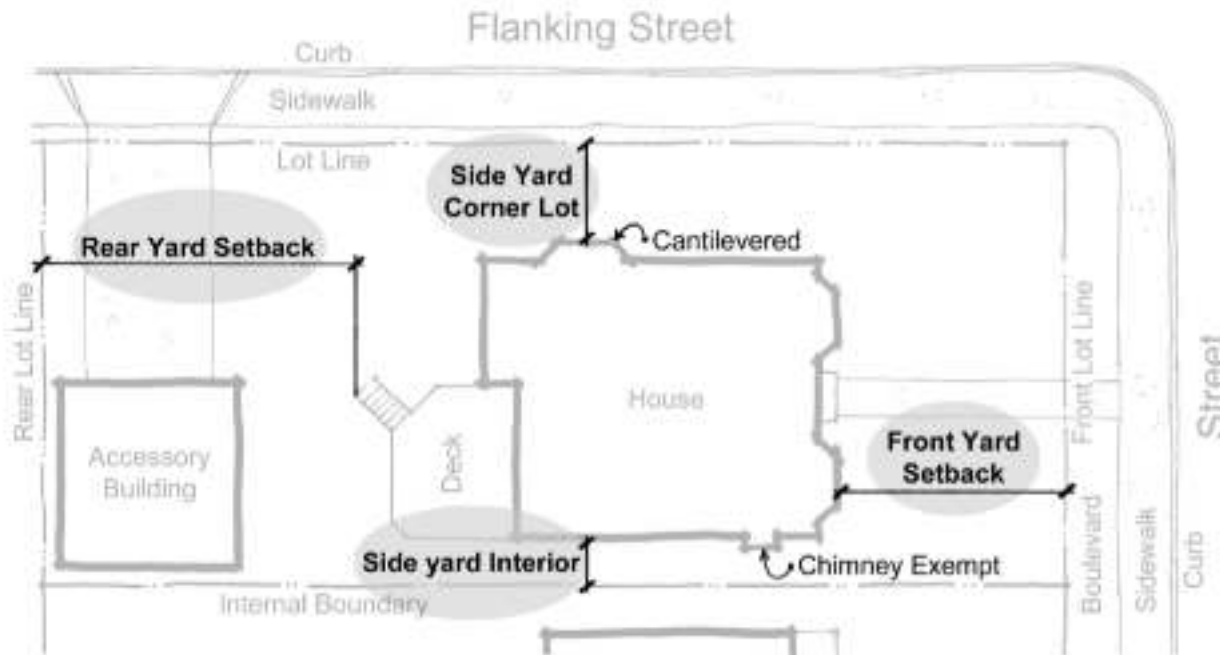
"Open Site Space" means that portion of a lot which is landscaped and not occupied or obstructed by any building or portion of building, driveway or parking lot; excluding accessory garden structures, balconies and roof projections.



Set Backs

"Setback" or **"Line of Setback"** means the shortest horizontal distance from a boundary of a lot to the face of the building, excluding:

- a) cornice or retaining wall or fence; and
- b) exterior wall treatments, insulation and rainscreen systems up to a maximum of 0.13m in depth.



Set Backs



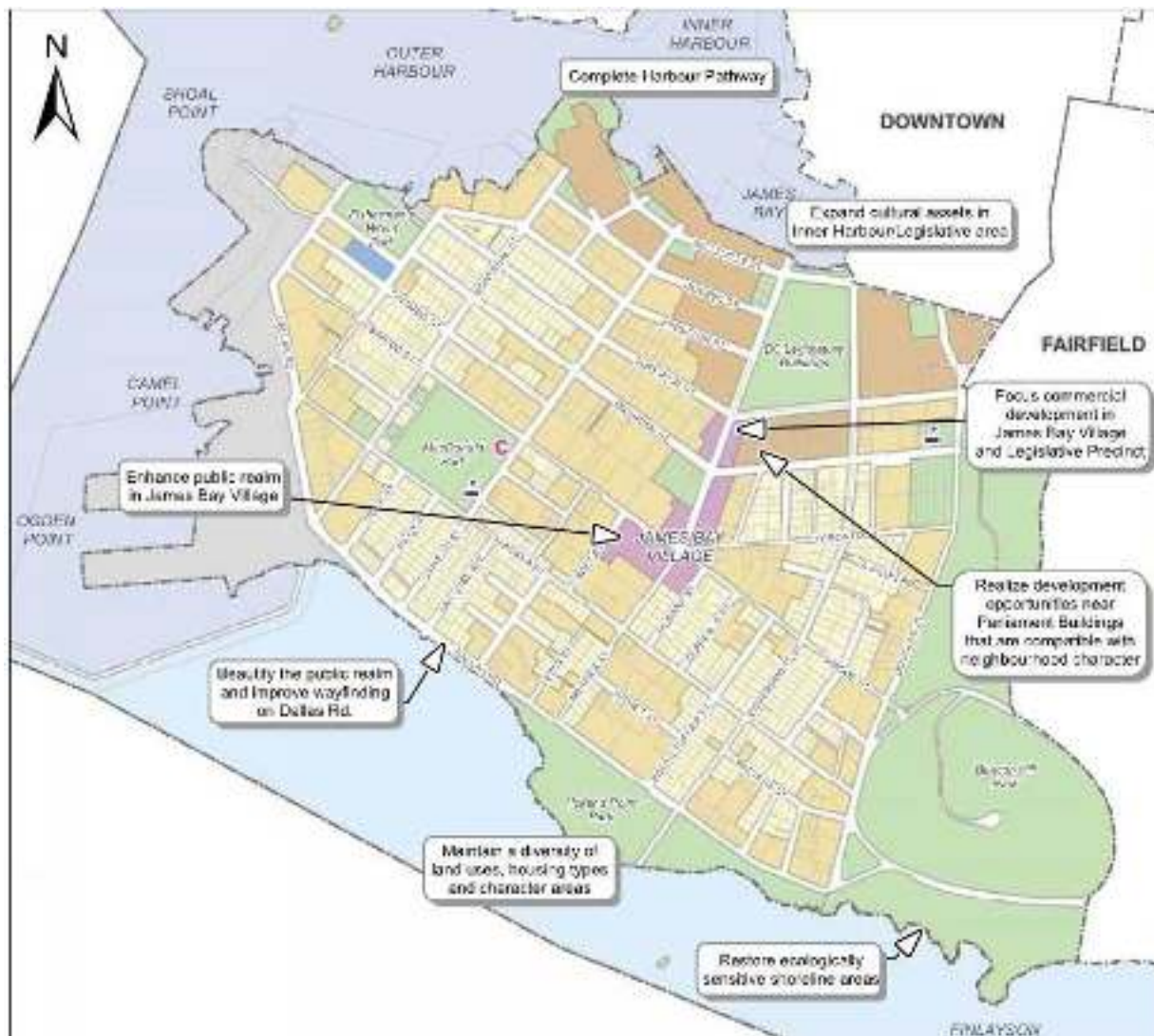
Set Backs



Set Backs



Land Uses



MAP 26
James Bay
Strategic Directions

Urban Place Designations*

- Core Inner Harbour/Legislative
- General Employment
- Marine Industrial
- Large Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Working Harbour
- Marine

Public Facilities

- Existing Public School
- Community Centre

Land Uses

Designation	Built Form	Place Character Features	Uses	Density
Traditional Residential	<p>Ground-oriented buildings up to two storeys.</p> <p>Multi-unit buildings up to three storeys, including attached residential and apartments on arterial and secondary arterial roads.</p>	<p>Houses with front and rear yards, with variable setbacks, oriented to face the street.</p> <p>Variable landscaping and street tree planting.</p> <p>Small apartments and local retail stores along arterial and secondary arterial roads, at intersections, and pre-existing in other locations.</p> <p>On-street parking and individual driveways.</p>	<p>Ground-oriented residential including single, duplex and attached dwellings.</p> <p>House conversions.</p> <p>Accessory residential such as secondary suites and garden suites</p> <p>Freestanding commercial at the intersection of major roads.</p> <p>Low-rise multi-unit residential and mixed-use along arterial and secondary arterial roads.</p> <p>Home occupations.</p>	<p>Total floor space ratios up to approximately 1:1.</p>
Urban Residential	<p>Attached and detached buildings up to three storeys.</p> <p>Low-rise and mid-rise multi-unit buildings up to approximately six storeys.</p>	<p>Variable yard setbacks with primary doorways facing the street.</p> <p>Variable front yard landscaping, boulevard and street tree planting.</p> <p>On-street parking and collective driveway access to rear yard or underground parking.</p>	<p>Ground-oriented multi-unit residential.</p> <p>House conversions.</p> <p>Low to mid-rise multi-unit residential.</p> <p>Low to mid-rise mixed-use along arterial and secondary arterial roads.</p> <p>Home occupations.</p> <p>Visitor accommodation along Gorge Road and in pre-existing locations.</p>	<p>Total floor space ratios generally up to 1.2:1.</p> <p>Increased density up to a total of approximately 2:1 may be considered in strategic locations for the advancement of plan objectives.</p> <p>(SEE POLICY 6.23)</p>

Land Uses

Designation	Built Form	Place Character Features	Uses	Density
Small Urban Village	<p>Single and attached buildings up to two storeys.</p> <p>Low-rise multi-unit buildings up to approximately three storeys including rowhouses and apartments, freestanding commercial and mixed-use buildings.</p> <p>Mixed-use buildings up to approximately four storeys on arterial and secondary arterial roads.</p>	<p>Ground-oriented commercial and community services reinforce the sidewalk.</p> <p>One to three storey building facades define the street wall.</p> <p>Variable landscaping, boulevard and street tree planting.</p> <p>Rear yard off-street parking.</p> <p>Public green space or square.</p>	<p>Low-rise multi-unit residential and mixed-use.</p> <p>Commercial.</p> <p>Home occupations.</p> <p>Live/Work.</p>	<p>Total floor space ratios ranging up to approximately 1.5:1.</p> <p>Total floor space ratios up to approximately 2:1 along arterial and secondary arterial roads.</p>
Large Urban Village	<p>Low-rise and mid-rise multi-unit buildings up to approximately six storeys including row-houses and apartments, freestanding commercial and mixed-use buildings.</p>	<p>Ground-oriented commercial and community services reinforce the sidewalk.</p> <p>One to three storey building facades define the street wall.</p> <p>Regularly spaced boulevard and street tree planting, wide sidewalks.</p> <p>Off-street parking underground, at the rear or otherwise screened.</p> <p>Central public green space or square.</p>	<p>Low to mid-rise multi-unit residential and mixed-use.</p> <p>Commercial, including visitor accommodation.</p> <p>Live/Work.</p> <p>Home occupations.</p>	<p>Total floor space ratios generally up to 1.5:1.</p> <p>Increased density up to a total of approximately 2.5:1 may be considered in strategic locations for the advancement of plan objectives.</p>