

Comparison of Floor Area Definitions

Zoning Regulation Bylaw	Zoning Bylaw 2018
<p>“Area” when used in reference to a floor of a storey of a building means the entire area which in plan is enclosed by the interior face of the exterior walls of the storey at floor level plus the area enclosed by any cantilevered element that is within that storey and that is above floor level, but does not include of the following areas:</p> <p>a) the area used or intended to be used for required parking or movement of motor vehicles, as set out in this bylaw, which is calculated starting from the lowest level of the building;</p> <p>b) the area used or intended to be used for required Bicycle Parking, Long-Term, as set out in this bylaw, which is calculated starting from the lowest level of the building;</p> <p>c) the area or areas of balconies, exposed decks, patios or roofs; and</p> <p>d) the area of elevator shafts.”</p>	<p>Floor Area is measured to the interior surface of the exterior walls of Buildings and includes the area of any mezzanine, exterior hallway, exterior staircase, loft or partial Storey, and excludes the following:</p> <p>a. the area of any Balcony, veranda, exposed deck, patio or roof;</p> <p>b. the area of any Crawlspace or Basement;</p> <p>c. the area of Rooftop Structures; and</p> <p>d. the area that is used to provide bicycle parking required by this bylaw.</p> <p>e. the area of any exterior hallway or exterior staircase for Buildings existing prior to the date of adoption of this bylaw.</p>