

PART 8D

FA – FLOOR AREA OVERLAY ZONE

8D.1 INTENT

The Floor Area Overlay zone is intended to modify the floor area of buildings or structures in areas or neighbourhoods where unique conditions or unusual circumstances make the control of floor area ratio necessary to protect public safety, views and light.

8D.2 APPLICATION

- (1) The Floor Area Overlay zone shall be applied to modify the development standard for maximum floor area ratio of a site in an underlying zone, including those sites subject to a floor area ratio density bonus.
- (2) The overlay zone shall be in addition to and shall overlay all other zones where it is applied so that any parcel of land lying in the overlay zone shall also lie in one or more of the other zones provided for by this Bylaw. The effect is to create a new zone, which has the characteristics and limitations of the underlying zones, together with the characteristics and limitations of the overlay zone.
- (3) Unless specifically exempted, the regulations, standards and criteria of the overlay zone shall also supplement and be applied in addition but not in lieu of any regulations, standards and criteria applicable to the underlying zone.
- (4) In the event of conflict between the requirements of the overlay zone and those of the underlying zone, the overlay zone requirements shall apply, unless specifically exempted.
- (5) In the event of conflict between the requirements of this overlay zones and another overlay zone, the overlay zone with the most stringent requirements shall apply, unless specifically exempted.

8D.3 LAND USE REQUIREMENTS FOR THE FLOOR AREA OVERLAY ZONE

3.1 PERMITTED LAND USES

Subject to section 8D.4, all permitted uses in the underlying zone are also permitted in this zone.

3.2 DISCRETIONARY LAND USES

Subject to section 8D.4, all discretionary uses in the underlying zone are also discretionary in this zone.

3.3 PROHIBITED LAND USES

All prohibited uses in the underlying zone are also prohibited in this zone.

8D.4 DEVELOPMENT STANDARDS FOR THE FLOOR AREA OVERLAY ZONE

- (1) The development standards of the underlying zone shall apply, except the maximum floor area ratio.
- (2) The maximum floor area ratio permitted for any lands in the Floor Area Overlay zone is determined by the number following the letter “F” as identified on the Zoning Maps.