

Figure 17 Housing Forms and Density

Density Level	Land Use Designation	Typical Housing Forms (with typical FAR*)	Typical Lot Sizes	Base Density (gross yield)	Maximum Density (with density bonus)	Typical Heights
1	Rural Residential (Outside UCB)	<ul style="list-style-type: none"> Single family on small acreages 	0.6 ha - 2 ha (1.5-5.0 acres)	n/a	n/a	1-2 storeys
2	Low Density Residential	<ul style="list-style-type: none"> Single family detached (.4 FAR) 	2000 sq.m. on septic (21,530 sq.ft.) 900 sq.m. with community sewer (9,690 sq.ft.)	4 units/ha (1.6/acre)	10 units/ha (4 units/acre)	1-2 storeys
3	Residential (Note: See housing forms listed in Special Infill Areas for parcels .4 ha (1 acre) or larger)	<ul style="list-style-type: none"> Single-family detached (.4 FAR) 	600-750 sq.m. (6,460 – 8,080 sq.ft.)	10 units/ha (4/acre)	20 units/ha (8 units/acre)	1-2 storeys
		<ul style="list-style-type: none"> Large lot/estate lots (.35 FAR) 	750-900 sq.m. (8,080 – 9,690 sq.ft.)	8 units/ha (3/acre)	14 units/ha (6 units/acre)	1-2 storeys
4	Special Infill Areas (Note: These intensive residential forms may also be permitted within Residential or Village Infill designations, subject to OCP policies)	<ul style="list-style-type: none"> Two- family (duplex) (.6 FAR) 	700 sq.m. (7,535 sq.ft.)	22 units/ha (9/acre)	35 units/ha (14/acre)	2 -2 ½ storeys
		<ul style="list-style-type: none"> Laneway cottage or carriage house (.6 FAR) 	700 sq.m. (7,535 sq.ft.)	20 units/ha (8 units/acre)	30 units/ha (12 units/acre)	2 storeys
		<ul style="list-style-type: none"> Low density, ground-oriented townhouse, triplex or fourplex (.6 to .75 FAR) 	.4 ha (1 acre) minimum	20 units/ha (8/acre)	35 units/ha (16 units/acre)	2-3 storeys
		<ul style="list-style-type: none"> Small lot residential (.6 FAR) 	350 -600 sq.m. (3,770-6,460 sq.ft.)	15 units/ha (6 units/acre)	24 units/ha (10 units/acre)	2 storeys
6	Neighbourhood Centres	<ul style="list-style-type: none"> Duplex, townhouse or apartment, may be combined with commercial use (.8 FAR) 	Varies	25 units/ha (10/acre)	60 units/ha (24units/acre)	2-4 storeys
7	Multifamily/Mixed Residential and Downtown Centre	<ul style="list-style-type: none"> Apartments(FAR up to 1.4) 	Varies	50 units/ha (20 units/acre)	100 units/ha (40 units/acre)	3-4 storeys (up to 6 storeys in some locations)
		<ul style="list-style-type: none"> Townhouse or other ground oriented (1.0 FAR) 	Varies	30 units/ha (12/acre)	45 units/ha (18/acre)	3-4 storeys

* FAR means Floor Area Ratio (the gross floor area of a building divided by the area of the lot).