



What are NR Zoning Districts?

The Neighbourhood Residential Dwelling District (NR-1) Zoning District is a zoning district designed specifically for single detached dwellings in Moody Park, West End and Connaught Heights. Several other districts have been modeled after the NR-1 zone.

Zoning District	Zoning District Description	Year Implemented
NR-1	Single Detached Dwelling Districts	1994
NR-5	Small Lot Dwelling Districts	1997
RT-1A	Duplex Dwelling Districts	2004

Why is NR Zoning different from other Single Detached Dwelling District Zones?

In 1994 the City, residents, and community stakeholders developed the NR-1 zoning district with the aim of: 1) encouraging single detached dwellings which work with the slope in the area; and, 2) reducing the perception of building mass, especially where new homes are constructed next to existing smaller homes.

Floor Space Ratio (FSR):

The floor space ratio is the ratio between all floor space in the home and the area of the lot. The floor space ratio is way that density, or the maximum floor space permitted on a lot, is determined.

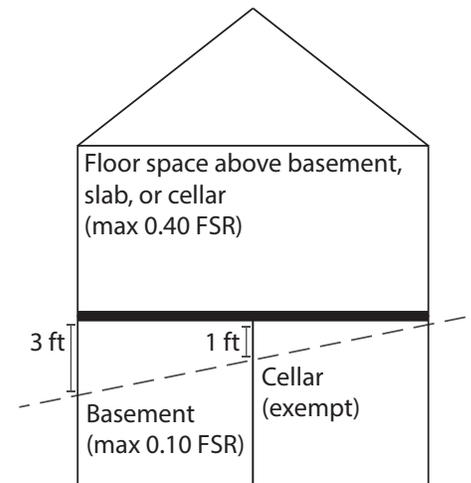
How Much Floorspace is Permitted in NR Zones?

The NR-1 zoning districts are separated into two sets of regulation to determine maximum density: **Homes Constructed Prior to 1997** and **Homes Constructed Since 1997**.

Homes Constructed 1997 and Later

The floor space regulations for homes constructed since 1997 are categorized into several different categories. The table below summarizes the different categories of floor space and indicates whether or not they would be exempted from the FSR calculation in the NR type zoning districts.

Floor Space Type	Description	FSR Exempted?
Basement Floor Space	Basement floor space is specifically defined in all the NR type zoning districts as “the level of a house which has more than 2 feet (.60 metres) and a maximum of 4 feet (1.2 metres) of its height above grade”.	No
Cellar Floor Space	Cellar floor space is specifically defined in all the NR type zoning districts as “ the level of house which has a maximum of 2 feet (.60 metres) of its height above grade.”.	Yes
Crawlspace	Areas with a floor to ceiling height of 4 feet (1.22 metres) or less are generally known as crawlspace.	Yes
Floor Space Above a Basement, Cellar or Slab	All floor space on the lot which is not categorized as basement or cellar floor space.	No
Total Floor Space	Typically this would include all floor space on the lot less any permitted exemptions.	N/A



Regulations in the NR-1 districts provide maximums for the various types of floor space types, as shown in the table below.

Zoning District Type	Total Floor Space Maximum	Floor Space Above Basement, Cellar or Slab Maximum	Basement Floor Space Maximum	Cellar Floor Space
Single Detached Dwelling Districts	0.50 FSR	0.40 FSR	0.1 FSR	Exempted
Duplex Dwelling Districts	0.60 FSR	0.50 FSR	0.1 FSR	Exempted

Homes Constructed Prior to 1997

The regulations for homes constructed prior to 1997 are designed to apply similar entitlements as permitted for those homes constructed after 1997, but also recognize that there are existing buildings which were constructed under previously existing regulations. This regulation encourages the retention of the existing housing stock by allowing these homes to construct additions.

It allows all buildings a base density of 0.40 FSR for all portions of the building above a basement, slab or crawlspace. Levels of the building which meet the definition of basement (different definition from the Post 1997 section) are able to have varying total FSR depending on the height of the basement above grade.

The different densities permitted and the corresponding Average Basement Height Above Grade are summarized in the table below:

Floor Space Type	Description	FSR Exempted?
Basement Floor Space	Basements floor space is specifically defined in all the NR type zoning districts as “the lowest level of a house which has any of its height below grade”.	No
Cellar Floor Space	There is no classification of cellar floor space in buildings constructed prior to 1997.	N/A
Crawlspace	Areas with a floor to ceiling height of 4 feet (1.22 metres) or less are generally known as crawlspace.	Yes
Floor Space Above a Basement, Cellar or Slab	All floor space on the lot which is not categorized as basement or cellar floor space.	No
Total Floor Space	Typically this would include all floor space on the lot less any permitted exemptions.	N/A

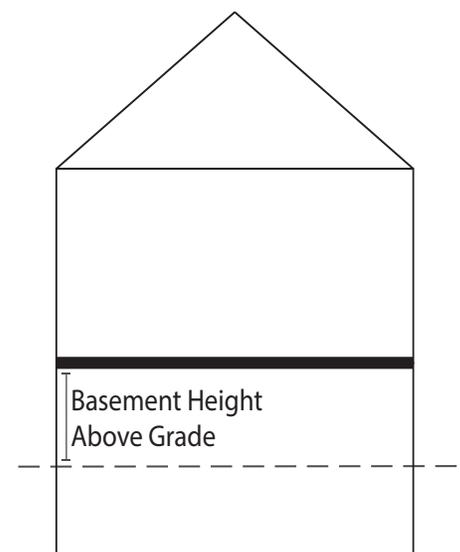
Average Basement Height Above Grade		Maximum Total FSR
From	Less than	
-	0.61 metres (2 feet)	0.75 FSR
0.61 metres (2 feet)	0.91 metres (3 feet)	0.65 FSR
0.91 metres (3 feet)	1.22 metres (4 feet)	0.60 FSR
1.22 metres (4 feet)	1.83 metres (6 feet)	0.50 FSR

Average Basement Height Above Grade:

The number determined by averaging the distance between grade level against the foundation and 2 foot (.30 metres) below the main floor level, as determined by either:

- the corners of the house; or
- the weighted average of the entire perimeter of the house

except that localised depressions such as for vehicle and pedestrian entrances and window wells will not be considered in the determination.





Other Regulations Specific to NR Zoning Districts

Garages: The NR zoning districts, unlike other single detached dwelling zoning districts, do not provide an exemption from the FSR for attached garages (garages attached to the principal building). Other single detached zoning districts allow up to 450 square feet to be exempted. The intent of this regulation was to reduce the size of houses by discouraging the construction of 450 square feet of parking area in the building.

Site Coverage: The NR type zoning districts have also included a site coverage regulation which limits the top floor of the principal building to 80% of the building floorplate. The building floorplate includes the main floor and front porch/deck, as well as 50% of rear main house deck. The effect of this regulation is that the top floors of the principal building are smaller than the floors below, which steps back the building mass. This regulation has been duplicated in other zones in the City including the Queensborough Neighbourhood Residential Dwelling Districts (RQ).

Important NR Zoning District Facts

There is a specific maximum for “Floor Space Above Basement, Cellar or Slab” and the inclusion or exclusion of a basement or cellar space does not change this maximum. “Floor Space Above Basement, Cellar or Slab” will always have a maximum of 0.40 FSR for Single Detached Dwellings or 0.50 for Duplex Dwellings. The maximum total FSR for NR-type single detached districts is 0.50. The maximum total for NR-type duplexes is 0.60. Cellar space is exempt from the FSR calculation in these zones for houses built since 1997.