

Open Volume Explanation and Proposed Amendments

Open volume is the three-dimensional open space within a site that is not occupied by portions of the building (see Figure 1). This regulation achieves open space, variation and proportions that are appropriate to the human scale in the built form.

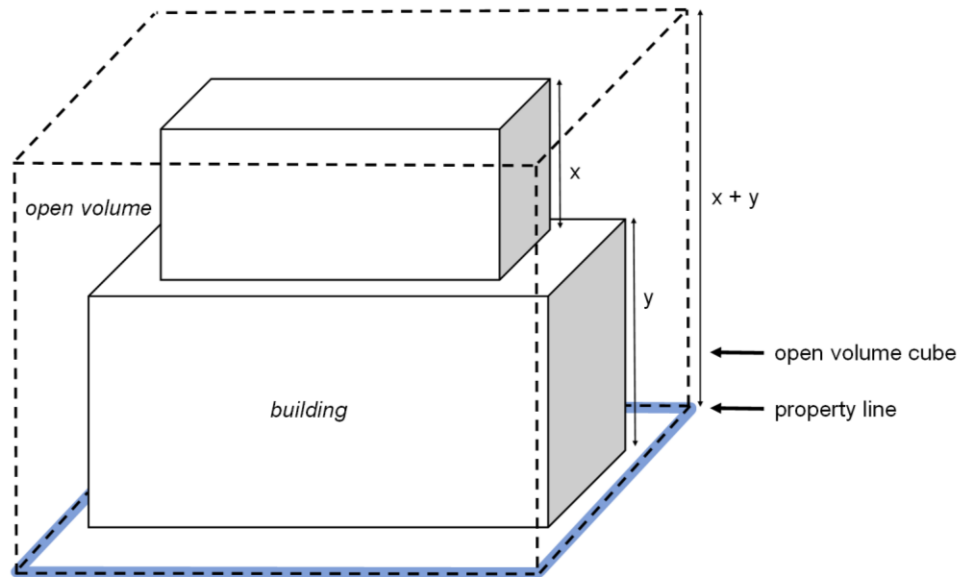


Figure 1. Open Volume Diagram

Under this approach, the maximum permitted building height varies because it is based on the area of the site and the percentage of open volume provided on the site.

Maximum permitted building height is determined at the point where site area intersects an open volume line on the graph in the Zoning Bylaw.

Figure 2 shows the current open volume graph with an example of how to interpret it. As shown, the maximum building height on a 1200 square metre site varies:

- With no open volume, a 17-metre-high building can be constructed.
- About 28% open volume would be needed to permit a 34-metre-high building.
- The absolute maximum height is 59.5 metres, but this is only achievable if at least 50% open volume is provided.

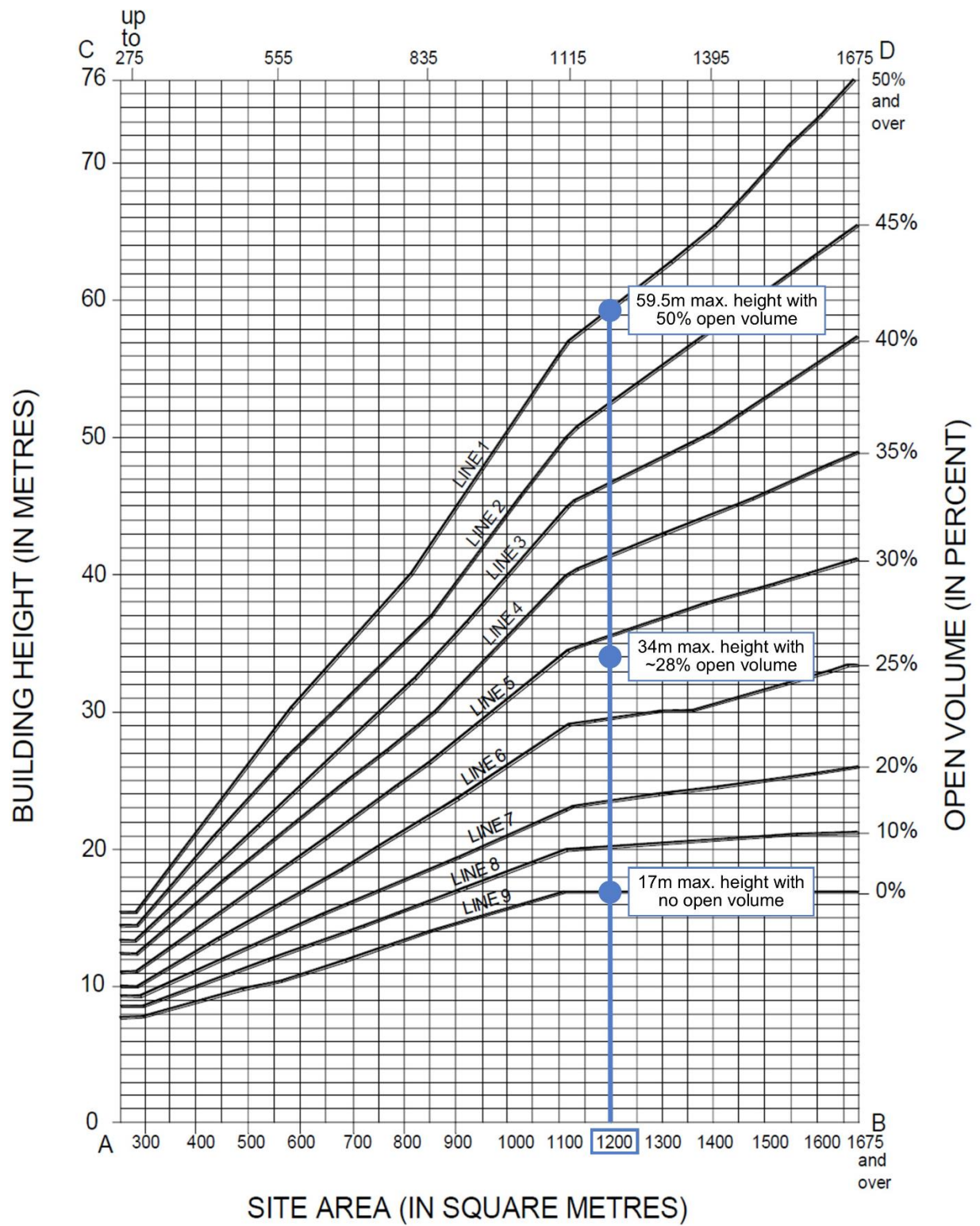


Figure 2. Current Open Volume Graph with Example

Proposed Amendments to Open Volume

Proposed amendments are depicted in Figure 3 and described in Table 1.

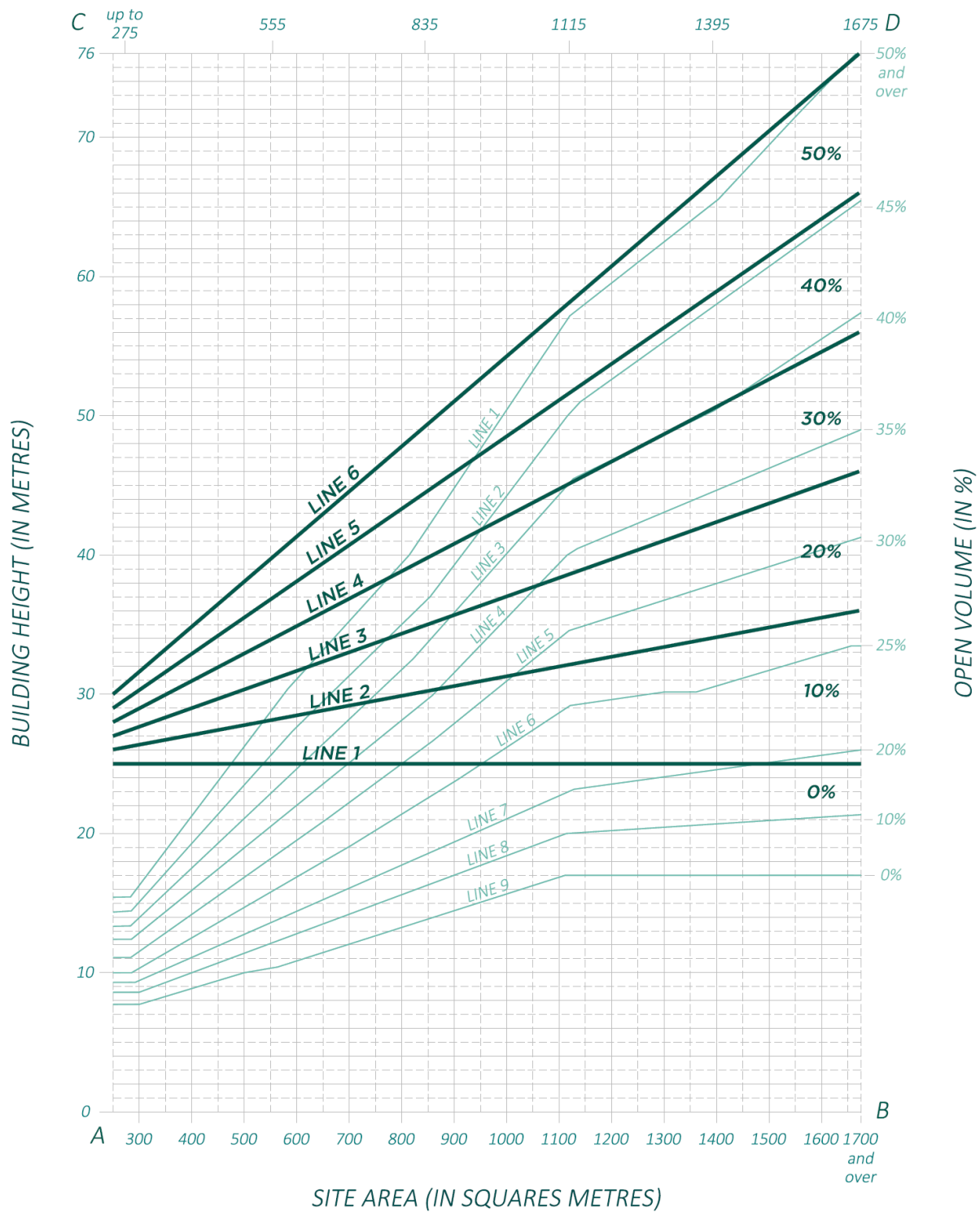


Figure 3. Proposed Open Volume Overlaid on Current

Table 1. Explanation of Proposed Amendments to Open Volume

Summary of Proposed Regulation	Rationale/Comments
<ul style="list-style-type: none"> • The number of open volume lines is reduced from 9 to 6 and they increase in increments of 10%. • The threshold for requiring open volume is raised to buildings over 25 metres for all sites. • Bylaw text will clarify how the graph is to be interpreted and applied, including: <ul style="list-style-type: none"> ○ When the site area of a property falls between established intervals, round to the nearest vertical coordinate. ○ When the intersection of site area and the pertinent open volume line does not fall on an established interval, round to the next highest horizontal coordinate. • The amount of open volume required for a given height is determined by that horizontal coordinate's intersection with the site area vertical coordinate. Building heights: <ul style="list-style-type: none"> ○ Up to and including Line 1 require no open volume. ○ Above Line 1 and up to Line 2 require 10% open volume. ○ Above Line 2 and up to Line 3 require 20% open volume. ○ Above Line 3 and up to Line 4 require 30% open volume. ○ Above Line 4 and up to Line 5 require 40% open volume. ○ Above Line 5 and up to Line 6 require 50% open volume. • Additional building height, beyond what is permitted for a site at each 	<ul style="list-style-type: none"> • The graph is simplified, and existing ambiguities are addressed. • 6-storey buildings are permitted on all sites with no open volume. • Development rights are increased, especially for small- to medium-sized sites (most common size in the B6). • Requiring open volume above 25 metres aligns with existing regulation for buildings above this height to include a step back. • The opportunity for density bonusing is broadened to all sites at each open volume increment. Currently, this option is only available to sites that can achieve a 76-metre building height and provide 50% open volume.

open volume line, may be granted under the density bonus provisions.	
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