Duplex Lot in Vancouver South

For Sale

81 E 50th Ave, Vancouver

Builder Attention! Approx. 4,160 sq ft (32 ft x 130 ft) duplex lot in Vancouver South are. Located at E 50th Ave, the third lot of Quebec St. One block from Main St, the nearest neighbor commercial street. Langara College and Golf Course just across Ontario St. Under R1-1 zoning, potential for duplex or with neighbor lots land assembly for a larger site of multiple dwellings. M-to-M tenant is occupied with $3,500/month gross rent. This is a rare opportunity for people who are seeking an income property with multiple dwellings redevelopment potential. **Don't hesitate, call now!**

(All measurements from BC Assessment, buyer need to verify if deemed important.)

Property Information

Address:	81 E 50th Ave, Vancouver
Legal:	LOT 17, BLOCK 1, PLAN VAP2102, DISTRICT LOT 651, GROUP 1, NEW WESTMINSTER LAND DISTRICT
P.I.D.:	008-460-299
Zoning:	R1-1 RESIDENTIAL INCLUSIVE
Lot Size:	4,160 SqFt (32 ft x 130 ft)

Government Assessment (2025)

Land	$1,999,000
Improvement	$32,700
Total	$2,031,700
Tax 2024:	$8,113.47

Building Information

Building Area:	Approx. 2,248 SqFt
	(1,183 sqft main, 1,065 sqft basement)
Built Year:	1912

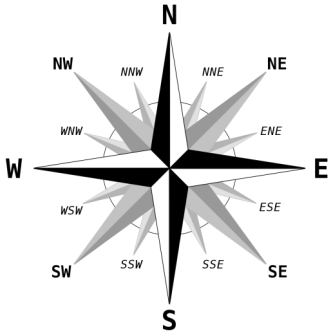
Raymond Leung 梁國權
Personal Real Estate Corporation
604-644-6482
Leung Real Estate Group
Email: Raymondkleung@hotmail.com
WebSite: 410Commercial.com
Over 30 Years Experiences

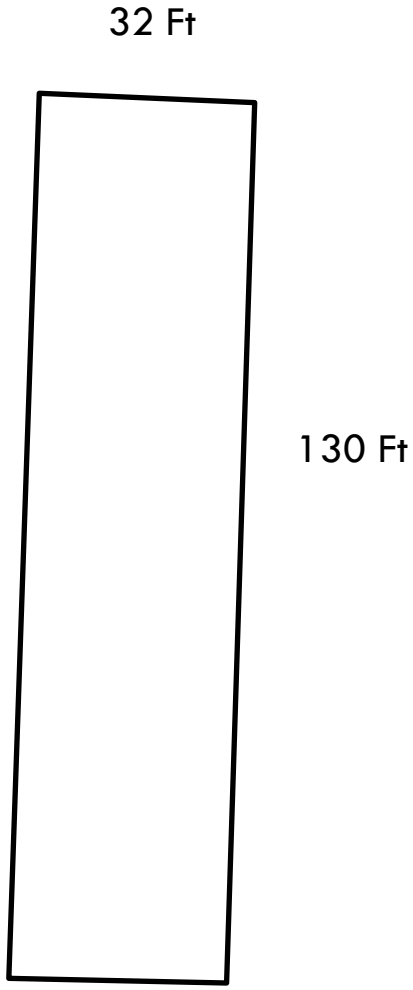
Derek Chew
Personal Real Estate Corporation
778-999-2288
Email: derekchewrealty@gmail.com
WebSite: www.derekchew.ca
Associate Broker

Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299

**Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.*

Measurement





Photo

Site Map

4/30/2025, 2:18:34 PM

Scale: 1:1,128

0 0.01 0.01 0.03 km

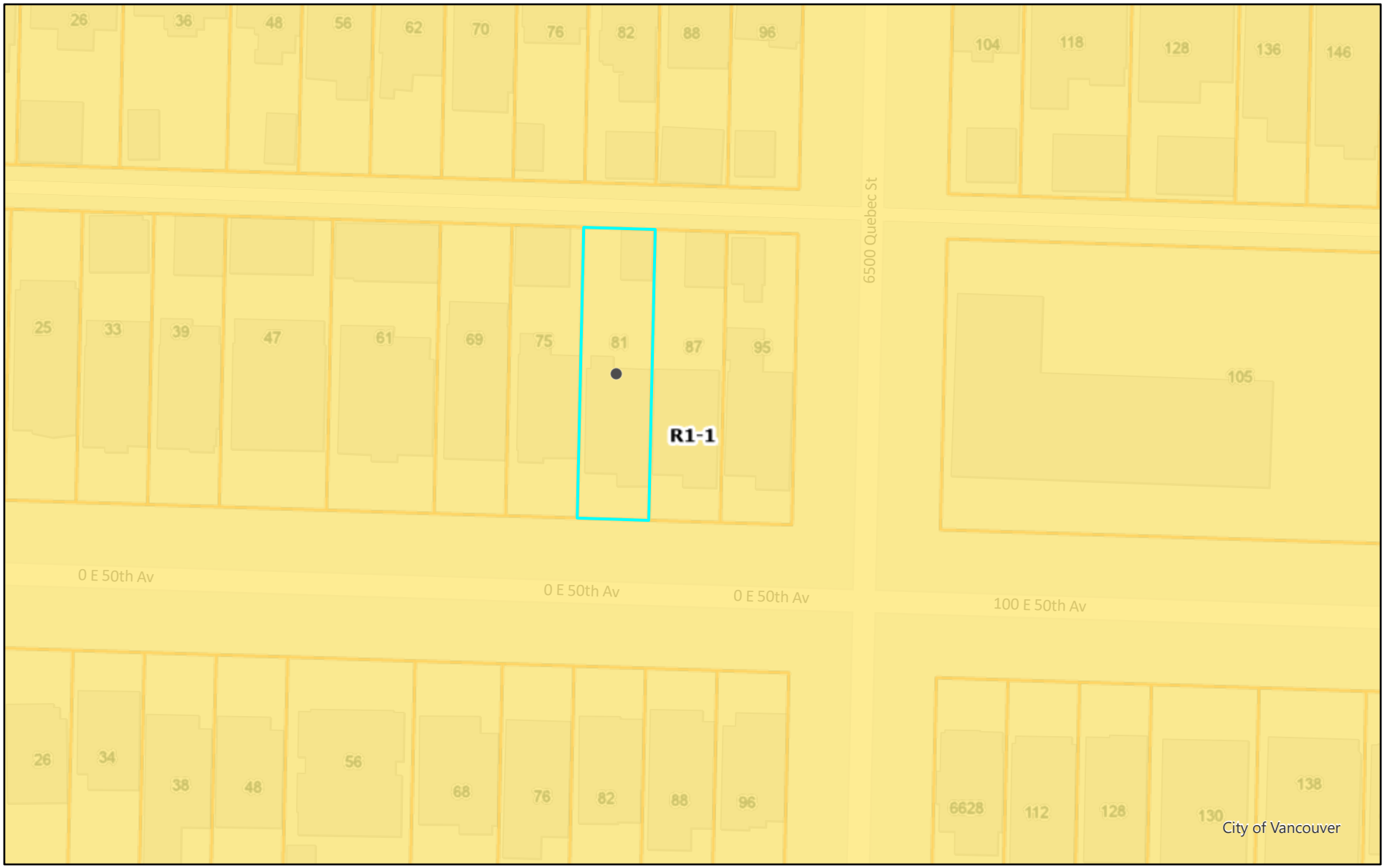
Public Street

Property Parcel Lines

Property Parcels

Property Address Numbers

Zoning Map



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Public Street

Zoning District

Residential Inclusive

Property Parcels

Property Parcel Lines

Property Address Numbers

Scale: 1:1,128

0 0.01 0.01 0.03 km

R1-1

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this Residential Inclusive district schedule is to enable a variety of small-scale housing options while retaining the single lot character of the area. Housing options include multiple dwellings ("multiplex" up to 6 dwelling units, or up to 8 rental dwelling units), duplexes and single detached houses. Duplexes may include additional dwelling units such as secondary suites and lock-off units, and single detached houses may include additional dwelling units such as secondary suites and laneway houses. Retention of character houses is encouraged by permitting infill and multiple conversion dwellings where a character house is retained.

Without limitation, applicable Council policies and guidelines for consideration include the **Guidelines for Additions, Infill and Multiple Conversion Dwelling in the R1-1, RT-7 and RT-9 Zones** and **Flood Plain Standards and Requirements**.

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the R1-1 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section **3** of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
557 m^2	Multiple dwelling containing 6, 7 or 8 dwelling units	**3.1**
464 m^2	Multiple dwelling containing 5 dwelling units	**3.1**
306 m^2	Multiple dwelling containing 3 or 4 dwelling units	**3.1**
	Duplex or Duplex with Secondary Suite	**3.2**
	Single Detached House or Single Detached House with Secondary Suite	**3.2**
--	Other uses in section **2.1** of this schedule	**3.2**

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including Section 2, Section 10 and Section 11, and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm - Class A	Conditional	
Cultural and Recreational Uses		
Community Centre or Neighbourhood House	Conditional	
Golf Course or Driving Range	Conditional	
Library, in combination with Community Centre	Conditional	
Marina	Conditional	
Park or Playground	Conditional	
Stadium or Arena	Conditional	
Zoo or Botanical Garden	Conditional	
Dwelling Uses		
Duplex	Outright	
Duplex with Secondary Suite	Conditional	2.2.1, 2.2.2, 2.2.3
Infill, in combination with the retention of a character house	Conditional	2.2.1, 2.2.2
Infill, existing as of October 17, 2023	Conditional	
Laneway House	Conditional	2.2.1, 2.2.2, 2.2.4
Mixed-Use Residential Building	Conditional	2.2.5
Multiple Conversion Dwelling, resulting from the conversion of a character house	Conditional	2.2.1, 2.2.2, 2.2.6

Use	Approval	Use-Specific Regulations
Multiple Conversion Dwelling, existing as of October 17, 2023	Conditional	
Multiple Dwelling, containing no more than 8 dwelling units	Conditional	2.2.1, 2.2.2, 2.2.7, 2.2.8, 2.2.9, 2.2.10
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.11
Seniors Supportive or Independent Living Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	2.2.1, 2.2.2
Single Detached House in combination with another Single Detached House, existing as of October 17, 2023	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care or Assisted Living Facility - Class A	Outright	2.2.12
Community Care or Assisted Living Facility - Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School - Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.13
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Shared E-Scooter System	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		

Use	Approval	Use-Specific Regulations
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.14
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.15
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 A new multiple dwelling, duplex with secondary suite, single detached house with secondary suite, laneway house, infill in combination with the retention of a character house, or multiple conversion dwelling resulting from the conversion of a character house may only be permitted if:

(a) on a site less than 15.1 m in width, a minimum of 1 existing tree located in the front yard is retained or, where an existing tree in the front yard cannot be retained or where there are no existing trees in the front yard, a minimum of 1 tree is planted in the front yard; and

(b) on a site 15.1 m in width or wider, a minimum of 2 existing trees located in the front yard of the site are retained or, where an existing tree in the front yard cannot be retained or where there are no existing trees in the front yard, a minimum of 1 tree in the case where 1 existing tree could be retained, or 2 trees in the case where no trees could be retained or there were no existing trees, are planted in the front yard,

except that for a site without access to a lane, the Director of Planning may vary any requirement in this section 2.2.1.

2.2.2 For the purposes of fulfilling the requirements of section 2.2.1 above:

(a) existing trees that are retained must have a trunk or stem the diameter of which, or 2 or more trunks or stems the combined diameter of the 2 or 3 largest trunks or stems of which, measured 1.4 m above the existing grade of the ground adjoining its base, is 20 cm or more; and

(b) for each tree that must be planted, any of the following may be planted:

(i) 1 tree as described in Part 1 of Schedule D of the **Protection of Trees By-law**,

(ii) 2 trees as described in Part 2 of Schedule D of the **Protection of Trees By-law**, or

(iii) a tree or trees acceptable to the Director of Planning,

except that in the case of a sloping site, 1 tree as described in Part 2 of Schedule D of the **Protection of Trees By-law** may be planted.

2.2.3 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.

2.2.4 Laneway house is regulated by **Section 11** of this by-law and sections **3** and **4** of this schedule do not apply.

2.2.5 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.

2.2.6 Multiple conversion dwelling resulting from the conversion of a character house, may be permitted if it contains no housekeeping or sleeping units.

2.2.7 Multiple dwelling containing 7 or 8 dwelling units is only permitted where all of the dwelling units are non-stratified and secured as residential rental tenure.

2.2.8 Multiple dwelling is only permitted on a site that:

(a) consists of a single lot on record in the Land Title Office:

(i) prior to October 17, 2023, or

(ii) created by subdivision;

(b) provides vehicular access from the rear of the site; and

(c) is not located partially or fully within a designated flood plain.

2.2.9 Multiple dwellings containing the number of dwelling units specified in the first column below must have a minimum number of dwelling units with 2 or more bedrooms according to the second or third column below:

Number of dwelling units	Multiple dwellings where all of the dwelling units except a dwelling unit occupied by a registered owner are secured as residential rental tenure	All other multiple dwellings
Multiple dwelling containing 3 dwelling units	1 dwelling unit	2 dwelling units
Multiple dwelling containing 4 dwelling units	1 dwelling unit	2 dwelling units
Multiple dwelling containing 5 dwelling units	2 dwelling units	3 dwelling units
Multiple dwelling containing 6 dwelling units	2 dwelling units	3 dwelling units

Multiple dwelling containing 7 dwelling units	2 dwelling units	Not applicable
Multiple dwelling containing 8 dwelling units	3 dwelling units	Not applicable

2.2.10 For multiple dwelling, the Director of Planning may permit more than 1 principal building on a site, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

2.2.11 Principal dwelling unit with lock-off unit may be permitted only in:

(a) a duplex and there may be no more than 1 lock-off unit for each dwelling unit; and

(b) a duplex with secondary suite if there is only 1 secondary suite and only 1 lock-off unit, and the lock-off unit is in the dwelling unit without a secondary suite.

2.2.12 Community care or assisted living facility - class A is subject to the regulations, variations and relaxations that apply to single detached house.

2.2.13 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.14 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

(a) no accessory building exceeds a building height of 4.6 m;

(b) all accessory buildings are located:

(i) in the rear yard,

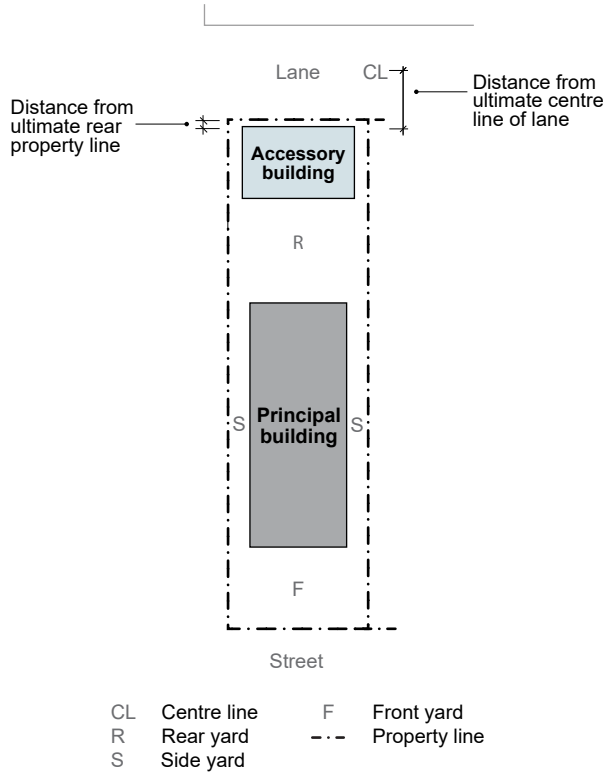
(ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and

(iii) at least 0.6 m from the ultimate rear property line; and

(c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m^2.

2.2.15 Accessory parking spaces customarily ancillary to any outright approval use listed in section 2.1 of this schedule must comply with the provisions of section 2.2.14(b) above.

Diagram: Building placement for accessory building



3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Multiple dwelling, containing no more than 8 dwelling units

Multiple dwelling containing no more than 8 dwelling units is subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.70, except that the Director of Planning may increase:

(a) the permitted floor space ratio to a maximum of 1.00 for multiple dwelling containing no more than 8 dwelling units where all of the dwelling units are secured as residential rental tenure, except that 1 dwelling unit may be occupied by a registered owner of the site;

(b) the permitted floor space ratio to a maximum of 1.00 for multiple dwelling containing no more than 6 dwelling units where at least 1 dwelling unit is developed as a below-market homeownership unit, if a partnering agreement between the City and the BC Housing Management Commission that establishes terms and conditions related to a below-market homeownership program has been entered into and is in effect; or

(c) the permitted floor area by 1 m^2 per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 1.00 for multiple dwelling containing no more than 6 dwelling units,

if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.2 For the purposes of this schedule, below-market homeownership unit means a dwelling unit with:

(a) at least 2 bedrooms; and

(b) a floor area of not less than 90 m^2,

that is subject to a registered agreement with the BC Housing Management Commission with terms that ensure the dwelling unit will be sold at an initial price of a minimum of 50% below fair market value to purchasers that meet income and other eligibility criteria as specified by the BC Housing Management Commission in consultation with the Director of Planning, and that is in compliance with a partnering agreement between the City and the BC Housing Management Commission.

3.1.1.3 Despite section **3.1.1.1(c)** above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.1.2 Building Form and Placement

	Regulations	R1-1
3.1.2.1	Site area and site frontage for multiple dwelling containing 6 or more dwelling units:	
	(a) minimum site area	557 m²
	(b) minimum site frontage	15.1 m
3.1.2.2	Site area and site frontage for multiple dwelling containing 5 dwelling units:	
	(a) minimum site area	464 m²
	(b) minimum site frontage	13.4 m
3.1.2.3	Site area and site frontage for multiple dwelling containing 3 or 4 dwelling units:	
	(a) minimum site area	306 m²
	(b) minimum site frontage	10.0 m
	(c) maximum site area for multiple dwelling containing 3 dwelling units	463 m²
	(d) maximum site frontage for multiple dwelling containing 3 dwelling units	13.3 m
3.1.2.4	Minimum site depth for:	
	(a) buildings in a courtyard configuration	33.5 m
	(b) all other buildings	30.4 m
3.1.2.5	Maximum building height for:	
	(a) rear buildings	8.5 m and 2 storeys
	(b) all other buildings	11.5 m and 3 storeys
3.1.2.6	Minimum front yard depth	4.9 m
3.1.2.7	Minimum side yard width	1.2 m
3.1.2.8	Minimum rear yard depth for:	
	(a) buildings in a courtyard configuration	0.9 m

Regulations	R1-1
(b) all other buildings	10.7 m
3.1.2.9 Maximum building depth	19.8 m
3.1.2.10 Maximum building width	17.4 m
3.1.2.11 Minimum separation between:	
(a) buildings located on a site frontage	2.4 m
(b) rear buildings	2.4 m
(c) buildings located on a site frontage and rear buildings	6.1 m

Building Depth

3.1.2.12 For corner sites, the Director of Planning may increase the maximum building depth if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

Building Separation

3.1.2.13 Minimum separation between buildings must be measured from the closest portion of the exterior walls of any other building on the site.

Diagram: Multiple dwelling – courtyard configuration

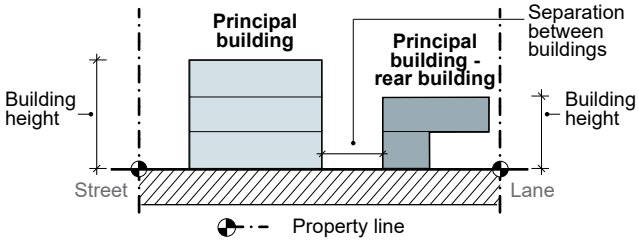


Diagram: Building placement for multiple dwelling in a courtyard configuration

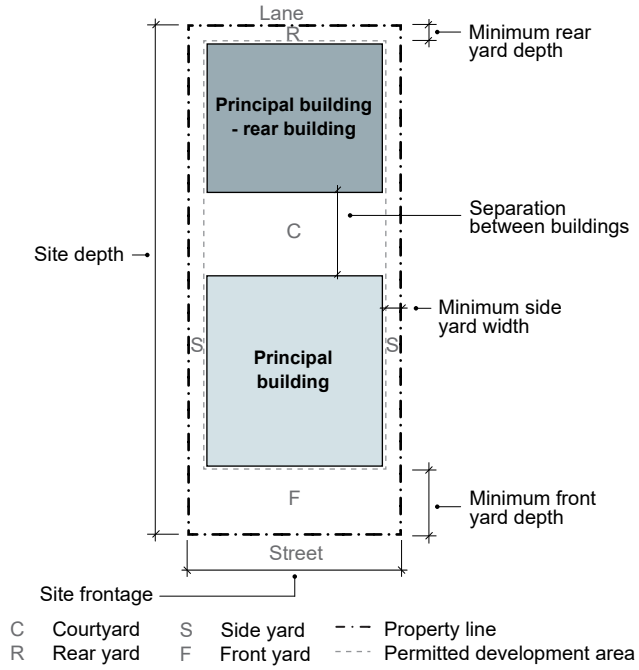


Diagram: Building placement for multiple dwelling on a smaller site frontage

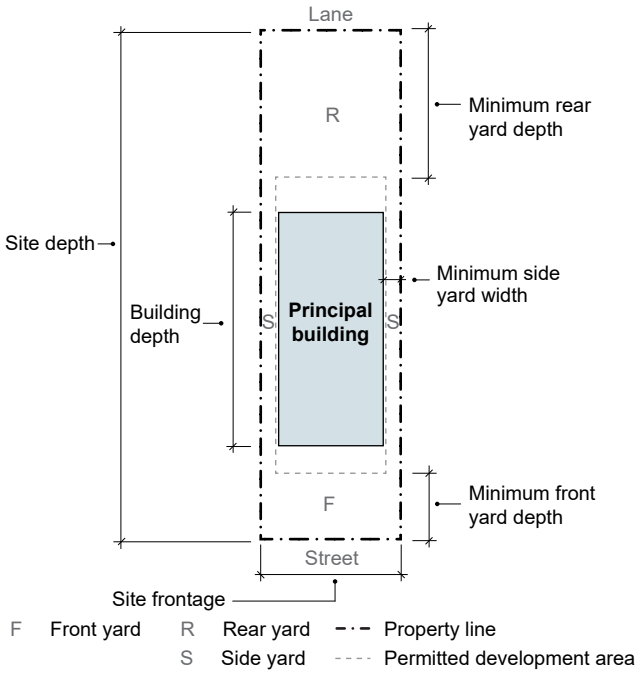
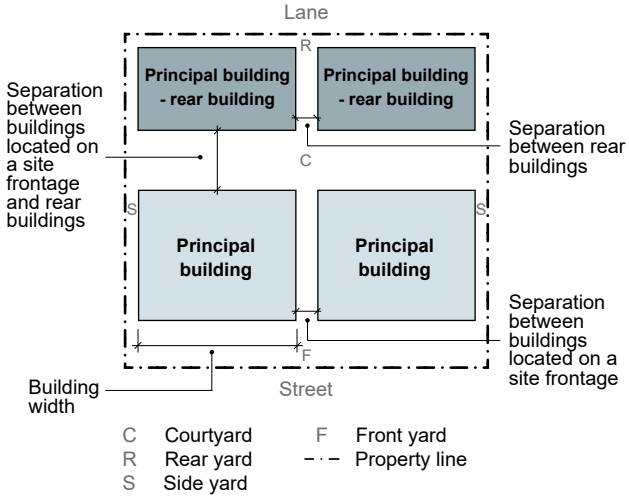


Diagram: Separation between buildings and building width for multiple dwelling in a courtyard configuration on a wider site frontage



3.2 Other Uses

All other uses not regulated by section 3.1 of this schedule are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 0.60, except that for duplex and duplex with secondary suite, the maximum floor space ratio is 0.70.

3.2.1.2 Despite section 3.2.1.1 above, the Director of Planning may increase the permitted floor space ratio to a maximum of:

(a) 0.65 for single detached house and single detached house with secondary suite to facilitate an addition to a character house;

(b) 0.75 for multiple conversion dwelling to facilitate an addition to a character house; or

(c) 0.85 for infill in combination with the retention of a character house,

if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.2.2 Building Form and Placement

	Regulations	R1-1
3.2.2.1	Minimum site area for duplex, duplex with secondary suite, single detached house, and single detached house with secondary suite	306 m²
3.2.2.2	Minimum site frontage for duplex, duplex with secondary suite, single detached house, and single detached house with secondary suite	7.3 m
3.2.2.3	Maximum building height	11.5 m and 3 storeys
3.2.2.4	Minimum front yard depth	4.9 m
3.2.2.5	Minimum side yard width	1.2 m
3.2.2.6	Minimum rear yard depth	10.7 m
3.2.2.7	Maximum site coverage for all buildings	50% of the site area
3.2.2.8	Maximum area of impermeable materials	75% of the site area

Site Area and Site Frontage

3.2.2.9 The Director of Planning may reduce the minimum site area and minimum site frontage for a building containing a dwelling use if the Director of Planning is satisfied with the liveability of the dwelling units.

Building Height

3.2.2.10 Despite the maximum building height in section 3.2.2.3 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.

Side Yard

3.2.2.11 For a site frontage less than 10.1 m in width, the Director of Planning may reduce the minimum side yard width to 1.0 m.

3.2.2.12 For sites less than 7.3 m in width, the minimum side yard width will be reduced to permit the construction of a single detached house on an existing lot that was on record in the Land Title Office as of June 24, 2014, if the use was previously approved under issued development or building permits.

Site Coverage and Impermeability

3.2.2.13 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as a parking area is 30%.

3.2.2.14 The Director of Planning may increase the maximum area of impermeable materials for non-dwelling uses if:

(a) there is a demonstrated need for increased paved or otherwise impermeable surface area to the satisfaction of the Director of Planning; and

Diagram: Building height

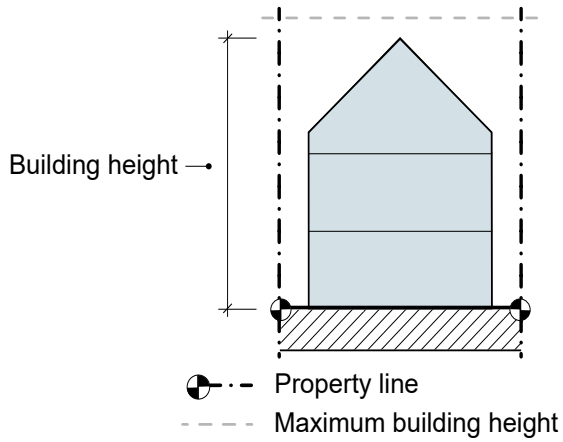
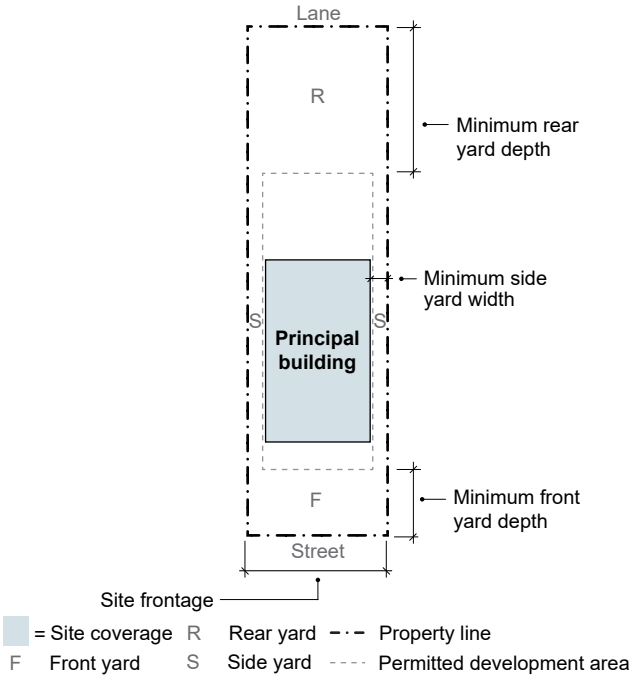


Diagram: Building placement for principal building



(b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Amenity Shares and Affordable Housing Shares

4.1.1 For the purposes of this schedule, amenity has the meaning set out in **Schedule F: Affordable Housing Share and Amenity Share Cost Schedule** of this by-law.

4.1.2 For the purposes of this schedule, the cost of an amenity share or affordable housing share is the amount specified per m^2 in **Schedule F: Affordable Housing and Amenity Share Cost Schedule** of this by-law for the R1-1 zoning district.

4.2 Computation of Floor Area

4.2.1 Computation of floor area must include:

(a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;

(b) stairways, fire escapes, elevator shafts, and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and

(c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height.

4.2.2 Computation of floor area must exclude:

(a) the floor area of a laneway house;

(b) for multiple dwelling, where floors are used for off-street parking or bicycle storage, those floors or portions thereof that are contained within an accessory building or a rear building, provided that:

(i) each parking space is open on at least 2 sides and does not exceed 7.3 m in length, and

(ii) bicycle storage to a maximum of 24 m^2;

(c) for all other uses, where floors are used for off-street parking, loading and bicycle storage, those floors or portions thereof up to a maximum of 48 m^2, that are located in:

(i) an accessory building or a rear building,

(ii) a principal building where a site has no developed secondary access, or

(iii) a principal building on a corner site where the rear property line of a site adjoins, without the intervention of a lane, the side yard of a site in an R district,

provided that each parking space does not exceed 7.3 m in length;

(d) for multiple dwelling, floors or portions thereof that are used for heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, up to a maximum of 3.7 m^2 per dwelling unit;

(e) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;

(f) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed:

(i) 12% of the permitted floor area for multiple dwelling, and

(ii) 8% of the permitted floor area for all other uses;

(g) entries, porches and verandahs, and covered porches above the first storey, if:

(i) they are open or protected by guards that do not exceed the required minimum height,

(ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section **4.2.2(f)** above, does not exceed:

(A) 16% of the permitted floor area for multiple dwelling, or

(B) 13% of the permitted floor area for all other uses,

(iii) the depth of the total area being excluded for covered porches above the first storey does not exceed 1.8 m, and

(iv) the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor;

(h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section **4.2.2(g)** above, to which there is no access from the interior of the building;

(i) areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists, if:

(i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and

(ii) the excluded floor area does not exceed 10% of the permitted total floor area,

and despite the definition of “partial storey” in Section 2 of this by-law, for the purposes of this schedule the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section **4.2.2(i)**;

(j) areas of undeveloped floors that are located:

(i) above the highest storey or partial storey, and to which there is no permanent means of access other than a hatch, or

(ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;

(k) floors located at or below finished grade with a ceiling height of less than 1.2 m;

(l) despite section 4.2.1(b) above, for multiple dwelling, where a dwelling unit is located above another dwelling unit in a multiple dwelling, an area of 7.5 m^2 per dwelling unit for an internal stairway that provides access to the upper dwelling unit and the area located immediately below the internal stairway; and

(m) child day care facilities to a maximum floor area of 10% of the permitted floor area, if the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood.

4.3 Measurements

4.3.1 Where a building line has been established pursuant to section 8.1.2 of this by-law, such building line will be deemed to be the southerly boundary of any required rear yard on lands described in "Plan A" of Part III of Schedule E to this by-law, despite any dimension contained herein.

4.3.2 The maximum area of impermeable materials includes site coverage for all buildings.

4.3.3 For the purposes of section 3.1 of this schedule, building depth means the maximum distance from the front exterior wall to the rear exterior wall, except that balconies and entries, porches and verandahs that comply with Section 10 of this by-law and sections 4.2.2(f) and 4.2.2(g) of this schedule may be excluded from the measurement of building depth.

4.4 External Design

4.4.1 No portion of the basement or cellar may project horizontally beyond the perimeter of the first storey, including entries, porches and verandahs.

4.4.2 The surface of the ground adjoining a building may be lowered only for the purpose of providing:

(a) a window well for a basement or a cellar, if the lowered surface does not extend more than 1.0 m from the surface of a wall;

(b) a sunken entrance for a basement, if:

(i) the portion of the building abutting the lowered surface faces either the front street or the rear property line,

(ii) the lowered surface does not extend more than 3.1 m into the required front or rear yard, measured from the street-facing wall and including stair runs or vertical change in grade between the basement and the existing grade, and

(iii) the sum of the widths of all lowered surfaces abutting the building is not greater than half the building width or 4.6 m, whichever is the lesser; or

(c) a sunken entrance for a cellar in buildings existing prior to June 23, 2020, if:

(i) it complies with section **4.4.2(b)** above, and

(ii) the depth of the lowered surface does not exceed 1.8 m below the average finished grade,

except that the Director of Planning may vary the requirements of this section **4.4.2** if, in the opinion of the Director of Planning, the design meets the intent of the regulations for quality and durability of design and architectural expression.

4.4.3 Exterior windows in a secondary suite or lock-off unit must have a minimum total glazing area of:

(a) 10% of the total floor area of the room, in each of the kitchen, living room and dining room; and

(b) 5% of the total floor area of the room, in all other rooms, except bathrooms and laundry rooms.

4.4.4 For multiple dwelling, no exterior stairway can exceed the length of 2.4 m.

4.4.5 For multiple dwelling, a minimum area of 7.4 m^2 per dwelling unit must be provided in the form of balconies, decks, roof decks, patios, or other outdoor spaces to the satisfaction of the Director of Planning.