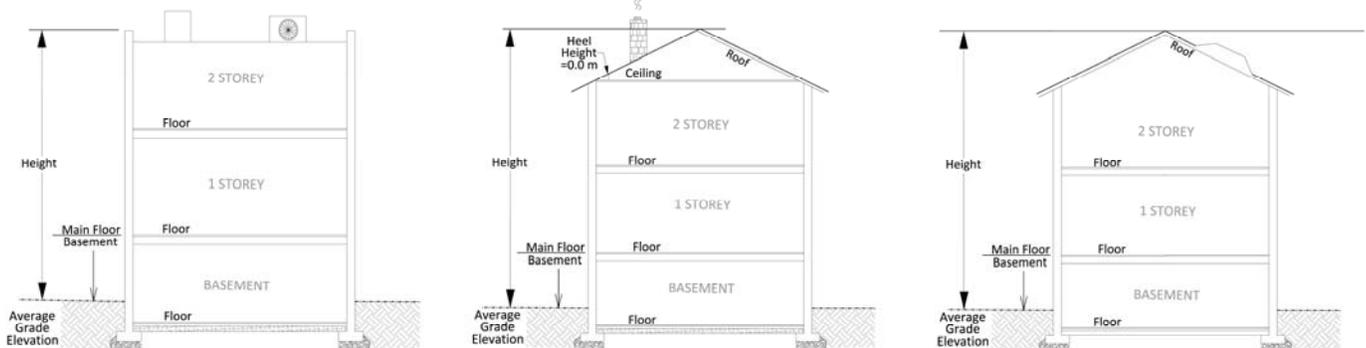


52. Grade, Height, and Storeys

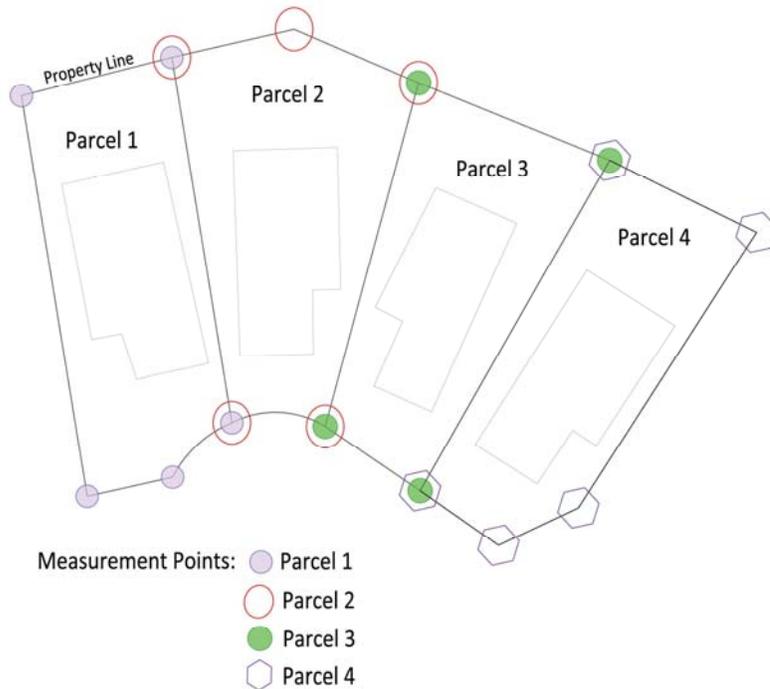
1. If required by the Development Office to determine whether a development conforms to the maximum Height and Stores permissible with a Zone, the applicant for a development permit shall submit the following information to the Development Officer's satisfaction:
 - a. All information required by the Development Officer to calculate average Grade Elevation, such as but not limited to:
 - i. A grading plan that shows the Grade Elevation of the Site at each corner of the lot(s), unless the development is a proposed residential development with floor area less than 47 square metres; and
 - ii. Scale elevation drawings, showing the proposed geodetic elevation of the finished level of the floor of the principal building that is directly above the average Grade Elevation of the Site, and the proposed dimensions of the principal building from that geodetic elevation to the proposed roof peak of the principal building
2. The Development Officer shall calculate Height by measuring the distance between the average Grade Elevation and the highest point on the building, including the parapet if applicable, except:

- a. In all zones:

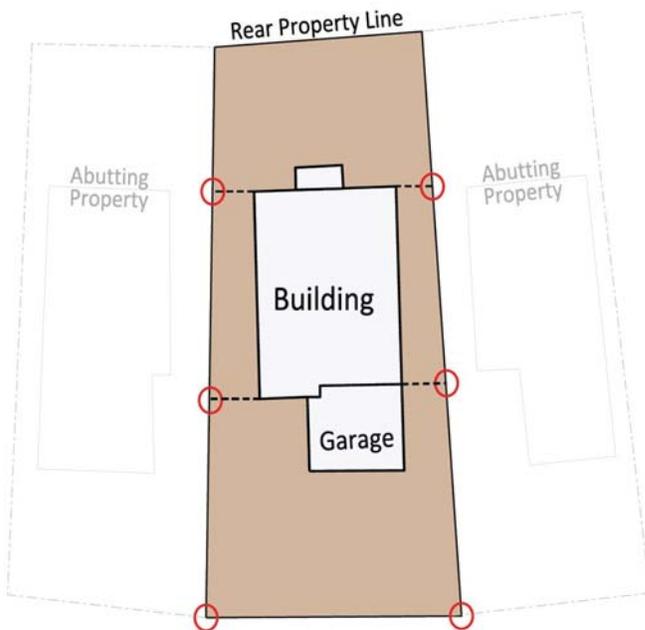
Chimney stacks, steeples, belfries, domes, or spires; masts, flag poles, clearance markers or other similar erections; monuments, skylights and/or fire walls shall not be included in the calculation of Height.



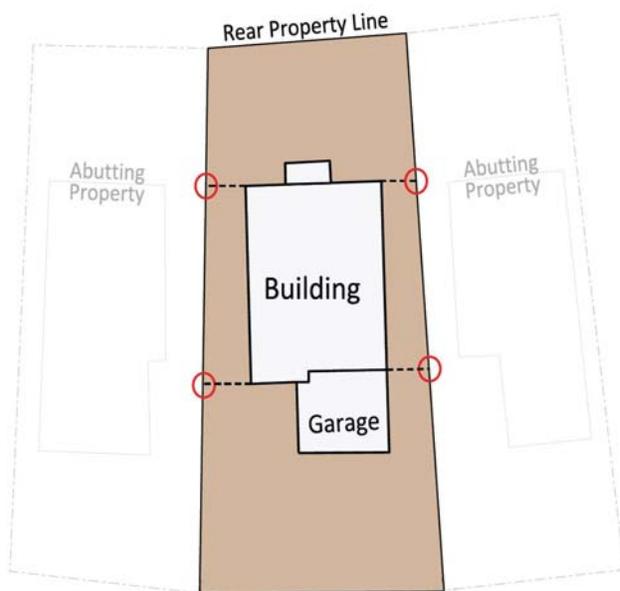
- b. In all zones, except the (RF5) Row Housing Zone, the (UCRH) Urban Character Row Housing Zone and Zones where Single Detached Dwelling is a Permitted Use:
Elevator housings, roof stairways or rooftop access; water tanks and other tanks; heating ventilating and air conditioning (HVAC) equipment; and receiving or transmitting structures shall not be included in the calculation of Height.
 - c. In the (RF5) Row Housing Zone, the (UCRH) Urban Character Row Housing Zone and Zones where Single Detached Dwelling is a Permitted Use:
The maximum Height of receiving or transmitting structures, where these are Satellite Signal Receiving Antennas or Amateur Radio Antennas and Support Structures, shall be calculated in accordance with Sections 50.4 and 50.5, respectively, of this Bylaw. The maximum Height for all other receiving or transmitting structures, other than those which may normally be required for adequate local television reception, shall be the maximum Height in the Zone, and not the maximum Height for Accessory Buildings in Residential Zones specified in subsection 50.3(2);
3. The Development Officer shall determine average Grade Elevation by:
 - a. For all Sites except those otherwise described in this subsection, the Development Officer shall determine average Grade Elevation by calculating the Grade Elevation at the corners of the Site prior to construction as shown on the grading plan, adding the relevant Grade Elevations together and dividing the sum of the relevant Grade Elevations by the number of corners of the Site.



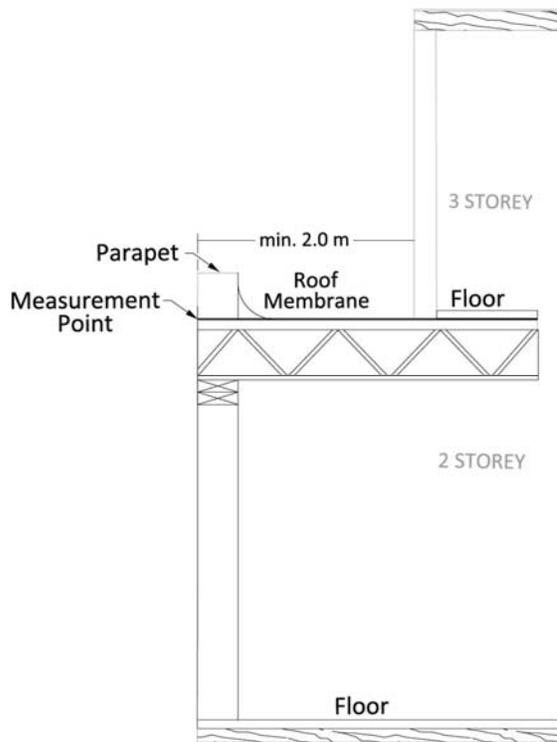
- b. For sites where the development permit application proposes a development including a walkout Basement, drive-under garage, or similar feature, the Development Officer shall determine average Grade Elevation by adding together the Grade Elevation at the following points:
- i. Two corners where the side property line intersects the front property line;
 - ii. The intersection of the side property line and a line drawn parallel to the front face of the principal building and behind any proposed front-attached garage, or similar feature; and
 - iii. The intersection of the side property line and a line drawn parallel to the rear face of the proposed principal building
- and dividing the sum of the relevant Grade Elevations by the number of calculated Grade Elevation points;



- c. For Sites where the development permit application proposes an infill building where Grade on the abutting Sites is raised above the corners of the Lot in such a way that the corners of the Lot are not an accurate representation of the average Grade Elevation on the Site, the Development Officer shall determine average Grade Elevation by calculating the Grade Elevation at the following points:
 - i. The intersection of the side property line and a line drawn parallel to the front face of the principal building and behind any proposed front-attached garage, or similar feature; and
 - ii. The intersection of the side property line and a line drawn parallel to the rear face of the proposed principal building and dividing by the total number of corners that were added together;

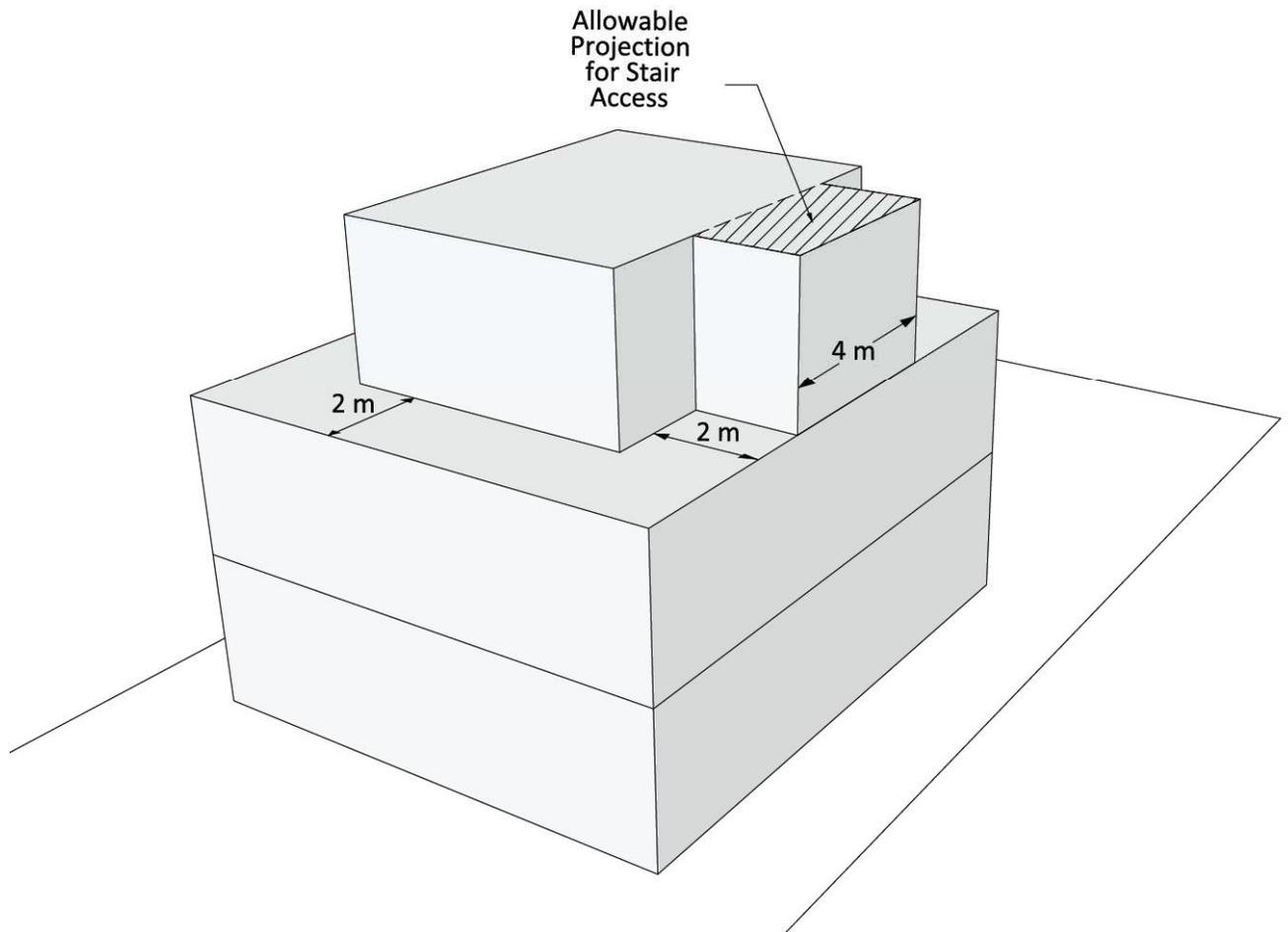


- d. On Sites with a size greater than 1.4ha the Development Officer shall determine a separate average Grade Elevation for each building by adding together the Grade Elevation at each corner of the Lot abutting a roadway and each corner of the proposed building that is closest to the roadway, and dividing the sum of the relevant Grade Elevations that were added together.
 - e. In considering characteristics such as the size and topography of the Site, the proposed design Grade Elevation of the Site relative to the existing Grade Elevation of abutting Sites, the pre-construction Grade of the Site, and the locations of access to the proposed buildings on the Site, the Development Officer may choose an alternative method for calculating average Grade Elevation. Alternate methods include modifying a method other than those described in subsection 52.3 or by establishing a new method, and all alternative methods must apply the Zoning Bylaw as closely as possible. If an alternate method is chosen, the development permit shall be considered a variance and require a Class B permit.
4. In zones imposing a maximum Height of 16.0 metres or less the Development Officer shall permit an increase to the maximum Height of the zone, or the maximum Height of the zone as it is modified by an overlay, if applicable, in the following situations:
 - a. where the development permit application proposes a development with a principal building that has a roof slope of 2/12 or less (a flat roof) on a Site that has frontage greater than 12.0 metres, the maximum Height may increase by up to 2.5 metres and the maximum number of Storeys may increase by one Storey, provided that:
 - i. the top Storey is Stepback from all exterior walls of the building a minimum of 2.0 metres as measured from the intersection of the top of the second floor roof truss at the exterior of the building to the exterior walls of the third Storey;

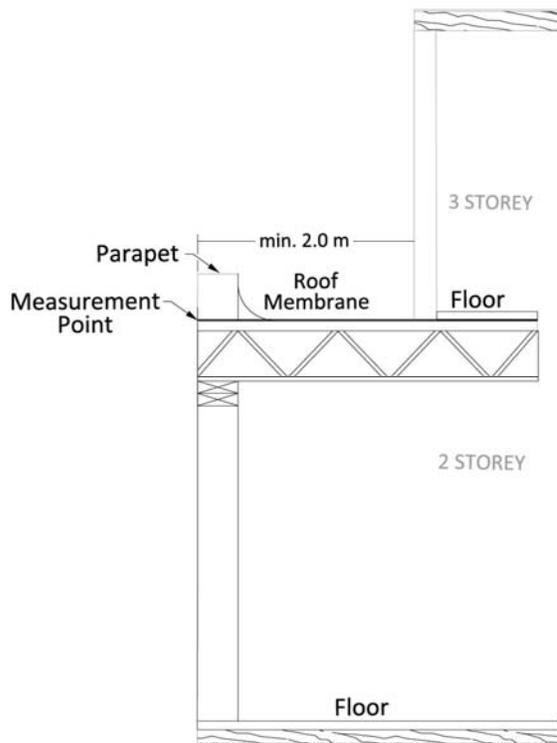


- ii. Notwithstanding 52.4(a)(i), a portion of the third Storey may project into the required 2.0 metre Stepback to the exterior wall. The width of any such projection shall not exceed 4.0 metres, and in the case of more than one projection, the aggregate total width shall not exceed two fifths of the length of the building's wall on which the projection is located.

Third Storey Massing for Flat Roof Building on a Lot with Frontage ≥ 12 m



- iii. Variances to the Stepback requirement and the restriction on Floor Area of the top Storey shall be processed as a Class B application;
- b. In zones that list Single Detached Dwelling as a Permitted use, and the RF5 zone, where an application proposes a principal building that has a roof slope of 2/12 or less (a flat roof) on a Site that has frontage less than 12.0 metres, the maximum Height may increase by up to 2.5 metres and the maximum number of Storeys may increase by one Storey, provided that:
 - i. the top Storey is Stepback from the front and rear exterior walls of the building a minimum of 2.0 metres as measured from the intersection of the top of the second floor roof truss at the exterior of the building;

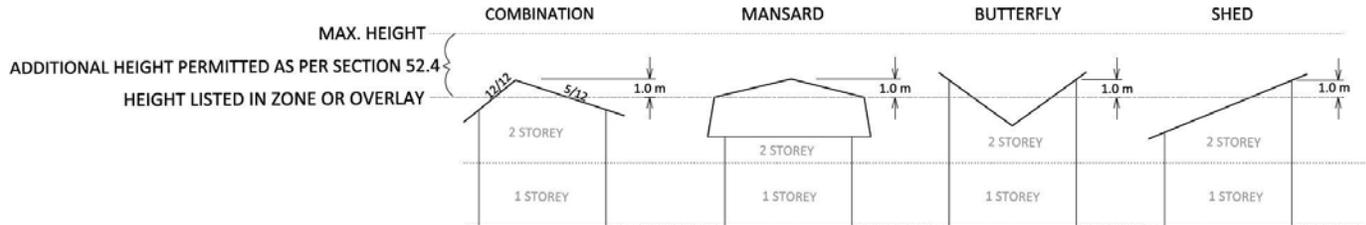
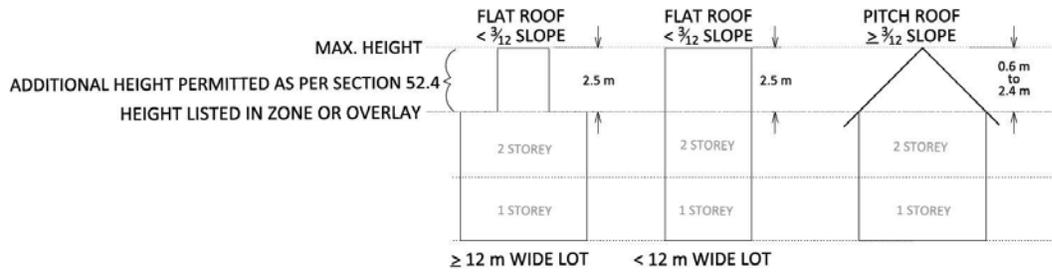


and

- ii. Variances to the Stepback requirement and the restriction on Floor Area of the top Storey shall be processed as a Class B application;
- c. Where the development permit application proposes a development of a building or accessory structure with a gable or hip roof having a roof pitch steeper than 2/12 the Development Officer shall allow an increase in the maximum number of Storeys by one and an increased Height by the amounts shown in 52.4(c)(i):
- i.

Roof Pitch	Allowable increase to maximum Height
3/12	0.6 metre
4/12	0.8 metre
5/12	1.0 metre
6/12	1.2 metres
7/12	1.4 metres
8/12	1.6 metres
9/12	1.8 metres
10/12	2.0 metres
≥12/12	2.4 metres

- ii. The roof pitch that forms the highest ridge or peak shall establish the point from which to measure the Height of the roof. In the case of a roof having two different roof pitches, the Development Officer shall the most restrictive of the two pitches and to determine the bonus Height that would apply in that instance.
- iii.



- d. where the development permit application proposes a development of a building with a mansard, gambrel, shed roof, butterfly roof, saddle roof, or curved roof, the Development Officer shall allow an increased Height in addition to the Height in the zone by 1.0m.
5. In determining whether a development conforms to the maximum number of Storeys permissible in any Zone, the Development Officer shall apply the following regulations:

a. Storeys calculated by...

- b. A Basement shall not be considered to be a Storey if the Height of the finished level of the floor that is directly above the average Grade Elevation of the Site and the average Grade Elevation of the Site is less than 1.83 metres.
- c. Notwithstanding 5.a. above, a Basement shall **not?** be considered to be a Storey if an applicant proposes a Single-detached Dwelling, Semi-detached Dwelling, Duplex Dwelling, Row Housing, or Stacked Row Housing with a drive-under garage or a walk out Basement. **However, if the proposed development contains a walk out basement or drive under garage, the restriction of maximum Floor Area for the third storey shall not apply.**
- d. **What if we said that the storey maximum applies to each part of the building in isolation from the rest, so in other words, if the building is not more than 3 storeys in any one location, then it is ok, even if there are four levels in total?**