

## BUILDING HEIGHT

### CURRENT ZONING BYLAW PROVISION

The current Zoning Bylaw measures building height to the highest point or peak of the roof. This means that:

- Homes with steeper roof pitches reach the maximum permitted height more quickly;
- Roof design flexibility can be limited; and
- Builders are often encouraged toward shallower roof slopes in order to remain within the allowable height limit.

The maximum permitted building height in residential districts is currently 8.5 metres.

### PROPOSED NEW BYLAW PROVISION

Building Height means the vertical distance measured from the grade level to the highest point of the roof surface, if a flat roof; to the midpoint of a mansard roof and to the mean height level between eaves and ridge for a gable, hip, or gambrel roof. The maximum permitted building height would remain 8.5 metres.

### WHAT WOULD CHANGE?

The proposed amendment does not increase the allowable building height. Instead, it changes how height is measured to align with common National Building Code and planning standards used in most municipalities.

For sloped roofs:

- Height would no longer be measured to the roof peak;

- Height would instead be measured to the midpoint between the eaves and the ridge.

This approach allows:

- Steeper roof pitches;
- Improved architectural flexibility; and
- Roof forms more appropriate for northern climates with heavy snow loads.

### IMPLICATIONS OF THE CHANGE

The proposed amendment modernizes the method used to measure building height while maintaining the existing 8.5 metre height limit.

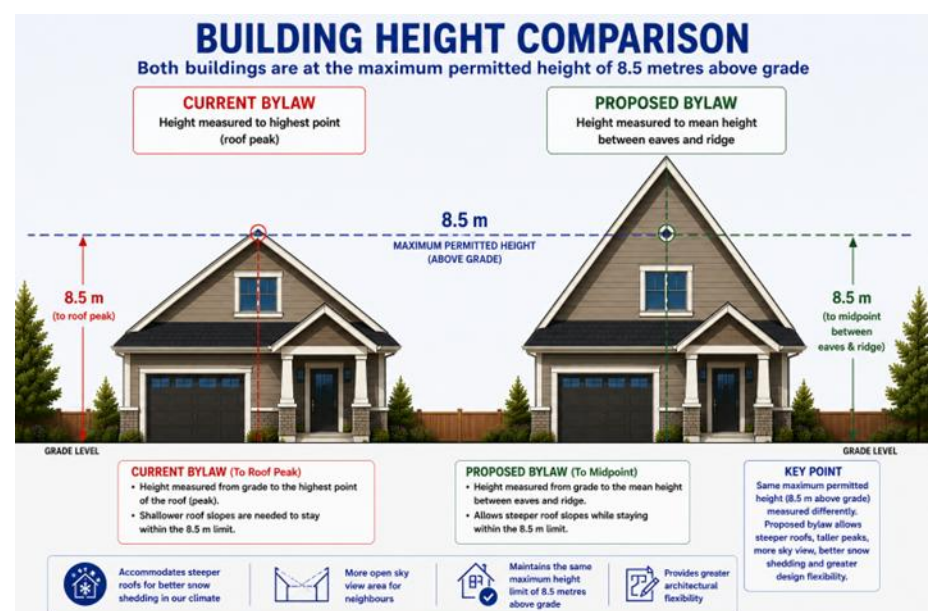
Measuring height to the midpoint of a sloped roof:

- Encourages steeper roof pitches;
- Supports more attractive and varied architectural design;
- Better accommodates snow shedding in northern climates; and
- Aligns with common planning and building standards.

Importantly, while the roof peak of a steeper roof may be higher, the steeper roof angle can actually reduce the visual mass of the building from neighbouring properties.

A steeper roof creates:

- Less apparent wall mass;
- More visible sky area between buildings; and
- Reduced visual obstruction compared to broader shallow-pitched roofs.



The proposed amendment is intended to provide greater design flexibility while maintaining neighbourhood compatibility and the existing overall height regulation.

### PLACE A DOT

Green (Agree) 4

Yellow (Unsure)

Red (Disagree)