



**Amendment to Zoning Bylaw 8500 –  
Building Height and Massing**

**No.: INFO-27  
Date: 2015-09-16**

**Purpose:**

To inform builders and owners of the amendments to the Zoning Bylaw No. 8500 through the adoption of Amendment Bylaw 9280 and Amendment Bylaw 9281.

**Background:**

The City has amended the Bylaw on September 14, 2015 to address building massing concerns raised by members of the general public.

**Implementation:**

Effective September 15, 2015, Zoning Bylaw 8500 has been amended to include the following:

- The definition of “**Height, Building**” has been revised to mean the vertical height from the finished site grade to the highest point of the building. (See Section 3.4 of Bylaw 8500 for more information.)
- The absolute maximum height of houses has been revised to 9.0 m. This is applicable to both two and two-and-half storey houses. (See Section 4.18 of Bylaw 8500 for more information.)
- With the exception of 10 m<sup>2</sup> of floor area used exclusively for interior entry and staircase purposes, floor areas with a ceiling height in excess of 5.0 m shall be counted as two floors. (See Section 4.3 of Bylaw 8500 for more information. See Bulletin Permits-55 for more information on the measurement of ceiling heights.)
- The setbacks and maximum size of detached accessory buildings have been revised. (See Sections 4.7 and 4.8 of Bylaw 8500 for more information.)
- The maximum heights of detached accessory buildings and attached garages have been revised. (see Section 4.14 of Bylaw 8500 for more information.)
- The maximum heights of accessory buildings containing coach houses have been revised. (See Section 8.3 of Bylaw 8500 for more information.)
- The definition of “**Residential vertical lot width envelope**” has been revised to mean the vertical envelope within which a house must be contained as calculated in Section 4.18 of Bylaw 8500. (See Sections 3.4 and 4.18 of Bylaw 8500 for more information.)

Should you have any questions, comments or suggestions concerning this bulletin please contact the Building Approvals Department at 604-247-4606.