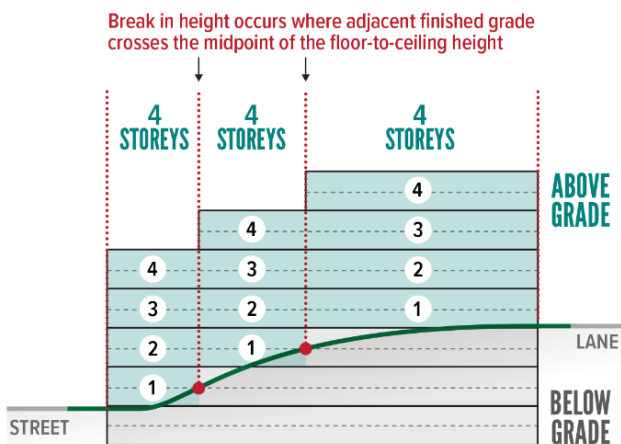


## 6.4.1 Height of Buildings in the R (Except R1) and CM Districts

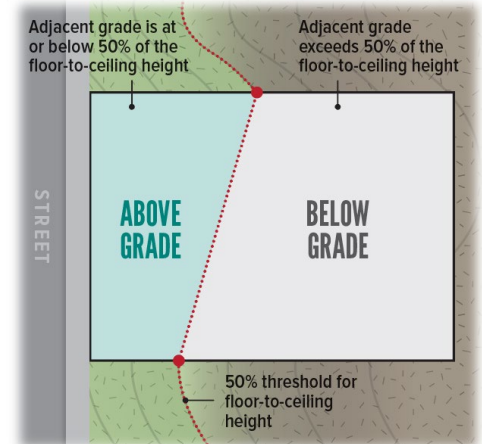
### 6.4.1.1 Height Calculation

- (1) In the R and CM Districts, excluding the R1 District, the height of a building is equal to the number of storeys contained between the roof of the building and the floor of the first storey, as measured through the vertical cross section(s) of the building containing the greatest number of storeys.
- (2) For the purpose of this section, the first storey shall be:
  - (a) any horizontal portion of a building storey that is 50% or more above the adjacent finished grade as measured from its finished floor to the underside of the joists of the floor next above it; or
  - (b) as determined in accordance with the British Columbia Building Code.

**Diagram: Elevation View - Determination of Above and Below Grade Portions of a Storey as per (2)(a)**

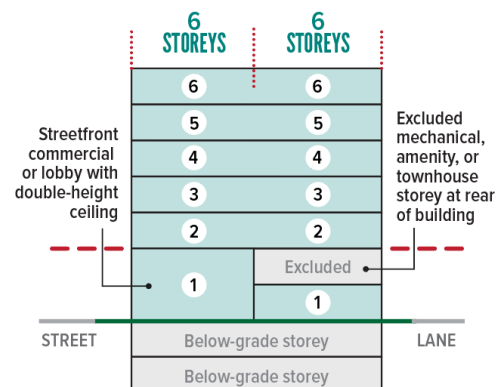


**Diagram: Plan View - Determination of Above and Below Grade Portions of a Storey as per (2)(a)**



- (3) The following shall be excluded from the height calculation:
  - (a) rooftop access, mechanical penthouses, and elevator overruns;
  - (b) enclosed rooftop amenity areas of no more than one storey in height, provided these areas do not exceed 25% of the total roof area that is at the maximum permitted building height;
  - (c) one of two storeys containing townhouse dwellings and/or communal uses, such as circulation, mechanical, or amenity space, where the total floor-to-ceiling height of the two storeys combined does not exceed the floor-to-ceiling height of an adjacent single-storey ground-level commercial unit or entrance lobby within the same building; and

**Diagram: Example exclusion when partial double-height first storey as per (3)(c)**



- (d) mezzanines in first storey commercial and live-work units provided they are not considered a storey under the British Columbia Building Code. For clarity, mezzanines located in residential dwelling units or above the first storey in commercial and live-work units will be counted as a storey for the purpose of calculating building height.

(4) Where sites are rezoned to the CD (Comprehensive Development) District and are based on an R District in combination with a CM District:

- (a) The maximum permitted building height is determined by the district with the greatest allowable height.
- (b) R District residential uses cannot exceed the number of storeys permitted by their respective R District regulations.
- (c) At least one commercial storey is required at ground level, with any additional required commercial storeys permitted in any other above-grade portion of the building.

#### 6.4.1.2 Conditional Height Increases

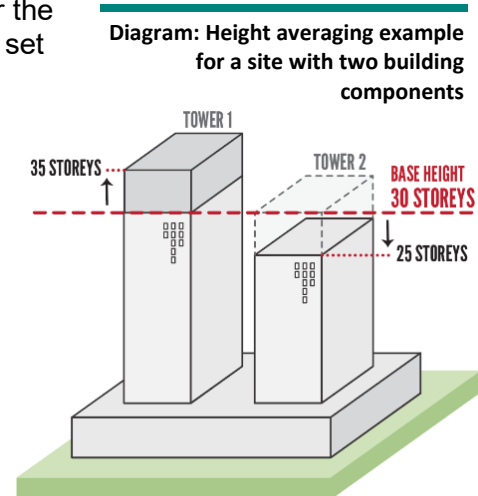
- (1) Sites are eligible for conditional height increases in compliance with Table 6.4.1.2 and Sections 6.4.1.3 and 6.4.1.4.
- (2) Where a site is eligible for multiple conditional height increases, they are to be applied in the order shown under the Eligible Additional Height section of Table 6.4.1.2 and may not cumulatively exceed the maximum additional height shown in Row E of Table 6.4.1.2 for any given building.

Table 6.4.1.2   Conditional Height Increases (in Storeys)										
D = Discretionary   U = Unrestricted										
Row	Zoning District:	R1	R2	R3	R4	R4 (TOA)	R5	R6	R7	R8
	Base Height									
A	Maximum Height	4	4	4	6	8	12	20	30	40
	Eligible Additional Height									
B	Height Averaging	0	0	0	0	0	4	5	5	5
C	Voluntary Commercial	0	0	0	0	0	8	10	10	U
D	Community Benefit Bonus	0	0	D	D	D	D	10	10	U
E	Maximum Additional Height	0	0	2	6	4	8	10	10	U
F	Maximum Height w/ Eligible Increase	4	4	6	12	12	20	30	40	U

#### 6.4.1.3 Height Averaging

- (1) In the R5, R6, R7, and R8 Districts, the height of a building or separate portions of the same building that are 12 storeys or taller (both referred to as “building components” for the purpose of this section) can be increased by way of height averaging, subject to the following:
  - (a) Only those proposed building components that are permitted to a height of 12 storeys or taller are eligible for height averaging and shall be used to calculate the average height for the site;
  - (b) The average height of the building components must not exceed the maximum base height for the applicable zoning district;

- (c) The maximum number of additional storeys for the applicable zoning district shall not exceed that set out in Row B of Table 6.4.1.2;
- (d) The floorplate of a building component receiving additional height cannot exceed the floorplate of the building component(s) offsetting that height, excluding the area of elevator cores; and
- (e) Eligible buildings are restricted to:
  - (i) the same lot;
  - (ii) contiguous lots that form one development site; or
  - (iii) sites approved as part of a master plan.



#### 6.4.1.4 Voluntary Commercial

- (1) On sites rezoned to the CD (Comprehensive Development) District that are based on the R5, R6, R7, or R8 District in combination with the CM1 or CM2 District, an increase to the maximum building height is permitted where voluntary commercial storeys are provided in addition to the minimum commercial storey requirements, subject to the following:
  - (a) The increase in building height is equivalent to the number of voluntary commercial storeys provided, up to the maximum number of additional storeys permitted in Row C of Table 6.4.1.2.
  - (b) The additional height is restricted to the building in which the voluntary commercial storeys are located.
  - (c) The floorplate size of additional residential storeys cannot exceed the floorplate size of the provided voluntary commercial storeys.
  - (d) Voluntary commercial storeys shall not be converted to another use.
  - (e) Voluntary commercial storeys may contain:
    - (i) Any CM1 District principal use, excluding active mobility hubs, emergency shelters, and live-work units.
    - (ii) Any CM2 District principal use, excluding parking garages, service stations, and storage facilities.