



**Zoning Bylaw Amendments –  
Storey, Half (1/2) & Flat-roof Houses**

**No.: INFO-26**  
**Date: 2015-04-22**  
**Revised: 2016-03-24**

**Purpose:**

To inform builders/owners and designers of amendments to Zoning Bylaw 8500. The amendments include a modification to “storey, half (1/2)” and a new maximum height for a houses constructed with a flat-roof.

**Background:**

The City adopted the bylaw amendments on April 20, 2015, following the Public Hearing, to address concerns raised by members of the Planning Committee and the general public. These concerns included the height, massing and dominant appearance of houses in the context of older established single family neighbourhoods.

**Implementation:**

Effective immediately, plan review applications received on or after April 21, 2015, will be subject to the new regulations.

**The amendments to storey, half (1/2) include :**

- The habitable space is to be contained under the framing of the roof, with a pitch between 5:12 and 12:12.
- No balcony or deck is permitted on a storey, half (1/2).
- The exterior wall plate must be setback a minimum of 1.2 m from the exterior wall plate of the storey below, for an exterior or interior side yard, and 1.5 m from a front or rear yard.
- The ridge roof of a gable end dormer or shed dormer be no higher than 0.5m below the roof ridge of the main roof.
- The slope of the shed dormer must be a minimum of 2.5:12.

See attached sketches, for a graphic indication of the application of the changes to storey, half (1/2).

For a complete list of requirements regarding storey, half (1/2), please consult the Zoning Bylaw 8500 under definitions.

**Flat-roof Houses:**

The maximum height of a house constructed with a flat-roof is 7.5m.

Should you have any questions, or comments concerning this bulletin, please contact the Manager, Plans at 604-247-4606 or the Supervisor, Plans and Permits at 604-276-4278.

See over →



