

# Building Height

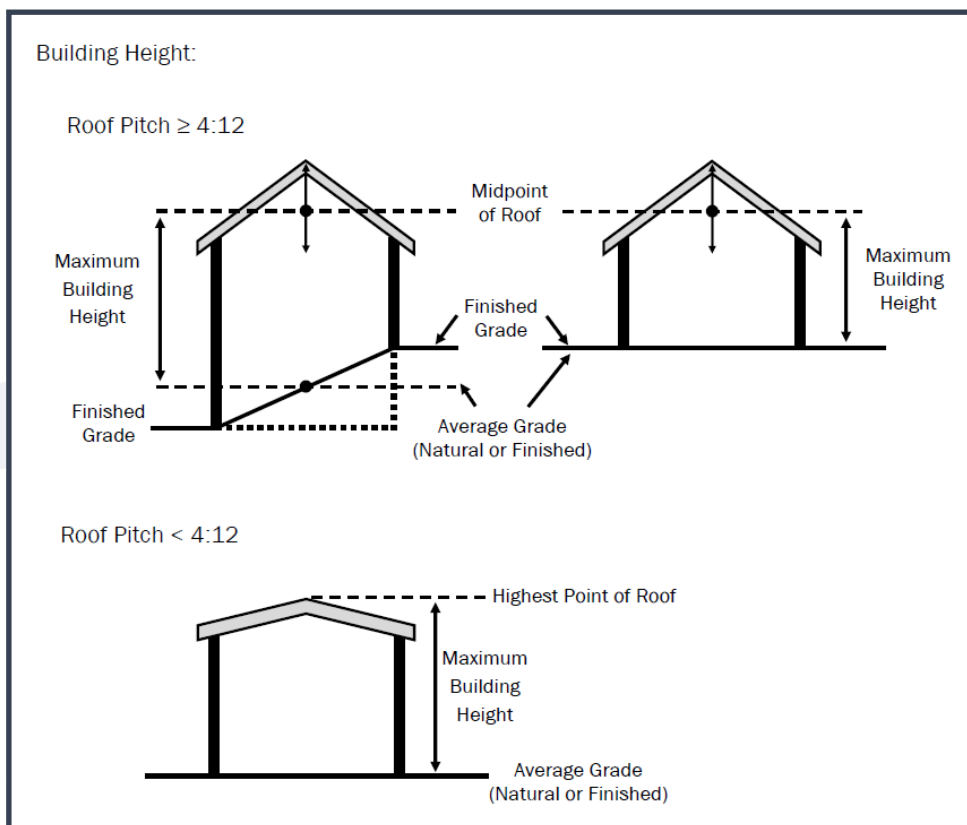
The calculation for determining the maximum height of a building is changing. The City has heard many concerns about how the height of buildings is determined, particularly residential buildings with the relationship between the site grading and the complex method using datum determination points and building height base lines.

In 2016, an increase in the maximum building height to 11.0 metres was approved by Council to address the many requests for building height variances for encroachment of roof projections. As a result of a review of these issues, a new building height calculation has been established for all buildings:

**The vertical distance (height) will be measured from the Average Grade (Natural or Finished) and either the mid-point of the roof or the highest point of the roof, depending on the type of roof.**

## 1. The height is measured from either the average finished grade, or the average natural grade, as follows:

- a) average finished grade is used:
  - when a detailed Comprehensive Lot Grading Plan has been prepared by a Professional Engineer for an entire development site;
- b) average natural grade is used:
  - for subdivisions of less than three (3) lots, and
  - for infill developments which are not required by the Engineering Department to provide a Comprehensive Lot Grading Plan;



## 2. The height will be measured to either the mid-point of the roof or the highest point of the roof depending on the roof type, as follows:

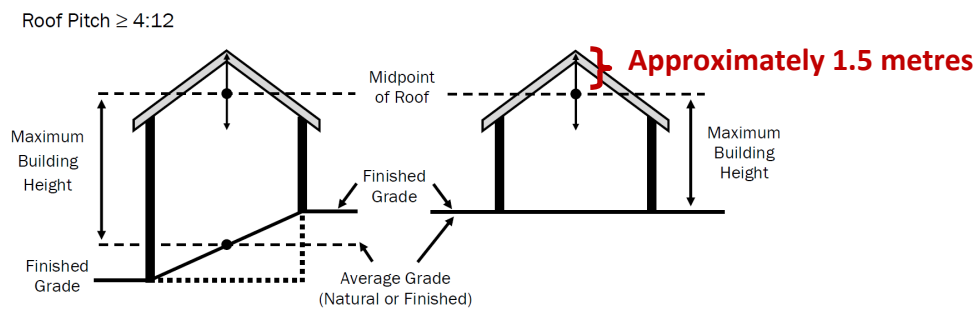
- a) a roof pitch greater than or equal to 4 in 12 ( $\geq$  4:12)
  - measured to the mid-point between the ridge of a gable, hip, gambrel or other sloping roof and the eave immediately below; or
- b) a flat roof or a sloping roof with a roof pitch less than 4 in 12 ( $<$  4:12)
  - measured to the highest point of the roof.



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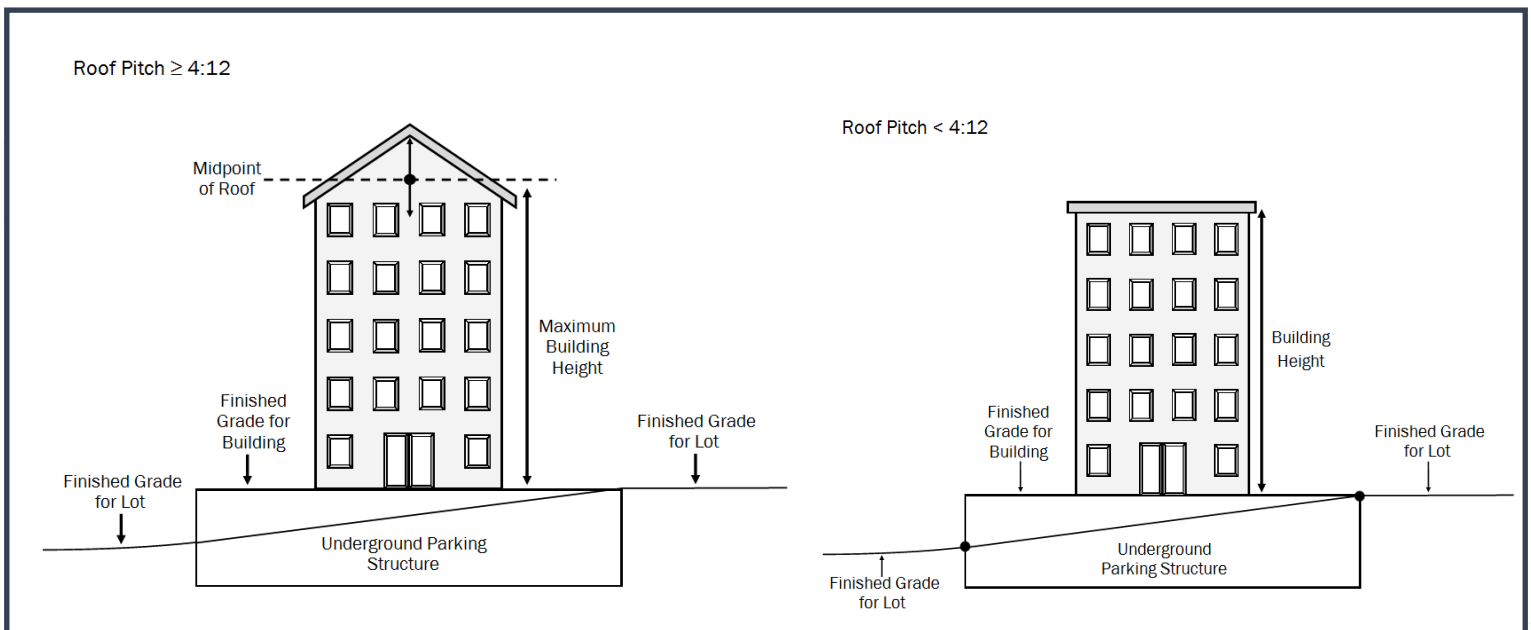
3. The maximum building height for most single detached residential, two-unit residential and townhouse residential buildings will be 9.5 metres.
- Currently, the height of a building is measured to the peak of the roof for all buildings.
  - Currently, the maximum building height for most single detached residential, two-unit residential and townhouse residential buildings is 11.0 metres.
  - Our research has determined that the average difference between the mid-point and the peak of a typical peaked roof structure is approximately 1.5 metres.
  - Because the building height will no longer be measured to the peak of the roof, the maximum building height of 11.0 metres will be reduced by 1.5 metres to 9.5 metres ( $11.0 - 1.5 = 9.5$ )
  - The overall height of the building to the roof peak will continue to be approximately 11.0 metres.

Building Height:



## 4. Buildings constructed on an *underground structure* for parking:

The height of an *apartment residential* or other *building* constructed on an *underground parking structure* will be measured as the vertical distance from the *finished grade* at the base of the *building* and excludes the *underground parking structure*:



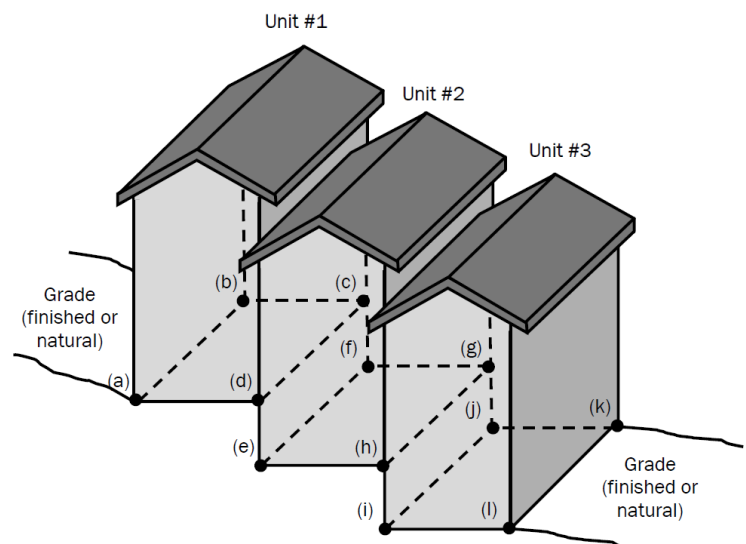
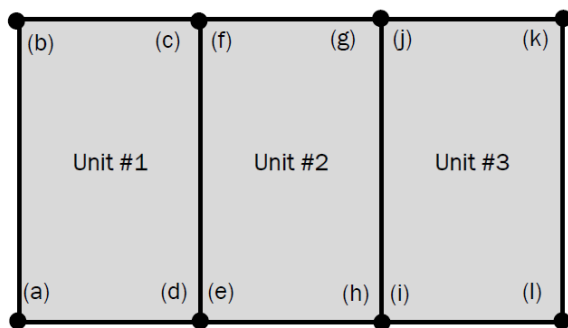
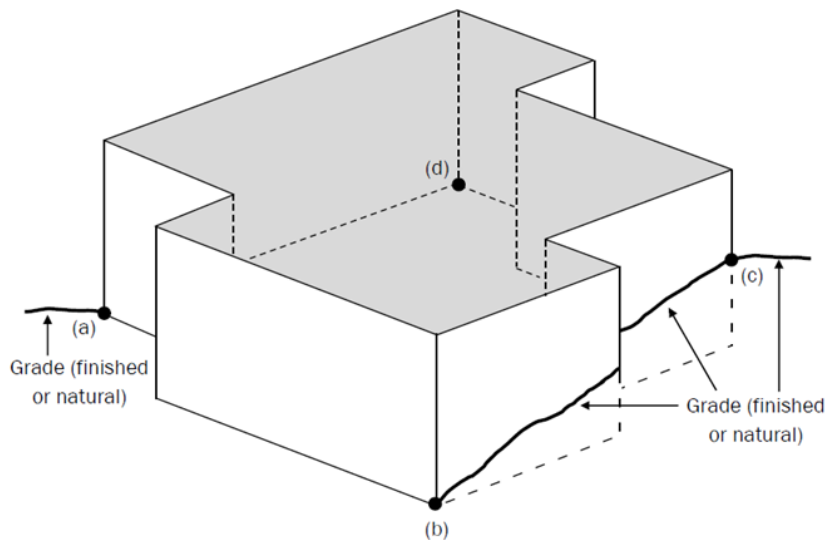
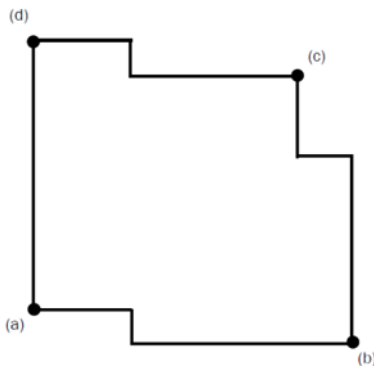
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## NEW DEFINITIONS:

**COMPREHENSIVE LOT GRADING PLAN** means a detailed *lot* grading plan prepared by a *Professional Engineer* for an entire *development site* and as required as part of the servicing design drawing requirements for the site. Some exemptions may apply, including subdivisions of less than three (3) *lots* and *infill developments* which are not required by the Engineering Department to provide a *Comprehensive Lot Grading Plan*. Refer to the [Maple Ridge Comprehensive Lot Grading Policy](#) and the [Maple Ridge Comprehensive Lot Grading Plan Requirements](#).

**GRADE, AVERAGE FINISHED** means the average of the *finished grade* around the *building's* perimeter measured at each of the outermost exterior corners of the *building*. A *Comprehensive Lot Grading Plan* may apply. In the case of a *townhouse residential* or *street townhouse residential*, the *average finished grade* shall be the average of the four outermost corners of each *dwelling unit*, located where either the outermost sidewall face or the party-wall separations intersect with the frontmost and rearmost building faces of the *principal building*.

Average Grade:



# Building Height

## NEW DEFINITIONS CONTINUED:

**GRADE, AVERAGE NATURAL** means the average of the *natural grade* as measured around the perimeter of a *building* located at each of the outermost exterior corners of a *building*. In the case of a *street townhouse residential* or *townhouse residential*, the *average natural grade* shall be the average of the four outermost corners of each *dwelling unit*, located where either the outermost sidewall face or the party-wall separations intersects with the frontmost and rearmost building faces of the *principal building*.

**GRADE, FINISHED** means the topography on the *lot*, after construction, as required by an approved *Comprehensive Lot Grading Plan*, if applicable. Includes the addition of fill, topsoil amendments, or removal of soil, and excludes *localized depressions*.

**GRADE, NATURAL** means the undisturbed normally existing topography of a *lot* as determined by a registered land surveyor.

