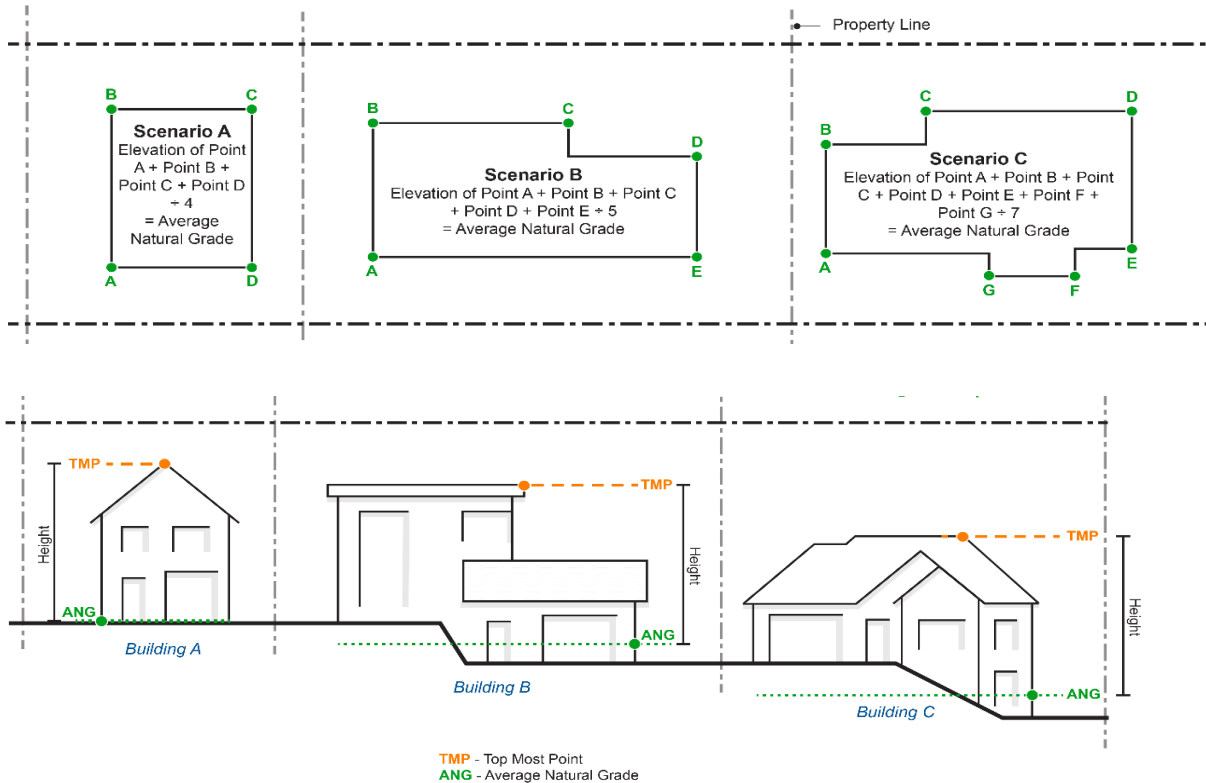


Building Height - Summary of Changes

What has changed?

The height calculation method has been simplified. Height is now measured as the difference between the average natural grade of the exterior corners of a building or structure to the topmost point of a building as shown in the diagram below.

Example of Average Natural Grade Calculation Method



The height calculation in situations where a building must satisfy a minimum flood construction level (FCL) has changed. Height for buildings which propose floor area below FCL is measured from natural grade. Height for buildings which do not propose floor area below FCL is measured from FCL. Refer to the diagram on page 2 for a visual depiction.

Want to read Bylaw 2500?

Bylaw 2500 is available online at: <https://www.rdn.bc.ca/bylaws-policies-forms-maps>

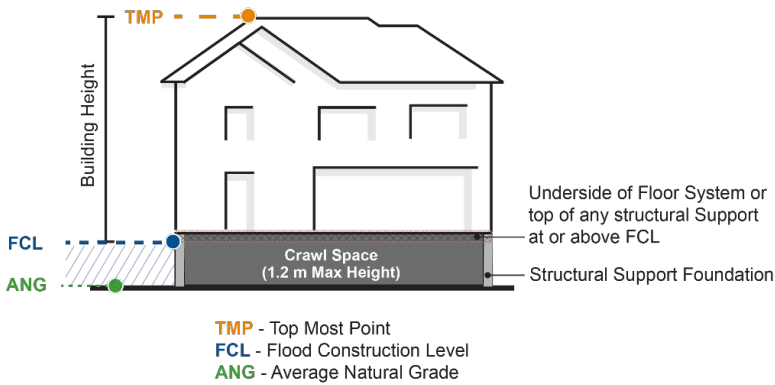
This is for information purposes only and should not be used for interpretive or legal purposes without reference to the entire bylaw.

Building Height - Summary of Changes

Example of calculating building height in different scenarios

Scenario A

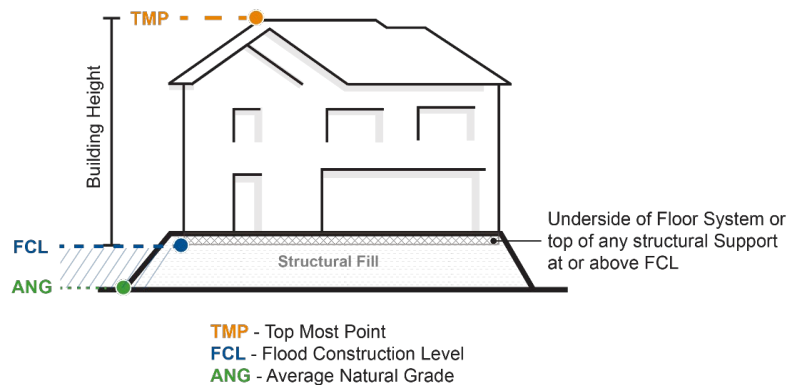
Measuring building height with no Floor Area below FCL - achieving FCL with structural supports



*all Floor Area below FCL must be in accordance with RDN Flood Hazard Bylaw No 1872, 2023 as amended.

Scenario B

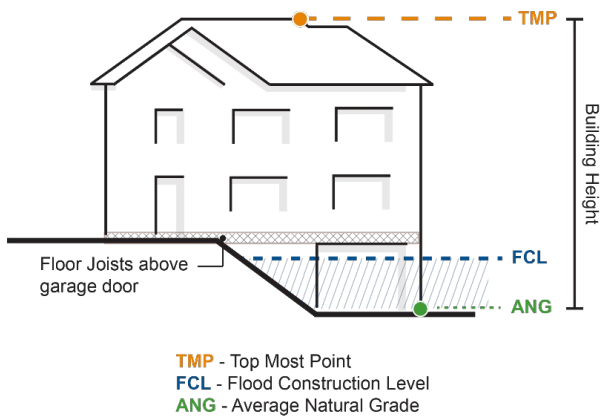
Measuring building height with no Floor Area below FCL - achieving FCL with structural fill



*all Floor Area below FCL must be in accordance with RDN Flood Hazard Bylaw No 1872, 2023 as amended.

Scenario C

Measuring building height with Floor Area below FCL



*all Floor Area below FCL must be in accordance with RDN Flood Hazard Bylaw No 1872, 2023 as amended.

Want to read Bylaw 2500?

Bylaw 2500 is available online at: <https://www.rdn.bc.ca/bylaws-policies-forms-maps>

This is for information purposes only and should not be used for interpretive or legal purposes without reference to the entire bylaw.