



Information Bulletin

Measuring Height

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Purpose:

The purpose of this bulletin is to provide clarification and consistency for staff, developers, contractors and the general public measuring the height of a building or structure and any “single building wall” for Single Detached Dwellings, Duplexes and Carriage Houses.

Background:

Some Residential Zones within the City of West Kelowna, include a regulation which limits the height of any single building wall, in addition to the general maximum building height. This regulation was introduced in order to ensure development on hillsides is sensitive to the hillside character of West Kelowna and neighbouring properties. Over the years, the interpretation of this regulation has been challenging and inconsistent.

Single Building Wall Height Regulations:

The City’s RC3, RC4, R1, and R2 Residential Zones include the following regulation:

Without limiting the application of the height regulation... the height of any single building wall, measured from the lowest elevation of grade at the foot of the wall to the lower surface of the eave, or to the top of the wall in the case of a building without eaves, shall not exceed the lesser of 3 storeys or 9 m (29.5 ft).

Interpretation:

When reviewing development plans and drawings, “single building wall” shall mean the entirety of the elevation, regardless of roof features or articulation.

Height shall be measured from grade to the underside of the topmost eave, or to the top of the wall, at all points along the front, rear and side elevations. Figures 1 & 2 (on the following page) show a building which complies with the “single building wall” regulation, *Figures 3 & 4* show a building which is not compliant.

Zoning Bylaw Definition for Height of Buildings and Structures:

Accessory Buildings & Structures

Height is measured from grade to the highest point of the building or structure.

Single Detached Dwellings, Duplexes, and Carriage Houses

Height is measured to the highest point on the building from:

- the elevation of the centerline of the primary access road where a parcel is level with or slopes downward from the road; and
- the average elevation of the rear parcel boundary where a parcel slopes upward from the road or an abutting parcel.

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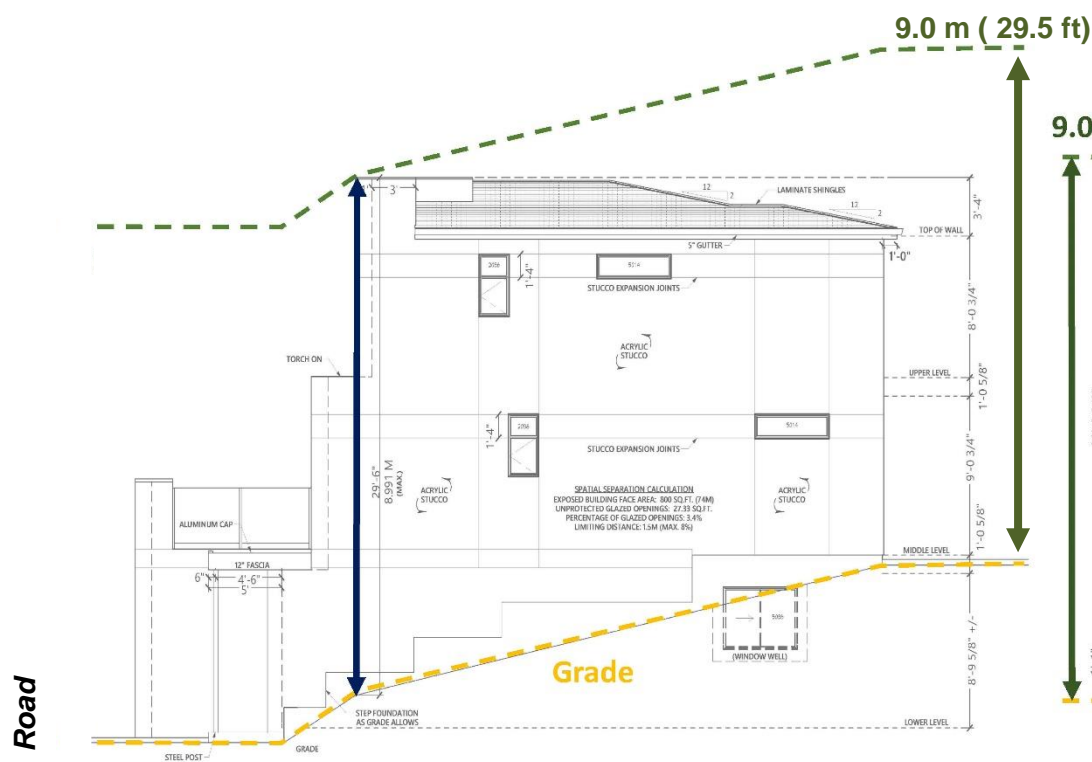
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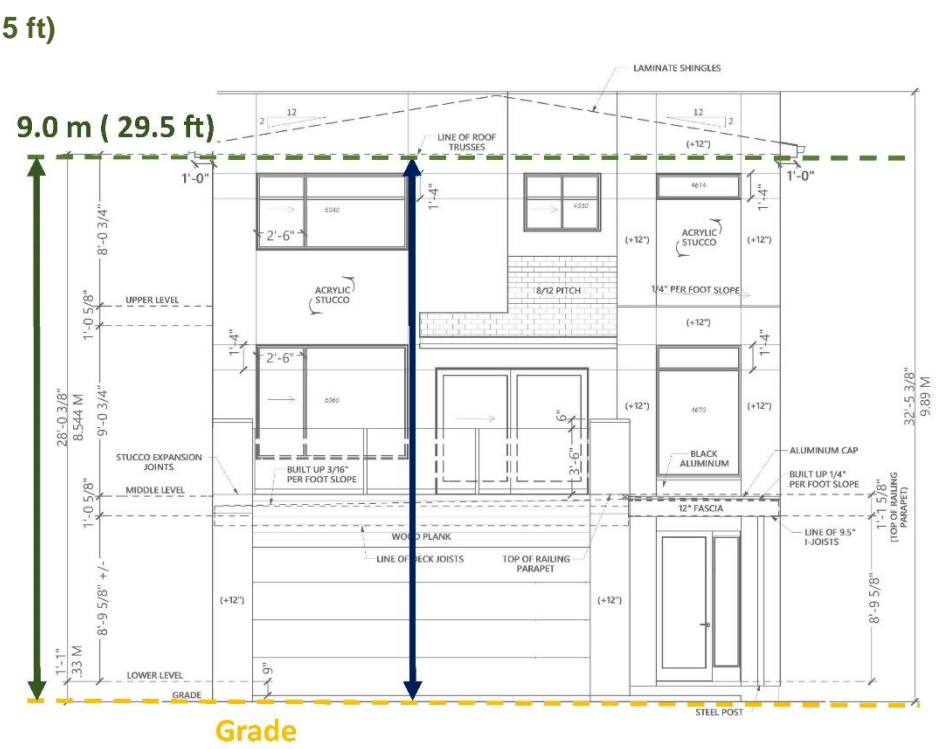
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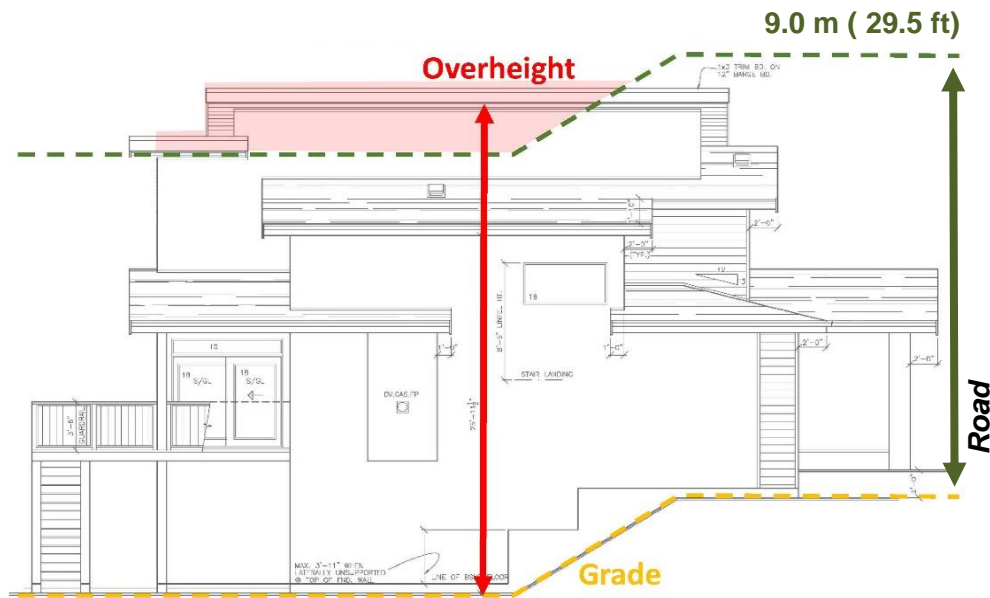
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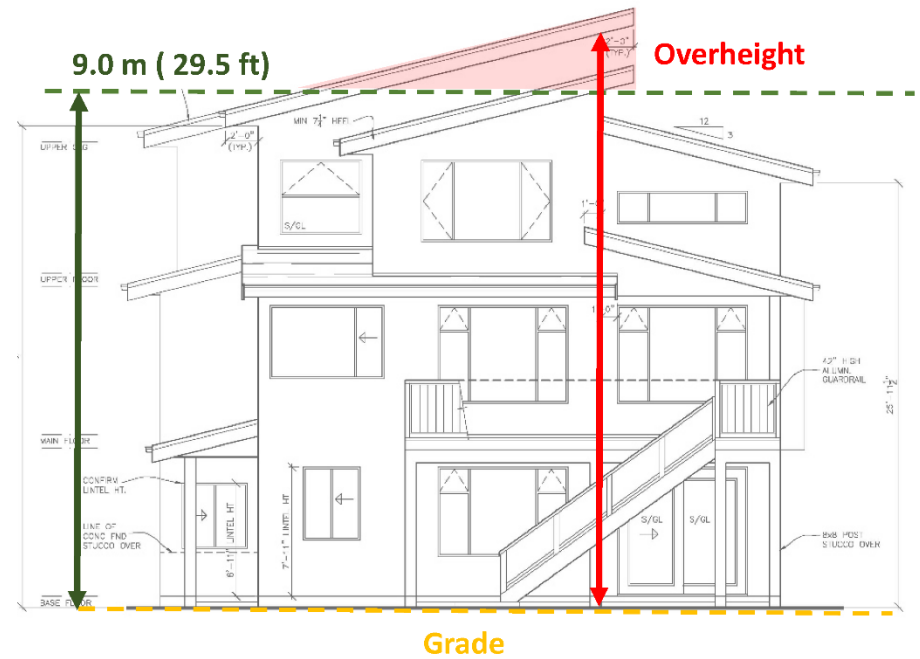
**Figure 1 - Side Elevation (Upward Sloping Lot)
Compliant with Zoning Bylaw**



**Figure 2 - Front Elevation (Upward Sloping Lot)
Compliant with Zoning Bylaw**



**Figure 3 - Side Elevation (Downward Sloping Lot)
Not Compliant with Zoning Bylaw**



**Figure 4 - Rear Elevation (Downward Sloping Lot)
Not Compliant with Zoning Bylaw**