



# Measuring Height Information Bulletin

Revised: August 2022

## Purpose

The purpose of this bulletin is to provide clarification and consistency for staff, developers, contractors, and the general public when measuring the height of a building or structure. This information is for illustrative purposes only and all plans will be reviewed for compliance with City bylaws upon formal application.

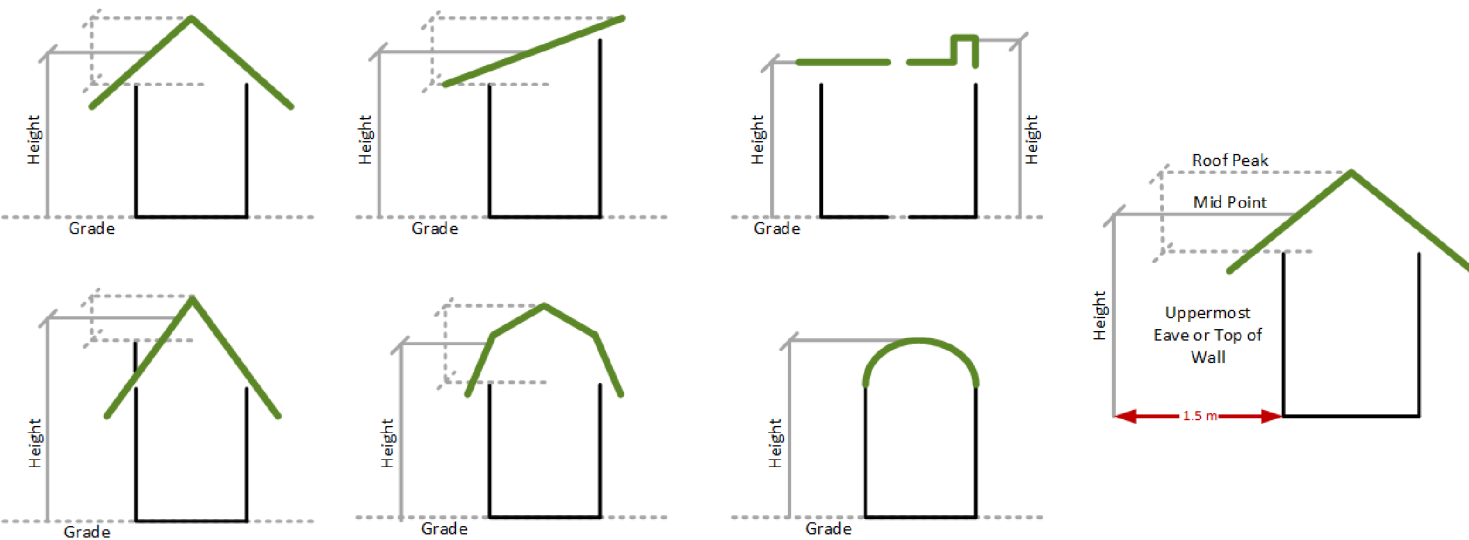
## Background

Height measurement regulations were changed following the adoption of the City of West Kelowna's **Zoning Bylaw No. 0265**. While previous bylaws enacted single building wall height regulations for certain zones, the current bylaw has simplified measurement regulations.

## Measuring Height

Height is the vertical distance measured from grade 1.5 m from the base of the wall, except for buildings or structures with a setback requirement of less than 1.5 m to:

- The highest point of a building or structure with a non-sloping roof (less than 4% slope) or domed roof;
- The midpoint of a sloping roof, measured as the distance between the uppermost eave or to of the wall and the peak of a roof; or
- In the case of a structure without a roof, the highest point of a structure.



## Definitions

**Grade** means the finished ground at every location along the outside walls of a building or structure, with the following exceptions:

- Localized depressions;
- For single dwellings, carriage houses, duplexes, townhouses, and accessory structures where a retaining wall or manufactured fill slope is within 1.5 m (4.9 ft) of the base of an exterior wall or structural support, grade shall be measured from the finished ground at the base of the retaining wall or fill slope; and
- For apartments, or buildings and structures in a commercial or industrial zone, where a retaining wall or manufactured fill slope is within 3.0 m (9.8ft) of the base of the exterior wall or structural support, grade shall be measured from the finished ground at the base of the retaining wall or fill slope.

**Localized Depression** means a necessary portion of an exterior wall that drops below the average finished ground level of the wall to provide vehicular or pedestrian access to a building, such as a secondary suite.

**Ground, Finished** means the final elevation of the ground surface after development.

## Height Examples

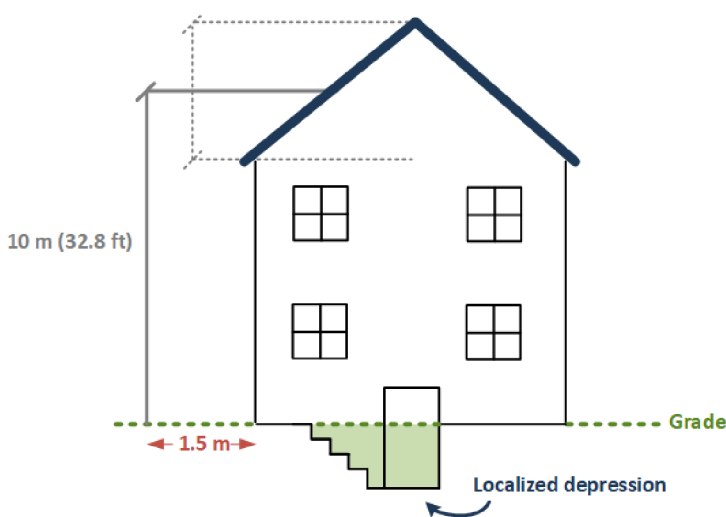


Figure 1: Building with a Localized Depression in Compliance with Zoning Bylaw

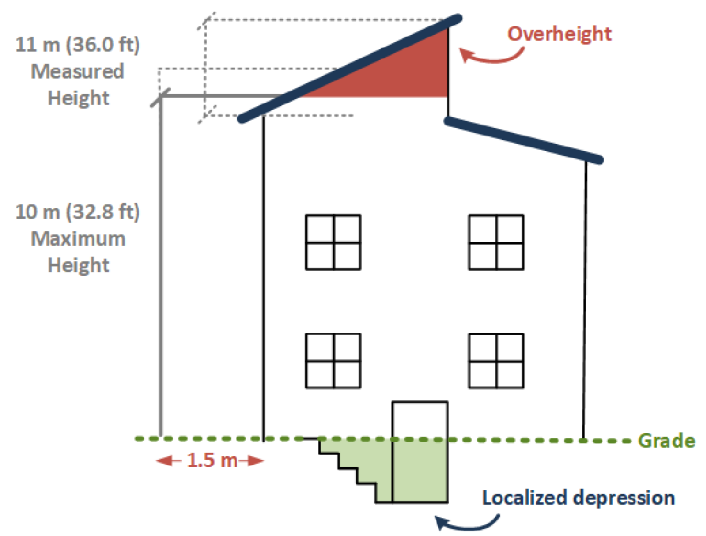
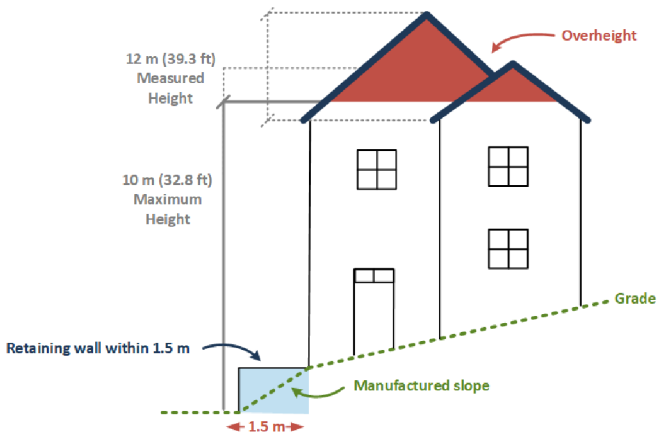
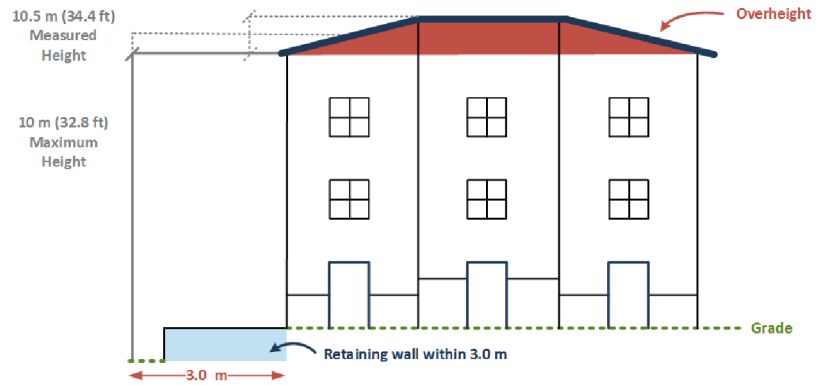


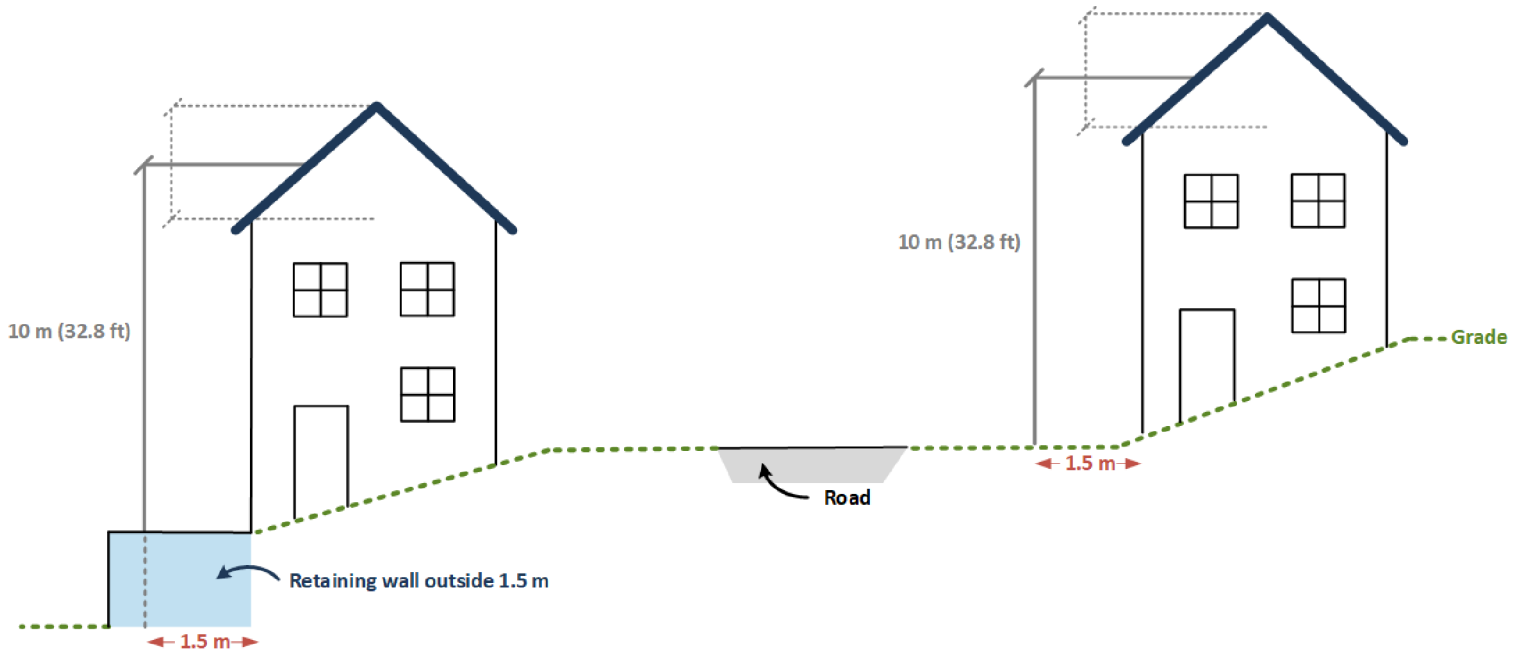
Figure 2: Building with a Localized Depression Not in Compliance with Zoning Bylaw



**Figure 3: Single Detached Dwelling with Retaining Wall or Manufactured Slope Not in Compliance with Zoning Bylaw**



**Figure 4: Commercial Building with Retaining Wall Not in Compliance with Zoning Bylaw**



**Figure 5: Single Detached Dwellings in Compliance with Zoning Bylaw**