

BUILDING | Building Heights and Roof Slope

EXISTING REGULATIONS | Bylaw 4.2 Building Height Regulations

Intent

The intent of Canmore's building height regulations is to:

- ❖ Allow design flexibility
- ❖ Ensure an efficient use of land
- ❖ Respond to the terrain
- ❖ Lessen the perceived size of the building
- ❖ Limit the impact of the building at street level

CRITERIA TO EVALUATE VARIANCES (RULE RELAXATIONS)

The Town will evaluate requests for greater height by reviewing the following potential impacts to neighbours:

- ❖ Access to light
- ❖ Protection of views
- ❖ Privacy

Building Height Calculations: Non-Residential, Mixed-Use Developments, and Residential with 3+ units

Like low density residential (see right), other types of developments must account for topography. This is done by overlaying the district's maximum height over the property topography. This height is determined based on the 6:12 roof slope; other roof shapes may be considered, but they must meet the intent summarized above.

Building Height Calculations: Low Density Residential

The building height calculations for low density residential buildings account for the following:

- ❖ The property's topography (elevation taken at different points on-site) *
- ❖ The position of the property (downhill from the road or uphill from the road)
- ❖ The steepness of the roof (the preferred slope is 6:12 or greater)

To determine the appropriate height, the developer, and/or property owner will use the following process:

STEP 1: DISTRICT

To begin, a developer will refer to the maximum building height in the approved subdivision plan or the maximum height in the land use district. In most low density residential districts, this is 9.5 m.

STEP 2: ROOF SLOPE

The next step is to refer to the 'Hmax table' in the Land Use Bylaw. This is a table that pairs roof slope with maximum building heights; maximum height reduces as the roof slope decreases.

STEP 3: TOPOGRAPHY

Lastly, the Land Use Bylaw provides a mathematical formula to account for site topography, which includes:

- ❖ Taking the elevation at points around the property
- ❖ Calculating allowable heights for the downhill and uphill portions of the property separately
- ❖ Incorporating the allowable height based on roof slope from STEP 2

RESULT

This ensures the building envelope takes roof slope, site topography, and position into account.

Dormers: A dormer is a window that projects from a sloping roof. Since they may impact the perceived size of the building, they must allow at least 30% of light to break through, down the roof slope.

Single Pitch & Low-pitch Roofs: Variances may be granted for green (vegetated) roofs, roofs that add architectural variety (not additional floor space), solar energy or roofs that meet the intent (see above).

* Measuring the grade must also account for whether the grade will be lower or higher after development and if the property is located in areas with high groundwater, in the flood fringe, and/or subject to overland flooding.

If you would like to discuss building height regulations further, please contact **Camila Ramos-Strankman** at cramosstrankman@canmore.ca