



OFFICIAL ESTABLISHED BUILDING GRADES - REQUIREMENTS FOR DEVELOPMENT APPLICATIONS

*Authority - Director of Planning
Effective November 16, 1981*

For the purpose of measuring height of a building, official established building grades are now required in most cases and must be obtained from the City Engineering Department.

Development applications will not be accepted in the following cases, without the official established building grades clearly shown on the drawings submitted with the application:

- (1) any development in the C, RS (other than RS-1, RS-1S, RS-3, RS-3A, RS-5 and RS-6) RT, RM, FCCDD, DD, WED, CWD, FSD and DEOD Comprehensive Development Districts;
- (2) any development involving a multiple dwelling development;
- (3) any development which includes underground or covered parking;
- (4) any development with a building face 6.0 metres or less from a street or lane boundary of the site;
- (5) any development on a site abutting a dedicated but unopened street or lane;
- (6) existing grades will be accepted for outright and conditional one-family dwellings in RS-1, RS-1S, RS-3, RS-3A, RS-5 and RS-6 District. The grades must be shown at the intersection of the hypothetical lines defining the required front and rear yards and the side property lines. If the Director of Planning is of the opinion that the hypothetical surface resulting from this measurement is not compatible with the existing grades of adjoining sites or the general topography of the area, he may instead require that height be measured from base surface. The grades must be shown at all corners of the proposed buildings and 3.1 metres onto neighbouring properties and must be shown on a survey plan certified by a registered B.C. Land Surveyor.