

# Building Height

The Regina Zoning Bylaw, 2019 is the City of Regina's primary tool for regulating land use and development throughout the city and implementing the policies of the Official Community Plan (OCP). This summary sheet provides an overview on the building height regulations that are now in effect.

## What is Building Height?

"Building height" means the vertical distance measured from grade level to the higher of:

- the mid-point between the top of the highest exterior wall plate and the peak of a pitched roof, or;
- the highest point of a flat roof.

## What is Changing?

The Zoning Bylaw prescribes maximum building height to allow buildings of complementary use to be developed in close proximity while limiting land use conflicts between incompatible uses. Row and stacked buildings in zones that allow the maximum building height greater than 11 metres are considered permitted or discretionary based on the criteria identified in Table 1.

See reverse side.

## How Does This Impact You?

New requirements for row and stacked buildings allow the City to consider the impacts of each proposed development on a case-by-case basis and ensure that the public is engaged and has the opportunity to provide input in the process. Additionally, the discretionary process will provide the Development Officer with the opportunity to address site specific context and apply conditions that improve overall compatibility of the proposal including arrangement and proximity of buildings.



### Questions?

Visit [Regina.ca/zoningbylaw](http://Regina.ca/zoningbylaw) or contact Service Regina at 306-777-7000.

City of Regina



Table 1: Building Height Requirements for Building, Row and Building, Stacked			
	Permitted	Discretionary	
Where a building contains a use in the dwelling land use class with:			
1.	• the maximum building height of 11 metres or less; or	✓	
	• the maximum building height above 11 metres		✓
Where a building does not contain a use in the dwelling land use class and:			
2.	• does not adjoin a lot zoned residential, a lot containing a use in the dwelling land use class, or is not on the same lot as a building containing a use in the dwelling land use class.	✓	
	• adjoins a lot zoned residential, a lot containing a use in the dwelling land use class, or is on the same lot as a building containing a use in the dwelling land use class, and is less than or equal to 11 metres in height.	✓	
	• adjoins a lot zoned residential, a lot containing a use in the dwelling land use class, or is on the same lot as a building containing a use in the dwelling land use class, and is above 11 metres.		✓

