

Bulletin

Administration of Mass Timber Variances

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Authority: Director of Planning

Regulatory Reference

The information in this Bulletin explains discretionary variances in the Zoning and Development By-law, Section 10.22: Mass Timber Buildings as well as related submission requirements.

Zoning Variances

Definition of Mass Timber

Applicants must demonstrate that the building meets the definition of mass timber in Section 2 of the Zoning and Development By-law before seeking related variances.

Height Variance

Section 10.22.1 enables an outright increase of 10% in the maximum height in a district schedule for mass timber buildings seven storeys and higher.

Design Flexibility

Section 10.22.2 enables discretionary variance to yards, setbacks, site coverage, building depth, and external design. This includes some provisions for upper level setbacks that are located in the Height section of certain district schedules.

Submission Requirements

Development Permit Pre-Application Meeting

In addition to all other required material, applicants should note that mass timber construction is proposed, and that the project team will be requesting related variances, and include:

- A preliminary design rationale that clearly identifies the zoning variances sought specific to mass timber construction; and
- Conceptual drawings of the structure showing conformance with the definition of mass timber in the Zoning and Development By-law.

Development Permit Application

In addition to all other required material, applicants must include documentation describing the proposed variances, including:

- An updated design rationale from the Coordinating Registered Professional that:
 - confirms that the building meets the definition of mass timber in the Zoning and Development By-law;
 - specifies the related zoning variances being sought specific to mass timber construction; and
 - provides dimensioned drawings that show the additional space required for timber construction compared to conventional construction.
- Drawings comparing the proposed variances in height or other regulations to the permitted zoning envelope in the district schedule.

Building Permit Application

Applicants must include a signed and sealed letter from the Coordinating Registered Professional that:

- confirms that the building in the Building Permit application meets the definition of mass timber in the Zoning & Development By-law; and
- specifies the zoning variances that were approved in principle at the Development Permit stage to accommodate mass timber construction.