

APPENDIX A

Table 1, below, details the rationale for each clause of the proposed By-law changes.

Table 1: Proposed Amendments to By-law 2014-014

Item #	Current By-law Reg.	Proposed Change	Rationale
1.	<p>6.4.5 Balcony and Deck Prohibition</p> <p>Balconies and uncovered platforms are prohibited above the floor level of the first storey on any lot in the -0 Suffix Zone.</p>	<p>Elimination of the prohibition and introduction of minimum setbacks for balconies:</p> <p>6.4.5 Balcony Regulation</p> <p><i>Balconies are permitted on any lot in the -0 Suffix Zone, subject to compliance with the front, rear and flankage yard setback requirements of the principal use, and 4.2 m minimum interior side yard setback.</i></p>	<p>Uncovered platforms are by the definition not permitted above the floor level of the first storey, therefore this prohibition should be eliminated from Section 6.4.5.</p> <p>Prohibition of balconies on such a large scale does not contemplate instances in which the balconies would not create any negative impact on privacy of the surrounding properties, such as large lots abutting the lake, ravines, woodlots or parks.</p> <p>Further, the prohibition is only applicable in the -0 Suffix Zones. There are many instances in which these properties abut other low residential zones in which balconies are permitted, which creates an unbalanced situation.</p> <p>As the overlook condition is the same from the balcony as from the second storey window, staff suggests to permit balconies in -0 suffix zones with no encroachment provisions. That means that the edge of the balcony would be located no closer to the property line than the existing required rear, front and flankage yard setbacks.</p> <p>To ensure privacy for the adjacent properties, an interior side yard setback to any balcony of minimum 4.2 m is also proposed.</p> <p>The revised approach provides for more functional, as well as more inclusive design.</p>

APPENDIX A

Item #	Current By-law Reg.	Proposed Change	Rationale
2.	<p>4.6.6 Rooftop Terraces (PL140317)</p> <p>The following provisions shall apply to rooftop terraces:</p> <p>a) A rooftop terrace is only permitted on a lot in a Residential Medium (RM), Residential High (RH), Mixed Use (MU), Neighbourhood Commercial (C1), Community Commercial (C2), Core Commercial (C3), or Office Employment (E1) Zone;</p>	<p>Revisions to permit rooftop terraces in more zones:</p> <p>4.6.6 Rooftop Terraces</p> <p>The following provisions shall apply to rooftop terraces:</p> <p>a) A rooftop terrace is permitted on a lot in any Zone. In Residential Low Zone, a rooftop terrace is only permitted on the roof of the first story of the principal use, subject to a minimum 4.2 m interior side yard setback and a maximum 1.5 m depth.</p>	<p>Rooftop terraces provide opportunities for outdoor amenity spaces in urban areas. When designed well, they can contribute to an increase of tree canopy coverage and reducing the heat island effect as well as the storm water run-off.</p> <p>Rooftop terraces could be desirable in additional zones, other than recently permitted zones, such as additional Employment Zones and Institutional Zone.</p> <p>There are other applicable regulations for rooftop terraces and patios in place to ensure that rooftop terraces do not create negative impacts on the neighbouring properties.</p> <p>With this regulation, rooftop terraces in Residential Low Zone could be only designed according to the same regulations as are proposed for the balconies in -0 Suffix Zones.</p>

APPENDIX A

Item #	Current By-law Reg.	Proposed Change	Rationale
3.	<p>4.6.6 Rooftop Terraces (PL140317) The following provisions shall apply to rooftop terraces: b) A rooftop terrace is not permitted on the roof of the first storey of any building;</p>	<p>Revisions to prohibit rooftop terraces in Residential Low and Residential Medium Zones on the roof of a single storey structure:</p> <p>4.6.6 Rooftop Terraces</p> <p>The following provisions shall apply to rooftop terraces: b) A rooftop terrace is not permitted on the roof of a one storey building in any Residential Low and Residential Medium Zones;</p>	<p>Many new townhouse developments are designed on rear lanes or in similar situations in which their residents do not have access to any rear yards. Rooftop terraces provide important private amenity spaces for these residents.</p> <p>The proposed regulation eliminates potential of designing rooftop terraces over a detached garage or a similar accessory structure, as such a design could create a privacy concern.</p>
4.	<p>4.6.6 Rooftop Terraces (PL140317) The following provisions shall apply to rooftop terraces: c) The minimum setback for a rooftop terrace from the edge of a roof shall be 2.0 metres;</p>	<p>Revisions to clarify the intent of the 2.0 m setback:</p> <p>4.6.6 Rooftop Terraces</p> <p>The following provisions shall apply to rooftop terraces: c) The minimum setback for a rooftop terrace located on the roof of the top storey from the edge of a roof shall be 2.0 metres where abutting a Residential Low Zone;</p>	<p>The previous regulation requiring a minimum 2.0 m setback from the edge of the roof constrained the design of rooftop terraces on the podium roof of new developments.</p> <p>Podiums are often desirable for taller buildings to achieve human-scaled built form along public roads, as well as to allow for desirable sun access on public sidewalks. Rooftop terraces over the podiums do not create an overlook condition that is worse than the overlook condition of the permitted balconies above.</p> <p>The revised setback provision will apply only to the rooftop terrace over the top storey, which was the original intent of this regulation.</p>