

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>4.6.6 Rooftop Terraces (PL140317) 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, except for Residential Low -0 Suffix Zones.</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>

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2.	<p>4.6.6 Rooftop Terraces (PL140317)</p> <p>The following provisions shall apply to rooftop terraces:</p> <p>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:</p> <p>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>
3.	<p>4.6.6 Rooftop Terraces (PL140317)</p> <p>The following provisions shall apply to rooftop terraces:</p> <p>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:</p> <p>c) A rooftop terrace that is located on the roof of the top storey of a building shall be setback a minimum of 2.0 metres from the edge of the roof of that part of the building that faces the interior side and /or rear lot lines abutting any 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>

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4.	N/A	<p>Addition to regulate the location and depth of the rooftop terraces in Residential Low Zone:</p> <p>4.6.6 Rooftop Terraces</p> <p>The following provisions shall apply to rooftop terraces:</p> <p>i) In Residential Low Zones, a rooftop terrace is only permitted on the roof of the first storey of the dwelling having two or more storeys, subject to a maximum 1.5 m depth, measured from the main wall.</p>	<p>With this regulation, rooftop terraces in Residential Low Zone could be only designed according to the same regulations as are existing for the balconies for these Zones.</p>