

Proposed Zoning Regulations

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Section 1.2: Definitions			
1	Buildable Area	Add a new definition - means the three dimensional space on a lot within which all buildings and structures or parts thereof must be located and which is defined by delineation on an Exception Zone Schedule	Create a definition for buildable area to clarify that minimum and maximum yards are no longer applicable. This ensures that only the setback requirements of the exception schedule shall apply. This further results in removing all encroachment permissions, since yards have been removed, and leaves only projection permissions (if identified within the exception zone).
2	Context Grade	Amend the definition by removing the words "on a diagonal" and replace with "at an angle of 135°"	The inclusion of this specific angle will provide greater clarity regarding how context grade is measured and will be consistent with the existing interpretation used by Building Division staff. See Appendix 4 for an illustration.
3	Gross Floor Area (GFA) – Infill Residential	Amend the definition to include the area of void in a floor	By including the void area in the GFA calculation, the massing of an infill house will be more accurately captured.
4	Flat Roof	Amend the percentage of flat roof area that would qualify as a flat roof	Lower the percentage of permitted flat roof area (angle less than 15 degrees) from 50% to 35%. This will ensure that designs utilizing a flat roof area of 35% or

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
			more will be required to meet the more stringent flat roof height regulations.
5	Height	Amend (2.1) under (2) and (3) to include parapets in the calculation of height for a flat roof	Amending the definition will clarify that the height is taken from the relevant grade calculation to the highest point of a flat roof, including parapets.
6	Lot Coverage	Amend the definition to include pergolas	Pergolas were previously not considered as part of lot coverage.
7	Parapet	Add a new definition - means the extension of a wall that continues vertically above the edge of a roof, in whole or in part	Create a definition for parapet to clarify what constitutes a parapet.
8	Sight Triangle	Amend the definition to remove "road allowance" and replace it with "street"	Previous definition was not clear that sight triangles should only apply to public roads and not private roads.
9	Sloped Roof	Amend the definition to exclude parapet	The new definition will clarify that sloped roofs cannot include parapets, and therefore, the lower height limits of flat roofs will apply.
Part 2: General Provisions			
10	2.1.30.2(2) Rooftop Balcony Setback Exception	Remove the words "does not abut" and replace with a minimum distance of 7.5 m	The proposed specific measurement provides clarity to staff and applicants on how to interpret this regulation.

Part 3: Parking, Loading and Stacking Lane Regulations			
11	3.1.1.8.1 Access – Parking and Loading Spaces	Remove the words “driveways and”	Clarify that parking spaces and aisles shall be provided by unobstructed on-site driveways or aisles. Driveways are not always required because there may be situations where there is only an aisle leading to a parking space.
Part 4.1: General Provisions for Residential Zones			
12	4.1.12.3 Deck Restrictions on Garages	Include detached garages in the restriction of a deck on top, above or projecting from a garage	When the accessory structure/garage regulations were last updated, one regulation was inadvertently omitted.
13	4.1.5.12 Encroachments and Projections – Window Wells	Add a new regulation that permits window wells to encroach a maximum of 1.2 m (3.9 ft.) into a required rear yard	The Ontario Building Code (OBC) requires that in some circumstances, second units with an egress window requires a window well to have a minimum depth clearance of 1.0 m (3.3 ft.). The proposed amendment will accommodate the OBC requirement but only in the required rear yard, which is typically the largest yard and not visible from the street. An additional 0.2 m (0.7 ft.) has been included to consider thicker materials such as brick or armor stone for window wells.
14	4.1.21 Maximum Gross Floor Area – Infill Residential	Add a new regulation to the General Provisions for Residential Zones that exempts the void in a floor for the calculation of gross floor area – infill residential, to a maximum of	This regulation ensures that the gross floor area for new dwellings are reflective of the massing of the building. Some flexibility is appropriate if the areas of void

		10% of the permitted gross floor area – infill residential	in a floor are minor, and in those cases, should not contribute to the gross floor area calculation.
15	4.1.5.13 Encroachments and Projections – Buildable Area	Add a new regulation to prohibit projections outside of the buildable area, unless specified through site specific exception or exception schedule.	This regulation is required in facilitating the proposed Buildable Area definition.
Part 10: Greenlands Zones			
16	10.1.1.4 Parking Areas in Greenlands Zones	Remove the words “shall” and replaced with “may”	In consultation with Conservation Authority and Community Services staff, permeable types of materials such as permeable pavers are not always the best method for addressing environmental impacts such as increased stormwater runoff. The proposed wording allows for flexibility to address the different scenarios.
Miscellaneous			
17	Various sections of the by-law	Bold the words “parapet” and “buildable area”, as they appear throughout the by-law	The words “parapet” and “buildable area” currently exist in the by-law as an undefined term. Creating a definition will create clarity to effectively interpret regulations.