

Confidential Attachment 1 to PH7.3a - made public on July 26, 2019

**Confidential Attachment 1
Illustrative Sketches**

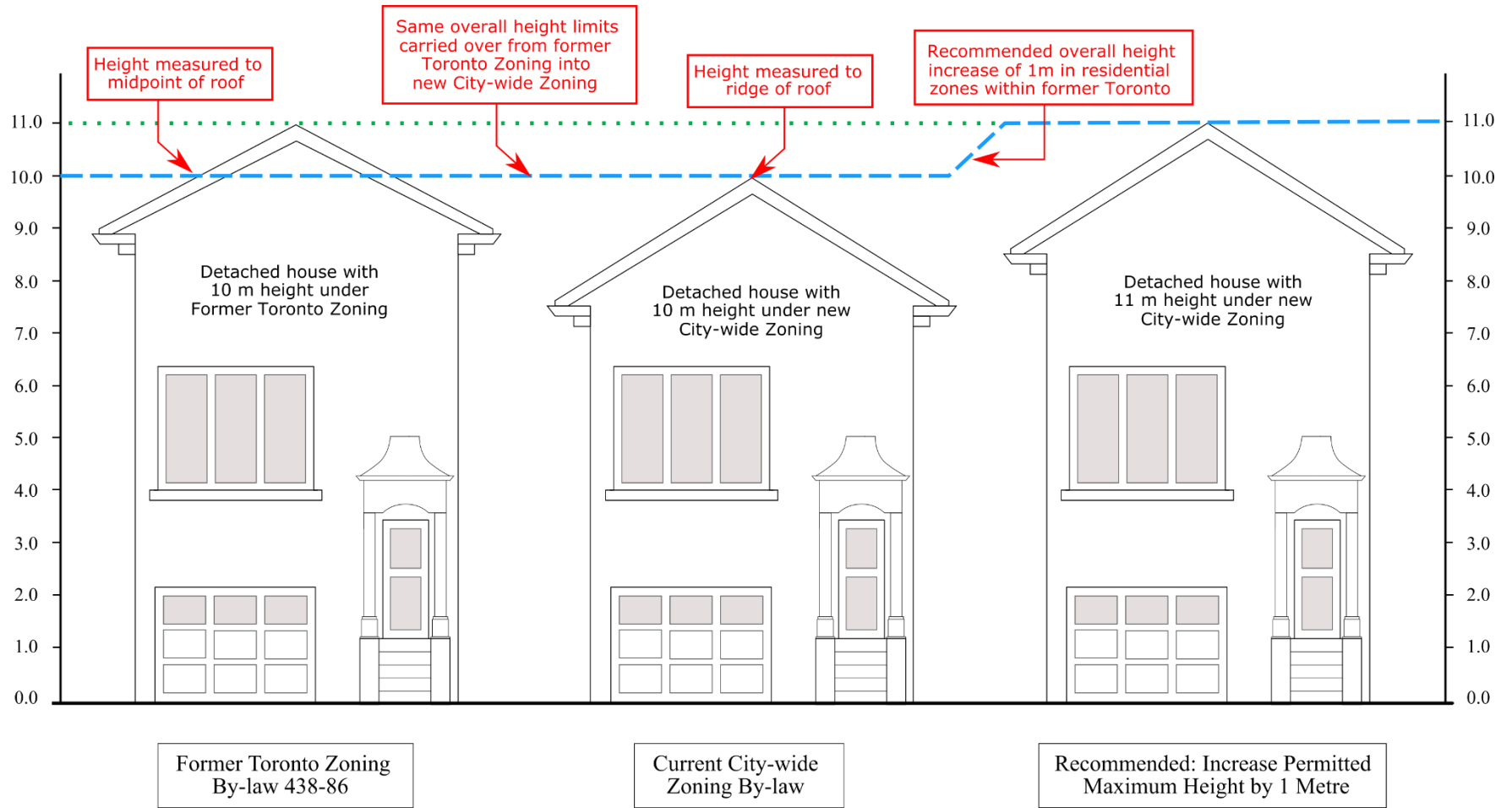
**Confidential Attachment 1 to Supplementary
Report from the City Solicitor on Appeals of
City-wide Zoning By-law 569-2013:
Illustrative Sketches of Issues 1 to 5**

List of Illustrative Sketches:

- **Issue 1 – Height Overlay Limits**
- **Issue 2 – Main Wall Height (1 of 2)**
- **Issue 2 – Main Wall Height (2 of 2)**
- **Issue 3 – Height of Flat-Roofed Houses in the RD Zone**
- **Issue 4 – Width of Dormers**
- **Issue 5 – Definitions of First Floor and Basement**

Issue 1 – Height Overlay Limits

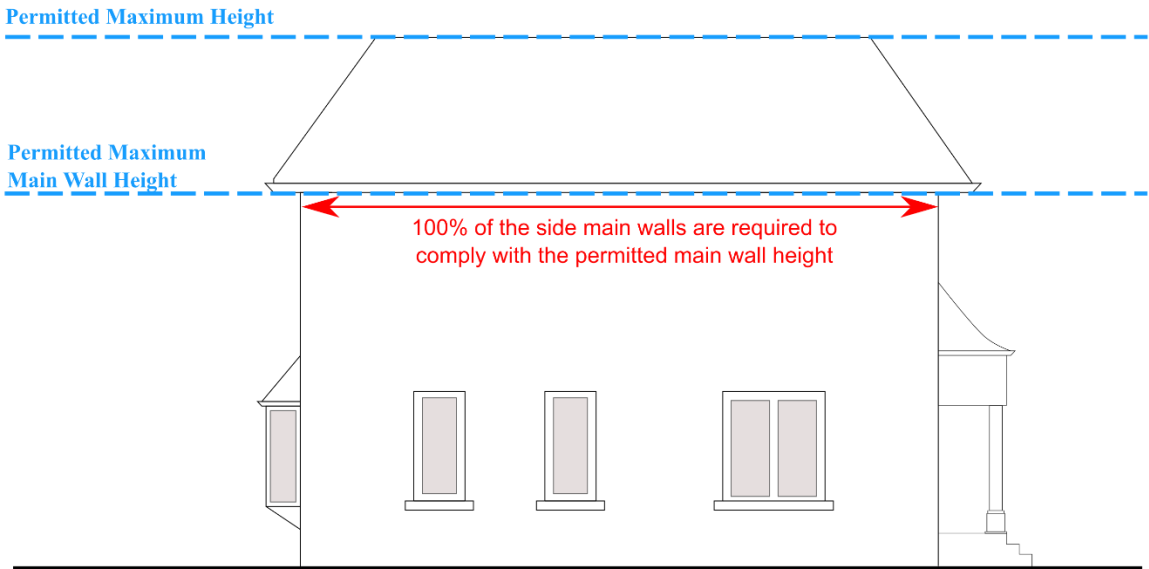
Increasing the Overall Height Limit by 1 Metre for Residential Zones within Former Toronto



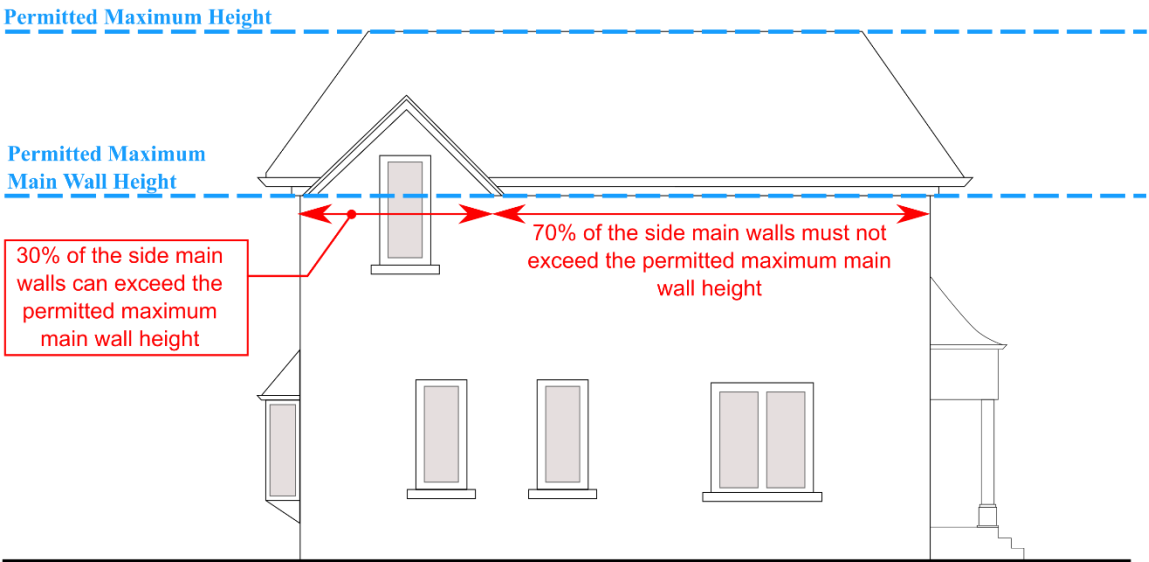
Issue 2 – Main Wall Height (1 of 2)

Reducing the Requirement for Side Main Wall Height Compliance from 100% to 70% on All Lots

Current: Side main wall compliance requires 100% of side main walls not to exceed the permitted maximum main wall height



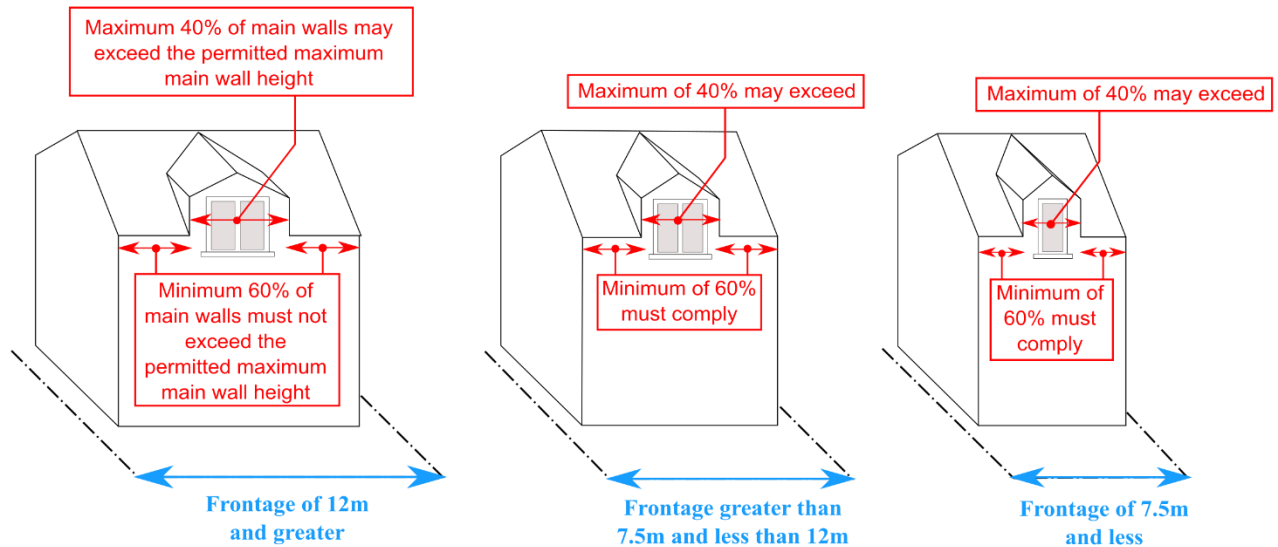
Recommended: Side main wall height compliance requires 70% of side main walls not to exceed the permitted maximum main wall height



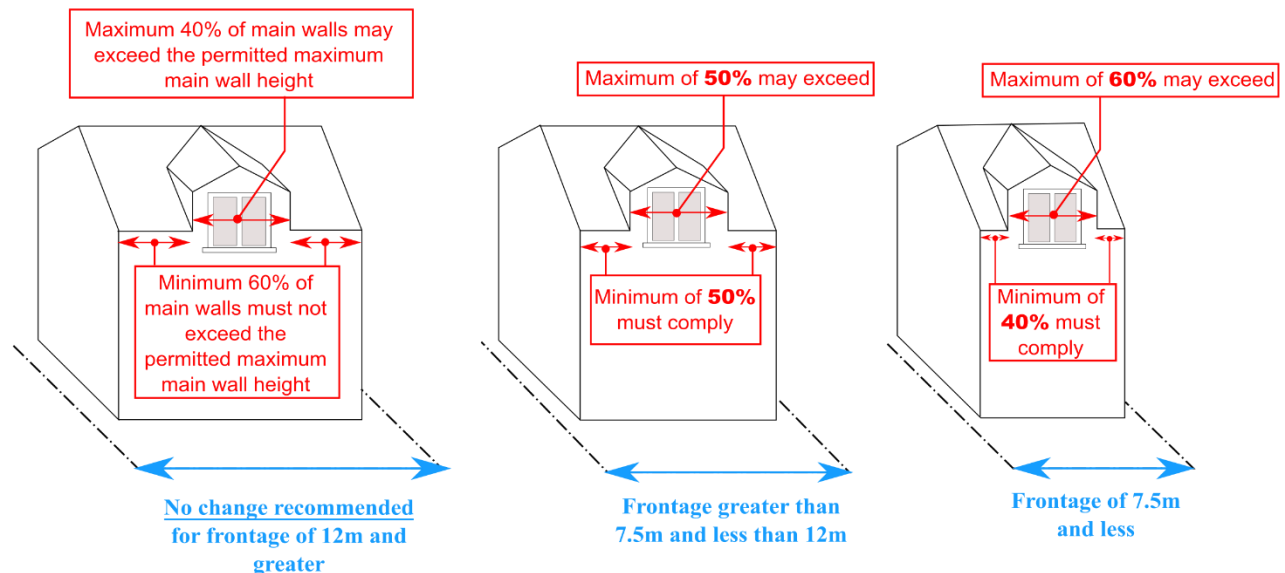
Issue 2 – Main Wall Height (2 of 2)

Reducing the Requirement for Front and Rear Main Wall Height Compliance on Lots with a Width Less than 12 Metres

Current: For main wall height compliance, a minimum of 60% of the total width of all front and rear main walls must comply with the permitted maximum main wall height, regardless of lot width.



Recommended: Narrower lots are permitted to have a lower percentage of front and rear main walls comply with the permitted maximum main wall height.

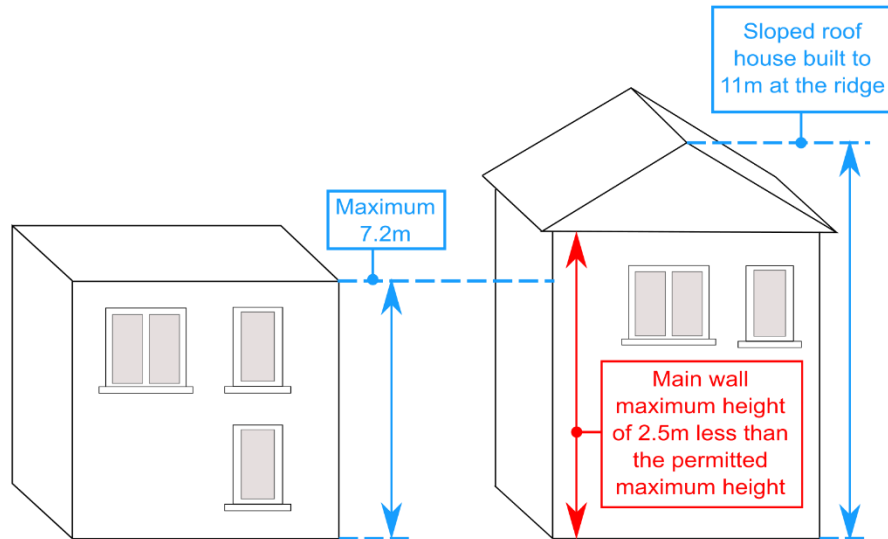


Issue 3 – Height of Flat-Roofed Houses in the RD Zone

Utilize Main Wall Height Limit to Regulate Height of Flat-Roofed Houses

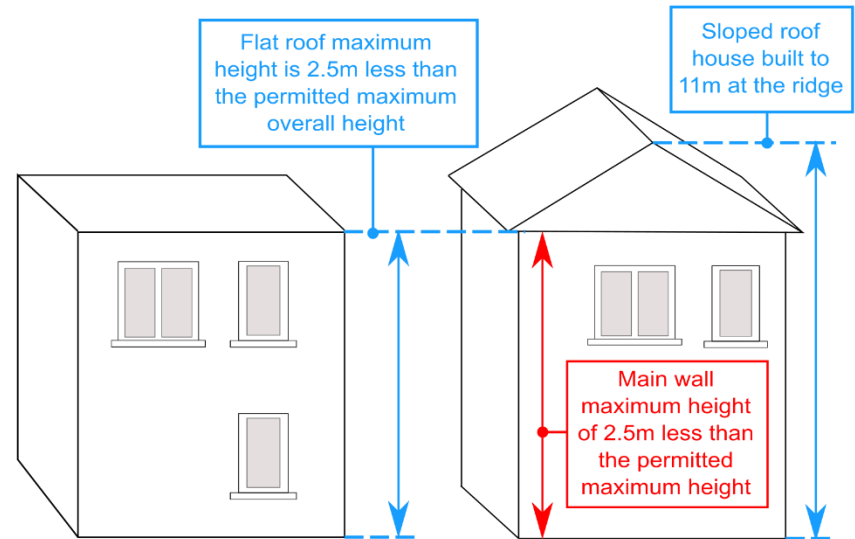
Current: In the RD Zone, a house with a flat roof is restricted to 7.2m and 2 storeys in height, regardless of the overall height and storey limit for the area.

Recommended: In the RD Zone, a house with a flat roof is restricted to 2.5m less than the overall height limit but no less than 7.2m and is restricted to the storey limit for the area.



Current: House with a flat roof limited to 7.2m regardless of the height limit for the area

For Reference: House with a sloped roof built to permitted maximum height

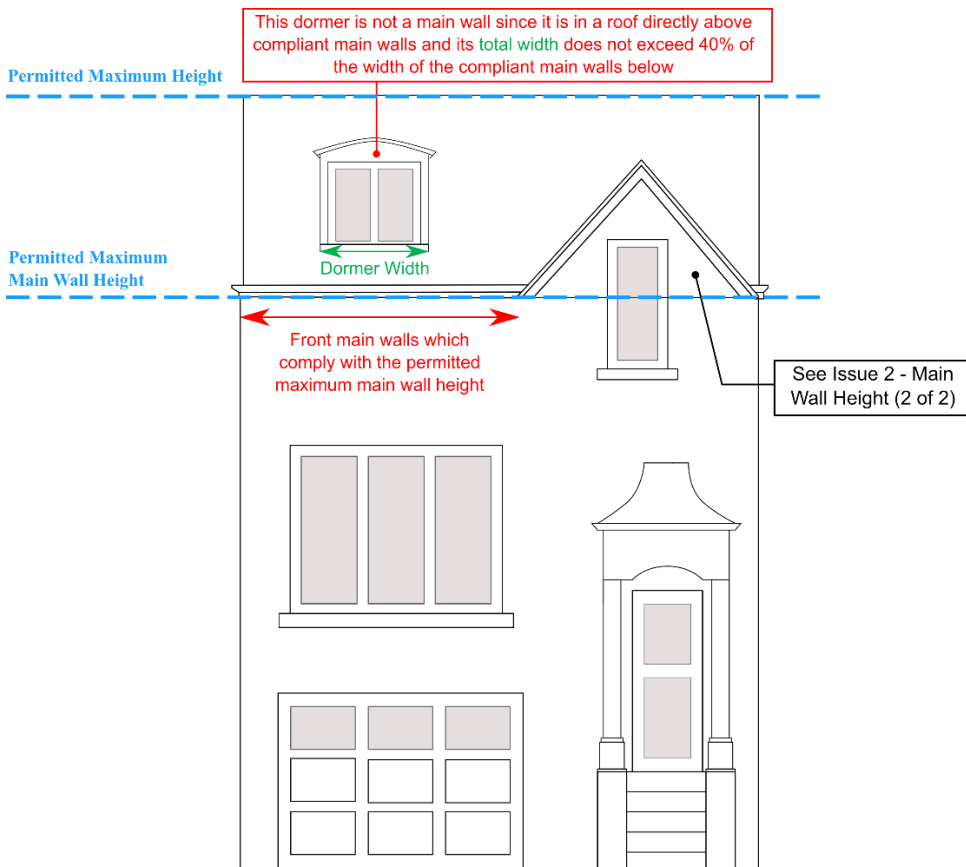
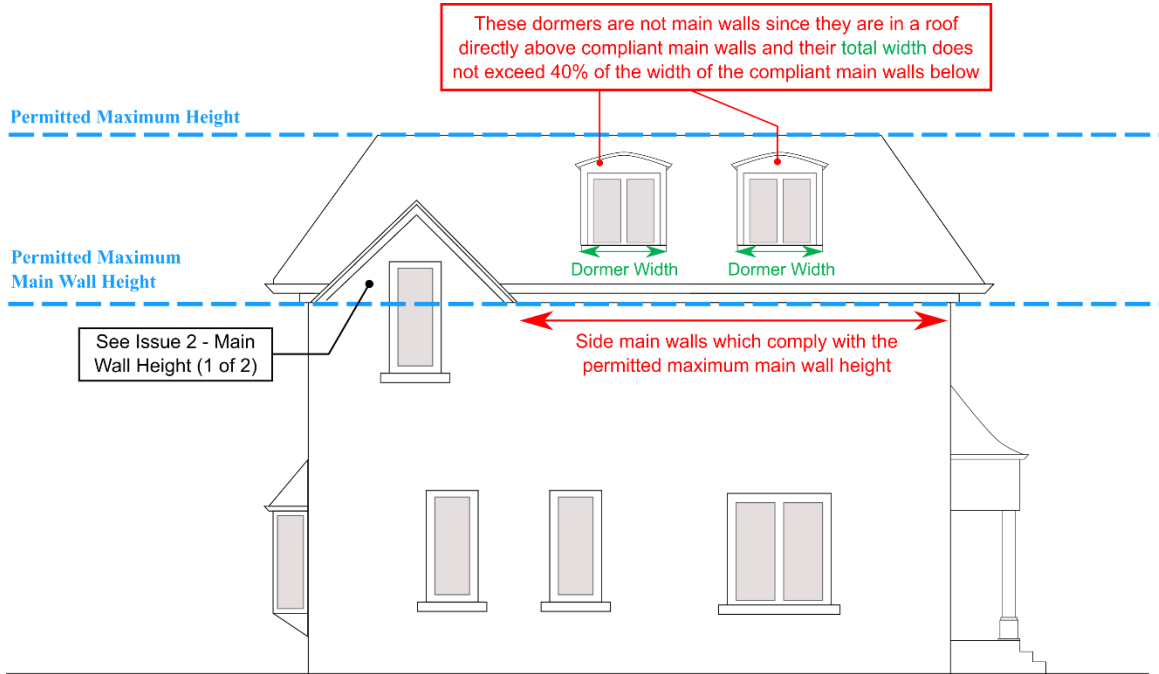


Recommended: House with a flat roof built to permitted maximum height of main walls

For Reference: House with a sloped roof built to permitted maximum height

Issue 4 – Width of Dormers

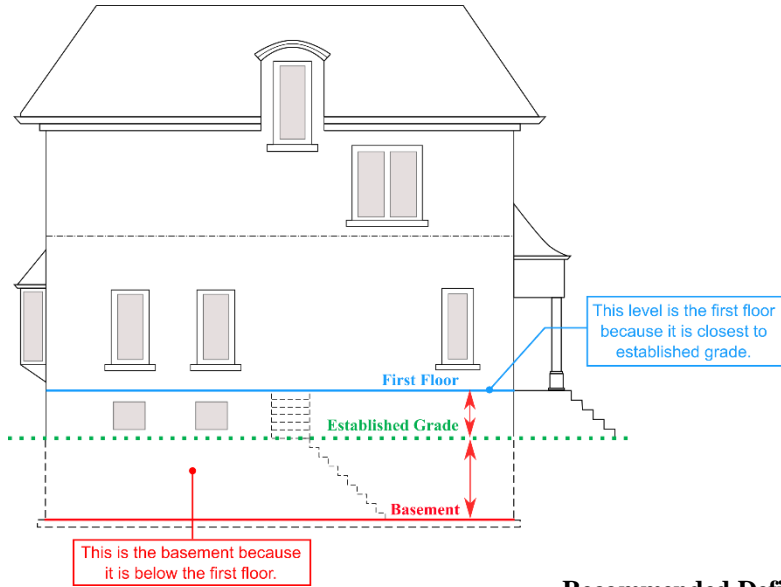
Clarify Regulations for the Width of Dormers in Relation to Main Wall Height Regulation



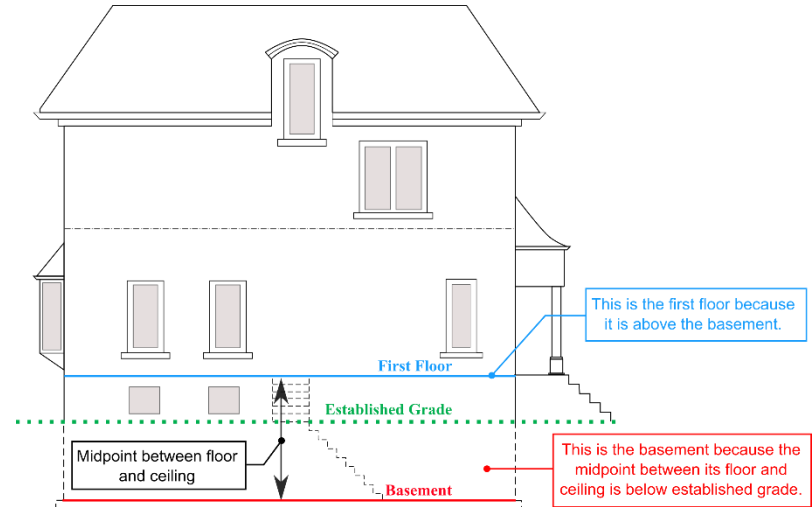
Issue 5 – Definitions of First Floor and Basement

Revising the Definitions of First Floor and Basement for Clarification

Current Definitions:



Recommended Definitions:



Recommended Definitions Applied to a Split Level House:

