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

- Height measured to midpoint of roof
- Same overall height limits carried over from former Toronto Zoning into new City-wide Zoning
- Height measured to ridge of roof
- Recommended overall height increase of 1m in residential zones within former Toronto

Former Toronto Zoning
By-law 438-86

Current City-wide Zoning By-law

Recommended: Increase Permitted Maximum Height by 1 Metre
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

Sloped roof house built to 11m at the ridge

Main wall maximum height of 2.5m less than the permitted maximum height

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

Flat roof maximum height is 2.5m less than the permitted maximum overall height

Sloped roof house built to 11m at the ridge

Main wall maximum height of 2.5m less than the permitted maximum height

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

These dormers are not main walls since they are in a roof directly above compliant main walls and their total width does not exceed 40% of the width of the compliant main walls below.

Permitted Maximum Height

Permitted Maximum
Main Wall Height

Side main walls which comply with the permitted maximum main wall height

See Issue 2 - Main Wall Height (1 of 2)

This dormer is not a main wall since it is in a roof directly above compliant main walls and its total width does not exceed 40% of the width of the compliant main walls below.

Front main walls which comply with the permitted maximum main wall height

See Issue 2 - Main Wall Height (2 of 2)
Issue 5 – Definitions of First Floor and Basement

Revising the Definitions of First Floor and Basement for Clarification

Current Definitions:

- This level is the first floor because it is closest to established grade.
- This is the basement because it is below the first floor.

Recommended Definitions:

- This is the first floor because it is above the basement.
- Midpoint between floor and ceiling
- Midpoint between floor and ceiling

Recommended Definitions Applied to a Split Level House:

- This is the basement because the midpoint between its floor and ceiling is below established grade.
- This is not a basement because the midpoint between its floor and ceiling is above established grade.