

CC14.9 - Revised Confidential Appendix A - made public on February 4, 2020

Proposed Revisions to Regulations related to the Height and Limits of Element for the Functional Operation of a Building

1. For the CR Zone category, add new Regulation 40.5.40.10(8):

(8) Limits on Elements for Functional Operation of a Building for Towers

In the Commercial Residential Zone category:

- (A) Despite regulations 40.5.40.10 (4) and (5), equipment, **structures** or parts of a **building** listed in regulation 40.5.40.10 (4) located on the roof of the tower portion of a **building** may exceed the permitted maximum height for that **building** by 6.5 metres, if the total area of all equipment, **structures**, or parts on the roof of the tower portion of the **building** cover no more than 450 square metres, measured horizontally;
- (B) chimneys, pipes, and vents, may further exceed the permitted maximum height in (A) by 3.0 metres; and
- (C) For the purpose of regulation 40.5.40.10(8), a "tower" is the portions of a **building** which collectively enclose the entirety of a **storey** higher than 24.0 metres above the **average grade**, and where the maximum average **gross floor area** of any **storey** located above 24.0 metres does not exceed 750 square metres.

2. For the R Zone, add new Regulation 10.10.40.10(10):

(10) Limits on Elements for Functional Operation of a Building for Towers

In the R Zone:

- (A) Despite regulations 10.5.40.10 (3) and (4), equipment, **structures** or parts of a **building** listed in regulation 10.5.40.10 (3) located on the roof of the tower portion of a **building** may exceed the permitted maximum height for that **building** by 6.5 metres, if the total area of all equipment, **structures**, or parts on the roof of the tower portion of the **building** cover no more than 450 square metres, measured horizontally;
- (B) chimneys, pipes, and vents, may further exceed the permitted maximum height in (A) by 3.0 metres; and
- (C) For the purpose of regulation 10.10.40.10(10), a "tower" is the portions of a **building** which collectively enclose the entirety of a **storey** higher than 24.0 metres above the **established grade**, and where the maximum average **gross floor area** of any **storey** located above 24.0 metres does not exceed 750 square metres.

3. For the RA Zone category, add new Regulation 15.5.40.10(6):

(8) Limits on Elements for Functional Operation of a Building for Towers

In the Residential Apartment Zone category:

- (A) Despite regulations 15.5.40.10 (3) and (4), equipment, **structures** or parts of a **building** listed in regulation 15.5.40.10 (3) located on the roof of the tower portion of a **building** may exceed the permitted maximum height for that **building** by 6.5 metres, if the total area of all equipment, **structures**, or parts on the roof of the tower portion of the **building** cover no more than 450 square metres, measured horizontally;
- (B) chimneys, pipes, and vents, may further exceed the permitted maximum height in (A) by 3.0 metres; and

(C) For the purpose of regulation 15.5.40.10(6), a "tower" is the portions of a **building** which collectively enclose the entirety of a **storey** higher than 24.0 metres above the **established grade**, and where the maximum average **gross floor area** of any **storey** located above 24.0 metres does not exceed 750 square metres.

4. For the CRE Zone category, add new Regulation 50.5.40.10(8):

(8) Limits on Elements for Functional Operation of a Building for Towers

In the Commercial Residential Employment Zone category:

- (A) Despite regulations 50.5.40.10 (4) and (5), equipment, **structures** or parts of a **building** listed in regulation 50.5.40.10 (4) located on the roof of the tower portion of a **building** may exceed the permitted maximum height for that **building** by 6.5 metres, if the total area of all equipment, **structures**, or parts on the roof of the tower portion of the **building** cover no more than 450 square metres, measured horizontally;
- (B) chimneys, pipes, and vents, may further exceed the permitted maximum height in (A) by 3.0 metres; and

(C) For the purpose of regulation 50.5.40.10(8), a "tower" is the portions of a **building** which collectively enclose the entirety of a **storey** higher than 24.0 metres above the **average grade**, and where the maximum average **gross floor area** of any **storey** located above 24.0 metres does not exceed 750 square metres.