

There was general agreement that rooftop patios and their accesses have not to date enhanced the character in the established urban neighbourhoods. Rooftop accesses, parapets and railings have the potential to add greatly to the massing of flat-roofed buildings, with the effect being greater as the lot size becomes narrower. Depending on where they are located, rooftop terraces also may lead to the loss of rear yard privacy even several dwellings distant. Noise may also become an issue. A number of CA Representatives favoured different approaches to solve the problem. Three are outlined below. Others may be presented as time goes by. Whatever approach(es) may be taken (and individual solutions may need to be applied in individual neighbourhoods), it is important to protect each community’s unique character.

Infill 2 By-law Provision as Proposed	Infill 2 By-law Provision Approach “A”: No Rooftop Patios
<p>6. Permitted Projections</p> <ul style="list-style-type: none"> a. No balcony, staircase, landing, step or bay window may project into the minimum required side and rear yard setbacks. b. Notwithstanding the above, on a lot depth of 30 m or less, staircase, landing, or step can encroach a maximum of 1.5 m within a required rear yard setback. c. All projections above the maximum building height, except for chimneys and roof top accesses: <ul style="list-style-type: none"> i. Must not exceed 1.1 m in height above the maximum building height; ii. Must be setback a minimum of 1.5 m from any exterior wall; d. A parapet must not exceed 0.3 m in height above the maximum building height. 	<p>6. Permitted Projections</p> <ul style="list-style-type: none"> a. No balcony, staircase, landing, step or bay window may project into the minimum required side and rear yard setbacks. b. Notwithstanding the above, on a lot depth of 30 m or less, staircase, landing, or step can encroach a maximum of 1.5 m within a required rear yard setback. c. All projections except for chimneys must be accommodated within the maximum building height. <ul style="list-style-type: none"> i. Must not exceed 1.1 m in height above the building height; ii. Must be setback a minimum of 1.5 m from any exterior front or side wall or parapet; iii. Must be setback a minimum of 3.0 m from any rear exterior wall or parapet. d. A parapet must not exceed 0.3 m in height above the building height. e. Rooftop accesses and rooftop patios are not permitted in the R1, R2, R3, R4 residential zones.

Infill 2 By-law Provision as Proposed	Infill 2 By-law Provision Approach “B”: Control Projection Size and
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	Location
<p>6. Permitted Projections</p> <ul style="list-style-type: none"> a. No balcony, staircase, landing, step or bay window may project into the minimum required side and rear yard setbacks. b. Notwithstanding the above, on a lot depth of 30 m or less, staircase, landing, or step can encroach a maximum of 1.5 m within a required rear yard setback. c. All projections above the maximum building height, except for chimneys and roof top accesses: <ul style="list-style-type: none"> i. Must not exceed 1.1 m in height above the maximum building height; ii. Must be setback a minimum of 1.5 m from any exterior wall; d. A parapet must not exceed 0.3 m in height above the maximum building height. 	<p>6. Permitted Projections</p> <ul style="list-style-type: none"> a. No balcony, staircase, landing, step or bay window may project into the minimum required side and rear yard setbacks. b. Notwithstanding the above, on a lot depth of 30 m or less, staircase, landing, or step can encroach a maximum of 1.5 m within a required rear yard setback. c. All projections above the maximum building height, except for chimneys and roof top accesses: <ul style="list-style-type: none"> i. Must not exceed 1.1 m in height above the maximum building height; ii. Must be setback a minimum of 1.5 m from any exterior wall; iii. A parapet is not considered as a projection and therefore shall not exceed the maximum building height. d. A parapet shall not exceed 0.3 m in height above the height of the building as built.

Infill 2 By-law Provision as Proposed	Infill 2 By-law Provision Approach "B": Control Projection Height and Location
<p>e. Roof top access:</p> <ul style="list-style-type: none"> i. Must not exceed 3 m in height; ii. Must not exceed a combined total area of 7 m²; iii. Must be setback a minimum of 1.5 m from any exterior wall; iv. Eaves of a projection may not project more than 0.5 m beyond its exterior wall. 	<p>e. Roof top access:</p> <ul style="list-style-type: none"> i. Must not exceed 3 m in height; ii. Must not exceed a combined total area of 7 m²; iii. Must be setback a minimum distance equivalent to its height from the front wall or rear wall and 1.5 m from any other exterior wall; iv. Eaves of a projection may not project more than 0.5 m beyond its exterior wall.

Infill 2 By-law Provision as Proposed	Infill 2 By-law Provision Approach "C": Control Projection Height and Location"
<p>6. Permitted Projections</p> <ul style="list-style-type: none"> a. No balcony, staircase, landing, step or bay window may project into the minimum required side and rear yard setbacks. b. Notwithstanding the above, on a lot depth of 30 m or less, staircase, landing, or step can encroach a maximum of 1.5 m within a required rear yard setback. c. All projections above the maximum building height, except for chimneys and roof top accesses: <ul style="list-style-type: none"> i. Must not exceed 1.1 m in height above the maximum building height; ii. Must be setback a minimum of 1.5 m from any exterior wall; d. A parapet must not exceed 0.3 m in height above the maximum building height. e. Roof top access: <ul style="list-style-type: none"> i. Must not exceed 3 m in height; ii. Must not exceed a combined total area of 7 m²; iii. Must be setback a minimum of 1.5 m from any exterior wall; iv. Eaves of a projection may not project more than 0.5 m beyond its exterior wall. 	<p>6. Permitted Projections</p> <ul style="list-style-type: none"> a. No balcony, staircase, landing, step or bay window may project into the minimum required side and rear yard setbacks. b. Notwithstanding the above, on a lot depth of 30 m or less, staircase, landing, or step can encroach a maximum of 1.5 m within a required rear yard setback. c. All projections above the building height, except for chimneys and roof top accesses: <ul style="list-style-type: none"> i. Must not exceed 1.1 m in height above the building height; ii. Must be setback a minimum of 1.5 m from any exterior front or side wall or parapet; iii. Must be setback a minimum of 3.0 m from any rear exterior wall or parapet. d. A parapet must not exceed 0.3 m in height above the building height. e. Where permitted, a roof top access: <ul style="list-style-type: none"> i. Must not exceed 3 m in height; ii. Must not exceed a combined total area of 6.4 m²; iii. Must be setback a minimum of 1.5 m from any exterior front or side wall or parapet;

	<ul style="list-style-type: none">iv. Must be setback a minimum of 3.0 m from any rear exterior wall or parapetv. Eaves of a projection may not project more than 0.5 m beyond its exterior wall.
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