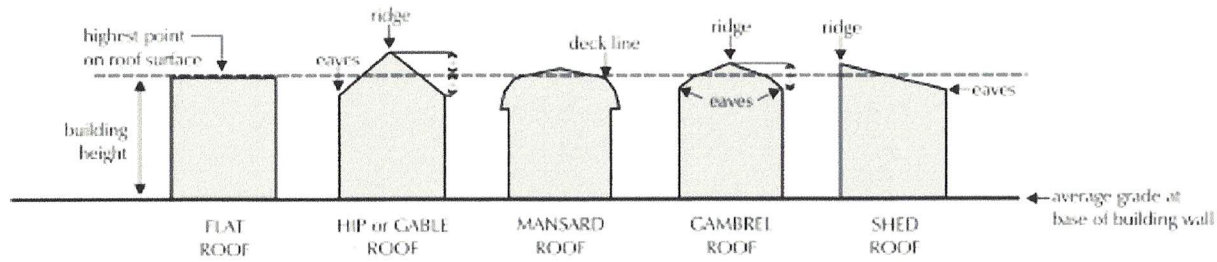
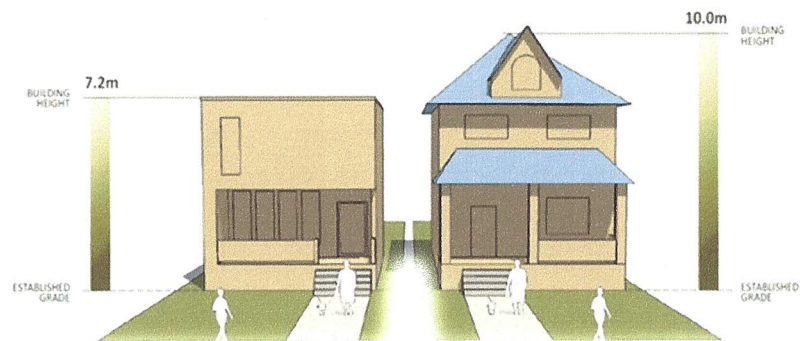


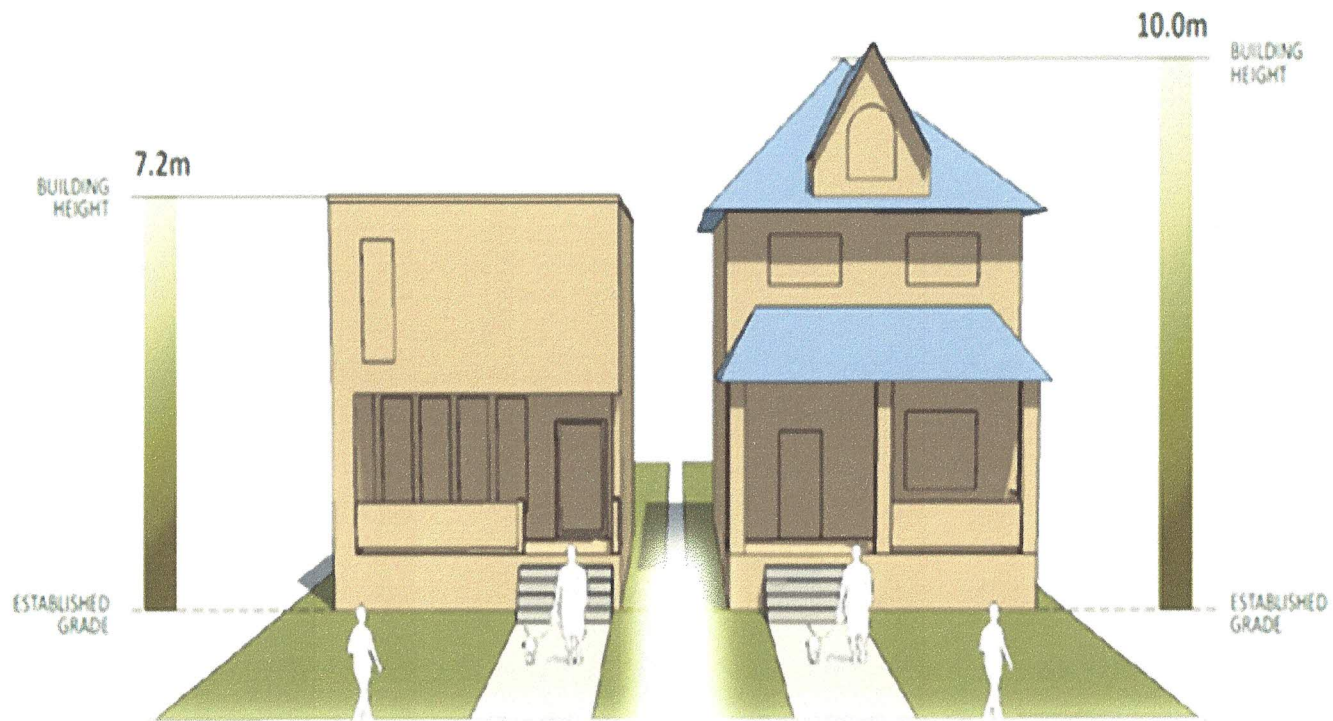
ILLUSTRATION OF BUILDING HEIGHT City of Ottawa



Proposal to Achieve Equitable Massing: Infill Phase II

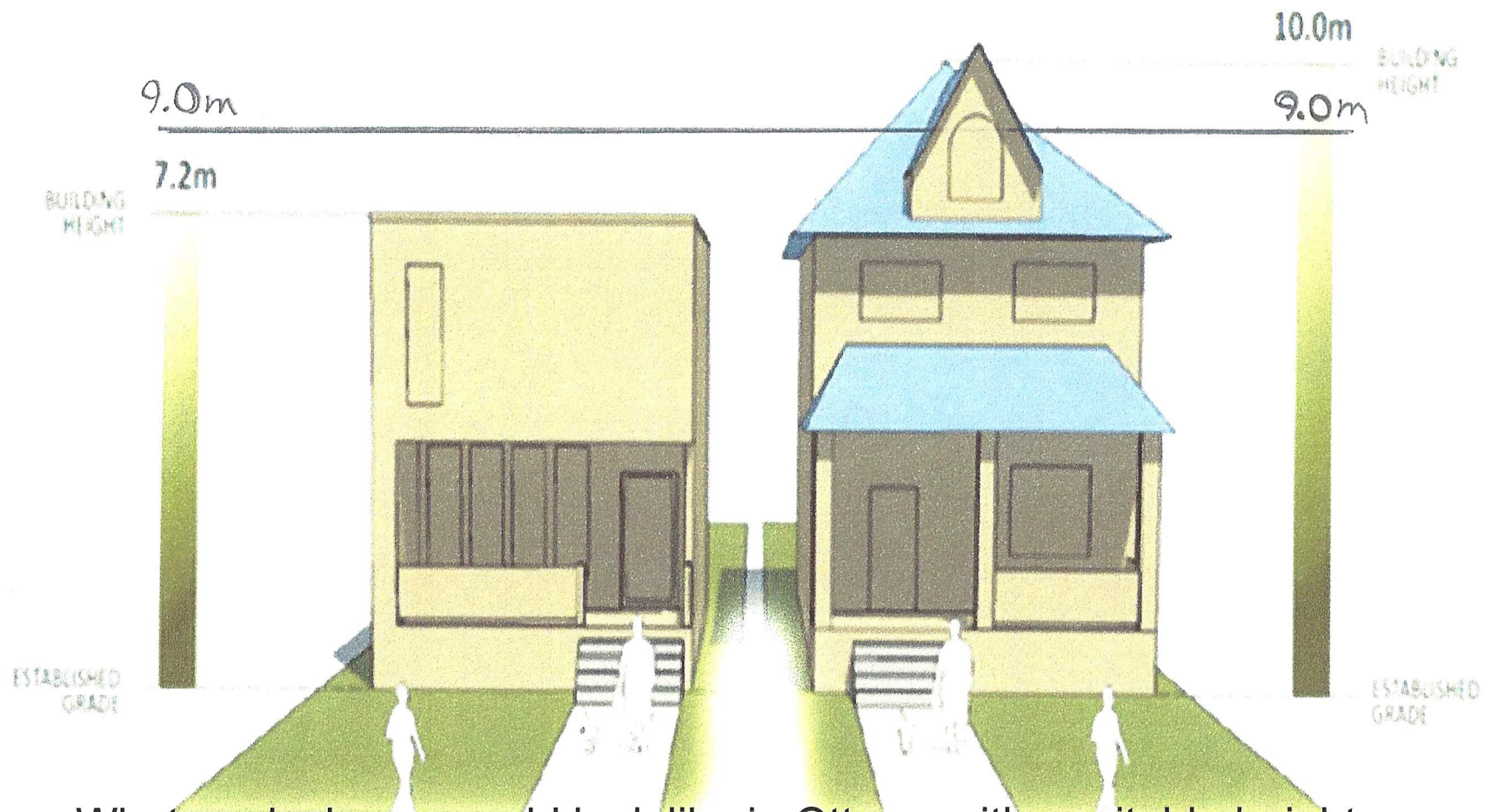
Building Height City of Toronto Draft Zoning By-law
What is a Sloped Roof and a Flat Roof?





Toronto By-law specifies differential heights for flat roofed and peaked roof buildings (Equitable Building Heights)

Living space and massing is equivalent in flat roofed and peaked roof buildings



What equivalence would look like in Ottawa with equitable heights

Note: proposed that a projection to provide access to a rooftop deck must not exceed 3 m. in height above the maximum building height

- Allowable rooftop access would be just over 10m.: equivalent to peak of roof next door



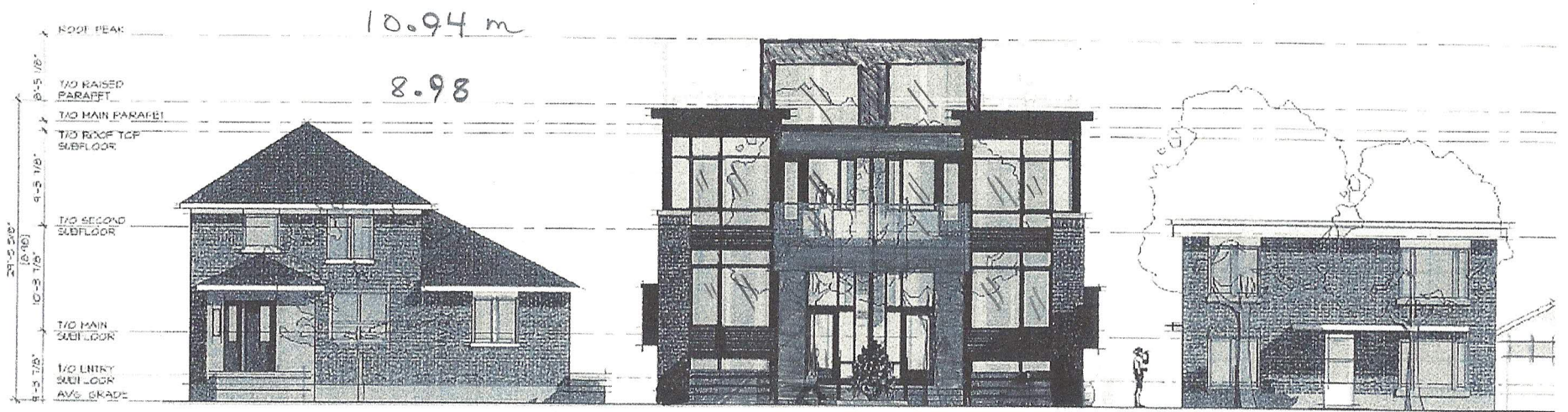
Existing Infill II Proposal: all residential building forms treated alike

- Flat roofed house, no rooftop projections



Existing Infill II Proposal: all residential building forms treated alike

- Flat roofed house with allowable rooftop projection



What is on the ground now

Under current Infill II proposal this will not change



Currently being built: dwelling with shallow peaked roof

- Under Infill II proposal, height of peaked roof dwelling will be less by at least a metre
 - At most, house would be 2 ½ stories
- **But** house still could be built with flat roof and 3 metre high rooftop deck access
 - House would continue to be 3 full stories

Motion

- The FCA requests that the City consider enhancing the Infill II By-law definition to better implement the intent of the proposed height reductions, as they will apply to flat vs sloped roof dwellings. This will entail exploring ways to provide an “equitable allowable building height” definition for sloped vs. flat roofed dwellings.