

# Regulatory Changes Toward 3-3-3-1 Permitting Targets

Public Hearing

---

March 11, 2025



## Background | Previous Council Direction

### **Regulatory Changes to Advance Progress Toward 3-3-3-1 Permitting Targets (July 2024)**

- Developed through the Permit Improvement Program with advice from the Policy Rationalization Panel (external architects and developers)
- 3 Council directed regulatory changes to improve the permitting process:

Horizontal Angle  
of Daylight

Mechanical  
Equipment on  
Rooftops

Acoustic  
Reports

# Amendments | Overview

Recommended amendments to the Z&D By-law to improve the permitting process

1

## **Directed by Council (July 2024)**

- Horizontal angle of daylight
- Rooftop building elements
- Acoustic reports

+

2

## **Internal review/applicant feedback**

- Zero emission incentives
- In-suite storage for renovations
- Relaxations for public uses
- Home-based business regulations

- Horizontal Angle of Daylight (HAD) regulations ensure adequate daylight access but requires complex calculations

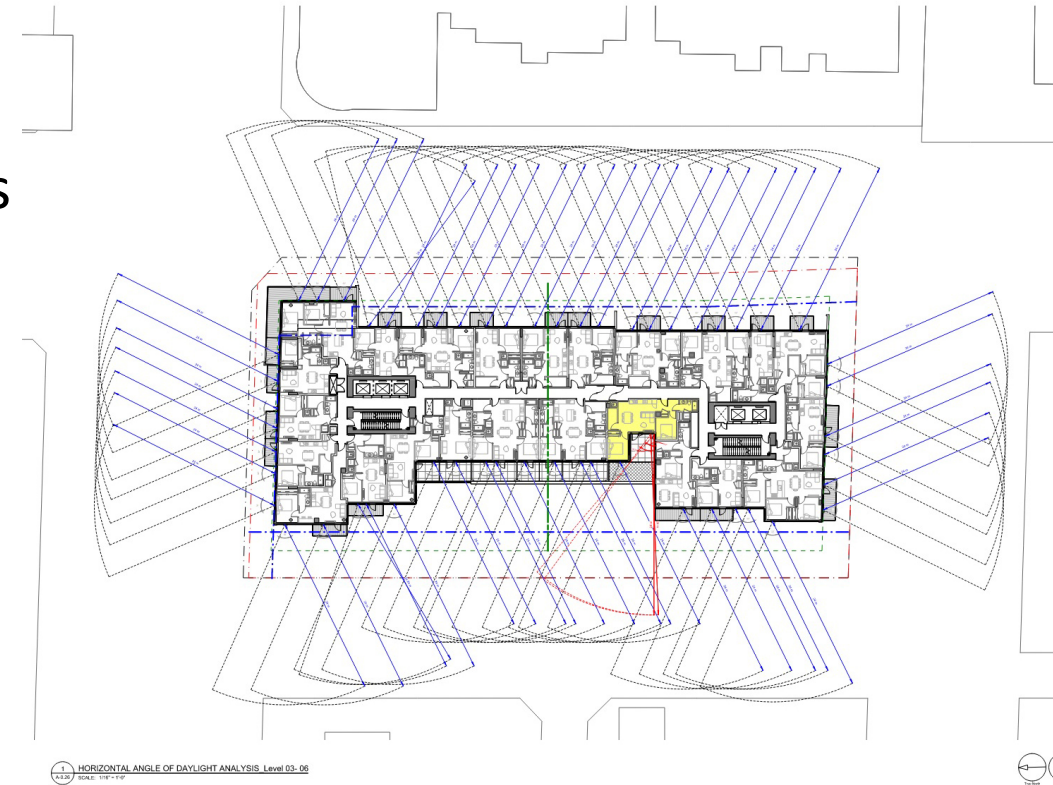
## Overview

---

### Horizontal Angle of Daylight

#### Amendment:

- Remove HAD requirements and rely on setbacks and habitable room window requirements
- Rename the regulation to: “Access to Natural Light”



# Director of Planning Discretion for Rooftop Building Elements

## Overview

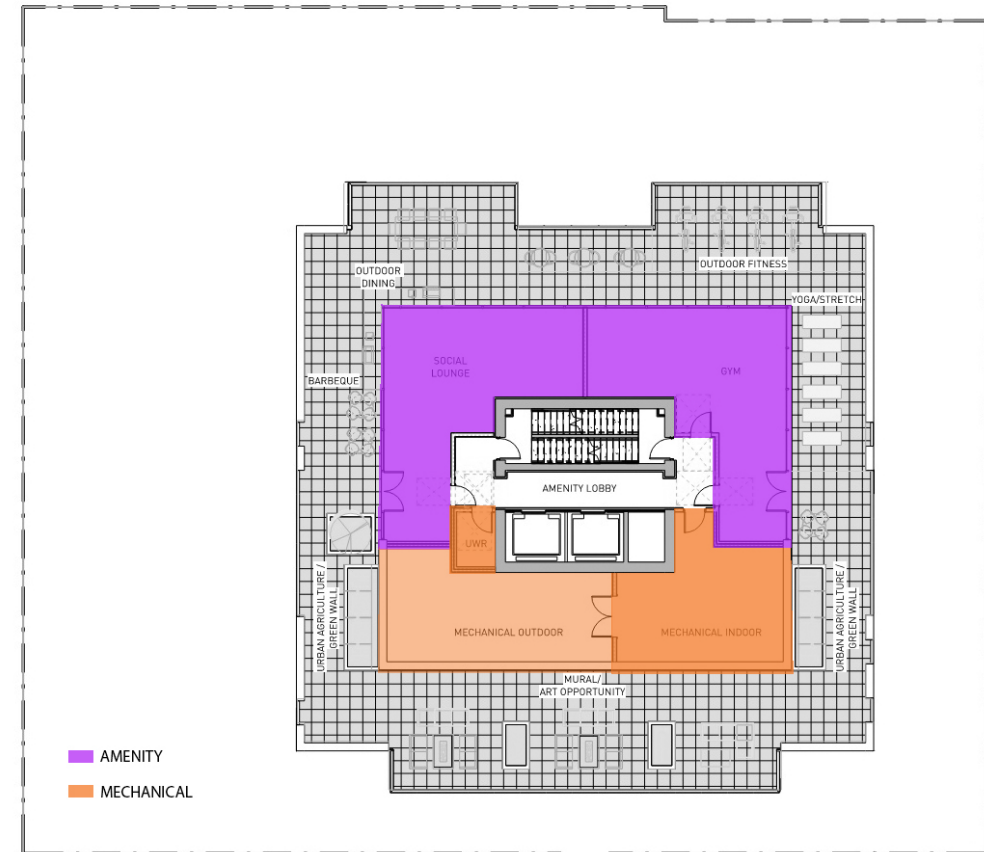
## Rooftop Elements

Maximum area for some elements limited to 10% of the total roof area, including:

- Architectural features,
- Mechanical equipment
- Chimneys
- Venting skylights and opening clerestory window

### Amendment:

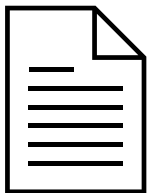
- Remove the 10% roof area limit



## Overview

---

## Acoustic Reports



- July 2024 report indicated:
  - Noise mitigation reports required for developments, however, building technology has advanced
- **Amendment:**
  - Remove acoustic report requirement from Section 10 and District Schedules
- **Consequential Amendment:**
  - Rezone/rename N districts back to their base zone

## Overview

---

### Zero Emission Buildings

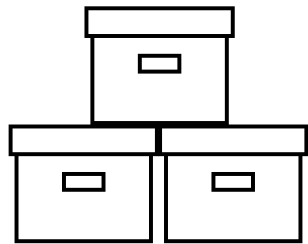


- Zero emission houses in the RA, R1 and RT districts get an FSR incentive (19%) for buildings that are less than 465 m<sup>2</sup>
- **Amendment:**
  - Remove the cap on building size to make it more accessible, up to a maximum incentive of 88 m<sup>2</sup>
  - Simplify language

## Overview

---

### In-suite Storage

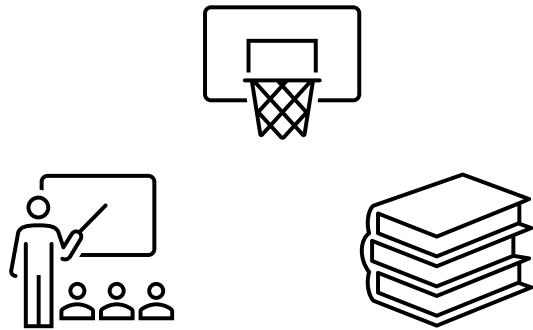


- Renovations reviews for existing units are more complicated and time consuming due to storage verification
- Proposals to incorporate storage into larger living areas can cause a building to exceed maximum floor area
- **Amendment:**
  - Allow exempt in-suite storage to continue to be excluded, after two years of occupancy

## Overview

---

### Supporting Capital Projects



- Many public projects go through rezoning processes or to the Board of Variance for minor relaxations (e.g. setbacks)
- Section 5 already allows discretion for schools (1997)
- **Amendment:**
  - Expand relaxation to include:
    - Ambulance Station
    - Community Centre or Neighbourhood House
    - Library
    - Rink
    - Public Authority Use, limited to Fire Hall and Police Station
    - School – Elementary or Secondary
    - Swimming Pool

## Overview

---

### Home-based businesses



- Most age-restricted business types (casinos, liquor and cannabis retail) are currently prohibited
- Tobacco, vapour and nicotine product sales are age-restricted by senior governments
- **Amendment:**
  - To align regulations and prohibit sales of tobacco, vapour and nicotine product sales as a home-based business

## Conclusion | Summary

- This report recommends various amendments directed by Council and other amendments that if approved, would improve the permitting process

END OF PRESENTATION