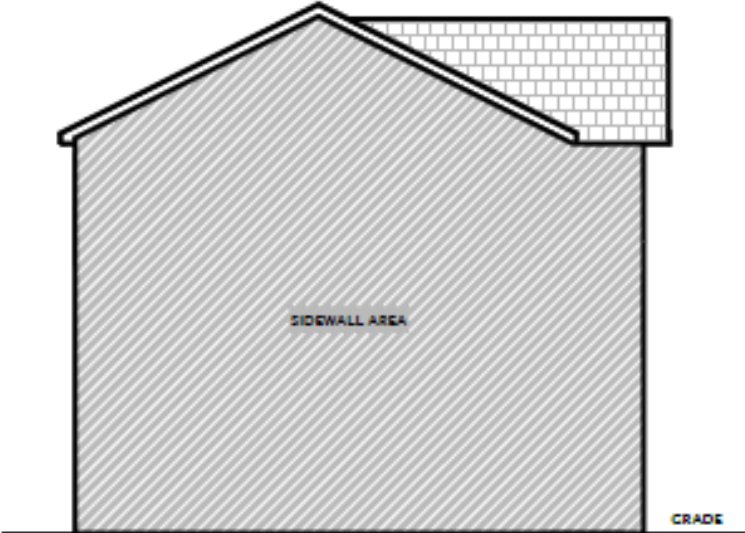


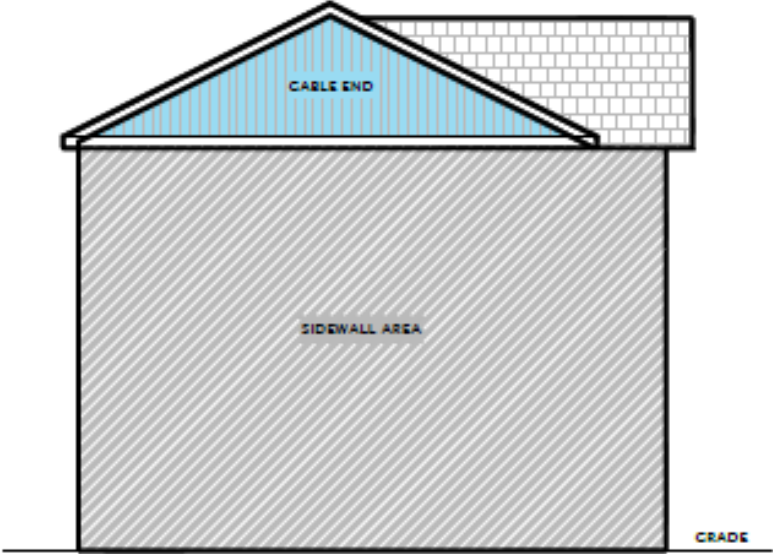
**Current Regulation**

Side wall is measured to the underside of eaves, leading to gable ends being counted inconsistently, as shown below (for image A, the gable end is included and in image B, it is not).

A)

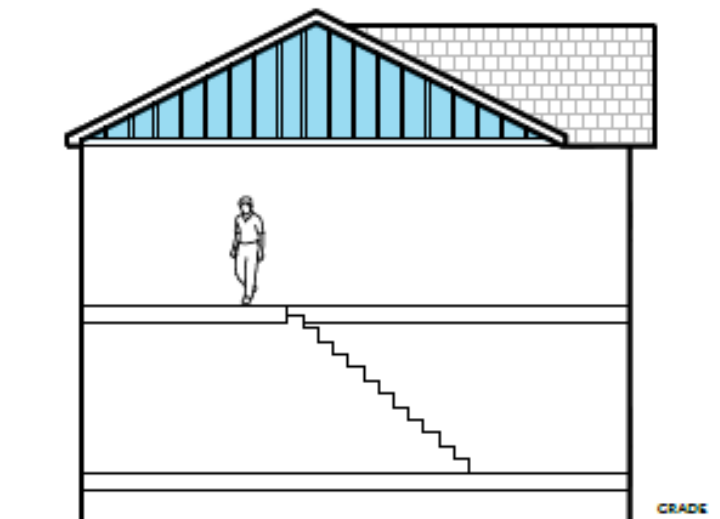
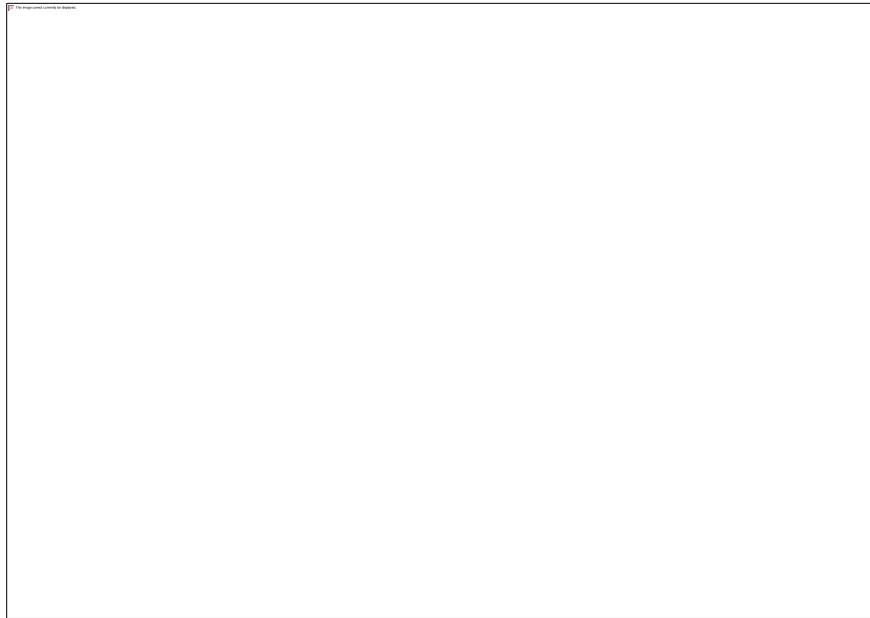



B)



**Habitable Space Approach (not recommended)**

To address the existing regulation, defining ‘habitable space’ was considered to limit the exemption to roof structures or attics. This would treat identical exteriors differently, based on the use of the home inside, as shown below. This approach was recommended in the report presented to the Municipal Planning Commission on March 29 2022; however, is no longer being recommended by Administration.



 EXCLUDED AREA

**Proposed Approach**

To provide a consistent approach across housing styles and roof orientations, Administration is proposing to exclude gable end walls in all cases as outlined in this report and as illustrated below.

