

Authority: Planning and Growth Management Committee Item 40.14,
as adopted by City of Toronto Council on August 25, 26 and 27, 2010
Enacted by Council: August 27, 2010

CITY OF TORONTO

BY-LAW No. 1034-2010

A by-law to regulate exterior design and sustainable design in development subject to Site Plan Control.

WHEREAS authority is given to City Council by Section 114(5)(2)(iv) and (v) of the *City of Toronto Act, 2006*, S.O., 2006, c. 11, Schedule A, to require and approve drawings under site plan control depicting matters related to exterior design and their sustainable design, and sustainable design elements on any adjoining highway, if an official plan and a by-law, under Section 114(2) of the *City of Toronto Act*, that both contain provisions relating to such matters, are in effect; and

WHEREAS Official Plan Amendment No. 66 has been enacted to incorporate provisions related to exterior design and their sustainable design, and sustainable design elements on any adjoining highway into the City of Toronto Official Plan; and

WHEREAS Council deems it appropriate to incorporate said provisions into a Site Plan Control By-law under Section 114(2) the *City of Toronto Act, 2006*, applying to all lands subject to site plan control in the City of Toronto;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. In addition to any other general or specific provision in any site plan control by-law of the City of Toronto or its former municipalities, enacted under section 41 of the *Planning Act*, R.S.O. 1990, c.P 13, as amended, or its predecessor section, in approving a development subject to site plan control, no person shall undertake any development which is subject to the provisions of a site plan control by-law unless the person has submitted, and the City of Toronto or its delegated representative, or where a referral has been made under subsection 114(15) of the *City of Toronto Act*, the Ontario Municipal Board has approved drawings sufficient to display the following:

(a) Exterior Design – Character, Scale and Appearance

- (i) exterior character, scale and appearance of the development, including without limitation the exterior materials, facades, doors, roofs, windows and elements, such as cornices and belt-courses; and
- (ii) in addition, where development is five storeys or higher detailed colour elevation drawings to a scale of 1:50 for a minimum building width of three typical bays, including the main building entrance, for the first three-storeys of the development shall be provided.

(b) Sustainability

- (i) improvements to adjacent public boulevards and sidewalks respecting sustainable design elements, which may include one or more of the following: trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers, lighting and bicycle parking facilities; and
- (ii) the following sustainable design features with respect to the site and the exterior of the building, where such development is subject to Tier 1 of the Toronto Green Standard as adopted by City Council in October 2009:
 - a. weather-protected, on-site bicycle areas and pedestrian-friendly infrastructure to encourage cycling and walking as clean-air alternatives;
 - b. high-albedo surface materials, open grid paving, shade trees, green and cool roofs to reduce ambient surface temperature to minimize the urban heat island effect;
 - c. building orientation to take advantage of passive solar heating, shading for cooling and natural light;
 - d. energy efficient exterior cladding and window treatments, which may be required to meet Tier 1 of the Toronto Green Standard as adopted by City Council in October 2009, to improve energy efficiency and reduce greenhouse gas emissions;
 - e. rainwater harvesting facilities, bio-retention swales, permeable paving and water efficient plant material to manage stormwater and reduce demand for potable water;
 - f. landscaping, including trees to enhance the urban forest and use of native species to protect, restore and enhance the natural heritage system;
 - g. bird friendly glass treatment to ensure that risk for migratory bird collisions is minimized;
 - h. energy efficient, shielded exterior lighting to reduce night time glare and light trespass; and
 - i. dedicated areas for collection and storage of recycling and organic waste to reduce solid waste.

2. The requirement in Section 1(a)(ii) of this by-law with respect to the submission of 1:50 scale drawings shall not apply to Site Plan Control applications submitted prior to November 1, 2010.

3. This by-law shall come into force on the date of its passage.

ENACTED AND PASSED this 27th day of August, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)