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Schedule "A"

Black Lined Version of Official Plan Amendment 66

AMENDMENT No. 66

to the

OFFICIAL PLAN

of the

CITY OF TORONTO

All lands within the City of Toronto

The following text constitutes Amendment No. 66 to the City of Toronto Official Plan.

OFFICIAL PLAN AMENDMENT

The Official Plan is amended as follows:

1. Chapter 3, Section 3.1.1, The Public Realm, Policy 1(b) is amended by adding the words “and **advisory** design review panels” so that the policy will read as follows:

“b) using design competitions and **advisory** design review panels to seek design excellence and promote public interest in design quality for public works;”

2. **Chapter 3, Section 3.1.1, The Public Realm, Policy 1 is amended by renumbering Policy (c) and (d) as “Policy (d) and (e)” and adding a new Policy (c), as follows:**

“c) using advisory design review panels to seek design excellence and promote public interest in the design quality of new development;”

3. Chapter 3, Section 3.1.2, Built Form is amended by deleting the fourth paragraph in the unshaded text and replacing it as follows:

“Great cities are built one building at a time, with each new building making a contribution to the overall urban design of the City. Developers and architects have a civic responsibility to create buildings that not only meet the needs of the clients, tenants and customers, but also the needs of the people who live and work in the area who will encounter the building in their daily lives.

Toronto's streets, parks and open spaces are defined by the facades of many buildings. The façade presents the building to the public, telling people about the building, what it is, where to enter, and what the character and functions of interior uses are. The individual facades of buildings that form the edge of a street or a park are read together as a common wall that defines the public realm and are part of the physical expression of Toronto's collective vision, identity and history. Developments must be conceived not only in terms of the individual building site and program, but also in terms of how that site, building and its facades fit within the existing and/or planned context of the neighbourhood and the City. Each new building should promote and achieve the overall objectives of the Plan."

4. Chapter 3, Section 3.1.2, Built Form, Policy 3 is amended by adding the words "and its exterior façade will be designed", so that the policy will read as follows:

"3. New development will be massed and its exterior facade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by:"

5. Chapter 3, Section 3.1.2, Built Form, Policy 3 is amended by renumbering Policy (b), (c), (d) and (e) as "Policy (c), (d), (e) and (f)" and adding a new Policy (b), as follows:

"b) incorporating exterior design elements, their form, scale, proportion, pattern and materials, and their sustainable design, to influence the character, scale and appearance of the development;"

6. Chapter 3, Section 3.1.2, Built Form, Policy 3 is amended by adding the following sidebar:

"Exterior Design - Character, Scale and Appearance

The façade is the exterior parts of a building visible to the public, and its exterior design contributes to a more beautiful and engaging Toronto. The exterior design of a façade is the form, scale, proportion, pattern and materials of building elements including its doors, roofs, windows and decorative elements, such as cornices and belt-course. The harmonious relationship of a new façade to its context can be achieved with contemporary expression provided that the existing context, proportions, forms, sizes and scale are fully respected and appropriate materials are used. A new façade need not be a simple replication of adjacent building facades.

The exterior design of a façade at grade, closest to the pedestrian environment, is an important design consideration to help new development support the public realm and fit with the existing and/or planned context. In particular, the nature,

scale and placement of doors as well as the placement, type and treatment of windows on the façade, taking into account the character and functions of interior uses, play an important role in supporting a safe, accessible and vibrant public realm.

These aspects of the exterior design of a building are a fundamental part of the City's review under Site Plan Control."

7. Chapter 3, Section 3.1.2, Built Form, Policy 5 is amended by deleting Policy (a) and replacing it as follows:

"a) improvements to adjacent 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;"

8. Chapter 5, Section 5.1.3, Site Plan Control is amended by deleting the unshaded text and replacing it as follows:

"Site Plan Control is an important means of implementing the policies of this Plan including encouraging well-designed, functional, sustainable and universally accessible development in Toronto. Site Plan Control is not only about the review of individual buildings, structures, exterior open spaces within a site and interior walkways, stairs, elevators and escalators to which the public has access, but about the relationship of the organization, massing and exterior design of buildings, structures and exterior open spaces on a site with its surroundings to ensure a "good fit" between new development and the existing and/or planned context, good pedestrian amenity and a positive transition from private to public space.

The City will review plans that show the location, design and massing of buildings, structures and exterior open spaces, public access areas, the layout of parking and service areas, site landscaping and other aspects of the project on a site and the relationship to adjacent properties and the public realm. The City will also consider the exterior design including exterior architectural details and materials, which influence a project's character, scale and appearance. The City will also take the sustainable design elements of buildings, structures and a site into consideration, and may request that facilities be designed to accommodate accessibility for persons with disabilities.

Through approval of a Site Plan Control application, the City is also able to implement the sustainable design of streetscape improvements within the adjacent public boulevard.

For areas and types of development where Site Plan Control is applied, Council or delegated staff may approve the plans and drawings and the owner may be required to enter into an agreement to secure the construction of the project as shown in the plans.”

9. Chapter 5, Section 5.1.3, Site Plan Control, Policy 1 is deleted and replaced as follows:

“1. The entire City of Toronto is a Site Plan Control Area. The area comprising the entire City of Toronto is designated as an area wherein Council may require submission of the drawings mentioned in Section 114(5) and (9) of the *City of Toronto Act, 2006* and Section 41(16) of the *Planning Act* for a residential building containing less than 25 dwelling units. The Site Plan Control By-law will define classes of development that will be subject to Site Plan Control.”

10. Chapter 5, Section 5.1.3, Site Plan Control, Policy 2 is deleted and replaced as follows:

“2. Site Plan Control will be used to implement the policies of this Plan and to achieve attractive, well-designed, functional, safe, environmentally sustainable and universally accessible development that fits with its existing and/or planned context.”

11. **Chapter 5, Section 5.1.3, Site Plan Control, Policy 3 is renumbered to “Policy 4” and adding a new Policy 3, as follows:**

“3. To help achieve environmentally sustainable development, the City may use subsection 114(5)(2)(iv) and (v) of the *City of Toronto Act, 2006* to secure the following sustainable design features in development that address exterior building and site matters in Tier 1 of the Toronto Green Standard 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; and energy efficient exterior cladding and window treatments, which may be required to meet**

the Standard, to improve energy efficiency and reduce greenhouse gas emissions;

- d) rainwater harvesting facilities, bio-retention swales, permeable paving and water efficient plant material to manage stormwater and reduce demand for potable water;**
- e) trees to enhance the urban forest and use of native species to protect, restore and enhance the natural heritage system;**
- f) bird friendly glass treatment to ensure that risk for migratory bird collisions is minimized;**
- g) energy efficient, shielded exterior lighting to reduce night time glare and light trespass; and**
- h) dedicated areas for collection and storage of recycling and organic waste to reduce solid waste.**

12. Chapter 5, Section 5.1.3, Site Plan Control, is amended by adding the following sidebar:

“Site Plan and Accessible Design

For many people, the City’s built environment provides opportunities and experiences free of limitations. For Torontonians with disabilities, however, this environment can impose obstacles that limit their ability to move about freely and safely. As part of its commitment to make Toronto a “barrier free” community, Council adopted a comprehensive set of *Accessibility Design Guidelines*, which guide the design, planning and construction of accessible facilities and the preparation of accessibility audits.

The *Planning Act* stipulates that applicants seeking site plan approval provide to the satisfaction of and at no expense to the City, “*facilities designed to have regard for accessibility for persons with disabilities*”. Examples of accessibility facilities the City may request include:

- accessible pedestrian route(s) or path(s) wide enough to accommodate wheelchairs, or other mobility devices;
- accessible entrances clearly marked with the International Symbol of Accessibility; and
- continuous handrails on both sides of ramps or exterior stairs.

These and other accessibility facilities can be incorporated into the design and site layout of new development and public works. Site Plan Control will be used to secure accessibility facilities.”

13. Chapter 5, Section 5.1.3.1, Site Plan Control, is amended by adding the following sidebar:

“Site Plan and Sustainable **Exterior** Design

Site Plan Control is one of the planning tools the City can use to secure sustainable **exterior** design features in new development.

Sustainable design is the process and principles applied during the development review process that seeks to achieve energy and resource efficient, durable, barrier free and high quality buildings, site layouts, landscaping and off-site boulevard improvements. **How sustainable design is achieved will continue to evolve during the life of this Plan.**

In October 2009, City Council adopted the Toronto Green Standard, **which** sets performance targets for new construction to improve air and water quality, reduce green house gas emissions and enhance the natural environment. Some of these targets can be directly achieved by incorporating sustainable design features into the plans and drawings submitted as part of the site plan approval process.”